Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Special Use Permit to allow a drinking place

Petitioner: Lam Nguyen, Beesy Bar
230 Virginia Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting Special Use Permit to allow a drinking place at 230 Virginia Street.

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

Background:

- Request: The petitioner is requesting a Special Use Permit to allow a drinking place known as Beesy Bar.

- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation for a variety of commercial, service and office uses.

- Zoning: The site is B-2 General Commercial PUD, which requires a Special Use Permit for a drinking place.

- The tenant space is currently occupied by Boba Tea. Boba Tea will be relocating to the adjacent Pho Royal restaurant's service/bar area. The Pho Royal restaurant will continue its operations.

- There will be minor changes to the floor plan, which include reconfiguring the service area. There will be 7 tables and 33 seats. Beer, wine, liquor, cocktails and other beverages will be offered for sale.

- The proposed drinking place will comply with the following Special Use Permit Criteria:

    - Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-

700, Fences, walls and screening. **A 6-foot tall fence exists at the rear of the property between the shopping center and adjacent residential properties.**

- Entrance: one clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided. **OK.**

- Live music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property. **At this time, there will be no live music.**

PZC Highlights:

- The petitioner explained the tenant space would transition from Boba Tee to Beesy Bar, and Boba Tea would combine with Pho Royal. The petitioner stated the hours of operation would be Monday-Friday from 11am – 9:30pm, Saturday from 11am – 10pm, and Sunday from 11am-9:30pm.

- The PZC was supportive of the request. They were excited for the use and to have another tenant within the shopping center.

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

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

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

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Special Use Permit at 230 W Virginia Street – Beesy Bar. 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: LAM NGUYEN Date: 6/19/22
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

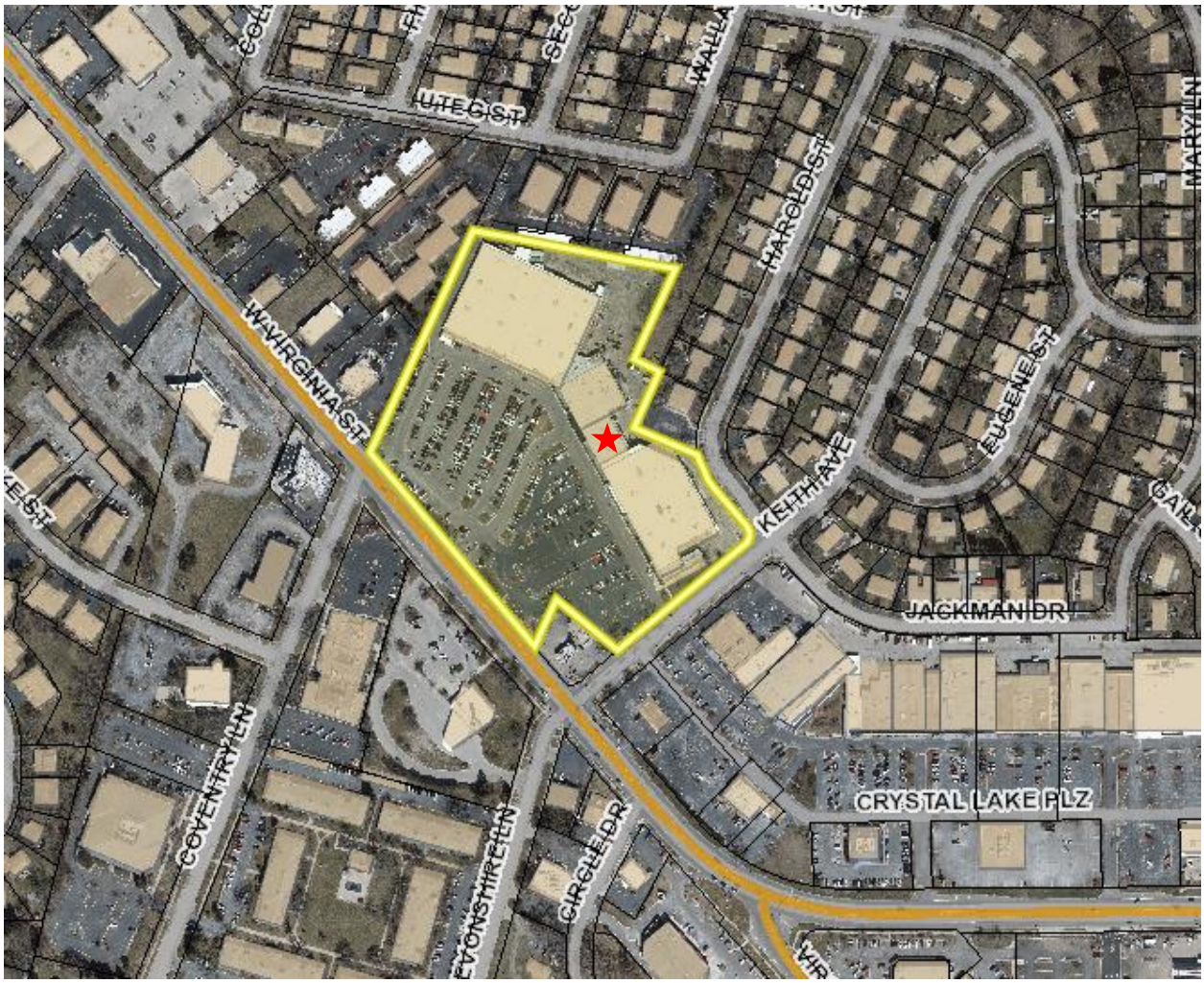
2. The number and location of seats cannot be expanded without modification to this Special Use Permit.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

RECEIVED
JUN 20 2022
BY

PIQ Map

230 W Virginia Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A DRINKING PLACE AT 230 VIRGINIA STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-81) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit to allow a drinking place at 230 Virginia Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 30, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 15, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit; and

WHEREAS, on June 15, 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 allow a drinking place at the property commonly known as at 230 Virginia Street, (19-05-334-023), 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 (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

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

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

Draft

Ord. No.
File No.

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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-81
SUP for Drinking Place
Project Review for Planning and Zoning Commission

Meeting Date:	June 15, 2022 continued from June 1, 2022
Zoning Requests:	Special Use Permit to allow a drinking place
Location:	230 W Virginia Street
Size:	1,541 square feet
Existing Zoning:	B-2 PUD, General Commercial Planned Unit Development
Surrounding Properties:	North: R-3B Multi-Family Residential; O Office; and, R-2 Single-Family Residential South: O PUD Office; O Office; and, B-2 General Commercial East: B-2 General Commercial; and, B-2 PUD General Commercial West: B-2 General Commercial; and, R-3B Multi-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The existing use is a Boba Tea limited service restaurant.
- Development History:
    - Country Corners Shopping Center was originally approved in 1970.
    - Since its original approval, there have been several PUD Amendments for façade renovations and additional signage.

Development Analysis:

General:

- Request: The petitioner is requesting a Special Use Permit to allow a drinking place known as Beesy Bar.
- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation for a variety of commercial, service and office uses.

- Zoning: The site is B-2 General Commercial PUD, which requires a Special Use Permit for a drinking place.

Request Overview:

- The tenant space is approximately 1,541 square feet, and is currently occupied by Boba Tea. Boba Tea will be relocating to the adjacent Pho Royal restaurant's service/bar area. The Pho Royal restaurant will continue its operations.

- The changes to the floor plan are minor. The changes will reconfigure the bar service area. There will be 7 tables with 33 seats. The shopping center has a sufficient number of parking spaces for the proposed use.

- The bar will serve alcoholic beverages, such as beer, wine, liquor, cocktails, and other beverages.

- Drinking places are required to comply with the following Special Use Permit Criteria:

    - Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-700, Fences, walls and screening. **A 6-foot tall fence exists at the rear of the property between the shopping center and adjacent residential properties.**

    - Entrance: one clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided. **OK.**

    - Live music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property. **At this time, there will be no live music.**

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a drinking place. 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*

Drinking Places must also comply with the following standards:

1. Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-700, Fences, walls and screening.

   ☒ *Meets* ☐ *Does not meet*

2. Entrance: one clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided

   ☒ *Meets* ☐ *Does not meet*

3. Live music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.

   ☒ *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 goal is 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.

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,

and 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, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

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

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Beesy Bar Inc.

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: Beesy Bar Inc./Lam Nguyen
Address: ~~230 W Virginia St. STE 820~~
115 Boulder Dr. LITH, IL 60156
Phone: [redacted]
Fax: _____
E-mail: [redacted]

Owner Information (if different)

Name: ~~Highland Management/Charles Margosian~~
Charles Margosian
Address: 1E 22nd St. #201 Lombard, IL 60148
Phone: [redacted]
Fax: _____
E-mail: Charley@highlandmanagement.biz

Property Information

Project Description: Re use existing space for a Drinking Place (BAR)

Project Address/Location: 230 W. Virginia St Ste 820 Crystal Lake, IL 60014

PIN Number(s): 19-05-334-023

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Kristi Cao N. 312-231-4359

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Lam Nguyen 3/10/22

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

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

CHARLES S MARGOSIAN 3/10/22

OWNER: Print and Sign name **Date**

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 15, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

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

Katie Rivard, Assistant City Planner, was present from Staff.

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

APPROVE MINUTES OF THE JUNE 1, 2022 PLANNING AND ZONING COMMISSION MEETING

Ms. Repholz moved to approve the minutes from the June 1, 2022 regular Planning and Zoning Commission meeting as presented. Mr. Gronow seconded the motion. On roll call, members Atkinson, Repholz, Skluzacek, Teetsov, and Gronow voted aye. Motion passed.

2022-81 – 230 VIRGINIA STREET – SPECIAL USE PERMIT

Special Use Permit to allow a drinking establishment.

Lam Nguyen, business owner, and Tim Nguyen, were present to present the request. Mr. T. Nguyen explained that tenant space would go from Boba Tea to the proposed Beesy Bar. Boba Tea would combine with the existing Pho Royal restaurant.

Mr. Jouron asked if they have obtained the required licenses. Mr. T. Nguyen responded that they have submitted their applications and are in the process.

Ms. Rivard provided a summary of the request.

Mr. Skluzacek asked the petitioner about the hours of operation. Mr. T. Nguyen responded they will be open 11am – 9:30 pm Monday-Friday, 11am – 10pm on Saturday, and 11am-9:30pm on Sunday.

Mr. Gronow asked about the layout of the tenant spaces and the doorway. Mr. T. Nguyen explained the hallway was a requirement from of the Fire Rescue Department. Mr. Gronow asked if they would serve any specialty liquor. Mr. T. Nguyen described the type of alcohol and drinks they would serve.

Ms. Repholz stated the request meets the SUP criteria. She stated she is glad to see this development have another destination.

Ms. Teetsov thanked the petitioner and was happy to see another use in this shopping center.

Mr. Atkinson stated he was happy to see this use and had no concerns.

Mr. Jouron wished the petitioner good luck.

Mr. Skluzacek made a motion to approve the Special Use Permit with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

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

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

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

2022-111 – 35 BERKSHIRE DRIVE – COVENTRY PLAZA – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

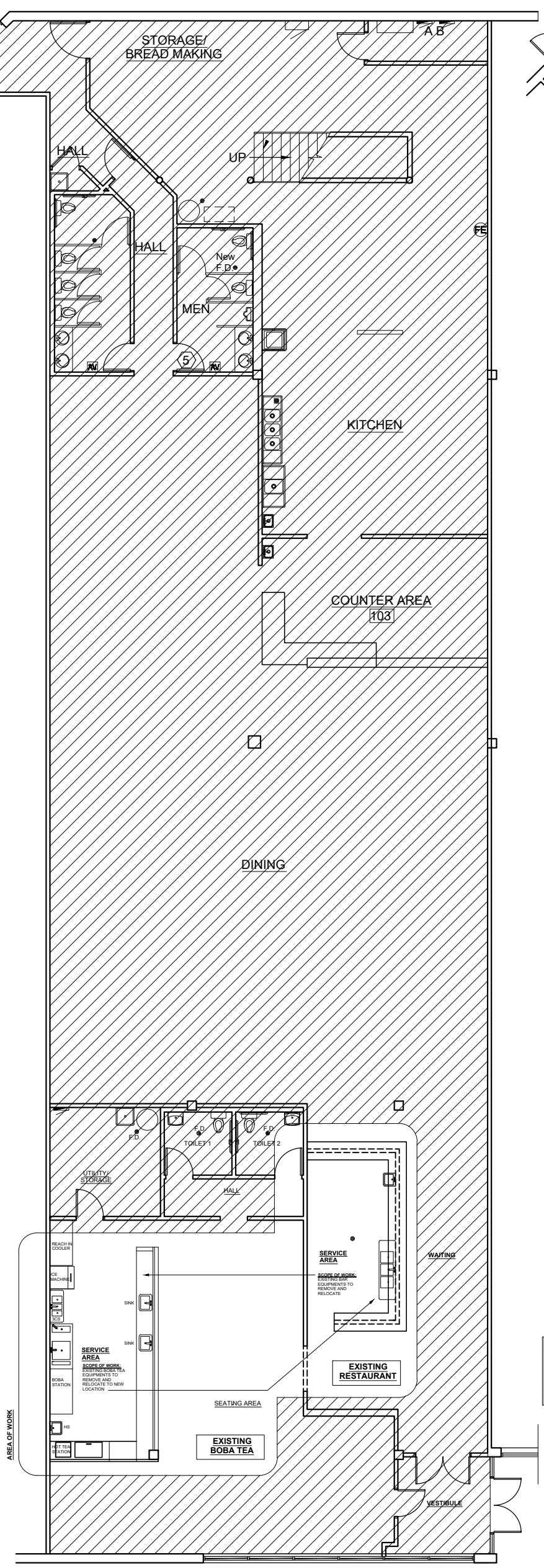
A Final Planned Unit Development Amendment to allow changes to the permitted uses for Coventry Plaza for a Barbeque Cooking Supply Sales store.

John Gallegos, petitioner and business owner, and Michael Nichols were present to present the request. Mr. Gallegos stated that barbeque is a culture and that families will often get together for a barbeque. Mr. Gallegos described the items that would be sold including grills, and accessories such as spatulas, rubs and more. He noted he is seeking new and innovative ideas and he would like to offer more than the commonly sold barbeque items. He stated this use is designed for the neighborhood. He wants people to be the best pit masters they can.

Mr. Jouron opened the public hearing. There being no one in the public wishing to speak Mr. Jouron closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Rivard provided a summary of the request and spoke to the history of the shopping center. She spoke to the rezoning from B-1 to B-1 PUD, and that the intent of the PUD was to allow a specific list of permitted uses in the shopping center.

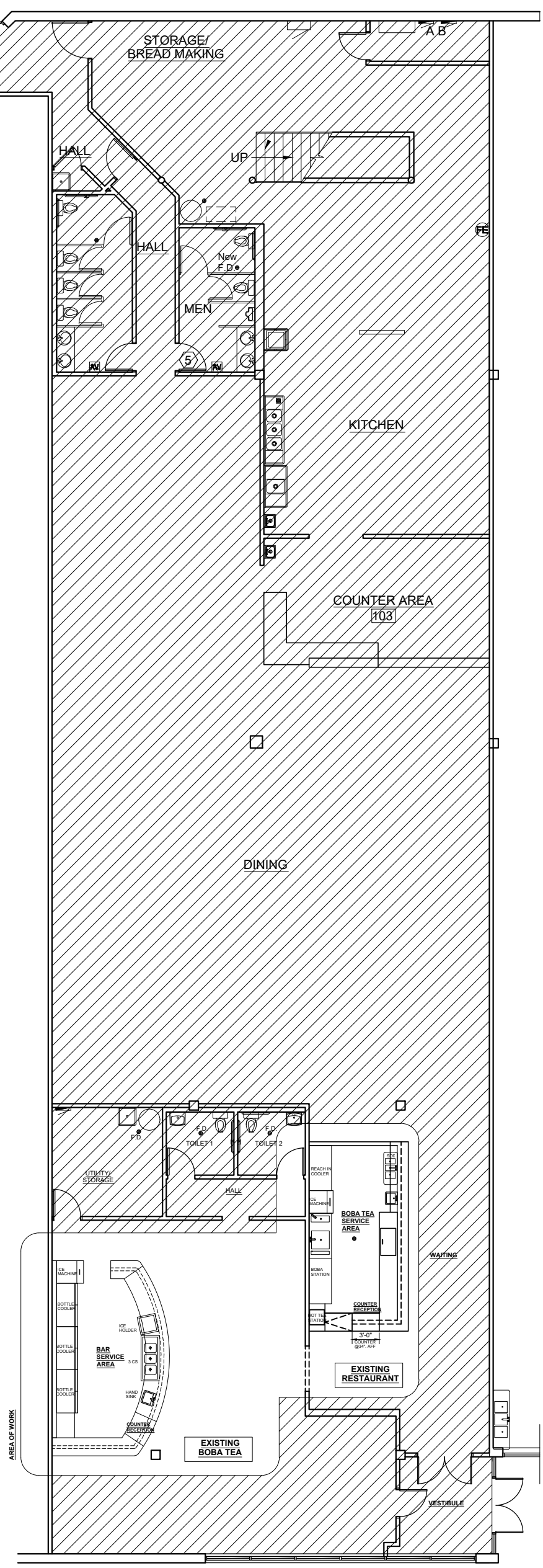
Mr. Atkinson asked if there would be any cooking on-site. Mr. Gallegos responded no. He stated he may hold demonstrations of the equipment, but no cooking. Mr. Atkinson asked what section of the shopping



EXISTING FLOOR PLAN

SCALE: N.T.S.

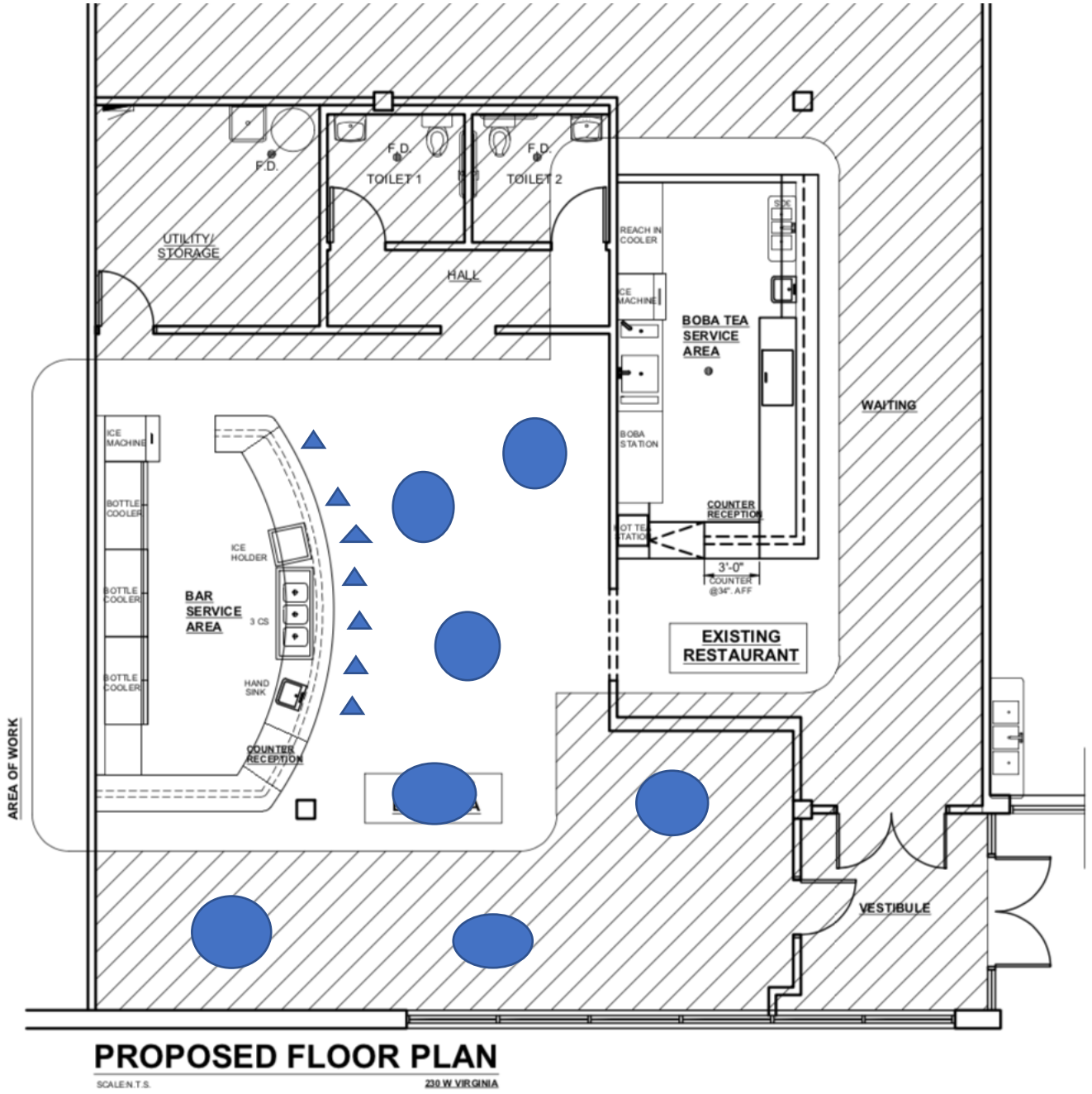
230 W VIRGINIA



PROPOSED FLOOR PLAN

SCALE:N.T.S.

230 W VIRGINIA



PROPOSED FLOOR PLAN

SCALE:N.T.S.

230 W VIRGINIA

7 Tables and 33 Chairs planned

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) for 124 age-restricted independent living apartment units

Petitioner: Clover Communities Crystal Lake LLC
731 E. Terra Cotta Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting a Final Planned Unit Development (PUD) for 124 age-restricted independent living apartment units at 731 E. Terra Cotta Avenue.

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

Background:

- Request: The petitioner is proposing a 124-unit age-restricted independent living apartment development. A Preliminary Planned Unit Development (PUD), Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, and a Comprehensive Land Use Map Amendment from Commerce to High Density Residential was approved in January 2022.
- The proposed development is age restricted (55 or older), market-rate, multi-family residential senior living complex.
- Land Use: The current Comprehensive Plan land use designation is High Density Residential. This is the appropriate land use designation for an apartment development.
- Zoning: The site is currently zoned R-3B PUD – Multi-Family Residential Planned Unit Development. This is the appropriate zoning district for an apartment development.
- The Final Planned Unit Development (PUD) is in substantial conformance with the approved Preliminary Planned Unit Development (PUD). The building footprint changed slightly as the design was refined. Therefore, lot coverage, setbacks, and storm water calculations have changed slightly. There are no changes to previously approved variations.
- Variations were approved with Preliminary Planned Unit Development (PUD) for density (13.9 units to the acre), lot area, lot width, and required number of parking spaces.

Key Factors:

- The changes between the Preliminary Planned Unit Development (PUD) and Final Planned Unit Development (PUD) are as follows:
    - Decreased number of units from 124 unit to 121 units
    - Increase in impervious surface from approximately 27% to 40% (which still meets the UDO requirements of 65%)
    - Increase in the number of parking spaces rom 145 parking spaces to 149 parking spaces
    - Remove the traffic study recommendation that requires existing traffic onto Route 176 have a separate right and left turn lanes under Stop Sign control
    - Minor change to the front façade with the addition of a new brick color (tan). Staff recommends the tan brick is also added to the end elevations
- The development meets the Unified Development Ordinance (UDO) requirements for impervious surface coverage and dimensional standards for the R-3B zoning district.

PZC Highlights:

- The petitioner discussed the Preliminary Planned Unit Development (PUD) conditions of approval and stated they met those conditions. The petitioner explained how they worked extensively with staff to address any issues or concerns. The petitioner noted the number of units was reduced from 124 units to 121 units. Lastly, the petitioner discussed how they have met with the neighbors and have received positive support from the Sunrise Senior Assisted Living development.

- The PZC asked if there were any conditions they did not address. The petitioner responded they have addressed all comments.

- The PZC was supportive of the request. They were also appreciative they met with and addressed the concerns of staff and the neighbors. They thought changes to the elevations created a more pleasant façade. They were happy to have this type of housing product.

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

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
    B. Site Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
    C. Landscape Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
    D. Elevations (Sebree Architects, received 05/11/2022)
    E. Engineering Plans (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
    F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)

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

2. All conditions of approval from Ordinance #7780 remain valid, as applicable.

3. Final elevations must include the following elements:
   A. Rafter tails under the projections in the gables
   B. Extension of the tan brick vertically on a portion of the front elevation.

4. Final Engineering Plans must be submitted with permit in compliance with the City's Code and Stormwater ordinance.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800. The Final Photometric and Lighting Plan shall be revised to meet the maximum light level of 0.1 footcandles at the south and eastern property lines.

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

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

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

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Final Planned Unit Development at 731 E Terra Cotta Avenue – ~~Sunrise Senior Living.~~ Clover Communities Crystal Lake LLC. Please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 6/16/2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
   B. Site Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
   C. Landscape Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
   D. Elevations (Sebree Architects, received 05/11/2022)
   E. Engineering Plans (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
   F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)
   G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. All conditions of approval from Ordinance #7780 remain valid, as applicable.

3. Final elevations must include the following elements:
   A. Rafter tails under the projections in the gables
   B. Extension of the tan brick vertically on a portion of the front elevation.

4. Final Engineering Plans must be submitted with permit in compliance with the City's Code and Stormwater ordinance.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800. The Final Photometric and Lighting Plan shall be revised to meet the maximum light level of 0.1 footcandles at the south and eastern property lines.

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

7. Traffic Study:

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

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

PIQ Map

731 E. Terra Cotta Avenue



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR AN AGE-RESTRICTED INDEPENDENT LIVING RESIDENTIAL 124-UNIT APARTMENT DEVELOPMENT AT 731 E TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-103) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Final Planned Unit Development a multi-family residential 124-unit age-restricted independent living apartment development at 731 E Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, held a public hearing at 7:00 p.m., on June 15, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development; and

WHEREAS, on June 15, 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 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 Final Planned Unit Development for an age-restricted independent living 124-unit apartment development at 731 E Terra Cotta Avenue (14-34-301-048) 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 (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)

Draft

B. Site Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
C. Landscape Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
D. Elevations (Sebree Architects, received 05/11/2022)
E. Engineering Plans (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)
G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. All conditions of approval from Ordinance #7780 remain valid, as applicable.

3. Final elevations must include the following elements:
   A. Rafter tails under the projections in the gables
   B. Extension of the tan brick vertically on a portion of the front elevation.

4. Final Engineering Plans must be submitted with permit in compliance with the City's Code and Stormwater ordinance.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800. The Final Photometric and Lighting Plan shall be revised to meet the maximum light level of 0.1 footcandles at the south and eastern property lines.

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

7. Traffic Study:
   A. Construct a new full access to IL Route 176 has been discussed aligned opposite the existing access for the office complex.
   B. Westbound left turns into the site from IL Route 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Route 176.
   C. Eastbound right turns into the site from IL Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
   D. Exiting traffic onto IL Route 176 should have separate right and left turn lanes under Stop Sign control.
   E. As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.

Draft

F. On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.

G. Preserve additional space for future Right of Way along IL Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

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

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

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

DATED at Crystal Lake, Illinois, this 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-103
Clover Senior Residential – 731 E. Terra Cotta Avenue – Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	June 15, 2022	
Request:	Final Planned Unit Development for 121 apartment units	
Location:	731 E. Terra Cotta Avenue	
Acreage:	Approximately 9 acres	
Zoning:	B-2 PUD General Commercial	
Surrounding Properties:	North:	B-2 PUD General Commercial
	South:	R-3B PUD Multi-Family Residential
	East:	R-3A PUD Two Family Residential
	West:	B-2 General Commercial
Staff Contact:	Katie Rivard (815.356.3612)	

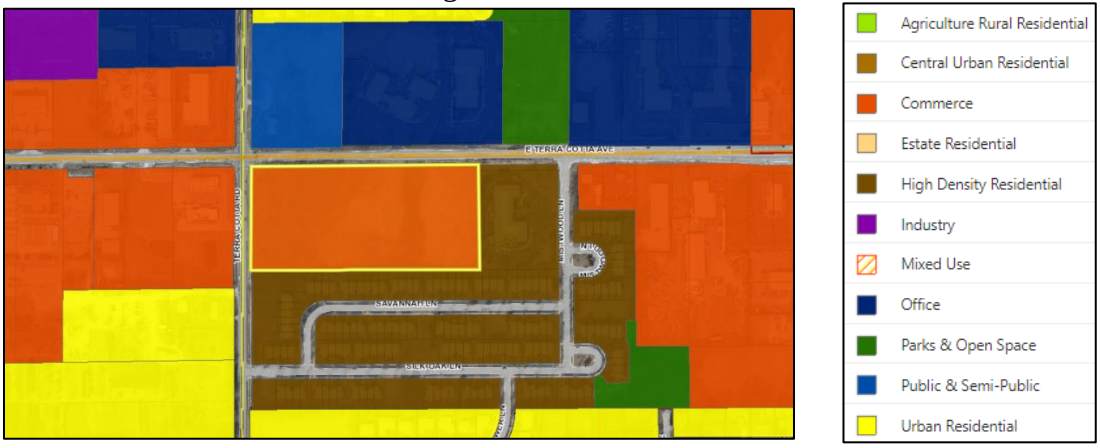
Background:

- Existing Use: The site is a vacant wooded area. Sunrise Assisted Living is to the east and the Mistwood residential development is to the south.
- Previous Approvals:
    - The proposed development presented a conceptual review to the Planning and Zoning Commission (PZC) in September 2021. The PZC was supportive of the request, and noted there was a need for this type of housing. The PZC requested additional traffic information.
    - The proposed development received approval of Preliminary Planned Unit Development with Variations, Rezoning to R-3B Multi-Family Residential, and a Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential in February 2022.
- The Final PUD is in substantial conformance with the approved Preliminary PUD. The building footprint changed slightly as the design was refined. Therefore, lot coverage, setbacks, and storm water calculations have changed slightly. There are no changes to previously approved variations.

Development Analysis:

LAND USE/ZONING

- The site is zoned R-3B Multi-Family Residential.
- The current Comprehensive Plan land use designation is High Density Residential, which fits the character of the surrounding area.



- The petitioner was granted the following variations in conjunction with the Preliminary PUD.
    - Density: The proposed density is 13.9 units to the acre. R-3B allows a maximum of 9 units to the acre. This is a variation of 4.9 units.
    - Lot Area: The lot is an existing vacant lot at 388,932 square feet. Lot area for multi-family is calculated based on the total number of units, and the number of units proposed requires a lot area of 497,400 square feet. This is a variation of 108,468 square feet. Since this is an existing lot surrounded by development, there is not an opportunity to acquire additional property to increase the lot size. At 9 units to the acres (81 units), a variation would not be required, as the lot area would be 325,400 square feet.
    - Lot Width: The existing lot width is 420.12 feet. The front lot line is defined as the narrowest boundary of a lot which is along a public right-of-way. Therefore, the property's front lot line is along Terra Cotta Road despite the proposed building facing Route 176. Lot width for multi-family is calculated based on the total number of units, and the number of units proposed requires a minimum lot width of 1,290 feet. This is a variation of 869.88 feet. In order to meet the lot width requirements, the development would need to be reduced to 37 units.
    - Parking: The proposal provides 124 parking spaces, with 21 deferred parking spaces, for a total of 145 parking spaces. The proposal requires 277 parking spaces, a variation of 132 parking spaces. The required number of parking spaces is calculated based on the multi-family parking requirements of 1.5 space per 1-bedroom unit, 2 space per 2-bedroom unit, and 0.25 guest stalls per unit.

- The petitioner is now providing an additional 25 deferred parking spaces for a total of 149 parking spaces.

SITE

- The proposed development is age restricted (55 or older), market-rate, multi-family residential senior living complex. There would be 124 units total with 120 two-bedroom units and 4 one-bedroom units.
    - The number of units has decreased from 124 units to 121 units.
- The proposed development complies with the setback requirements of the R-3B zoning district.

	R-3B Requirement	**Lot – Proposal**
Front Yard Setback	30 feet	~358 feet
Side Yard Setback	8 feet (interior) 30 feet (abutting a street)	~65 feet (interior) ~91 feet (abutting a street)
Combined Side Yard Setback	38 feet	~159 feet
Rear Yard Setback	50 feet (abutting residential districts)	~114 feet

- The proposed impervious surface is surface coverage has increased from approximately 27% to ~40%, which meets the UDO requirements of 65%. The increase is due to slight changes to the building footprint.

PARKING

- The proposed development is providing 124 spaces, which includes 84 surface spaces and 40 garage spaces. The petitioner is now providing an additional 25 deferred parking spaces for a total of 149 parking spaces as required by the Preliminary PUD approval.

SITE LAYOUT - ACCESS

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

TRAFFIC STUDY

- A traffic study was completed by Gewalt Hamilton Associates, Inc. The study found that the proposed development will have little to no effect on peak hour operations of the area's roadway network with the recommendations as follows:
    - Construct a new full access to Route 176 as has been discussed aligned opposite the existing access for the office complex.
    - Westbound left turns into the site from Route 176 will be made from a newly created westbound left turn lane within the existing painted median on Route 176.
    - Eastbound right turns into the site from Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
    - Exiting traffic onto Route 176 should have separate right and left turn lanes under Stop Sign control.
        - Following discussions with City staff, this recommendation is no longer required. Per the petitioner's engineer, the traffic demand is low, delays will be minimal, and there is ample spaces for cars to stack while waiting to turn. Additionally, this will reduce impervious surface that would drain into the wetland, and the sidewalks will become more pedestrian friendly.
    - As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.
    - Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control.
    - On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.
    - Preserve additional space for future Right of Way along Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.
        - The petitioner is providing free space of a minimum 25 feet to any basins or parking areas.

BUILDING ELEVATIONS

- The building is very residential in character with various gable roofs, decorative trim around windows and doors, balconies and soft colors.
- The building would be brick on the bottom level and a mix of vertical and horizontal vinyl siding on the top two floors and under the gable roof peaks. The mix of materials, colors and trim helps break up the façade.
    - There is a minor change to the front façade with the addition of a new brick color (tan). Staff recommends the tan brick is also added to the end elevations.

LANDSCAPING

- The proposed landscape plan includes foundation landscaping on all perimeters of the buildings, perimeter parking lot landscaping and overall site landscaping.
- The petitioner is providing trees along the north property line (Route 176), and several existing trees near the western property line (Terra Cotta Road) will be maintained.
- The petitioner is providing a 20-foot landscape buffer (combination of trees and evergreens) along the south property line to provide screening between the development and the existing single-family residences (Mistwood) to the south.

Findings of Fact:

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

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

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

2. Final elevations must comply with the requirements of the UDO Design Standards of Section 4-900. Work with staff to include two of the suggested design elements listed below:
   A. Rafter tails under the projections in the gables **Not illustrated. Recommended to be carried over as a condition of Final PUD.**
   B. Thicker window trim. **Not illustrated.**
   C. Extension of the brick vertically on a portion of the front elevation. **Provided. Staff recommends new a condition of Final PUD that the tan brick shown on the front elevation be incorporated into the end elevations.**

These shall remain a condition of Final PUD.

3. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinance. **This shall remain a condition of Final PUD.**

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

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800. **The Final Photometric and Lighting Plan shall be revised to meet the maximum light level of 0.1 footcandles at the south and eastern property lines.**

6. If the City finds the parking to be insufficient for its residents and staff, the petitioner shall work with staff to provide additional parking on the site to meet the demand. **This shall remain a condition of Final PUD.**

7. Traffic Study:
   A. Construct a new full access to IL Route 176 has been discussed aligned opposite the existing access for the office complex. **OK.**
   B. Westbound left turns into the site from IL Route 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Route 176. **OK.**
   C. Eastbound right turns into the site from IL Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted. **OK.**
   D. Exiting traffic onto IL Route 176 should have separate right and left turn lanes under Stop Sign control. **OK.**
   E. As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive. **OK.**
   F. Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control. **This recommendation is no longer required.**
   G. On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements. **OK.**
   H. Preserve additional space for future Right of Way along IL Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report. **OK.**

   These shall remain a condition of Final PUD.

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

Comprehensive Land Use Plan 2030 Vision Summary Review:

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.

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

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
   B. Site Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
   C. Landscape Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
   D. Elevations (Sebree Architects, received 05/11/2022)
   E. Engineering Plans (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
   F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)
   G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. All conditions of approval from Ordinance #7780 remain valid, as applicable.

3. Final elevations must include the following elements:
   A. Rafter tails under the projections in the gables
   B. Extension of the tan brick vertically on a portion of the front elevation.

4. Final Engineering Plans must be submitted with permit in compliance with the City's Code and Stormwater ordinance.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800. The Final Photometric and Lighting Plan shall be revised to meet the maximum light level of 0.1 footcandles at the south and eastern property lines.

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

7. Traffic Study:

   A. Construct a new full access to IL Route 176 has been discussed aligned opposite the existing access for the office complex.

   B. Westbound left turns into the site from IL Route 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Route 176.

   C. Eastbound right turns into the site from IL Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.

   D. Exiting traffic onto IL Route 176 should have separate right and left turn lanes under Stop Sign control.

   E. As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.

   F. On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.

   G. Preserve additional space for future Right of Way along IL Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

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

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

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

Owner Information

Name: Terra Cotta Development, LLC

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

Phone: 847-276-6579

E-mail: terracottacorners@att.net

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

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

Signature	Lane R Moyer

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

Owner: Print and Sign name

Date 7/11/21

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

2022-103 – 731 E. TERRA COTTA AVENUE – CLOVER – FINAL PLANNED UNIT DEVELOPMENT

Final Planned Unit Development for a 124-unit senior living apartment building.

Ms. Beth Ernat, representative for Clover, was present to represent the petition. Ms. Ernat spoke to the Preliminary PUD conditions of approval and described how they met those conditions. She noted they worked extensively with staff and the Engineering Department. They reduced the number of units from 124 to 121 units. She stated they met with the neighbors and have positive support from Sunrise Senior Assisted Living.

Mr. Jouron asked if there was anyone in the public that wanted to speak. There being none, Mr. Jouron turned it over to staff for a summary of the request.

Ms. Rivard provided a summary of the petitioner's request. She noted the petitioner is providing an additional 4 parking spaces.

Ms. Ernat stated they have space for additional parking spaces, if needed.

Mr. Skluzacek stated he has no concerns.

Mr. Gronow appreciated they worked with staff, and he is happy to have this type of use.

Ms. Repholz was grateful the petitioner listened to staff's comments and the neighbor's concerns. She stated the City welcomes them. She asked if there was anything they did not address. Ms. Ernat responded that they have addressed all the comments. Mr. Ernat spoke briefly about the traffic study. Ms. Repholz asked about the approximate timeline. Ms. Ernat stated it would take approximately 45 days once PUD approval has been granted to submit for the building permit, and then one month later they would like to break ground. The construction will start in September 2022 or February 2023 depending on the weather. Ms. Repholz thanked the petitioner.

Ms. Teetsov was grateful they listened to staff and the neighbors, and made the necessary changes. She stated the changes to the elevations make a more pleasant façade.

Mr. Atkinson stated the changes look good.

Mr. Jouron thanked the petitioner.

Mr. Jouron stated this request meets the Finding of Fact. He asked for a motion.

Ms. Teetsov made a motion to approve the Final Planned Unit Development with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
   B. Site Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)

C. Landscape Plan (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
D. Elevations (Sebree Architects, received 05/11/2022)
E. Engineering Plans (Midwestern Consulting, dated 05/11/2022, received 05/11/2022)
F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)
G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. All conditions of approval from Ordinance #7780 remain valid, as applicable.

3. Final elevations must include the following elements:
   A. Rafter tails under the projections in the gables
   B. Extension of the tan brick vertically on a portion of the front elevation.

4. Final Engineering Plans must be submitted with permit in compliance with the City's Code and Stormwater ordinance.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800. The Final Photometric and Lighting Plan shall be revised to meet the maximum light level of 0.1 footcandles at the south and eastern property lines.

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

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

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

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

REPORT FROM PLANNING

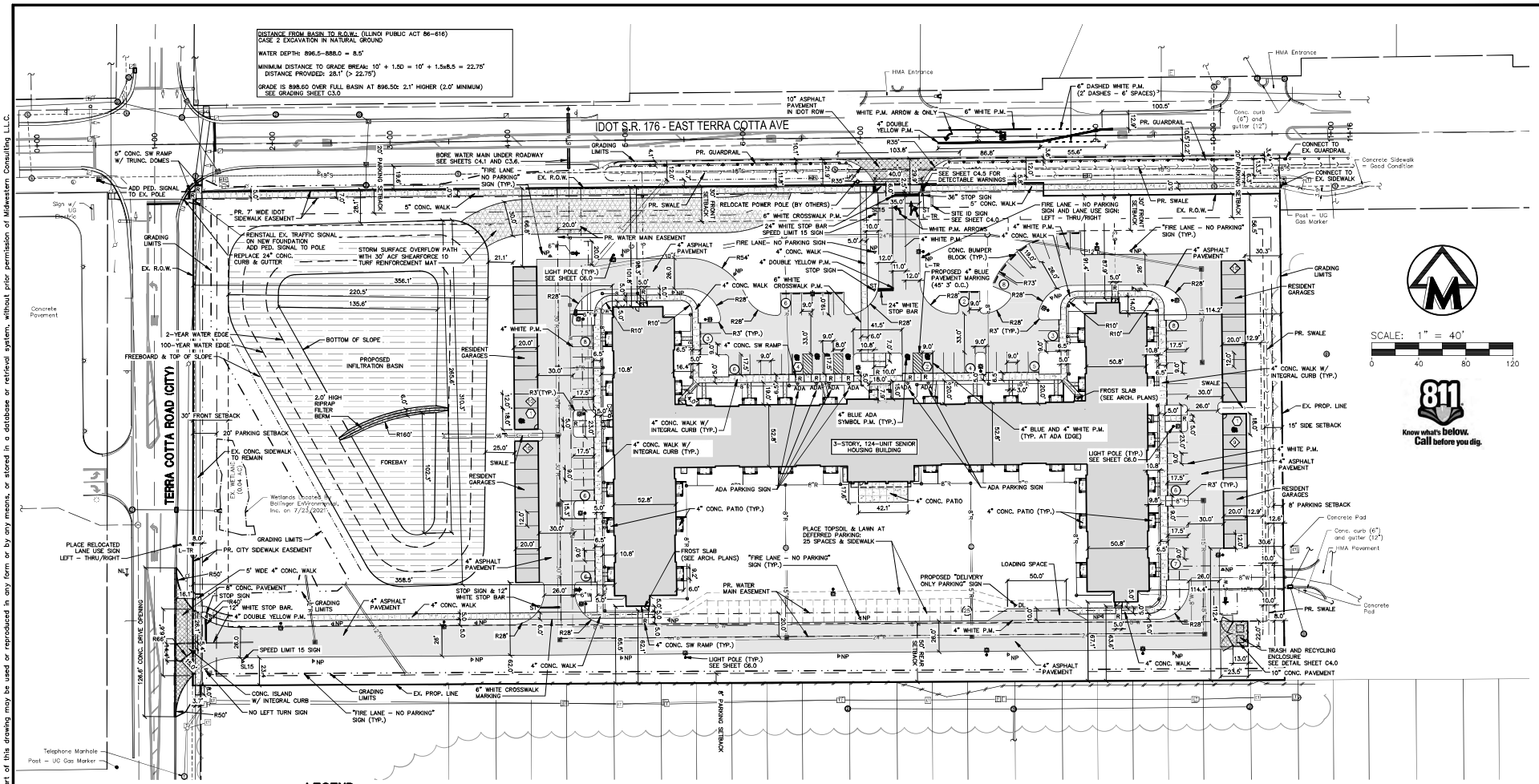
Staff summarized the items scheduled for the next PZC meeting, July 6, 2022.

COMMENTS FROM THE COMMISSION

Mr. Atkinson stated there is no barrier installed for Jude's outdoor seating. There are no parking spaces between the seating. He asked staff if the barrier was a requirement per the approved ordinance. Ms. Rivard read the related condition of the ordinance. Ms. Rivard stated she will look into this.

ADJOURNMENT

Mr. Atkinson made a motion to adjourn the meeting. Ms. Teetsov seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 7:43 p.m.



NOTES

1. WORK IN STATE ROUTE 176 RIGHT-OF-WAY, AND AT THE INTERSECTION OF S.R. 176 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT-OF-WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE LATEST MUTCD AND IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. PAVEMENT MARKINGS SHALL BE WATERBORNE UNLESS REQUESTED OTHERWISE BY THE CITY OF CRYSTAL LAKE OR IDOT.

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

LEGEND

- 4" ASPHALT PAVEMENT
- 10" ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PATIO
- CONCRETE PAVEMENT
- BUILDING
- RESIDENT GARAGES

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

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

DEVELOPMENT SUMMARY AND COMPARISON CHART

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

SITE INFORMATION	Requirement	Calculated Requirement	Provided	Variance Requested
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 124 = 497,400 sft = 11.42 ac	388,932 sft = 8.93 ac	108,468 sft = 2.49 ac
Minimum Lot Width	50 + 10/unit	50 + 10 x 124 = 1,290 ft	92ft ft	366 ft
Dwelling Unit Density	9.0 units/acre	9.0 units/acre	124 units / 8.93 ac = 13.9 units/ac	4.9 unit/ac
Front Setback	30 ft	30 ft	879 ft (56.5 ft garage)	---
Side Setback	15 ft	15 ft	114.2 ft (30.3 ft garage)	---
Rear Setback	50 ft (abutting 1-family homes)	50 ft	62.1 ft (62.0 ft garage)	---
Maximum Building Lot Coverage	30% of site	30%	44940 sft + 9,862 sft garages = 54802 sft total / 388,992 = 14.1%	---
Maximum Impervious Lot Coverage	65% of site	65%	54802 sft roof + 97,111 sft pvmt + 8,749 deferred parkng = 159,662 sft / 388,932 = 40.8%	---
Maximum Building Height	36 ft	36 ft	35ft	---
Maximum Stories	N/A	N/A	3 stories	---
Total Building Floor Area	N/A		134,820 sft + 9,862 sft garages = 144,682 sft total	---
Floor Area Ratio (FAR)	0.6 maximum	0.6	144,682 / 388,932 = 037	---
Minimum Apartment Area	N/A	N/A	673 sft (1 BR), 778-910 (2 BR)	---
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 4 1BR + 2.25 x 119 2BR = 274	124 total (84 surface + 40 garage) Add'l 25 deferred spaces (149 total)	125 spaces
ADA Parking Spaces Required	ADA Chart	5 ADA spaces for 101-150 (1 to be van space)	8 van spaces providec (6 surface + 2 garage)	---
Loading Space	1 space	1 space	1 provided	---

M:\Civil\3d_Proj\21216\Site Plan\21216SP1.dwg, 9/1/2022 11:22 AM, Jeremy A. Walther, C2.0 SITE LAYOUT AND PAVING PLAN, XCLUC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

MIDWESTERN CONSULTING
38± Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Communication • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH ERNAT
734-345-0246

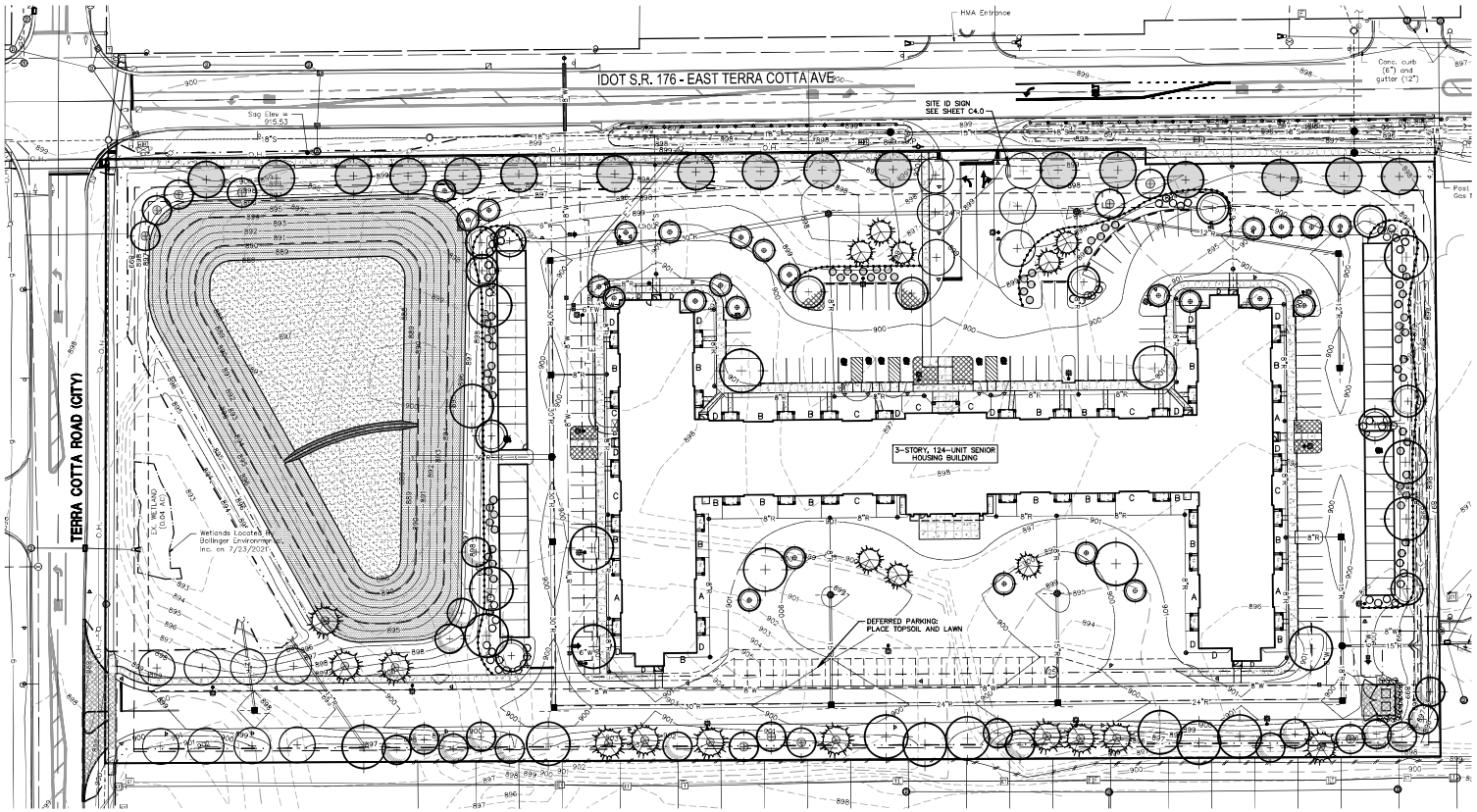
CLOVER COMMUNITIES CRYSTAL LAKE LLC

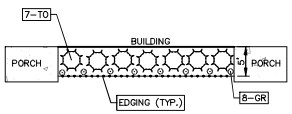
SITE PLAN FOR PLANNING COMMISSION
SITE LAYOUT AND PAVING PLAN

C2.0

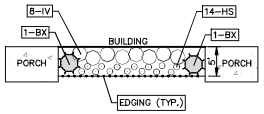
JOB No. 21216
DATE: 9/11/2022
SHEET 6 OF 42
DRAWN: JRB
CHKD: JW
ENG: JW
PM: RCW
21216SP1.DWG

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/29/21
SITE PLAN SUBMITTAL 2	01/27/22
SITE PLAN SUBMITTAL 4	05/16/22
FINAL PSD SITE PLAN SUBMITTAL 1	09/11/22

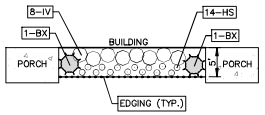




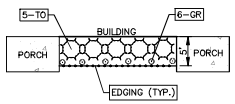
FOUNDATION PLANTING TYPE A
SCALE: 1" = 10FT



FOUNDATION PLANTING TYPE B
SCALE: 1" = 10FT



FOUNDATION PLANTING TYPE C
SCALE: 1" = 10FT



FOUNDATION PLANTING TYPE D
SCALE: 1" = 10FT

PLANT SCHEDULE

Symbol	Tree Mitigation	Foundation	Parking	Other	Botanical Name	Common Name	Spp Group	Size	Cont	Notes
AC	18				Amelanchier canadensis	Serviceberry	B	2.5 " cal	B&B	
PG	3		2		Picea glauca 'Densata'	Black Hills Spruce	B	6' hgt	B&B	
TA	17		4		Tilia americana 'Redmond'	Redmond Linden	A	2.5 " cal	B&B	
SR			13		Syringa reticulata	Japanese Tree Lilac	B	2.5 " cal	B&B	
AR	10		7		Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	B	2.5 " cal	B&B	
CC	27				Cercis canadensis	Redbud	B	2.5" cal	B&B	
AS	9				Acer saccharum nigrum 'Green Coumn'	Green Column Black Maple	A	2.5" cal	B&B	
PC	14				Pyrus calliyana 'Redspire'	Redspire Pear	A	2.5" cal	B&B	
PA	11				Picea abies	Norway Spruce	B	6' hgt	B&B	
SUBTOTAL			26							
IV		274			Itea virginica	Little Henry Sweetspire		36" hgt	B&B	
VD			54		Viburnum dentatum	Arrowwood Viburnum		36" hgt	B&B	
CR			61		Cornus racemosa	Gray Dogwood		36" hgt	B&B	
BX		40			Buxus x 'Green Mountain'	Green Mountain Boxwood		No. 3	Cont.	
TO		80			Thuja occidentalis 'Little Giant'	Little Giant Globi Arborvitae		36" hgt	B&B	
TS				12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	A	4' hgt	B&B	
SUBTOTAL			115							
HS		280			Hemerocalis stella d'oro	Stel D'Oro Daylily		No. 3	Cont.	
SS		171			Sedum spectabile	Autumn Joy Secum		No. 3	Cont.	
GR		94			Geranium 'Rozanne'	Rozanne Geranum		No. 3	Cont.	
TOTAL	109	939	141	12						

LANDSCAPE LEGEND

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

Know what's below. Call before you dig.

SCALE: 1" = 40'
0 40 80 120

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

M:\Civil3d Proj\21216\Site Plan\21216Site Plan_dwg, 5/11/2022 11:41 AM, Jeremy A. Wetherell, L1.0 LANDSCAPE PLAN, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
384 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Wastewater • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

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

L1.0

JOB No. 21216
DATE: 5/11/2022
SHEET 40 OF 42

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	12/20/21
SITE PLAN SUBMITTAL 4	02/16/22
FINAL SITE PLAN SUBMITTAL 1	05/11/22

CHKD: JAM
DWG: JAM
PIC: RCW
PLOTTED: 5/11/2022 11:41:47 AM
FILE: L1.0 LANDSCAPE PLAN

NEW CONSTRUCTION FOR:
CLOVER SENIOR HOUSING
XXXXX XXXXX XXX
CRYSTAL, ILLINOIS

OWNER

The Clover Group
348 Harris Hill Road
Williamsville, NY 14221
716.688.8640

ARCHITECT

SEBREE Architects, Inc.
97 Dover Street, Suite 400
Avon, Indiana 46123
317.272.7800

STRUCTURAL ENGINEER

The Structural Shop Ltd.
9601 River Street
Schiller Park, Illinois 60176
847.349.1099

MECH/ELEC/PLUMBING ENGINEER

KROMAC Design, Inc.
10225 Main Street, Suite 10B
Clarence, New York 14031
716.803.8787

CIVIL ENGINEER

Midwestern Consulting
3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

CODE INFORMATION - APARTMENTS

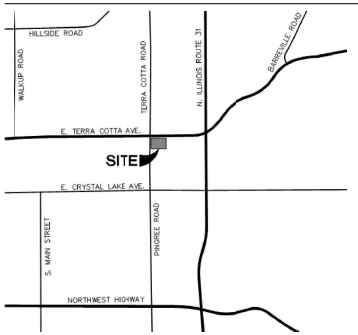
1. ILLINOIS BUILDING CODES AND STANDARDS:
   - –Building Code, the International Building Code, 2018 Edition, as amended by Chapter 187–2.
   - –Accessibility Code, 2018 Illinois Accessibility Code, effective date October 23, 2018.
   - –2010 ADA Standard
   - –Electrical Code, the National Electrical Code, 2017 Edition, as as amended by Chapter 230–2.
   - –Energy Code, the International Energy Conservation Code, 2009 Edition, and subsequent amendments.
   - –Existing Building Code, the International Existing Building Code, 2018 Edition as amended by Chapter 187–2.
   - –Fire Code, the International Fire Code. 2018 Edition, and subsequent amendments.
   - –Gas Code, the International Fuel Gas Code, 2018 Edition, and subsequent amendments.
   - –Life Safety Code, the Life Saftey Code 2015 of Illinoins (the NFPA 101, 2015 with amendments)
   - –Mechanical Code, the International Mechanical Code, 2018 Edition, and subsequent amendments.
   - –Plumbing Code, the Illinois Plumbing Code, effective date April 24, 2014, and subsequent amendments.
   - –Residential Code, the International Residential Code, 2018 Edition, as amended by Chapter 422–2.
2. OCCUPANCY:
   BUILDING – R2 APARTMENTS
3. CONSTRUCTION TYPE: 5A, ONE HOUR
4. FIRE RESISTANCE RATING REQUIREMENT:
   - EXTERIOR BEARING WALLS.....1–HOUR–TABLE 601/602
   - EXTERIOR NON–BEARNG WALLS.....1–HOUR–TABLE 601/602
   - INTERIOR BEARING WALLS.....1–HOUR–TABLE 601/602
   - INTERIOR NON–BEARING WALLS (INTERIOR PARTITIONS).0–HOUR–TABLE 601/602
   - CORRIDORS.....1–HOUR–TABLE 1018.1
   - STAIRS ENCLOSURE.....1–HOUR–1026
   - FLOORS: FLOOR/CEILING ASSEMBLIES.....1–HOUR–TABLE 01/711.1
   - ROOFS: ROOF/CEILING ASSEMBLIES.....1–HOUR–TABLE 601
   - FIRE PARTITIONS (UNIT SEPARATIONS).....1–HOUR–708.1
   - STRUCTURAL FRAME.....1–HOUR–TABLE 601
5. MARKING AND IDENTIFICATION PER IBC 703.7
   FIRE WALLS AND VERTICAL FIRE BARRIERS SHALL BE EFFECTIVELY AND PERMANENT IDENTIFIED WITH SIGNS OR STENCILING. THE IDENTIFICATION SHALL BE LOCATED IN ATTIC SPACES, BE LOCATED WITHIN 15 FT. OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FT. MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. LETTERING TO BE NOT LESS THAN 3 INCHES IN HEIGHT WITH A MIN 3/8 INCH STROKE IN A CONTRASTING COLOR WITH THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS"
6. FIRE SPRINKLER SYSTEM, YES
   NFPA 13R THROUGHOUT – SPRINKLERS ARE REQUIRED FOR PORCHES, BALCONIES
   SPRINKLERS ARE NOT REQUIRED FOR ALL CONCEALED SPACES WHICH INCLUDE ATTIC AREA, FLOOR/CEILING ASSEMBLIES.
   NFPA 13 SYSTEM FIRE SUPPRESSION AT A3 COMMUNITY ROOM
   FIRE SUPPRESSION SYSTEM TO BE FILED SEPARATELY
7. IECC CLIMATE ZONE: 5A
8. DRYER VENTING: MAXIMUM 35 LINEAL FEET MINUS 2.5 FEET FOR EACH 45° AND 5 FEET FOR EACH 90°
9. SMOKE DETECTORS PROVIDED AS REQUIRED BY CODE.
10. BUILDING STORIES: ALLOWED BY TABLE 503 AND SPRINKLER INCREASES PER SECTION 504.2 = 4 STORIES
    ACTUAL BUILDING STORIES: 3 STORY BUILDINGS
11. BUILDING HEIGHT: ALLOWED BY TABLE 503 AND SPRINKLER INCREASES PER SECTION 504.2 = 60 FT.
    ACTUAL BUILDING HEIGHT = 39'–5 1/2" (REFER TO EXTERIOR ELEVATIONS)
12. MANUAL FIRE ALARM SYSTEM PER 907.2.9
13. PROVIDE ACCESSIBLE DWELLING UNITS PER IBC 1107.6.2 & 1107.7.1
    ACCESSIBLE TYPE B DWELLING UNITS =ALL UNITS
14. MAXIMUM FLOOR AREA EACH FLOOR INCLUDING FRONTAGE INCREASE = 21,000 SF
    CODE SQUARE FOOTAGE SUMMARY (INCLUDES BALCONIES AND PORCHES):
    - FIRST FLOOR – 49,867 SQ. FT.
    - SECOND FLOOR – 48,125 SQ. FT.
    - THIRD FLOOR – 48,098 SQ. FT.
    - BUILDING TOTAL – 146,090 SQ. FT.

CODE INFORMATION - DETACHED GARAGE

1. ILLINOIS BUILDING CODES & STANDARDS (SEE APARTMENTS FOR FULL LIST)
2. OCCUPANCY: U
3. CONSTRUCTION TYPE: 5B
4. FIREWALLS:
   - INTERIOR BEARING WALLS.....0–HOUR–TABLE 601
   - INTERIOR NON–BEARING WALLS (INTERIOR PARTITIONS).....0–HOUR–TABLE 601
   - ROOFS: ROOF/CEILING ASSEMBLIES.....0–HOUR–TABLE 601
5. NOT SPRINKLERED
6. BUILDING STORIES: ALLOWED BY TABLE 503 = 1 STORY
   ACTUAL BUILDING STORIES = 1 STORY
7. BUILDING HEIGHT: ALLOWED BY TABLE 503 = 40 FT.
   ACTUAL BUILDING HEIGHT = 14'–0"
8. ACCESSIBLE GARAGES = 2% (46x.02=1 GARAGES)
9. SF PERMITTED: ALLOWED BY TABLE 503 = 5,500 SQ. FT.
   CODE SQUARE FOOTAGE:
   - (1) 7 BAY GARAGE: 1,679 SQ. FT.
   - (1) 10 BAY HC GARAGE: 2,516 SQ. FT.
   - (2) 11 BAY GARAGE: 2,636 SQ. FT.

VICINITY MAP

LOCATION MAP



BUILDING MATRIX

CLOVER SENIOR LIVING
Crystal Lake, IL
Project No. 21031
02/10/22

FLOOR LEVEL	CODE SQ FT	BLDG GROSS SQ FT	UNITS' SQ FT	UNIT C 1 BDR/1BA		UNIT B 2 BDR/1 BA w/shower			UNIT E 2 BDR/1-1/2 BA		TOTALS		STORAGE UNITS
				STD	ACCESSIBLE	STD	ACCESSIBLE	CORE	STD	ACCESSIBLE			
				SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT			
				660	660	740	739	793	876	876			
FIRST	49,867	46,781	30,688	0	0	32	0	0	7	1	40	30	
SECOND	48,125	45,165	32,001	2	0	31	1	0	8	0	42	30	
THIRD	48,098	45,158	32,008	1	1	32	0	0	8	0	42	30	
TOTAL	146,090	137,124	94,703	3	1	95	1	0	23	1	124	90	

INDEX OF DRAWINGS

ISSUE DATE	LATEST REVISION	SHEET #	DESCRIPTION
02.04.22	02.10.22	A-001	CODE INFORMATION AND SHEET INDEX
02.04.22	02.10.22	A-002	ABBREVIATIONS, SYMBOLS, GENERAL NOTES AND UNIT MIX
02.04.22	02.10.22	A-003	ICC ANSI TYPE B UNIT NOTES AND DETAILS
02.04.22	02.10.22	A-004	ICC ANSI TYPE A UNIT NOTES AND DETAILS
02.04.22		A-005	BUILDING LIFE SAFETY PLANS
00.00.22		A-006	BUILDING FIRE AREA PLANS
00.00.22		A-007	WALL TYPES
00.00.22		008-010	UL ASSEMBLIES - PENETRATIONS
00.00.22		A-011	UL ASSEMBLIES - WALLS
		A-012	UL ASSEMBLIES - FLOORS & ROOF
		CIVIL	SHEETS - CROSSROAD ENGINEERS, PC
00.00.22		100	TITLE SHEET
00.00.22		200	TOPOGRAPHIC SURVEY
00.00.22		300	SITE DIMENSION PLAN
00.00.22		301-309	TURNING MOVEMENT PLAN
00.00.22		400-401	UTILITY PLAN
00.00.22		500	GRADING & DRAINAGE PLAN
00.00.22		600	SANITARY PLAN & PROFILE
00.00.22		700-702	STORM PLAN & PROFILE
00.00.22		800-801	INITIAL CONTROLS PLAN
00.00.22		802-803	TEMPORARY CONTROLS PLAN
00.00.22		804-805	POST-CONSTRUCTION CONTROLS PLAN
00.00.22		806	EROSION CONTROL DETAILS
00.00.22		900	MISCELLANEOUS DETAILS
00.00.22		1000	SPECIFICATIONS
00.00.22		1100	MAINTENANCE OF TRAFFIC PLAN
00.00.22		1200-1202	GRAVITY SEWER DETAILS
00.00.22		LP.1	PHOTOMETRIC PLAN
00.00.22		1-20	CITY OF FISHERS STANDARD CONSTRUCTION DETAILS
		STRUCTURAL	SHEETS - PETROLLI STRUCTURAL
01.27.22		S0.0	GENERAL NOTES
01.27.22		S2.0	2ND FLOOR FRAMING PLAN (AREA A)
01.27.22		S2.1	2ND FLOOR FRAMING PLAN (AREA B)
01.27.22		S2.2	2ND FLOOR FRAMING PLAN (AREA C)
01.27.22		S2.3	2ND FLOOR FRAMING PLAN (AREA D)
01.27.22		S2.4	2ND FLOOR FRAMING PLAN (AREA E)
01.27.22		S3.0	3RD FLOOR FRAMING PLAN (AREA A)
01.27.22		S3.1	3RD FLOOR FRAMING PLAN (AREA B)
01.27.22		S3.2	3RD FLOOR FRAMING PLAN (AREA C)
01.27.22		S3.3	3RD FLOOR FRAMING PLAN (AREA D)
01.27.22		S3.4	3RD FLOOR FRAMING PLAN (AREA E)
01.27.22		S4.0	4TH FLOOR FRAMING PLAN (AREA A)
01.27.22		S4.1	4TH FLOOR FRAMING PLAN (AREA B)
01.27.22		S4.2	4TH FLOOR FRAMING PLAN (AREA C)
01.27.22		S4.3	4TH FLOOR FRAMING PLAN (AREA D)
01.27.22		S4.4	4TH FLOOR FRAMING PLAN (AREA E)
		ARCHITECTURAL	SHEETS - SEBREE ARCHITECTS
02.04.22		A-100	OVERALL FIRST FLOOR PLAN
02.04.22		A-101	PARTIAL FIRST FLOOR PLAN – AREA A
02.04.22		A-102	PARTIAL FIRST FLOOR PLAN – AREA B
02.04.22		A-103	PARTIAL FIRST FLOOR PLAN – AREA C & D
02.04.22		A-104	PARTIAL FIRST FLOOR PLAN – AREA E & F
02.04.22		A-105	OVERALL SECOND FLOOR PLAN
02.04.22		A-106	PARTIAL SECOND FLOOR PLAN – AREA A
02.04.22		A-107	PARTIAL SECOND FLOOR PLAN – AREA B
02.04.22		A-108	PARTIAL SECOND FLOOR PLAN – AREA C & D
02.04.22		A-109	PARTIAL SECOND FLOOR PLAN – AREA E & F
02.04.22		A-110	OVERALL THIRD FLOOR PLAN
02.04.22		A-111	PARTIAL THIRD FLOOR PLAN – AREA A
02.04.22		A-112	PARTIAL THIRD FLOOR PLAN – AREA B
02.04.22		A-113	PARTIAL THIRD FLOOR PLAN – AREA C & D
02.04.22		A-114	PARTIAL THIRD FLOOR PLAN – AREA E & F
02.04.22	02.10.22	A-200	EXTERIOR ELEVATIONS
02.04.22	02.10.22	A-201	EXTERIOR ELEVATIONS
02.04.22	02.10.22	A-202	EXTERIOR ELEVATIONS
02.04.22	02.10.22	A-203	EXTERIOR ELEVATIONS
02.04.22	02.10.22	A-204	EXTERIOR ELEVATIONS
00.00.22		A-300	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN – AREA A
00.00.22		A-301	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN – AREA B
00.00.22		A-302	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN – AREA D
00.00.22		A-303	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN – AREA E & F
00.00.22		A-304	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN – AREA A
00.00.22		A-305	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN – AREA B
00.00.22		A-306	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN – AREA D
00.00.22		A-307	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN – AREA E&F
00.00.22		A-308	PARTIAL THIRD FLOOR REFLECTED CEILING PLAN – AREA A
00.00.22		A-309	PARTIAL THIRD FLOOR REFLECTED CEILING PLAN – AREA B
00.00.22		A-310	PARTIAL THIRD FLOOR REFLECTED CEILING PLAN – AREA C & D
00.00.22		A-311	PARTIAL THIRD FLOOR REFLECTED CEILING PLAN – AREA E & F
02.04.22	02.10.22	A-400	ROOF PLAN
00.00.22		A-401	ROOF DETAILS
00.00.22		A-402	ROOF DETAILS

INDEX OF DRAWINGS

ISSUE DATE	LATEST REVISION	SHEET #	DESCRIPTION
00.00.22		A-500	ELEVATOR PLANS, SECTION AND DETAILS
00.00.22		A-501	STAIR PLANS, & DETAILS
00.00.22		A-502	STAIR SECTION
02.04.22	02.10.22	A-600	BUILDING SECTION
02.04.22	02.10.22	A-601	BUILDING SECTION
02.04.22	02.10.22	A-602	WALL SECTIONS & DETAILS
02.04.22	02.10.22	A-603	WALL SECTIONS & DETAILS
02.04.22	02.10.22	A-604	WALL SECTIONS & DETAILS
02.04.22	02.10.22	A-605	PATIO SECTIONNS & DETAILS
02.04.22	02.10.22	A-606	DETAILS
00.00.22		A-607	DETAILS
00.00.22		A-608	DETAILS
02.04.22		A-700	ENLARGED UNIT PLANS AND INTERIOR ELEVATIONS
02.04.22		A-701	ENLARGED UNIT PLANS AND INTERIOR ELEVATIONS
02.04.22		A-702	ENLARGED UNIT PLANS AND INTERIOR ELEVATIONS
02.04.22		A-703	ACC ENLARGED UNIT PLANS AND INTERIOR ELEVATIONS
02.04.22		A-704	KITCHEN AND BATH DETAILS
02.04.22		A-705	ENLARGED PLANS – FIRST FLOOR COMMON AREAS
02.04.22		A-706	ENLARGED PLANS – FIRST FLOOR COMMON AREAS
02.04.22		A-707	ENLARGED PLANS – SECOND FLOOR COMMON AREAS
02.04.22		A-708	ENLARGED PLANS – THIRD FLOOR COMMON AREAS
02.04.22		A-709	MAIL ROOM – INTERIOR ELEVATIONS AND DETAILS
02.04.22		A-710	CORNER BAY PLANS, ELEVATIONS & DETAILS
00.00.22		A-711	INTERIOR ELEVATIONS AND DETAILS
00.00.22		A-800	DOOR SCHEDULE AND ELEVATIONS
00.00.22		A-801	WINDOW SCHEDULE, ELEVATIONS, AND DETAILS
00.00.22		A-802	DOOR DETAILS
00.00.22		A-900	ROOM FINISH SCHEDULE & FINISH PLANS
00.00.22		A-901	FINISH DETAILS
		MECHANICAL, ELECTRICAL, PLUMBING SHEETS - KROMAC DESIGN, INC.	
00.00.22		M-100	NOTES AND SCHEDULES
00.00.22		M-101	DETAILS
00.00.22		M-102	FIRST FLOOR PLAN
00.00.22		M-103	SECOND FLOOR PLAN
00.00.22		M-104	THIRD FLOOR PLAN
00.00.22		M-105	ENLARGED UNIT PLANS
00.00.22		M-106	ENLARGED COMMON AREA PLANS
00.00.22		M-107	ENLARGED MECHANICAL ROOM PLANS
00.00.22		M-108	SPECIFICATIONS
00.00.22		E-100	NOTES AND SCHEDULES
00.00.22		E-101	FIRST FLOOR LIGHTING AND POWER PLANS
00.00.22		E-102	FIRST FLOOR LIGHTING AND POWER PLANS
00.00.22		E-103	FIRST FLOOR LIGHTING AND POWER PLANS
00.00.22		E-104	FIRST FLOOR LIGHTING AND POWER PLANS
00.00.22		E-105	SECOND FLOOR LIGHTING AND POWER PLANS
00.00.22		E-106	SECOND FLOOR LIGHTING AND POWER PLANS
00.00.22		E-107	SECOND FLOOR LIGHTING AND POWER PLANS
00.00.22		E-108	SECOND FLOOR LIGHTING AND POWER PLANS
00.00.22		E-109	THIRD FLOOR LIGHTING AND POWER PLANS
00.00.22		E-110	THIRD FLOOR LIGHTING AND POWER PLANS
00.00.22		E-111	THIRD FLOOR LIGHTING AND POWER PLANS
00.00.22		E-112	THIRD FLOOR LIGHTING AND POWER PLANS
00.00.22		E-113	ENLARGED PLANS
00.00.22		E-114	POWER PANELS
00.00.22		E-115	ELECTRICAL LOADS
00.00.22		E-116	ELECTRICAL DETAILS
00.00.22		E-117	MECHANICAL EQUIPMENT SCHEDULES
00.00.22		E-118	FIRE ALARM SPECIFICATIONS
00.00.22		E-119	SINGLE LINE DIAGRAM
00.00.22		E-120	ELECTRICAL SPECIFICATIONS
00.00.22		E-121	GARAGE FLOOR PLANS
00.00.22		P-100	NOTES AND SCHEDULES
00.00.22		P-101	PARTIAL FIRST FLOOR PLAN AREA A SANITARY WASTE
00.00.22		P-102	PARTIAL FIRST FLOOR PLAN AREA B SANITARY WASTE
00.00.22		P-103	PARTIAL FIRST FLOOR PLAN AREA C SANITARY WASTE
00.00.22		P-104	PARTIAL FIRST FLOOR PLAN AREA D SANITARY WASTE
00.00.22		P-105	PARTIAL FIRST FLOOR/THIRD FLOOR PLANS AREA A
00.00.22		P-106	PARTIAL SECOND/THIRD FLOOR PLANS AREA A
00.00.22		P-107	PARTIAL SECOND/THIRD FLOOR PLANS AREA A
00.00.22		P-108	PARTIAL SECOND/THIRD FLOOR PLANS AREA A
00.00.22		P-109	ENLARGED UNIT PLANS – SANITARY WASTE AND VENT
00.00.22		P-110	ENLARGED UNIT PLANS – DOMESTIC WATER
00.00.22		P-111	ENLARGED FIRST FLOOR COMMON AREA PLANS
00.00.22		P-112	PLUMBING RISERS
00.00.22		P-113	PLUMBING RISERS
00.00.22		P-114	PLUMBING RISERS
00.00.22		P-115	DETAILS
		OTHER SHEETS	
02.04.22		AG-100	9 BAY GARAGE PLAN, ELEVATIONS AND SECTIONS
02.04.22		AG-101	10 BAY GARAGE PLAN, ELEVATIONS AND SECTIONS
02.04.22		AG-102	9 BAY ACC GARAGE PLAN, ELEVATIONS AND SECTIONS
02.04.22		AG-103	10 BAY ACC GARAGE PLAN, ELEVATIONS AND SECTIONS
02.04.22		AT-101	TRASH ENCLOSURE AND MONUMENT SIGN

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
for CLOVER GROUP
SEC E TERRA COTTA AVE AND TERRA COTTA ROAD
CRYSTAL LAKE, ILLINOIS 60012

NOT FOR CONSTRUCTION

CERTIFIED BY

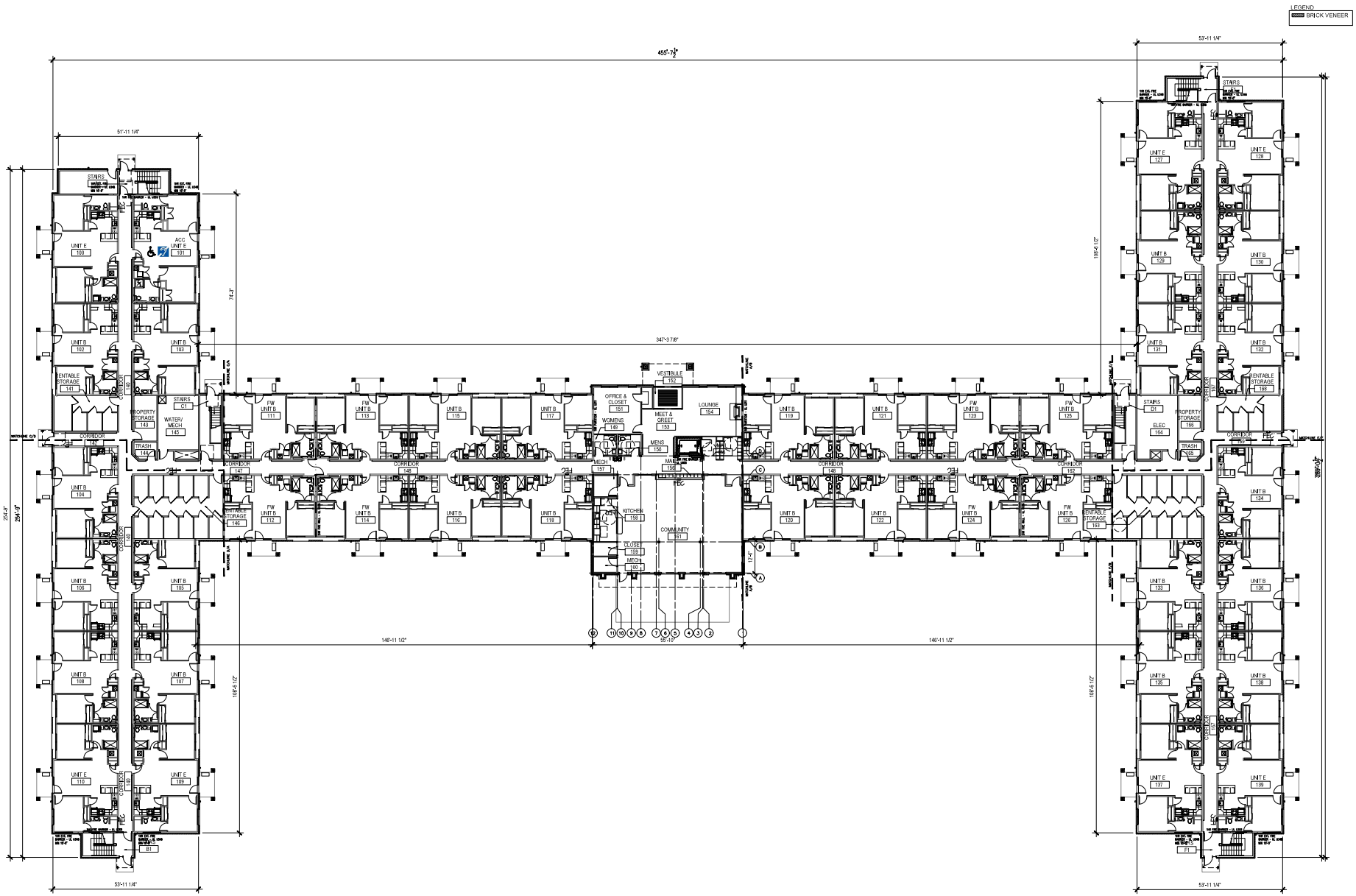
NO.	DATE	BY	DESCRIPTION

THESE PLANS AND SPECIFICATIONS ARE PROPRIETARY AND SUBJECT TO COPYRIGHT LAWS. SEBREE ARCHITECTS RETAIN ALL RIGHTS RESERVED.

DATE: 09/08/2021
DRAWN BY: rrp
PROJECT NO.: 21031
CHECKED BY: KAS

DRAWING INDEX
CODE AND
PROJECT INFORMATION

SHEET NO.
A-001



1 OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
178 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

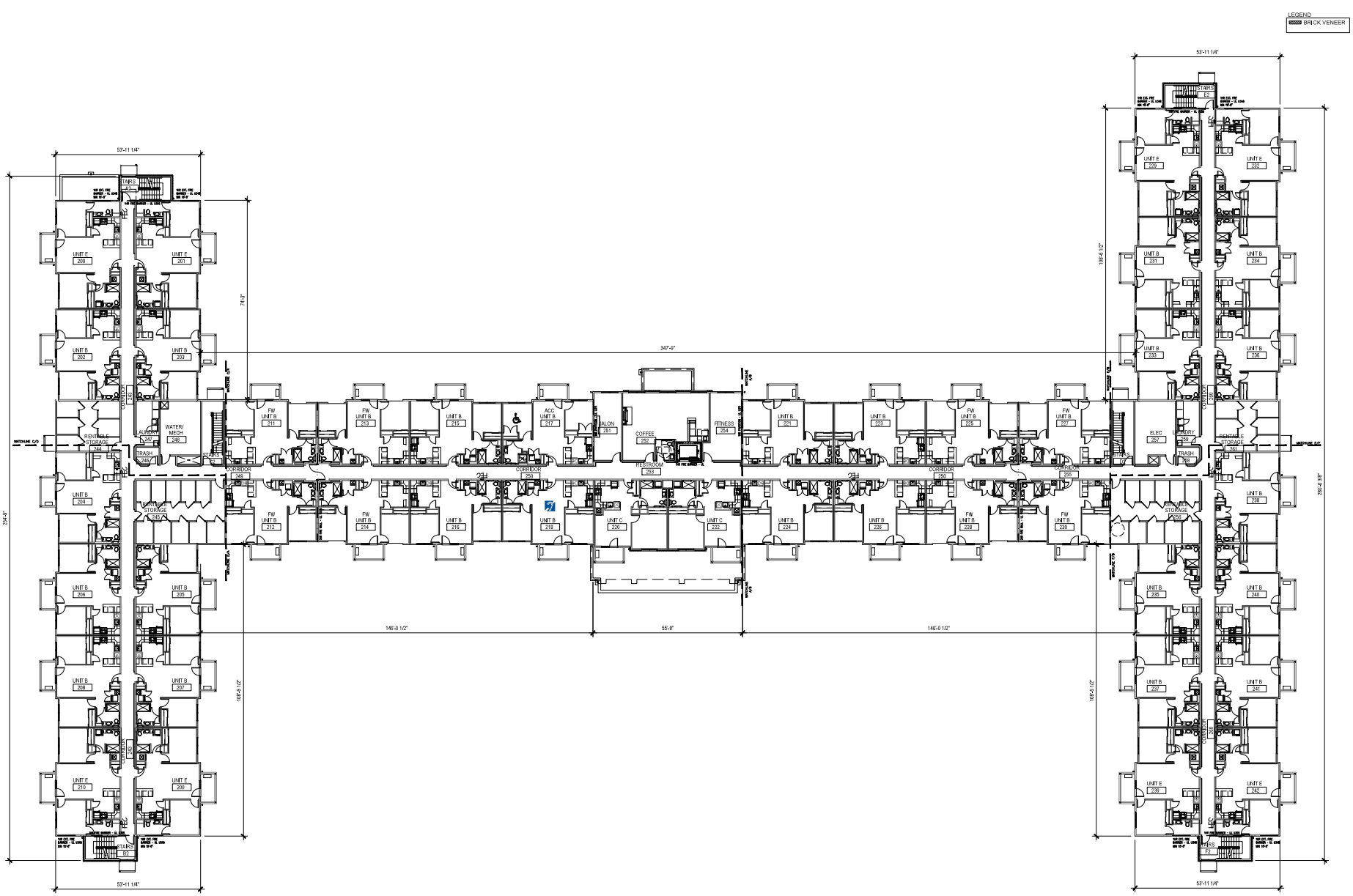
NO.	DATE	BY	DESCRIPTION

THESE PLANS & DESIGNS ARE THE PROPERTY OF SEBREE ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF SEBREE ARCHITECTS. ALL RIGHTS RESERVED.

DATE	DRAWN BY
02/04/2022	rrp
PROJECT NO. 21031	CHECKED BY KAS

OVERALL FIRST FLOOR PLAN

SHEET NO.
A-100



1 OVERALL SECOND FLOOR PLAN

1/16"=1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
178 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

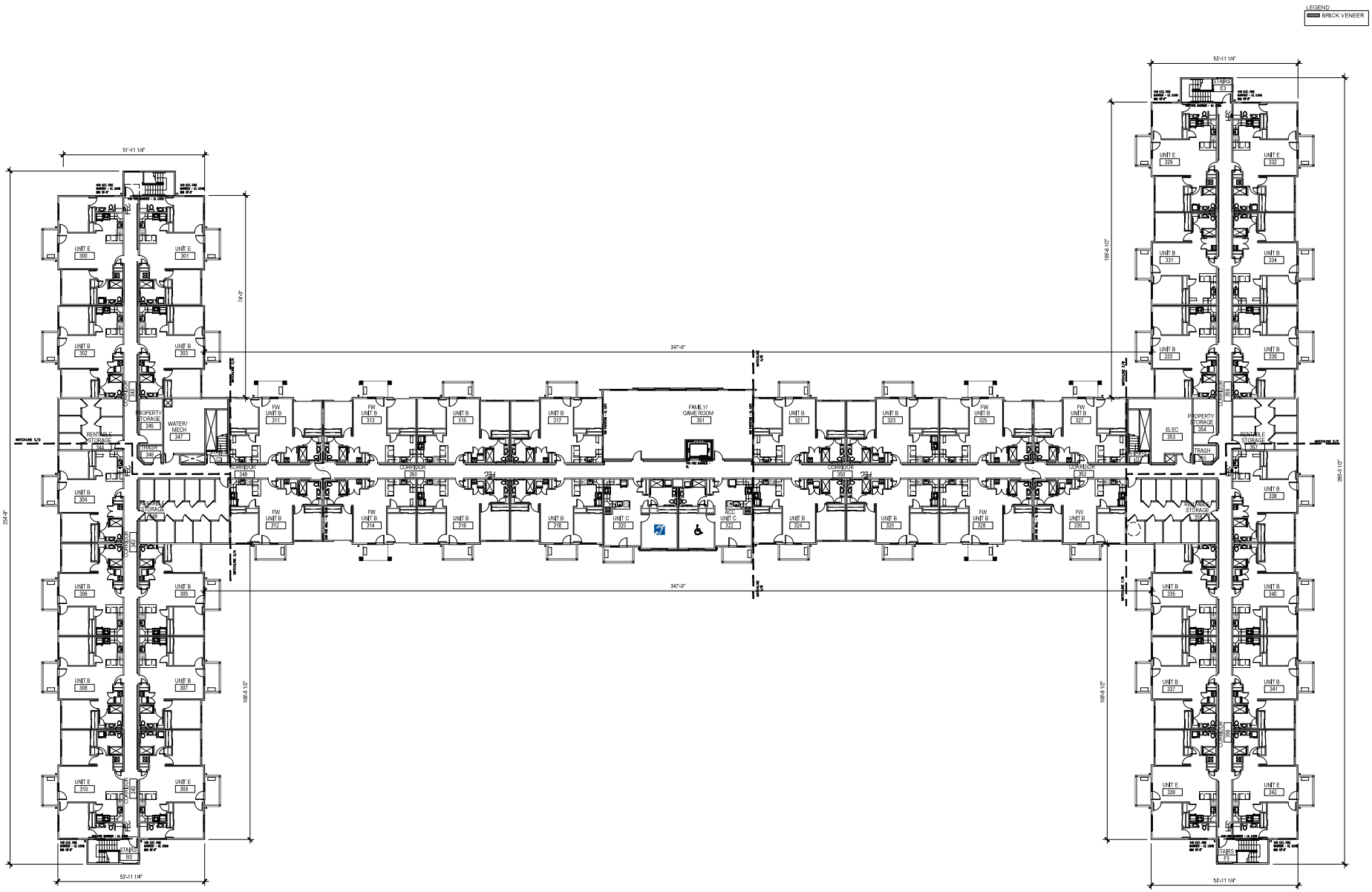
NO.	DATE	BY	DESCRIPTION

THESE PLANS & DESIGNS ARE THE PROPERTY OF SEBREE ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF SEBREE ARCHITECTS. © COPYRIGHT 2021 SEBREE ARCHITECTS

DATE	DRAWN BY
02/04/2022	rrp
PROJECT NO. 21031	CHECKED BY KAS

OVERALL SECOND FLOOR PLAN

SHEET NO.
A-105



1 OVERALL THIRD FLOOR PLAN

1/16"=1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
178 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

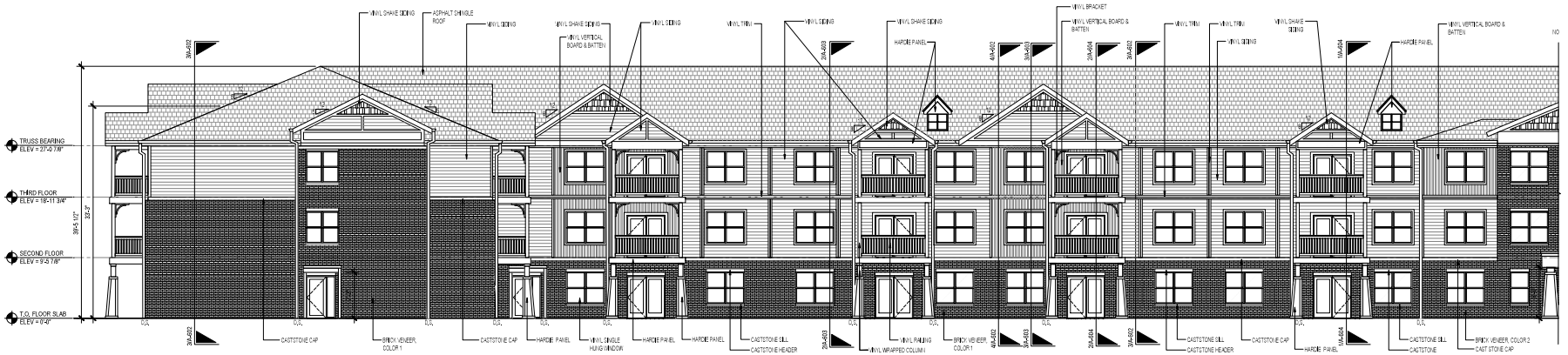
NO.	DATE	BY	DESCRIPTION

THESE PLANS & DESIGNS ARE THE PROPERTY OF SEBREE ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SEBREE ARCHITECTS. © COPYRIGHT SEBREE ARCHITECTS

DATE	DRAWN BY
02/04/2022	rrp
PROJECT NO.	CHECKED BY
21031	KAS

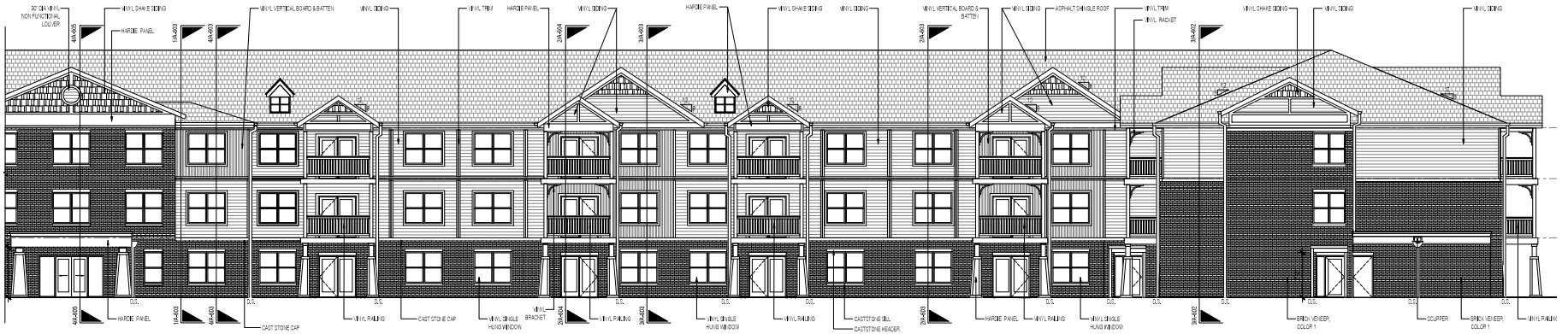
OVERALL THIRD FLOOR PLAN

SHEET NO.
A-110



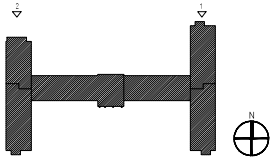
1 NORTH ELEVATION

1/8"=1'-0"



2 NORTH ELEVATION

1/8"=1'-0"



SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
176 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION
1	2/06/22		RD REVIEW SET

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
© SEBREE ARCHITECTS, INC. ALL RIGHTS RESERVED.

DATE	DRAWN BY
02/04/2022	rrp
PROJECT NO. 21031	CHECKED BY KAS

EXTERIOR ELEVATIONS

SHEET NO.
A-200



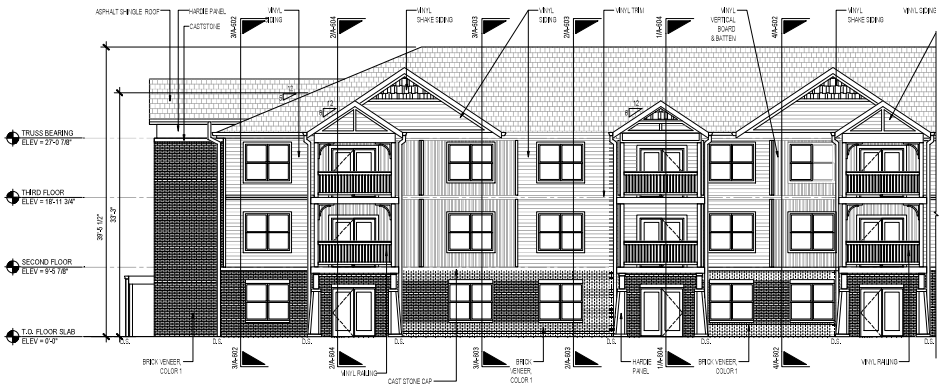
1 WEST ELEVATION

1/8"=1'-0"



2 WEST ELEVATION

1/8"=1'-0"



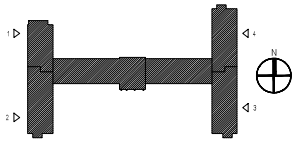
3 EAST ELEVATION

1/8"=1'-0"



4 EAST ELEVATION

1/8"=1'-0"



SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
176 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

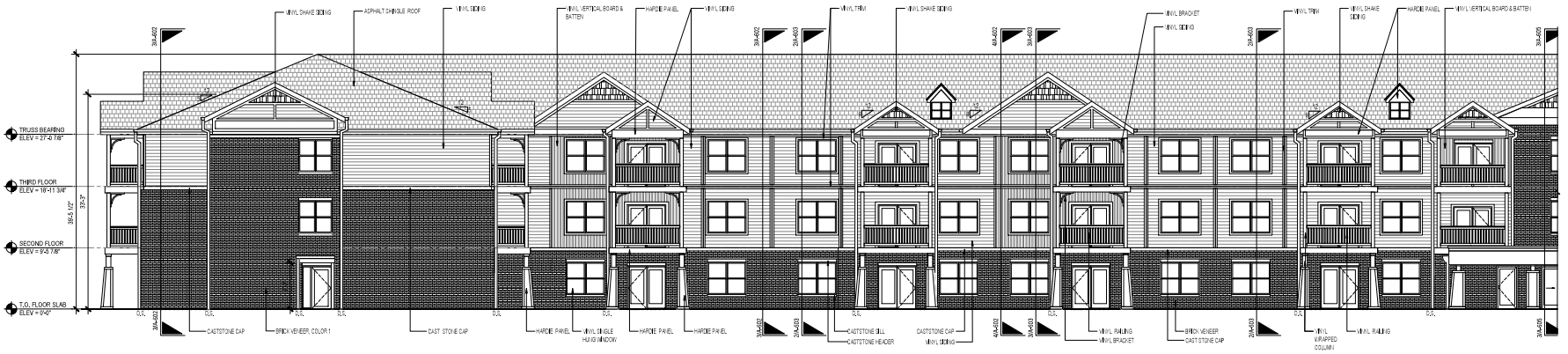
NO.	DATE	BY	DESCRIPTION
1	2/08/22		RD REVIEW SET

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
© SEBREE ARCHITECTS, INC. ALL RIGHTS RESERVED.

DATE	DRAWN BY
02/04/2022	rtp
PROJECT NO. 21031	CHECKED BY KAS

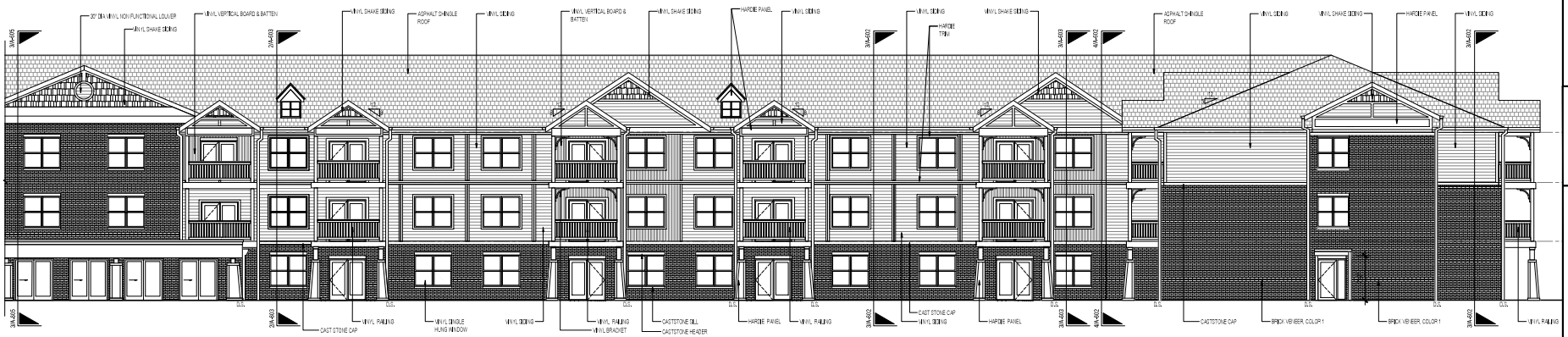
EXTERIOR ELEVATIONS

SHEET NO.
A-201



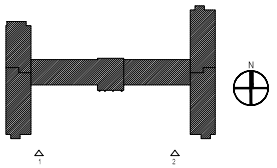
1 SOUTH ELEVATION

1/8"=1'-0"



2 SOUTH ELEVATION

1/8"=1'-0"



SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
176 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

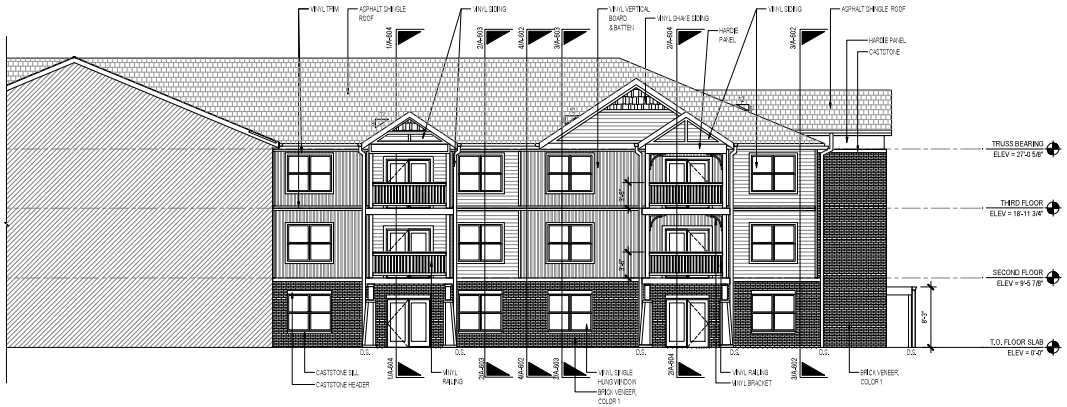
NO.	DATE	BY	DESCRIPTION
1	2/08/22		RD REVIEW SET

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
© SEBREE ARCHITECTS, INC. ALL RIGHTS RESERVED.

DATE	DRAWN BY
02/04/2022	rrp
PROJECT NO. 21031	CHECKED BY KAS

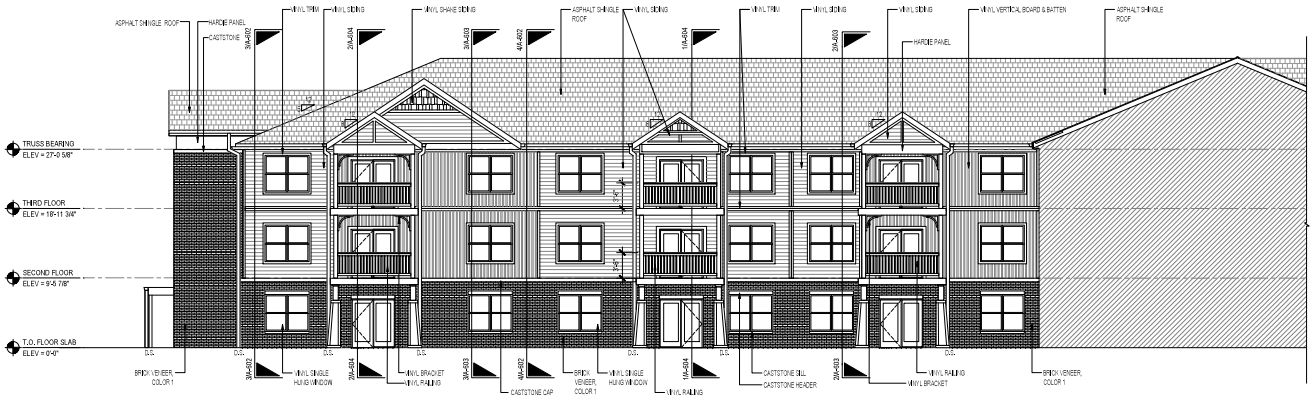
EXTERIOR ELEVATIONS

SHEET NO.
A-202



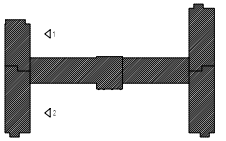
1 ELEVATION

1/8"=1'-0"



2 ELEVATION

1/8"=1'-0"



N

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
176 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

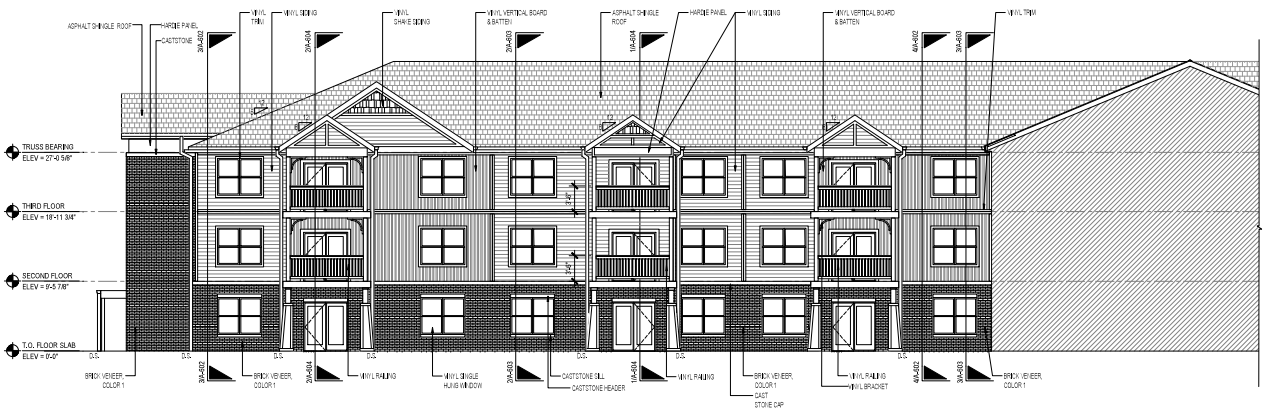
NO.	DATE	BY	DESCRIPTION
1	2/08/22		RD REVIEW SET

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
© SEBREE ARCHITECTS, INC. — ALL RIGHTS RESERVED.

DATE: 02/04/2022
DRAWN BY: rrp
PROJECT NO.: 21031
CHECKED BY: KAS

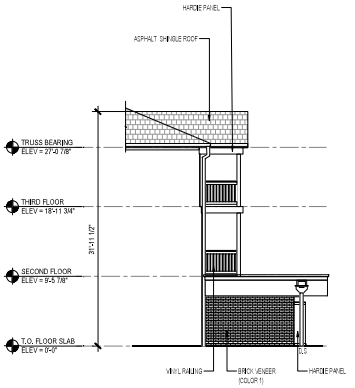
EXTERIOR ELEVATIONS

SHEET NO.
A-203



1 ELEVATION

1/8"=1'-0"



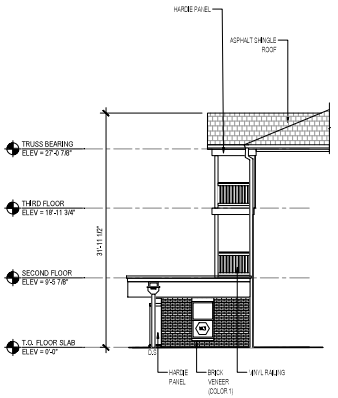
2 ELEVATION

1/8"=1'-0"



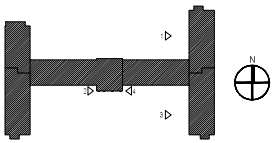
3 ELEVATION

1/8"=1'-0"



4 ELEVATION

1/8"=1'-0"



SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
176 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION
1	2/08/22		RD REVIEW SET

DATE 02/04/2022 | DRAWN BY rrp
PROJECT NO. 21031 | CHECKED BY KAS

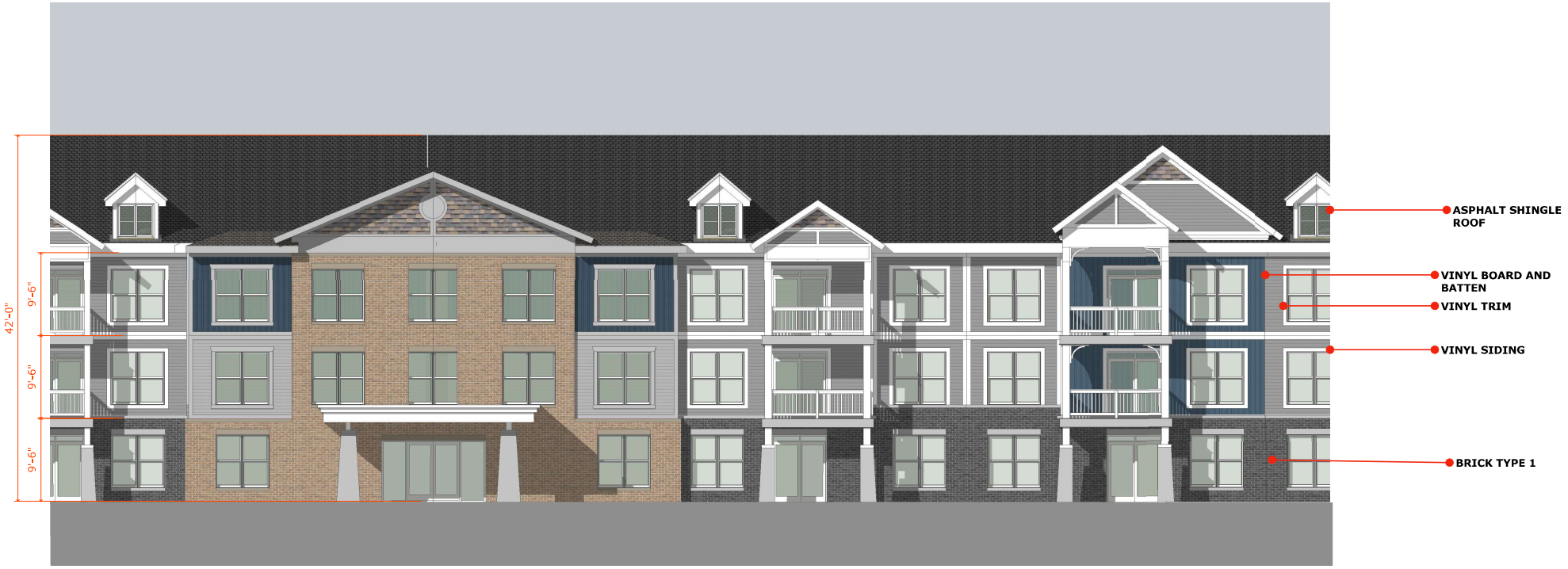
EXTERIOR ELEVATIONS

SHEET NO. A-204

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
© SEBREE ARCHITECTS, INC. — ALL RIGHTS RESERVED.



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



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

CLOVER SENIOR LIVING, CRYSTAL LAKE IL

SEBREE ARCHITECTS



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



WEST ELEVATION
SCALE 1/16"=1"



EAST ELEVATION
SCALE 1/16"=1"

CLOVER SENIOR LIVING, CRYSTAL LAKE IL

SEBREE ARCHITECTS



VIEW FROM EAST TERRA COTTA AVE LOOKING SOUTH

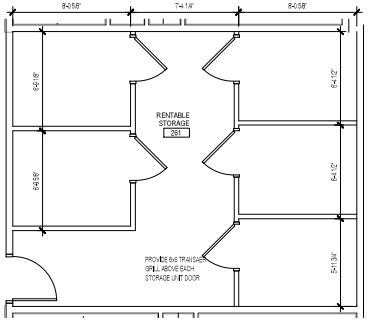


VIEW FROM EAST TERRA COTTA ROAD LOOKING EAST

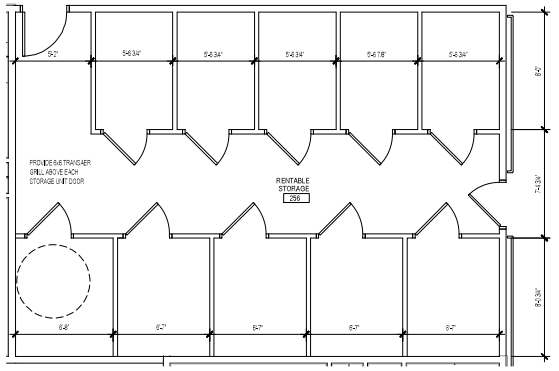
CLOVER SENIOR LIVING, CRYSTAL LAKE IL

SEBREE ARCHITECTS

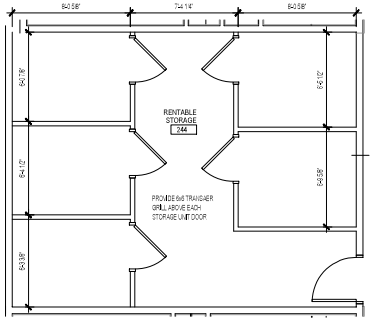
ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD & EXTERIOR DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE



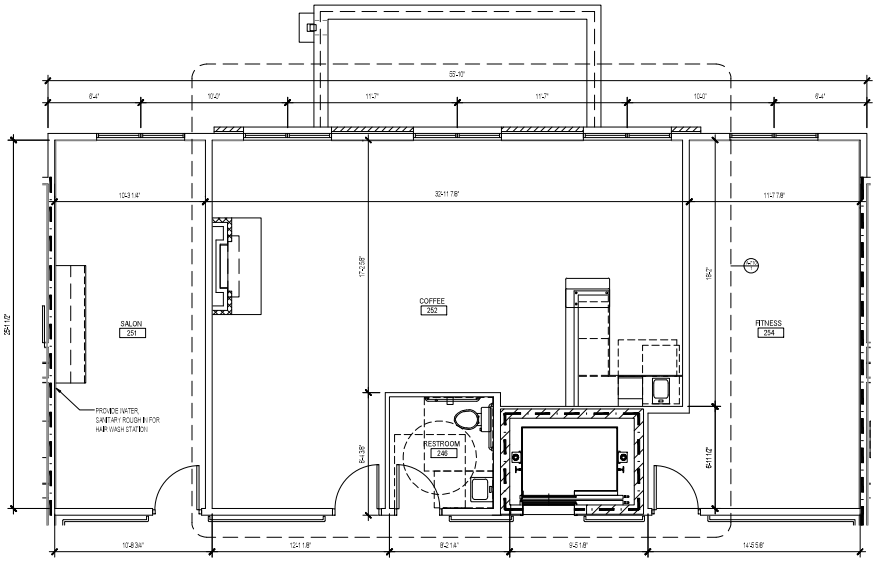
5 SECOND FLOOR
STORAGE AREA
1/4"=1'-0"



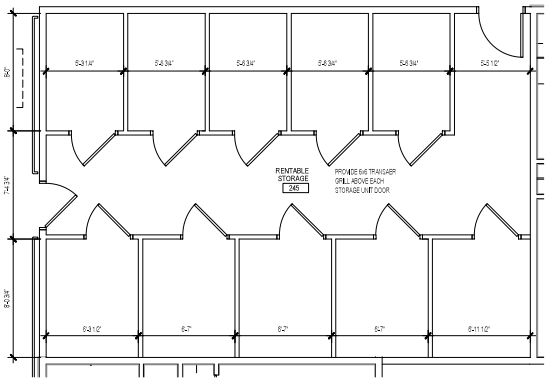
3 SECOND FLOOR
TRASH/STORAGE AREA
1/4"=1'-0"



2 SECOND FLOOR
STORAGE AREA
1/4"=1'-0"



4 SECOND FLOOR
ENLARGED PUBLIC COMMON AREA
1/4"=1'-0"



1 SECOND FLOOR
TRASH/STORAGE AREA
1/4"=1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
178 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION
CERTIFIED BY

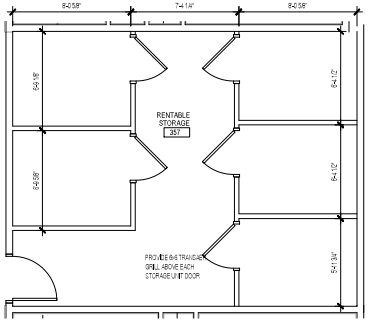
NO.	DATE	BY	DESCRIPTION

DATE 02/04/2022 | DRAWN BY KDT
PROJECT NO. 21031 | CHECKED BY KAS

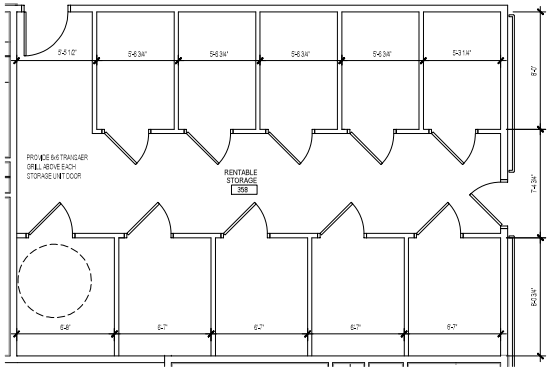
ENLARGED PLANS
COMMON AREAS

SHEET NO.
A-707

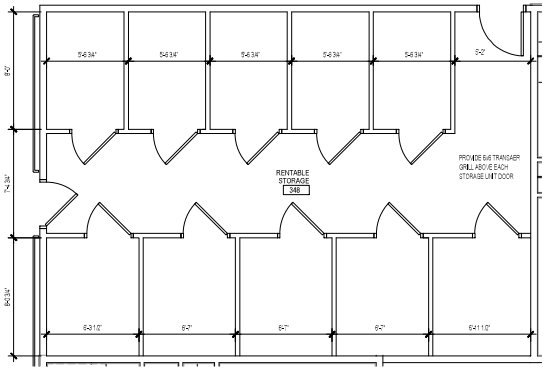
ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD & EXTERIOR DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE



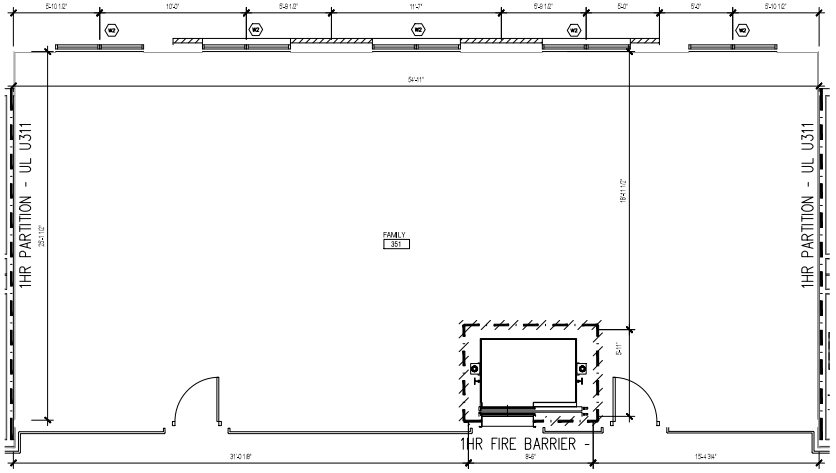
5 THIRD FLOOR
STORAGE AREA
1/4"=1'-0"



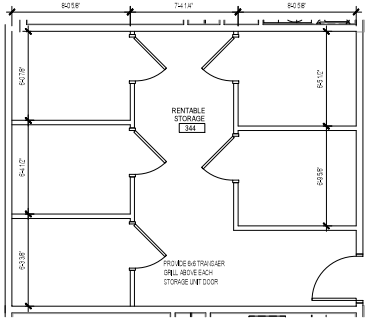
3 THIRD FLOOR
TRASH/STORAGE AREA
1/4"=1'-0"



2 THIRD FLOOR
MECHANICAL/STORAGE AREA
1/4"=1'-0"



4 THIRD FLOOR
ENLARGED PUBLIC COMMON AREA
1/4"=1'-0"



1 THIRD FLOOR
TRASH/STORAGE AREA
1/4"=1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

NEW CLOVER COMMUNITY
SENIOR HOUSING
FOR CLOVER GROUP
178 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS XXXXX

NOT FOR CONSTRUCTION

CERTIFIED BY

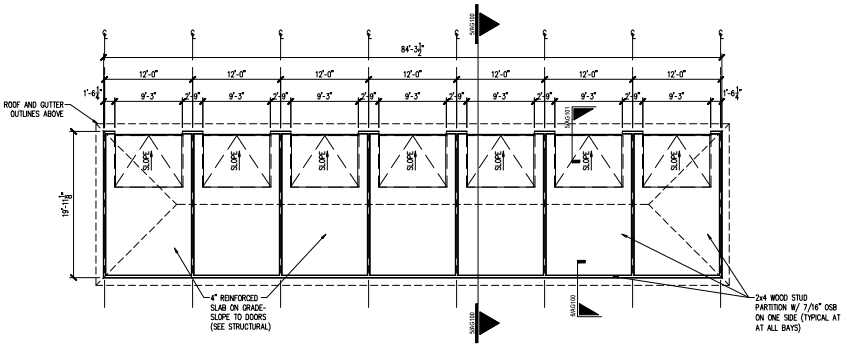
NO.	DATE	BY	DESCRIPTION

THESE PLANS & DESIGNS ARE THE PROPERTY OF SEBREE ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF SEBREE ARCHITECTS. ALL RIGHTS RESERVED.

DATE	DRAWN BY
02/04/2022	KDT
PROJECT NO. 21031	CHECKED BY KAS

ENLARGED PLANS
COMMON AREAS

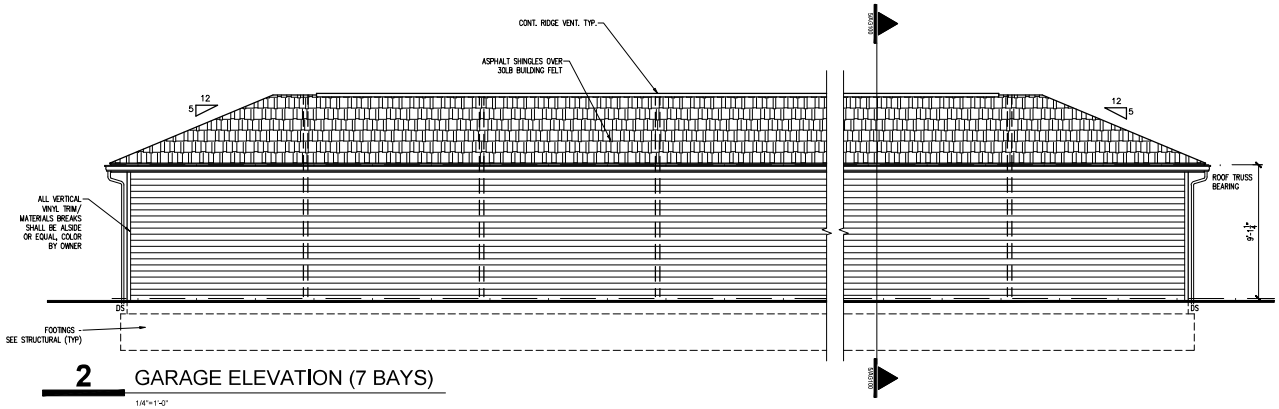
SHEET NO.
A-708



1 FLOOR PLAN: GARAGE (7 BAYS)

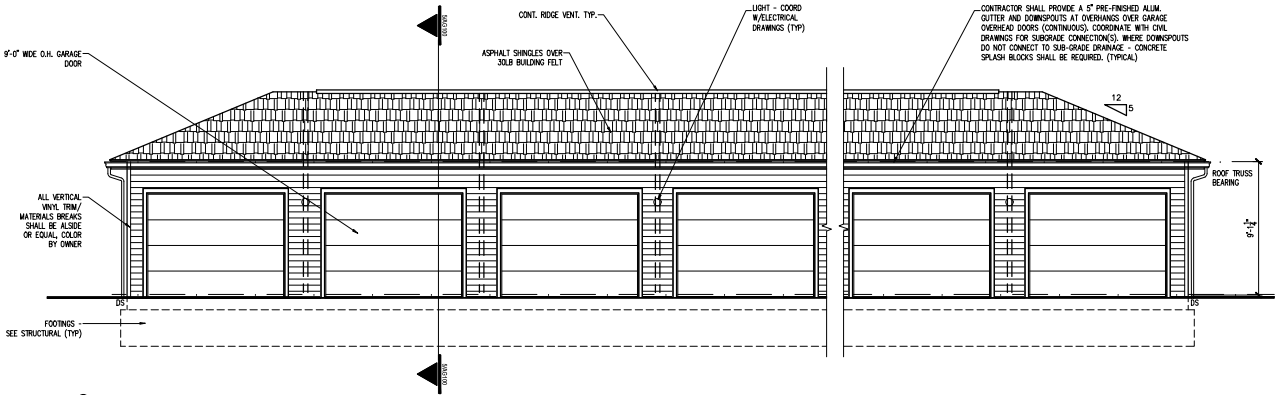
1/8" = 1'-0"

NOTE:
1. COORDINATE WITH ELECTRICAL DRAWINGS FOR EXTENTS OF LIGHTING AND POWER REQUIREMENTS NOT SHOWN HERE FOR CLARITY.
2. CONTRACTOR TO REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL STRUCTURAL AND ARCHITECTURAL DETAIL AND NOTS NOT SHOWN HERE FOR CLARITY.
3. REFER TO CIVIL DRAWINGS FOR NUMBER OF GARAGE BUILDINGS AND FINAL LOCATIONS.



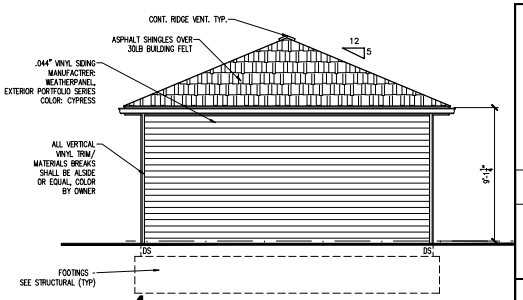
2 GARAGE ELEVATION (7 BAYS)

1/4" = 1'-0"



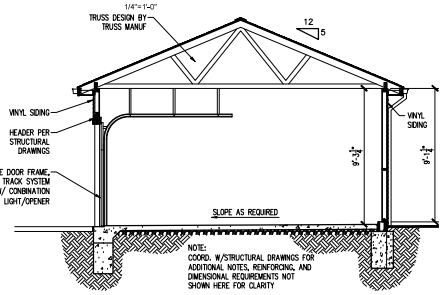
3 GARAGE ELEVATION (7 BAYS)

1/4" = 1'-0"



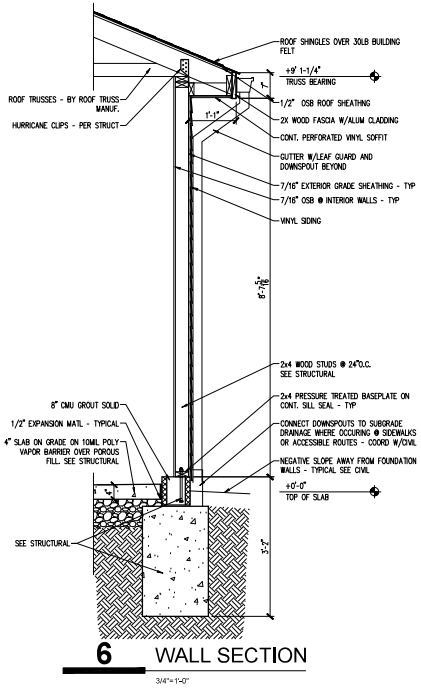
4 GARAGE ELEVATION (7 BAYS)

1/4" = 1'-0"



5 GARAGE BUILDING SECTION

1/4" = 1'-0"



6 WALL SECTION

3/4" = 1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER FEDERAL COPYRIGHT LAWS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF SEBREE ARCHITECTS, INC. © 2018 SEBREE ARCHITECTS, INC. ALL RIGHTS RESERVED.

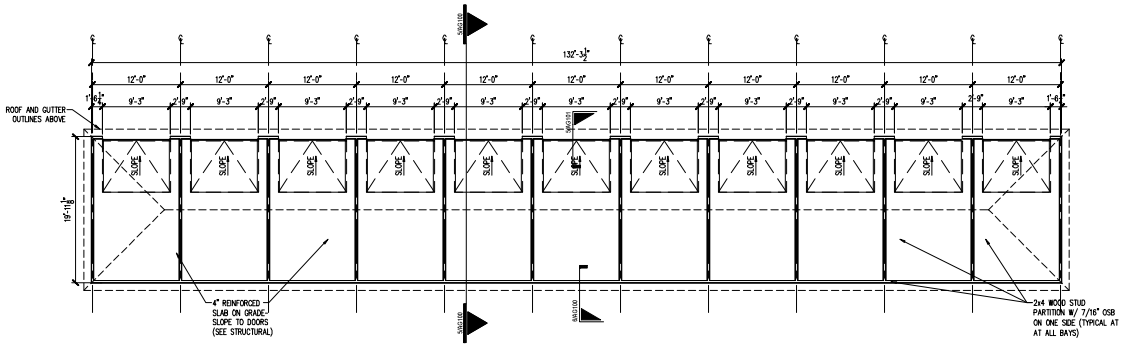
DATE	DRAWN BY
	rrp
PROJECT NO.	CHECKED BY
	KAS

9 BAY GARAGE PLAN, ELEVATIONS AND SECTIONS

SHEET NO.

AG100

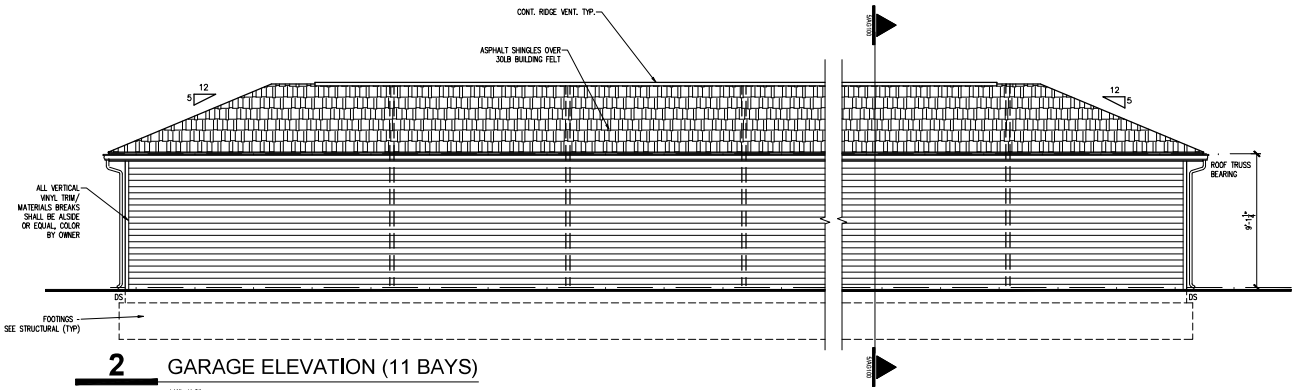
f ..\21040 title.dwg



1 FLOOR PLAN: GARAGE (11 BAYS)

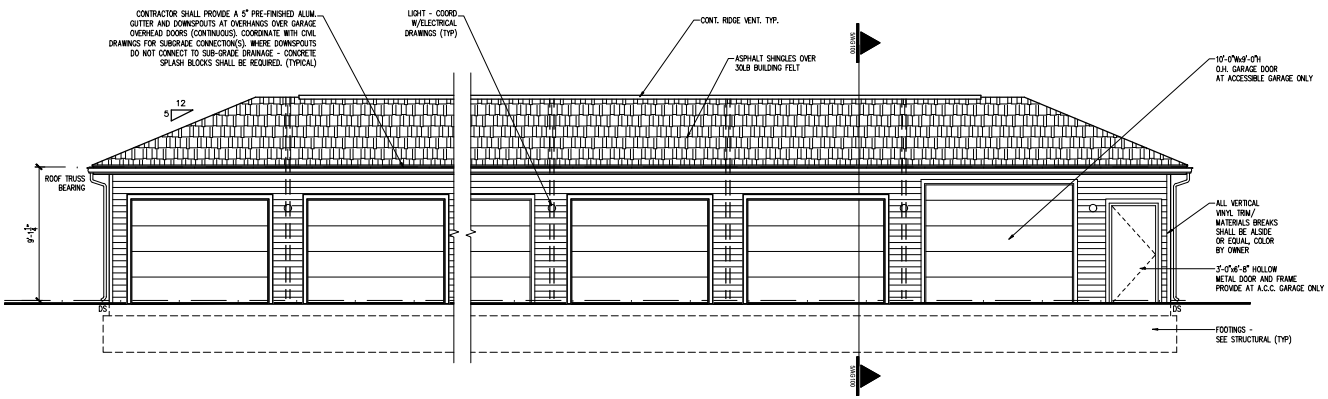
1/8"=1'-0"

NOTE:
1. COORDINATE WITH ELECTRICAL DRAWINGS FOR EXTENTS OF LIGHTING AND POWER REQUIREMENTS NOT SHOWN HERE FOR CLARITY.
2. CONTRACTOR TO REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL STRUCTURAL AND ARCHITECTURAL DETAIL AND NOTS NOT SHOWN HERE FOR CLARITY.
3. REFER TO CIVIL DRAWINGS FOR NUMBER OF GARAGE BUILDINGS AND FINAL LOCATIONS.



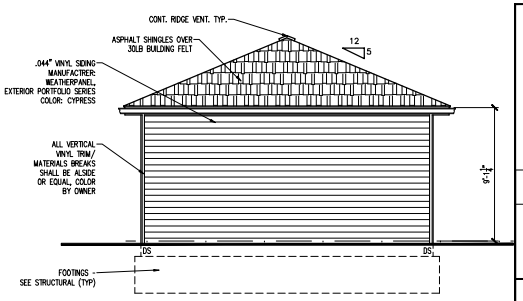
2 GARAGE ELEVATION (11 BAYS)

1/4"=1'-0"



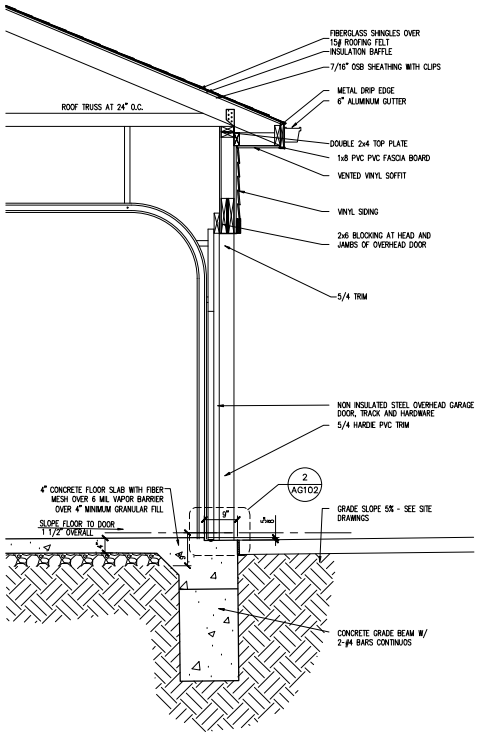
3 GARAGE ELEVATION (11 BAYS)

1/4"=1'-0"



4 GARAGE ELEVATION (11 BAYS)

1/4"=1'-0"



5 WALL SECTION

3/4"=1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

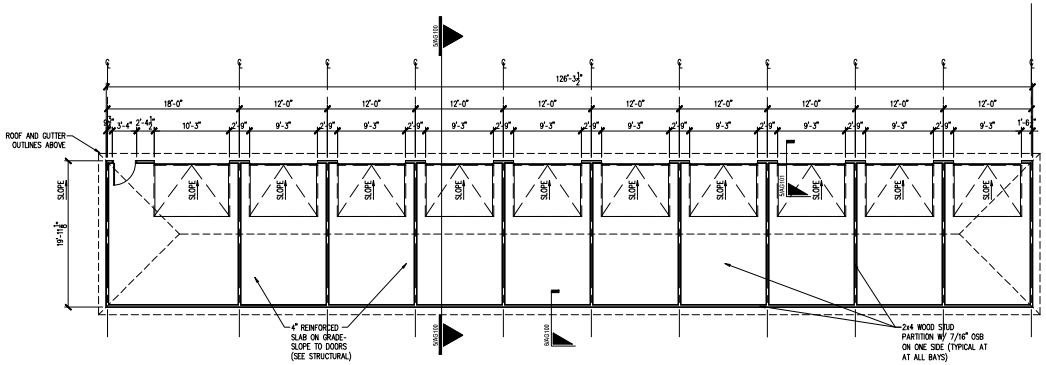
THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©SEBREE ARCHITECTS, LLC. ALL RIGHTS RESERVED.

DATE	DRAWN BY: rrp
PROJECT NO.	CHECKED BY: KAS

10 BAY GARAGE PLAN, ELEVATIONS AND SECTIONS

SHEET NO.
AG101

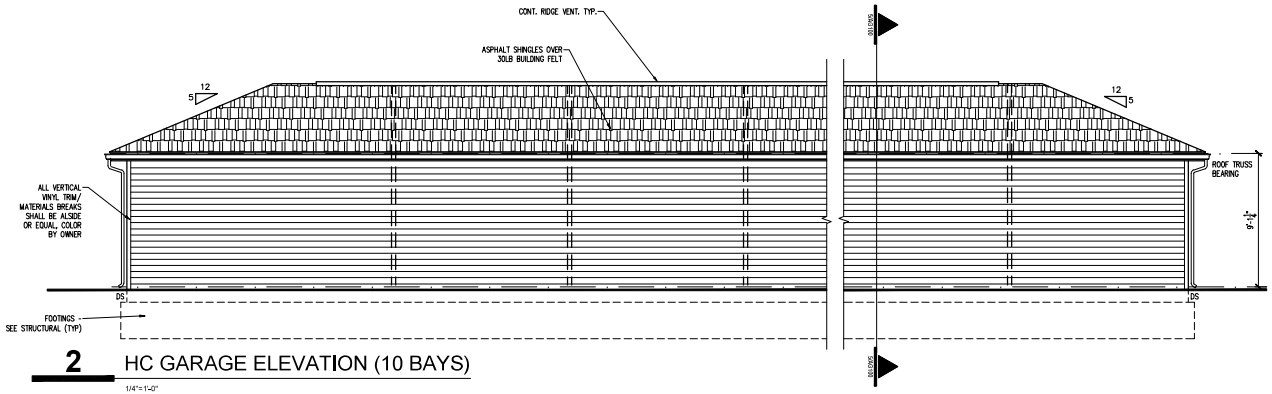
f ..\21040 title.dwg



1 FLOOR PLAN: HC GARAGE (10 BAYS)

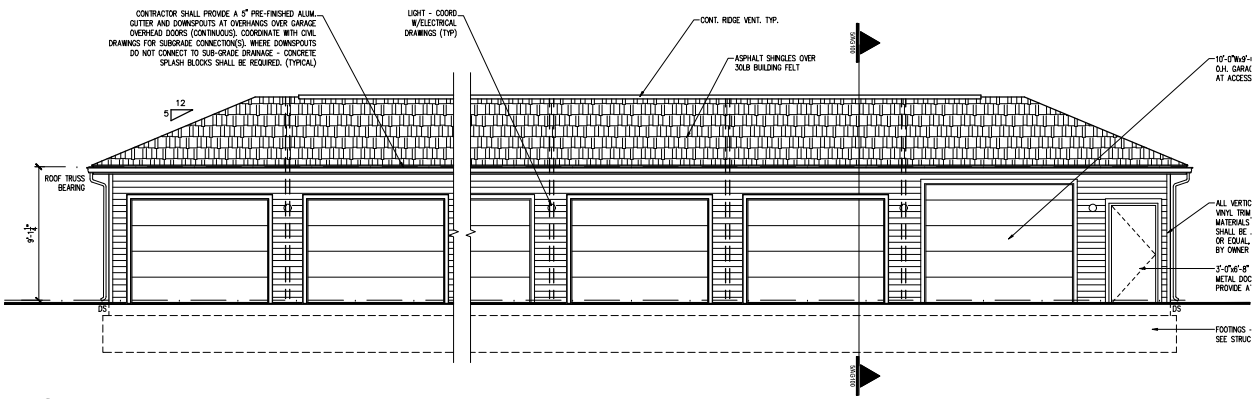
1/8"=1'-0"

NOTE:
1. COORDINATE WITH ELECTRICAL DRAWINGS FOR EXTENTS OF LIGHTING AND POWER REQUIREMENTS NOT SHOWN HERE FOR CLARITY.
2. CONTRACTOR TO REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL STRUCTURAL AND ARCHITECTURAL DETAIL AND NOTS NOT SHOWN HERE FOR CLARITY.
3. REFER TO CIVIL DRAWINGS FOR NUMBER OF GARAGE BUILDINGS AND FINAL LOCATIONS.



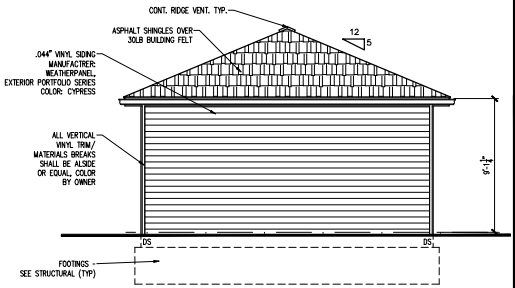
2 HC GARAGE ELEVATION (10 BAYS)

1/4"=1'-0"



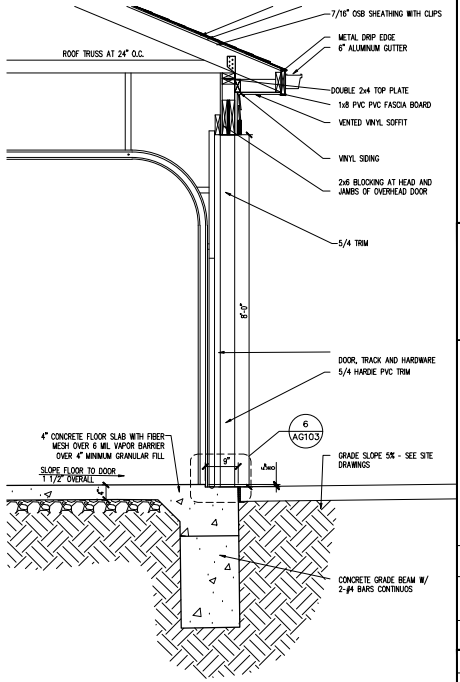
3 HC GARAGE ELEVATION (10 BAYS)

1/4"=1'-0"



4 GARAGE ELEVATION (10 BAYS)

1/4"=1'-0"



5 HC DOOR SECTION

3/4"=1'-0"

SEBREE ARCHITECTS
www.SEBREEarchitects.com
sebree@SEBREEarchitects.com
97 Dover Street
Suite 400
Avon, IN 46123
Phone: 317-272-7800
Fax: 317-272-7808

CONSULTANT

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

THESE PLANS ARE PROTECTED BY FEDERAL COPYRIGHT LAWS. © SEBREE ARCHITECTS, INC. ALL RIGHTS RESERVED.

DATE | DRAWN BY: rrp
PROJECT NO. | CHECKED BY: KAS

9 BAY ACCESSIBLE GARAGE PLAN, ELEVS. AND SECTIONS

SHEET NO.
AG102

f ..\P1040 title.dwg

CLOVER COMMUNITIES CRYSTAL LAKE LLC

731 EAST TERRA COTTA AVENUE (S.R. 176)

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

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS 60014

FINAL PUD SITE PLAN SUBMITTAL 1 - 5/11/2022

OWNER/APPLICANT

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

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

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

ARCHITECT

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

PROJECT NARRATIVE

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

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

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

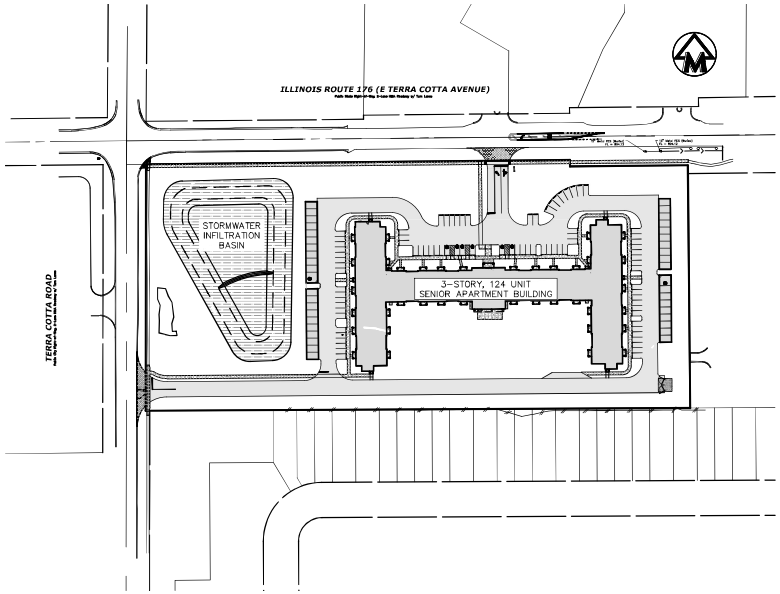
ADDITIONALLY A SITE ALTERNATE ALTERNATE IS SHOWN ON C2.1 TO INDICATE THAT A TOTAL OF 265 PARKING SPACES COULD BE CONSTRUCTED ON THE SITE IF NECESSARY IN THE FUTURE, SHOULD THIS EVER BE REQUIRED. ADDITIONAL STORMWATER AND LANDSCAPING WOULD BE REQUIRED WITH A SITE PLAN AMENDMENT IF THAT OCCASION WERE TO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

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

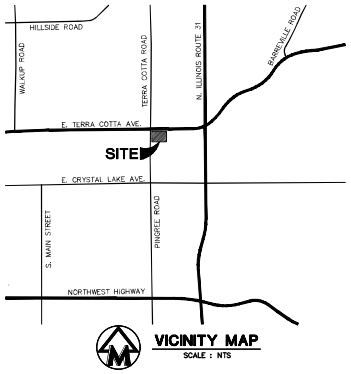
AS ADEQUATELY DEEP STORM SEWERS ARE NOT AVAILABLE IN EITHER ADJACENT ROADWAY, THE STORMWATER BASIN IS BEING OVERSIZED AND DESIGNED TO INFILTRATE THE 100-YEAR STORM INTO THE EXISTING SITE SOILS. A SURFACE OVERFLOW PATH FROM THE BASIN TO THE ROADWAY, AVOIDING THE BUILDING, IS INDICATED ON THE SITE GRADING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

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

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



SITE MAP
SCALE : NTS



VICINITY MAP
SCALE : NTS

ALL WORK IN THE IDOT RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH:

- IDOT 2022 STANDARD SPECIFICATIONS FOR CONSTRUCTION
- IDOT SPECIAL PROVISIONS:
  PUBLIC CONVENEINCE AND SAFETY
  TEMPORARY INFORMATION SIGNING
  VEHICLE AN DEQUIPMENT WARNING LIGHTS
  WORK ZONE TRAFFIC CONTROL DEVICES

Sheet List Table

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
V1.0	TOPOGRAPHIC SURVEY
V1.1	BOUNDARY & LAND TITLE SURVEY
C1.1	SITE DEMOLITION PLAN
C1.2	TREE DATA TABLE
C2.0	SITE LAYOUT AND PAVING PLAN
C2.1	ALTERNATE SITE 265 PARKING SPACES
C2.2	SITE FIRE PROTECTION PLAN
C2.3	TRUCK TURNING MOVEMENTS
C3.0	GRADING PLAN
C3.1	CROSS-SECTIONS AT S.R. 176 RIGHT-OF-WAY
C3.2	UTILITY PLAN
C3.3	STORM BASIN AND STORM PROFILES 1
C3.4	STORM SEWER & CULVERT PROFILES 2
C3.5	ROOF LEADER & SANITARY LEAD PROFILES
C3.6	WATER MAIN PROFILE
C4.0	SITE DETAILS
C4.1	UTILITY DETAILS
C4.2	CRYSTAL LAKE SITE DETAILS
C4.3	CRYSTAL LAKE UTILITY DETAILS
C4.4	CONSTRUCTION SPECIFICATIONS
C4.5	CURB RAMP DETAILS
C4.6	IDOT GUARDRAIL DETAILS
C4.7	IDOT MISC. DETAILS
C4.8	IDOT TRAFFIC DETAILS 1
C4.9	IDOT TRAFFIC DETAILS 2
C4.10	IDOT TRAFFIC DETAILS 3
C4.11	IDOT DISTRICT TRAFFIC DETAILS
C5.0	EXISTING DEPRESSION PLAN
C5.1	PROPOSED DEPRESSION PLAN
C5.2	STORMWATER DEPRESSION FILL CALCULATIONS
C5.3	SURFACE FLOW & STORM PIPE SECTIONS & CALCULATIONS
C5.4	EXISTING DRAINAGE PLAN
C5.5	PROPOSED SITE DRAINAGE PLAN
C5.6	STORM WATER NARRATIVE & BASIN CALCULATIONS
C5.7	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C5.8	SOIL EROSION CONTROL DETAILS
C6.0	PHOTOMETRIC AND SITE LIGHTING PLAN
C7.0	TRAFFIC CONTROL PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L1.2	LANDSCAPE ILLUSTRATIONS

PERMITS/APPROVALS REQUIRED

AGENCY:	PERMIT:	APPLIED:	APPROVED:
CITY OF CRYSTAL LAKE	PRELIMINARY SITE PLAN APPROVAL*	11/02/21, REV. 12/23/21, 01/14/22, 02/16/22	02/24/2022
CITY OF CRYSTAL LAKE	FINAL SITE PLAN APPROVAL*	05/11/22	
CITY OF CRYSTAL LAKE	STORMWATER PERMIT		
CITY OF CRYSTAL LAKE	RIGHT-OF-WAY PERMIT		
CITY OF CRYSTAL LAKE	BUILDING PERMIT*		
ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)	HIGHWAY PERMIT	11/17/21	
MCHENRY COUNTY SOIL & WATER CONS. DIST.	SOIL EROSION & SED. CONROL		

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

S.R. 176 TRAFFIC DATA

- SPEED LIMIT = 35 MPH
- ADT = 16,200 VEHICLES PER DAY

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

CLOVER COMMUNITIES CRYSTAL LLC

JOB No. 21216

REVISIONS:	REV. DATE
SITE PLAN SUBMITTAL 1	11/02/21
IDOT SUBMITTAL 1	11/17/21
SITE PLAN SUBMITTAL 4	02/16/22
FINAL PUD SITE PLAN SUBMITTAL 1	05/11/22

DATE: 5/11/2022
SHEET 1 OF 42
CADD: JBB
ENG: JAM
PM: ROW
TECH:
21216CV1.DWG

C1.0

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesterncnsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

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

JEREMY A. MATTHEI
IL P.E. #062.073442

M:\Civil\Jobs\Proj\21216\Site Plan\21216CV1.dwg, 5/11/2022 11:20 AM, Jeremy A. Matthei, C1.0 COVER SHEET, MCALC PDF.pc3
Copyright © 2016 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

ALTA/NSPS LAND TITLE SURVEY

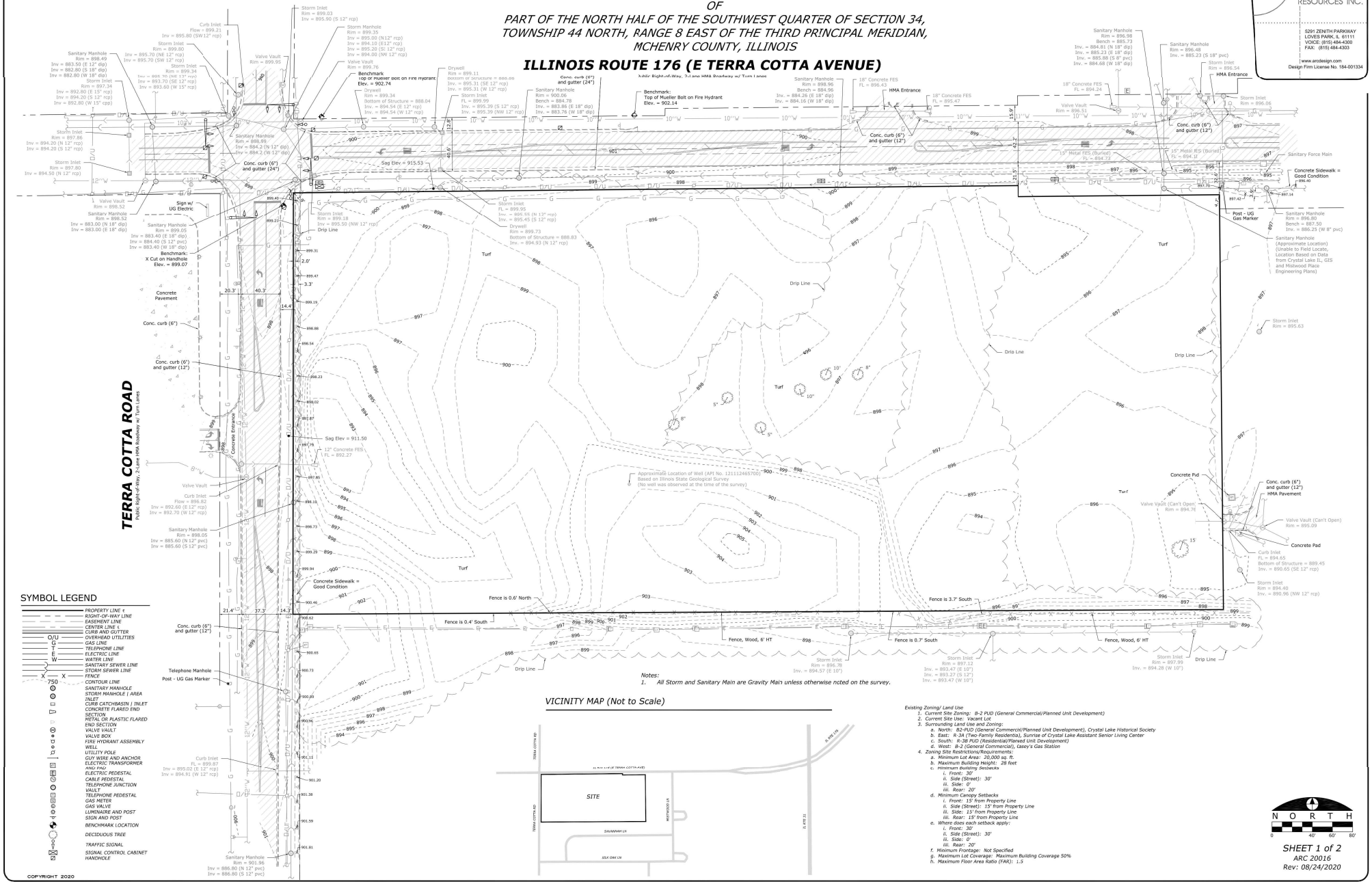
OF

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

ILLINOIS ROUTE 176 (E TERRA COTTA AVENUE)

ARC DESIGN RESOURCES INC.

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



SYMBOL LEGEND

- PROPERTY LINE ℄
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTER LINE ℄
- CURB AND GUTTER
- O/U OVERHEAD UTILITIES
- G GAS LINE
- T TELEPHONE LINE
- E ELECTRIC LINE
- W WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- X FENCE
- 750 CONTOUR LINE
- SANITARY MANHOLE
- STORM MANHOLE / AREA INLET
- CURB CATCHBASIN / INLET
- CONCRETE FLARED END SECTION
- METAL OR PLASTIC FLARED END SECTION
- VALVE VAULT
- VALVE BOX
- FIRE HYDRANT ASSEMBLY
- WELL
- UTILITY POLE
- GUY WIRE AND ANCHOR
- ELECTRIC TRANSFORMER AND PAD
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- TELEPHONE JUNCTION VAULT
- TELEPHONE PEDESTAL
- GAS METER
- GAS VALVE
- LUMINAIRE AND POST
- SIGN AND POST
- BENCHMARK LOCATION
- DECIDUOUS TREE
- TRAFFIC SIGNAL
- SIGNAL CONTROL CABINET
- HANDHOLE

Notes:

1. *All Storm and Sanitary Main are Gravity Main unless otherwise noted on the survey.*

VICINITY MAP (Not to Scale)

Existing Zoning/ Land Use

1. *Current Site Zoning: B-2 PUD (General Commercial/Planned Unit Development)*
2. *Current Site Use: Vacant Lot*
3. *Surrounding Land Use and Zoning:*
   a. *North: B2-PUD (General Commercial/Planned Unit Development), Crystal Lake Historical Society*
   b. *East: R-3A (Two-Family Residential), Sunrise of Crystal Lake Assistant Senior Living Center*
   c. *South: R-3B PUD (Residential/Planed Unit Development)*
   d. *West: B-2 (General Commercial), Casey's Gas Station*
4. *Zoning Site Restrictions/Requirements:*
   a. *Minimum Lot Area: 20,000 sq. ft.*
   b. *Maximum Building Height: 28 feet*
   c. *Minimum Building Setbacks*
      i. *Front: 30'*
      ii. *Side (Street): 30'*
      iii. *Side: 0'*
      iiii. *Rear: 20'*
   d. *Minimum Canopy Setbacks*
      i. *Front: 15' from Property Line*
      ii. *Side (Street): 15' from Property Line*
      iii. *Side: 15' from Property Line*
      iiii. *Rear: 15' from Property Line*
   e. *Where does each setback apply:*
      i. *Front: 30'*
      ii. *Side (Street): 30'*
      iii. *Side: 0'*
      iiii. *Rear: 20'*
   f. *Minimum Frontage: Not Specified*
   g. *Maximum Lot Coverage: Maximum Building Coverage 50%*
   h. *Maximum Floor Area Ratio (FAR): 1.5*

N O R T H
0 40' 60' 80'

SHEET 1 of 2
ARC 20016
Rev: 08/24/2020

COPYRIGHT 2020

ALTA/NSPS LAND TITLE SURVEY

OF

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

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

SCHEDULE B, PART II
EXCEPTIONS

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

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

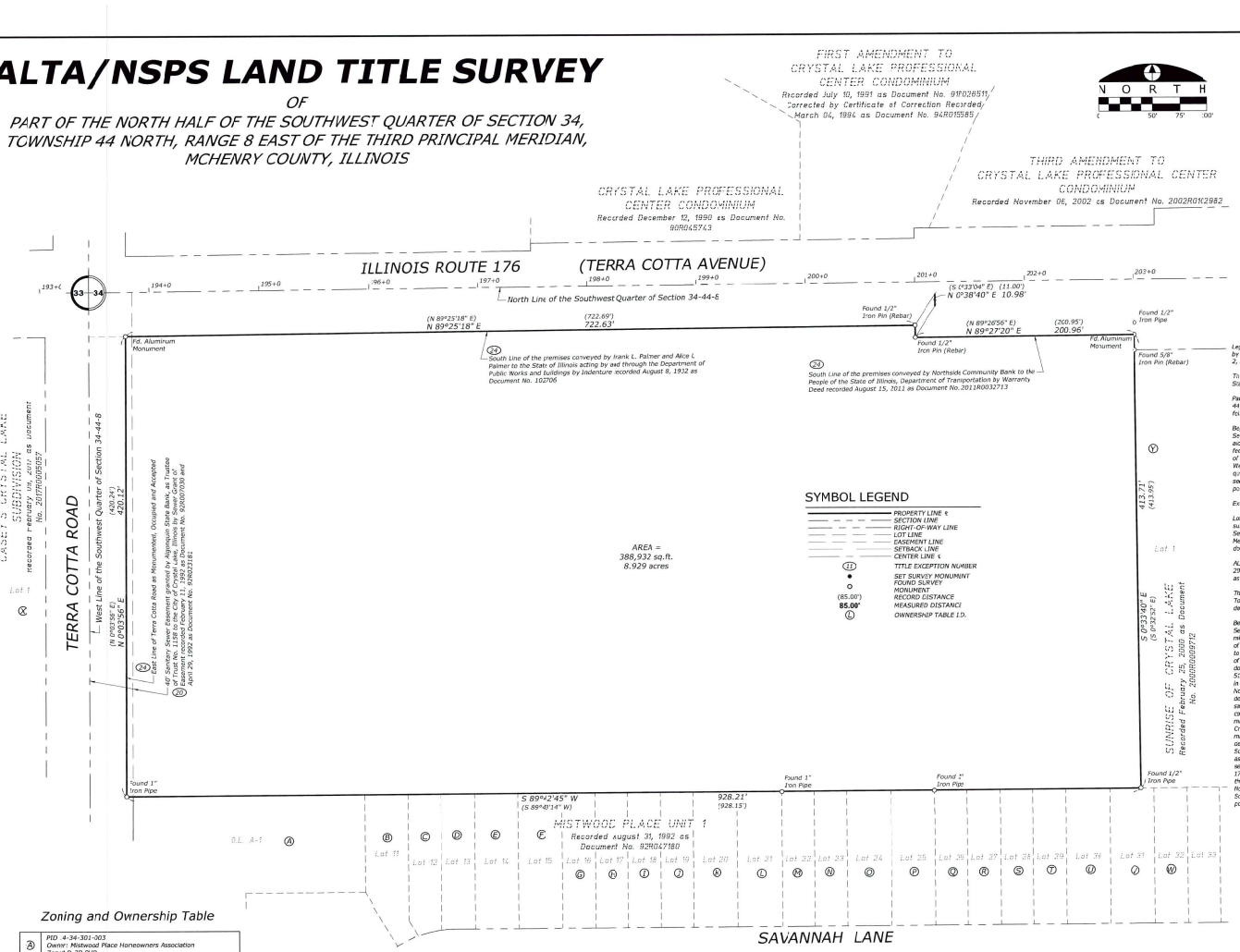
   Note for informational purposes 2020 taxes:

   1st Installment in the amount of $8,991.42 with a status of PAID. (Due Date 46/07/2021)
   2nd Installment in the amount of $8,991.42 with a status of DUE. (Due Date 09/07/2021)

   Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
8. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property. **(Not a survey matter.)**
9. Terms, powers, provisions and limitations of the Limited Liability Company Operating Agreement under which title to the land is held. **(Not a survey matter.)**
10. Evidence that Articles of Organization have been filed with the Secretary of State of Illinois should be furnished for the following Limited Liability Company: Terra Cotta Development, LLC **(Not a survey matter.)**
11. The Operating Agreement for Terra Cotta Development, LLC, a Limited Liability Company, together with all amendments thereto, should be furnished and this commitment is subject to such further exceptions, if any, as may then be deemed necessary. **(Not a survey matter.)**
12. We should be furnished evidence that no event of dissolution has occurred for Terra Cotta Development, LLC, a Limited Liability Company. **(Not a survey matter.)**
13. Rights of the partners comprising the firm of Lancaster Land L.P., and of all persons claiming thereunder. **(Not a survey matter.)**
14. The partnership agreement establishing the partnership of Lancaster Land L.I., together with all amendments thereto, properly identified in writing by all the partners of the agreement under which the partnership acquires and holds title, should be furnished; and this commitment is subject to such further exceptions, if any, as may then be deemed necessary. Note: this commitment is subject to such further exceptions, if any, which may be disclosed after a name search has been made for judgments and other matters against all the members of the partnership of Lancaster Land L.P. **(Not a survey matter.)**
15. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner. **(Not a survey matter.)**
16. Existing unrecorded eases, if any, and rights of parties in possession under such unrecorded leases. **(Not a survey matter.)**
17. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of McHenry County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a). **(Not a survey matter.)**
18. It appears that the land described herein lies within the municipal boundaries of Crystal Lake, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements. **(Not a survey matter.)**
19. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following: **(This survey is provided to satisfy exception 19 a.)**
    a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2021; and (ii) the Laws of the State of Illinois.
    b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
20. Grant of Easement for sanitary sewage facilities recorded as document no. 92R007030, and also recorded as document 92R023111, and the terms and conditions contained therein.

    (Affects the Western 40 feet) **(Please refer to the survey for the easement location and to said Document for more particular information.)**
21. Declaration regarding certain responsibilities for landscaping recorded August 31, 1992 as document 92R047188 and the terms and provisions contained therein. **(Affects the property and more, please refer to said Document for more particular information.)**
22. Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document 98R0044501 on July 13, 1998, and the terms and conditions thereof.

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



Zoning and Ownership Table

Ⓐ	PID :4-34-301-003 Owner: Mistwood Place Homeowners Association Zoned R-3B PUD
Ⓑ	PID :4-34-301-004 Owner: Pamela J. Sault Zoned R-3B PUD
Ⓒ	PID :4-34-301-005 Owner: Aneta Stankiewicz Zoned R-3B PUD
Ⓓ	PID :4-34-301-006 Owner: Gregory A. & Jody L. Latowicz Zoned R-3B PUD
Ⓔ	PID :4-34-301-007 Owner: Tyler P. Meier & Kerrie E. Kurth Zoned R-3B PUD
Ⓕ	PID 14-34-301-008 Owner: Baibsunova G. & Asanbekov B. Zoned R-3B PUD
Ⓖ	PID 14-34-301-009 Owner: Glasgow Group LLC Zoned R-3B PUD
Ⓗ	PID 14-34-301-010 Owner: L. M. Propety LLC Zoned R-3B PUD
Ⓘ	PID 14-34-301-011 Owner: Kabir Pramukh Realty, Inc. Zoned R-3B PUD
Ⓙ	PID 14-34-301-012 Owner: Evan R. Breyley Zoned R-3B PUD
Ⓚ	PID 14-34-301-013 Owner: B3D Living LLC Zoned R-3B PUD
Ⓛ	PID 14-34-301-014 Owner: Joy G. Mangold Zoned R-3B PUD
Ⓜ	PID 14-34-301-015 Owner: Calienth T Gonzalez Palomar O. Zoned R-3B PUD
Ⓝ	PID 14-34-301-016 Owner: Home State Bank N/A Trust 5339 Zoned I-3B PUD
Ⓞ	PID 14-34-301-017 Owner: Brenda L. Othick Zoned I-3B PUD
Ⓟ	PID 14-34-301-018 Owner: Pamela A. (Rev Tr Legl) Zoned I-3B PUD
Ⓠ	PID 14-34-301-019 Owner: GJ SJ Family Revisionary Trust Zoned I-3B PUD
Ⓡ	PID 14-34-301-020 Owner: Jennifer Kuranek Zoned I-3B PUD
Ⓢ	PID 14-34-301-021 Owner: Kimberley Greenough Zoned I-3B PUD
Ⓣ	PID 14-34-301-022 Owner: Kristen O'Brien Glover Zoned I-3B PUD
Ⓤ	PID 14-34-301-023 Owner: John Handschiegel Zoned I-3B PUD
Ⓥ	PID 14-34-301-024 Owner: Kevin M. & Jennifer K. Engstrom Zoned I-3B PUD
Ⓦ	PID 14-34-301-026 Owner: Home State Bank Trust No. 6021 Zoned I-3B PUD
Ⓧ	PID 14-33-426-025 Owner: Casey's Retail Company Zoned I-2
Ⓨ	PID 14-34-301-047 Owner: Sunrise Third Crystal Lake Senior Living Zoned I-3A PUD

SURVEYOR'S NOTES

1. Survey is based on field work performed by Arc Design Resources on July 27, 2021.
2. No investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use or development of this property was made as par of this survey.
3. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
4. The above described property is not located within any regulated flood zones according to the Flood Insurance Rate Map (17.11C0335J) for McHenry County, Illinois revised November 16, 2006.
5. Surveyed property is based upon the legal description contained in Commitment for Title Insurance, Commitment No. 3102992 issued by First American Title Insurance Company - Metro Commercial Title dated July 04, 2021.
6. Bearings are based upon G.P.S observations and referenced to the Illinois State Plane Coordinate System - East Zone.
   Vertical Datum - NAD83
7. There was no evidence of any recent earth moving activity at the time of survey.
8. Utility Company Contacts.
   AT&T/DISTRIBUTION: 1-800-288-2020
   COMCAST: 1-866-594-1234
   COMED: 1-800-334-7661
   NICOR GAS: 1-888-642-6748
   CITY OF CRYSTAL LAKE: 1-815-356-3738

SURVEYOR'S CERTIFICATION:

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

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

Dated this 28th day of July, 2021.

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

My current license expires 11/30/2022

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

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

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

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

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

Except that part described as follows:

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

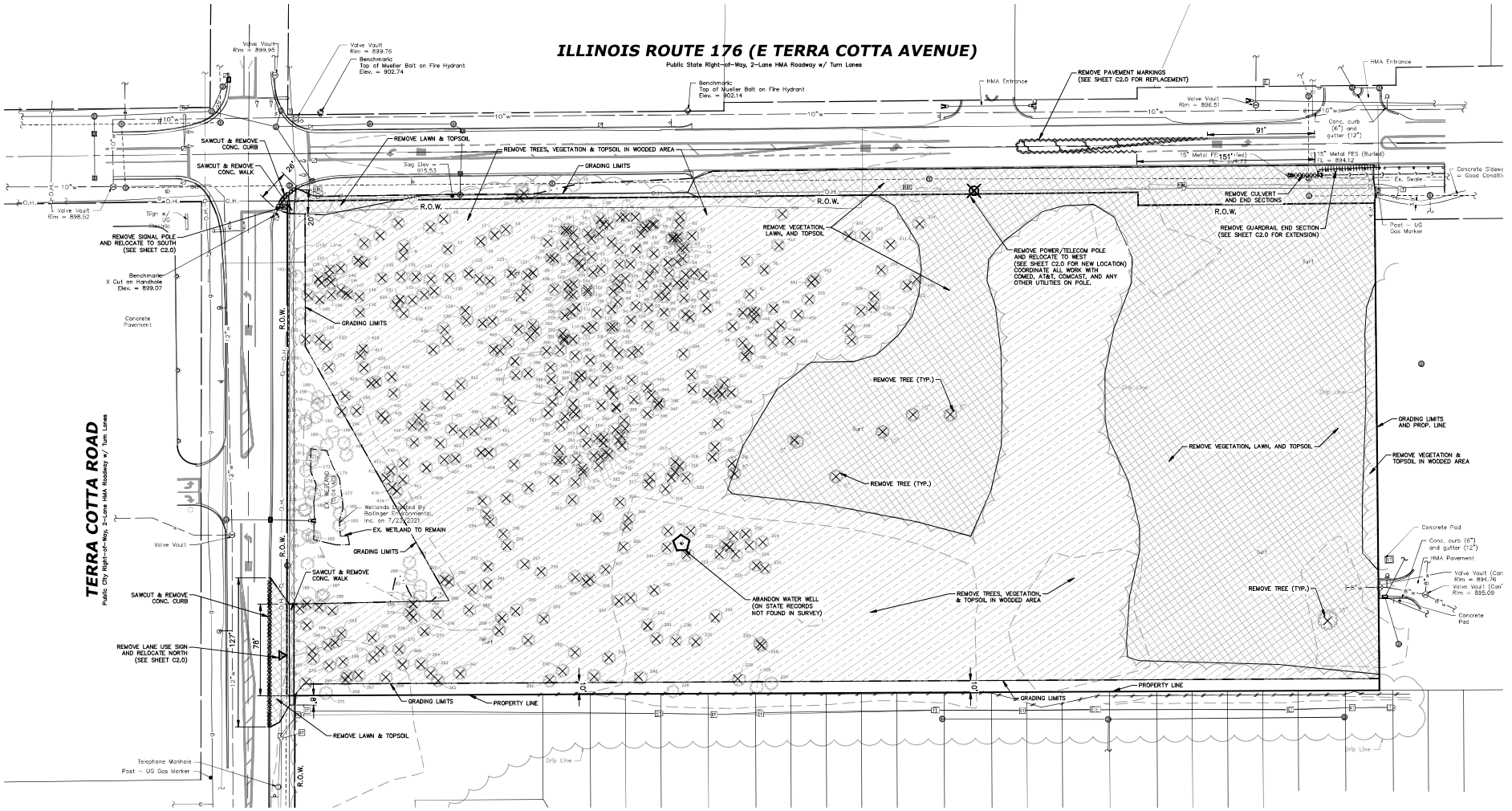
ALSO EXCEPT that portion granted for road purposes in document 2911R0032713 and corrected by document 20.2R0010940, described as follows:

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

Beginning at the Northwest corner of the Southwest quarter of said Section 34; thence on an assumed bearing of North 89 degrees 28 minutes 09 seconds East along the North line of the Southwest quarter of said Section 34, a distance of 1278.57 feet (1278.38 feet, recorded) to a point of intersection with the Northerly extension of the East line of Lot 1 in Sunrise of Crystal Lake recorded February 25, 2000 as document number 2000R0009712; thence South 0 degrees 32 minutes 51 seconds East along the Northerly extension of the East line of Lot 1 in said Sunrise of Crystal Lake, a distance of 46.00 feet to the Northeast corner of Lot 1 in Sunrise of Crystal Lake; thence South 89 degrees 28 minutes 09 seconds West along the North line of Lot 1 in said Sunrise of Crystal Lake, a distance of 322.35 feet to the Northwest corner of Lot 1 in Sunrise of Crystal Lake; thence South 0 degrees 32 minutes 52 seconds East along the West line of Lot 1 in said Sunrise of Crystal Lake, a distance of 10.51 feet; thence South 89 degrees 26 minutes 56 seconds West, a distance of 200.91 feet; thence North 0 degrees 33 minutes 04 seconds West, a distance of 11.00 feet to the South right of way line of Illinois Route 176 reported August 8, 1932 as document number 102706; thence South 89 degrees 25 minutes 18 seconds West along the said South right of way line of Illinois Route 176 and the Westerly extension thereof, a distance of 755.70 feet to the West line of the Southwest quarter of said Section 34; thence North 0 degrees 03 minutes 56 seconds East along the West line of the Southwest quarter of said Section 34, a distance of 40.20 feet to the point of beginning, all in McHenry County, Illinois.

SHEET 2 of 2
ARC 21145
Rev: 07/28/2021

COPYRIGHT 2021



NOTES

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

LEGEND

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

SCALE: 1" = 40'
0 40 80 120

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

MIDWESTERN CONSULTING
38x Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Communication • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC
SITE PLAN FOR PLANNING COMMISSION
SITE DEMOLITION PLAN

C1.1

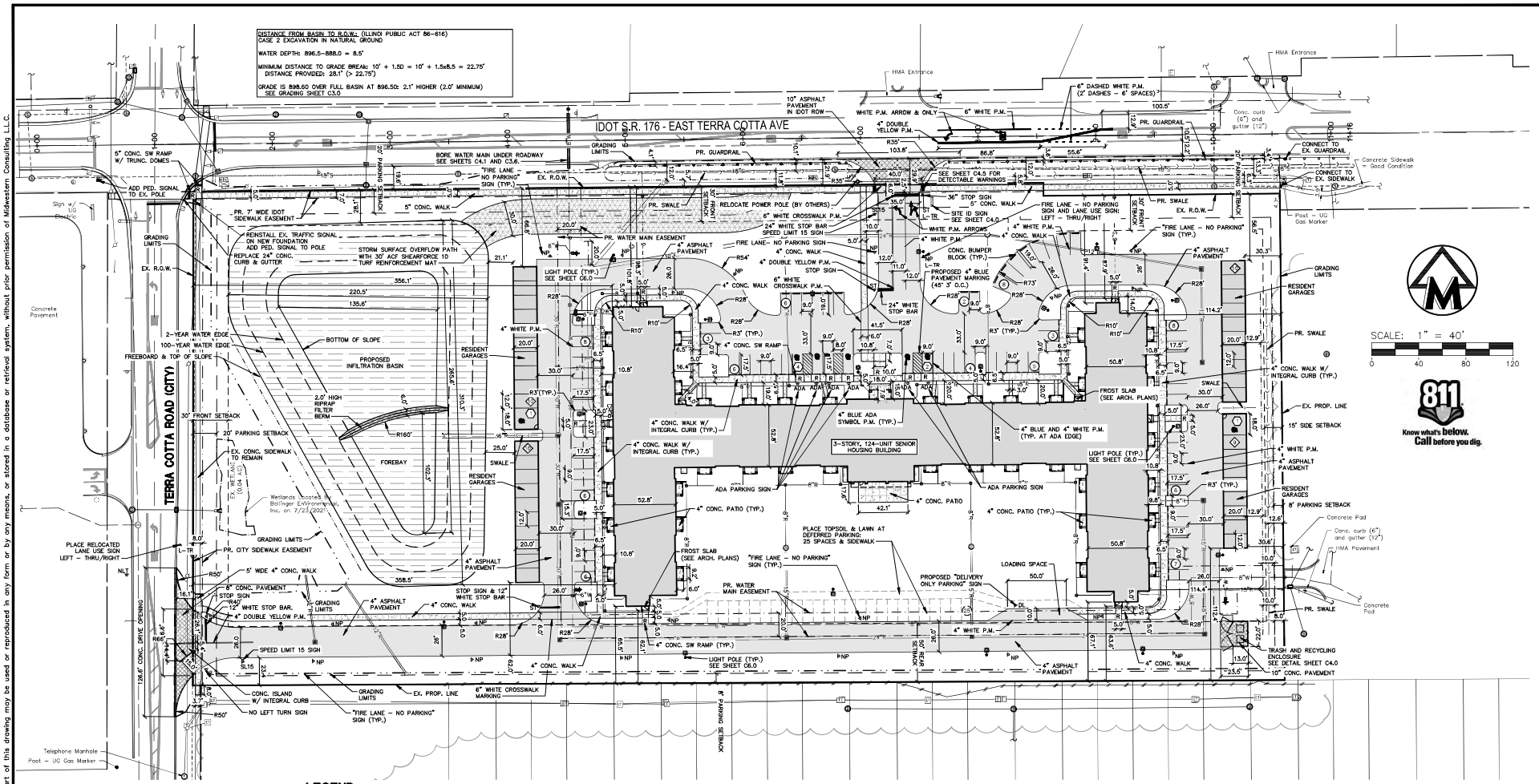
JOB No. 21216
DATE: 3/24/2022
SHEET 4 OF 42

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	01/27/22
SITE PLAN SUBMITTAL 4	02/16/22
FINAL PUD SITE PLAN SUBMITTAL 1	05/11/22

DESIGN: JAM
DRN: RCW
CHKD: JWB
FIELD BOOK: LOWD

Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

M:\Civil\Jobs\Proj\21216\Site Plan\21216X1.dwg, 5/11/2022 11:27 AM, Jeremy A. Wetherell, C1.1 SITE DEMOLITION PLAN, MCGLC PDF.pc3



NOTES

1. WORK IN STATE ROUTE 176 RIGHT-OF-WAY, AND AT THE INTERSECTION OF S.R. 176 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT-OF-WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE LATEST MUTCD AND IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. PAVEMENT MARKINGS SHALL BE WATERBORNE UNLESS REQUESTED OTHERWISE BY THE CITY OF CRYSTAL LAKE OR IDOT.

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

LEGEND

- 4" ASPHALT PAVEMENT
- 10" ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PATIO
- CONCRETE PAVEMENT
- BUILDING
- RESIDENT GARAGES

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

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

DEVELOPMENT SUMMARY AND COMPARISON CHART

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

SITE INFORMATION	Requirement	Calculated Requirement	Provided	Variance Requested
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 124 = 497,400 sft = 11.42 ac	388,932 sft = 8.93 ac	108,468 sft = 2.49 ac
Minimum Lot Width	50 + 10/unit	50 + 10 x 124 = 1,290 ft	92ft ft	366 ft
Dwelling Unit Density	9.0 units/acre	9.0 units/acre	124 units / 8.93 ac = 13.9 units/ac	4.9 unit/ac
Front Setback	30 ft	30 ft	879 ft (56.5 ft garage)	---
Side Setback	15 ft	15 ft	114.2 ft (30.3 ft garage)	---
Rear Setback	50 ft (abutting 1-family homes)	50 ft	62.1 ft (62.0 ft garage)	---
Maximum Building Lot Coverage	30% of site	30%	44940 sft + 9,862 sft garages = 54802 sft total / 388,992 = 14.1%	---
Maximum Impervious Lot Coverage	65% of site	65%	54802 sft roof + 97,111 sft pvmt + 8,749 deferred parkng = 159,662 sft / 388,932 = 40.8%	---
Maximum Building Height	36 ft	36 ft	35ft	---
Maximum Stories	N/A	N/A	3 stories	---
Total Building Floor Area	N/A		134,820 sft + 9,862 sft garages = 144,682 sft total	---
Floor Area Ratio (FAR)	0.6 maximum	0.6	144,682 / 388,932 = 037	---
Minimum Apartment Area	N/A	N/A	673 sft (1 BR), 778-910 (2 BR)	---
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 4 1BR + 2.25 x 119 2BR = 274	124 total (84 surface + 40 garage) Add'l 25 deferred spaces (149 total)	125 spaces
ADA Parking Spaces Required	ADA Chart	5 ADA spaces for 101-150 (1 to be van space)	8 van spaces providec (6 surface + 2 garage)	---
Loading Space	1 space	1 space	1 provided	---

M:\Civil\3d_Proj\21216\Site Plan\21216SP1.dwg, 9/1/2022 11:22 AM, Jeremy A. Walther, C2.0 SITE LAYOUT AND PAVING PLAN, XCLUC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

MIDWESTERN CONSULTING
38± Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Communication • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH ERNAT
734-345-0246

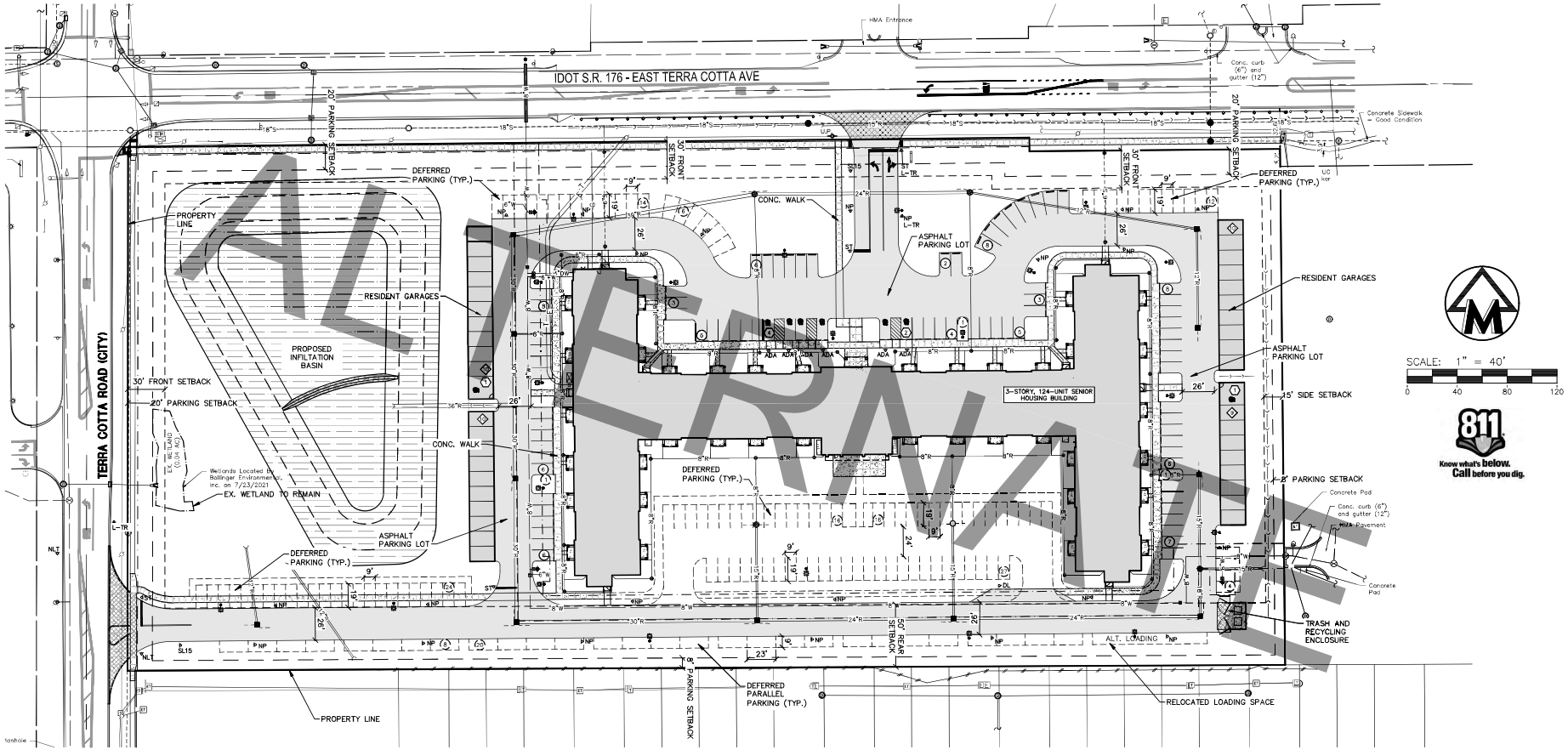
CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
SITE LAYOUT AND PAVING PLAN

C2.0

JOB No. 21216
DATE: 9/11/2022
SHEET 6 OF 42
DRAWN: JRB
CHKD: JW
ENG: JW
PM: RCW
21216SP1.DWG

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/29/21
SITE PLAN SUBMITTAL 2	01/27/22
SITE PLAN SUBMITTAL 4	05/16/22
FINAL PSD SITE PLAN SUBMITTAL 1	09/11/22



ALTERNATE

NOTES

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

LEGEND

- ASPHALT ROADWAY
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BUILDING
- EXIST. UTILITY POLE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. SANITARY SEWER
- PEDESTRIAN CROSSING SIGNAL SIGN
- FIRE LANE — NO PARKING SIGN
- SECTION CORNER
- GRADING LIMITS
- WETLAND LIMITS
- PROP. WATER MAIN
- PROP. HYDRANT
- PROP. GATE VALVE IN BOX
- PROP. STORM SEWER
- PROP. CATCH BASIN OR INLET
- PROP. BEEHIVE INLET
- PROP. SANITARY SEWER

DEVELOPMENT SUMMARY AND COMPARISON CHART (ALTERNATE)

Zoning Classification	**B-2-PUD (General Commercial)---Proposed Rezoning to R-3B-PUD (Multi-Family Residential)**			
Number of Units	124 Units Total: 4 1-bedroom+ 119 2-bedroom			
SITE INFORMATION	**Requirement**	**Calculated Requirement**	**Provided**	**Variance Requested**
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 124 = 497,400 sf = 11.42 ac	388,932 sft = 8.93 ac	108,468 sft = 2.49 ac
Minimum Lot Width	50 + 10/unit	50 + 10 x 124 = 1,290 ft	924 ft	366 ft
Dwelling Unit Density	9.0 units/acre	9.0 units/acre	124 units / 8.93 ac = 13.9 units/ac	4.9 unit/ac
Front Setback	30 ft	30 ft	87.9 ft (56.5 ft garage)	---
Side Setback	15 ft	15 ft	114.2 ft (30.3 ft garage)	---
Rear Setback	50 ft (abutting 1-family homes)	50 ft	62.1 ft (62.0 ft garage)	---
Maximum Building Lot Coverage	30% of site	30%	44,940 sft + 9,862 sft garages = 54,802 sft total / 388,932 = 14.1%	---
Maximum Impervious Lot Coverage	65% of site	65%	54,802 sft roof + 97,111 sft pvmt + 41,567 deferred parking = 193,480 sft / 388,932 = 49.7%	---
Maximum Building Height	36 ft	36 ft	35 ft	---
Maximum Stories	N/A	N/A	3 stories	---
Total Building Floor Area	N/A		134,820 sft + 9,862 sft garages = 144,682 sft total	---
Floor Area Ratio (FAR)	0.6 maximum		0.6 144,682 / 388,932 = 0.37	---
Minimum Apartment Area	N/A	N/A	678 sft (1 BR), 778-910 (2 BR)	---
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 4 1BR + 2.25 x 119 2BR = 274	124 total (84 surface + 40 garage) Add'l 150 deferred spaces (274 total)	---
ADA Parking Spaces Required	ADA Chart	7 ADA spaces for 201-300 (2 to be van space)	8 van spaces provided (6 surface + 2 garage)	---
Loading Space	1 space	1 space	1 provided	---

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

M:\Civil3d Proj\21216\Site Plan\21216Site Plan ALTERNATE SITE 265 PARKING SPACES, REALC PDF.dwg, 5/11/2022 11:23 AM, Jeremy A. Nottnel, C2.1 ALTERNATE SITE 265 PARKING SPACES, REALC PDF.dwg
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

MIDWESTERN CONSULTING
38x Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Communication • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

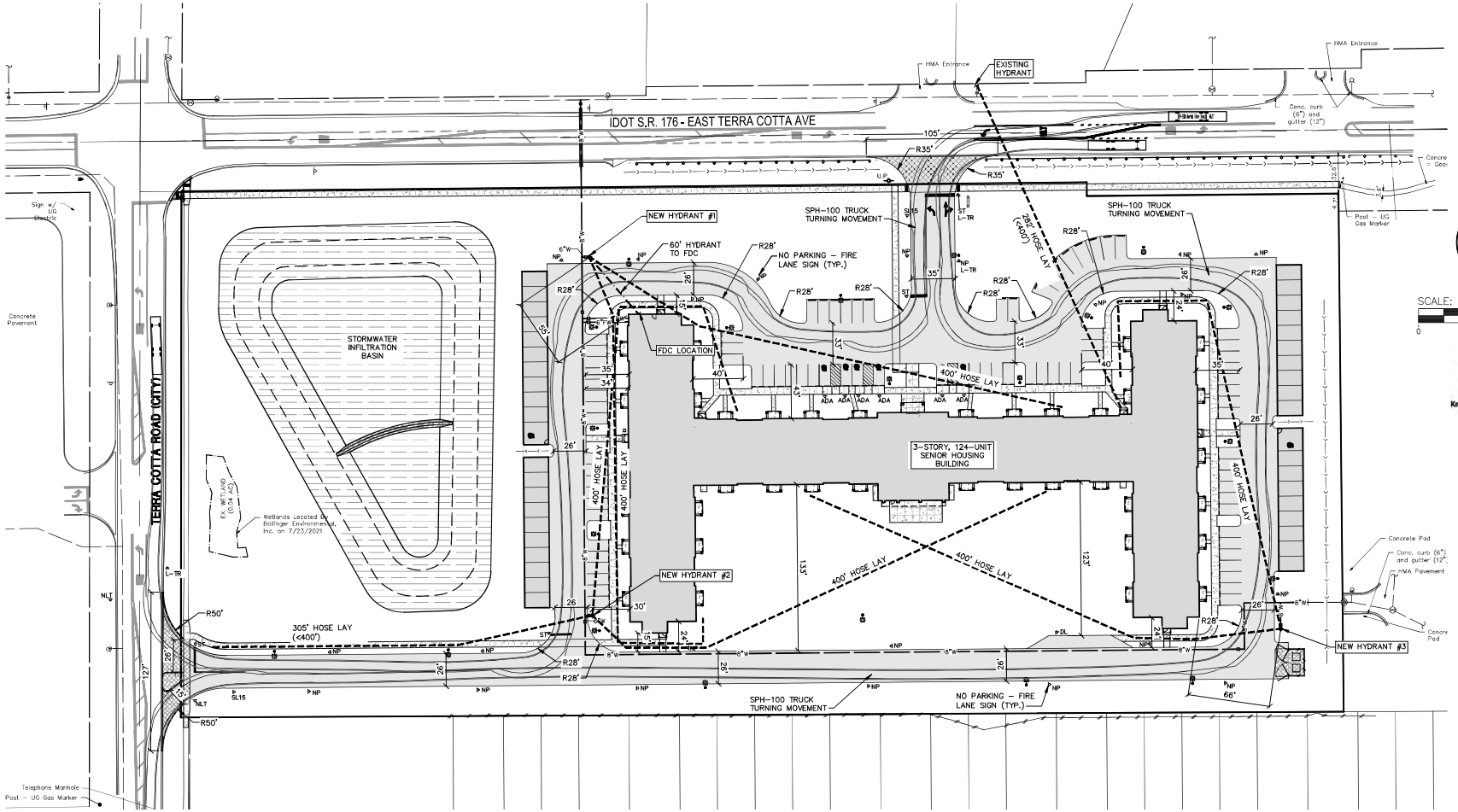
CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
ALTERNATE SITE 265 PARKING SPACES

C2.1

JOB No. 21216
DATE: 5/12/2022
SHEET 7 OF 42
DRAWN: JRB
CHKD: JAN
ENG: JAN
PM: RCM
FILE: 21216SP1.DWG

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	12/20/21
SITE PLAN SUBMITTAL 4	02/16/22
FINAL PSD, SITE PLAN SUBMITTAL 1	05/11/22



NOTES

PROJECT MEETS 2021 INTERNATIONAL FIRE CODE

ALL EXTERIOR WALLS OF BUILDING ARE WITHIN 150' OF PAVED PARKING LOT DRIVES DESIGNED TO HANDLE THE WEIGHT OF A FIRE TRUCK. THIS LOOPED PARKING LOT CONNECTS ON THE NORTH SIDE OF THE SITE TO ILLINOIS STATE ROUTE 76, AND ON THE WEST SIDE OF THE SITE TO TERRA COTTA ROAD.

THE BUILDING IS LESS THAN 30 FEET TO THE EAVES OF THE ROOF (CEILING OF THE TOP FLOOR) AND THUS IS NOT REQUIRED TO MEET THE REQUIREMENTS FOR AERIAL FIRE ROADS. HOWEVER, IT MEETS THESE FIRE ROAD REQUIREMENTS ANYWAY AS THE PARKING LOT DRIVE IS 26' WIDE, AND THE WEST AND EAST SIDES OF THE BUILDING ARE ALL BETWEEN 15' AND 30' FROM THE PARKING LOT DRIVE AISLE. THE NORTH AND SOUTH SIDES ARE WITHIN 150' AS MENTIONED ABOVE.

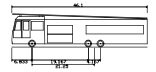
THIS PROJECT SITE HAS NO DEAD-END DRIVES.

ALL EXTERIOR WALLS OF THE BUILDING FALL WITHIN A 400' HOSE LAY OF A FIRE HYDRANT.

THE BUILDING IS FULLY SPRINKLED, AND THE FDC IS LESS THAN 100' FROM THE NEAREST FIRE HYDRANT.

ALL HYDRANTS MAY BE ISOLATED FROM EACHOTHER, AND FROM THE BUILDING'S FIRE LEAD CONNECTION, THROUGH VALVES.

WITH PROPER ISOLATION AND CLOSING OF VALVES, NO MORE THAN ONE HYDRANT WOULD BE REMOVED FROM SERVICE.



SPH-100 Aerial Fire Truck 46.1'

Overall Length	46.100ft
Overall Width	7.800ft
Overall Body Height	11.667ft
Min Body Ground Clearance	1.833ft
Front Track Width	7.583ft
Rear Track Width	7.750ft
Max Steering Angle (Virtual)	36.30°

FIRE TRUCK TURNING MOVEMENT TEMPLATE TRUCK

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

M:\Civil\Sd-Pro\21216\Site Plan\21216PI.dwg, 9/11/2022 11:24 AM, Jeremy A. Wetherl, C2.2 SITE FIRE PROTECTION PLAN, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

MIDWESTERN CONSULTING
381 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Wastewater/Storm • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

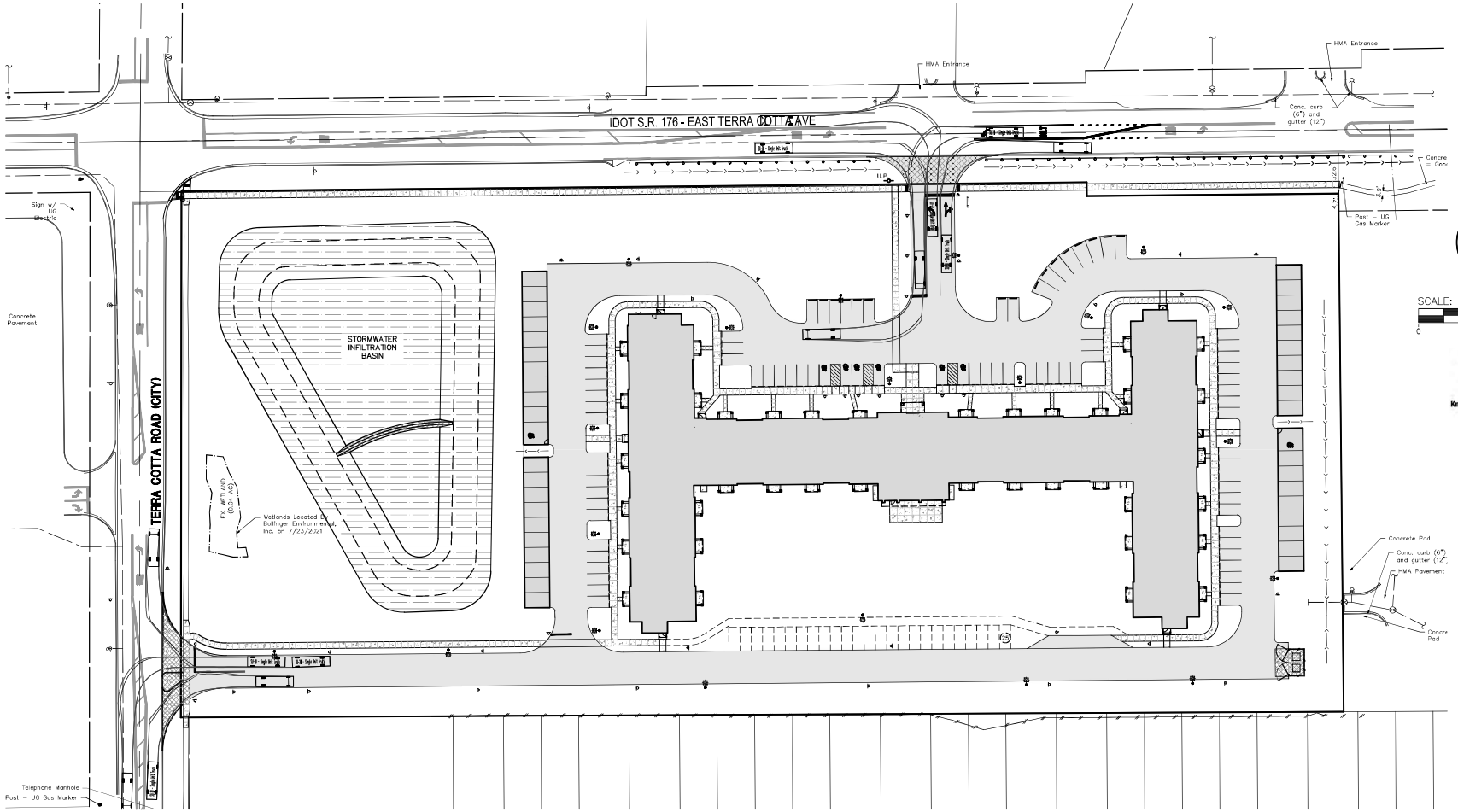
CLOVER COMMUNITIES CRYSTAL LAKE LLC

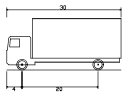
SITE PLAN FOR PLANNING COMMISSION
SITE FIRE PROTECTION PLAN

C2.2

JOB No. 21216
DATE: 5/13/2022
SHEET 8 OF 42
DRN: JAV
CHKD: JRB
ENG: JAV
PM: RCW
FILE: 21216PI.DWG

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	12/17/21
SITE PLAN SUBMITTAL 4	02/16/22
FINAL SITE PLAN SUBMITTAL 1	05/11/22





SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.267ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	31.80°

DESIGN VEHICLE - SU30 TRUCK

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

M:\Civil3d Proj\21216\Site Plan\21216P2.dwg, 9/11/2022 11:24 AM, Jeremy A. Weitner, C2.3 TRUCK TURNING MOVEMENTS, MCLLC PDF.ctb
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Wastewater • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

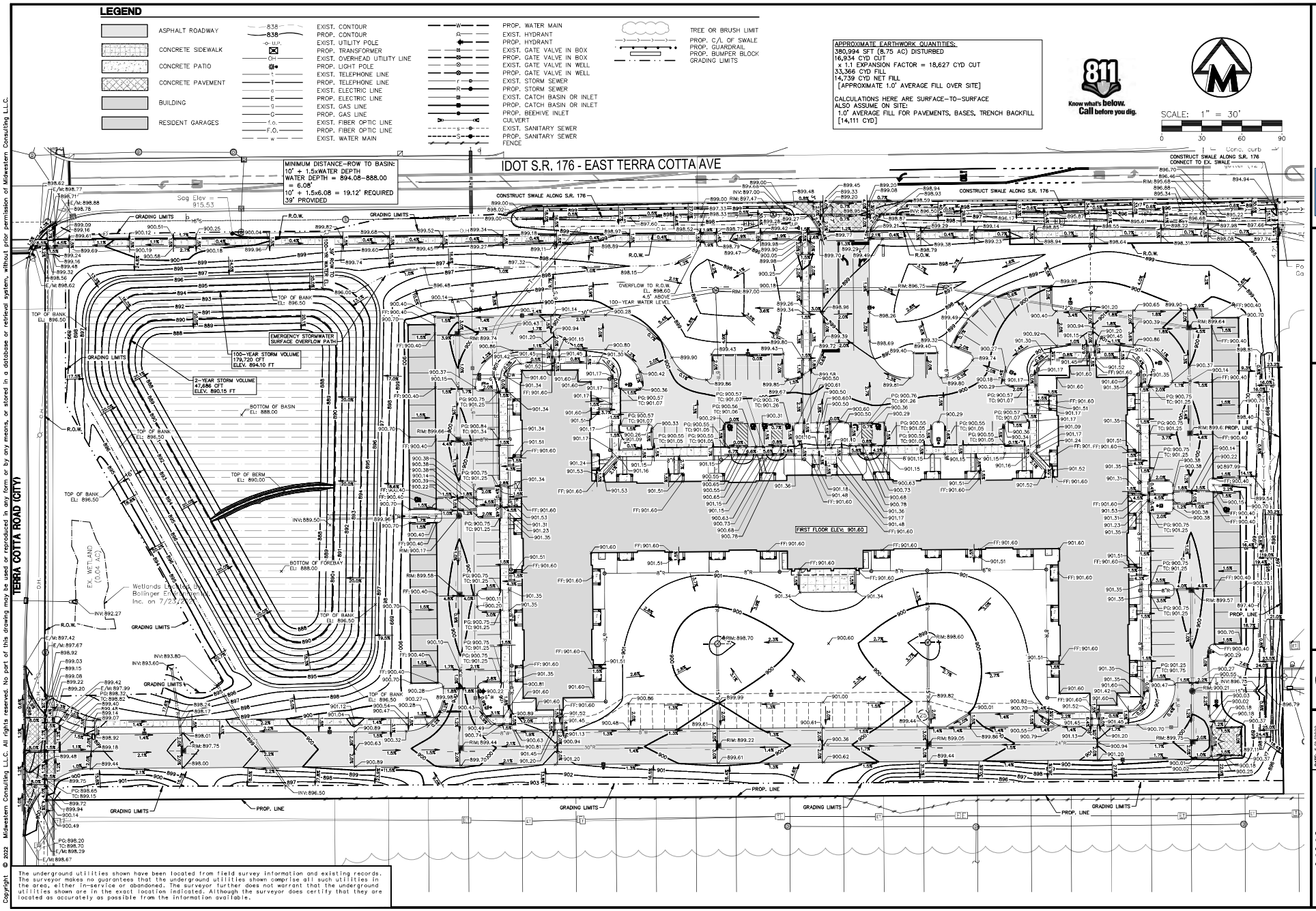
SITE PLAN FOR PLANNING COMMISSION
TRUCK TURNING MOVEMENTS

C2.3

JOB No. 21216
DATE: 5/6/2022
SHEET 9 OF 42
DRAWN: MRB
CHKD: JAW
ENG: JAW
PM: RCW
FILE: 21216P2.DWG

ISSUED:

REV.	DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	12/20/21
SITE PLAN SUBMITTAL 4	02/16/22
FINAL SITE PLAN SUBMITTAL 1	05/11/22



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

M:\Civil3d Proj\21216\Site Plan\21216SitePlan.dwg, 5/11/2022 11:25 AM, Jeremy A. Mettler, C3.0 GRADING PLAN, MIDWEST PDF.ctb
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3836 Plaza Drive Ann Arbor, Michigan, 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Communication • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
GRADING PLAN

C3.0

JOB No. 21216
DATE: 5/9/2022
SHEET 10 OF 42

ISSUED:	REV. DATE	CHKD.
SITE PLAN SUBMITTAL 1	11/22/21	JRB
SITE PLAN SUBMITTAL 2	12/17/21	DNS
SITE PLAN SUBMITTAL 4	02/16/22	PAC
FINAL SITE PLAN SUBMITTAL 1	05/11/22	JAM
		ESIGN+LDING

LEGEND

	ASPHALT ROADWAY	U.P.	EXIST. UTILITY POLE	EXIST. GATE VALVE IN BOX	NO LEFT TURN SIGN
			PROP. TRANSFORMER	PROP. GATE VALVE IN BOX	DELIVERY ONLY PARKING SIGN
	CONCRETE SIDEWALK	OH	EXIST. OVERHEAD UTILITY LINE	EXIST. GATE VALVE IN WELL	SPEED LIMIT 15 SIGN
			PROP. LIGHT POLE	PROP. GATE VALVE IN WELL	PEDESTRIAN CROSSING SIGNAL
	CONCRETE PATIO	t	EXIST. TELEPHONE LINE	EXIST. STORM SEWER	
		T	PROP. TELEPHONE LINE	PROP. STORM SEWER	WELL
	CONCRETE PAVEMENT	e	EXIST. ELECTRIC LINE	EXIST. CATCH BASIN OR INLET	FENCE
		E	PROP. ELECTRIC LINE	PROP. CATCH BASIN OR INLET	
		g	EXIST. GAS LINE	PROP. BEEHIVE INLET	TREE OR BRUSH LIMIT
		G	PROP. GAS LINE	CULVERT	PROP. C/L OF SWALE
	BUILDING	f.o.	EXIST. FIBER OPTIC LINE	EXIST. SANITARY SEWER	PROP. GUARDRAIL
		F.O.	PROP. FIBER OPTIC LINE	PROP. SANITARY SEWER	PROP. SIDEWALK EASEMENT
	RESIDENT GARAGES	w	EXIST. WATER MAIN	SIGN	PROP. WATER MAIN EASEMENT
		W	PROP. WATER MAIN	FIRE LANE – NO PARKING SIGN	PROP. BUMPER BLOCK
			EXIST. HYDRANT	STOP SIGN	
			PROP. HYDRANT	ADA PARKING SIGN	PROP. 10' UNDERDRAIN AT STORM INLETS

NOTES

1. WORK IN STATE ROUTE 176 RIGHT-OF-WAY, AND AT THE INTERSECTION OF S.R. 176 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT-OF-WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. ALL WATER MAIN CONSTRUCTION AND SANITARY SEWER CONNECTIONS SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE. THE STORM SEWER TIE-IN SHALL BE PERMITTED AND APPROVED THROUGH THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
4. ANY DRAIN TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM.

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

SCALE: 1" = 30'
0 30 60 90

CASING PIPE SHALL BE 16" DIAMETER
STEEL PIPE, WITH 0.3125" MIN. THICKNESS WALLS, PRODUCT MATERIALS AND BORING PROCEDURE TO BE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

IDOT S.R. 176 - EAST TERRA COTTA AVE

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

UTILITY MATERIALS:
WATER MAIN: MOLECULARLY ORIENTED PVC (PVCO), CLASS 305
SANITARY SEWER: SDR 26 PVC
STORM PIPE (UNDER 12"): SDR 26 PVC
STORM PIPE (GENERAL): N-12 HDPE (ASTM f2648)
STORM PIPE (LOW COVER WHERE CALLED OUT): CLASS IV RCP

MIDWESTERN CONSULTING
38x Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Wastewater • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
UTILITY PLAN

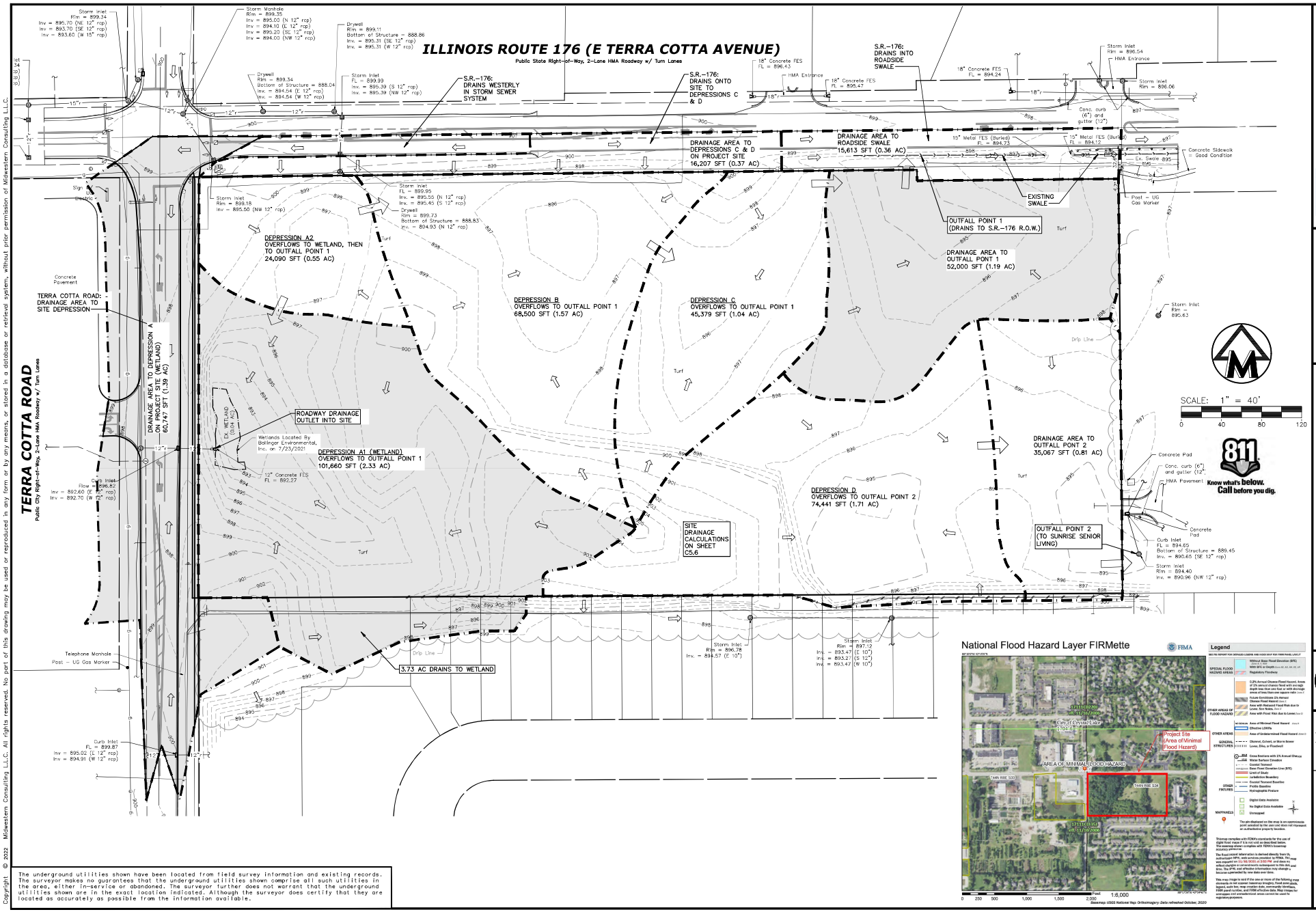
C3.2

JOB No. 21216
DATE: 5/11/2022
SHEET 12 OF 42

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	01/24/22
SITE PLAN SUBMITTAL 4	03/16/22
FINAL PUD SITE PLAN SUBMITTAL 1	05/11/22

DESIGN: JW
CHKD: JRB
ENG: JW
PIC: RCW
FIELD UP: LDMG

M:\Civil\3d_Proj\21216\Site Plan\21216P1.dwg, 5/11/2022 11:28 AM, Jeremy A. Wetherell, C3.2 UTILITY PLAN, MSAIC PDF.ctb
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



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

M:\Civil\Dwg\Proj\21216\Site Plan\21216SITE PLAN.dwg, 3/11/2022 11:36 AM, Jeremy A. Mattheis, Cb.4 EXISTING DRAINAGE PLAN, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water • Communication • Transportation • Landfill Services

CLIENT
CLOVER CONSTRUCTION
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
BETH ERNAT
734-345-0246

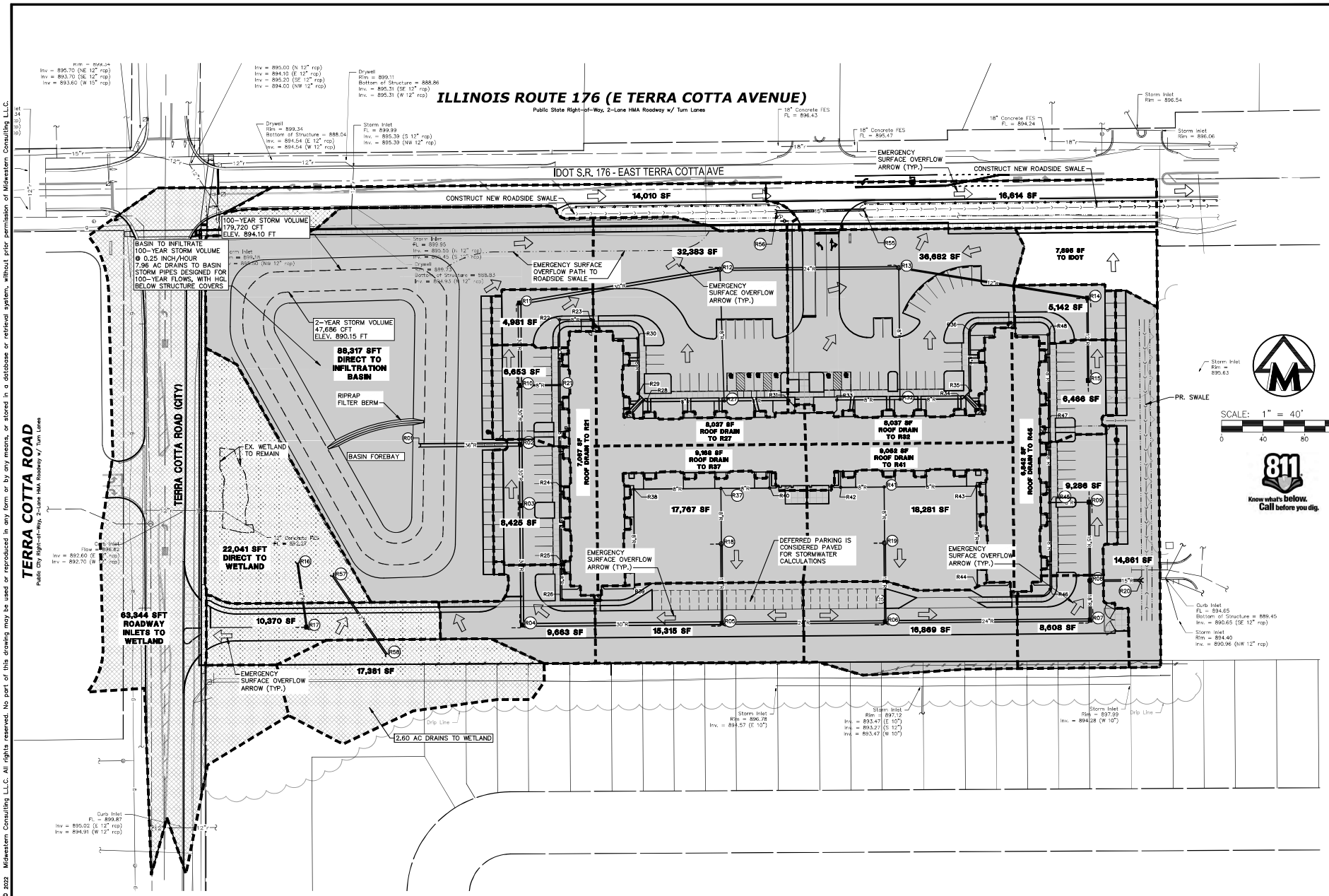
CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
EXISTING DRAINAGE PLAN

C5.4

JOB No. 21216
DATE: 11/17/21
SHEET 35 OF 37
CHKD: JAM
ENG: JAM
PM: RCW
21216SAT.dwg

REVISIONS:	REV. DATE
1ST SUBMITTAL 1	11/17/21



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

M:\Civil3d Proj\21216\Site Plan\21216DA1.dwg, 9/11/2022 11:37 AM, Jeremy A. Wetherell, C5.5 PROPOSED SITE DRAINAGE PLAN, XCLUC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
38111 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water • Communication • Transportation • Landfill Services

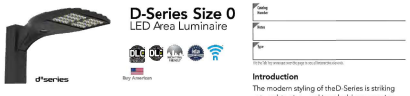
CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC
SITE PLAN FOR PLANNING COMMISSION
PROPOSED SITE DRAINAGE PLAN

C5.5

JOB No. 21216
DATE: 9/9/2022
SHEET 34 OF 42
CHKD: JWB
DWG: JAW
PIC: RCW
FIELD BK.: 2021/DAA1.DWG

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	01/24/22
SITE PLAN SUBMITTAL 4	05/16/22
FINAL SITE PLAN SUBMITTAL 1	09/7/22



D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA: 0.95 ft² (0.09 m²)
Length: 26" (66 cm)
Width: 13" (33 cm)
Height$_L$: 3" (8 cm)
Height$_H$: 7" (18 cm)
Weight (max): 16 lbs (7 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P5 P2 P6 P3 P7 P4* — Rotated optics: P10* P12* P11* P13*	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Rotationally symmetric); T2S Type II short; T2M Type II medium; T3M Type III medium; T4M Type IV medium; T4W Type IV wide; TFTM Forward throw medium; TFFTX Forward throw extra wide; T5VS Type V very short; T5S Type V short; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT 120-277V; HVOLT 347-480V; 120* 208* 240* 277* 347* 480*	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor; Shipped separately: KMA8 DDBXD U Soft arm mounting bracket adaptor (specify finish)

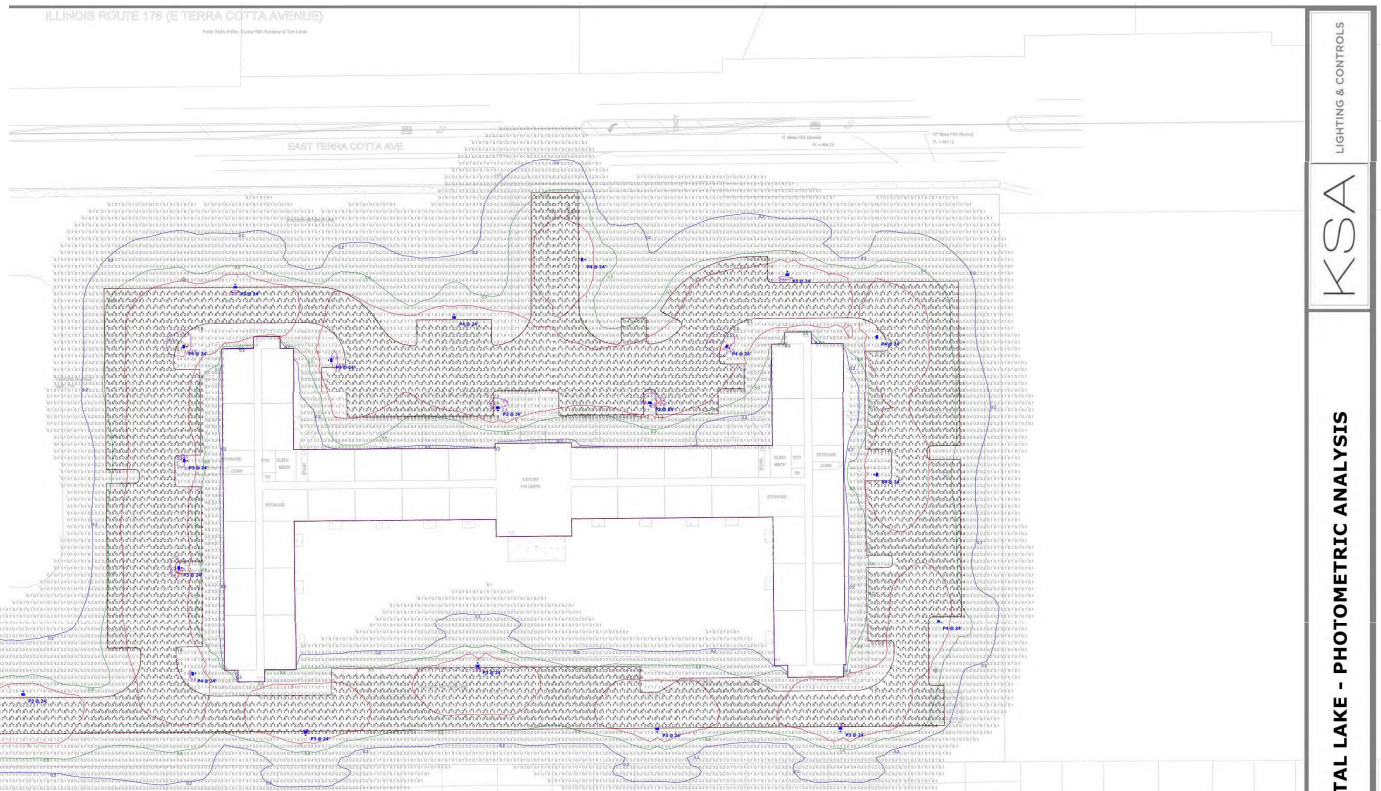
Control options	Other options	Finish
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PER NEMA twist-lock receptacle only (control ordered separately); PERS Two receptacles only (no control ordered separately); PIR7 Seven pin photocell only (leads exit fixture) (control ordered separately); DMG 0-10V dimming extend out back of housing for external control (control ordered separately)	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15 FC; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15 FC; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1 FC; PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1 FC; FAO Field adjustable output; Shipped installed: HS Houseside shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; DDL Diffused drop lens; HA 50°C ambient operation; BAA Buy America(n) Act Compliant; Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

DSX0 LED
Rev. 10/19/21
Page 1 of 8



NOTES:
1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL FIXTURE HEIGHTS ARE NOTED ON THE PLAN
3. CALCULATIONS POINTS ARE ON A 5' x 5' SPACING.
4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
**FIELD VERIFICATION REQUIRED.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Area Calc.	+	0.1 fc	2.8 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	X	1.3 fc	2.8 fc	0.4 fc	7.0:1	3.3:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor
	P4	8	Lithonia Lighting	DSX0 LED P4 40K T4M MVOLT	DSX0 LED P4 40K T4M MVOLT	LED	1	DSX0_LED_P4_40K_T4M_MVOLT.ies	10335	0.93
	P3	13	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT	DSX0 LED P4 40K T3M MVOLT	LED	1	DSX0_LED_P4_40K_T3M_MVOLT.ies	10256	0.93

***THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING & CONTROLS REPRESENTATIVES AND CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. KSA LIGHTING & CONTROLS IS NOT RESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PERFORMANCE, SAFETY, SUITABILITY AND EFFECTIVENESS FOR USE IN A PARTICULAR APPLICATION. FIELD VERIFICATION IS RECOMMENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVENT WILL KSA LIGHTING & CONTROLS BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS LIGHTING DESIGN.

KSA LIGHTING & CONTROLS

CLOVER COMMUNITIES, CRYSTAL LAKE - PHOTOMETRIC ANALYSIS

DRAFTED BY: JB
DATE: 10/11/2021
SCALE: Not to Scale
KSA CONTACT:
PAGE SIZE: ARCH E1
2 of 2

MIDWESTERN CONSULTING
38±1 Plaza Drive Ann Arbor, Michigan, 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC
SITE PLAN FOR PLANNING COMMISSION
PHOTOMETRIC AND SITE LIGHTING PLAN

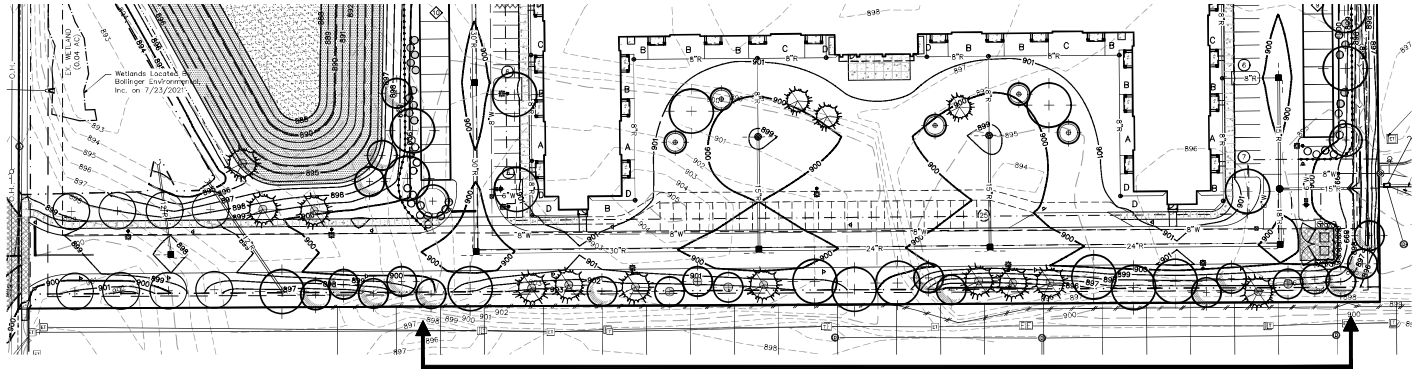
C6.0

JOB No. 21216
DATE: 5/9/2022
SHEET 38 OF 42

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	01/18/22
SITE PLAN SUBMITTAL 4	02/16/22
FINAL SITE PLAN SUBMITTAL 1	05/17/22

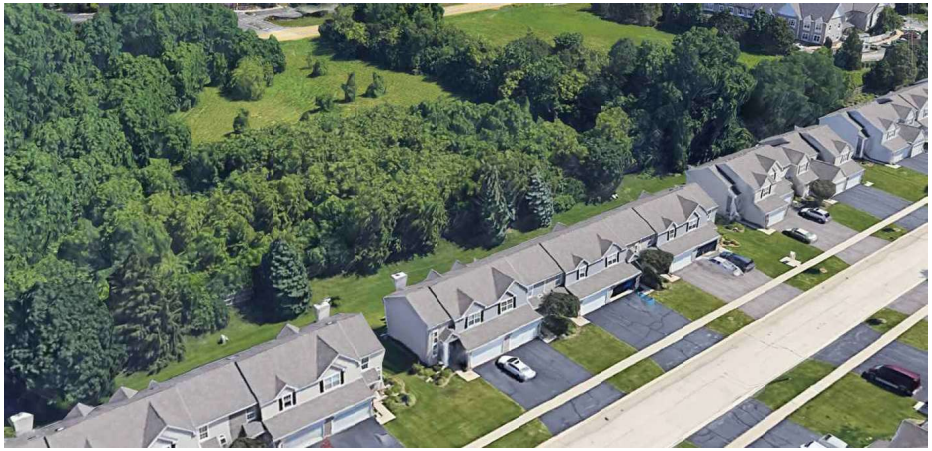
CAD: JRB
ENG: JAM
PIC: RCW
REV: RCW
FILE: 21216PH1.DWG

M:\21\21216\Project\21216PH1.dwg, 5/11/2022 11:38 AM, Jeremy A. Mattner, C6.0 PHOTOMETRIC AND SITE LIGHTING PLAN, KSLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

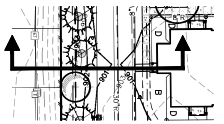




ELEVATION OF SHARED PROPERTY LINE LOOKING NORTH FROM MISTWOOD
NO SCALE



EXISTING MATURE VEGETATION ALONG SOUTH SIDE OF PROPERTY LINE
NO SCALE





MASSING STUDY
NO SCALE

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

M:\Civil3d Proj\21216\Site Plan\21216SitePlan.dwg, 5/11/2022 11:42 AM, Jeremy A. Weitner, L1.2 LANDSCAPE ILLUSTRATIONS, MCLLC PDF.dwt
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
385 Pleasant Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Water/Communication • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH EPNAT
734-345-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
LANDSCAPE ILLUSTRATIONS

L1.2

JOB No. 21216
DATE: 5/9/2022
SHEET 42 OF 42

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/22/21
SITE PLAN SUBMITTAL 2	12/17/21
SITE PLAN SUBMITTAL 4	02/16/22
FINAL SITE PLAN SUBMITTAL 1	05/11/22

CAD: JRB
DES: JW
PIC: RCW
CHK: JAW
21216SP-LDND

November 19, 2021

City of Crystal Lake,
Community Development

VIA Electronic Submission

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

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

Clover Communities

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

Project Introduction

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

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

Background Information

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

Aging in Place

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

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

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

Site Considerations

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

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

Clover Survey

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

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

Impact Considerations

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

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

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

Site Specific Safety Features:

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

Community Living Benefits

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

Individual units are equipped with the following:

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

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

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

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

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



CLOVER
DEVELOPMENT

Apartment Interiors



CLOVER
DEVELOPMENT

Common Areas









Patio
&
Reading Room

CLOVER
DEVELOPMENT



CLOVER
DEVELOPMENT

Events








CLOVER
DEVELOPMENT

Events











Traffic Impact Study

Clover Group
Residential Development
Crystal Lake, Illinois

September 29, 2021

Prepared for:

Prepared by:

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

GHA GEWALT HAMILTON ASSOCIATES, INC.



Part IV. Recommendations and Conclusions

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

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

This Impact Study has been prepared by



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

Part V. Technical Addendum

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

Appendices

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

CLOVER COMMUNITIES – CRYSTAL LAKE - STORMWATER NARRATIVE:

The Clover Communities project in Crystal Lake has been designed to meet the stormwater requirements for the City of Crystal Lake, with storm sewers designed to handle the 10-year storm flowing full (5-minute time of concentration, 0.62 inches in 5 minutes = 7.44 in/hour) and the 100-year storm flowing with HGL below structure rims (5-minute time of concentration, 1.03 inches in 5 minutes = 12.36 in/hour), and a stormwater infiltration basin designed to handle the 150% of the 100-year 24-hour (8.57 inch) storm, based on Illinois Stormwater Bulletin #75, for the Northeast Region of the state. Calculations use TR-20 methodology with the HydroCAD program.

Presently drainage from Illinois State Route 176 drains onto the project property, and we are proposing a swale system matching that in front of the Sunrise Housing development to keep the IDOT water on IDOT property. We are matching existing culvert and swale sizes and shapes, as well as matching the existing guardrail location. Given that this portion of the swale will be upstream of the already constructed swale, we will be maintaining existing flow capacity with a smaller drainage area leading to it, ensuring that the swale in front of the Clover Development will not serve as a bottleneck for flow. Swale and culvert calculations are also included in the set, and have been submitted to IDOT for review and approval.

There are no available storm sewers on Terra Cotta Road or State Route 176 available at a depth sufficient to serve the project development and storm basin with gravity flow—in fact, part of Terra Cotta Road drains onto an unnamed wetland on the project site. Given the nature of the site and the 0.25 inch/hour infiltration rates found in a 10/22/2021 investigation by G2, the project will be designed with an infiltration basin that will infiltrate the full 100-year storm volume into the ground, at a calculated rate of 0.25 inches/hour.

The stormwater basin is designed to contain 150% of the volume required to infiltrate the runoff at 0.25 inch/hour, and additional freeboard within the basin is provided to give a total of 1.6 times the total 100-year runoff volume in the basin. Additionally, depressional storage on the site is being maintained on the site above the top of bank of the formal detention basin. Calculations ensuring this storage volume are maintained are included in this set. Depressional storage calculations can be found on Sheets C5.0, C5.1, and C5.2.

Additionally, we calculated the 2-year, 24-hour storm runoff to the wetland, ensuring that the total wetland runoff after the project would be 80-150% of the runoff from before the project. To meet this 80% minimum requirement, we needed to direct R17 directly to the wetland, bypassing the stormwater basin. This inlet has also been upgraded to a combined inlet and water quality unit, to ensure the flows to the wetland are properly treated.

If the infiltration basin were to overtop, it would flow northeastward toward the new swale on S.R. 176. We have provided sections of this path with weir flow calculations to prove that it can handle the 100-year storm runoff flow of the site, without flooding the building or adjacent properties. We calculated the peak runoff from a 15-minute, 30-minute, 1-hour, 2-hour, and 3-hour storm at 100-year duration for the full watershed areas draining to the basin and the site wetland, and ensured that the flow through this overflow channel maintains at least 12 inches of freeboard to the garages and to the main building, through this channel. These sections and calculations can be seen on Sheet C5.3-C5.5. The channel is lined with turf reinforcement mat as indicated on Sheet C2.0.

The storm sub-watershed area map can be found on Sheet C5.5. The table of areas and CN values may be found on C5.6. The storm pipe calculation spreadsheet can be found on Sheet C5.3.

The overall site drainage plan can be found on Sheet C5.5, with the basin calculations and water quality calculations found on Sheet C5.6.

Stormwater calculations and HydroCAD data reports also follow this narrative in the separate Stormwater Report, submitted with the Plans. The Report and Plans shall be taken together to represent the project design and intent.

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Mercyhealth

Request: Final Planned Unit Development Amendment for wall and free-standing signs for the hospital complex

Petitioner: Joe Gottemoller, attorney
Randy Benish, petitioner
875 S. Route 31

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Final Planned Unit Development Amendment for wall and free-standing signs for the hospital complex with variations to the height, square footage, and quantity for Mercyhealth Hospital at 875 S. Route 31.

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

Background:

- Mercyhealth is currently constructing a hospital at Three Oaks Road and Route 31.
- At the time of the Preliminary and Final PUD approval, Mercyhealth did not have a sign package completed. Therefore, the previous condition of approval was to meet the UDO sign criteria.
- Reviewing speed limits and roadway design they determined the size of the sign and lettering needed to be visible for seven seconds for a person to read and understand the text to make a decision.
- The following charts explain the variations that are being requested for the free-standing sigs and wall signs.

Free-Standing Signs

	Size	Height	Quantity
UDO Allows	32 square feet	6 feet high	1
Mercy Proposed	381 square feet (per sign)	30 feet high	2

Directional Signs

	Size	Height	Quantity
UDO Allows	4 square feet	3 feet high	Multiple
Mercy Proposed	28 square feet	8 feet high	5

Wall Signs

	Size	Quantity
UDO Allows	150 square feet	Multiple
Mercy Proposed	920.35 square feet (total)_	2

PZC Highlights:

- The Planning and Zoning Commission was concerned with the size of the signage. They were most concerned with the height of the two main monument signs along Route 31 and made a condition to reduce the height to 25 feet from the proposed 30 feet.
- The PZC found that this request meets the Findings of Fact.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Mercyhealth, received 06/03/22)
   B. Sign Plans (Reverence Engineering, dated 01/25/22, received 06/03/22)
   C. Narrative (Mercyhealth, dated 05/27/22, received 06/03/22)
   D. Landscape Plan (AECOM, dated 06/18/21, received 07/05/22)

2. Landscape is required at one square foot per square footage of signage for all free-standing signs.

3. Conditions from Ordinance 7454 remain valid, as applicable unless modified by this request.

4. All free-standing signs shall be a minimum of 10 feet from the property lines.

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

6. **The two monument signs M1 and M2 shall be reduced in height to 25 feet**. **(Added by PZC)**

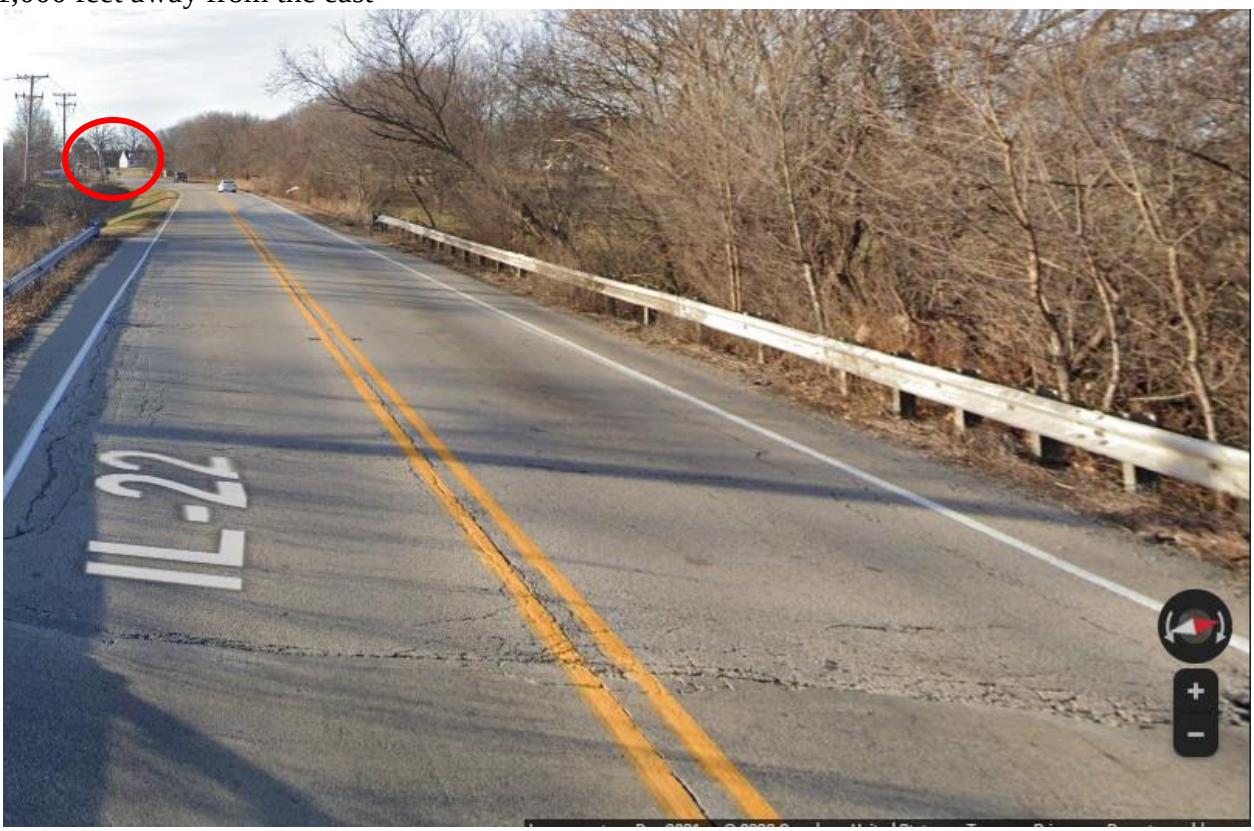
Votes Required to Pass: A simple majority.

EXHIBIT A

There are other hospitals in the region. This is a look at the their signage.

Good Shepherd Hospital

About 1,000 feet away from the east



About 1,000 feet away from the west



About 500 feet away from the east



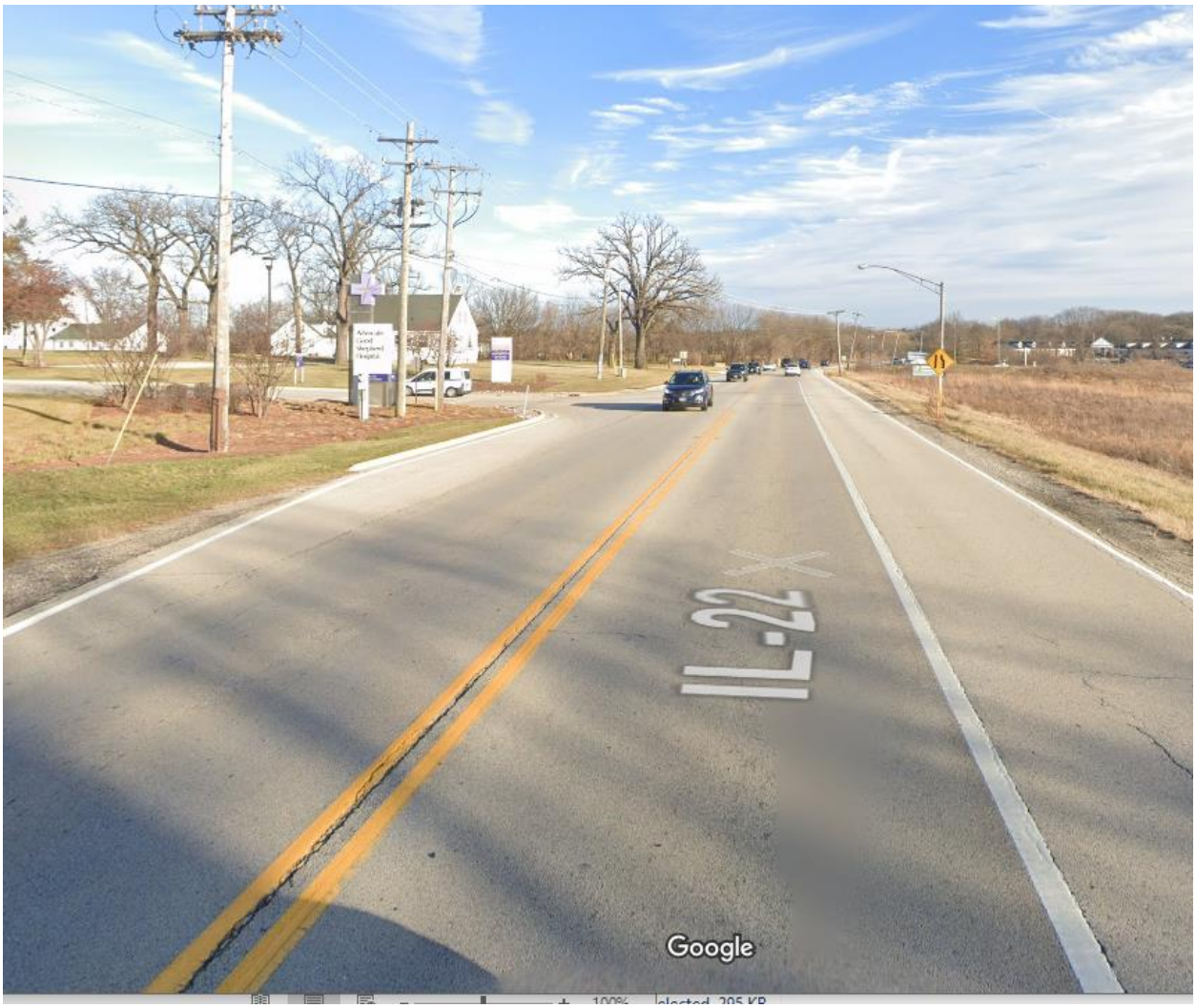
About 500 feet away from the west



At the entrance from the east



At the entrance from the west

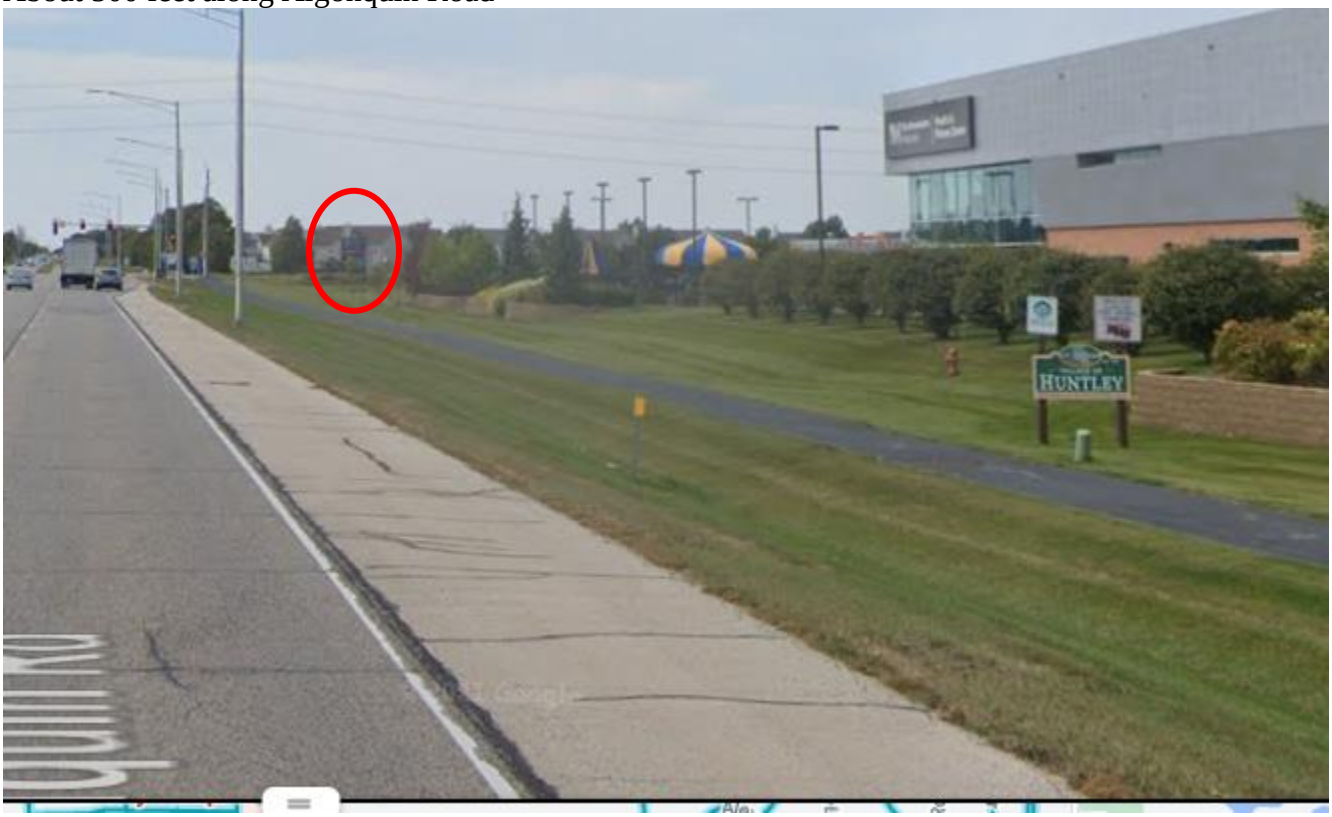


Northwestern Medicine Huntley

About 1,000 feet away along Algonquin Road



About 500 feet along Algonquin Road



At entrance from Algonquin Road



About 1,000 feet away along Haligus



About 500 feet away along Haligus Road



At entrance along Haligus Road



Acknowledgement Form

Regarding the Final Planned Unit Development Amendment for Mercyhealth at 875 S. Route 31. 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).

X 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:

We are concerned about recommendation 6 to reduce the size of the sign.
We will be prepared to address these concerns before the City Council.

Petitioner's Name: Joann Bennis Date: 07/12/2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Mercyhealth, received 06/03/22)
   B. Sign Plans (Reverence Engineering, dated 01/25/22, received 06/03/22)
   C. Narrative (Mercyhealth, dated 05/27/22, received 06/03/22)
   D. Landscape Plan (AECOM, dated 06/18/21, received 07/05/22)

2. Landscape is required at one square foot per square footage of signage for all free-standing signs.

3. Conditions from Ordinance 7454 remain valid, as applicable unless modified by this request.

4. All free-standing signs shall be a minimum of 10 feet from the property lines.

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

6. The two monument signs M1 and M2 shall be reduced in height to 25 feet.

PIQ Map
875 S. Route 31



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR WALL AND FREE-STANDING SIGNS WITH VARIATIONS TO HEIGHT, SQUARE FOOTAGE, AND QUANTITY FOR MERCYHEALTH AT 875 S. ROUTE 31

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-122) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development Amendment for wall and free-standing signs with variations to height, square footage and quantity for the hospital complex for Mercyhealth at 875 S. Route 31; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 17, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on July 6, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development; and

WHEREAS, on July 6, 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 for wall and free-standing signs with variations to height, square footage and quantity for the hospital complex for Mercyhealth at 875 S. Route 31, (19-10-400-010, 19-10-401-009, 19-10-401-008), Crystal Lake, Illinois is hereby approved.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Mercyhealth, received 06/03/22)

Draft

B. Sign Plans (Reverence Engineering, dated 01/25/22, received 06/03/22)
C. Narrative (Mercyhealth, dated 05/27/22, received 06/03/22)
D. Landscape Plan (AECOM, dated 06/18/21, received 07/05/22)

2. Landscape is required at one square foot per square footage of signage for all free-standing signs.

3. Conditions from Ordinance 7454 remain valid, as applicable unless modified by this request.

4. All free-standing signs shall be a minimum of 10 feet from the property lines.

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

6. The two monument signs M1 and M2 shall be reduced in height to 25 feet.

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 Amendment 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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-122
Mercyhealth Hospital – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: July 6, 2022

Requests: Final Planned Unit Development Amendment for wall and free-standing signs for the hospital complex.

Location: 875 Route 31

Acreage: 16.39 acres

Existing Zoning: O PUD Office

Surrounding Properties:
North: B-2 PUD General Commercial
South: M Manufacturing
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Mercyhealth received the Final Planned Unit Development Approval in 2018. The complex is currently under construction.
- Signage was not finalized at the time of the Final PUD approval and so no variations were approved. Several conditions were placed in the Final PUD ordinance about signage. Condition 5A.that reads, "All signage must meet the UDO requirements," is being modified by this request.

Land Use Analysis:

ZONING

- The site is currently zoned O PUD Office and Mercy received a Special Use Permit for a hospital and helipad and Final PUD approval.
- The Comprehensive Land Use Plan designates this area as Commercial. The proposed office use is an acceptable business use in the Commercial land use district.

SIGNAGE

- The campus signage proposed is designed and sized proportionate to the hospital campus size, location, and function. The signage needs to be quickly and easily readable to those unfamiliar with the site and location of services.

Wall Signage

- The building will have five wall signs.
- The ordinance allows the building to have 150 square feet of total signage. The total proposed wall signage is 920.35 square feet.
- The breakdown of the wall signs is detailed below:
    - Sign B 1 "Mercyhealth" on the south elevation is 378 square feet in area.
    - Sign B 2 "Mercyhealth" on the west elevation is 378 square feet in area.
    - Sign B 3 "Emergency" on the north elevation is 87.75 square feet in area
    - Sign B 4 "Emergency Urgent Care" cabinet sign on the north elevation is 26.6 square feet.
    - Sign B 5 "Ambulance Enter Exit" cabinet sign on the northeast elevation is 50 square feet.

Free-Standing Signage

- There are four monument signs and five directional signs.
- The ordinance allows one monument sign at 6 feet high and 32 square feet and multiple directional or way-finding signage. Hospital falls under the office sign standards.
- Monument Signs
    - Monument Signs 1 and 2 are 30 feet in height and 381 square feet. They are located at the corners of the property adjacent to Route 31. They are designed to be readable at 480 feet away giving drivers 6-8 seconds of read time before arriving at the property.
    - Monument Signs 3 and 4 are 15 feet in height and 73.5 square feet. They are located at the entrances driveways at Three Oaks Road and Raymond Drive.
- Directional Signs
    - Directional Signs 1-5 are 8 feet in height and 28 square feet. These signs are located along the ring road providing crucial way-finding for patrons.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the installation of signage for the hospital campus, which requires variations from the UDO. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☒ Meets ☐ Does not meet

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☒ Meets ☐ Does not meet

3. PUDs must provide transitional uses to blend with adjacent development.
   ☒ Meets ☐ Does not meet

4. PUD phases must be logically sequenced.
   ☒ Meets ☐ Does not meet

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☒ Meets ☐ Does not meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☒ Meets ☐ Does not meet

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☒ Meets ☐ Does not meet

8. Any private infrastructure shall comply with the city standards.
   ☒ Meets ☐ Does not meet

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☒ Meets ☐ Does not meet

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☒ Meets ☐ Does not meet

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

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

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

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

Article 4-1000 Signs

- UDO allows one free-standing monument sign at six feet high and 32 square feet.
  - Request: Four monument signs, two at 30 feet high and 381 square feet and two at 15 feet in height and 73.5 square feet. This is a variation of three signs and a total of 877 square feet.

- UDO allows multiple free-standing directional signs at three feet high and four square feet each.
  - Request: Five directional signs at eight feet high and 28 square feet each. This is a variation of five feet in height for each sign and a variation of 24 square feet each.

- UDO allows 150 square feet of total wall signage.
  - Request: Total wall signage is 920.35 square feet. This is a variation of 770.35 square feet.

Free-Standing Signs

	Size	Height	Quantity
UDO Allows	32 square feet	6 feet high	1
Mercy Proposed	381 square feet	30 feet high	2

Directional Signs

	Size	Height	Quantity
UDO Allows	4 square feet	3 feet high	Multiple
Mercy Proposed	28 square feet	8 feet high	5

Wall Signs

	Size	Quantity
UDO Allows	150 square feet	Multiple
Mercy Proposed	920.35 square feet	2

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use – Office

Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

This can be accomplished with the following supporting actions:

Supporting Action: Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

Success Indicator: The number of new office occupancies.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Mercyhealth, received 06/03/22)
   B. Sign Plans (Reverence Engineering, dated 01/25/22, received 06/03/22)
   C. Narrative (Mercyhealth, dated 05/27/22, received 06/03/22)

2. Landscape is required at one square foot per square footage of signage for all free-standing signs. A mix of small deciduous trees, medium evergreen trees, ornamental trees and deciduous and evergreen shrubs is required. At least 50% of the required landscaping area shall be planted with trees and shrubs.

3. Conditions from Ordinance 7454 remain valid, as applicable unless modified by this request.

4. All free-standing signs shall be a minimum of 10 feet from the property lines.

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

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

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

Owner Information

Name: Mercy Alliance Inc

Address: 1000 Mineral Point Dr, PO Box 5003

Janesville, WI 535475003

Phone: (507) 254-9746

E-mail: jbenning@mhemail.org

Project Name & Description: Mercyhealth Hospital

875 Route 31 PUD # 2018-12

PUD amendment for signage

Project Address/Location: 909 Lutter Drive, Crystal Lake, IL 60014

Signature

Joanna Benning — 5/31/22

Owner: Print and Sign name — Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, members, Greenman, Gronow, Jouron, Skluzacek and Teetsov were present. Mr. Atkinson and Ms. Repholz were absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant City Planner, were present from Staff.

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

2022-122 – 875 S. ROUTE 31 – MERCYHEALTH HOSPITAL – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

A Final Planned Unit Development to allow variations for wall and free-standing signs for the hospital complex.

Joe Gottemoller, legal counsel, Jim Merriman, with Jones Signs, and Randy Benish, Director of Construction Management were present to represent the petition. Mr. Gottemoller noted the hospital is currently under construction. They have reviewed signs and travel speeds.

Mr. Merriman explained people need a minimum of 7 seconds view time to understand the words and make a decision of where to go. The size of the signs, the location, and the height of the letters all provide the minimum 7 seconds of visibility. He showed the sight visibility study where the main monument signs are shown from 1,000 feet away, 500 feet away and 200 feet away showing how visibility of the signs is impeded by traffic signals, adjacent properties and the multiple lanes of traffic.

Mr. Merriman noted they do have a landscape plan and showed their proposed plantings around the signs.

Mr. Greenman asked for them to explain how they meet the standards. Mr. Merriman stated that they will meet the standards except there will not be any trees around the signs. Also, he noted the signs will be internally illuminated with LED lights behind the letters so the words appear bold and highly visible.

Mr. Greenman opened the public hearing. There being no one in the public wishing to speak Mr. Greenman closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Maxwell provided a summary of the petitioner's request and the requested variations.

Mr. Jouron asked about the traffic study. Mr. Gottemoller stated they studied signage and visibility depending on street design and speed limit. They needs the signs to be very clear so it is not confusing for someone in a stressful situation trying to find the emergency services.

Ms. Teetsov appreciated the visual of driving along Route 31 as imaging the signs was helpful. Signage is so important especially for a hospital use. She asked if there was going to be a traffic signal at Three Oaks Road and Sands Road. Staff noted the plans for intersection improvements for the area.

Mr. Gronow noted the need for the directional signage internal to the site. The monument signs are very large. This is a large building and he sees the need to move people in and out of the site so he can support the request.

Mr. Skluzacek is supportive. The two largest signs on Route 31 are necessary.

Mr. Greenman stated he cannot support the height of the signs along Route 31. Most people use Google or a map service to find locations and signage is not as necessary. Other businesses, even if they are not hospitals, will ask for similar signage. This is on the only building on this block between Three Oaks Road and Raymond Drive. He would like them to look at something smaller.

Mr. Merriman explained they did look at a smaller sign or smaller letters to see if it could be as visible.

Mr. Jouron suggested maybe 25 feet in height. Mr. Gronow asked about the signage on the building if that was visible for drivers. Mr. Gottemoller said the building is set far back and not immediately visible. Ms. Teetsov is concerned if the signs are reduced then it reduces safety.

The commission discussed amending the conditions of approval to add in the landscape plan and reduce the signs to 25 feet in height.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Mercyhealth, received 06/03/22)
   B. Sign Plans (Reverence Engineering, dated 01/25/22, received 06/03/22)
   C. Narrative (Mercyhealth, dated 05/27/22, received 06/03/22)
   D. Landscape Plan (AECOM, dated 06/18/21, received 07/05/22)

2. Landscape is required at one square foot per square footage of signage for all free-standing signs. A mix of small deciduous trees, medium evergreen trees, ornamental trees and deciduous and evergreen shrubs is required. At least 50% of the required landscaping area shall be planted with trees and shrubs.

3. Conditions from Ordinance 7454 remain valid, as applicable unless modified by this request.

4. All free-standing signs shall be a minimum of 10 feet from the property lines.

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

6. The two monument signs M1 and M2 shall be reduced in height to 25 feet.

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

REPORT FROM PLANNING

Staff summarized the items scheduled for the next PZC meeting, July 6, 2022.

COMMENTS FROM THE COMMISSION

Mr. Greenman asked about a future training session for the commission. He suggested economic development.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 8:56 p.m.

Crystal Lake Campus

Route 31 & Three Oaks Road
Crystal Lake, IL 60014

February 10, 2022

BRAND STANDARDS

COLORS/FINISHES

DIGITAL PRINT

DP-1 DIGITALLY PRINTED GRAPHICS
PMS 2144 C BLUE & PMS 7544 C GREY
ON TRANSLUCENT WHITE VINYL

DP-2 DIGITALLY PRINTED GRAPHICS
PMS 2144 C BLUE & PMS 7544 C GREY
ON OPAQUE WHITE VINYL

MATERIAL

M-1 ALLOY 304 STAINLESS STEEL, POLISHED

PAINT

P-1 MP MATCH TO PMS 2144 C BLUE

P-2 MP WHITE

P-3 MP MATCH TO PMS 7544C GREY

P-4 MP GUNMETAL GRAY METALLIC

P-5 MP MATCH SW 7069 IRON ORE

P-6 MP 18094 METALLIC SILVER

P-7 LEP LIGHT ENHANCING PAINT
FOR LIT LETTER INTERIORS

P-8 MP MATCH PMS 1797 C

VINYL

V-1 3M 3630-10 WHITE TRANSLUCENT

V-2 3M 7725-10 WHITE OPAQUE

V-3 3M 680-10 WHITE REFLECTIVE

V-4 3M 3630-33 RED TRANSLUCENT

V-5 3M 7725-13 RED OPAQUE

V-6 3M 680-72 RED REFLECTIVE

V-7 BLOCK OUT VINYL W/ MP MATCH TO PMS 7544C GREY

V-8 3M WHITE DIFFUSER (2ND SURFACE)

V-9 BLOCK OUT VINYL W/ MP MATCH TO PMS 2144C BLUE

V-10 3M 3632-015 YELLOW TRANSLUCENT

V-11 3M 7725-20 BLACK OPAQUE

FONTS

UNIVERS 55 ROMAN

abcdefghijklmnopqrstuvwxyz 0123456789
ABCDEFGHIJKLMNOPQRSTUVWXYZ

SWISS BLACK - USED FOR ADDRESSES ONLY

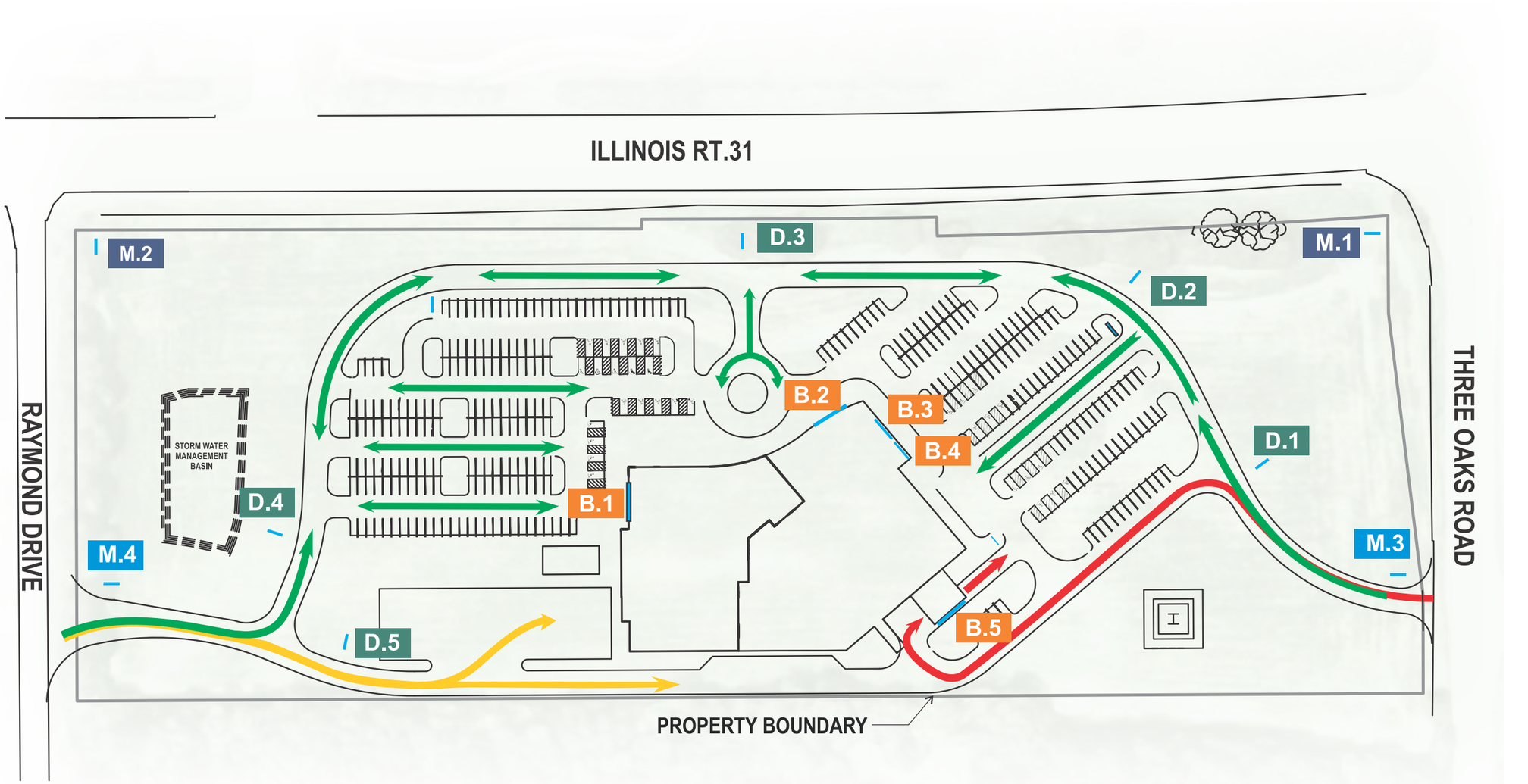
abcdefghijklmnopqrstuvwxyz 0123456789
ABCDEFGHIJKLMNOPQRSTUVWXYZ

MASONRY SPECS



QUARRY CREEK RANDOM ASHLAR PATTERN SPLIT FACE
PROVIDED IN BUFF, CREAM, GREY RUST BROWN AND BLENDING VARIATIONS
ALL TONES TO BE DISTRIBUTED EVENLY
COURSE HEIGHTS OF 20% 1 1/2"=3", 50% 3"-6" and 30% 6" - 9"
BED DEPTH OF 2 1/2" - 5 1/2".
RANDOM LENGTHS UP TO APPROXIMATELY 4'-0"
NATURAL STRATA FACE WITH SPLIT BEDS AND SAWN BACKS.
ENDS PROVIDED IN A COMBINATION OF SPLIT AND/OR SAWN.
NO SUBSTITUTIONS ARE ACCEPTABLE.
USE OF HDU FOAM PRODUCTS IS PROHIBITED.

SIGN LOCATION AND CIRCULATION PLAN



SYMBOL KEY

- GENERAL TRAFFIC FLOW
- EMERGENCY VEHICLE ROUTE
- SERVICE/DELIVERY
- INTERNAL ILLUMINATION
- B BUILDING SIGN
- M MONUMENT SIGN
- D DIRECTIONAL SIGN

SIGN TYPE KEY

- B.1 SOUTH ELEVATION — MERCY HEALTH
- B.2 WEST ELEVATION — MERCY HEALTH
- B.3 NORTH ELEVATION — EMERGENCY
- B.4 NORTH ELEVATION — URGENT CARE
- B.5 NORTHEAST ELEVATION — AMBULANCE

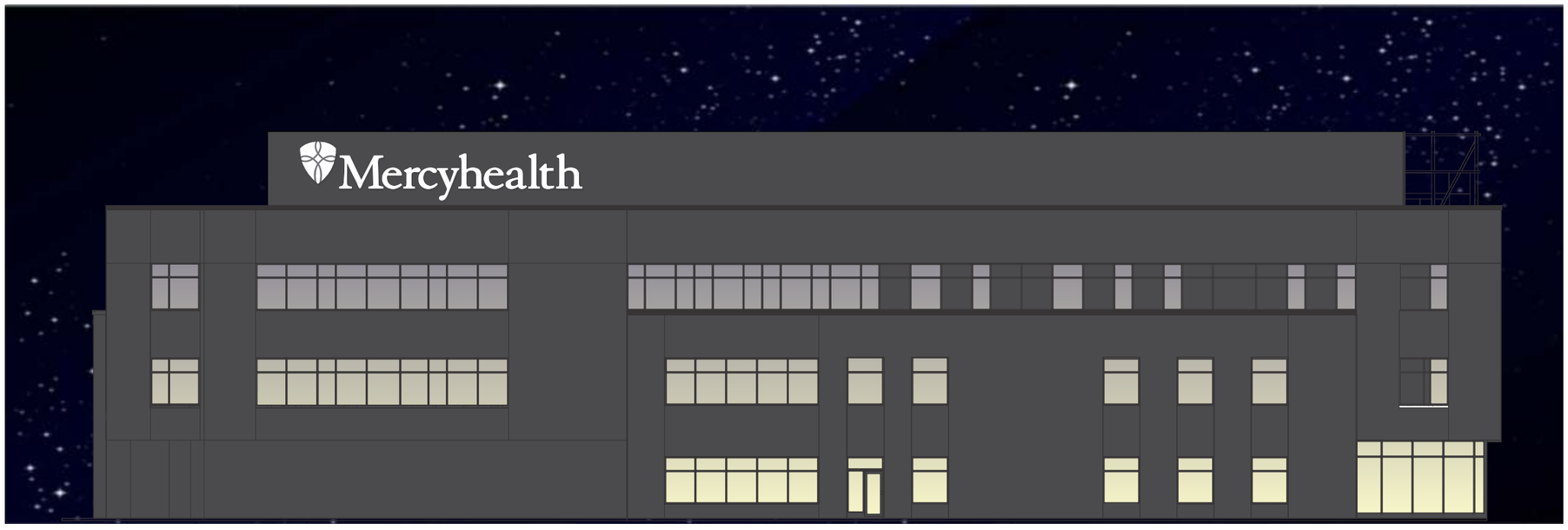
- M.1 30' MONUMENT SIGN
- M.2 30' MONUMENT SIGN
- M.3 15' MONUMENT
- M.4 15' MONUMENT

- D.1 8' DIRECTIONAL SIGN
- D.2 8' DIRECTIONAL SIGN
- D.3 8' DIRECTIONAL SIGN
- D.4 8' DIRECTIONAL SIGN
- D.5 8' DIRECTIONAL SIGN

B.1 PLACEMENT ON ELEVATIONS



DAYTIME VIEW - SOUTH ELEVATION
SCALE 3/64" = 1'-0"

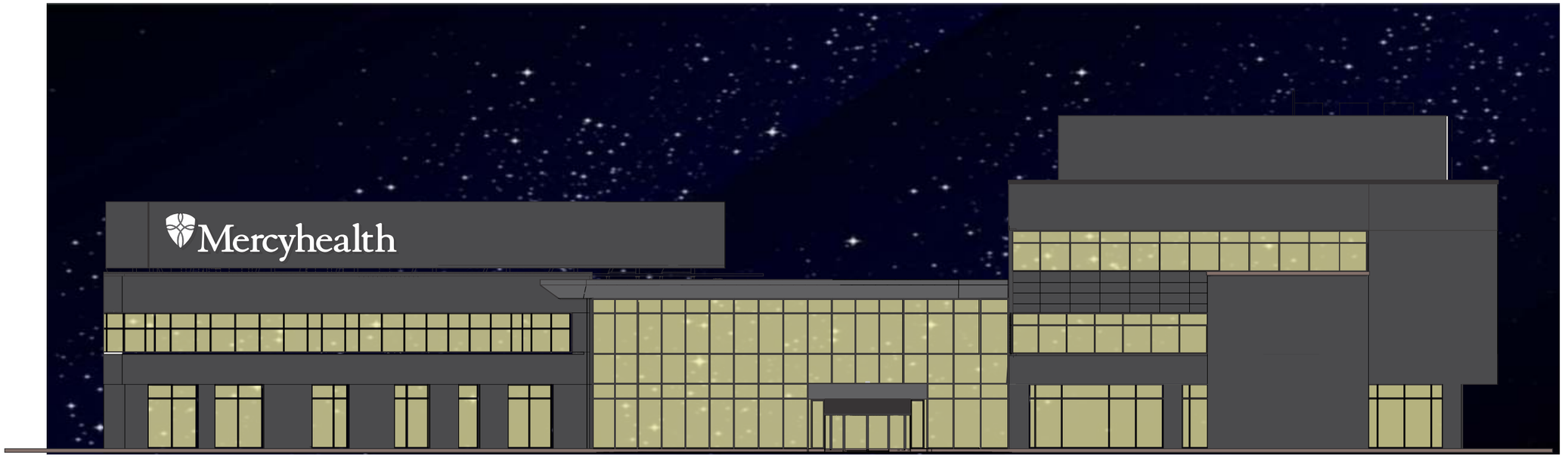


NIGHTTIME VIEW - SOUTH ELEVATION
SCALE 3/64" = 1'-0"

B.2 PLACEMENT ON ELEVATIONS

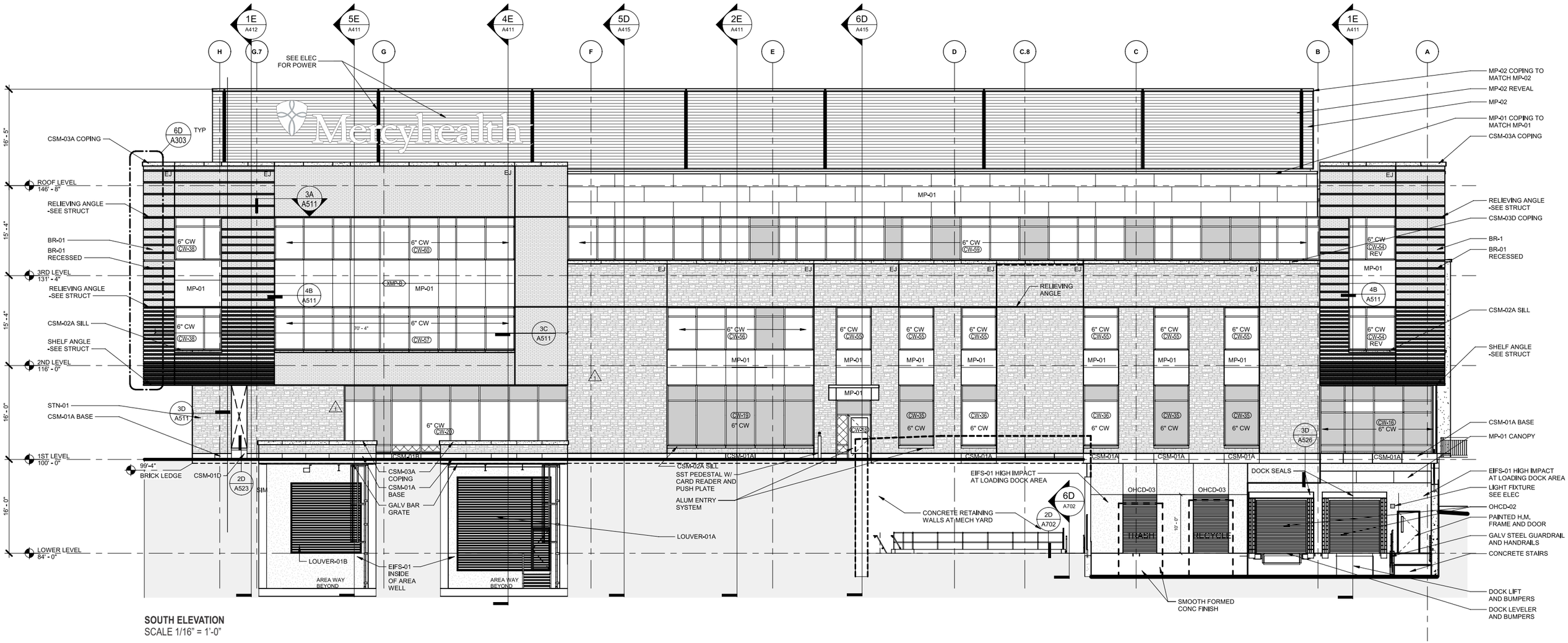


DAYTIME VIEW - WEST ELEVATION
SCALE 3/64" = 1'-0"



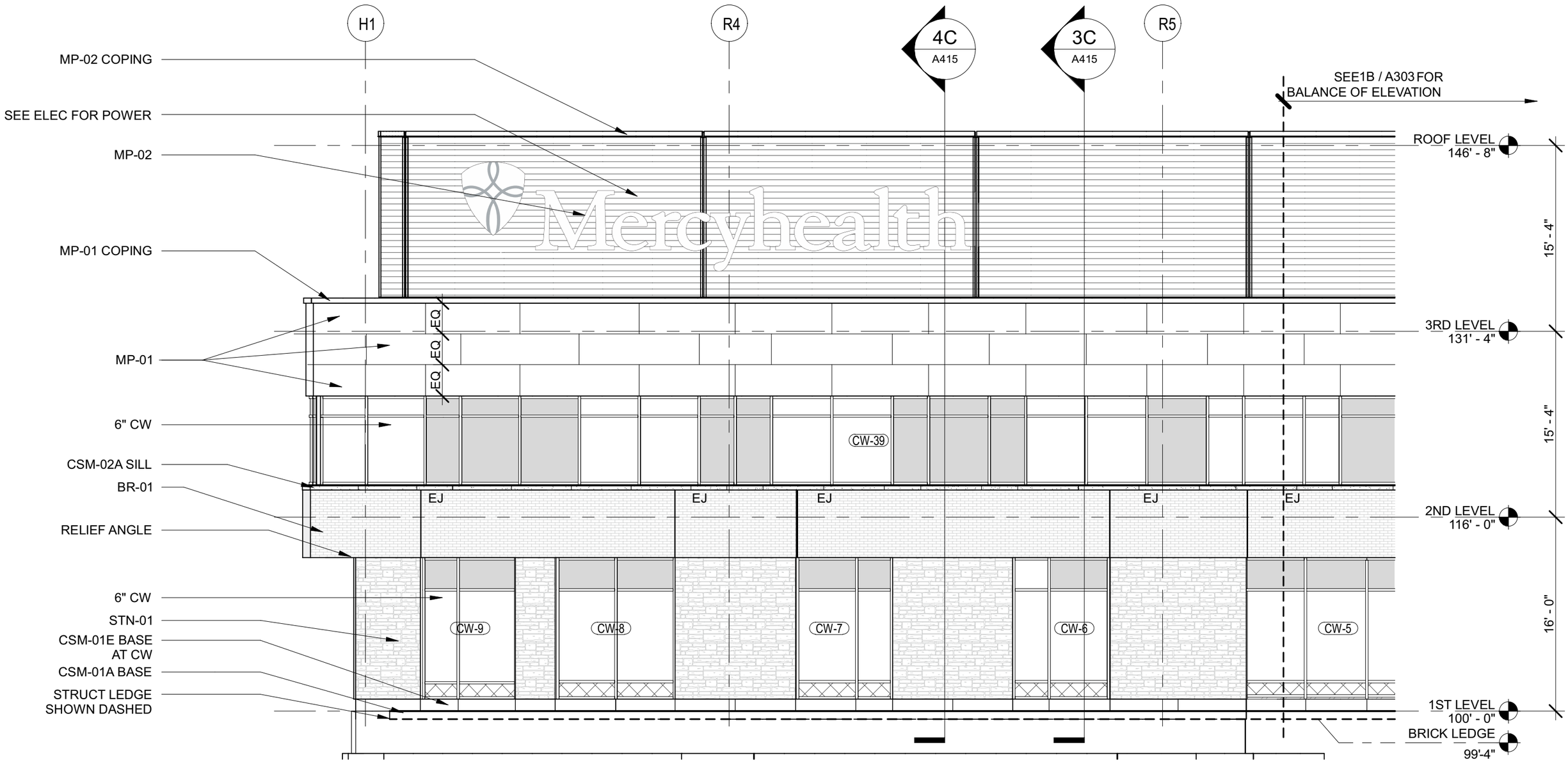
NIGHTTIME VIEW - WEST ELEVATION
SCALE 3/64" = 1'-0"

B.1 PLACEMENT ON ELEVATIONS



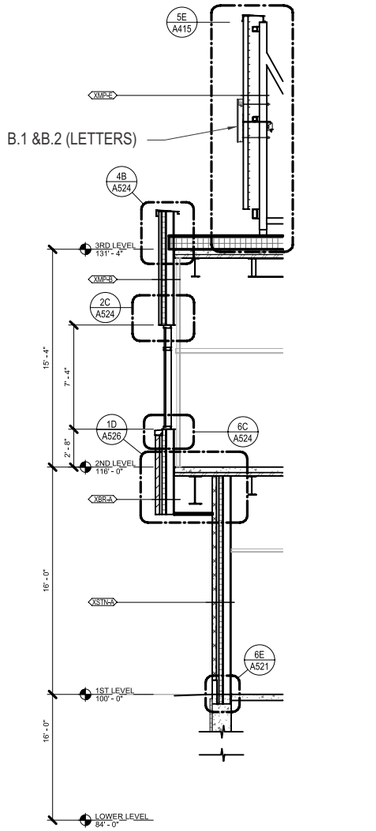
SOUTH ELEVATION
SCALE 1/16" = 1'-0"

B.2 PLACEMENT ON ELEVATIONS

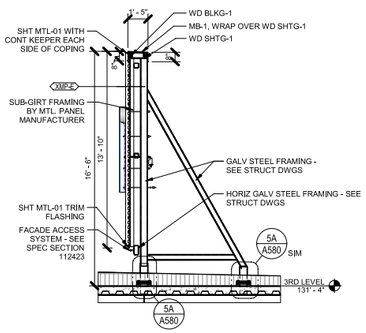


PARTIAL WEST ELEVATION
SCALE 1/8" = 1'-0"

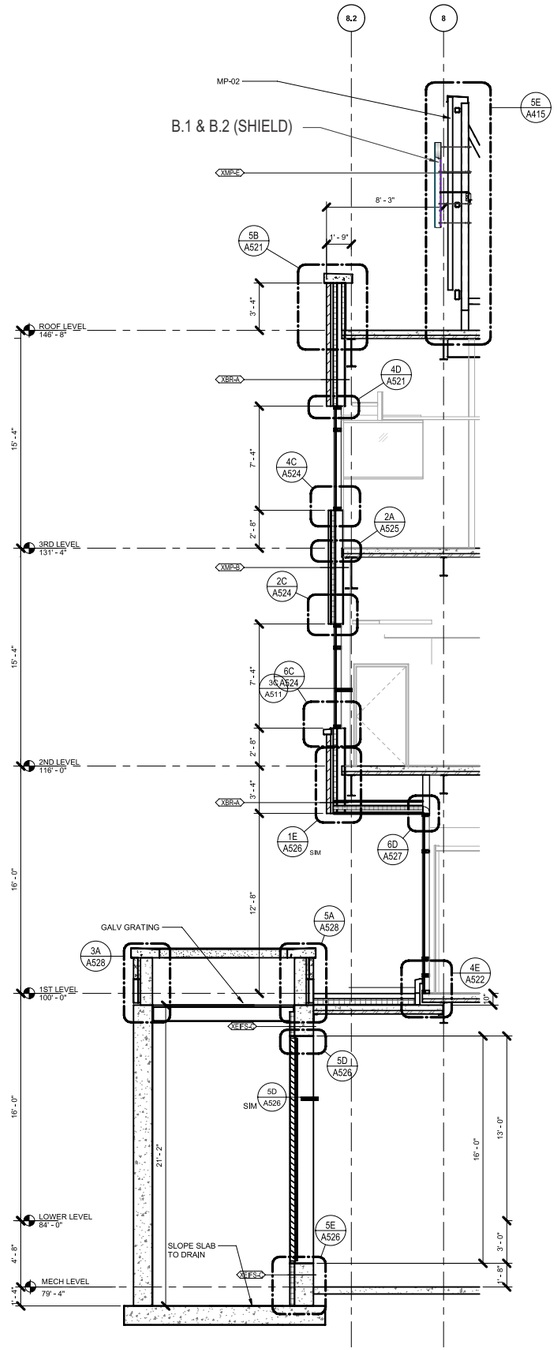
B.1 & B.2 PLACEMENT ON WALL SECTIONS



WALL SECTION @ HOSPITAL
4C (STONE)
A415 SCALE: 1/4" = 1'-0"

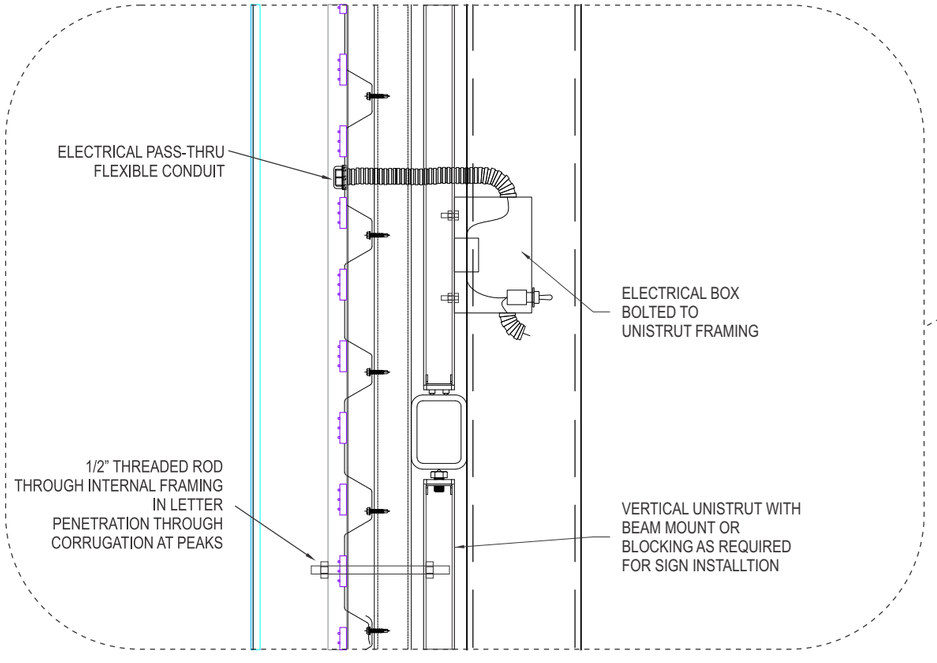


SECTION AT SCREENWALL
5E (TYP.)
A415 SCALE 3/32" = 1'-0"

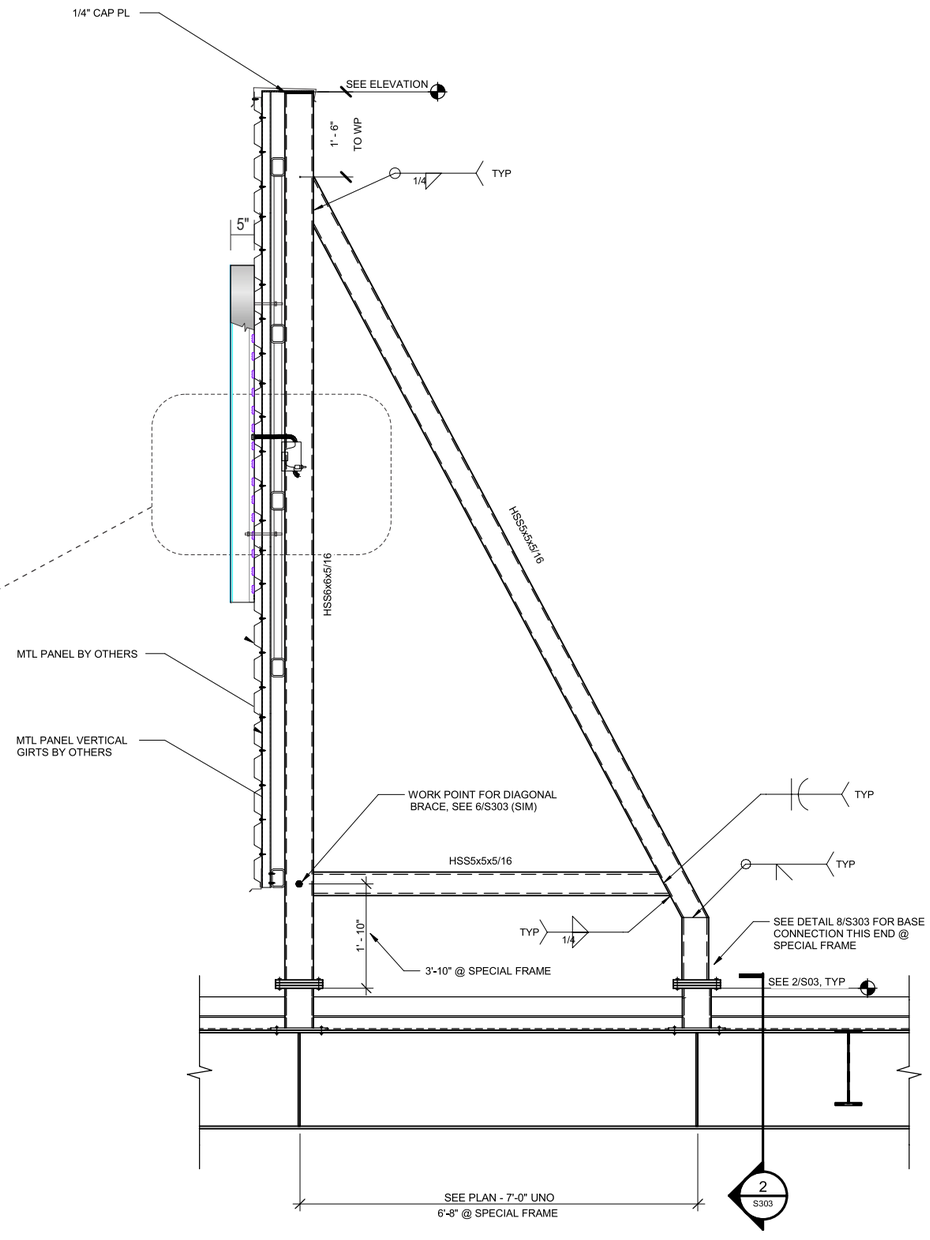


4E WALL SECTION @ AREA WAY (CLINIC)
A411 SCALE 3/32" = 1'-0"

B.1 & B.2 PLACEMENT ON SECTIONS



CROSS SECTION DETAIL
SCALE 1 1/2" = 1'-0"

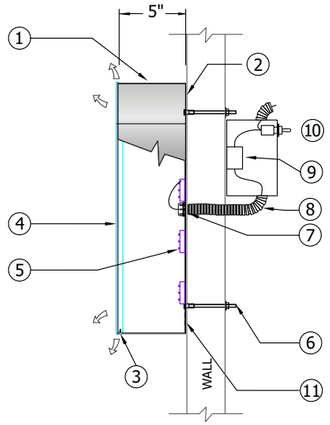


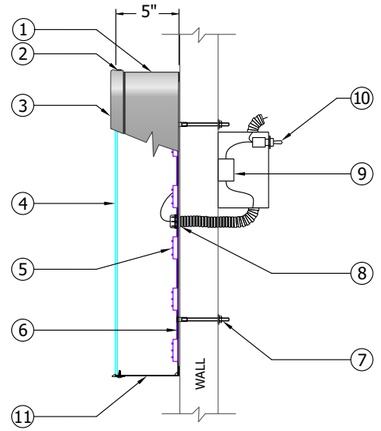
CROSS SECTION
SCALE 3/8" = 1'-0"

B.1 & B.2 CHANNEL LETTERS (QTY. 2)



FRONT VIEW
SCALE 1/4" = 1'-0"





SPECIFICATIONS

1. INDIVIDUAL LED LIT CHANNEL LOGO
   CUSTOM FACE-LIT SIDE HIGHLIGHT
2. DIGITALLY PRINT DIE CUT ELEMENT IN SHIELD, V-1
3. INDIVIDUAL LED LIT CHANNEL LETTERS
   STANDARD FACE-LIT LETTERS W/ TRIMCAP
4. POWER IS OUT AT THE CENTER
5. ATTACHMENT HARDWARE TO BE STAINLESS STEEL

NOTES
- ALL BLOCKING PROVIDED BY MERCYHEALTH

COLORS/FINISHES

- P-6 MP 18094 METALLIC SILVER
- P-7 LEP LIGHT ENHANCING PAINT, LIT LETTER INTERIORS
- V-7 BLOCK OUT VINYL W/ MP MATCH TO PMS 7544C GREY
- V-8 3M WHITE DIFFUSER (2ND SURFACE)

SHIELD DETAIL - REMOTE WIRED FACE LIT SHIELD LOGO
TRIM-LESS EDGE LIT
SCALE: NTS

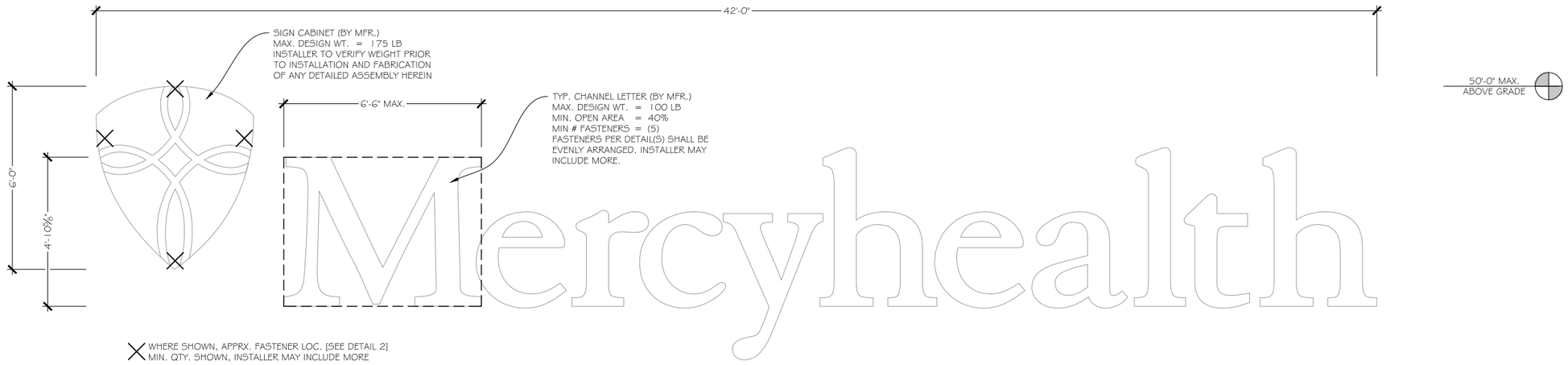
1. .063" X 5" ALUMINUM COIL (WHITE INSIDE P-7) PAINTED P-6
2. WELDED AND SEALED TO .063" ALUMINUM BACK WHITE INSIDE P-7
3. #8 - ½" FLAT HEAD C'SUNK SCREWS PAINTED P-6
4. 1/2" CLEAR ACRYLIC WITH DIGITALLY PRINTED VINYL APPLIED 1ST SURFACE V-7, V-8 DIFFUSER APPLIED 2ND SURFACE
5. LEDs / 1 ROW SECURED TO BACK OF LETTER
6. MOUNTING HARDWARE HLC SLEEVE ANCHOR 1 1/2" EMBEDMENT
7. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
8. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
9. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
10. 1/4" DIA. WEEP HOLES (BRAKE FORMED ALUMINUM TENT)
11. TO PREVENT LIGHT LEAKS

LETTER DETAIL - REMOTE WIRED FACE LIT CHANNEL LETTERS
SCALE: NTS

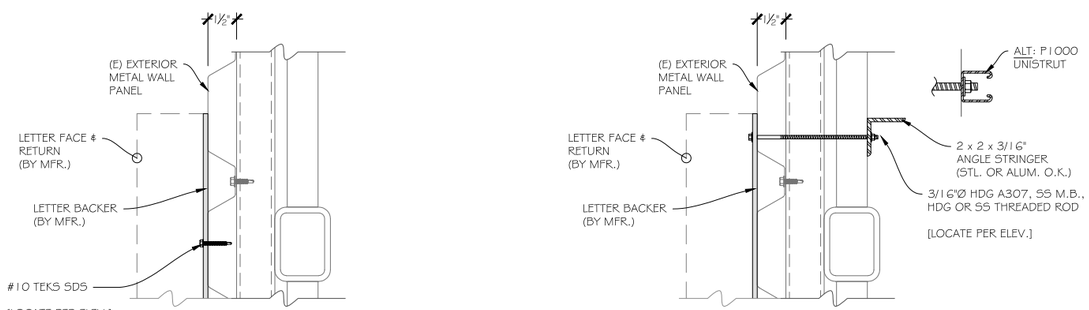
1. .040" X 5" ALUMINUM COIL (WHITE INSIDE P-7) PAINTED P-6
2. #8 - ½" PAN HEAD SCREWS PAINTED P-6
3. 1" JEWELITE CHEMICALLY BONDED TO FACES PAINTED P-6
4. 3/16" WHITE ACRYLIC
5. LEDs / 1 ROW SECURED TO BACK OF LETTER
6. .063" PRE-FINISHED BLK/WHT ALUMINUM BACK
7. MOUNTING HARDWARE HLC SLEEVE ANCHOR 1 1/2" EMBEDMENT
8. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
9. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
10. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
11. 1/4" DIA. WEEP HOLES (BRAKE FORMED ALUMINUM TENT)
11. TO PREVENT LIGHT LEAKS



NIGHT VIEW
SCALE: NTS



1 SIGN B.1 & B.2 ELEVATION



2 CONNECTION DETAIL

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:
MERCYHEALTH

PROJECT #:
2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

LICENSED STRUCTURAL ENGINEER
WILLIAM EDD MITCHELL, JR.
STATE OF ILLINOIS

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215
1/27/22
William E. Mitchell, Jr.
IL Structural Engineer
License #081006535

SHEET TITLE:
STRUCTURAL

SHEET:
S.2

ORIGINAL SHEET SIZE: 11x17

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

B.3 & B.4 PLACEMENT ON ELEVATIONS

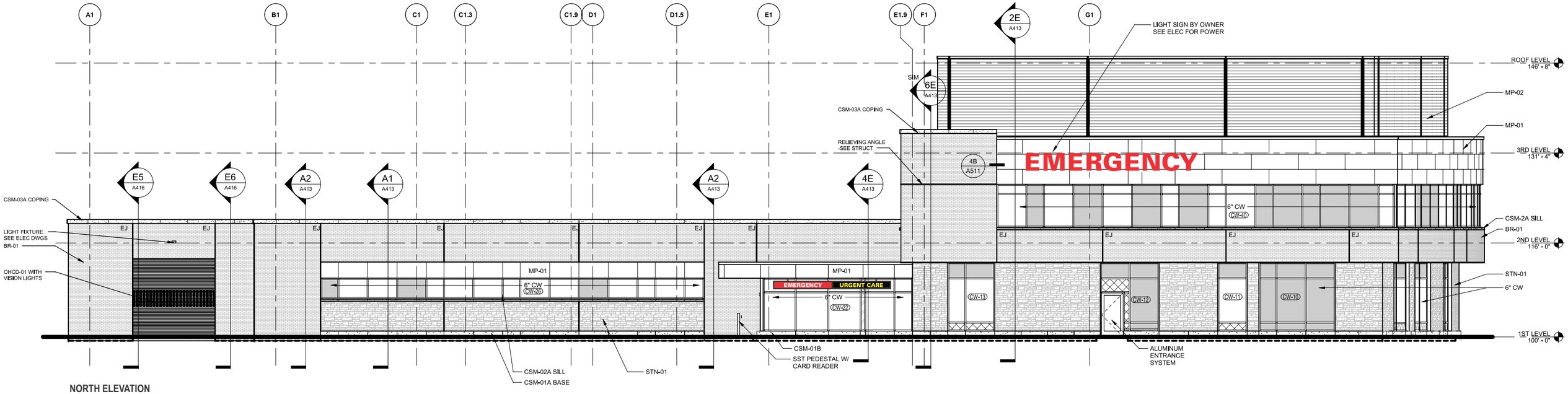


DAYTIME VIEW - NORTH ELEVATION
SCALE 3/64" = 1'-0"



NIGHTTIME VIEW - NORTH ELEVATION
SCALE 3/64" = 1'-0"

B.3 & B.4 PLACEMENT ON ELEVATIONS

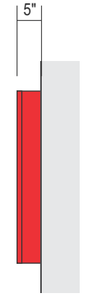


NORTH ELEVATION
SCALE 1/16" = 1'-0"

B.3 CHANNEL LETTERS - EMERGENCY



FRONT VIEW
SCALE 3/8" = 1'-0"



SIDE VIEW
SCALE 3/8" = 1'-0"

SPECIFICATIONS

1. .040" X 5" ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) P-8
2. ACM BACKS / LETTER LOCKED TO RETURNS
3. WHITE LED'S
4. 3/16" ACRYLIC / V-4
5. 1" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) P-8
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
8. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
9. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)
10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
12. 15 FT. MIN. WHIP LENGTH

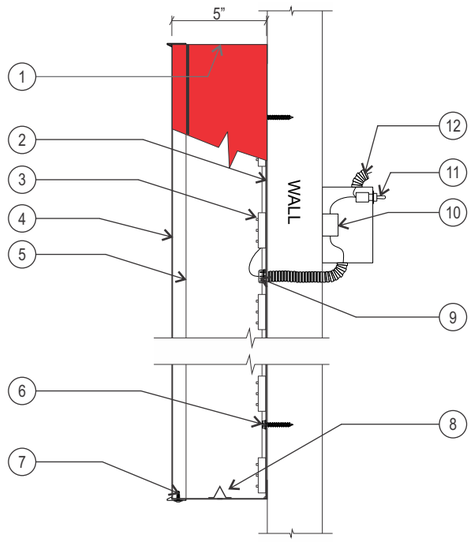
NOTES

- ALL BLOCKING PROVIDED BY MERCYHEALTH

COLORS/FINISHES

P-8 TO MATCH PMS 1797 C

V-4 3M 3630-33 RED TRANSLUCENT



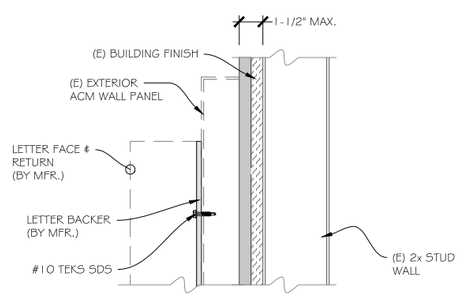
CROSS SECTION VIEW
SCALE 1 1/2" = 1'-0"



NIGHT VIEW
SCALE: NTS



1 SIGN B.3 ELEVATION



2 CONNECTION DETAIL

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:
MERCYHEALTH

PROJECT #:
2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

LICENSED STRUCTURAL ENGINEER
WILLIAM EDD MITCHELL, JR.
STATE OF ILLINOIS

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215

1/27/22
William E. Mitchell, Jr.
IL Structural Engineer
License #081006535

SHEET TITLE:
STRUCTURAL

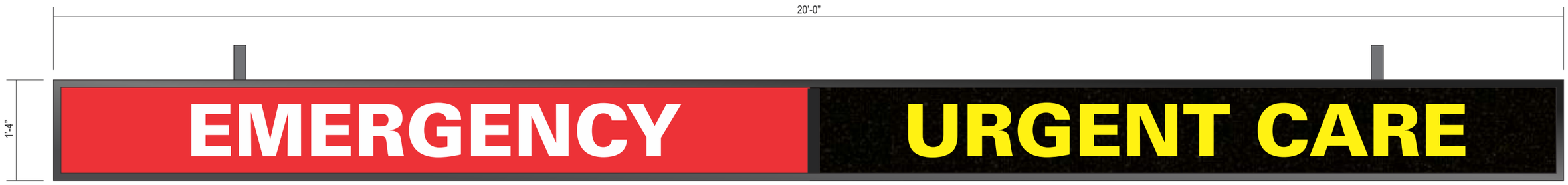
SHEET:
S.3

ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

B.4 S/F CABINET SIGN - EMERGENCY | URGENT CARE



FRONT VIEW
SCALE 3/4" = 1'-0"

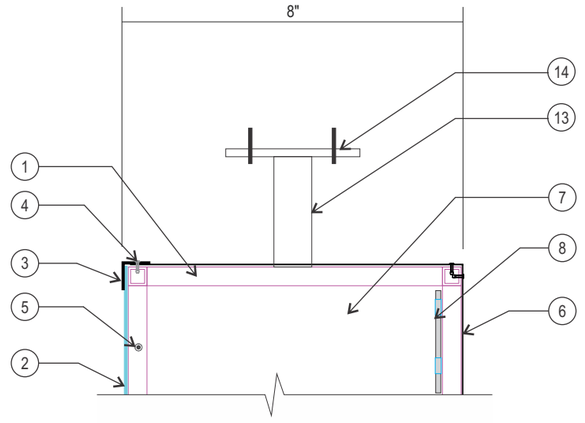
SPECIFICATIONS

1. ALUMINUM TUBE, BUTTED & WELDED
2. WHITE POLYCARBONATE FACES, V-4, V-10, V-11
3. ALUM. RETAINER P-4
4. POP RIVET RETAINER AT TOP & BOTTOM P-4
5. NON-DRILL POINT PAN-HEAD SCREW RETAINER AT SIDES
6. ACM BACK, CAULKED & POP-RIVETED TO FRAME
7. .063" ALUMINUM SKIN AT SIDES, POP RIVETED TO FRAME P-4
8. WHITE LED'S
9. LED POWER SUPPLY
10. TOGGLE SWITCH / SWITCH PLATE
11. ELECTRICAL HOLE
12. 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS ON 4 FT. CENTERS
13. TUBE & PLATE MOUNT TBV AT TOP OF SIGN TO CANOPY P-4
14. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

NOTES
- ALL BLOCKING PROVIDED BY MERCYHEALTH

COLORS/FINISHES

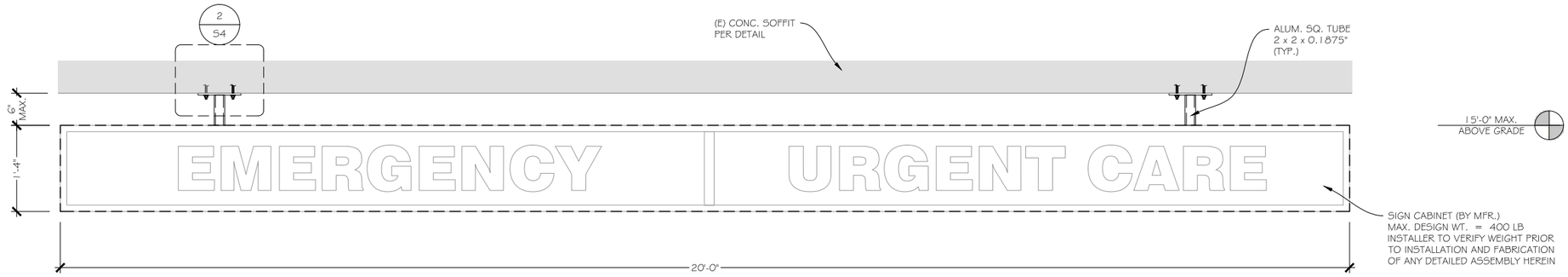
- P-4 MP GUNMETAL GRAY METALLIC
- V-4 3M 3630-33 RED TRANSLUCENT
- V-10 3M 3632-015 YELLOW TRANSLUCENT
- V-11 3M BLACK OPAQUE



CROSS SECTION VIEW
SCALE: NTS



NIGHT VIEW
SCALE: NTS



1 SIGN B.4 ELEVATION

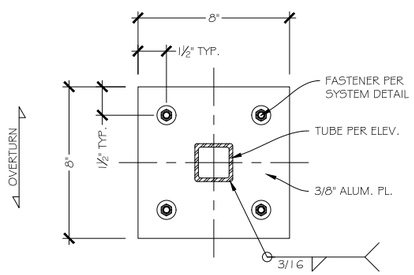
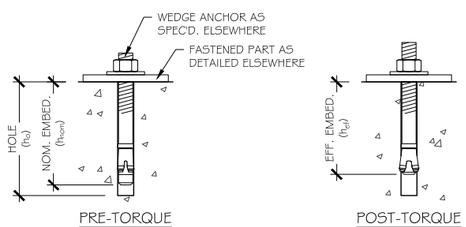
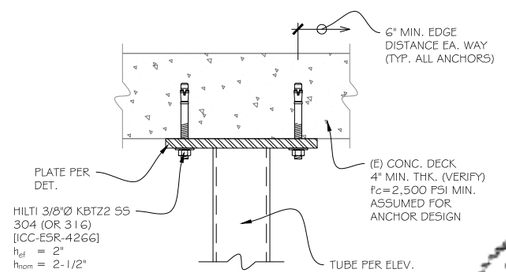


PLATE DETAIL



NOTES:
1. WHERE DISCREPANCIES OCCUR, APPROPRIATE ICC-ESR / LARR SHALL GOVERN.
2. DRILL TO MINIMUM HOLE DEPTH (h_o).
3. DUST AND DEBRIS MUST BE REMOVED FROM HOLE PRIOR TO INSTALLATION.
4. ANCHOR MUST BE HAMMERED INTO HOLE TO ACHIEVE NOMINAL EMBEDMENT (h_{nom}).
5. AFTER ACHIEVING h_{nom}, ANCHOR TO BE TIGHTENED TO SPEC'D TORQUE (T_{inst}).



SYSTEM DETAIL

2 CONNECTION DETAIL

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:

MERCYHEALTH

PROJECT #:

2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215

1/27/22

William E. Mitchell, Jr.
Structural Engineer
License #081006535

WILLIAM EDG
MITCHELL, JR.
LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS

SHEET TITLE:

STRUCTURAL

SHEET:

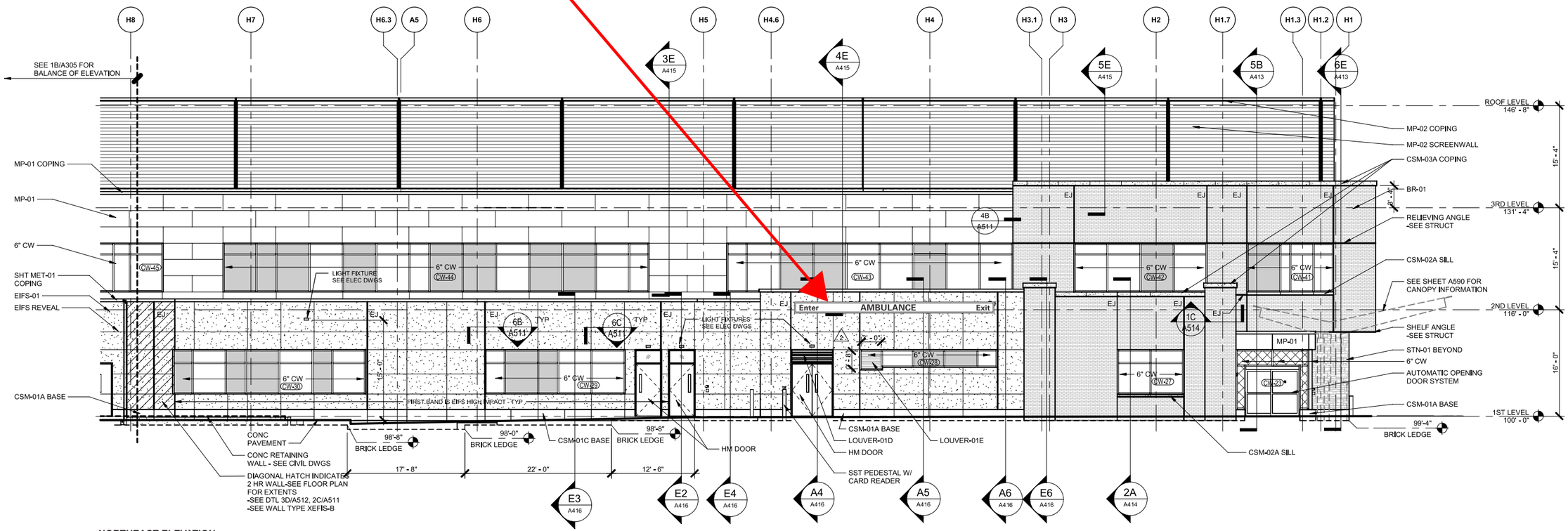
S.4

ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

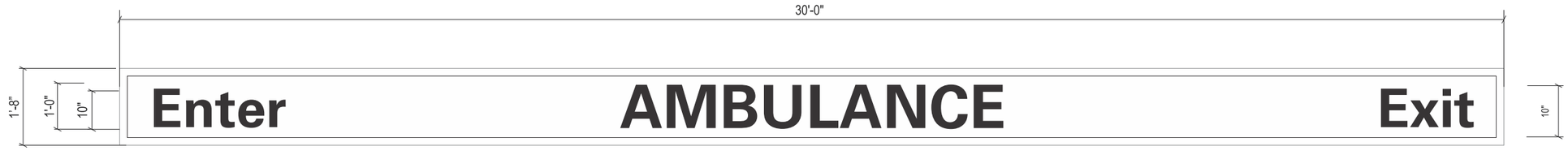
The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

B.5 PLACEMENT ON ELEVATIONS



NORTHEAST ELEVATION
SCALE 1/16" = 1'-0"

B.5 S/F CABINET SIGN - AMBULANCE



FRONT VIEW
SCALE 3/8" = 1'-0"

SPECIFICATIONS

1. ALUMINUM TUBE, BUTTED & WELDED
2. WHITE POLYCARBONATE FACES, V-11
3. ALUM. RETAINER P-2
4. POP RIVET RETAINER AT TOP & BOTTOM P-2
5. NON-DRILL POINT PAN-HEAD SCREW RETAINER AT SIDES
6. ACM BACK, CAULKED & POP-RIVETED TO FRAME
7. .063" PRE-FINISHED WHITE ALUMINUM SKIN AT SIDES, POP RIVETED TO FRAME
8. WHITE LED'S
9. LED POWER SUPPLY
10. TOGGLE SWITCH / SWITCH PLATE
11. ELECTRICAL HOLE
12. 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS ON 4 FT. CENTERS
13. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

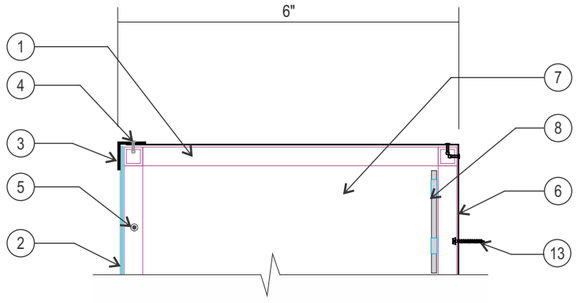
- LOCATION TBD

NOTES
- ALL BLOCKING PROVIDED BY MERCYHEALTH

COLORS/FINISHES

V-11 3M BLACK OPAQUE

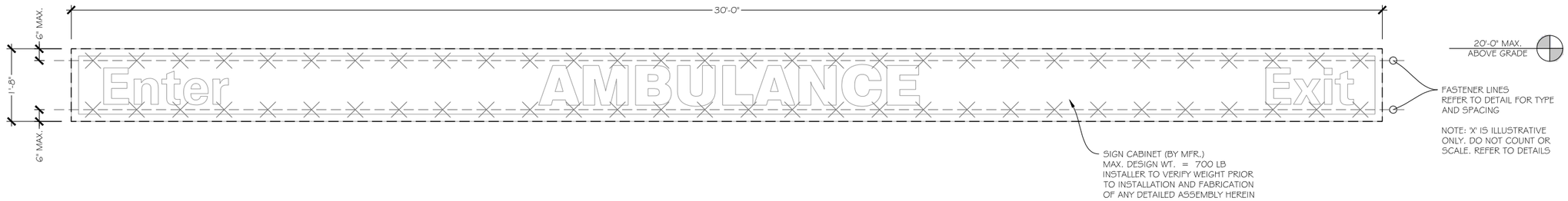
P-2 WHITE



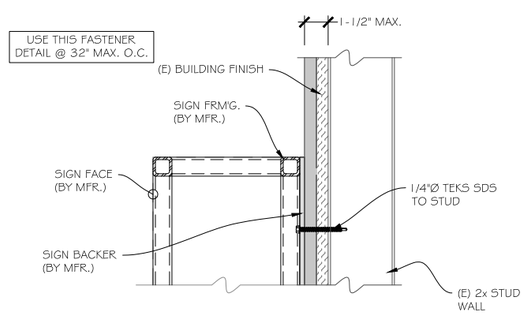
CROSS SECTION VIEW
SCALE: NTS



NIGHT VIEW
SCALE: NTS



1 SIGN B.5 ELEVATION



2 CONNECTION DETAIL

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:
MERCYHEALTH

PROJECT #:
2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

LICENSED STRUCTURAL ENGINEER
WILLIAM EDD MITCHELL, JR.
STATE OF ILLINOIS

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215

1/27/22

William E. Mitchell, Jr.
IL Structural Engineer
License #081006535

SHEET TITLE:
STRUCTURAL

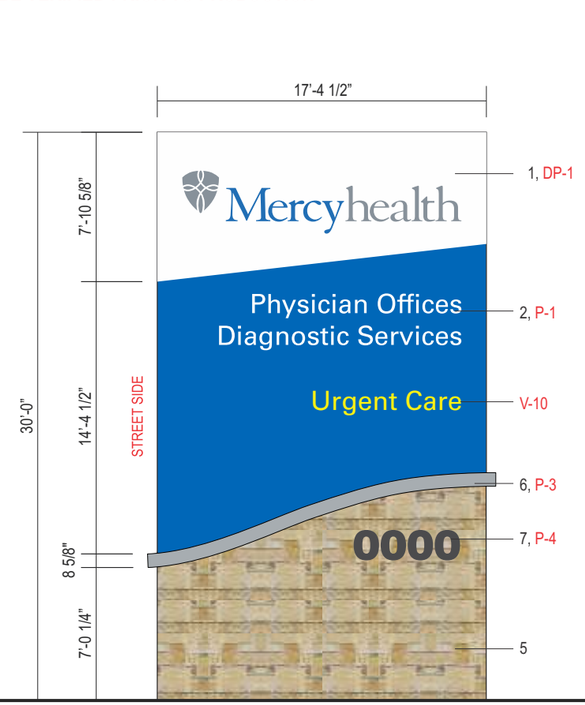
SHEET:
S.5

ORIGINAL SHEET SIZE: 11x17

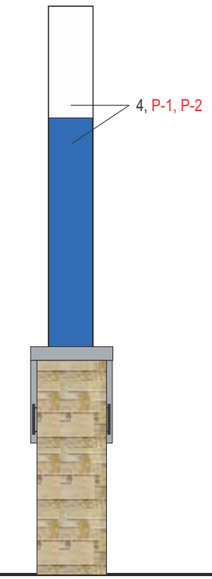
The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

M.1 & M.2 D/F 30’ MONUMENT SIGN (QTY. 2)

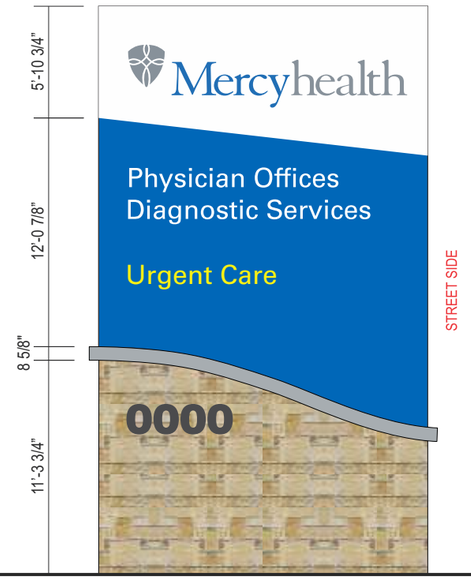
NOTE: ALL COPY TO BE VERIFIED PRIOR TO PRODUCTION



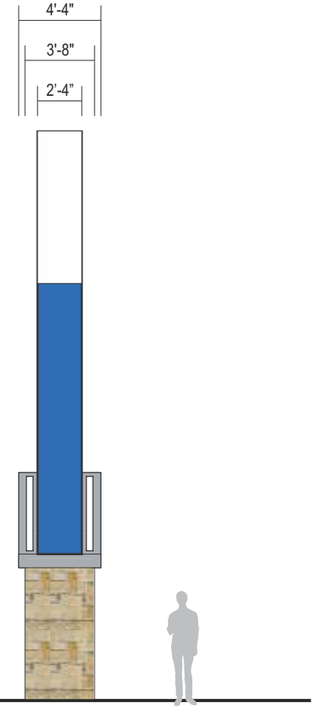
FRONT VIEW
SCALE 1/8” = 1’-0”



END VIEW 1
SCALE 1/8” = 1’-0”



BACK VIEW
SCALE 1/8” = 1’-0”



END VIEW 2
SCALE 1/8” = 1’-0”

SPECIFICATIONS
1. ILLUMINATED RETAINERLESS TOP CABINET
   DIGITAL PRINT FLEX-FACE DP-1
2. FRAMED ALUM. BOTTOM CABINET
   ROUTED ALUM. FACE P-1, COPY BACKED W/ WHITE PLASTIC
3. INTERNALLY LIT W/ WHITE OSRAM BACK PLUS II DS LEDs
4. ENDS CLAD W/ 3MM ACM, P-1, P-2
5. STEEL FRAMED BASE W/ STONE VENEER
6. FABRICATED ALUM. TOP CAP P-3, W/ BLUE LED UPLIGHTING
7. ADDRESS 1/2” FLAT CUT ALUM. STUD MOUNT P-4

NOTES
- STONE IS LOWER AT STREET SIDE
- URGENT CARE IS YELLOW

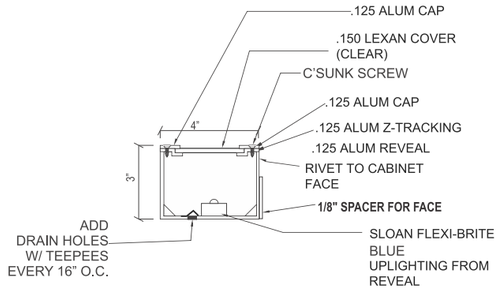
COLORS/FINISHES

DP-1	DIGITALLY PRINTED GRAPHICS PMS 2144 C BLUE & PMS 7544 C GREY ON TRANSLUCENT WHITE VINYL
P-1	MP MATCH TO PMS 2144 C BLUE
P-2	MP WHITE
P-3	MP MATCH TO PMS 7544C GREY
P-4	MP GUNMETAL GRAY METALLIC
V-10	3M 3632-015 YELLOW TRANSLUCENT

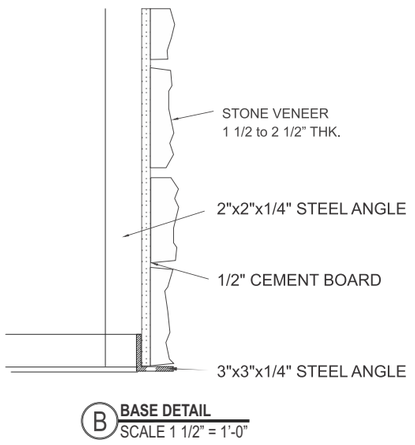


NIGHT VIEW
SCALE: NTS

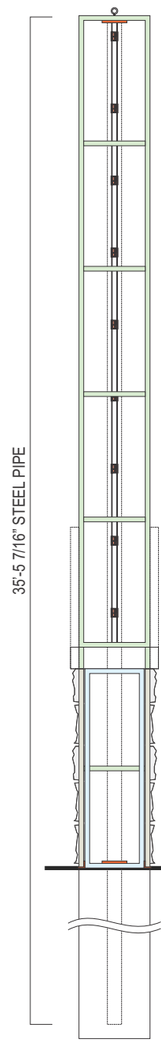
M.1 & M.2 D/F 30’ MONUMENT SIGN STRUCTURE AND ELECTRIC



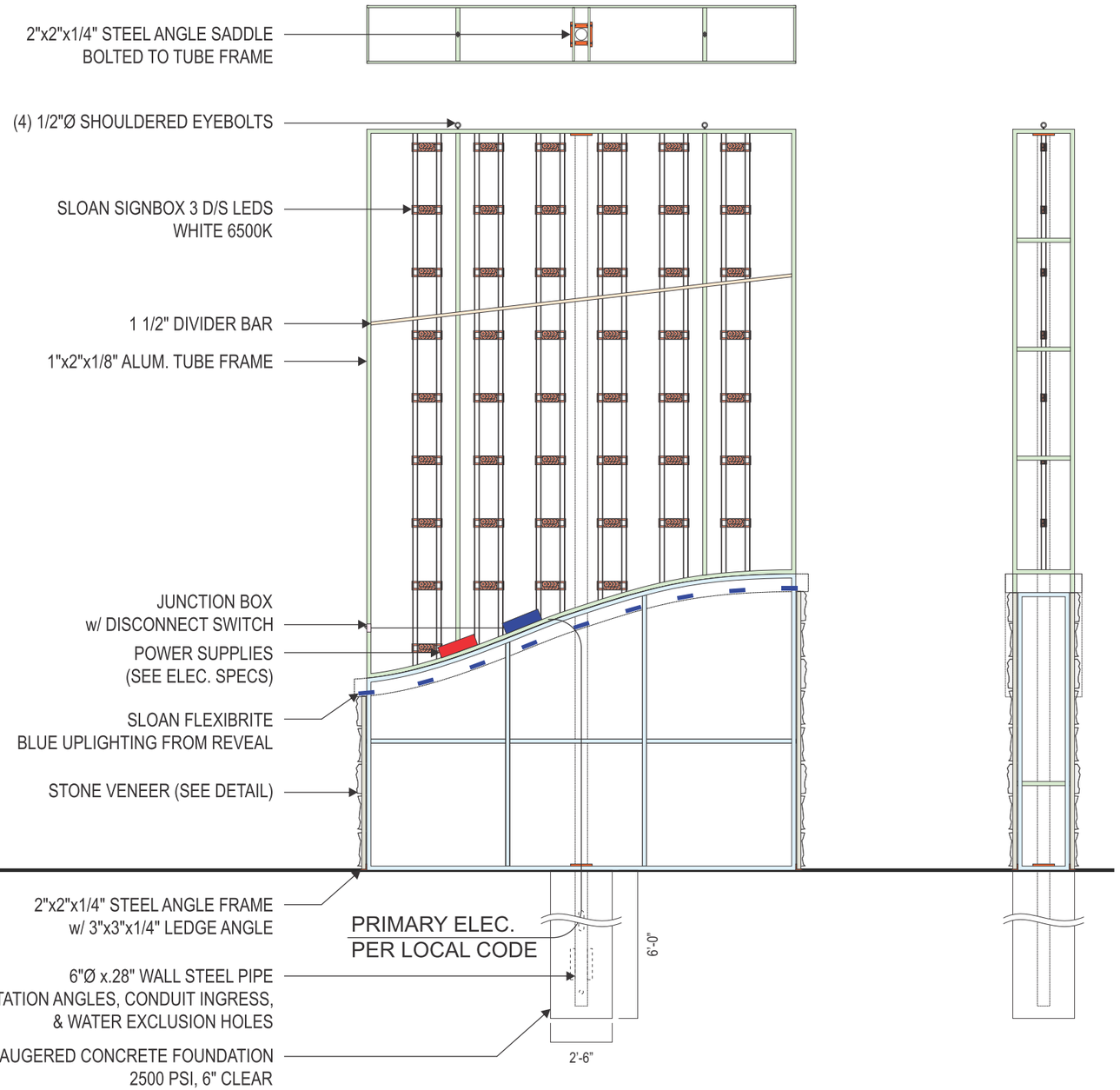
A **4 5/8” REVEAL DETAIL**
SCALE 3” = 1’-0”



B **BASE DETAIL**
SCALE 1 1/2” = 1’-0”



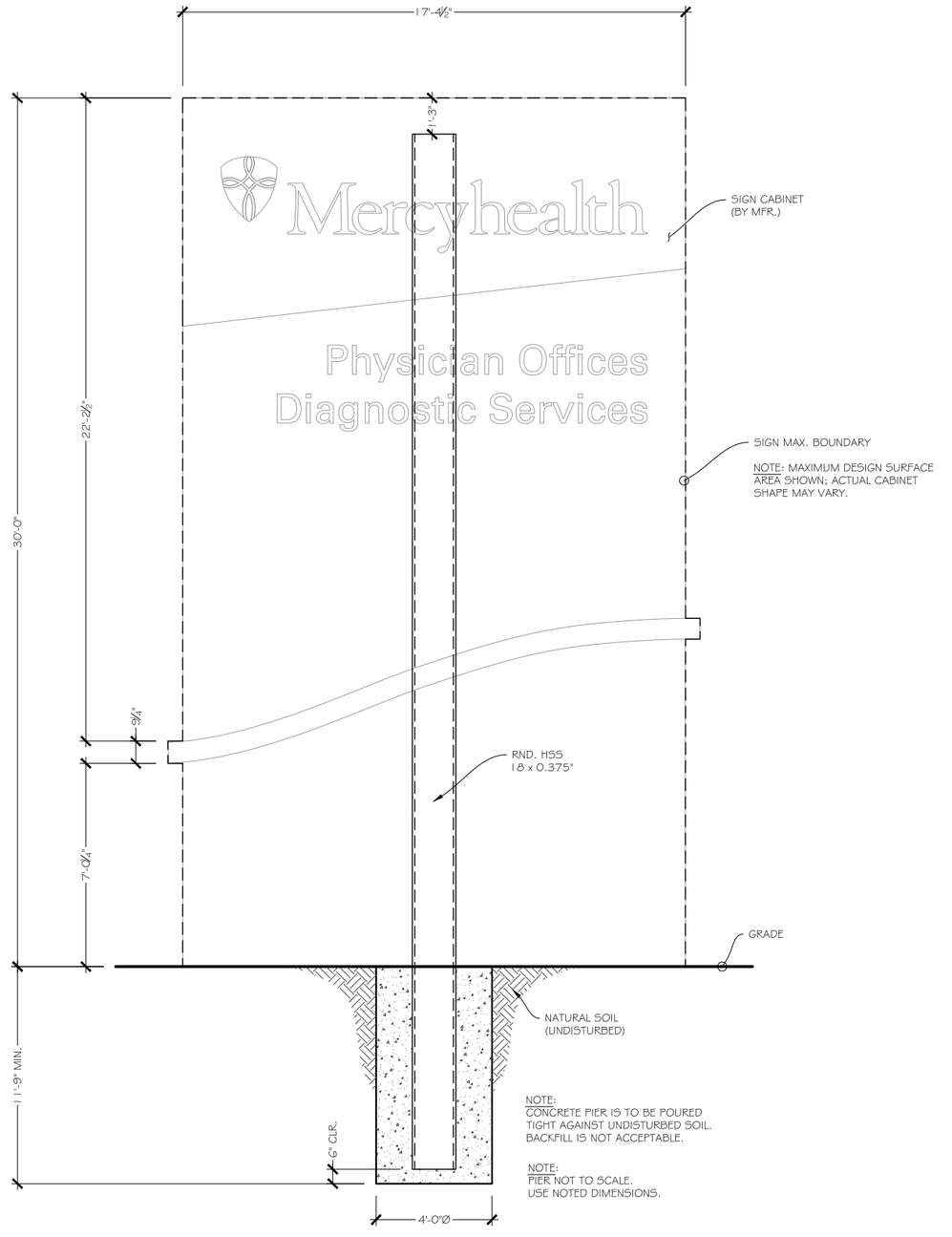
2 **LEFT END**
SCALE 3/16” = 1’-0”



3 **FRONT VIEW**
SCALE 3/16” = 1’-0”

4 **RIGHT END**
SCALE 3/16” = 1’-0”

ELECTRICAL SPECS
(54) SLOAN SIGNBOX 3 D/S LEDS - 6500K WHITE
(3) SLOAN 100W @ 24V POWER SUPPLIES (1.3A / EA.)
(16') SLOAN FLEXIBRITE BLUE LEDS
(1) SLOAN 60W @ 12V POWER SUPPLY (.85A / EA.)
SIGN TOTAL: 4.75A @ 277V



1 SIGN M.1 & M.2 ELEVATION

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:

MERCYHEALTH

PROJECT #:

2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

LICENSED STRUCTURAL ENGINEER
WILLIAM EDD MITCHELL, JR.
STATE OF ILLINOIS

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215

1/27/22

William E. Mitchell, Jr.
IL Structural Engineer
License #081006535

SHEET TITLE:

STRUCTURAL

SHEET:

S.6

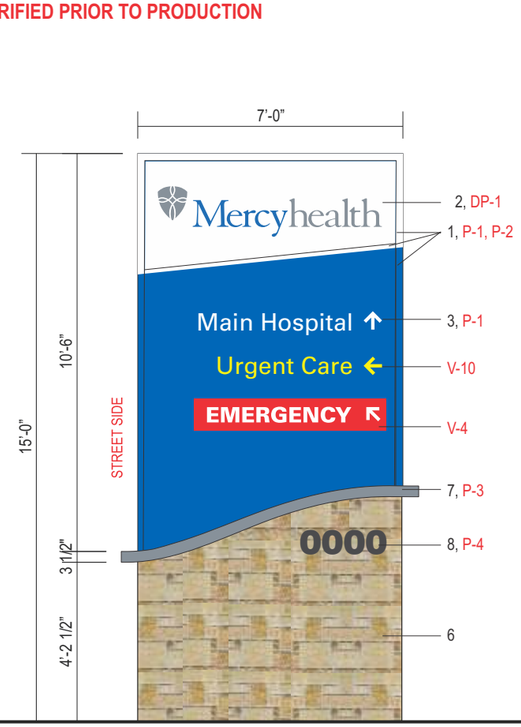
ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

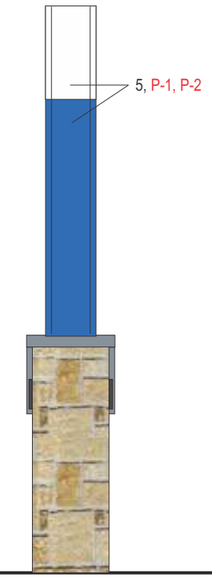
The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

M.3 D/F 15’ MONUMENT SIGN

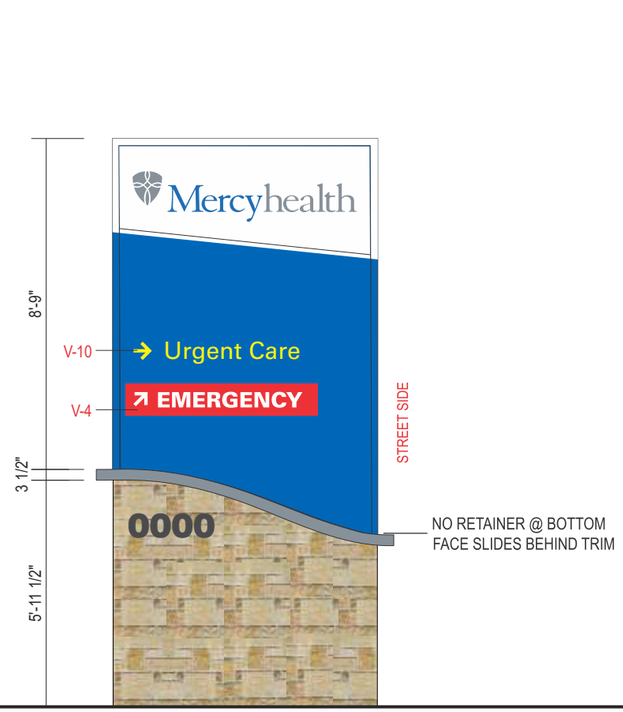
NOTE: ALL COPY TO BE VERIFIED PRIOR TO PRODUCTION



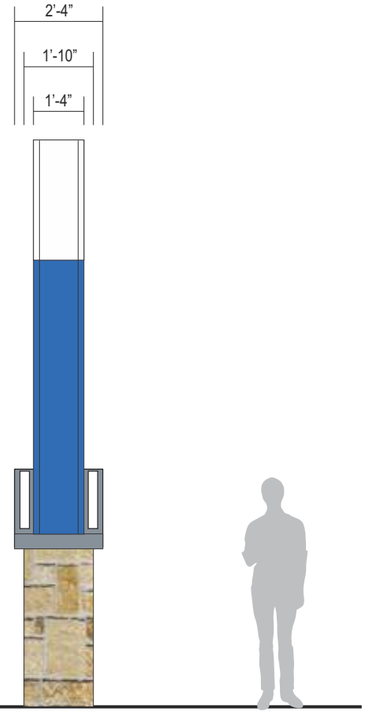
FRONT VIEW
SCALE 1/4” = 1’-0”



END VIEW 1
SCALE 1/4” = 1’-0”



BACK VIEW
SCALE 1/4” = 1’-0”



END VIEW 2
SCALE 1/4” = 1’-0”

SPECIFICATIONS
1. ILLUMINATED CABINET & 2” X 2” BREAK-FORMED RETAINERS & 1 1/2” DIVIDER P-1, P-2
2. TOP FACE: WHITE POLYCARBONATE W/ DIGITALLY PRINTED GRAPHICS DP-1
3. BOTTOM FACE: ALUM. P-1 W/ ROUTED COPY BACKED W/ WHITE POLYCARBONATE
4. INTERNALLY LIT W/ WHITE SLOAN SIGNBOX II DS LEDs
5. ENDS CLAD W/ 3MM ACM, P-1, P-2
6. STEEL FRAMED BASE W/ STONE VENEER
7. FABRICATED ALUM. TOP CAP P-3, W/ BLUE LED UPLIGHTING
8. ADDRESS 1/2” FLAT CUT ALUM. STUD MOUNT P-4

NOTES
- STONE IS LOWER AT STREET SIDE
- URGENT CARE IS YELLOW

COLORS/FINISHES

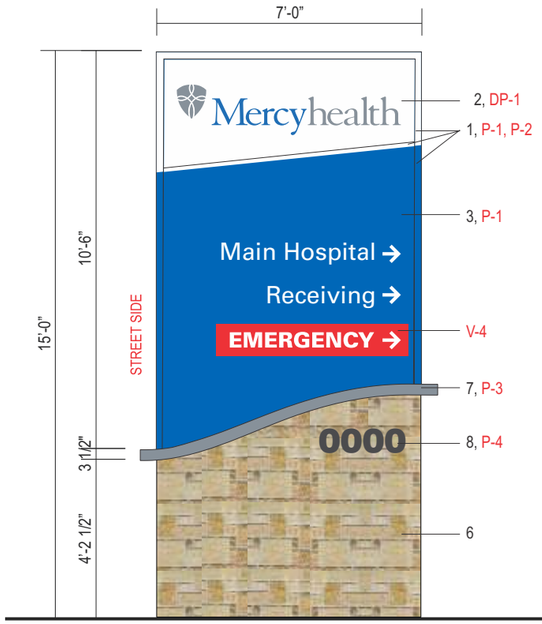
DP-1	DIGITALLY PRINTED GRAPHICS PMS 2144 C BLUE & PMS 7544 C GREY ON TRANSLUCENT WHITE VINYL
P-1	MP MATCH TO PMS 2144 C BLUE
P-2	MP WHITE
P-3	MP MATCH TO PMS 7544C GREY
P-4	MP GUNMETAL GRAY METALLIC
V-4	3M 3630-33 RED TRANSLUCENT
V-10	3M 3632-015 YELLOW TRANSLUCENT



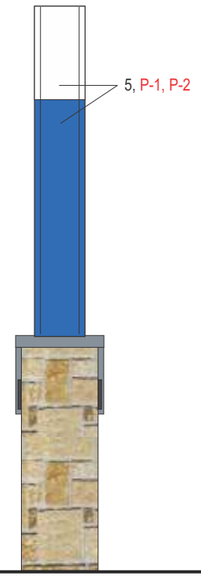
NIGHT VIEW
SCALE: NTS

M.4 D/F 15’ MONUMENT SIGN

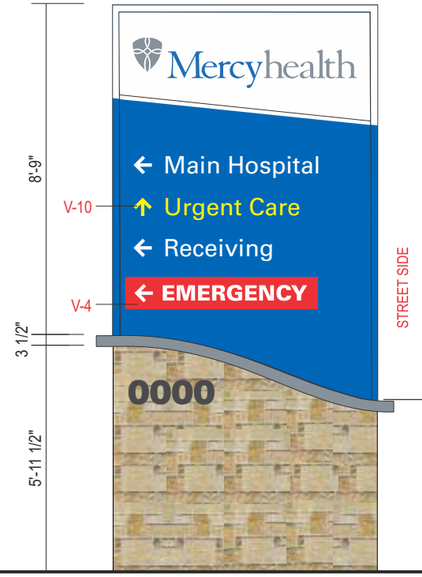
NOTE: ALL COPY TO BE VERIFIED PRIOR TO PRODUCTION



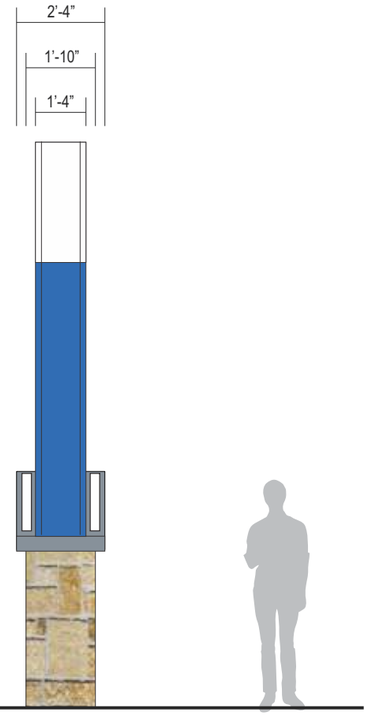
FRONT VIEW
SCALE 1/4” = 1’-0”



END VIEW 1
SCALE 1/4” = 1’-0”



BACK VIEW
SCALE 1/4” = 1’-0”



END VIEW 2
SCALE 1/4” = 1’-0”

SPECIFICATIONS
1. ILLUMINATED CABINET & 2” X 2” BREAK-FORMED RETAINERS & 1 1/2” DIVIDER P-1, P-2
2. TOP FACE: WHITE POLYCARBONATE W/ DIGITALLY PRINTED GRAPHICS DP-1
3. BOTTOM FACE: ALUM. P-1 W/ ROUTED COPY BACKED W/ WHITE POLYCARBONATE
4. INTERNALLY LIT W/ WHITE SLOAN SIGNBOX II DS LEDs
5. ENDS CLAD W/ 3MM ACM, P-1, P-2
6. STEEL FRAMED BASE W/ STONE VENEER
7. FABRICATED ALUM. TOP CAP P-3, W/ BLUE LED UPLIGHTING
8. ADDRESS 1/2” FLAT CUT ALUM. STUD MOUNT P-4

NOTES
- STONE IS LOWER AT STREET SIDE
- URGENT CARE IS YELLOW

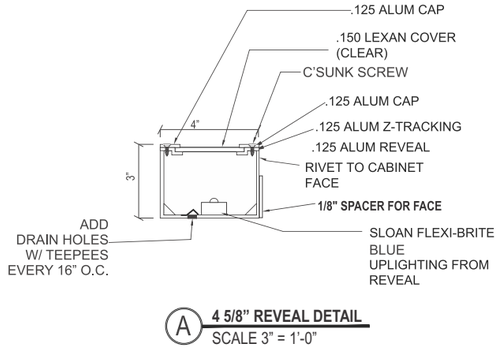
COLORS/FINISHES

Mercyhealth	DP-1	DIGITALLY PRINTED GRAPHICS PMS 2144 C BLUE & PMS 7544 C GREY ON TRANSLUCENT WHITE VINYL
	P-1	MP MATCH TO PMS 2144 C BLUE
	P-2	MP WHITE
	P-3	MP MATCH TO PMS 7544C GREY
	P-4	MP GUNMETAL GRAY METALLIC
	V-4	3M 3630-33 RED TRANSLUCENT
	V-10	3M 3632-015 YELLOW TRANSLUCENT

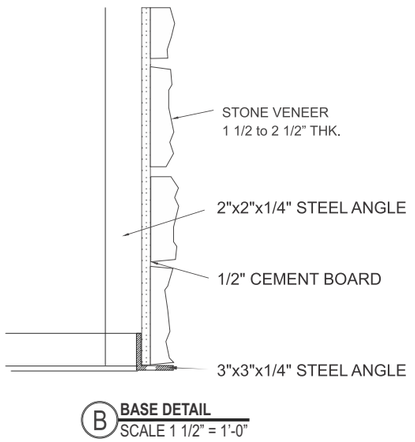


NIGHT VIEW
SCALE: NTS

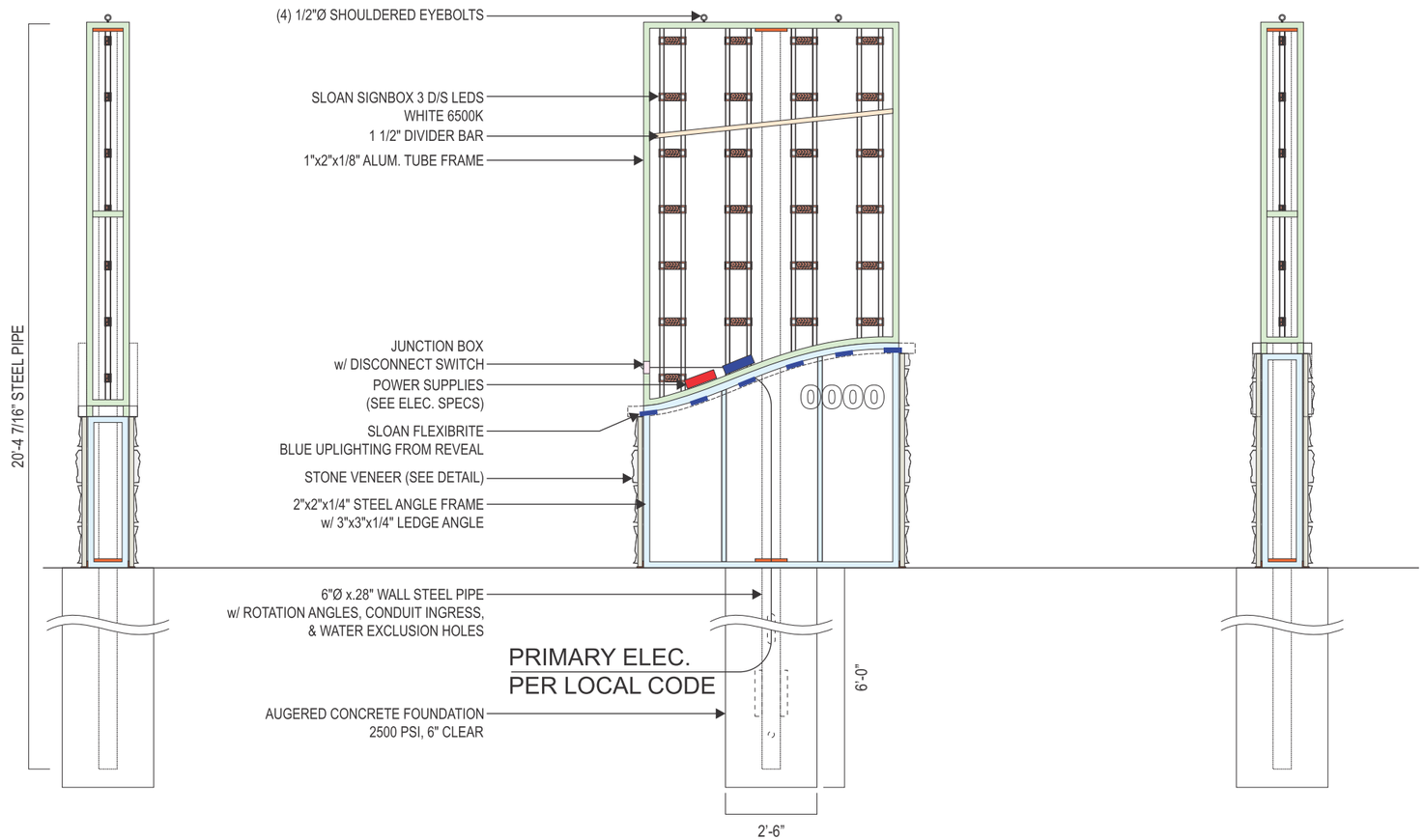
M.3 AND M.4 D/F 15’ MONUMENT SIGN STRUCTURE AND ELECTRIC



A **4 5/8” REVEAL DETAIL**
SCALE 3” = 1’-0”



B **BASE DETAIL**
SCALE 1 1/2” = 1’-0”

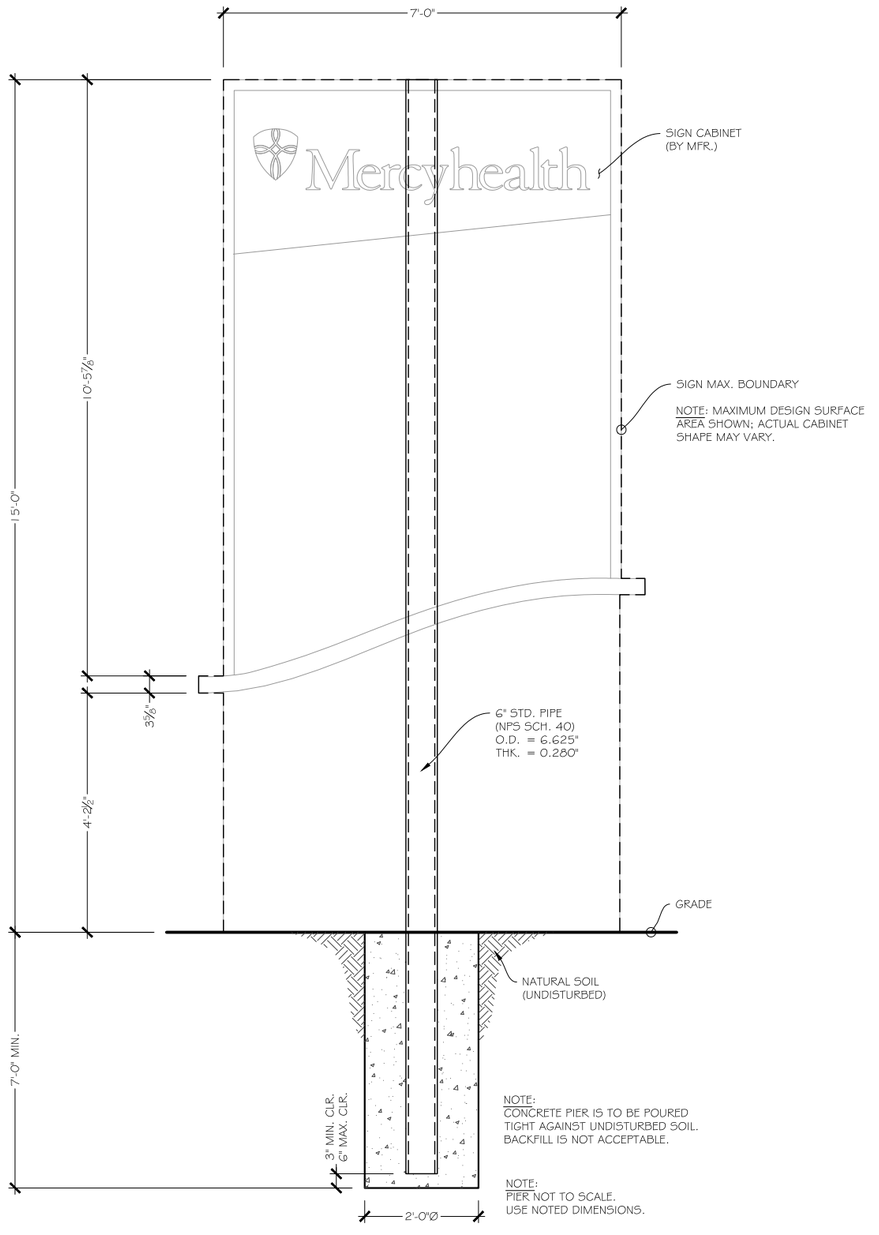


2 **LEFT END**
SCALE 1/4” = 1’-0”

3 **FRONT VIEW**
SCALE 1/4” = 1’-0”

4 **RIGHT END**
SCALE 1/4” = 1’-0”

ELECTRICAL SPECS
(54) SLOAN SIGNBOX 3 D/S LEDS - 6500K WHITE
(3) SLOAN 100W @ 24V POWER SUPPLIES (1.3A / EA.)
(16’) SLOAN FLEXIBRITE BLUE LEDS
(1) SLOAN 60W @ 12V POWER SUPPLY (.85A / EA.)
SIGN TOTAL: 4.75A @ 277V



1 SIGN M.3 & M.4 ELEVATION

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:

MERCYHEALTH

PROJECT #:

2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

LICENSED STRUCTURAL ENGINEER
WILLIAM EDD MITCHELL, JR.
STATE OF ILLINOIS

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215

1/27/22

William E. Mitchell, Jr.
IL Structural Engineer
License #081006535

SHEET TITLE:

STRUCTURAL

SHEET:

S.7

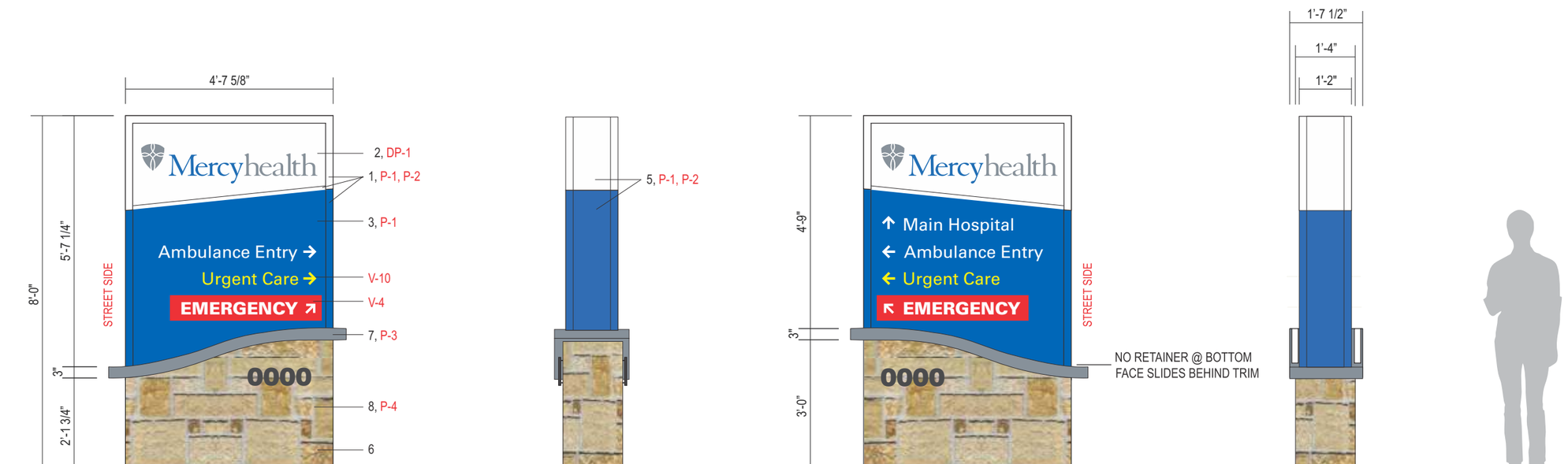
ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

D.1, D.2, D.3, D.4, & D.5 D/F 8’ DIRECTIONAL SIGN (QTY. 5)

NOTE: ALL COPY TO BE VERIFIED PRIOR TO PRODUCTION



FRONT VIEW
SCALE 3/8” = 1’-0”

END VIEW 1
SCALE 3/8” = 1’-0”

BACK VIEW
SCALE 3/8” = 1’-0”

END VIEW 2
SCALE 3/8” = 1’-0”

SPECIFICATIONS

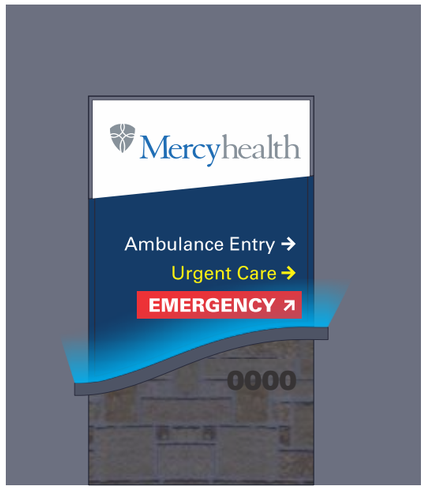
1. ILLUMINATED CABINET & 2” X 2” BREAK-FORMED RETAINERS & 1 1/2” DIVIDER P-1, P-2
2. TOP FACE: WHITE POLYCARBONATE W/ DIGITALLY PRINTED GRAPHICS DP-1
3. BOTTOM FACE: ALUM. P-1 W/ ROUTED COPY BACKED W/ WHITE POLYCARBONATE
4. INTERNALLY LIT W/ WHITE SLOAN SIGNBOX II DS LEDs
5. ENDS CLAD W/ 3MM ACM, P-1, P-2
6. STEEL FRAMED BASE W/ STONE VENEER
7. FABRICATED ALUM. TOP CAP P-3, W/ BLUE LED UPLIGHTING
8. ADDRESS 1/2” FLAT CUT ALUM. STUD MOUNT P-4

NOTES

- STONE IS LOWER AT STREET SIDE
- URGENT CARE IS YELLOW

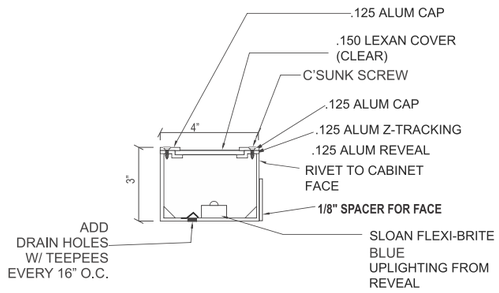
COLORS/FINISHES

Syhealth	DP-1	DIGITALLY PRINTED GRAPHICS PMS 2144 C BLUE & PMS 7544 C GREY ON TRANSLUCENT WHITE VINYL
	P-1	MP MATCH TO PMS 2144 C BLUE
	P-2	MP WHITE
	P-3	MP MATCH TO PMS 7544C GREY
	P-4	MP GUNMETAL GRAY METALLIC
	V-4	3M 3630-33 RED TRANSLUCENT
	V-10	3M 3632-015 YELLOW TRANSLUCENT

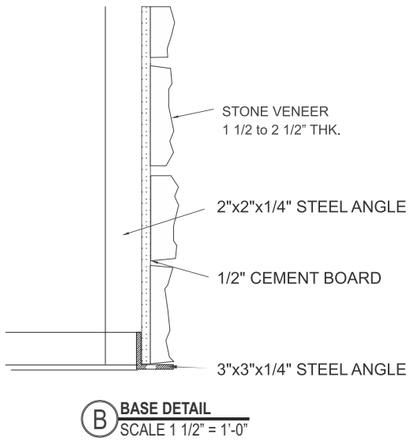


NIGHT VIEW (EXAMPLE ONLY)
SCALE: NTS

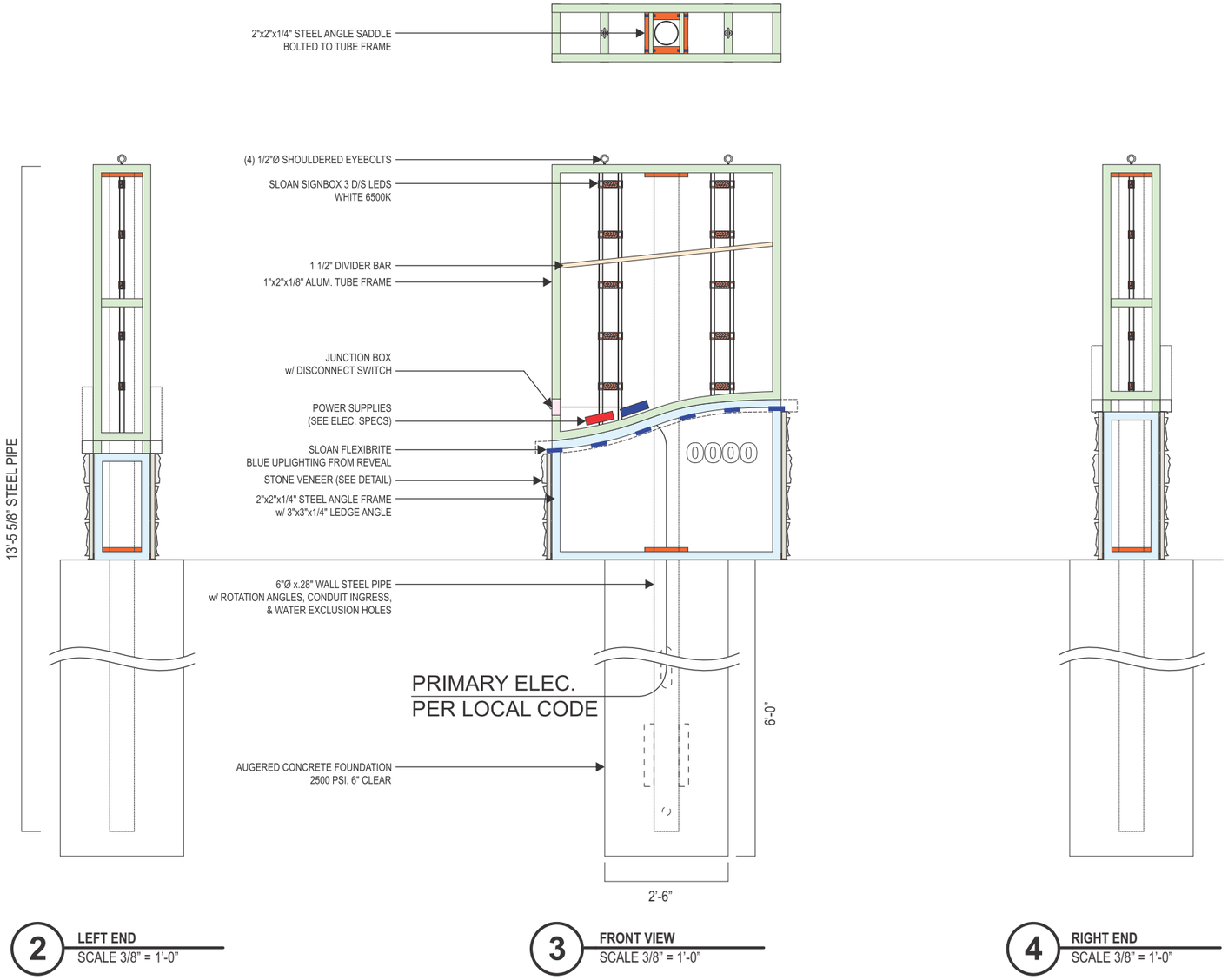
D.1, D.2, D.3, D.4, & D.5 D/F 8’ DIRECTIONAL STRUCTURE AND ELECTRIC



A **4 5/8” REVEAL DETAIL**
SCALE 3” = 1’-0”



B **BASE DETAIL**
SCALE 1 1/2” = 1’-0”

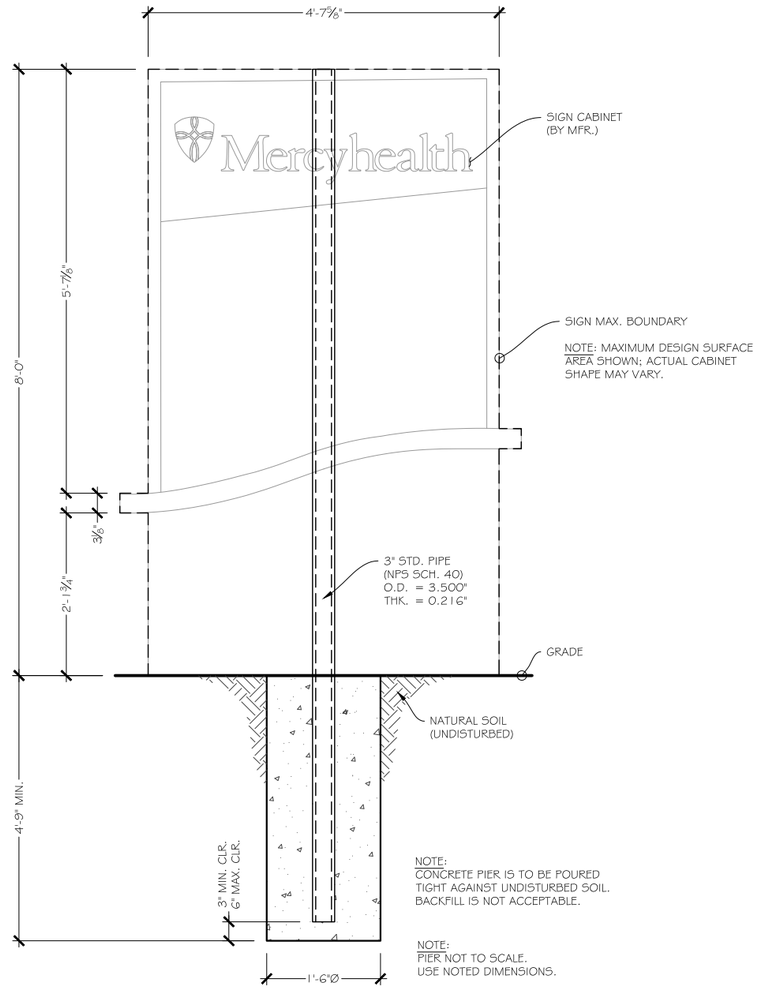


2 **LEFT END**
SCALE 3/8” = 1’-0”

3 **FRONT VIEW**
SCALE 3/8” = 1’-0”

4 **RIGHT END**
SCALE 3/8” = 1’-0”

ELECTRICAL SPECS
(54) SLOAN SIGNBOX 3 D/S LEDS - 6500K WHITE
(3) SLOAN 100W @ 24V POWER SUPPLIES (1.3A / EA.)
(16’) SLOAN FLEXIBRITE BLUE LEDS
(1) SLOAN 60W @ 12V POWER SUPPLY (.85A / EA.)
SIGN TOTAL: 4.75A @ 277V



1 ELEVATION (QTY.=5)

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:

MERCYHEALTH

PROJECT #:

2112063

MERCYHEALTH SIGN PACKAGE

ROUTE 31 & THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

No:	Issue/Revision:	Date:
----	Initial Submittal	1-25-2022
1		
2		
3		
4		

LICENSED STRUCTURAL ENGINEER
WILLIAM EDD MITCHELL, JR.
STATE OF ILLINOIS

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey
(973)-570-8215

1/27/22

William E. Mitchell, Jr.
IL Structural Engineer
License #081006535

SHEET TITLE:

STRUCTURAL

SHEET:

S.8

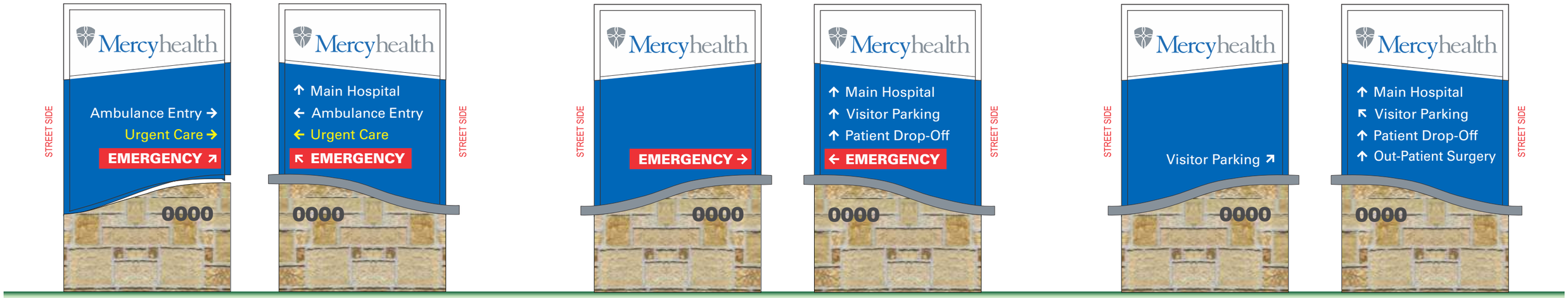
ORIGINAL SHEET SIZE: 11x17

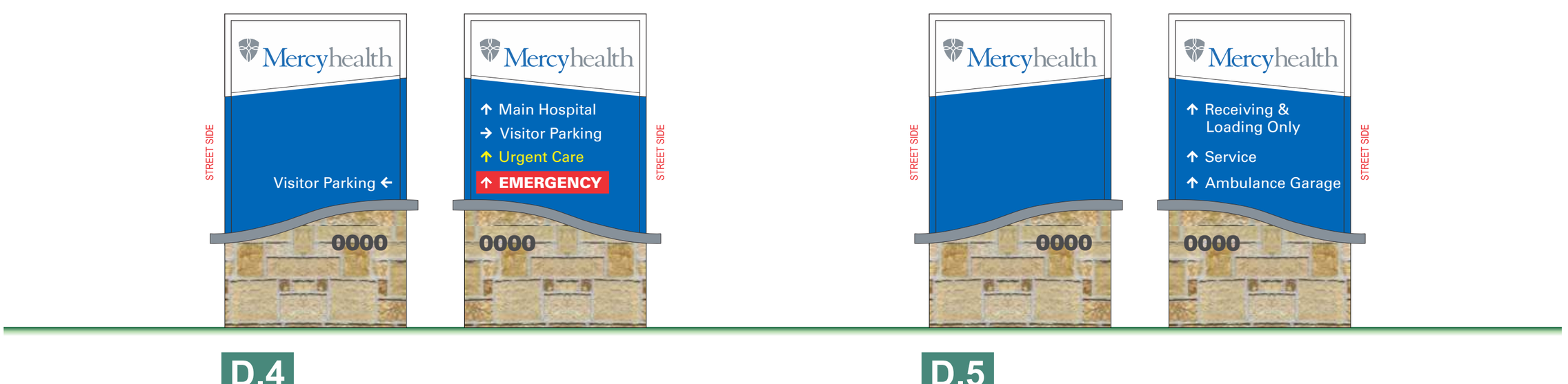
Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

D.1, D.2, D.3, D.4, & D.5 D/F 8’ DIRECTIONAL SIGN MESSAGE LAYOUTS

NOTE: ALL COPY TO BE VERIFIED PRIOR TO PRODUCTION





Mercyhealth Crystal Lake Hospital- 30' high Monument Site Line Diagram



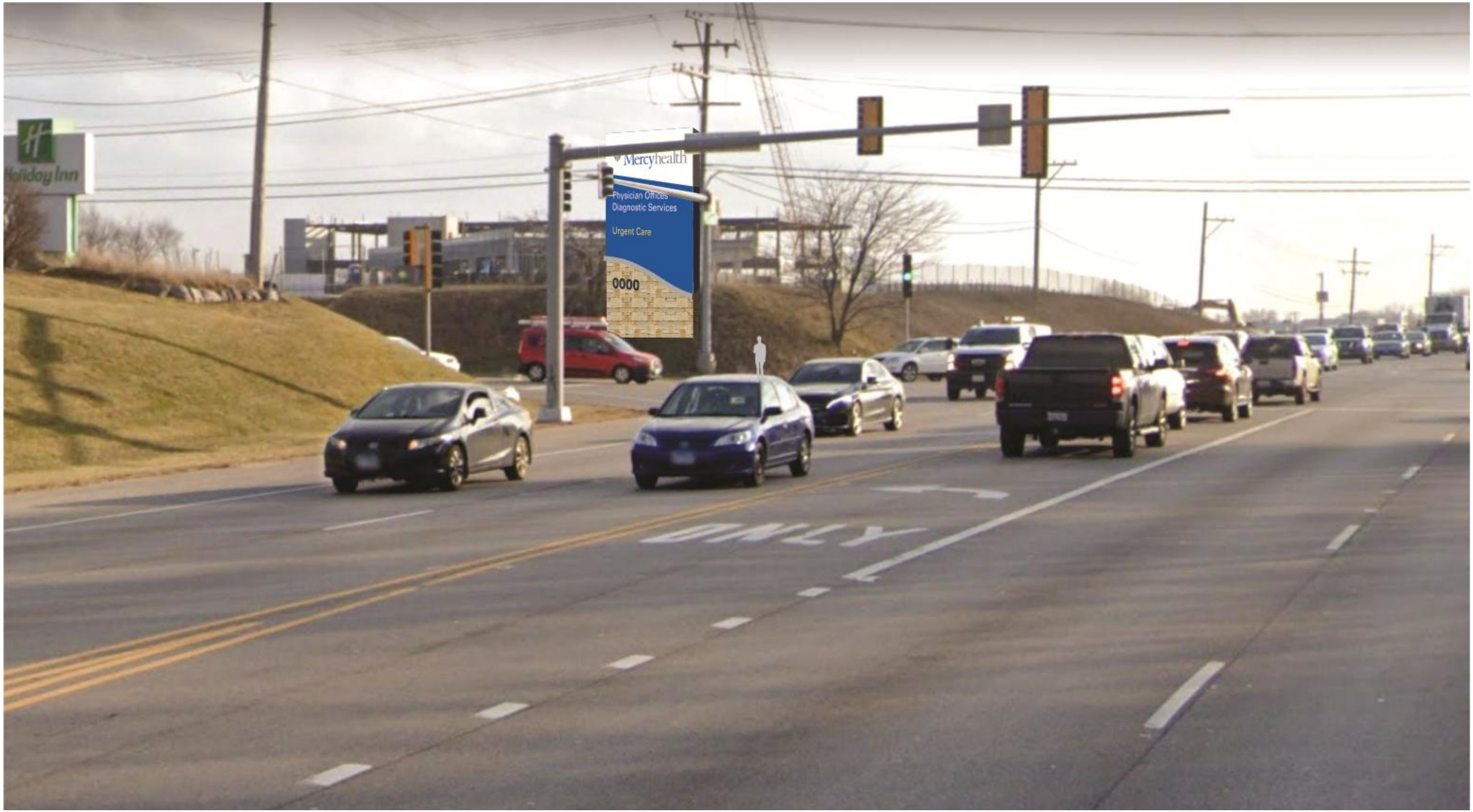
Mercyhealth Crystal Lake Hospital- 30' high M.1 Monument Sign Visibility
View from 1,000ft Southbound Route 31 approaching Three Oaks Road



Mercyhealth Crystal Lake Hospital- 30' high M.1 Monument Sign Visibility
View from 500ft Southbound Route 31 approaching Three Oaks Road



Mercyhealth Crystal Lake Hospital- 30' high M.1 Monument Sign Visibility
View from 200ft Southbound Route 31 approaching Three Oaks Road



Mercyhealth Crystal Lake Hospital- 30' high M.2 Monument Sign Visibility
View from 1,000ft Northbound Route 31 approaching Raymond Drive



Mercyhealth Crystal Lake Hospital- 30' high M.2 Monument Sign Visibility
View from 500ft Northbound Route 31 approaching Raymond Drive



Mercyhealth Crystal Lake Hospital- 30' high M.2 Monument Sign Visibility
View from 200ft Northbound Route 31 approaching Raymond Drive



5/27/2022 Mercyhealth Crystal lake Hospital campus

Master Sign Plan justification brief

The functionality of the signs should consider the particular aspects of a healthcare setting that has Emergency services.

Sign design and sizing is proportionate to the hospital campus size location and function

The proposed sign heights allow messaging to be readable from safe distance

50mph speed of adjacent roadway must be considered in safe sign functionality

M.1 and M.2 monument signs

The proposed 30 ft height of the primary monument signs M.1, M.2 sign height affords readability from appropriate distance to allow proper time for motorists to read and react, and safely enter the property. This is of particular importance in a health care situation with older and/or stressed visitors which require more time to safely maneuver their vehicles.

Due to the topography, setback and position of the hospital building within the campus it is critical that the hospital has adequate signage on Route 31 at either end of the property to ensure traffic at the two entrance roadways is properly routed.

The two primary monuments on Route 31 include 8 words in the sign messaging. These signs are intended to help drivers identify the property and safely navigate the turn into the hospital. A sign with 8 words requires a bare minimum 5.6 seconds to safely read and react based upon visual research studies. (see table 3 page 7 of attached ISA visibility guidelines). This is under normal conditions. The time increases based upon driver's psychological state and familiarity with a sign and its contents. Time can increase to as much as 24 to 36 seconds.

Please see the attached site line visibility and ISA Guidelines document for visual data documentation.

The signs are in keeping with the architectural style and proportions of the hospital campus. Modern clean lines, simple contrasting colors for readability, masonry bases and efficient wording.

M.3 and M.4 monument signs

Proposed M.3, M.4 monument signs are located at the driveway entries on Raymond Drive and Three Oaks Road. These 15ft high signs are necessary and appropriate for safety and to ensure accessibility.

The visibility of these two monuments are of major importance as they identify the Emergency services available at the hospital.

In this large campus setting the signs are critical to preventing motorists from passing the entry drives and causing turn arounds or other delays and possible traffic backups. This is of particular importance in a health care setting.

It is important that the two driveway entry monuments maintain 15ft height to ensure they are visible as soon as drivers navigate the turn onto Three Oaks Road or Raymond Drive to reassure drivers that the entry driveways are just ahead and no further decisions need to be made in order to enter the property.

The 15ft sign height allows for an 8” letter height on both the Emergency and Urgent Care wording this provides 320ft of readability, which is approximately the distance from the driveway to Route 31. Having 5 words each these signs require an average reader a minimum of 3.5 seconds to read and react. (see attached ISA Visibility Guidelines). At 35 mph this size of sign gives the driver 6 seconds to safely read and react, turning into the driveway safely.

D.1 thru D.5 directional signs

Please note the sign location plan page within the application plans. This document indicates the circulation routes through the campus. The D series signs perform the critical function of maintaining proper circulation between visitors, patients, ambulance, staff and services.

These signs are strategically placed at each driver decision point to ensure smooth traffic circulation throughout the campus.

Emergency, Urgent Care and Ambulance traffic are routed with these signs. The sign heights at 8ft are necessary to keep the signs messaging at a functional viewing height for motorists within the campus where other vehicles and or pedestrians may impact visibility. The size affords for 3” wording heights readable from 120ft with appropriate negative space to provide ease of reading.

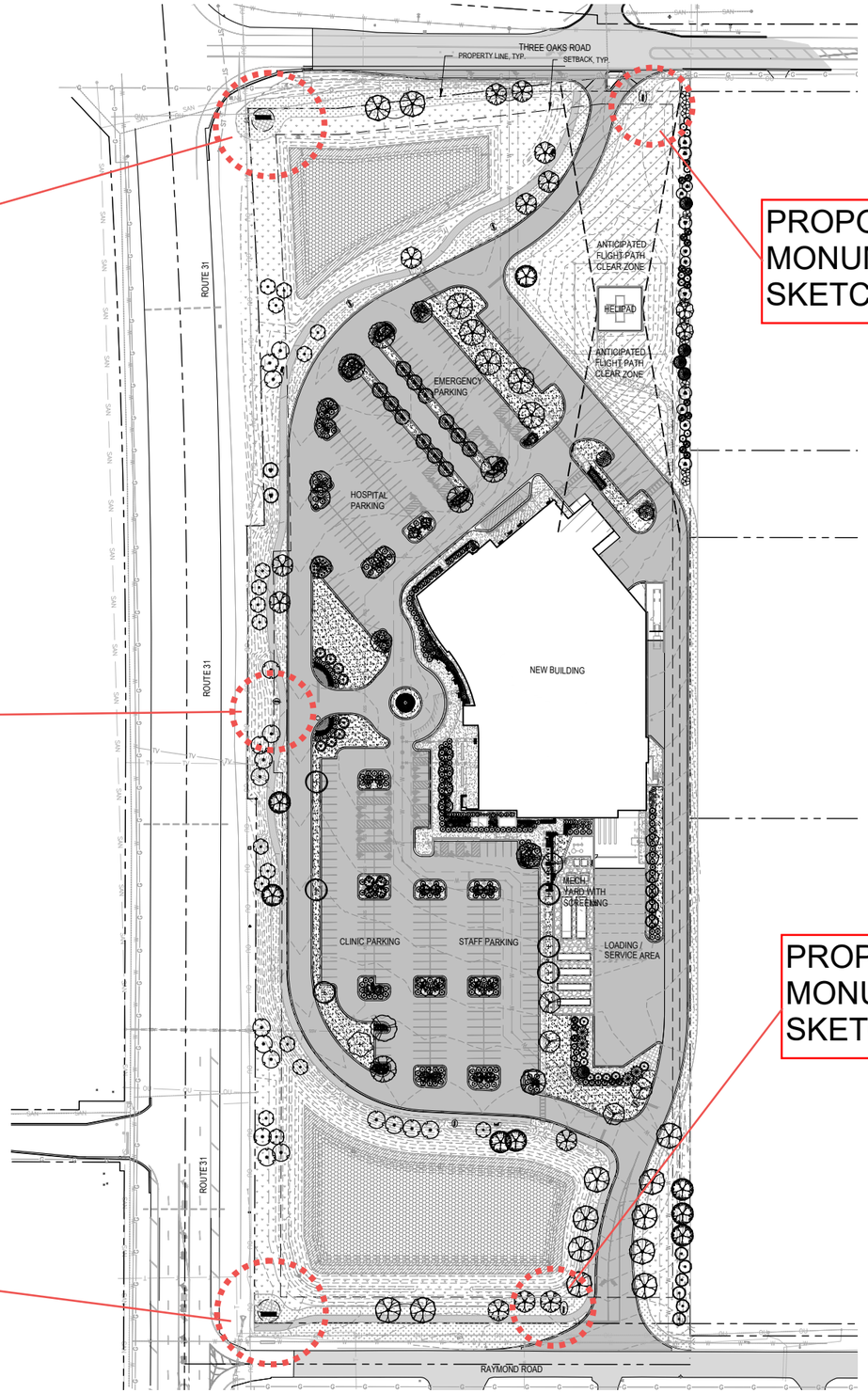
PROPOSED MONUMNETAL SIGN SKETCH 1

PROPOSED MONUMNETAL SIGN SKETCH 3 SIM

PROPOSED MONUMNETAL SIGN SKETCH 3 SIM

PROPOSED MONUMNETAL SIGN SKETCH 3

PROPOSED MONUMNETAL SIGN SKETCH 2



1 LANDSCAPE OVERVIEW PLAN
SCALE: 1" = 60'-0"

0 60' 120'

NORTH

LEGEND

- BLUEGRASS SOD
- BLUEGRASS SEED
- FESCUE SEED
- PLANTING BED
- WETLAND PLUG MIX
- RAINWATER RENEWAL NVM
- STONE MULCH MAINTENANCE EDGE
- TRASH / RECYCLE RECEPTACLE, [TRASH-01 AND RECYCLE-01]
- BENCH, [BENCH-01]
- EDGE-03 (SPADED EDGE)

NOTES

1. PLANT SPECIES SELECTION WILL CONFORM TO SECTION A-1000 OF THE CITY OF CRYSTAL LAKE ZONING CODE FOR RECOMMENDED SPECIES LIST AND MINIMUM PLANT SIZES AT PLANTING.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT 'JULIE' TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR SHALL PROTECT BENCHMARKS.

4. DO NOT BLOCK ANY DRIVES, WALKS OR ENTRANCES UNLESS RECEIVING WRITTEN APPROVAL FOR CLOSURES FROM A PROJECT REPRESENTATIVES.

5. PROVIDE DECOMPACTED SUBGRADES AND SOIL MATERIALS OF A QUALITY AND DEPTH PER SECTION 32 9113 "SOIL PREPARATION".

6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL ROOT BALLS PRIOR TO INSTALLATION. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION.

7. ANY AREAS NOT SHOWN AS BEING REPAIRED WITH PLANTINGS OR SEED IN THESE PLANS THAT ARE DISTURBED BY EXTENDED LIMITS OF CONSTRUCTION OR CARELESSNESS SHALL BE SEEDED OR SODDED AT NO COST TO OWNER. OWNER'S PROJECT REPRESENTATIVE SHALL DETERMINE WHAT TYPE OF SEED/SOD SHALL BE USED BASED ON THE SPECIFIC LOCATION AND EXTENT OF DAMAGE.

8. NATIVE VEGETATED MAT (NVM) IS A CUSTOM-GROWN MATERIAL. CONTRACTOR SHALL CONTACT AGRECOL IMMEDIATELY AFTER PROJECT AWARD TO PRE-ORDER THE NVM FOR THIS PROJECT AND WORK WITH SUPPLIER AND LANDSCAPE ARCHITECT TO DETERMINE FINAL COMPOSITION. REFER TO SECTION 32 9200 FOR ADDITIONAL INFORMATION.

9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND SEEDED/SODDED AREAS DURING INITIAL MAINTENANCE AND WARRANTY PERIOD- SEE SECTIONS 32 9200 AND 32 9300 FOR MORE INFORMATION. THE WETLAND DETENTION AREAS MAY REQUIRE EXTRA-ORDINARY MAINTENANCE MEASURES AND PERSONNEL. CONTRACTOR IS FULLY RESPONSIBLE FOR COMPLYING WITH SPECIFICATIONS IN SECTION 32 9300.

10. PROVIDE METAL EDGE (EDGE-01) BETWEEN

LIGHT POLE LOCATIONS TO ENSURE THAT THERE ARE NOT IMMEDIATE OR FORESEEABLE CONFLICTS BETWEEN THE TWO. FIELD ADJUSTMENTS MAY BE REQUIRED AND MUST BE APPROVED BY THE ENGINEER.

13. TWO FLIGHT CONES FOR HELICOPTERS ARE INDICATED ON THE LANDSCAPE PLANS. NO FIELD ADJUSTMENTS TO TREE LOCATIONS OR HEIGHTS IS ALLOWED WITHIN THESE FLIGHT CONES WITHOUT WRITTEN APPROVAL FROM BOTH THE DESIGN ARCHITECT AND FIELD ENGINEER.

Received 7-5-22
Landscape Notes

AECOM

AECOM Services of Illinois, Inc.
303 East Wacker Drive, Suite 1400
Chicago, Illinois 60601

PROJECT

Mercyhealth Hospital and Clinic

Illinois Rt 31 and Three Oaks Road
Crystal Lake, Illinois

CLIENT

Mercyhealth
www.mercyrockford.org

ARCHITECT

AECOM Services of Illinois, Inc.
IL Design Firm Reg No. 184-001654
800 LaSalle Avenue
Minneapolis, Minnesota 55402
P: 612-376-2000 F: 612-376-2271
www.aecom.com

CONSULTANTS

CIVIL ENGINEERS
Fehr Graham IL Design Firm No: 184-003525
200 Prairie Street, Suite 208
Rockford, Illinois 61107
P: 815-394-4700 F: 815-394-4702
www.fehr-graham.com

PNEUMATIC TUBE SYSTEM CONSULTANT
Lerch Bates
706 Second Avenue South, Suite 660
Minneapolis, Minnesota 55402
P: 612-332-5471 F: 612-332-5657
www.lerchbates.com

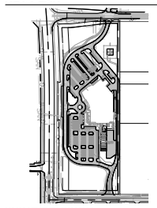
FOOD SERVICE CONSULTANT
Rippe Associates
10400 Yellow Circle Drive Suite100
Minneapolis, Minnesota 55343
P: 952-933-0313
www.RippeAssociates.com

LANDSCAPE ARCHITECT
Saiki Design
1110 S. Park Street
Madison, Wisconsin 53715
P: 608-251-3600
www.ksd-la.com

REGISTRATION

ISSUED FOR CONSTRUCTION
18 JUNE 2021

KEY PLAN



ISSUE/REVISION

NO.	DATE	DESCRIPTION
1	11 JUNE 2021	ASI #1
2	18 JUNE 2021	ISSUED FOR CONSTRUCTION

PROJECT NUMBER

60557514

SHEET TITLE

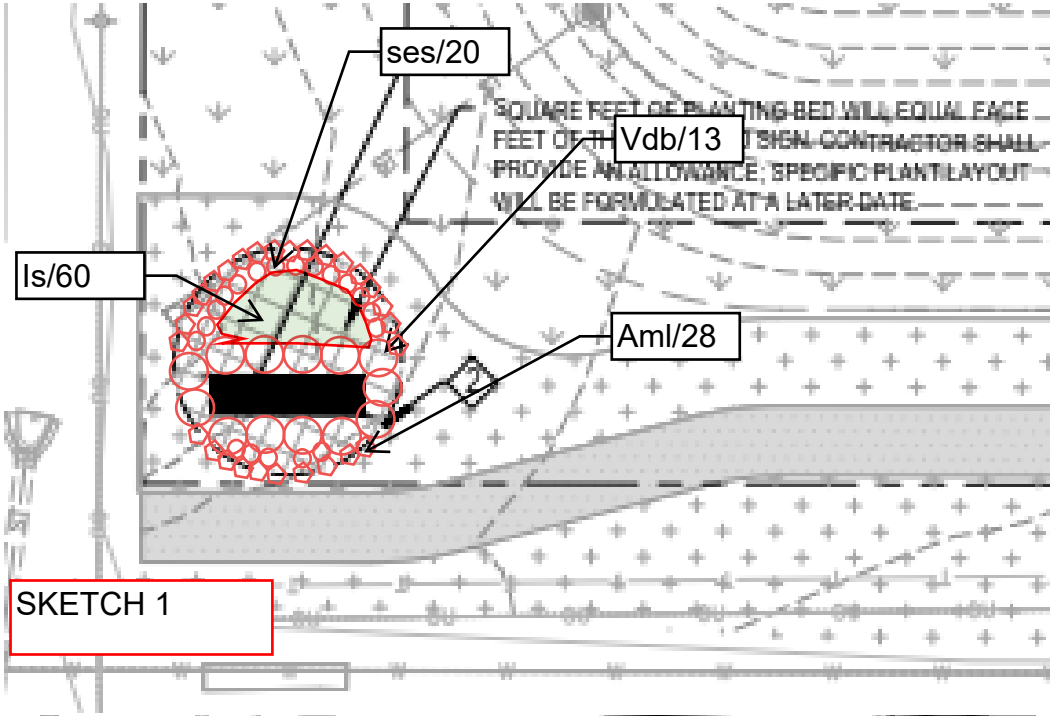
LANDSCAPE OVERVIEW PLAN

SHEET NUMBER

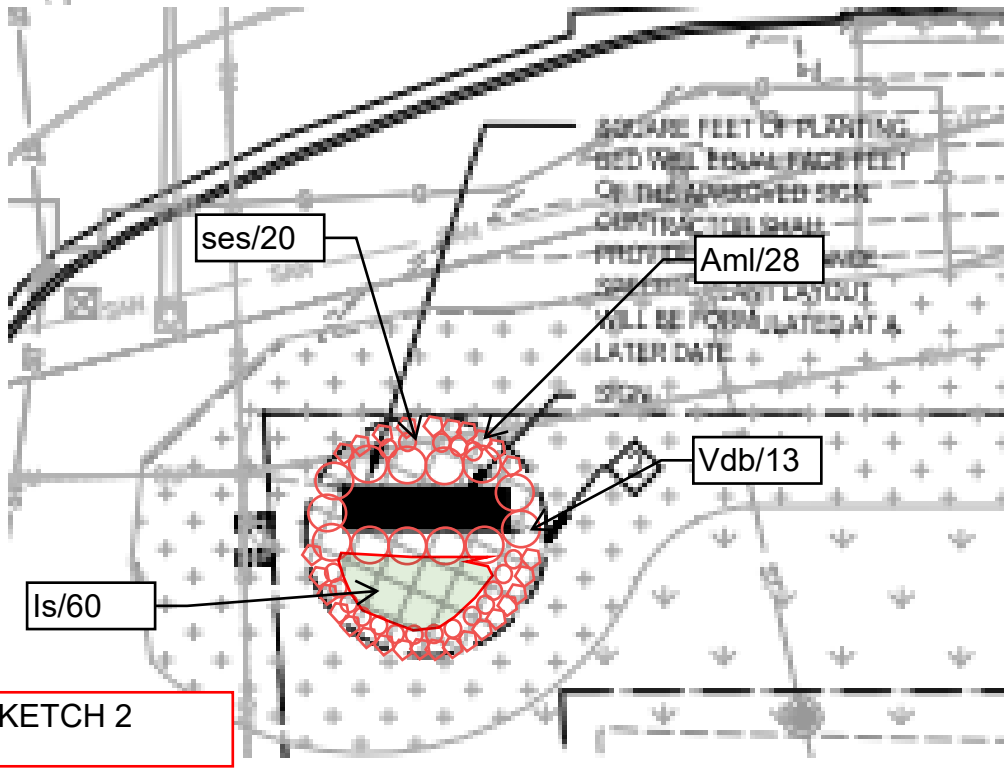
L-100

ARCH E1 30" x 42" | Approved: RD | Checked: RD | Designer: RD | Project Management Initials:

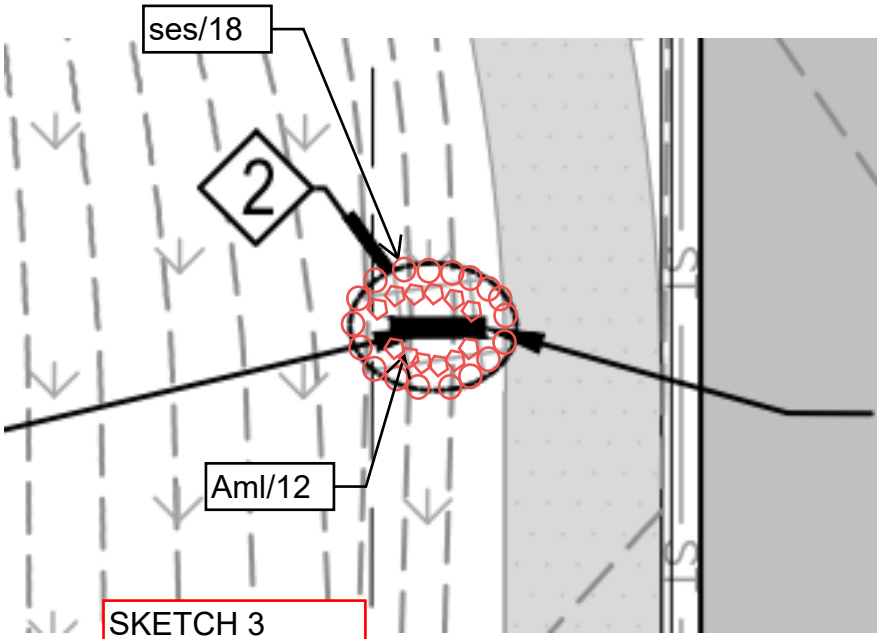
Printed on ___% Post-Consumer Recycled Content Paper



SKETCH 1



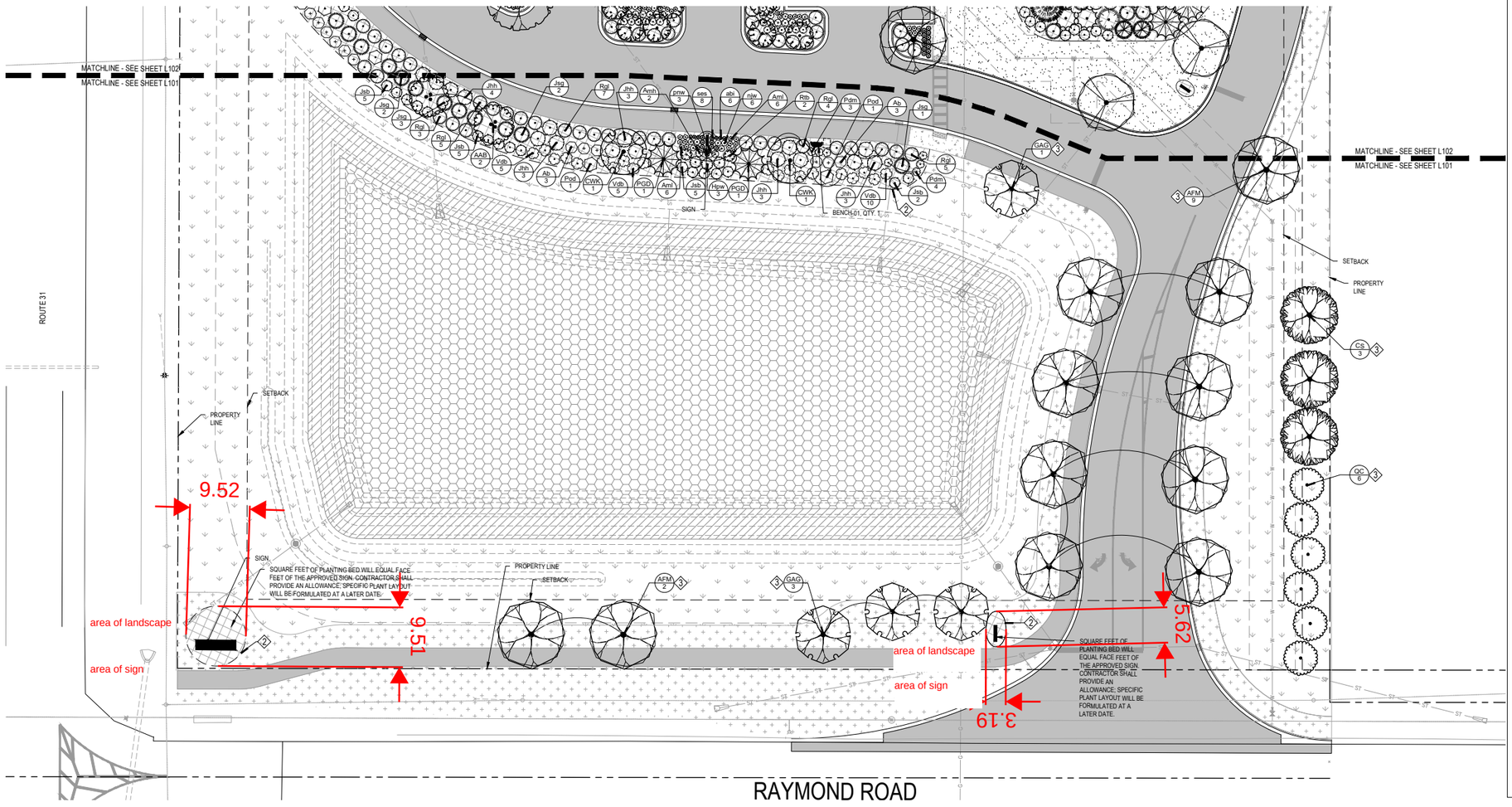
SKETCH 2



SKETCH 3

A REVISED SITE PLANTING PLAN WILL BE SUBMITTED ONCE THE SITE SIGNAGE IS ACCEPTED

LANDSCAPE PLANTING AROUND SIGNAGE - BED DIMENSION MEET THE REQUIREMENT OF CITY OF CRYSTAL LAKE



1 PLANTING & LANDSCAPE RESTORATION PLAN - SOUTH
SCALE: 1" = 20'-0"

0 20' 40'

NORTH

LEGEND

- BLUEGRASS SOD
- BLUEGRASS SEED
- FESCUE SEED
- PLANTING BED
- WETLAND PLUG MIX
- RAINWATER RENEWAL NVM
- STONE MULCH MAINTENANCE EDGE
- TRASH / RECYCLE RECEPTACLE, [TRASH-01 AND RECYCLE-01]
- BENCH, [BENCH-01]
- WHEELCHAIR SPACE, TYP
- BIKE RACK, [BIKE-01]
- FLAGPOLE-01
- FLAGPOLE-02
- PLANT BED EDGING
  - 1 EDGE-01 (METAL EDGE)
  - 2 EDGE-02 (SHOVEL-CUT EDGE)
  - 3 EDGE-03 (SPADED EDGE)

NOTES

1. PLANT SPECIES SELECTION WILL CONFORM TO SECTION A-1000 OF THE CITY OF CRYSTAL LAKE ZONING CODE FOR RECOMMENDED SPECIES LIST AND MINIMUM PLANT SIZES AT PLANTING.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT 'JULIE' TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR SHALL PROTECT BENCHMARKS.

4. DO NOT BLOCK ANY DRIVES, WALKS OR ENTRANCES UNLESS RECEIVING WRITTEN APPROVAL FOR CLOSURES FROM A PROJECT REPRESENTATIVES.

5. PROVIDE DECOMPACTED SUBGRADES AND SOIL MATERIALS OF A QUALITY AND DEPTH PER SECTION 32 9113 "SOIL PREPARATION".

6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL ROOT BALLS PRIOR TO INSTALLATION. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION.

7. ANY AREAS NOT SHOWN AS BEING REPAIRED WITH PLANTINGS OR SEED IN THESE PLANS THAT ARE DISTURBED BY EXTENDED LIMITS OF CONSTRUCTION OR CARELESSNESS SHALL BE SEEDED OR SODDED AT NO COST TO OWNER. OWNER'S PROJECT REPRESENTATIVE SHALL DETERMINE WHAT TYPE OF SEED/SOD SHALL BE USED BASED ON THE SPECIFIC LOCATION AND EXTENT OF DAMAGE.

8. NATIVE VEGETATED MAT (NVM) IS A CUSTOM-GROWN MATERIAL. CONTRACTOR SHALL CONTACT AGRECOL IMMEDIATELY AFTER PROJECT AWARD TO PRE-ORDER THE NVM FOR THIS PROJECT AND WORK WITH SUPPLIER AND LANDSCAPE ARCHITECT TO DETERMINE FINAL COMPOSITION. REFER TO SECTION 32 9200 FOR ADDITIONAL INFORMATION.

9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND SEEDED/SODDED AREAS DURING INITIAL MAINTENANCE AND WARRANTY PERIOD- SEE SECTIONS 32 9200 AND 32 9300 FOR MORE INFORMATION. THE WETLAND DETENTION AREAS MAY REQUIRE EXTRA-ORDINARY MAINTENANCE MEASURES AND PERSONNEL; CONTRACTOR IS FULLY RESPONSIBLE FOR COMPLYING WITH SPECIFICATIONS IN SECTION 32 9300.

10. PROVIDE METAL EDGE (EDGE-01) BETWEEN STONE MULCH AREAS AND PLANTING BEDS OR LAWNS AND/OR AS OTHERWISE INDICATED. PROVIDE SHOVEL CUT EDGE (EDGE-02) BETWEEN ALL BARK MULCH PLANTING BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. PROVIDE A PROFESSIONAL, CONTINUOUS SPADED EDGE (EDGE-03) ALONG THE OUTSIDE EDGE OF ALL BARK MULCH RINGS AT THE BASE OF TREES PLANTED IN LAWNS.

11. REFER TO LI-XXX SERIES DRAWINGS FOR IRRIGATION LAYOUT AND DETAILS.

12. CONTRACTOR SHALL REVIEW PROPOSED LANDSCAPE PLANTINGS WITH FINAL, INSTALLED LIGHT POLE LOCATIONS TO ENSURE THAT THERE ARE NOT IMMEDIATE OR FORESEEABLE CONFLICTS BETWEEN THE TWO. FIELD ADJUSTMENTS MAY BE REQUIRED AND MUST BE APPROVED BY THE ENGINEER.

13. TWO FLIGHT CONES FOR HELICOPTERS ARE INDICATED ON THE LANDSCAPE PLANS. NO FIELD ADJUSTMENTS TO TREE LOCATIONS OR HEIGHTS IS ALLOWED WITHIN THESE FLIGHT CONES WITHOUT WRITTEN APPROVAL FROM BOTH THE DESIGN ARCHITECT AND FIELD ENGINEER.

AECOM

AECOM Services of Illinois, Inc.
303 East Wacker Drive, Suite 1400
Chicago, Illinois 60601

PROJECT

Mercyhealth Hospital and Clinic

Illinois Rt 31 and Three Oaks Road
Crystal Lake, Illinois

CLIENT

Mercyhealth
www.mercyrockford.org

ARCHITECT

AECOM Services of Illinois, Inc.
IL Design Firm Reg No. 184-001654
800 LaSalle Avenue
Minneapolis, Minnesota 55402
P: 612-376-2000 F: 612-376-2271
www.aecom.com

CONSULTANTS

CIVIL ENGINEERS
Fehr Graham IL Design Firm No: 184-003525
200 Prairie Street, Suite 208
Rockford, Illinois 61107
P: 815-394-4700 F: 815-394-4702
www.fehr-graham.com

PNEUMATIC TUBE SYSTEM CONSULTANT
Lerch Bates
706 Second Avenue South, Suite 660
Minneapolis, Minnesota 55402
P: 612-332-5471 F: 612-332-5657
www.lerchbates.com

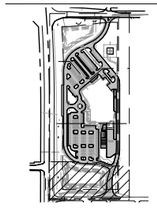
FOOD SERVICE CONSULTANT
Rippe Associates
10400 Yellow Circle Drive Suite100
Minneapolis, Minnesota 55343
P: 952-933-0313
www.RippeAssociates.com

LANDSCAPE ARCHITECT
Saiki Design
1110 S. Park Street
Madison, Wisconsin 53715
P: 608-251-3600
www.ksd-la.com

REGISTRATION

ISSUED FOR BID
24 FEB 2021

KEY PLAN



ISSUE/REVISION

NO.	DATE	DESCRIPTION
	24 FEB 2021	ISSUED FOR BID

PROJECT NUMBER

60557514

SHEET TITLE

PLANTING & LANDSCAPE RESTORATION PLAN

SHEET NUMBER

L-101

Printed on 30% Post-Consumer Recycled Content Paper

SIGNLINE

ISSUE FIFTY ONE 2007

Conspicuity and Readability

Speech is a two-way interaction, in which one person conveys a message to another, and it is only complete when the recipient of the message understands it. If someone whispers in a crowded room, you cannot understand them. If their back is turned to you so that their words are muffled and you cannot read their lips, and others are attempting to talk to you at the same time, you cannot understand them. If someone covers their mouth while they are trying to speak, you cannot understand them. If they speak in a language you do not know, you cannot understand them. If they do not express themselves well enough, or speak too quickly, you cannot understand them.

Like any other form of speech, the purpose of any sign is to convey a message. But if that message is to be understood it must first be noticed and then read – that is, it must be conspicuous and readable. While this may appear to be obvious, the factors that result in a conspicuous and readable sign are numerous and complex. For the sign industry, "conspicuity and readability" have become synonymous with sufficiency in size, height, placement, and illumination to allow the message to be seen, read and comprehended.

Planners who regulate signage can benefit from understanding the numerous and complex factors that result in conspicuous and readable signage that can serve as a planning tool to facilitate efficient resource allocation, enhance traffic safety, beautify retail/commercial districts, and stimulate the local economy.

Definition of Terms

Before going further, four terms need to be defined: conspicuity, visibility, legibility and readability.

Conspicuity: The capacity of a sign to stand out or be distinguishable from its surroundings and thus be readily discovered by the eye. It is the noticeable contrast between a sign and its background, attributed to an exogenous (unplanned) or endogenous (planned) mindset, with the display having features that attract attention to the sign. Conspicuity is considered a subjective outcome.

Visibility: The physical attributes of a sign and its contents that allow for detection at a given distance, although legibility may be uncertain. Visibility is considered an objective stimulus.

Legibility: The physical attributes of a sign that allow for differentiation of its letters, words, numbers, or graphics and that directly relate to an observer's visual acuity. Legibility is considered an objective stimulus.

Readability: That which enables the observer to correctly perceive the information content of letters, numbers or symbols grouped together in words, sentences, or other meaningful relationships on the sign. Readability is the character of a sign that leads to comprehension of its intended message, and depends on legibility and other considerations of contents and time restraints. It is considered a subjective outcome.

The on-premise signs used by businesses to communicate with passing traffic are functioning in a complex environment. Those on the receiving end of the message signs convey are typically viewing the signs through the windshield of their vehicle. In order to mentally process and respond safely to the information on the sign, they must within seconds be capable of noticing it, reading it, comprehending it, and making a decision as to whether to maneuver through traffic and stop at the business. When a passing motorist sees a business that is interesting and either stops at the business or remembers it for future use, the benefit is shared by the business, its potential customer, and the municipality in which the business is located.

As a matter of good public policy and smart planning, sign regulations should be written to allow local businesses to communicate effectively with passing motorists. That means signs should be allowed sufficient size, height, placement, and illumination to be certain the sign will be noticed and its message understood. This brings numerous benefits to the local community, not the least of which is enhancement of public safety through effective wayfinding.

Time, Place and Manner

In the regulation of speech under the First Amendment, governments are constitutionally restrained from stepping outside the bounds of content-neutral regulation of "time, place and manner" of expression. In the case of signs, this refers to the "time" when a message may be displayed on a sign, the "place" at which the sign may be located, and the "manner" in which the message may be displayed. Translated into sign code language,

this means the government may regulate the size, height, placement, and illumination of a sign.

But the Court has placed limits on how far the government may go in regulating these factors. In Virginia State Board of Pharmacy v. Virginia Citizen Consumer Council, Inc.,[1] a First Amendment case, the Court laid out the test for determining whether a speech-restricting ordinance is constitutional:

> Time, place and manner restrictions on commercial speech are permissible only if the restrictions:
>
> (1) are justified without reference to the content of the speech,
> (2) serve a significant government interest, and
> (3) leave open ample alternative channels for effective communication of the information.

These guidelines were enhanced in Central Hudson Gas & Elec. Corp v. Public Service Comm.[2] Today, if a sign ordinance is to withstand a constitutional challenge, the government must show all of the following:

> (1) a substantial government interest that justifies the regulation;
> (2) the regulation directly advances that interest;
> (3) the regulation is narrowly tailored to achieve that interest; and
> (4) the regulation leaves open ample alternative avenues of communication for those it affects.

This was clarified in Cleveland Area Board of Realtors v. City of Euclid,[3] in which Euclid, Ohio passed an ordinance allowing real estate signs to be displayed only in windows, and barring them from their normal placement on front lawns. Euclid's ordinance was struck down largely because it did not allow for adequate alternative communication. The selling of real estate could only reasonably be facilitated through the placement of signs on front lawns. Placing the signs in windows rendered them virtually invisible to passing motorists. The Court found that it was not enough that the homeowners be able to "speak" by putting their for sale signs in their windows, their message also had to be capable of being "heard." In other words, the Court affirmed that for speech to be protected, the intended recipient had to be capable of receiving and understanding the message, and government could not arbitrarily interfere with the reception of that message.

As applied to sign regulations, this would indicate that signs must be allowed sufficient size, height, placement, and illumination to be capable of being seen, read and understood by the passing motorist. Most states require a minimum of 20/40 vision to obtain a driver's license; therefore, signs should minimally be capable of communicating effectively with drivers having 20/40 vision.

While we will not address at great length the variety of factors that affect individuals' abilities to read and comprehend the message on a sign, it is worthwhile for communities to consider whether they might need to accommodate the visual needs of particular members of society, at least where they relate to particular businesses. For instance, as people age, they are less able to distinguish between certain colors, have longer reaction times, their field of view narrows, and their vision declines. These individuals need to be able to see and read signs from a greater distance than others in order to safely read and react to them. Other issues that can interfere with a person's ability to see or read a sign include color blindness, cultural differences, and visual impairment. The special visual needs of the community should be considered as part of the zoning in areas where appropriate, such as in retirement communities and/or campuses.

Let's look a little more closely at visibility, conspicuity, legibility, and readability, both at what they mean and how they are achieved.

Visibility

The very first step in assuring a sign can communicate effectively is ensuring that sign can be seen – that it is visible. This is primarily a matter of placement, but other factors also affect visibility. For instance, in order to be visible at night a sign must be illuminated. If the sign does not sufficiently contrast with its environment, is poorly maintained, or is parallel to the roadway it can become essentially



The average person takes approximately 0.33 seconds to recognize a familiar single word or symbol.



Research has shown that parallel signs are missed significantly more times than perpendicular signs.

invisible. If it is too small, too high, or too low to be seen through a windshield, it has no visibility. Blockage by trees, other vehicles, buildings, inclement weather, or other signs can also impair a sign's visibility.

Imagine you are the owner of an independent bookstore and your business is located in the downtown area of a mid-sized town. Street trees have been added all along the street in front of your business, and your sign, though large enough to be seen from the road, is blocked from view by a lush, leafy tree. Your long-time customers know where you are, but because 16% of Americans relocate each year,[4] and almost as many change their work location each year,[5] they are slowly dwindling away and newcomers to your town do not know your business exists. Sure, word-of-mouth will replace some of your lost customers, but, at least according to one comprehensive survey,[6] half of an independent small business's first-time customers will stop at the business because they saw its sign. What all of this means is that unless you can find some other way to make your store more visible to passing motorists, your business will steadily decline or, at a minimum, fail to grow as it should.

Some businesses attempt to overcome visibility problems through the use of temporary signage, such as banners, sandwich board signs, balloons, flashing lights, etc. Many communities, however, view these alternative forms of signage as "clutter" and bar their use. The problem here is that by first infringing upon the right of the business to "speak" to passing motorists, and then refusing to allow alternate forms of communication, regulators are quite possibly engaging in unconstitutional censorship of speech.

Imagine you are looking to buy a book and would like to buy from an independent bookstore, rather than one of the very visible and well-known chain stores. You have never seen the independent book store downtown, but you have heard one is located there. As you try to safely maneuver through traffic, watching for pedestrians and cars entering and exiting the roadway, you are also looking for the bookstore's sign. Unfortunately, all you can see are trees. You become very frustrated, perhaps even risking further distraction by picking up your cell phone and dialing information in hopes of finding out the store's location. You may or may not eventually locate the store, but in the mean time you have taken safety risks and perhaps even driven around the block several times, wasting gas and time.

When signs are not visible, nobody is better off. For reasons of safety, economics, and even aesthetics, it is incumbent upon cities to ensure local businesses' signs can be seen by motorists.

Conspicuity

Whereas visibility addresses issues of physical conditions that allow a sign to be seen, conspicuity addresses issues related to the viewer noticing and being aware of the sign. For a sign to be conspicuous, the viewer must be able to differentiate it from the surrounding background.

Visibility can be objectively and consistently determined. For instance, a photograph will readily reveal whether a sign

Variables Affecting Conspicuity

Measurements and construction of the sign

- Placement of the sign
  - a. Height
  - b. Setback (distance to the first edge of the sign)
  - c. Obliquity of viewing angle
- Size of the sign
  - a. Letter height
  - b. Number and length of words
  - c. Dimensions of logos or other graphics
  - d. "White" space
  - e. Square footage
- Illumination (day or night) on the sign
  - a. Luminance (candelas per square foot or square meter)
  - b. Luminance contrast (positive or negative)
  - c. Color contrast
- Type of sign (roof, pole, projecting, monument, V, wall)

Considerations external to the sign

- a. Speed of traffic (affecting seeing, reading, and reacting times)
- b. Number of traffic lanes
- c. Artistic and attractive qualities of the sign
- d. Obstructions or distractions affecting conspicuity
- Community Aesthetics

is visible. Conspicuity, on the other hand, is subjective and cannot be consistently measured. One motorist might readily notice it, while another will drive right past it and never know it is there.

One of the reasons a sign will be conspicuous to one person and not another has to do with whether or not the person is looking for a particular business or type of business. If someone is hungry, that person is much more likely to notice a restaurant than someone who is simply on the way to work. Someone who has a special preference for the color red will be more likely to notice a business with a red sign than someone who has no feeling about the color one way or the other.

Most businesses need to be noticed and remembered by those who pass them on the street, but often their signs are placed among many other visual stimuli. Nonetheless, if a sign is properly designed and placed it will be noticed even by those who are not specifically seeking it at that moment. The conspicuity of a sign is enhanced by virtue of its placement within the cone of vision (see below), its angle in relationship to the viewer (signs facing the roadway are far more difficult to read than signs facing the oncoming motorist), the ease with which it can be read, the design elements (colors, shapes, contrast, illumination, motion, and borders) that differentiate it from its surroundings, the speed at which traffic is passing, and the familiarity of the sign's graphic elements, such as logos.

A sign's shape and color are usually noticed and recognized from a much greater distance than its legend. Corporations, chains and franchises know this, which is why they make the most of trademark colors, logos and shapes. Public roadway signage is designed based on the same principle. You don't need to read a stop sign to know what it is; its shape and color are only used for one purpose. When you see a green sign with white lettering along the highway, you know it will contain information about places ahead and how many miles away they are located.

Cone of Vision

The human eye is designed to focus in one direction, with peripheral vision extending out to either side, creating a fan-shaped zone of visual awareness. A sub-portion of that zone



Color contrasts and familiar symbols or logos are likely to enhance conspicuity.

TABLE 1

The Standard Relationship Between Vehicle Speed and Legibility Distance In Feet and Meters

Vehicle Speed		MRLD
55 mph (88 kph)	81' /sec (25 m/sec)	440' (134 m)
50 mph (90 kph)	73' /sec (22.25 m/sec)	400' (122 m)
45 mph (72 kph)	66' /sec (20 m/sec)	360' (110 m)
40 mph (64 kph)	59' /sec (18 m/sec)	320' (98 m)
35 mph (56 kph)	51' /sec (15.5 m/sec)	280' (85 m)
30 mph (48 kph)	44' /sec (13.4 m/sec)	240' (73 m)
25 mph (40 kph)	37' /sec (11.3 m/sec)	200' (61 m)

Source: Schwab, Richard N.;[7] also, Garvey, P.M., et al, 1996.[8]

is the "cone of vision," which is variously reported to be limited to 18 to 24 degrees. Location within a range of 20 degrees from the motorist (the half-angle being 10 degrees) is recommended for on-premise signage, and outside of that visual cone, a sign's conspicuity is dramatically diminished. Once the sign is noticed with peripheral vision, the motorist will have to make accurate eye movements to look directly at the sign with central vision for legibility and readability.

At night, the cone of vision is greatly reduced, often to only the area illuminated by the vehicle's headlights. Unless a sign otherwise optimally visible is either internally illuminated or lighted by exterior flood lamps, it is essentially invisible at night. Even signs containing retroreflective materials cannot be seen unless they can be illuminated by vehicle headlights. For this to occur, a sign must be located near the right shoulder of the roadway.

Legibility

Legibility occurs when a sign's letters, symbols and graphics are capable of being deciphered sufficiently that it's meaning may then be understood. How easily a sign can be read by oncoming drivers of 20/40 visual acuity is first dependent on the sign's legibility, which in turn is dependent upon such characteristics as letter size, font, spacing of letters and words, extent of negative space (blank area of sign), whether the sign contains a dark legend on a light background or a light legend on a dark background, the color combinations between legend and background, and (in the case of obliquely oriented signs) foreshortening effects, among other factors.

Before judging the legibility of a sign, it is essential to first determine the distance from the sign at which it must be legible. This, of course, is because the intended viewer of the sign's message will not be standing in a sign shop or at a permit hearing looking at a drawing. They will be seated behind the windshield of a moving vehicle, focusing their attention on the driving task in an environment full of items vying for their attention. Moreover, they must be able to notice and read the sign in sufficient time to make a decision to stop at the business and then safely stop at the business. The key, therefore, is the speed at which they are traveling and the duration of time they will need to read and react to the sign.

In most research minimum sight distance is referenced as the MRLD, or the Minimum Required Legibility Distance at which a sign should be detectable and readable. The distance will vary according to the speed of approaching vehicles, the sign's placement in relation to the roadway, its conspicuity and readability, and the complexity of the message. For simplicity's sake, Table 1 offers the minimum distance at which a sign must be legible to the average driver of 20/40 visual acuity (the minimum required for a driver's license). It assumes the sign being viewed is within 5 to 10 feet of the edge of the right-of-way, that it is of optimal height, that it is optimally conspicuous and readable, and that it is not subject to any environmental degradation, distractions or visual obstructions.

The next step is to determine how large the letters must be at that distance to be legible to the average driver of 20/40 visual acuity. Forbes and Holmes developed a Legibility Index (LI)[9] to describe the relative legibility of different letter sizes used on highway signs. They found that for every 50 feet of distance, lettering needed one inch in height to be read by a person with 20/23 visual acuity. Although the Forbes-Holmes standard was used for many years, the needs of drivers with lower visual acuity have been taken into consideration by the Federal Highway Administration, and the standard has been reduced to one inch of letter height for every 35 feet of distance. For a person of 20/40 visual acuity, however, one inch of letter height is needed for every 28.6 feet of distance.

Because the previous MRLD studies had been conducted primarily on test tracks where no driving tasks were involved, in 2001 a study by Chrysler, et al[10] was undertaken that included driving tasks. The test group, which included

TABLE 2

Standard Letter Height Guidelines for On-Premise Signs

Speed Limit (mph)	Speed Limit (kph)	MRLD (Feet)	MRLD (meters)	Letter Height (Inches)	Letter Height (Centimeters)
25	40	200	61	7	18
35	55	280	85	9	23
45	70	360	110	12	30
55	90	445	136	15	38

older drivers, was asked to find and read street name signs throughout Minneapolis, MN. The subjects were instructed to observe all traffic rules and engage in safe-driver behaviors. The test signs were located on both sides of the roadway in varying degrees of visual-field complexity, and consisted of several types of retroreflective materials.

The researchers found a mean legibility distance of 153 feet for 6-inch letters, or an LI of 25 feet/inch. For left-mounted signs using low reflectance materials, the LI dropped to 16 feet/inch, and if said signs were placed in high complexity locations, the LI dropped to 5.5 feet/inch. Clearly, when driving tasks are taken into account, drivers need larger lettering than has long been thought to be able to decipher roadway signs.

The reality of on-premise signs is that unlike highway signs, they are extremely varied in font, color, size, and design. This fact prompted Garvey, et al[11] to further study the detectability and legibility of a variety of on-premise signs under real life environmental conditions. The results of their study disclosed that even under the best conditions (daytime and low complexity), the LI was approximately 30 feet/inch. In high complexity circumstances, the LI dropped as low as 7 feet/inch (consistent with Chrysler, et al), with the mean LI determined at 25 feet/inch.

Clearly, then, an increase in letter height will increase legibility distance, although the ultimate size of lettering needed depends heavily on the selected font. Often the most aesthetically pleasing fonts are more difficult to read, while plain block fonts are most legible. Table 2 sets out recommended minimum letter heights based on standard highway-style fonts for 20/40 visual acuity and various speeds of traffic.

Speed, setback, distance, and letter size are not the only considerations. Of equal importance is the length of time needed to recognize and comprehend the message on the sign. Griffin and Bailey[12] have found that when test subjects are asked to read words that are flashed at them, a level of 75% accuracy in 0.7 seconds can be expected. Accuracy approaches 100% when the subject has 1 to 2 seconds to read the word. Table 3 can be used as a guideline when 0.7 time factor is applied. For example, a sign with three words would take 2.1 seconds (3 x 0.7 = 2.1). Note that individuals with literacy problems, such as those associated with dyslexia or in those who are not fluent in English, can be expected to have difficulty with word recognition with estimated more time being necessary.

Wall signs are particularly troublesome as communication devices in terms of legibility. This is so for two reasons. First, the effect of foreshortening is so intense that the words on the sign simply cannot be deciphered from any reasonable distance, no matter how large they are. Second, because the signs are parallel to the roadway, unless the driver is approaching from a direction directly or nearly-directly opposite, the sign is outside the cone of vision. To those driving past, it can only be discerned by a 90 degree sideways turn of the head. In many cases, neither action provides the driver enough time to safely slow down, brake, or change lanes should the sign prompt a responsive reaction or contain information the driver is looking for. According to Schwab,[13] a general assumption is that at angles greater than 2-3 degrees, the sign's legend or copy is foreshortened, thereby decreasing legibility and readability. One way to correct this problem is to install a building-mounted, double-faced projecting sign that is either "V" shaped or perpendicular to the roadway.

Although the "V" sign is a compromise between a perpendicular sign and a parallel wall sign, Griffin and Bailey[14] concluded that such a sign angled approximately 30 degrees from the wall of a building that is parallel to the roadway is highly readable (criterion of 75% accuracy under normal viewing conditions). They found, however, that readability at increasingly oblique angles is greatly reduced when a sign utilizes crowded letters (small spaces between letters); although, larger letters may be used to help offset crowding if wider spacing is not an option.

Readability

Readability is the ultimate goal of any sign, and it speaks to the ability of the message to be comprehended. Johnston and Cole (1976)[15] pointed out what researchers have consistently found about signs – that even when a driver is exposed to several signs within a short distance, the signs do not cause

TABLE 3

Readability Time per Number of Words

Number of Words	Normal Reader	Nonfluent or Dyslexic
1	0.7 seconds	3 to 13 seconds
2	1.4 seconds	6 to 16 seconds
3	2.1 seconds	9 to 19 seconds
4	2.8 seconds	12 to 22 seconds
5	3.5 seconds	15 to 25 seconds
6	4.2 seconds	18 to 28 seconds
7	4.9 seconds	21 to 31 seconds
8	5.6 seconds	24 to 34 seconds
9	6.3 seconds	27 to 37 seconds

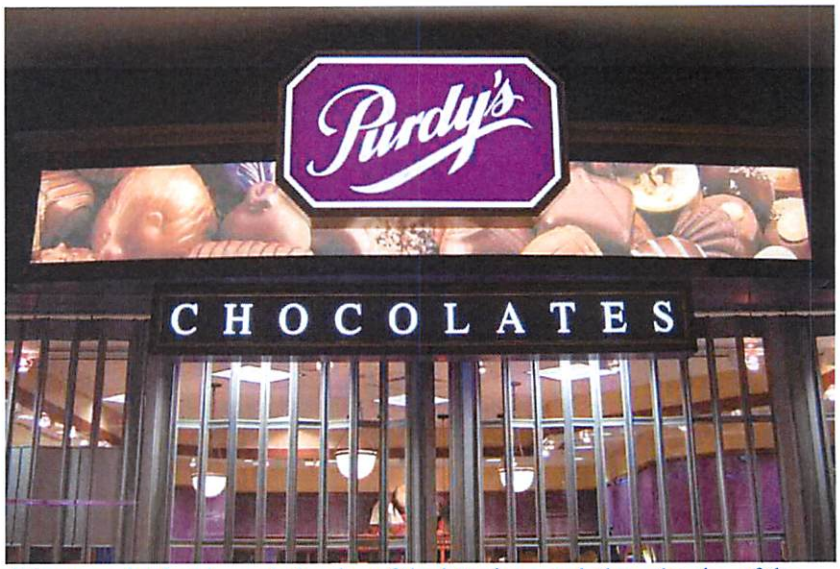
traffic accidents. This is so because the normal human brain has a remarkable ability to process visual input, recognizing even highly complex items, such as the movement of vehicles and pedestrians on a crowded road, buildings, landscaping, signs, and more as single inputs, make rapid decisions and selectively choose items of importance requiring more attention, while rejecting others.

Engel (1977)[16] found that recognition relied not only on sensory and visual prominence, but also on cognitive recognition. In other words, the driver's psychological state, motivations, and familiarity with a sign and its contents greatly affect the ability of that driver to recognize and comprehend its message. The more familiar an object or figure on a sign is to the driver, the fewer glances he or she will require to recognize it, thereby reducing recognition time. In situations where a driver may become distracted by too much information in the visual field, the average driver will be quickly concentrate attention on the information he or she needs to attend to the driving task and ignore everything else.

Aesthetics play an important role in the readability of a sign. People who may only glance at a sign will within milliseconds comprehend a message about the business based on the fonts, colors, shapes and graphics used in the sign and use that information to decide whether to take a second look an attempt to read the words on the sign. For example, a person seeking a fast food restaurant will not bother to read a lavender colored sign with a lovely script font. Thus, all aspects of a sign contribute to the successful conveyance of its unique message.

A properly designed sign will meet the marketing needs of the business and conform to appropriate standards of safety, quality and functionality. If the community desires a thriving business district, then the sign that allows a business to flourish will be a sign that is compatible with the desired character of the community. The purpose of the sign code should be to facilitate the city's objectives without regulating the content or restricting creativity. Establishing minimum standards for conspicuity and readability of signs based on sound science will ensure that each sign serves the communication purpose for which it was intended, bringing benefit to the business, the consumer, and the community as a whole.

A sign code must resist content-interference, including interfering with the aesthetic features that flavor the textual content, as well as the imposition of physical constraints that result in design interference, and instead allow local businesses sufficient leeway to engage in creative expression within a framework of thoughtful design, structural safety, and community values. Undue restrictions on time, place and manner – or size, height, placement and illumination – simply



When a script font is used, the size of the lettering - and, thus, the size of the sign itself - must be increased to ensure readabiltiy.

work to undermine the attractiveness and effectiveness of the sign's communication ability. When forced to reduce a sign's message to fit into a smaller space, a business will have no choice but to abandon aesthetic elements and fonts and instead use the most basic, readable fonts and colors available to maximize visibility and legibility. The business's unique message is lost. Differentiation between the small, locally-owned business and major corporations begins to disappear, and the locally-owned small business is usually the one that suffers.

Constitutional application of content-neutral regulation of time, place and manner – or size, height, placement and illumination – will ensure that the sign's message, as designed by the speaker, is capable of being seen and comprehended by its intended recipient. It will ensure that signs are allowed to be readable and conspicuous, thereby functioning as effectively as possible in our highly mobile society.

Endnotes:

1. Virginia State Board of Pharmacy v. Virginia Citizen Consumer Council, Inc., 425 U.S. 748, 761-773 (1976).
2. Central Hudson Gas & Elec. Corp v. Public Service Comm., 447 U.S. 557 (1980).
3. Cleveland Area Bd. of Realtors v. City of Euclid, 88 F.3d 382, (6th Cir., 1996).
4. The rate for some groups is particularly high. More than one in three people aged 20 to 24 move each year, and nearly 31% of those between 25 and 29 move annually. Additionally, a full third of renters moves each year. Schimmel, Bruce, "Moving Facts", Philadelphia citypaper.net, April 10-17, 1997. <http://www.citypaper.net/articles/041097/article019.shtml>
5. Nolte, Carl, "Driving Force for Many – Parking: Survey finds 67% are alone at the wheel" San Francisco Chronicle, p. A13, September 4, 2000.
6. Based on a 1997-99 survey, in conjunction with Signtronix, of nearly 2500 first-time customers who were visiting 165 independent small businesses within 30 to 45 days after those businesses installed a new sign. The Signage Sourcebook. (Sherwood, OR: The Signage Foundation for Communication Excellence and the U.S. Small Business Administration, 2003), p. 183.
7. Richard N. Schwab, Ret., Safety and Human Factors: Design Considerations for On-Premise Commercial Signs. (Washington DC: International Sign Association, 1998).
8. P.M. Garvey, et al., Sign Visibility: Research and Traffic Safety Overview. (Bristol, PA: The United States Sign Council, 1996).
9. T.W. Forbes and R.S. Holmes, "Legibility Distance of Highway Destination Signs in Relation to Letter Height, Letter Width, and Reflectorization," Proceedings: Highway Research Board, Vol. 19, pp. 321-326, 1939.
10. S. Chrysler , et al., "Improving Street Name Sign Legibility for Older Drivers," Proceedings of the Human Factors and Ergonomics Society 45th Annual Meeting, pp. 1597-1601. (2001).
11. P.M. Garvey, et al., Real World On-Premise Sign Visibility: The Impact of the Driving Task on Sign Detection and Legibility. (Bristol, PA: The United States Sign Council, 2002).
12. J.R. Griffin and J.E. Bailey, Visual Science and Signage: Signtronix Report. (Torrance, CA: Signtronix, 2001).
13. Richard N. Schwab. Safety and Human Factors: Design Considerations for On-Premise Commercial Signs. (Washington DC: International Sign Association, 1998).
14. John Griffin and James Bailey, Horizontal Obliquity: Word Readability and Logo Identification. (Torrance, CA: Signtronix, 2002).
15. A.W. Johnston, B.L. Cole, Investigations of Distraction by Irrelevant Information. (Australian Road Research, 1976; 6:3-23).
16. F.L. Engle, Visual Conspicuity, Visual Search and Fixation Tendencies of the Eye. (Vision Research, 1977; 17:95-108).

Several legal issues are discussed throughout ISA's Signline series. Signline is offered for educational and informational purposes only and not to be construed as given legal advice to any user. Competent legal advice/advisors should be sought after and obtained by the user.

INTERNATIONAL SIGN ASSOCIATION
International Sign Association
707 North Saint Asaph Street
Alexandria, VA 22314-1911
www.signs.org

Can we help?

For more information:

International Sign Association
Email: signage.help@signs.org
Phone: (866) WHY-SIGN (866) 949-7446

For other signage resource help see:
http://www.sba.gov/smallbusinessplanner/start/pickalocation/signage/index.html
http://www.uschamber.com/signs.htm

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: Approval of a Tax Increment Financing (TIF) District for the Water's Edge District

Recommendation: Three motions to adopt the following ordinances:

1) Approving the Water's Edge Redevelopment Plan and Project.
2) Designating the Water's Edge Redevelopment Project Area.
3) Adopting tax increment financing for the City of Crystal Lake, McHenry County, Illinois, in connection with the designation of the Water's Edge Redevelopment Project Area.

Staff Contact: Kathryn Cowlin, Director of Community Development

---

Background:

Three ordinances are required to be approved to establish and implement the Water's Edge TIF District. The following steps have been conducted leading up to TIF adoption.

- **An assessment was undertaken, and a determination was made, that the Project Area is eligible for the use of TIF**. Based on extensive review and analysis of the proposed TIF District area by the City staff and its consultant Teska Associates, it was determined that the proposed TIF District meets the statutory requirements for a TIF District and that development within the proposed TIF boundary would not occur but for a TIF District. The parcels within the limited area identified in the proposed TIF District would not develop to the City's vision, or their highest and best use, without the assistance of TIF. The City's 2030 Comprehensive Land Use Plan identified the Crystal Court Shopping Center as a key unique area and an opportunity for a mixed-use development.
- **A Redevelopment Plan was created with the primary goals of improving the economic vitality and appearance of the Project Area to address conditions that qualify the Project Area for a TIF District**.

- **Staff has notified and discussed the proposal with property owners**. Property owners who reached out regarding the creation of the TIF District did not have any concerns.
- **Staff has discussed the proposal with the affected taxing districts**. The taxing bodies who attended the Joint Review Board (JRB) meeting were supportive of the proposed TIF District. These taxing bodies included School Districts 47 & 155, City of Crystal Lake, Crystal Lake Park District and McHenry County. Staff has not received a response from the other five taxing districts notified of the proposed TIF.
- **The JRB was convened per statute, and it recommended approval of the TIF District.** The JRB, by Illinois Statute, consists of members of substantially all taxing bodies with the ability to levy taxes on the properties within the TIF area boundaries, as well as a member of the public. On May 18, 2022 the JRB convened. Representatives of most taxing bodies affected by the proposed TIF District attended the May 18, 2022 JRB meeting. After a review of the Eligibility Study and the Redevelopment Plan and Program for the proposed Water's Edge TIF District, the JRB voted unanimously to recommend approval of the TIF District. A summary report from the JRB has been provided.
- **A public hearing was held at the June 21, 2022 City Council meeting on the draft TIF District, Redevelopment Plan and Eligibility Study.** After hearing presentations from the City staff and its consultants, as well as comments from members of the public, the City Council requested minor clarifications to the draft TIF Redevelopment Plan and further requested that sources for the data used within the study be provided.

The Redevelopment Plan and Eligibility Study have been updated per the direction of the City Council, including references to sources for the data collected. The draft Redevelopment Plan and Eligibility Study as well as the sources document are available for public viewing through the City's Community Development Department.

The City's TIF Special Counsel and TIF Consultant have reviewed the attached ordinances.

Votes Required to Pass: A simple majority vote is needed due to the positive recommendation of the JRB.

CITY OF CRYSTAL LAKE

ORDINANCE NO. ___

AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE WATER'S EDGE TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Crystal Lake (the "***City***") desires to implement Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "***Act***") for the proposed Water's Edge Redevelopment Project Area within the municipal boundaries of the City as legally described in Exhibit A and depicted in Exhibit B, attached hereto and made a part hereof (the "***Redevelopment Project Area***"); and

WHEREAS, the City has retained Teska Associates, Inc. ("***Consultant***") to assist the City in analyzing redevelopment strategies for the Redevelopment Project Area and to provide consulting services to support such redevelopment; and

WHEREAS, the Consultant's investigation and review of the Redevelopment Project Area indicated that the Redevelopment Project Area is blighted and meets the applicable standards for designation as a tax increment financing ("***TIF***") district under the Act, and to that end the Consultant has prepared a written report regarding the eligibility of the Redevelopment Project area as a TIF district ("***Eligibility Study***"); and

WHEREAS, the Consultant also prepared a written report titled "Water's Edge Redevelopment Plan and Program," dated June 21, 2022, which sets forth a comprehensive program for the redevelopment of the Redevelopment Project Area, including the public and private development projects and redevelopment project costs intended to reduce or eliminate blight in the Redevelopment Project Area (the "***Redevelopment Plan and Project***"); and

WHEREAS, copies of the Eligibility Study and the Redevelopment Plan and Project were made available for public inspection as required by the Act; and

DRAFT

WHEREAS, copies of the Eligibility Study and the Redevelopment Plan and Project were sent to all taxing districts that have taxable property in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity; and

WHEREAS, notice of the availability of the Eligibility Study and the Redevelopment Plan and Project was sent by regular first-class U.S. mail to all residential addresses located outside the Redevelopment Project Area and within 750 feet of its boundaries and to individuals registered on the interested parties registry for the Redevelopment Project Area, if any; and

WHEREAS, pursuant to notice as required by the Act, a Joint Review Board was convened on May 18, 2022; and

WHEREAS, at such meeting, the Joint Review Board reviewed the public record, planning documents, and proposed ordinances relating to the Redevelopment Project Area and the Redevelopment Plan and Project, heard comments from members of the public in attendance, and thereafter favorably recommended the designation of the Redevelopment Project Area and adoption of tax increment financing, approval of the Eligibility Study and the Redevelopment Plan and Project, and adoption of proposed ordinances needed to establish the TIF district, as more fully set forth in the written report of the Joint Review Board; and

WHEREAS, pursuant to Section 5 of the Act, the City Council (the "***City Council***") held a public hearing June 21, 2022 ("***Public Hearing***") to consider approval of the Redevelopment Plan and Project and designation of the Redevelopment Project Area under the Act; and

WHEREAS, due notice with respect to the Public Hearing was given pursuant to the Act; and

WHEREAS, the City Council has reviewed and considered information, documentation, and studies so as to be generally informed about the conditions of the Redevelopment Project Area and the Redevelopment Plan and Project, including: (1) the Redevelopment Plan and

DRAFT

Project and the Eligibility Study for the proposed Redevelopment Project Area; (2) the condition of the Redevelopment Project Area and conditions and factors qualifying such Area for designation as a TIF district under the Act; (3) the report and recommendation of the Joint Review Board; and (4) the testimony and comments made at the Public Hearing; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to approve the Redevelopment Plan and Project for the Redevelopment Project Area pursuant to Section 4(a) of the Act, as provided in this Ordinance;

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

SECTION 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the City Council.

SECTION 2. Findings of Fact. The City Council hereby makes the following findings of fact pursuant to Sections 3 and 4(a) of the Act:

A. The City has obtained an Eligibility Report addressing the feasibility of establishing the Redevelopment Project Area as a TIF district under the Act in accordance with the requirements of the Act.

B. The conditions in the Redevelopment Project Area, including those set forth in the Redevelopment Plan and Project and Eligibility Study, establish that the site meets the applicable standards for designation as a TIF District under the Act.

C. The parcels of real property in the Redevelopment Project Area are contiguous, and the Redevelopment Project Area includes only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the Redevelopment Plan and Project.

D. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan and Project.

E. The Redevelopment Plan and Project conforms to the Comprehensive Plan for the development of the City as a whole.

F. The Redevelopment Plan and Project establishes an estimated date for final completion of the Redevelopment Plan and Project that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this Ordinance was adopted.

G. The Redevelopment Plan and Project establishes an estimated date for retirement of obligations incurred for redevelopment project costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this Ordinance was adopted.

H. The proposed Redevelopment Project Area would not reasonably be developed or redeveloped without the use of tax incremental revenues.

I. The tax incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area and otherwise to the extent allowed by the Act.

J. The City certifies that the Redevelopment Plan and Project for the Redevelopment Project Area will not result in the displacement of residents from 10 or more inhabited residential units.

K. All other findings and certifications set forth in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the City Council as if fully set forth in this Ordinance.

SECTION 3. Approval of the Redevelopment Plan and Project and the Eligibility Report. The Redevelopment Plan and Project and the Eligibility Report for the Redevelopment Project Area, which were the subject matter of the Public Hearing, are hereby adopted and

DRAFT

approved. Copies of the Redevelopment Plan and Project and the Eligibility Report are attached hereto as Exhibit C and, by this reference, made a part of this Ordinance.

SECTION 4. Partial Invalidity. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 5. Repealer. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. Filing of Ordinance. The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the McHenry County Clerk.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED by roll call vote this ___ day of _____, 2022.

AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED this ___ day of _____, 2022.

_____
Haig Haleblian, Mayor

ATTEST:

_____
Nick Kachiroubas, City Clerk

DRAFT

EXHIBIT A

(Legal Description of the Redevelopment Project Area)

Approximately 49 acres of developed and undeveloped parcels fronting on IL Rt. 14, Northwest Highway, known as the Crystal Court shopping center and additional parcels fronting on Liberty Road, within Algonquin Township. The Project Area is further described as:

Commencing at the southeast corner of Lot 3 in Crystal Court Subdivision, being a part of the north half of the northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat recorded on May 25, 1989 as Document Number 89R016170 and re-recorded as August 3, 1989 as Document Number 89R024953, thence westerly to the southwest corner of Lot 9 in Farmstead Subdivision according to the plat recorded on April 24, 1978 as Document Number 730083, thence northernly 175 feet to a point that is 25 feet northernly of the northeast corner of said Lot 9 of the Farmstead Subdivision, thence east 627.04 feet to a point that is 25 feet northernly of the southeast corner of Lot 7 in Farmstead Subdivision, thence north 413.4 feet to the northern right-of-way line of Liberty Road, thence west approximately 284 feet to the western right-of-way line of Crystal Point Drive, thence northeast along said edge of right-of-way to the intersection of the western right-of-way line of Crystal Point Drive and the south right-of-way line of Heritage Drive, thence southeast approximately 64 feet to the northwest corner of Lot 5 in Farmstead Subdivision, thence east 414.19 feet to a point on the western line of Lot 6 in Crystal Court Subdivision, thence north approximately 74 feet to the corner of said Lot 6, thence east 286.37 feet to the west right-of-way line of Liberty Road, thence north along the west right-of-way line of Liberty Road to the north right-of-way line of Illinois Route 14/Northwest Highway, thence east along the north right-of-way line of Illinois Route 14 approximately 1,027 feet to the southwest corner of Lot 9 in Bohl Farm Marketplace Subdivision according to the plat recorded on June 5, 1998 as Document Number 98R35196, thence south approximately 1,370 feet to the point of beginning, all in McHenry County, Illinois.

DRAFT

EXHIBIT B

(Map showing the general street location of the Redevelopment Project Area)

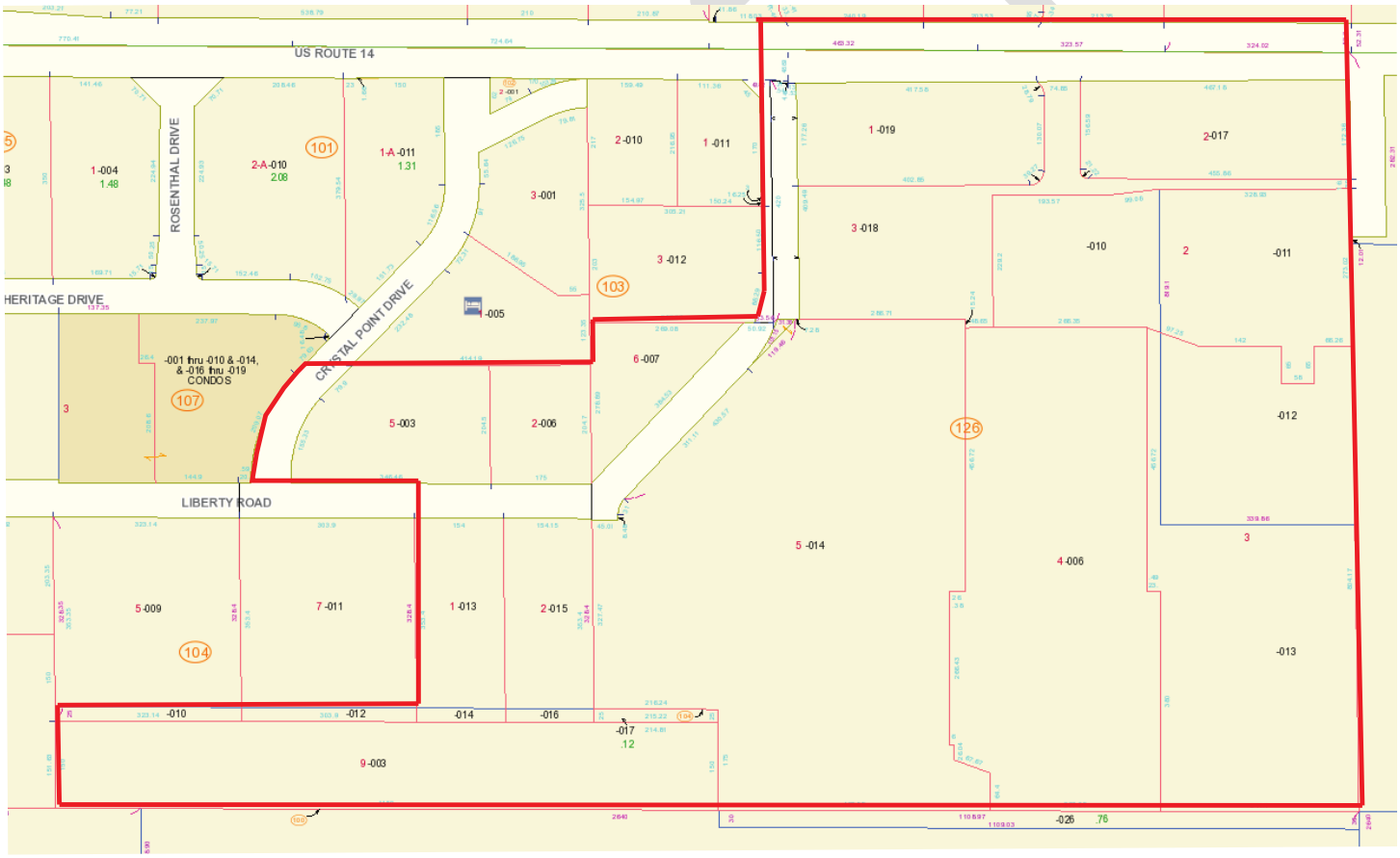


EXHIBIT C

(Redevelopment Plan and Project and Eligibility Report for the Redevelopment Project Area)

DRAFT

STATE OF ILLINOIS)
) ss
COUNTY OF McHENRY)

CERTIFICATE

I, _____, certify that I am the ***[Deputy]*** City Clerk of City of Crystal Lake, Illinois.

I further certify that on _____, 2022, the Corporate Authorities of City of Crystal Lake passed and approved Ordinance No. ___, entitled,

AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE WATER'S EDGE TAX INCREMENT FINANCING DISTRICT

A true and correct copy of Ordinance No. ___ is attached

Dated at Crystal Lake, Illinois, this __th day of _____, 2022.

_____
[Deputy] City Clerk

DRAFT

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

FILING CERTIFICATE RE: APPROVAL OF PLAN AND PROJECT

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of McHenry County, Illinois, and as such official I do further certify that on the ____ day of _____ 2022 there was filed in my office a duly certified copy of an ordinance numbered ___, entitled:

AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND PROGRAM FOR THE WATER'S EDGE TAX INCREMENT FINANCING DISTRICT

duly adopted by City Council of City of Crystal Lake, McHenry County, Illinois, on the __th day of _____, 2022, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____ 2022

_____
County Clerk of McHenry County, Illinois

[SEAL]

DRAFT

CITY OF CRYSTAL LAKE

ORDINANCE NO. ___

AN ORDINANCE DESIGNATING THE WATER'S EDGE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, the City of Crystal Lake, Illinois (the "***City***") desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "***Act***") for the proposed Water's Edge Redevelopment Project Area within the municipal boundaries of the City as legally described in Exhibit A and depicted in Exhibit B, attached hereto and made a part hereof (the "***Redevelopment Project Area***"); and

WHEREAS, on July 19, 2022, the Mayor and City Council of the City (the "***City Council***") adopted Ordinance No.___ approving an Eligibility Study and a Redevelopment Plan and Project (as defined in said Ordinance No.__) for the Redevelopment Project Area (the "***Redevelopment Plan and Project***"); and

WHEREAS, the Redevelopment Project Area and the Redevelopment Plan and Project were subject to notice and a public hearing held on June 21, 2022 as required by the Act; and

WHEREAS, all findings and certifications set forth in Ordinance No.___ and in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the City Council as if fully set forth in this Ordinance; and

WHEREAS, the City Council has determined that it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Act;

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

SECTION 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the City Council.

SECTION 2. Designation of the Water's Edge Redevelopment Project Area. The Redevelopment Project Area, as legally described on Exhibit A and depicted on Exhibit B, is hereby designated as a redevelopment project area, pursuant to Section 4 of the Act and shall hereafter be known as the Water's Edge Redevelopment Project Area.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Filing of Ordinance. The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the McHenry County Clerk.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED by roll call vote this ___ day of _____, 2022.

AYES:
NAYS:
ABSENT:
ABSTAIN:
APPROVED this ___ day of _____, 2022.

_____
Haig Haleblian, Mayor

ATTEST:

_____
Nick Kachiroubas, City Clerk

EXHIBIT A

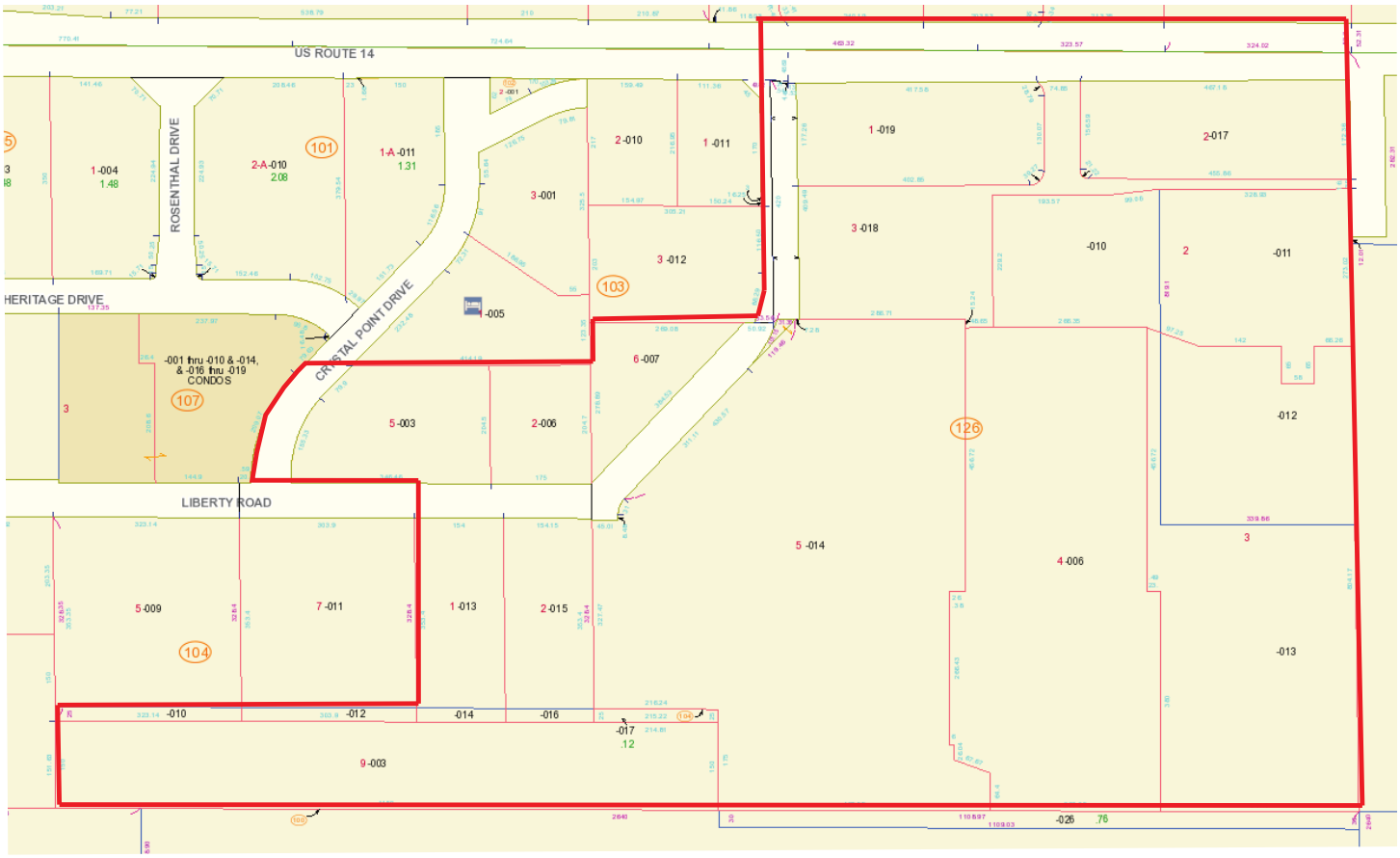
(Legal Description of the Redevelopment Project Area)

Approximately 49 acres of developed and undeveloped parcels fronting on IL Rt. 14, Northwest Highway, known as the Crystal Court shopping center and additional parcels fronting on Liberty Road, within Algonquin Township. The Project Area is further described as:

Commencing at the southeast corner of Lot 3 in Crystal Court Subdivision, being a part of the north half of the northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat recorded on May 25, 1989 as Document Number 89R016170 and re-recorded as August 3, 1989 as Document Number 89R024953, thence westerly to the southwest corner of Lot 9 in Farmstead Subdivision according to the plat recorded on April 24, 1978 as Document Number 730083, thence northernly 175 feet to a point that is 25 feet northernly of the northeast corner of said Lot 9 of the Farmstead Subdivision, thence east 627.04 feet to a point that is 25 feet northernly of the southeast corner of Lot 7 in Farmstead Subdivision, thence north 413.4 feet to the northern right-of-way line of Liberty Road, thence west approximately 284 feet to the western right-of-way line of Crystal Point Drive, thence northeast along said edge of right-of-way to the intersection of the western right-of-way line of Crystal Point Drive and the south right-of-way line of Heritage Drive, thence southeast approximately 64 feet to the northwest corner of Lot 5 in Farmstead Subdivision, thence east 414.19 feet to a point on the western line of Lot 6 in Crystal Court Subdivision, thence north approximately 74 feet to the corner of said Lot 6, thence east 286.37 feet to the west right-of-way line of Liberty Road, thence north along the west right-of-way line of Liberty Road to the north right-of-way line of Illinois Route 14/Northwest Highway, thence east along the north right-of-way line of Illinois Route 14 approximately 1,027 feet to the southwest corner of Lot 9 in Bohl Farm Marketplace Subdivision according to the plat recorded on June 5, 1998 as Document Number 98R35196, thence south approximately 1,370 feet to the point of beginning, all in McHenry County, Illinois.

EXHIBIT B

(Map showing the general street location of the Redevelopment Project Area)



STATE OF ILLINOIS)
) ss
COUNTY OF McHENRY)

CERTIFICATE

I, _____, certify that I am the ***[Deputy]*** City Clerk of City of Crystal Lake, Illinois.

I further certify that on _____, 2022, the Corporate Authorities of City of Crystal Lake passed and approved Ordinance No. ___, entitled,

AN ORDINANCE DESIGNATING THE WATER'S EDGE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

A true and correct copy of Ordinance No. ___ is attached

Dated at Crystal Lake, Illinois, this __th day of _____, 2022.

_____
[Deputy] City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

FILING CERTIFICATE RE: APPROVAL OF THE WATER'S EDGE REDEVELOPMENT PROJECT AREA

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of McHenry County, Illinois, and as such official I do further certify that on the ____ day of _____ 2022 there was filed in my office a duly certified copy of an ordinance numbered ___, entitled:

AN ORDINANCE DESIGNATING THE WATER'S EDGE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

duly adopted by City Council of City of Crystal Lake, McHenry County, Illinois, on the __th day of _____, 2022, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____ 2022

_____
County Clerk of McHenry County, Illinois

[SEAL]

CITY OF CRYSTAL LAKE

ORDINANCE NO. ____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE WATER'S EDGE REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Crystal Lake, Illinois (the "***City***") desires to adopt tax increment allocation financing ("***TIF Financing***") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "***Act***") with respect to the Water's Edge Redevelopment Project Area, legally described in Exhibit A and depicted in Exhibit B, attached hereto and, by this reference, incorporated herein (the "***Redevelopment Project Area***"); and

WHEREAS, on July 19, 2022, the Mayor and City Council of the City (the "***City Council***") adopted: (i) Ordinance No.___ approving an Eligibility Study and Redevelopment Plan and Project (as defined in said Ordinance No. ____) for the Redevelopment Project Area; and (ii) Ordinance No. ___ designating the Redevelopment Project Area as a redevelopment project area under the Act; and

WHEREAS, all findings and certifications set forth in Ordinance Nos. _____ and ____ and in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the City Council as if fully set forth in this Ordinance, and the City has complied with all conditions required by the Act for the adoption of TIF Financing for the Redevelopment Project Area; and

WHEREAS, the City Council has determined that it is now necessary and desirable to adopt TIF Financing for the Redevelopment Project Area pursuant to the Act;

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

SECTION 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the City Council.

SECTION 2. Tax Increment Allocation Financing Approved. TIF Financing is hereby approved and adopted for the Redevelopment Project Area. The ad valorem taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided by Section 9 of the Act each year after the effective date of this Ordinance until the expiration of the Redevelopment Plan and Project for the Redevelopment Project Area, shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lesser of either the current equalized assessed value or the initial equalized assessed value of such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the respective taxing districts in the manner required by law in the absence of the adoption of TIF Financing.

B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the City in such manner as shall be designated by the City Council. Said funds shall be deposited in a special fund called the Special Tax Allocation Fund for the Water's Edge Redevelopment Project Area, and such taxes shall be used for the purposes of paying redevelopment project costs and obligations pursuant to the Redevelopment Plan and Project for the Redevelopment Project Area as provided in Section 3 of this Ordinance.

C. The County Clerk shall use tax year 2022 for purposes of determining the total initial equalized assessed value of the Redevelopment Project Area and each lot, block, tract, or parcel of real property located therein. A list of the tax parcel identification number for each such lot,

block, tract, or parcel of real property included in the Redevelopment Project Area is attached hereto as **Exhibit C**.

SECTION 3. Use of Funds. The City shall obtain and utilize the Special Tax Allocation Fund solely for the payment of all reasonable or necessary costs incurred pursuant to, and any such costs incidental to, the Redevelopment Plan and Project for the Redevelopment Project Area and all municipal obligations financing such costs in accordance with the provisions of the Act and as otherwise allowed by Act and the Redevelopment Plan and Project.

SECTION 4. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Filing of Ordinance. The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the McHenry County Clerk.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED by roll call vote this ___ day of _____, 2022.

AYES:
NAYS:
ABSENT:
ABSTAIN:
APPROVED this ___ day of _____, 2022.

_____
Haig Haleblian, Mayor

ATTEST:

_____
Nick Kachiroubas, City Clerk

EXHIBIT A

(Legal Description of the Redevelopment Project Area)

Approximately 49 acres of developed and undeveloped parcels fronting on IL Rt. 14, Northwest Highway, known as the Crystal Court shopping center and additional parcels fronting on Liberty Road, within Algonquin Township. The Project Area is further described as:

Commencing at the southeast corner of Lot 3 in Crystal Court Subdivision, being a part of the north half of the northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat recorded on May 25, 1989 as Document Number 89R016170 and re-recorded as August 3, 1989 as Document Number 89R024953, thence westerly to the southwest corner of Lot 9 in Farmstead Subdivision according to the plat recorded on April 24, 1978 as Document Number 730083, thence northernly 175 feet to a point that is 25 feet northernly of the northeast corner of said Lot 9 of the Farmstead Subdivision, thence east 627.04 feet to a point that is 25 feet northernly of the southeast corner of Lot 7 in Farmstead Subdivision, thence north 413.4 feet to the northern right-of-way line of Liberty Road, thence west approximately 284 feet to the western right-of-way line of Crystal Point Drive, thence northeast along said edge of right-of-way to the intersection of the western right-of-way line of Crystal Point Drive and the south right-of-way line of Heritage Drive, thence southeast approximately 64 feet to the northwest corner of Lot 5 in Farmstead Subdivision, thence east 414.19 feet to a point on the western line of Lot 6 in Crystal Court Subdivision, thence north approximately 74 feet to the corner of said Lot 6, thence east 286.37 feet to the west right-of-way line of Liberty Road, thence north along the west right-of-way line of Liberty Road to the north right-of-way line of Illinois Route 14/Northwest Highway, thence east along the north right-of-way line of Illinois Route 14 approximately 1,027 feet to the southwest corner of Lot 9 in Bohl Farm Marketplace Subdivision according to the plat recorded on June 5, 1998 as Document Number 98R35196, thence south approximately 1,370 feet to the point of beginning, all in McHenry County, Illinois.

EXHIBIT B

(Map showing the general street location of the Redevelopment Project Area)

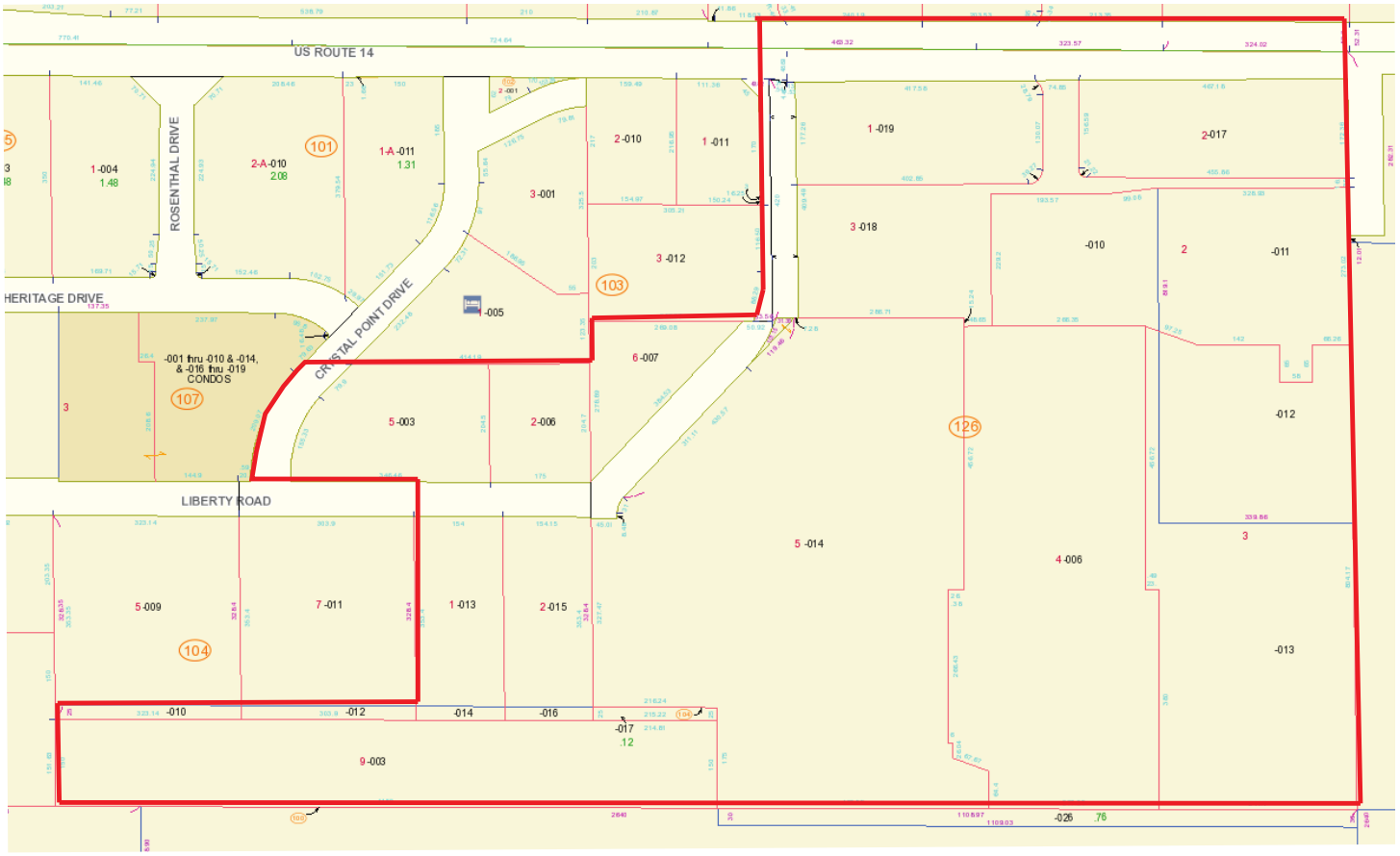


EXHIBIT C

(List of the Tax Parcel Identification Numbers for Parcels in the Redevelopment Project Area)

P.I.N.s in the Redevelopment Project Area:

PIN	2021 EAV	Owner
19-09-103-003	$ 133,030	Akshar Motel Inc
19-09-103-006	$ 242,548	MZA ENT LLC
19-09-103-007	$ 1,177	CL Urban LLC
19-09-104-003	$ -	City of Crystal Lake
19-09-104-010	$ -	City of Crystal Lake
19-09-104-012	$ -	City of Crystal Lake
19-09-104-013	$ 198,701	261 Liberty RD LLC
19-09-104-014	$ -	City of Crystal Lake
19-09-104-015	$ 242,507	Calypso Ventures, LLC
19-09-104-016	$ -	City of Crystal Lake
19-09-104-017	$ -	City of Crystal Lake
19-09-126-006	$ 214,395	CL Urban LLC
19-09-126-010	$ 29,651	CL Party City LLC
19-09-126-011	$ 220,456	CL Party City LLC
19-09-126-012	$ 431,893	CL Urban LLC
19-09-126-013	$ 310,907	CL Urban LLC
19-09-126-014	$ 240,447	CL Urban LLC
19-09-126-017	$ 489,680	5545 Lake LLC
19-09-126-018	$ 302,483	CL Urban LLC
19-09-126-019	$ 275,317	CL Seven LLC
TOTAL EAV	**$ 3,333,192**	

STATE OF ILLINOIS)
) ss
COUNTY OF McHENRY)

CERTIFICATE

I, _____, certify that I am the ***[Deputy]*** City Clerk of City of Crystal Lake, Illinois.

I further certify that on _____, 2022, the Corporate Authorities of City of Crystal Lake passed and approved Ordinance No. ___, entitled,

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE WATER'S EDGE REDEVELOPMENT PROJECT AREA

A true and correct copy of Ordinance No. ___ is attached

Dated at Crystal Lake, Illinois, this __th day of _____, 2022.

_____
[Deputy] City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

FILING CERTIFICATE RE: ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE WATER'S EDGE REDEVELOPMENT PROJECT AREA

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of McHenry County, Illinois, and as such official I do further certify that on the ____ day of _____ 2022 there was filed in my office a duly certified copy of an ordinance numbered ___, entitled:

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE WATER'S EDGE REDEVELOPMENT PROJECT AREA

duly adopted by City Council of City of Crystal Lake, McHenry County, Illinois, on the __th day of _____, 2022, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____ 2022

_____
County Clerk of McHenry County, Illinois

[SEAL]

TAX INCREMENT FINANCING

REDEVELOPMENT PLAN & PROGRAM

FOR WATER'S EDGE TIF

Crystal Lake, Illinois

DRAFT July 14, 2022

Prepared By:

Teska Associates, Inc.

TABLE OF CONTENTS

INTRODUCTION 3

Tax Increment Financing 3

PROJECT AREA BOUNDARIES 6

REDEVELOPMENT PROJECT AREA DESCRIPTION 6

Summary of the Eligibility of the Project Area TIF District 8

REDEVELOPMENT PLAN AND PROGRAM 8

Purpose of the Redevelopment Plan 8
Redevelopment Plan Goals & Objectives 9
Future Land Use Plan 9
Eligible Project Costs 12
Phasing of Project 14
Estimated Project Costs 15
Nature & Term of Obligations to be Issued 16
2020 Equalized Assessed Valuation 17
Anticipated Equalized Assessed Valuation 18
Payment in Lieu of Taxes 18
Provisions for Amending the Redevelopment Plan & Program 18

FINANCIAL IMPACT OF REDEVELOPMENT 19

FINDINGS OF NEED FOR TAX INCREMENT FINANCING 23

Project Area Not Subject to Growth 23
Conformance with Comprehensive Plan 23
Date of Completion 23

INTRODUCTION 26

TAX INCREMENT FINANCING 27

DESCRIPTION OF PROJECT AREA 29

ELIGIBILITY FINDINGS 30

CONCLUSIONS 53

LIST OF TABLES AND FIGURES

Table 1: Estimated Redevelopment Project Costs 15
Table 2: Equalized Assessed Value 17
Table 3: Representative District EAVs 22

Figure 1: Study Area Boundary 4
Figure 2: Existing Land Use 7
Figure 3: Future Land Uses 10

DRAFT

INTRODUCTION

In the mid 1980's, the development of big-box retailing had emerged as the preferred development form bridging between regional malls and traditional central business districts. With continued growth in population, high accessibility corridors, and available sites, Crystal Lake attracted the interest of national retailers and retail developers. In 1988, the Melvin Simon Company developed the Crystal Court shopping center, an L shaped multi-tenant center anchored by three fast growing big box retailers: Cub Foods, Walmart, and Service Merchandise. As was typical of Simon centers, Crystal Court was subdivided so that each of the anchors owned the parking field in front of their store, assuring that they would each have control and maintenance responsibility of 6.5 parking places per 1000 square feet of store area. The center's management retained responsibility only for the building and common areas serving the smaller shops that were located between the anchors.

Crystal Lake continued to grow, both as a community and as a retail destination, and soon newer and bigger boxes began to line Rt. 14. Walmart relocated to a larger facility nearby, leaving their building vacant. Cub Foods went bankrupt and closed, as did Service Merchandise. Lacking the attraction of the anchors and accelerated by the great recession that began in 2007 the remaining shops began to falter and close. By 2012, the City of Crystal Lake had noted serious decay and code violations in and on the vacant Cub and Walmart buildings. The City of Crystal Lake has been pursuing the revitalization of the center, working with a succession of interested retail redevelopers, banks, consultants, and has entertained multiple redevelopment schemes without success. The Cub and Walmart buildings were razed, the property has decayed, and the behavior of retailing and customers has drastically shifted away from the way people shopped when the center was built.

The site is located near the entry into Crystal Lake from the east and south and adjoins a major community resource at the Three Oaks Recreation Area. With thoughtful redevelopment, this site could be transformed from a liability that dampens the strength of the corridor and the City's tax-base into an attractive asset that is enlivens the gateway into the community. Ten years of concerted effort by the City have demonstrated that market economics alone will not drive this redevelopment, and the City has concluded that it is necessary and appropriate to establish a Tax Increment District to support redevelopment of the site.

Tax Increment Financing

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are *eligible* to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible "conservation" or "blighted" areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

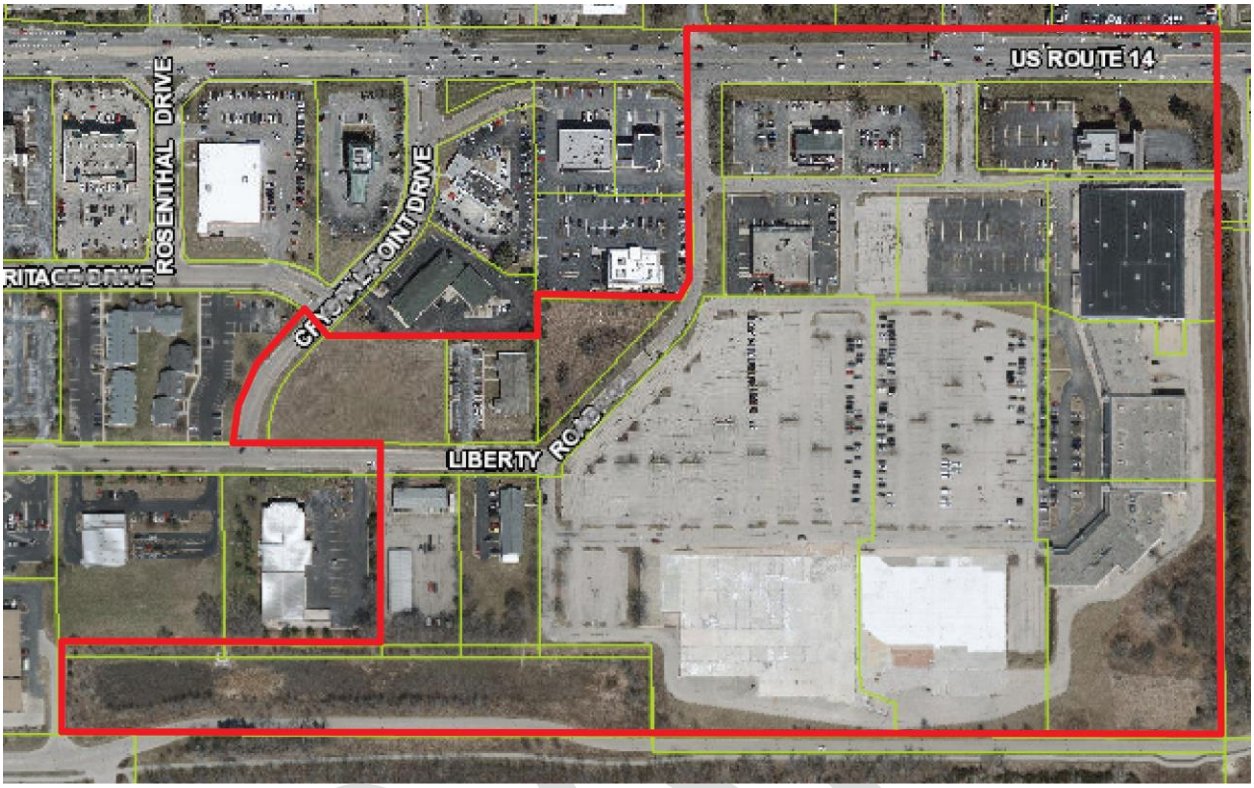


Figure 1: Project Area Boundary

DRAFT

The Act stipulates specific procedures which must be adhered to determining the eligibility of a Redevelopment Project area. A "Redevelopment Project Area" is defined as:

"…an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3 defines a "blighted area" as:

"…any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value."

This report and its appendices summarize the analysis and findings of Teska Associates, Inc., the consultant to the City of Crystal Lake. Teska has prepared this report with the understanding that the City would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the study areas as a "Redevelopment Project Area" under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the study area can be designated as a "Redevelopment Project Area" in compliance with the Act.

DRAFT

PROJECT AREA BOUNDARIES

The Legal Description of the Project Area is as follows:

Commencing at the southeast corner of Lot 3 in Crystal Court Subdivision, being a part of the north half of the northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat recorded on May 25, 1989 as Document Number 89R016170 and re-recorded as August 3, 1989 as Document Number 89R024953, thence westerly to the southwest corner of Lot 9 in Farmstead Subdivision according to the plat recorded on April 24, 1978 as Document Number 730083, thence northernly 175 feet to a point that is 25 feet northernly of the northeast corner of said Lot 9 of the Farmstead Subdivision, thence east 627.04 feet to a point that is 25 feet northernly of the southeast corner of Lot 7 in Farmstead Subdivision, thence north 413.4 feet to the northern right-of-way line of Liberty Road, thence west approximately 284 feet to the western right-of-way line of Crystal Point Drive, thence northeast along said edge of right-of-way to the intersection of the western right-of-way line of Crystal Point Drive and the south right-of-way line of Heritage Drive, thence southeast approximately 64 feet to the northwest corner of Lot 5 in Farmstead Subdivision, thence east 414.19 feet to a point on the western line of Lot 6 in Crystal Court Subdivision, thence north approximately 74 feet to the corner of said Lot 6, thence east 286.37 feet to the west right-of-way line of Liberty Road, thence north along the west right-of-way line of Liberty Road to the north right-of-way line of Route 14/Northwest Highway, thence east along the north right-of-way line of Route 14 approximately 1,027 feet to the southwest corner of Lot 9 in Bohl Farm Marketplace Subdivision according to the plat recorded on June 5, 1998 as Document Number 98R35196, thence south approximately 1,370 feet to the point of beginning, all in McHenry County, Illinois.

REDEVELOPMENT PROJECT AREA DESCRIPTION

Determination of eligibility of the Redevelopment Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information obtained from the City of Crystal Lake, the Township Assessor of Algonquin and McHenry County against the eligibility criteria set forth in the Act. The boundaries of the Project Area were carefully established in adherence to the eligibility criteria and include only parcels which would benefit by the Redevelopment Plan and Program. The Project Area generally consists of properties within the boundaries of the Crystal Court Shopping Area, plus several adjoining properties fronting Liberty Road. The exact boundaries are illustrated in "Figure 1: Project Area Boundary". The Project Area includes a total 8 structures on a total of 20 parcels. The Project Area is approximately forty-nine (49) acres, including privately owned roadways but excluding streets and rights-of-way.

Existing Land Uses (see Figure 2) within the Project Area are predominantly commercial, though there are also business and medical office uses, and some yet undeveloped parcels. Adjacent to the Project Area, there are also institutional uses. Office uses are clustered in the south of the Project Area. No residential uses currently exist within the boundary of project area, and no relocation of residents or residential uses is anticipated in the project area.

DRAFT

Figure 2: Existing Land Use



DRAFT

Summary of the Eligibility of the Project Area TIF District

In January and February of 2021, and with subsequent field observations in August and September of 2021, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These "Eligibility Findings" indicate that the Project Area meets the statutory requirements of a "Blighted Area" and is therefore eligible for designation as a "Tax Increment Finance Redevelopment Project Area."

As detailed in Appendix A, and based on the findings contained herein, the Project Area as a whole qualifies as a 'blighted area' according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following primary characteristics:

- Obsolescence
- Deterioration
- Excessive vacancies
- Deleterious land use or layout
- Decline of Equalized Assessed Value (EAV)
- Presence of Structures Below Minimum Code Standards

Each of these factors contributes significantly to the eligibility of the Project Area as a "blighted area". All these characteristics point towards the need for designation of the Project Area as a "blighted area" to be followed by public intervention in order that redevelopment might occur.

REDEVELOPMENT PLAN AND PROGRAM

The revitalization of the Project Area presents challenges and opportunities for the City of Crystal Lake. The success of this effort will depend upon cooperation between private investors and local government. Private investment has not driven comprehensive revitalization of the Project Area. The adoption of this Redevelopment Plan and Program will assist with the implementation of the goals and objectives of the Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become attractive to private investment.

The Act describes a Redevelopment Plan as:

"*… the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area*."

The successful implementation of the Project Area Plan and Program requires that the City take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. **The Project Area would not reasonably be redeveloped without the use of such incremental revenues.**

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- Alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- Improving existing public utilities and infrastructure within the area; and
- Enhancing the overall quality of the business environment in the City of Crystal Lake.

Redevelopment Plan Goals & Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as an attractive, regionally significant mixed-use district which will contribute to the health and vitality of the City of Crystal Lake. The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the City of Crystal Lake Comprehensive Plan. The goals and objectives outlined in these plans which relate to this Redevelopment Plan are summarized below:

The City of Crystal Lake most recently updated their Comprehensive Plan in 2012. The Plan anticipated an ongoing period of uncertainty with regards to the future of retail which would have an impact for the Crystal Lake community given its position as a regional commercial destination. Crystal Court shopping center had already lost its anchor tenants and had begun leasing to non-retail tenants at the writing of the plan.

The land use goal recognized the need to maximize property values in Crystal Lake by maintaining compatible and efficient land use patterns while providing ample opportunities for living, working, shopping, and recreation in Crystal Lake. The goal for commercial uses, to preserve and enhance the City's regional significance as a retail center and provide residents with easy access to neighborhood shopping opportunities, remains today. Objectives relate to ensuring that new development is consistent with the Comprehensive Plan, that there is a focus on infill development, and that circulation (vehicular and pedestrian) to and within sites is a high priority.

Future Land Use Plan

The recommended land uses and public improvements of this Redevelopment Plan are consistent with the guidelines and development opportunities presented in the City of Crystal Lake 2012 Comprehensive Plan.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning and capital improvements as redevelopment occurs within the Project Area. The Plan identifies reuse of the property as a way of planning for their future redevelopment if a property owner pursues a development project or an existing business vacates a property.

Predominantly Commercial Mixed Use

The Crystal Lake Comprehensive Plan remains the guiding policy for development of the property. It recognizes the Rt. 14 corridor as a primary commercial area serving both the needs for local goods and services, as well as a regional destination for food, entertainment and employment. The City recognizes that the exceptional depth and the topography of the site contributed to the failure of retailing, and looks to future development to counter this liability with uses on the southern portion of the site that take advantage of the adjacency to the Three Oaks Recreation Area as an amenity. As such, although the

creation of a unique and active pedestrian retail and entertainment area on the portion of the property closest to Rt. 14 is a priority, the potential for residential uses on the southern portion of the site is a likely and compatible contributor to foot traffic for the commercial north. Commercial uses are likely to include a variety of retail, restaurant and services businesses appropriate for a commercial center located along commercial corridors.* One objective of the plan and program will be to increase the proportion of businesses within the commercial area which generate sales taxes.

** Parking and open space uses associated with any of the above categories are permitted.*

Figure 3: Future Land Uses



Future Land Use Plan

The Redevelopment Plan shall serve as a guideline for the Project Area but is not meant to establish specific regulatory requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the City's overall goals and objectives for the Project Area and the City of Crystal Lake in general. Therefore, this Redevelopment Plan is consistent with the City's Comprehensive Plan and is intended to be a key vehicle for implementing the plan.

As indicated by Figure 3, the Project Area parcels are anticipated to be redeveloped for a mixed-use with commercial retail and entertainment uses on the northern portion of the site and residential uses on the southern portion of the site.

The Redevelopment Plan anticipates activities to be undertaken by the public sector, which are identified in the Estimated Project Costs section of this report (page 16). All of the redevelopment opportunities and public improvements should be conducted with the guidance of the City's Comprehensive Plan.

Undertaking these redevelopment activities will generate increased tax revenues, strengthen commercial uses, create mixed-use commercial opportunities, upgrade public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the Project Area and the City of Crystal Lake will be improved over time.

Given the adjacency of the Three Oaks Recreation Area, to which access is provided on City owned property adjoining the subject property along its east property line, and given the desirability for access to and from the Recreation Area to take advantage of a traffic light and controlled intersection with Rt. 14, it may be appropriate and necessary for the redevelopment of the Crystal Court site to accommodate a modification to the access to Three Oaks Recreation Area. Furthermore, improvements to access, visibility, activities and functions on the Three Oaks Recreation Area site will directly benefit the marketability and sustainability of the redevelopment of the Crystal Court site. It is likely, therefore, that the City will transfer a portion of its property to the redeveloper, and further to use TIF revenues to support and fund on-site and adjoining site public improvements.

DRAFT

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project, as allowed by Statute. Such costs may include, without limitation, the following:

Costs of studies, surveys, development plans, specifications, and administrative expenses

Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.

Property Assembly Costs

Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

To meet the development objectives of this Water's Edge Redevelopment Plan, the City may determine it necessary to acquire properties within the Project Area. The City may elect to do so during the lifetime of the TIF through a direct market transaction, and, under exceptional circumstances, the City Council may choose to exercise its power of eminent domain, including appropriate and just compensation for property acquisition. It is not the intent of the City to acquire through eminent domain, or to acquire specific properties at this time. However, a determination by the City to acquire properties may be made without further amendment to this Plan.

Property, which may be acquired by the City, may be assembled into appropriate development or rehabilitation sites. These properties may be sold or leased by the City to other public bodies or to private developers, in whole or in part. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land. The City reserves the right to sell or lease any property acquired within the Project Area during the 23-year duration of the TIF District. Any future modifications to the stated disposition actions of this Plan will be in accordance with the objectives of this Redevelopment Plan and Program and will not require any amendment to the Plan.

No conveyance, lease, mortgage, disposition of land or other property aquired with incremental revenue, or agreement relating to the development of such property will be made except upon the adoption of an ordinance by the City. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of such property shall be made without providing reasonable opportunity for the submission of alternative proposals or bids.

Rehabilitation

Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification. The TIF district may support rehabilitation or reconstruction of buildings or outlot buildings in an effort to eliminate obsolescent or deteriorating commercial spaces or facilities.

Public Works

Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building.

Public improvements in the form of underground infrastructure, roadways, lighting, traffic lighting, and storm water facilities which directly serve the uses within the project area are anticipated to be constructed on public rights-of-way, public property, or within permanent public easements. Such improvements may be necessary to attract and support specific private reinvestment in buildings and uses and will be authorized by the City in phases and in locations supporting such specific private reinvestment.

Financing costs

Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. In an effort to induce private reinvestment, the City may issue promissory notes, may borrow funds or make loans to the TIF Fund in advance of the return of such funds from incremental revenues.

Taxing District Capital Costs

To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.

Residential Impact Costs

If property within the District are redeveloped for residential uses consistent with the Plan and Program, and such redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment

revenue is received as a result of the assisted housing units, and such housing units generate school age children attending public schools, the TIF district will reimburse the school district and the library district for increased costs in accordance with the limitation set forth in the Act.

Developer Interest Costs

Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, not exceeding the limits set forth in the Act.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately, though some will likely occur over a longer period. All projects are anticipated to be completed within the 23-year life of the TIF District. The City may undertake additional public improvements or development projects within the redevelopment area or on adjoining TIF district redevelopment sites as appropriate throughout the life of the Redevelopment Plan and Program. Internal and external building remodeling, additions, rehabilitations, reuse and other activities on individual properties will also occur throughout the life of the TIF District.

DRAFT

Estimated Project Costs

Eligible public project costs are listed in Table 1. These costs are based on 2022 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 1: Estimated Redevelopment Project Costs

Category	**Cost**
Costs of Studies, Surveys, Development Plans, Implementation and administration of the Redevelopment Plan	$1 – 4 M
Property Assembly including Acquisition, Site Preparation, Demolition, Environmental Remediation, and Site Improvements	$5 – 15M
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	$8 – 14 M
Financing Costs	$500K - $2 M
Taxing District Capital Costs and Residential Impact Costs [(1)]	$3 – 12 M
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	$8 – 13 M
Total Estimated Project Costs [(2)(3)]	$30,000,000

(1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

(2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded without amendment to this Redevelopment Plan.

(3) Data sources and bases of projected incremental revenues and expenditures, as well as other aspects of this Plan, are available upon request from the City of Crystal Lake Department of Community Development.

Sources of Funds

The Act provides a method for municipalities to finance public development costs with incremental real estate tax revenues. Incremental tax revenues are derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

DRAFT

Real property tax increment revenues from the Project Areas as well as any proceeds from the issuance of bonds, notes or other financial instruments are available to pay redevelopment project costs. Funds to pay redevelopment project costs may also be derived from other sources that may be approved by the City Council, including, but are not limited to, the following:

1. Tax revenues resulting from any Special Service Area districts or Business Districts within the Project Area;
2. Interest earned on temporary investments;
3. Gifts, grants, and contributions;
4. Sale or lease of land proceeds;
5. User fees;
6. Transfer from a contiguous redevelopment project area created under the Act;

Impact fees collected on behalf of the Park District, School Districts, or other agencies as a result of development within the Project Area will not be diverted or pledged to the special tax allocation fund.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of City owned property, that the City determines are appropriate to allocate to the payment of redevelopment project costs.

The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

<u>Nature & Term of Obligations to be Issued</u>

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the City from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of a certain scale or on a certain timetable as to preclude financing on a cash basis. These projects may be funded using tax increment revenue obligations issued pursuant to the Act for a term not to exceed December 31st of the year after the 23rd year. Consistent with the conservative nature of the financial plan for this Redevelopment Plan, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

DRAFT

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this Plan, as now or hereafter amended, in accordance with law.

The City may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

1. Net revenues of all or part of a redevelopment project;
2. Taxes levied and collected on any or all property in the municipality;
3. The full faith and credit of the municipality;
4. A mortgage on part or all of the redevelopment projects; or
5. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

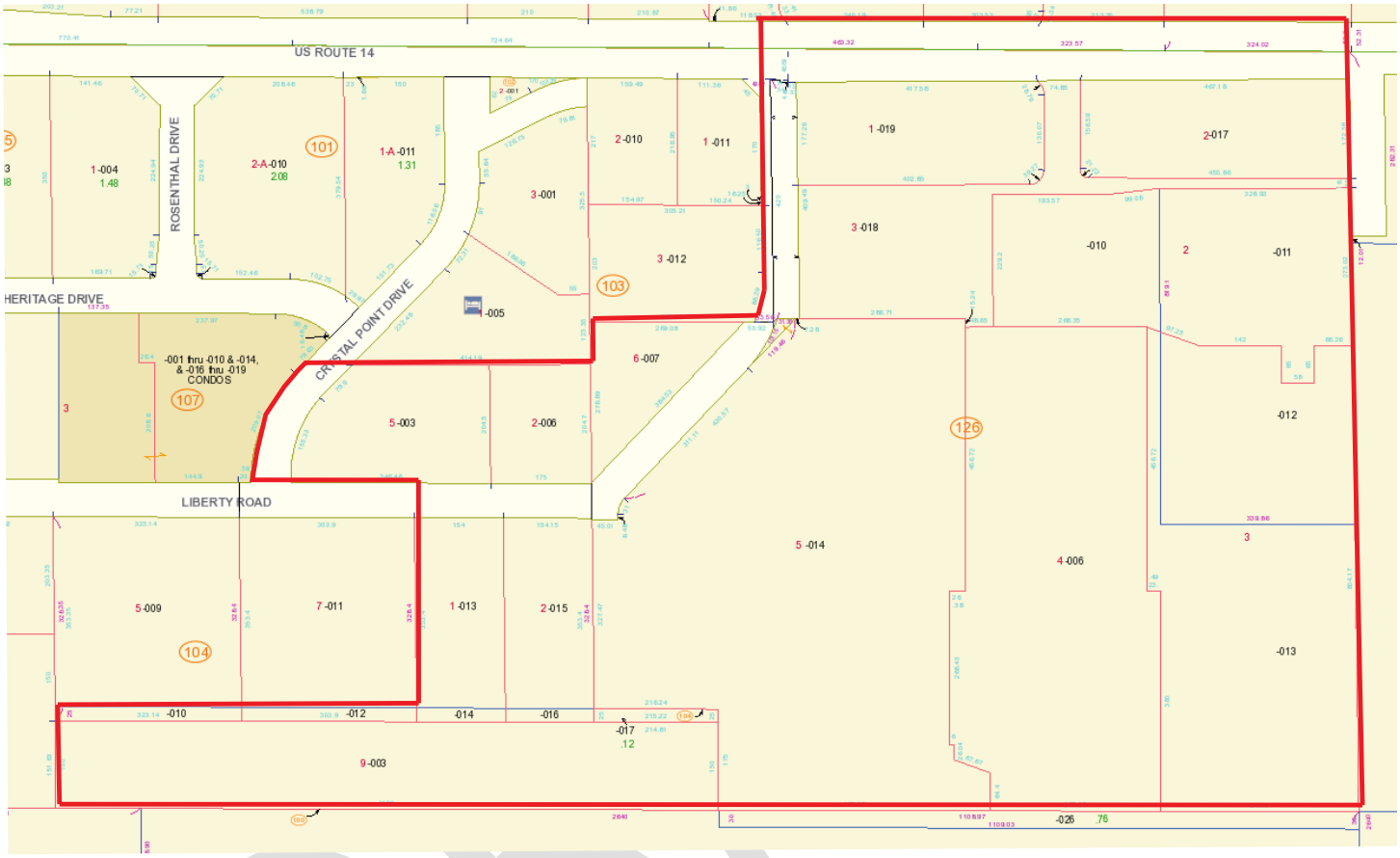
2020 Equalized Assessed Valuation

Table 2 lists the equalized assessed valuation of properties in the Project Area. The total 2021 equalized assessed valuation (most recently available EAV) of the Project Area is **$3,333,192**

Table 2: Equalized Assessed Value

PIN	2021 EAV	Owner
19-09-103-003	$ 133,030	Akshar Motel Inc
19-09-103-006	$ 242,548	MZA ENT LLC
19-09-103-007	$ 1,177	CL Urban LLC
19-09-104-003	$ -	City of Crystal Lake
19-09-104-010	$ -	City of Crystal Lake
19-09-104-012	$ -	City of Crystal Lake
19-09-104-013	$ 198,701	261 Liberty RD LLC
19-09-104-014	$ -	City of Crystal Lake
19-09-104-015	$ 242,507	Calypso Ventures, LLC
19-09-104-016	$ -	City of Crystal Lake
19-09-104-017	$ -	City of Crystal Lake
19-09-126-006	$ 214,395	CL Urban LLC
19-09-126-010	$ 29,651	CL Party City LLC
19-09-126-011	$ 220,456	CL Party City LLC
19-09-126-012	$ 431,893	CL Urban LLC
19-09-126-013	$ 310,907	CL Urban LLC
19-09-126-014	$ 240,447	CL Urban LLC
19-09-126-017	$ 489,680	5545 Lake LLC
19-09-126-018	$ 302,483	CL Urban LLC
19-09-126-019	$ 275,317	CL Seven LLC
TOTAL EAV	**$ 3,333,192**	

Figure 3: Parcel Identifiers



Anticipated Equalized Assessed Valuation

Upon the completion of the development projects, it is estimated that the Project Area will have a market value in excess of $90,000,000, which will yield an equalized assessed valuation of real property within the Project Area will be in excess of **$30,000,000** (2022 dollars), this represents an approximate **800%** increase in the total equalized assessed valuation. This figure is based upon estimates of value of new development projects that are anticipated.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provisions for Amending the Redevelopment Plan & Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, the Project Area is not reasonably expected to see an increase in EAV or be appropriately redeveloped by private enterprise. In the absence of financial assistance and public improvements provided by the City, there is a prospect that the economic condition of the Project Area will continue to decline and spread beyond the Project Area. Given the anchoring nature of the commercial center at the heart of the Project Area, continual decline will distract from the potential for new development and occupation in existing buildings and sites, which would lead to higher vacancies, lower assessed values and further diminished sales tax receipts. The continued erosion of the assessed valuation of property in and outside of the Project Area will lead to a reduction of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan is expected to have short-term and long-term positive financial impacts on all the taxing districts affected by this Redevelopment Plan. In the short term, the City's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the completion of redevelopment projects and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in equalized assessed valuation generated as a result of financial incentives proposed in this Redevelopment Plan.

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the City to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by addressing Project Area vacancies and the lag in growth (as compared to the remainder of the City). To the extent that such development does occur, and school age children result from new community arrivals, the elementary and high school taxing districts could potentially be affected. The City will follow the guidelines provided by the Act to compensate the districts at levels dictated by the precise increase in net new students pursuant to the Act.

Additionally, should the City achieve success in attracting private investment which does result in the demonstrated need for increased services from any other taxing district, the City would consider declaring sufficient TIF related surpluses, which funds are neither expended or obligated for redevelopment activities, as provided by the Act, to assist such taxing districts in paying the costs for any increased services. Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the City. This will occur only after all TIF eligible costs to satisfy any financial obligations that have incurred or expended by the City have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act. The exception to this provision will be to the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases the City will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

The following taxing districts cover the Project Area:

- McHenry County
- McHenry County Conservation District
- Community College of McHenry District 528
- Algonquin Township
- Algonquin Township Road and Bridge
- Consolidated School District #47
- High School District #155
- City of Crystal Lake
- Crystal Lake Park District
- Crystal Lake Library District
- Crystal Lake Fire Protection

The Project Area's proportion of total EAV of each such taxing district is set forth in Table 3 below

Impact on McHenry County

McHenry County provides a variety of services, principally the County government system, health, senior and administrative services, and flooding mitigation activities. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the overall County, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

Impact on Community College of McHenry District 528

Community College of McHenry District 528 provides education and training services to residents of McHenry County, Illinois. The replacement of underutilized property with new development and redevelopment may cause a minimal increased demand for the services and programs provided by Community College of McHenry District 528, including training programs to serve new businesses and educational services for new residents. However, the impact is anticipated to be insignificant given the relatively small size of the Project Area in proportion to the size of the community college district. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Algonquin Township

Algonquin Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by Algonquin Township, although the impact is not anticipated to be significant. Roads within the Project Area are either private property or are controlled by either the City of Crystal Lake or McHenry County. No specific program is set forth in this Redevelopment Plan.

Impact on Conservation District of McHenry County

The Conservation District of McHenry County operates and maintains forest preserves and educational programs throughout the County. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County resulting from an increase in employees. Due to the small size of the Project Area in relation to the County at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

Impact on Consolidated School District #47

New residential development is anticipated to be part of the mix of uses developed within the Project Area. To address the potential impact on Consolidated School District #47, the TIF Act under subsection (q) "Redevelopment Project Costs", subsection (7.5) requires that if a redevelopment project results in increased attendance from a project that has received TIF assistance, District #47 shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. Therefore, no additional redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

Impact on High School District #155

New residential development is anticipated to be part of the mix of uses developed within the Project Area. To address the potential impact on High School District #155, the TIF Act under subsection (q) "Redevelopment Project Costs", subsection (7.5) requires that if a redevelopment project results in increased attendance from a project that has received TIF assistance, District #155 shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. Therefore, no additional redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

Impact on City of Crystal Lake

The City of Crystal Lake provides a variety of services, including police protection, forestry and tree care, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the City. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the City which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlight some of these anticipated capital costs.

Impact on Crystal Lake Park District

The Crystal Lake Park District provides a variety of services, including operation and maintenance of parks and recreational facilities throughout the City. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the City resulting from an increase in employees. Due to the size of the Project Area in relation to the City at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

Impact on Crystal Lake Library District

New residential development is anticipated to be part of the mix of uses developed within the Project Area. The Crystal Lake Library District provides library services and educational programming in the City of Crystal Lake. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the City. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the City which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlight some of these anticipated capital costs.

Impact on Crystal Lake Fire Protection District

The Crystal Lake Fire Protection District provides fire protection services to residents and businesses of the City of Crystal Lake. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the City. Due to the small size of the Project Area in relation to the Crystal Lake Fire Protection District at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

Table 3: Representative District EAVs

		Total District EAV	TIF as % of Total
2021 EAV of Water's Edge TIF	$	3,333,192	
McHenry County	$	9,577,517,966	0.0348%
McH. County Conservation	$	9,577,517,966	0.0348%
College District MCC 528	$	8,393,464,585	0.0397%
School Dist 47	$	2,046,777,636	0.1629%
School Dist 155	$	3,130,760,779	0.1065%
Crystal Lake Public Library	$	1,293,136,882	0.2578%
Crystal Lake Park Dist.	$	1,689,815,975	0.1973%
Algonquin Township	$	2,902,992,875	0.1145%
Township Road and Bridge	$	2,902,992,875	0.1148%
City of Crystal Lake	$	1,293,136,882	0.2578%

Total EAV source:
https://www.mchenrycountyil.gov/home/showpublisheddocument/107299/637853571209970000

DRAFT

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the findings contained in the Water's Edge Eligibility Report and this Redevelopment Plan, the Crystal Lake City Council may adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The City finds that the Project Area on the whole is facing decline in property value and increasing vacancy and transitions in land use and dominant commercial businesses as follows:

- As described in the TIF Eligibility Findings Report (see Appendix A), the conditions of the Project Area testify to an increase in obsolescence of the Project Area. In particular, the Eligibility Report identifies obsolescence, significant and widespread vacancies, and a significant decline in EAV, which are consequences of changes in consumer retail behavior and the marketability of the type of commercial retail spaces available within the Project Area. While each individual property may not exhibit these conditions, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of these factors which has resulted in underutilization of this area.
- The equalized assessed value (EAV) of the Project Area has decreased in three of the last five years (available as part of Appendix A – TIF Eligibility Findings Report).
- The Project Area is part of a planned development and several areas adjacent to the Project Area have had long periods of vacancy or have not been developed as commercial uses in accordance with the initial PUD.

Therefore, the City of Crystal Lake finds that the Project Area has not maintained value relative to the commercial-retail market and shows significant signs of obsolescence. Therefore, the Project Area is not reasonably anticipated to remain competitive within the intended market without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

This Redevelopment Plan and Program is consistent with the community improvement goals identified in the 2012 Crystal Lake Comprehensive Plan.

Date of Completion

The estimated year of completion of the redevelopment projects and retirement of obligations issued to finance redevelopment project costs is December 31, 2046 (The year after the 23rd year from the date of adoption of the ordinance approving the Project Area)

DRAFT

APPENDIX "A"

WATER'S EDGE TAX INCREMENT FINANCING DISTRICT

ELIGIBILITY REPORT

CITY OF CRYSTAL LAKE

DRAFT

DRAFT REPORT

October, 2021

Prepared by:
Teska Associates, Inc.

Table of Contents

INTRODUCTION **26**

TAX INCREMENT FINANCING **27**

DESCRIPTION OF PROJECT AREA **29**

ELIGIBILITY FINDINGS **30**

CONCLUSIONS **53**

DRAFT

INTRODUCTION

In order to encourage redevelopment of the site of the former Crystal Court Shopping Center, which fronts RT. 14 Northwest Highway, between Liberty Road and the entry to Three Oaks recreation Area, the City of Crystal Lake (the "City") is considering the creation of a Tax Increment Financing (TIF) District. The purpose of this Eligibility Report is to document the eligibility criteria as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"). The following study documents the presence of eligibility criteria necessary for designation as a TIF District, as required in the Act. The study evaluated the area depicted in Figure 4 below.

Figure 4: Study Area



TAX INCREMENT FINANCING

The Act, as amended, stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area and amendments thereto. A Redevelopment Project Area is defined as:

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "blighted area" as follows:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors (dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; environmental clean-up; lack of community planning; decline in equalized assessed value), each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area, and

If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors (dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; environmental clean-up; lack of community planning; decline in equalized assessed value), each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains.", or

The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

This report summarizes the analysis and findings of the City's planning consultant, Teska Associates, Inc. ("Teska"). Teska has prepared this report with the understanding that the City would rely on: (1) the findings and conclusions of this report in proceeding with the designation

of the Study Area as a Redevelopment Project Area under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the Project Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Water's Edge area (the "Project Area") is eligible for designation as a "blighted area" based on the predominance and extent of parcels exhibiting the following primary characteristics:

1. **Obsolescence**
2. **Deterioration**
3. **Excessive vacancies**
4. **Deleterious land use or layout**
5. **Decline of Equalized Assessed Value (EAV)**
6. **Presence of Structures Below Minimum Code Standards**

In addition, the following secondary characteristics contribute to a lesser degree:

7. **Dilapidation**
8. **Inadequate utilities**
9. **Environmental clean up**

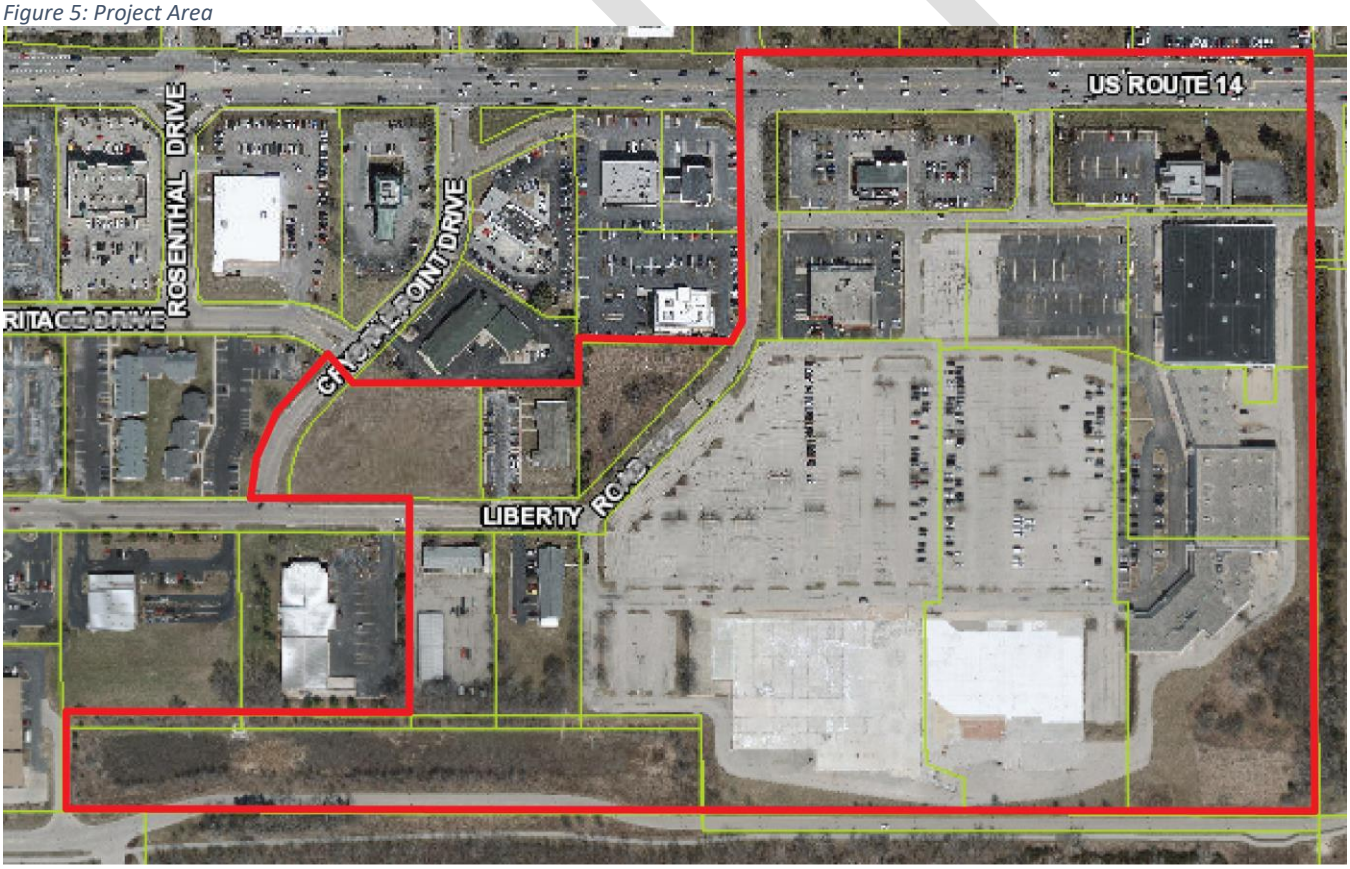
Each of these factors contributes sufficiently towards the eligibility of the Project Area as a whole.

DRAFT

DESCRIPTION OF PROJECT AREA

The Project Area includes both vacant and improved parcels north and west of Three Oaks Recreation Drive, east of S Main Street, and South of Northwest Highway/Route 14. It is located approximately 1.5 miles Southeast of downtown Crystal Lake. The area previously hosted a Walmart and Cub Foods, which became long vacant and years later demolished after those tenants left the shopping center. Of the remaining structures, most are vacant storefronts. The Project Area contains 8 buildings and 20 parcels. Figure 5 illustrates the exact boundaries of the Project Area.

Figure 5: Project Area



ELIGIBILITY FINDINGS

Over the past 10 years, following the demise of Cub Foods and Service Merchandise, and the relocation of Walmart from their place within the Crystal Court Shopping Center, Teska has worked with the City of Crystal Lake to promote and plan for the revitalization of this center. On at least three occasions, Teska conducted field and research surveys of the property to determine potential eligibility for a Tax Increment District, the most recent of which occurred on October 8, 2021. Teska conducted a field survey of every property within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. Photographs further document the observed conditions.

In order to be designated as a blighted area, five or more blighting factors outlined in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area.

Dilapidation

Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

Of the remaining buildings in the Project Area, some have fallen into disrepair as a result of prolonged vacancy and lack of upkeep. Buildings that were demolished were in a state of dilapidation prior to their demolition, and the removal of walls and other vertical structures did not include removal of foundations, building slabs, plumbing, electrical lines, and other building debris scattered near the original footprint of both the Cub Foods and Walmart property. Prior to having become vacant, the Cub and Walmart properties, including more than half the acreage of the shopping center, had evidenced dilapidation that contributed to the need to demolish the improvements. Examples of dilapidation include but are not limited to foundation cracks on existing buildings, displaced or cracked walls, and other structural deficiencies. See Figures 6-10. Dilapidation is present within the Project Area and contributes towards the designation of the Project Area as a 'blighted area.'

Figure 6



Figure 7



Figure 8



DRAFT

Figure 9

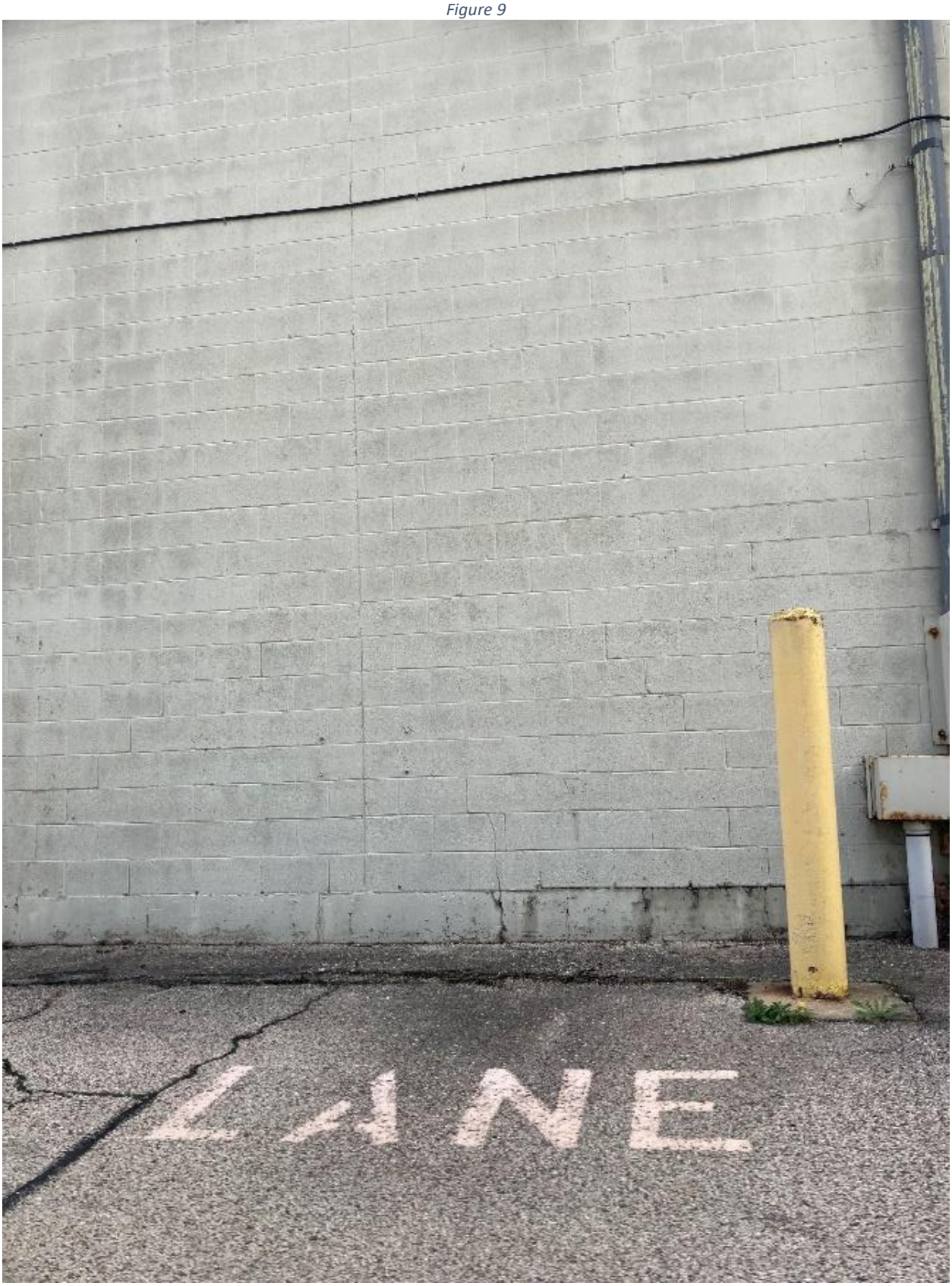


Figure 10



Obsolescence

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for the original use. With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace.

a) *Functional obsolescence*
The design and spatial layout of buildings and site improvements and their geographical location and building orientation and setbacks respond to market needs for specific uses at the time those buildings and improvements were constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, but are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or desirability of a property, diminishes the value and utility of the property and the building.

b) *Economic obsolescence*
Economic obsolescence is generally a result of building or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this type of obsolescence may include inadequate utility capacities, outdated designs, etc.

Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain undesirable building or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

DRAFT

The Project Area is both functionally and economically obsolete. The original anchors for the center were located more than 900 feet south of the primary access on Rt. 14, more than twice the distance commonly associated with current commercial development. The existing buildings and the layout of the parking no longer serves current market conditions and shifts in consumer attitudes and tendencies have rendered the Project Area ill-suited to compete with nearby commercial properties. See Figure 11. Lack of maintenance and deterioration of the buildings and site improvements demonstrate and contribute to the growing obsolescence of the Area. Most of the commercial spaces are underutilized and have persistently vacant tenancies, showing evidence of both economic and functional obsolescence.

Both functional and economic obsolescence of buildings and site improvements is present within the Project Area. The presence of obsolescence significantly contributes towards designation of the Project Area as a 'blighted area'.

Figure 11



Deterioration

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. The field survey found that 4 out of 8 buildings and the majority of the non-building surface improvements exhibited some level of deterioration. Clear evidence of building deterioration can be seen from the rear of buildings, but are also present in the front of the buildings. These deteriorating effects include but are not limited to: cracks in walls, foundations, and columns, and roofs. These issues are widely distributed throughout the entirety of the Project Area.

With respect to surface improvements, the condition of the pavement, roadways, curbs, and surface parking show clear evidence of deterioration, including but not limited to: surface cracking, crumbling, potholes, depressions, and weeds protruding through paved surfaces. Parking areas, sidewalks, curbs and other surface improvements have deteriorated to the point of requiring repaving or replacement. In general, the condition of the site is poor in both the areas with and without structures.

The deterioration, both of buildings and surface improvements, is widely distributed throughout the entirety of the Project Area. See Figures 12-19. The presence of deterioration of buildings and surface improvements is a significant contributing factor towards the designation of the Project Area as a 'blighted area.'

DRAFT

Figure 12



Figure 13



Figure 14



DRAFT

Figure 15



Figure 16



Figure 17



Figure 18



Figure 19



Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Prior to demolition, the Cub and Walmart buildings had been cited for code violations. The remaining buildings fail to meet the existing fire code requirements and have been cited for functional failure of fire suppression systems. The presence of structures below minimum code standards is a contributing factor towards the designation of the Project Area as a 'blighted area.'

Illegal Use of Individual Structures

Illegal use of individual structures refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

The exterior field survey conducted by Teska found no obvious instances of illegal uses of structures within the Project Area. Illegal Use of Individual Structures does not contribute to the designation of the Project Area as a 'blighted area.'

Excessive Vacancies

Excessive vacancies refer to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

The field survey conducted by Teska found that most existing structures in the Project Area are vacant and many have been for a prolonged period. See Figures 20-23. Prior to demolition, the two large anchor buildings were vacant for several years, and the departure of these businesses contributed to the excessive vacancies of the smaller storefronts. The pervasiveness of vacancies in the Project Area makes it difficult to attract and retain new businesses, particularly on the Eastern end of the Project Area. Excessive vacancies in the remaining structures of the Project Area are a significant contributing factor towards the designation of the Project Area as a "blighted area."

DRAFT

Figure 20



Figure 21



Figure 22



Figure 23



Inadequate utilities

Inadequate utilities refer to utilities that have insufficient capacity to serve the uses in the redevelopment project area; are deteriorated, antiquated, obsolete, or in disrepair; or are lacking within the redevelopment project area. "Utilities" are defined in the Act as "underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services" (65 ILCS 5/11-74.4-3 (a)(1)(H)).

The utility infrastructure is insufficient to serve the needs of the Project Area, particularly if any residential use of the site is anticipated. The utilities are outdated and, in some cases, are in disrepair. See Figures 24-25. Unless the property is redeveloped using the existing footprint, the alignment and location of underground utilities must be completely modified and is a substantial financial impediment to the reuse of the site. Inadequate utilities to service the Project Area are a contributing factor towards the designation of the Project Area as a "blighted area."

Figure 24



Figure 25



Deleterious land use or layout

Deleterious land use or layout refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

The layout of the Project Area is no longer marketable. The buildings have a deep setback (more than 900 feet to the original anchor buildings) and the area where the anchors previously stood is downhill from the main road, making them difficult to see from Route 14/Northwest Highway. This low visibility, due to the deep "L" shape of the layout, has made customer attraction to the area difficult. Currently, the foundations of the demolished buildings have not been fully removed. See Figures 26-27.

Furthermore, most of the parking in the section of the Project Area that was previously the Crystal Court Shopping Center was owned and controlled by the anchor tenants, which created a parking and maintenance issue when those businesses left the shopping center. Deleterious land use or layout is a significant contributing factor towards the designation of the Project Area as a 'blighted area.'

DRAFT

Figure 26



Figure 27



Environmental Clean Up

Environmental clean up is a contributing factor to a 'blighted area' designation when the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

In 2012, Glenn's Cleaners, (previously located at 5583 Northwest Highway, in the current Project Area) was enrolled in the Illinois Environmental Protection Agency system, after a request from Crystal Lake Shopping Center Limited Partnership.. Although some clean-up occurred at the time, the Agency's no further remediation letter did not anticipate reuse of the site for residential purposes. Environmental clean up is a contributing factor to the designation of the Project Area as a 'blighted area.'

Decline in total Equalized Assessed Values (EAVs)

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

The equalized assessed value for the combined parcels within the Project Area has increased at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available (see Table 1). In 2017 the EAVs for the Project Area decreased 8.39%, whereas the EAVs for Crystal Lake (net of the project area) increased by 5.36%. In 2020, the EAVs for the Project Area increased by 0.37% and Crystal Lake's total EAVs increased by 3.81%. In 2021, the EAVs for the Project Area increased by 1.65%, whereas the EAV for Crystal Lake increased by 3.65%. These three years satisfy the condition that the EAVs for the Project Area increase at an annual rate that is lower than that of the municipality as a whole.

Table 1: Percent Change in EAV

	2016	2017	2018	2019	2020	2021
Project Area	-11.41%	-8.39%	8.65%	7.39%	0.37%	1.65%
Crystal Lake (minus project area)	5.80%	5.36%	5.37%	4.57%	3.81%	3.65%

Source: McHenry County and Teska Associates

Decline in the Equalized Assessed Value contributes toward the designation of the Project Area as a 'blighted area' due to EAV decline in the Project Area as compared to the City of Crystal Lake.

DRAFT

CONCLUSIONS

Based on the findings contained herein, the Project Area as a whole qualifies as a 'blighted area' according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following primary characteristics:

1. **Obsolescence**
2. **Deterioration**
3. **Excessive vacancies**
4. **Deleterious land use or layout**
5. **Decline of Equalized Assessed Value (EAV)**
6. **Presence of Structures Below Minimum Code Standards**

Each of these factors contributes significantly to the eligibility of the Project Area as a blighted area. These characteristics point to the need for designation of the Project Area as a blighted area, to be followed by public intervention in order that development might occur.

In addition to the primary significant qualifying factors listed above, the following eligibility criteria are present to a lesser degree within the Project Area. While these factors are not present to such a degree and/or sufficiently distributed throughout the Project Area, they do contribute towards the eligibility of the Project Area as a whole, and include:

1. **Dilapidation**
2. **Inadequate utilities**
3. **Environmental clean up**

Based on the evidence provided in this Eligibility Report, the Water's Edge area qualifies as a 'blighted area' according to the eligibility criteria established by the Act.

DRAFT