#2022-212
721 Country Club Road – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: November 2, 2022

Request: Special Use Permit for a Golf Course and Country Club and expansion to the site for a pool deck and cabana, bathroom building, and addition to allow golf cart storage.

Location: 721 Country Club Road

Acreage: Approximately 135 acres

Existing Zoning: RE Residential Estate

Surrounding Properties:

North:	R-1 Single Family Residential
South:	R-3B PUD Multi-Family Residential
East:	R-1 Single Family Residential and R-3B Multi-Family Residential
West:	R-1 PUD Single Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

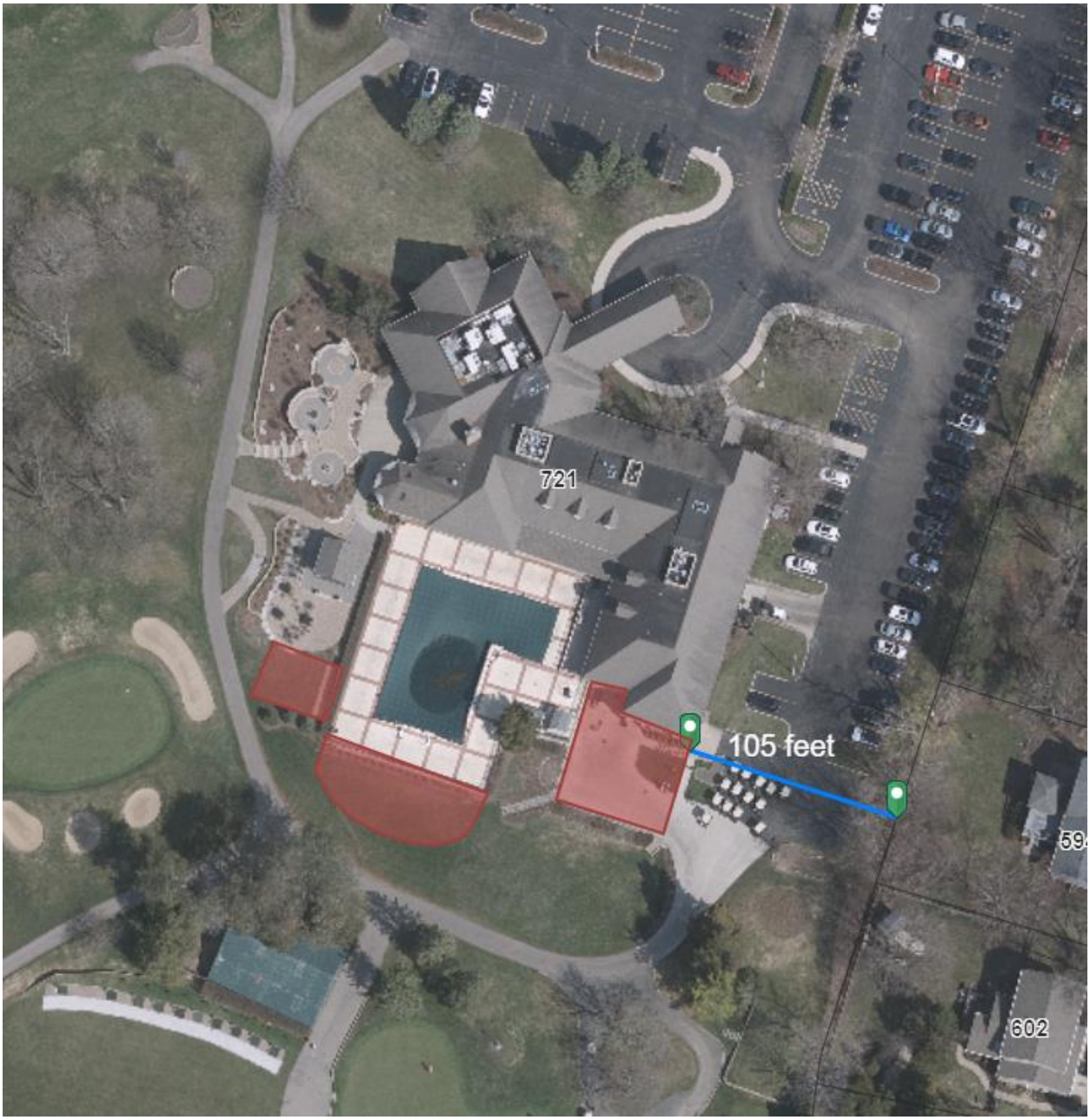
- The property is the Crystal Lake Country Club. The Country Club was established prior to the ordinances that required it to obtain a Special Use Permit. This request is for the Special Use Permit, as well as expansion to the use for increased pool deck and cabana, new bathroom building, and addition to the building for golf cart storage.
- The remainder of the property including the golf course is remaining the same.

Development Analysis:

General

- Request: A Special Use Permit for a Golf Course and Country Club and allowing the expansion of the use.
- Zoning: The site is zoned RE Residential Estate. The Special Use Permit allows the use in this zoning district.
- Land Use: The land use map shows the area as Parks & Open Space. This land use designation is appropriate for this use due to the large open space for the golf course.
- Site Plan: The image below shows the approximate location of the improvements.

- The new bathroom building will be to the west of the existing pool deck and feature additional restrooms and deck space for chairs.
- Expansion of the pool deck for additional seating will be on the south side of the pool.
- The main portion of the building is being extended south. This extension will be over the required 50 feet from the residences to the east.



Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Parks & Open Space, which allows for existing and future park and open space uses. The following goal is applicable to this request:

Land Use – Open Space

Goal: Preserve, protect, and enhance the City's open space and natural resources, through cooperative efforts with land owners, developers, and conservancy groups. .

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment for a Golf Course and Country Club and expansion. 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*

GOLF COURSES and COUNTRY CLUBS

Golf Courses and Country Clubs must comply with the following standards. The criteria are as follows:

1. Setbacks: All principal structures such as pools, bath houses, restaurants or clubhouses shall be set back at least 100 feet from the front property line and at least 50 feet from other property lines.

   ☐ *Meets* ☐ *Does not meet*

2. Lighting: All exterior lighting shall be designed to meet the requirements of Section 4-800, Exterior Lighting Standards.

   ☐ *Meets* ☐ *Does not meet*

3. Additional requirements: The City may impose restrictions upon access to the facility, storage of vehicles or materials on the premises, hours of operation and other such matters as they deem necessary to insure that there is no adverse impact on the enjoyment of the adjacent residential properties.

   ☐ *Meets* ☐ *Does not meet*

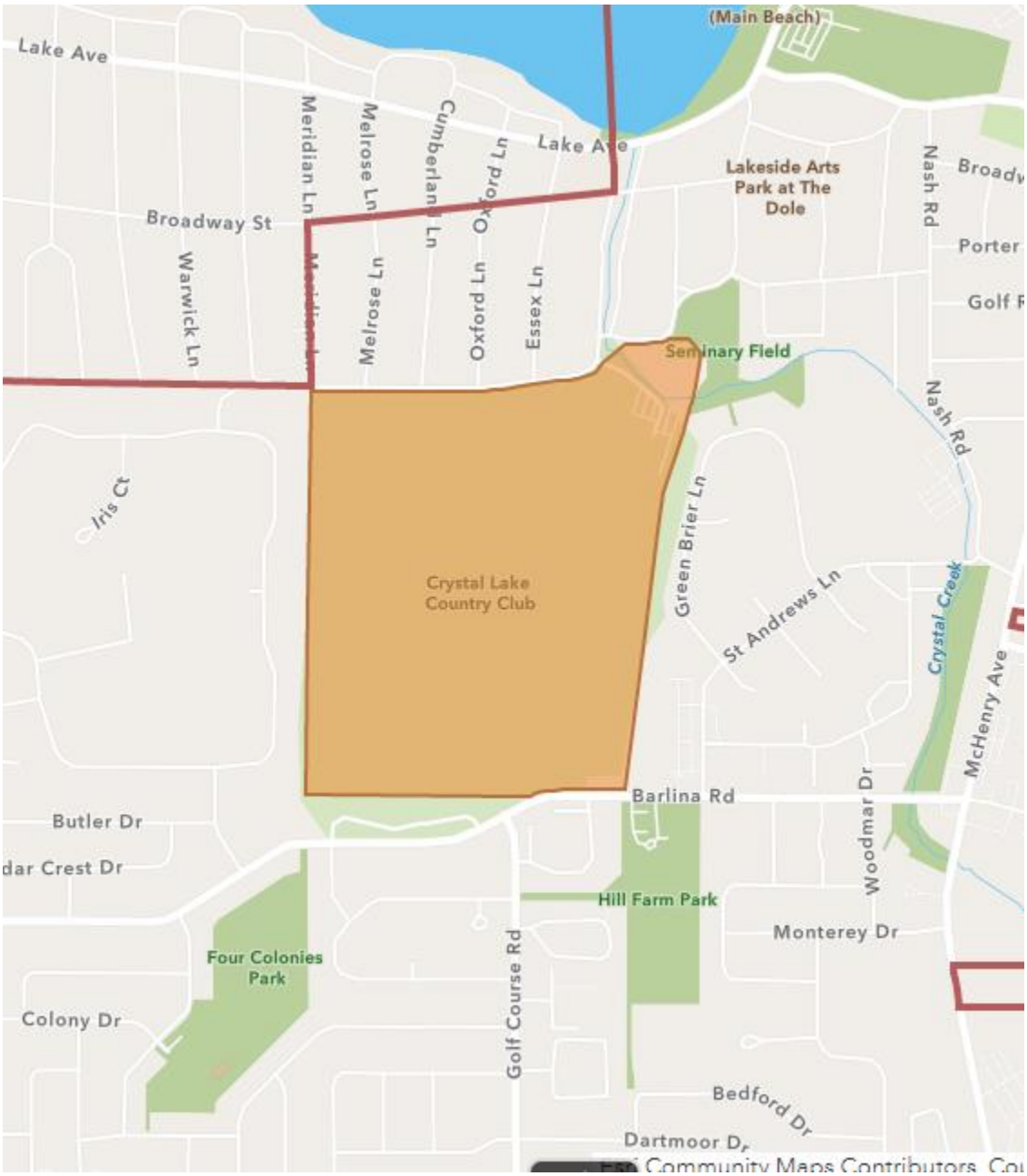
Recommended Conditions:

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 (Weber [Trust Officer], received 09/15/22)
   B. Plans (Jacob & Hefner, dated 09/08/22, received 09/15/22)
   C. Topographic Survey (Jacob & Hefner, dated 07/21/22, received 09/15/22)

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

PIQ MAP
721 Country Club Road



This instrument is executed by Home State Bank/National Association, Crystal Lake, IL, not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

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

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

Owner Information

Name: Home State Bank NA Trust No. 4581

Address: 721 Country Club Road
Crystal Lake, IL 60014

Phone:

E-mail:

Project Name & Description: Application for a Special Use Permit to allow expansion of current improvements to include pool deck and cabanas, bathroom structure, and building addition with cart storage

Project Address/Location: 721 Country Club Road, Crystal Lake, IL

Signature

MARK C. WEBER
Vice President & Trust Officer

8/30/2022

Owner: Print and Sign name Date

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

HS BANK TRUST & WEALTH MANAGEMENT

CERTIFICATION OF TRUSTEE

I, Mark C. Weber Vice President & Trust Officer for Home State Bank/National Association, Crystal Lake, Illinois, do hereby certify that Home State Bank/NA is the trustee of the following trust:

Land Trust # 4581

and, as trustee, do further certify that the beneficial ownership of said trust as indicated by its records is as follows:

Beneficial Owner(s)

Crystal Lake Country Club

Collateral Assignee(s)

Home State Bank, N.A.

Home State Bank does not by this certification make any warranties, representations, or certifications as to the holdings of the trust, the state of title of any real property held therein, or any assignment of beneficial interest not acknowledged by it as trustee.

Home State Bank/NA as Trustee Under Trust# 4581

By _____
Mark C. Weber
Vice President & Trust Officer

Subscribed and sworn to before me
this 13thth day of September 2022.

_____
Notary Public

OFFICIAL SEAL
JILL HEFFRON
Notary Public, State of Illinois
My Commission Expires 12/29/2025

ofc : 815.459.2000 • fax : 815.477.5642 • 40 Grant St. • P.O. Box 1738 • Crystal Lake IL 60039-1738
www.homestateonline.com

LEGAL NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF
Home State Bank NA Trust #4581

LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Home State Bank NA, as Trustee, under Trust #4581, on behalf of its beneficiary, the Crystal Lake Country Club for a Special Use Permit, relating to the property at 721 Country Club Road in Crystal Lake, Illinois 60014. PINS: 19-07-101-002, 19-06-380-006, 19-06-380-004 and 18-12-200-008.

This application is filed for the purpose of seeking a Special Use Permit for the Crystal Lake Country Club for a golf course and country club and to allow expansion of the building and use, pursuant to Article 2, Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday November 2, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on October 17, 2022) 2025410

SITE IMPROVEMENT PLANS

FOR

CRYSTAL LAKE COUNTRY CLUB EXPANSION

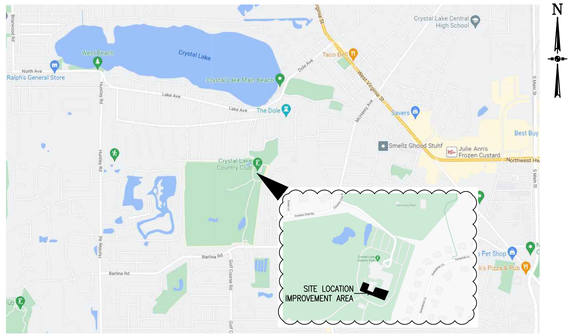
721 COUNTRY CLUB ROAD
CRYSTAL LAKE, ILLINOIS 60014
CRYSTAL LAKE COUNTRY CLUB

G624
CLCC EXPANSION
1 9/8/22

LEGEND

ABBREVIATION LEGEND	
ADA	AMERICANS WITH DISABILITIES ACT
B/	BOTTOM OF
BC	BACK OF CURB ELEVATION
C–C	CENTER TO CENTER SPACING
C&G	CURB AND GUTTER
CB	CATCH BASIN
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DWS	DETECTABLE WARNING STRIP
EP	EDGE OF PAVEMENT ELEVATION
EX	EXISTING
FH	FIRE HYDRANT
FR	FUTURE
GR	GRADE RING ELEVATION
HC	HANDICAPPED
HWL	POND HIGH WATER LEVEL
I	UTILITY INVERT ELEVATION
MH	MANHOLE
NWL	POND NORMAL WATER LEVEL
PC	PRESSURE CONNECTION
PCC	PORTLAND CEMENT CONCRETE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R	UTILITY STRUCTURE RIM ELEVATION
R&R	REMOVE AND REPLACE
RCP	REINFORCED CONCRETE PIPE
STM	STORM SEWER
T/	TOP OF
TC	TOP OF CURB ELEVATION
TDC	TOP OF DEPRESSED CURB ELEVATION
TF	TOP OF FOUNDATION ELEVATION
TW	TOP OF RETAINING WALL ELEVATION
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
Vv	VALVE VAULT
W/	WITH
WM or WTR	WATER MAIN

PROPOSED	DESCRIPTION	EXISTING
C	STORM SEWER	C
8W	WATER MAIN WITH SIZE	8W
S	SANITARY SEWER	S
	RIGHT-OF-WAY/PROPERTY LINE	
842	CONTOUR	701
805.25	SPOT GRADE	701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	UTILITY POLE	
XX	SILT FENCE	
	OVERFLOW DIRECTION	
	SURFACE/DITCH FLOW DIRECTION	
	ROAD SIGN	
	CURB & GUTTER	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
T	UNDERGROUND TELEPHONE	T
E	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	OHE
G	UNDERGROUND GAS LINE	G



LOCATION MAP
NOT TO SCALE

DRAWING INDEX

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	CITY OF CRYSTAL LAKE STANDARD NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	DIMENSIONAL CONTROL & PAVING PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C7.1	STORMWATER POLLUTION PREVENTION PLAN
C7.2	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C8.0	DETAILS
C8.1	DETAILS

BASIS OF BEARINGS:

ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD 83 (1201)

SITE BENCHMARKS:

SITE BM 1(JHA CP 2)= 897.18'
SITE BENCHMARK 1 IS A MAG NAIL SET IN ASPH. CART PATH SE OF POOL. NAIL IS +–3' SW OF THE POINT OF TRANSITION FROM CONC. POOL PATIO TO ASPH. CART PATH. NAIL IS +–0.80' SE OF THE NW EDGE OF PAVEMENT OF PATH.

SITE BM 2(JHA CP 1)=892.75'
SITE BENCHMARK 2 IS A CROSS CUT IN THE TOP OF CONCRETE CURB ON THE SOUTHEAST CORNER NOSE OF THE 1ST CURB BUMPOUT N. OF THE S. EDGE OF PARK LOT E. SIDE OF CLUBHOUSE. "X" IS +–45' SE OF THE SE BUILDING CORNER OF THE CLUBHOUSE.

SITE BM 3(JHA CP 7)=887.02'
SITE BENCHMARK 3 IS A CROSS CUT IN CONC. SIDEWALK RUNNING N–S ALONG W. SIDE OF TENNIS COURTS NEAR N. END OF PROPERTY. "X" IS +–47' N. OF THE S. END OF TENNIS COURTS. "X" IS 12' W. OF THE W. EDGE OF CONC. WALK. "X" IS +–21' NW. OF A LIGHT POLE JUST W. OF TENNIS COURTS.

No.	Description	Date
1	ISSUED FOR REVIEW	9/8/22

ENGINEER _____ DATE
MARK ZAPRZALKA
MZAPRZALKA@JACOBANDHEFNER.COM

ILLINOIS REGISTRATION NO. 062–055446
EXPIRES 11/30/2023
ENGINEER ONLY CERTIFIES SHEETS C1.0, C2.0 & C3.0–C8.1

THESE PLANS, OR ANY PART THEREOF, SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

WARNING

CALL JULIE TOLL FREE 1-800-892-0123

CALL BEFORE YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

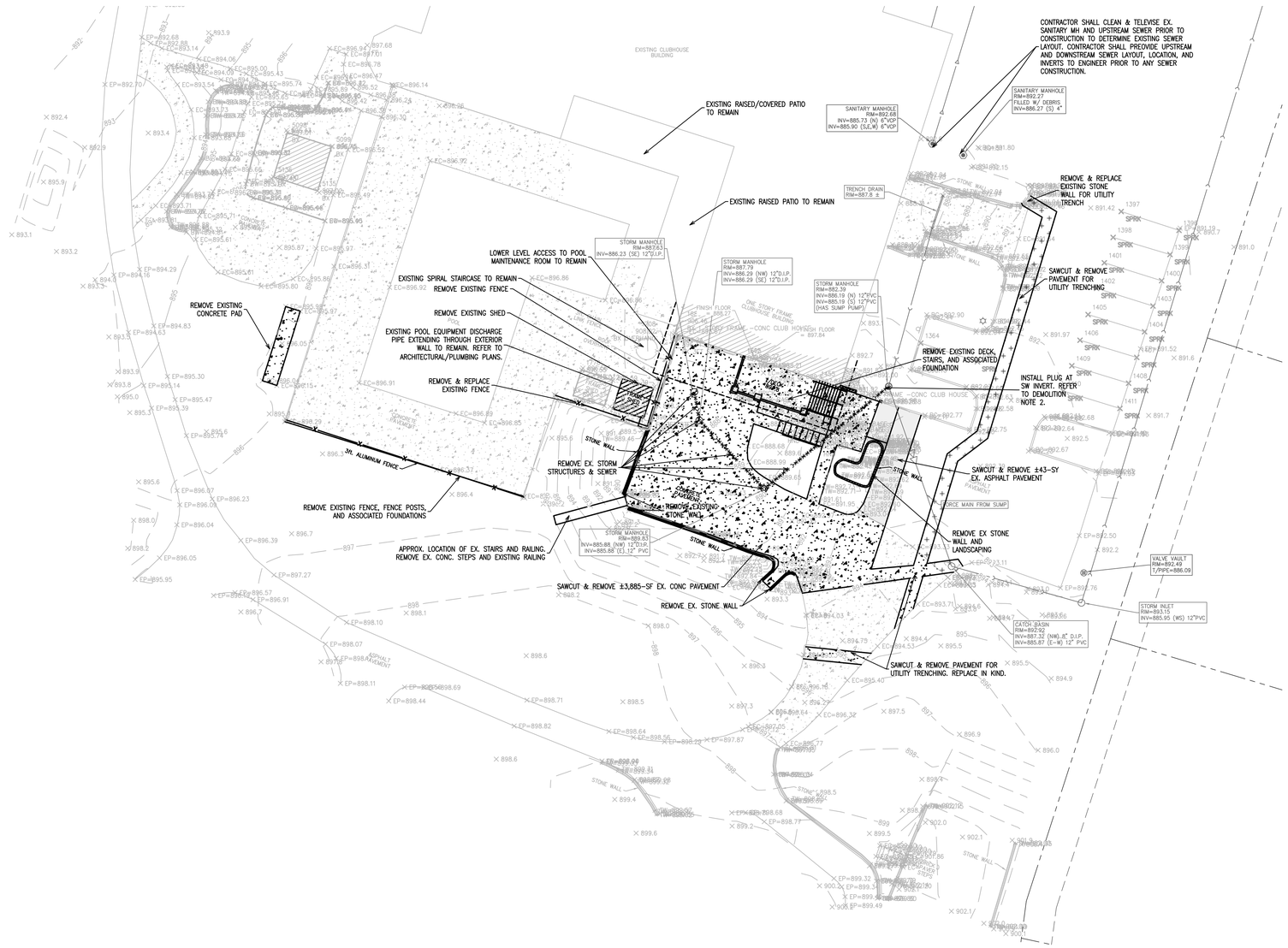
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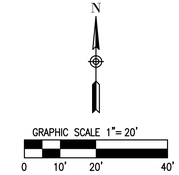
Know what's **below.**
Call before you dig.

Municipality: CRYSTAL LAKE
County: MCHENRY COUNTY
Township: 43N
Range: 8E
Section: 7

FOR REVIEW PURPOSES ONLY

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com





DEMOLITION NOTES

1) EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM A TOPOGRAPHIC SURVEY, DATED JULY 21, 2022, PREPARED BY JACOB AND HEFNER ASSOCIATES, INC.
2) ALL EXISTING STORM MANHOLES AND CATCH BASINS SHALL BE EXCAVATED AND REMOVED AS SPECIFIED. PLUG EXISTING STORM SEWER PIPE WHERE SPECIFIED. PLUGS SHALL BE MIN 2' LONG, NON-SHRINK GROUT, OR MORTAR PLUGS.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
4) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
5) CONTRACTOR SHALL COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE COMPANIES PRIOR TO DEMOLITION.
6) NO WATER SHALL BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER AND WATER DEPARTMENT APPROVAL.
7) ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
8) ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND/OR RIGHT-OF-WAYS.
9) ALL WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN AN APPROVED FACILITY.
10) THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR ADJOINING PROPERTY.
11) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO BUILDING DEMOLITION.
12) CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS NOT INDICATED FOR REMOVAL. SOME EXISTING TREES AND SHRUBS MAY NOT BE SHOWN ON THE PLANS.
13) ALL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
14) REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES.
15) CONTRACTOR SHALL BE RESPONSIBLE FOR ANALYTICAL SAMPLING AND ANALYSIS ASSOCIATED WITH CCDD HAUL OFF. CONTRACTOR CAN CONTACT JACOB AND HEFNER ASSOCIATES, INC. FOR CCDD SAMPLING AND ANALYSIS.
16) PRIOR TO COMMENCING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES ON THE PROJECT WHICH MAY IN ANY WAY CREATE INVOLVEMENT WITH EXISTING PUBLIC UTILITIES, CONTRACTOR SHALL CONTACT THE UTILITY OR COMMUNITY INVOLVED. ADJUSTMENT OF ANY PUBLIC UTILITIES WITHIN THIS PROJECT AREA WILL BE PERFORMED BY RESPECTIVE OWNERS OF SAID UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.

DEMOLITION LEGEND

DENOTES EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

DENOTES EXISTING CONCRETE PAVEMENT TO BE SAWCUT AND REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

DENOTES EXISTING PAVEMENT TO BE SAWCUT AND REMOVED FOR UTILITY TRENCHING. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

No.	Description	Date
1	ISSUED FOR REVIEW	9/8/22

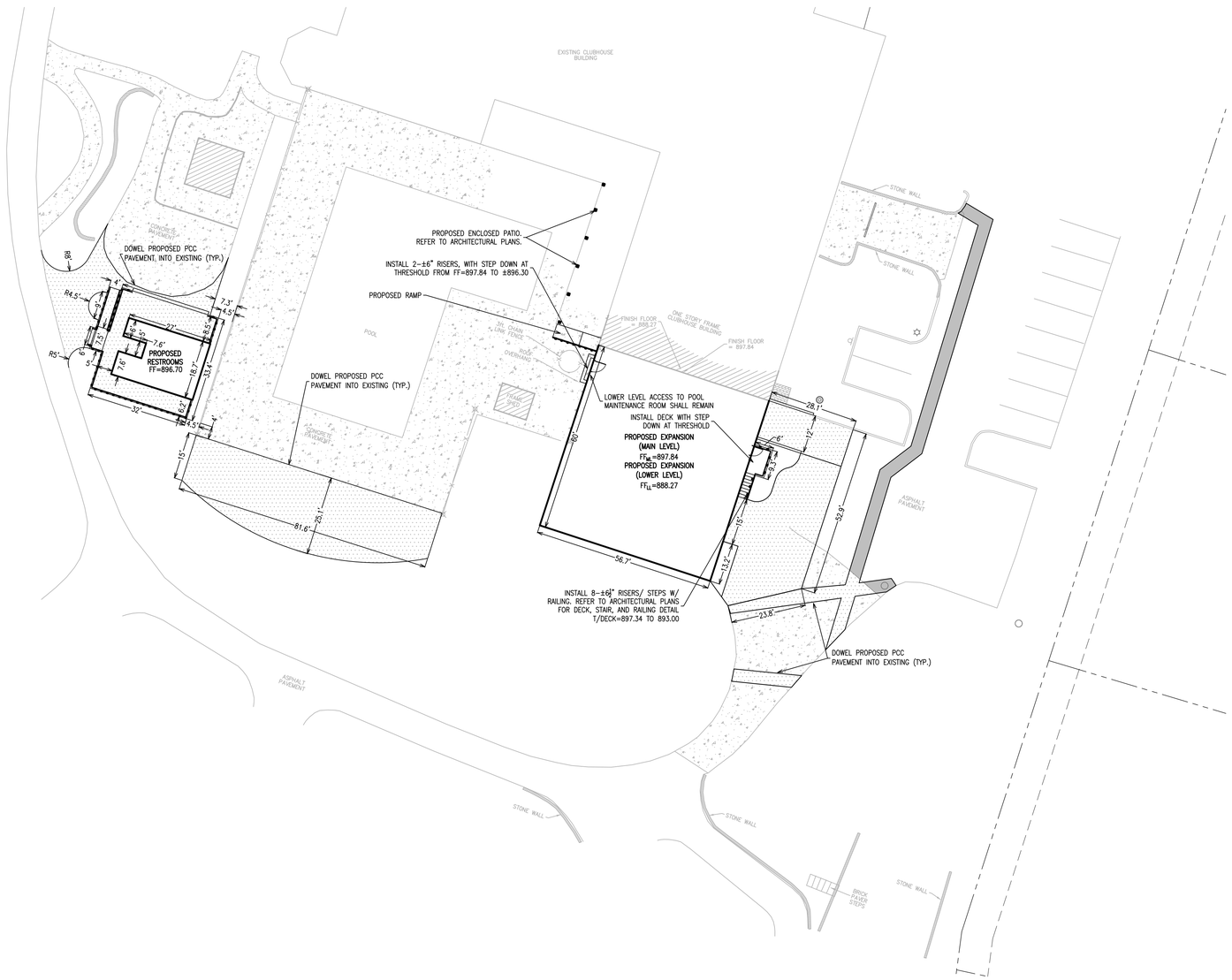
EXISTING CONDITIONS & DEMOLITION PLAN

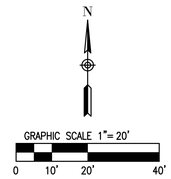
CRYSTAL LAKE COUNTRY CLUB
721 COUINTRY CLUB ROAD
CRYSTAL LAKE, ILLINOIS 60014

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G624
1" = 20'
C3.0

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GEOMETRIC NOTES

1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
2) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
3) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
4) PROPOSED BUILDING DIMENSIONS SHOWN ARE APPROXIMATE REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS & BUILDING LAYOUT.
5) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
6) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 330R GUIDE (LATEST EDITION) FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.

PAVEMENT LEGEND

NEW CONCRETE PAVEMENT
7.0" PCC PAVEMENT, 4,000 PSI, A/E
4.0" CA-6 BASE COURSE, COMPACTED
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

ASPHALT PAVEMENT PATCH
2.0" HMA SURFACE COURSE, MIX D, N50
2.25" HMA BINDER COURSE. IL-19.0, N50
8.0" CA-06 BASE COURSE, COMPACTED

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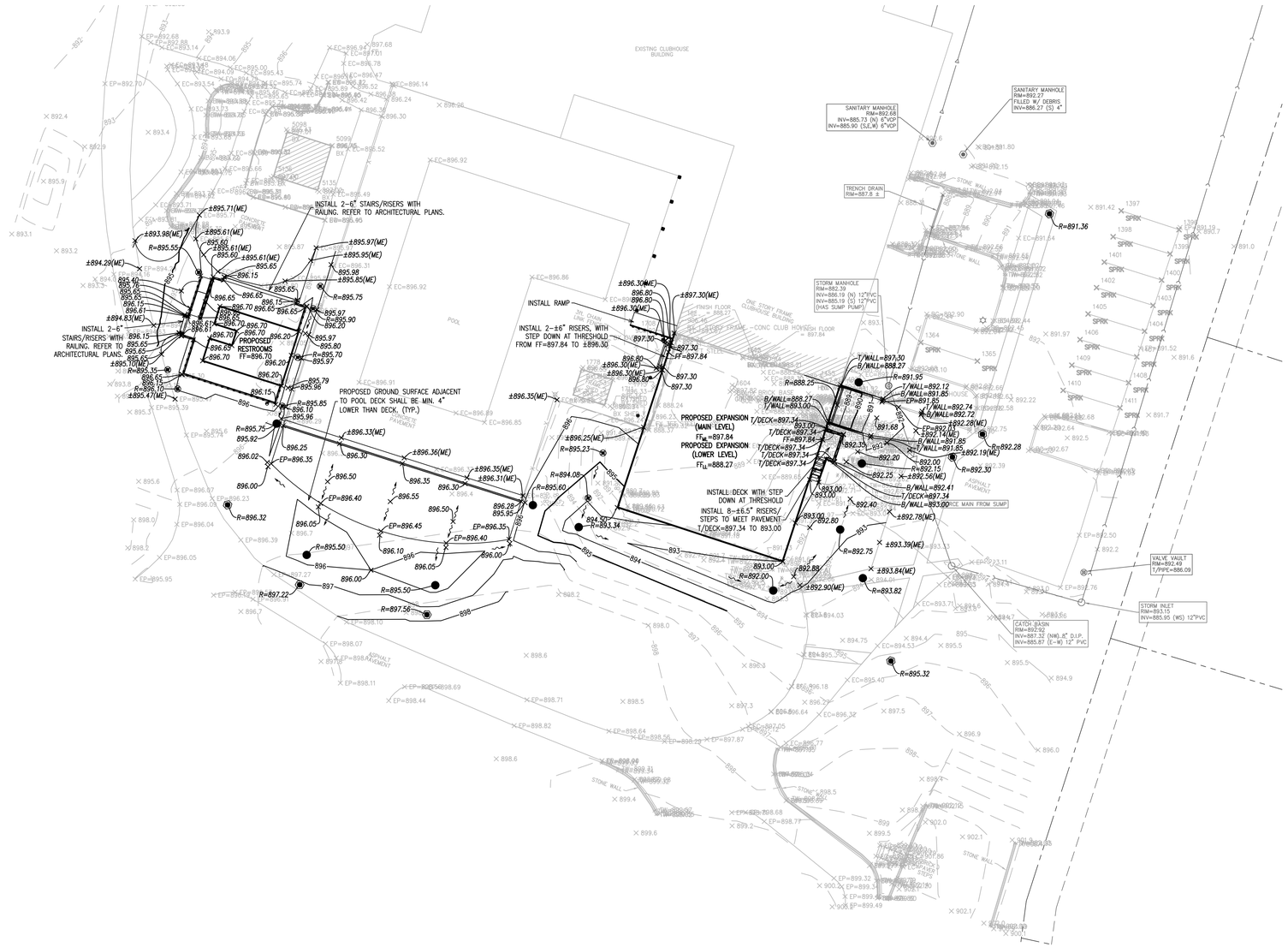
DIMENSIONAL CONTROL & PAVING PLAN

CRYSTAL LAKE COUNTRY CLUB
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1" = 20'
C4.0

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GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION. REFER TO SHEET C7.0 FOR EROSION CONTROL PLAN.
3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
4) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
5) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
6) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
7) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
8) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIR DETAILS.

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- T/WALL=XXX.XX = PROPOSED GRADE AT TOP OF WALL
- B/WALL=XXX.XX = PROPOSED GRADE AT BOTTOM OF WALL
- EP=XXX.XX = PROPOSED EDGE OF PAVEMENT
- BC=XXX.XX = PROPOSED BACK OF CURB
- T/DECK=XXX.XX = PROPOSED TOP OF DECK
- EX=±XXX.XX = EXISTING ELEVATION
- ±XXX.XX(ME) = MATCH EXISTING ELEVATION
- = DRAINAGE FLOW ARROWS
- = OVERLAND FLOW ROUTE

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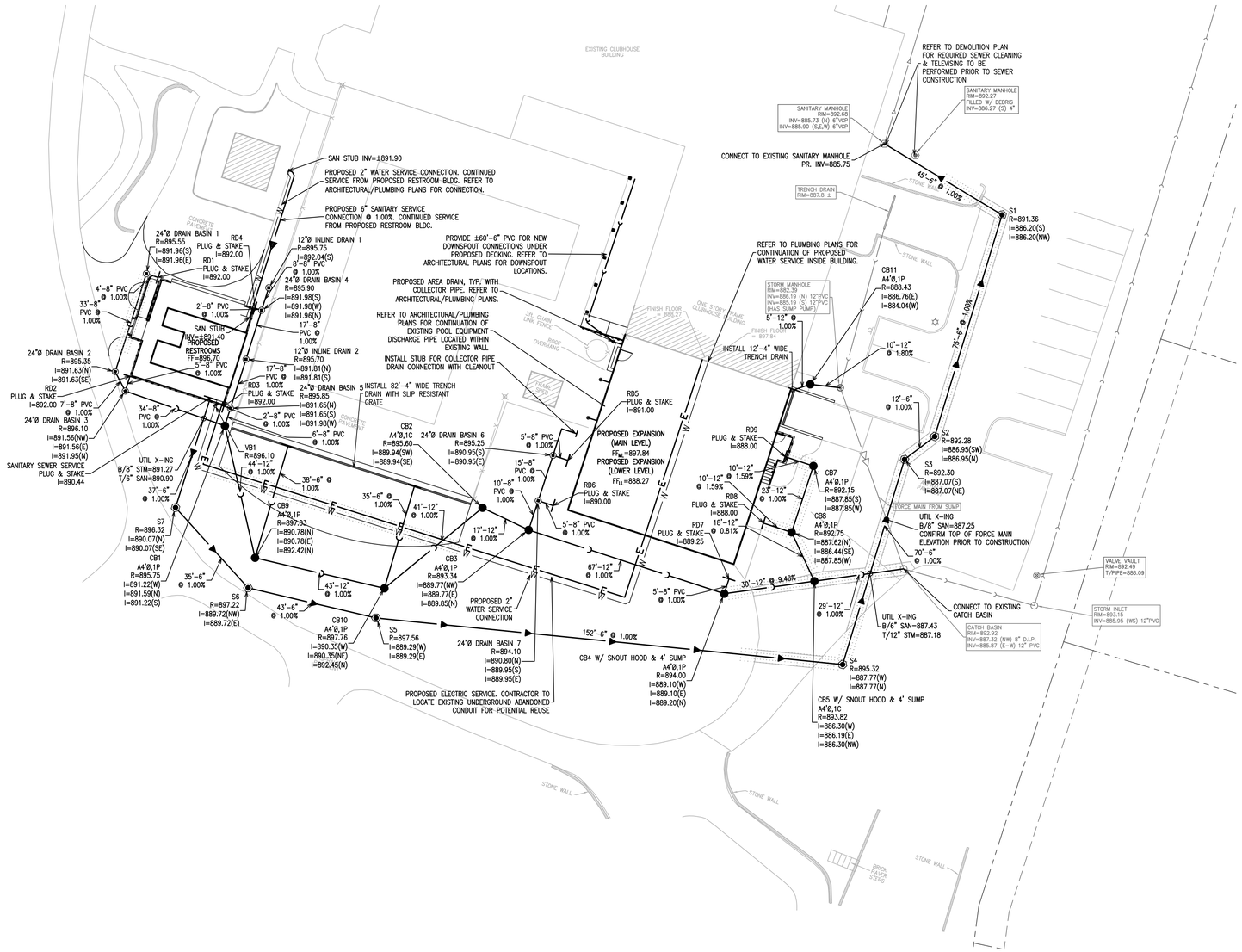
GRADING PLAN

CRYSTAL LAKE COUNTRY CLUB
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1" = 20'
C5.0

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GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

UTILITY NOTES

1) EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.

2) CONTRACTOR SHALL TERMINATE PROPOSED UTILITIES 5-FT OUTSIDE OF BUILDING FACE AND SHALL PLUG AND STAKE STUB LOCATIONS AND ELEVATIONS.

3) ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.

4) ALL EXISTING UTILITY RIMS, GRADES RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.

5) PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.

6) ALL UTILITY STRUCTURES SHALL HAVE NO MORE THAN 2 PRECAST ADJUSTING RINGS WITH 6" MAXIMUM HEIGHT ADJUSTMENT.

7) SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY:

8) OPEN CUTTING OF ROADWAYS OR PAVEMENT FOR UTILITY INSTALLATION SHALL BE FILLED WITH COMPACTED TRENCH BACKFILL UP TO THE PAVEMENT SUBGRADE.

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:
INL=INLET
CB=CATCH BASIN
TD=TRENCHDRAIN

FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE D GRATE), EJIW 1050Z1 (TYPE M1 GRATE)

EXAMPLE:
CB36
A4Ø,1P
MANHOLE #36, TYPE A, 4-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1) ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS IV, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

2) ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.

3) ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
Vv=VALVE VAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.

3) BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.

4) MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

5) ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 1050Z1

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON THE PLANS.

No.	Description	Date
1	ISSUED FOR REVIEW	9/8/22

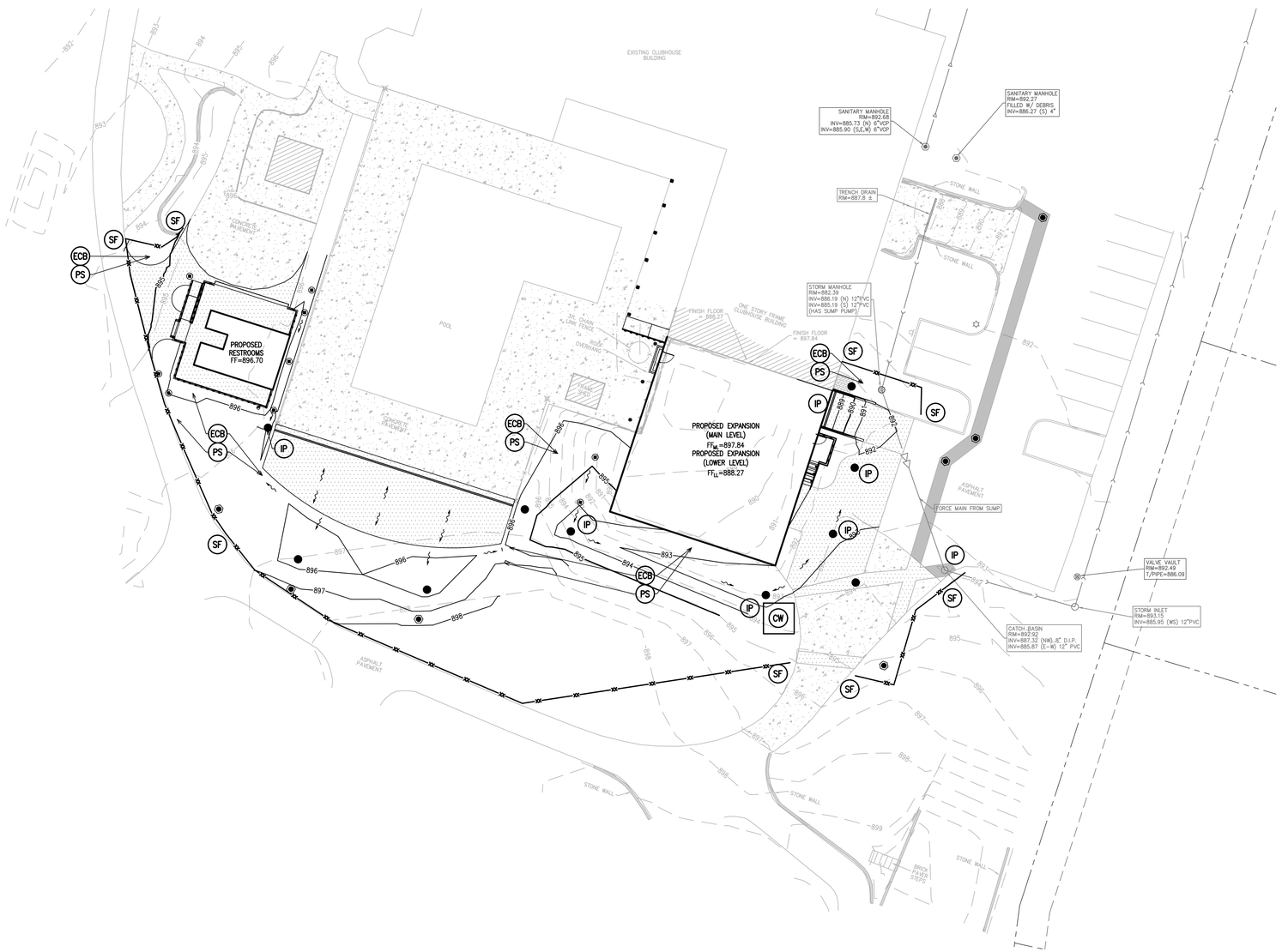
UTILITY PLAN

CRYSTAL LAKE COUNTRY CLUB
7211 COUNTRY CLUB ROAD
CRYSTAL LAKE, ILLINOIS 60014

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G624
1" = 20'
C6.0

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GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

EROSION CONTROL NOTES

1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2) EARTHWORK CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
3) EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL.
4) EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC ROADWAYS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
6) AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
7) SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
8) CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
9) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 6" OF TOPSOIL, PERMANENT SEEDING AND EROSION CONTROL BLANKET.

EROSION CONTROL LEGEND

- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET NAG SC150 (OR APPROVED EQUAL)
- (PS) PERMANENT SEEDING

NOTE: REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

No.	Description	Date
1	ISSUED FOR REVIEW	9/8/22

EROSION CONTROL PLAN

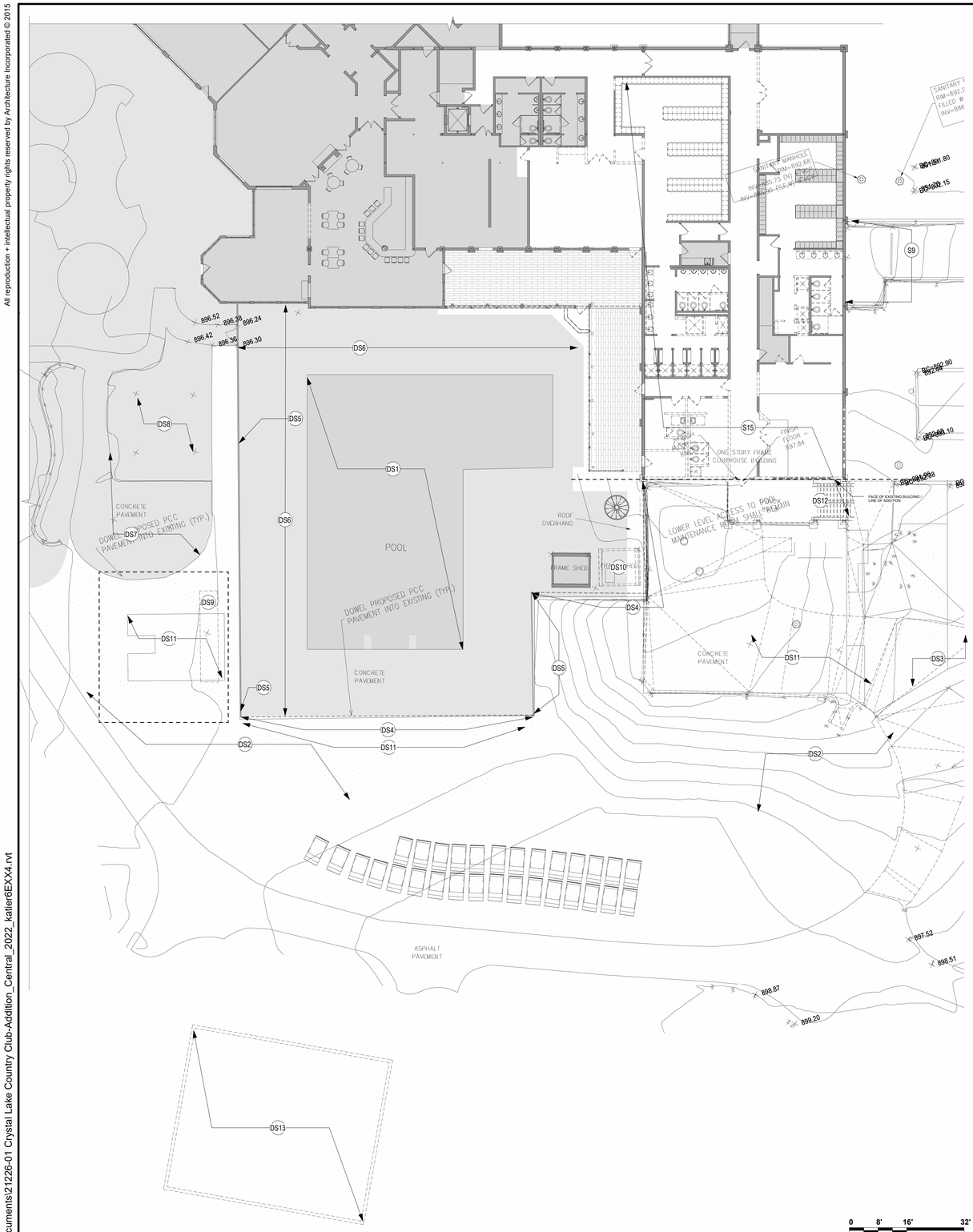
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1 SITE PLAN - DEMO
1/16" = 1'-0"

SUP SUBMISSION - ARCHITECTURAL DRAWING LIST

AS0.0	DEMOLITION ARCHITECTURAL SITE PLAN
AS1.0	ARCHITECTURAL SITE / FLOORPLAN W/ FURNITURE & 3D VIEWS
A3.0	EXTERIOR ELEVATIONS AT ADDITION
A3.1	RESTROOM BUILDING PLANS & ELEVATIONS

GENERAL SITE DEMOLITION NOTES:

1 DEMOLITION PLANS ARE PROVIDED AS A GENERAL GUIDE TO THE DEMOLITION WORK. DEMO PLANS ARE NOT MEANT TO CONTAIN A COMPLETE DESCRIPTION OF ALL MATERIALS TO BE REMOVED. PRIOR TO BIDDING, COORDINATE WITH OWNER AND PERFORM AN INDEPENDENT SITE VISIT IN ORDER TO FIELD SURVEY AND BE THOROUGHLY FAMILIAR WITH THE PROJECT AND DEMOLITION EFFORTS REQUIRED BY THE SCOPE AND EXTENT OF THE WORK INDICATED. CHANGE ORDERS FOR DEMOLITION WORK (WHETHER SHOWN OR NOT) SHALL NOT BE APPROVED WHERE DEMOLITION IS REQUIRED BY THE NEW WORK.

2 SURVEY THE WORK PRIOR TO DEMOLITION ACTIVITY AND PERFORM PROTECTIVE / CORRECTIVE MEASURES AS NECESSARY TO ENSURE ALL EXISTING SYSTEMS ARE DISCONNECTED

3 COORDINATE EXTENT OF SELECTIVE DEMOLITION WITH ALL WORK.

4 PROVIDE WORKERS WITH RESPIRATORY PROTECTION AND ASSIGNED PROTECTION FACTOR (APF) LEVEL 10 PER OSHA STANDARD 29 CFR 1926.1153 - RESPIRABLE CRYSTALLINE SILICA. REFER TO TABLE 1 - SPECIFIED EXPOSURE CONTROL METHODS WHEN WORKING WITH MATERIALS CONTAINING CRYSTALLINE SILICA.

5 OWNER WILL REMOVE ALL LOOSE AND MOVABLE FURNITURE PRIOR TO THE START OF WORK.

6 THE OWNER HAS THE RIGHT OF FIRST REFUSAL ON ALL SALVAGED ITEMS. STORE SALVAGED ITEMS FOR OWNER WHERE DIRECTED BY THE OWNER.

7 DO NOT PERFORM DEMOLITION BEYOND THE SCOPE REQUIRED BY THE WORK. COORDINATE SUCH EFFORTS PRIOR TO START OF CONSTRUCTION AND MAINTAIN ACTIVE COORDINATION OF DEMOLITION AND THE WORK DURING CONSTRUCTION.

8 PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE FOR DURATION OF CONSTRUCTION. REPAIR/ REPLACE EXISTING CONSTRUCTION WHICH IS DAMAGED DURING COURSE OF CONSTRUCTION AS COMPONENT OF BASE CONTRACT.

9 ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.

10 THE OWNER HAS ACQUIRED A HAZMAT SURVEY FOR REFERENCE OF THE GENERAL CONTRACTOR PRIOR TO BIDDING. ALL HHM (HOUSEHOLD HAZARDOUS MATERIALS) DISCOVERED IN DEMOLITION ARE TO BE DISPOSED OF LEGALLY BY THE GENERAL CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF ARLINGTON COUNTY AND THE STATE OF VIRGINIA INCLUDING BUT NOT LIMITED TO ALL LEAD PAINT AND LIGHTING WITH MERCURY.

11 CONTACT "JULIE" CALL 811 OR (800)892-0123 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

12 CONTRACTOR TO COORDINATE ANY NECESSARY UTILITY RELOCATIONS DIRECTLY WITH APPLICABLE UTILITY PROVIDER.

13 OBTAIN A LETTER FROM THE FOLLOWING SERVICE PROVIDERS STATING THAT THE SERVICE CONNECTIONS AND ATTACHED EQUIPMENT (SUCH AS METERS AND REGULATORS) HAVE BEEN REMOVED OR SEALED AND PLUGGED IN A SAFE MANNER:
- ELECTRICAL SERVICE
- GAS SERVICE

WATER AND SEWER SERVICE (ACCOUNT MUST BE CLOSED AND THE FINAL BILL MUST BE PAID). THE ISSUANCE OF A DEMOLITION PERMIT CONSTITUTES AN IMPLIED REQUEST AS WELL AS PERMISSION FROM THE BUILDING OWNER FOR DISCONTINUANCE OF THE WATER SERVICE CONNECTION. AS A COURTESY, TEMPORARY USE OF THE WATER SERVICE CONNECTION WILL BE ALLOWED FOR CONSTRUCTION PURPOSES ONLY IF REQUESTED IN WRITING.

14 OWNER TO COMPLETE AN ASBESTOS INSPECTION AND AWARENESS FORM TO ACCOMPANY DEMOLITION PERMIT APPLICATION.

15 OWNER TO OBTAIN A RODENT INFESTATION CERTIFICATE OF TREATMENT WHICH IS REQUIRED TO BE SUBMITTED WITH THIS SHEET PRIOR TO ISSUANCE OF A DEMOLITION PERMIT.
THE CERTIFICATE OF TREATMENT MUST MEET THE FOLLOWING REQUIREMENTS:
- IT MUST BE ON A LETTERHEAD, INVOICE, WORK ORDER OR REPORT WITH THE COMPANY 'S INFORMATION THAT PERFORMED TREATMENT.
- IT MUST STATE THE PROPERTY HAS BEEN INSPECTED. IT CANNOT STATE THAT IT WILL BE.
- IT MUST STATE THE PROPERTY HAS BEEN BAITED. IT CANNOT STATE THAT IT WILL BE.
- IT MUST STATE THERE WERE NO SIGNS OF RODENTS ON SITE AFTER TREATMENT.
- IT MUST STATE THAT THE PROPERTY WILL BE BAITED FOR A MINIMUM OF 6 MONTHS.

16 WRITTEN NOTICE OF DEMOLITION MUST BE DELIVERED TO THE OWNER OF EACH POTENTIALLY-AFFECTED ADJOINING LOT, BUILDING OR STRUCTURE AT LEAST ONE WEEK PRIOR TO THE BEGINNING OF WORK. A COPY OF EACH NOTICE IS REQUIRED WITH THE SUBMISSION OF THIS DEMOLITION APPLICATION.

17 THE OWNER WILL SECURE AND PAY FOR THE DEMOLITION PERMIT.

18 REFER TO CIVIL FOR ADDITIONAL INFO.

KEYED DEMOLITION SITE NOTES:

DS1	WATER SURFACE OF POOL, EXISTING TO REMAIN.
DS2	TOPOGRAPHY / GRADE TO BE MODIFIED. SEE CIVIL DRAWINGS.
DS3	DRIVE AISLE TO BE MODIFIED. SEE CIVIL DRAWINGS.
DS4	REMOVE PORTION OF EXISTING PERIMETER FENCE AT EXTENTS SHOWN.
DS5	EXISTING ALUMINUM FENCE TO REMAIN.
DS6	EXISTING HARDSCAPE / PATIO SURFACE TO REMAIN.
DS7	EXISTING HARDSCAPE / PATIO SURFACE TO REMAIN.
DS8	EXISTING OUTDOOR BAR STRUCTURE TO REMAIN.
DS9	HARDSCAPE FOR EXISTING GRILLS TO BE REMOVED
DS10	OWNER TO REMOVE SHED COVER TO EXISTING POOL FILTER & PROTECT EQUIPMENT AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
DS11	AREA OF PROPOSED WORK. REFER TO CIVIL SITE PLANS FOR LIMITS OF DISTURBANCE AND AREAS OF SAWCUTTING ON EXISTING SIDEWALKS & PARKING LOT.
DS12	REMOVE EXISTING DECK & ASSOCIATE OVERHANG STRUCTURE. REMOVE EXISTING PIERS AT DECK AS WELL AS STAIRS & RAILINGS.
DS13	REMOVE EXISTING CART BARN IN ITS ENTERITY. CAREFULLY REMOVE AND SALVAGE ANY EXISTING EQUIPMENT AND TURNOVER TO THE OWNER. PROCEED WITH DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE DEMOLITIONS OF ROOF PRIOR TO DISTURBING SUPPORTING MEMBERS AT THE GROUND LEVEL. GRADE IS TO BE LEVELED UPON COMPLETION OF DEMOLITION.

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CRYSTAL LAKE CC

CRYSTAL LAKE COUNTRY CLUB

721 Country Club Rd. Crystal Lake, IL 60014

Project: 21226-03

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DEMOLITION SITE PLAN

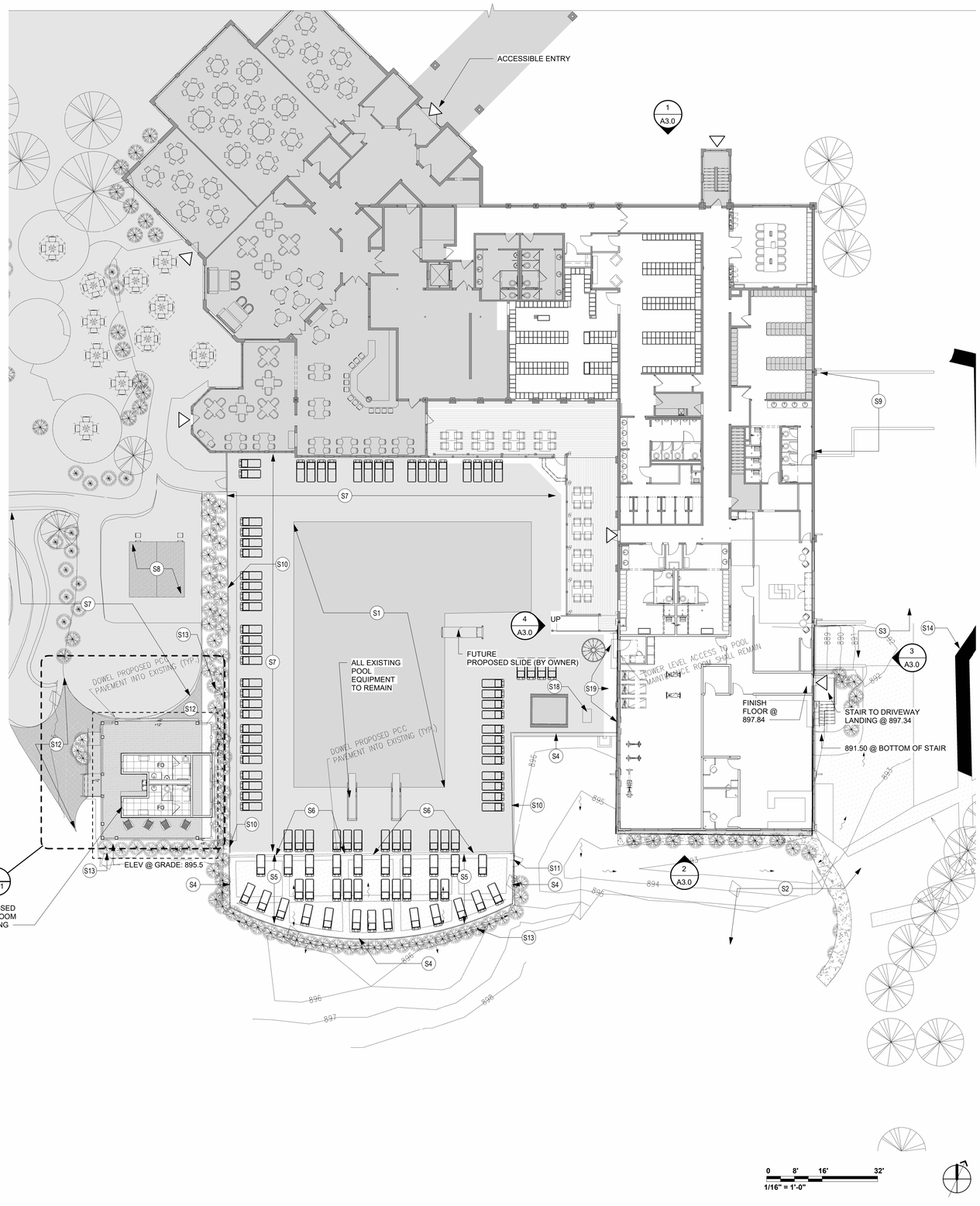
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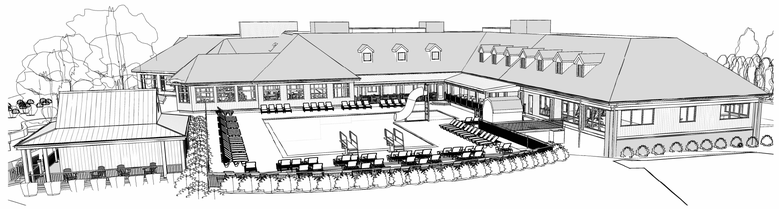


1 ARCHITECTURAL SITE PLAN

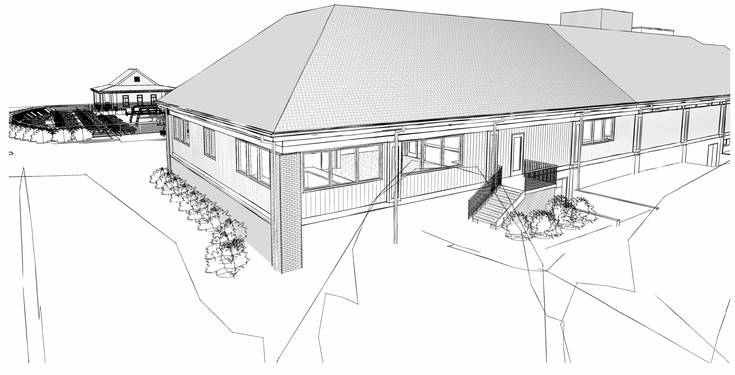
1/16" = 1'-0"



2 3D VIEW - RESTROOM BUILDING



3 3D VIEW - EXPANDED POOL DECK



4 3D VIEW - ADDITION FROM PARKING LOT

KEYED SITE NOTES:

S1	WATER SURFACE OF POOL, EXISTING TO REMAIN.
S2	TOPOGRAPHY / GRADE TO BE MODIFIED. SEE CIVIL DRAWINGS.
S3	DRIVE AISLE TO BE MODIFIED. SEE CIVIL DRAWINGS.
S4	PROPOSED ALUMINUM PERIMETER FENCE.
S5	PROPOSED CONCRETE HARDSCAPE. PROVIDE CONTROL JOINTS TO ALIGN WITH ADJACENT CONCRETE SURFACE.
S6	TRENCH DRAIN LOCATION.
S7	EXISTING HARDSCAPE / PATIO SURFACE TO REMAIN.
S8	EXISTING OUTDOOR BAR STRUCTURE TO REMAIN.
S9	EXISTING LOADING DOCK AND ASSOCIATED RETAINING WALLS TO REMAIN.
S10	EXISTING ALUMINUM FENCE TO REMAIN.
S11	PROPOSED GATE ACESS WITHIN ALUMINUM PERIMETER FENCE.
S12	PROPOSED CONCRETE HARDSCAPE WITH UNIT PAVERS TO MATCH ADJACENT, EXISTING PAVERS.
S13	LANDSCAPING TO BE SELECTED, FURNISHED & INSTALLED BY OWNER UNDER SEPARATE SCOPE OF WORK.
S14	AREAS OF SAW-CUTTING & PATCH & REPAIR - REFER TO CIVIL DRAWINGS.
S15	DEMOLITION DETAIL RELATING TO MAIN CLUBHOUSE LOCATED ON SHEET AD1.0 & AD1.10.
S18	OWNER TO FURNISH & INSTALL PROTECTIVE COVERING (TBD BY POOL EQUIPMENT VENDOR) AT EXISTING POOL FILTER WITHIN POOL DECK.
S19	REFER TO CIVIL, PLUMBING FOR AREA DRAINS AT POOL DECK.

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ARCHITECTURAL SITE PLAN & 3D VIEWS

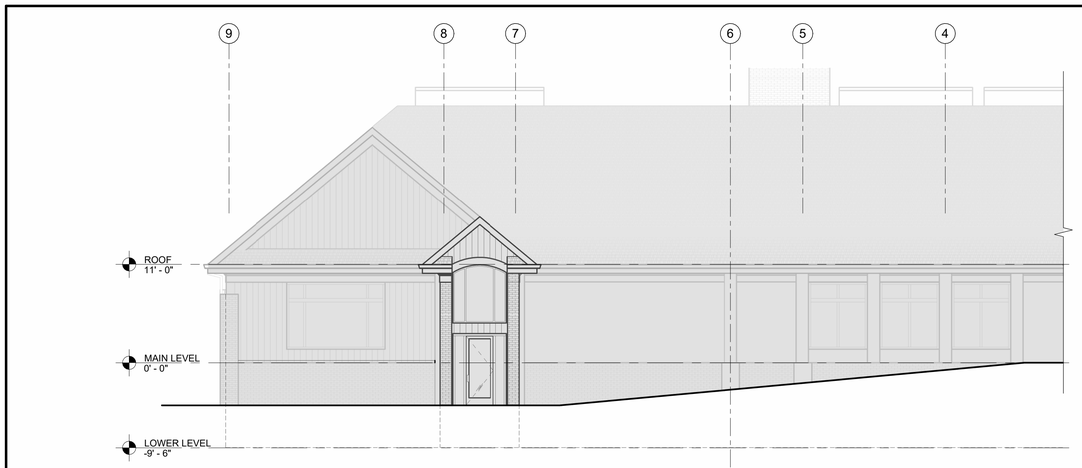
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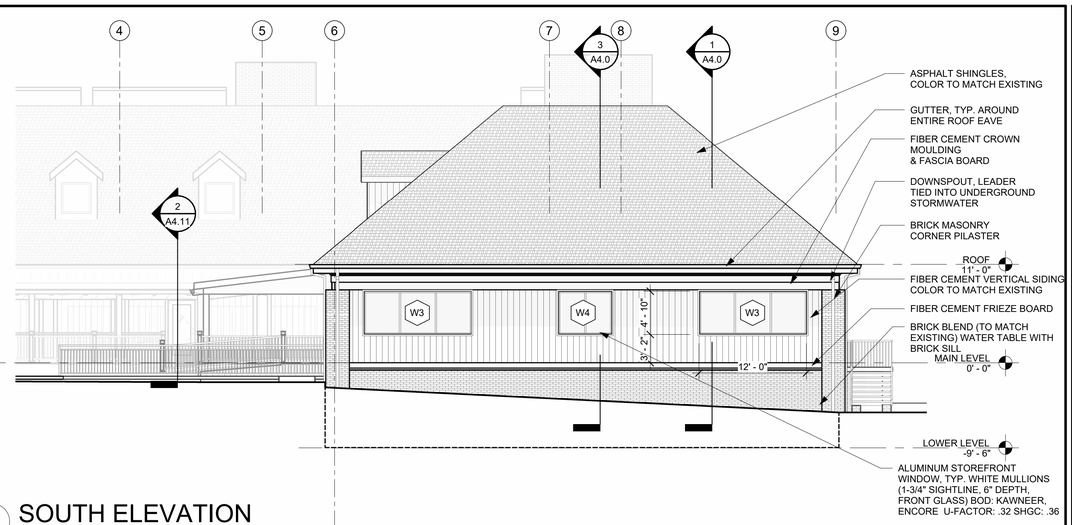
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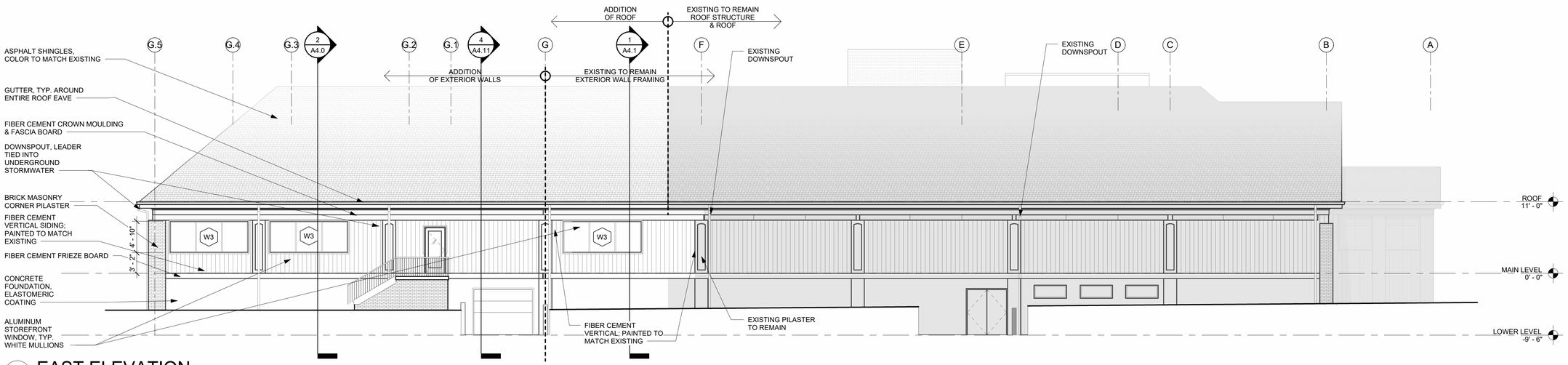
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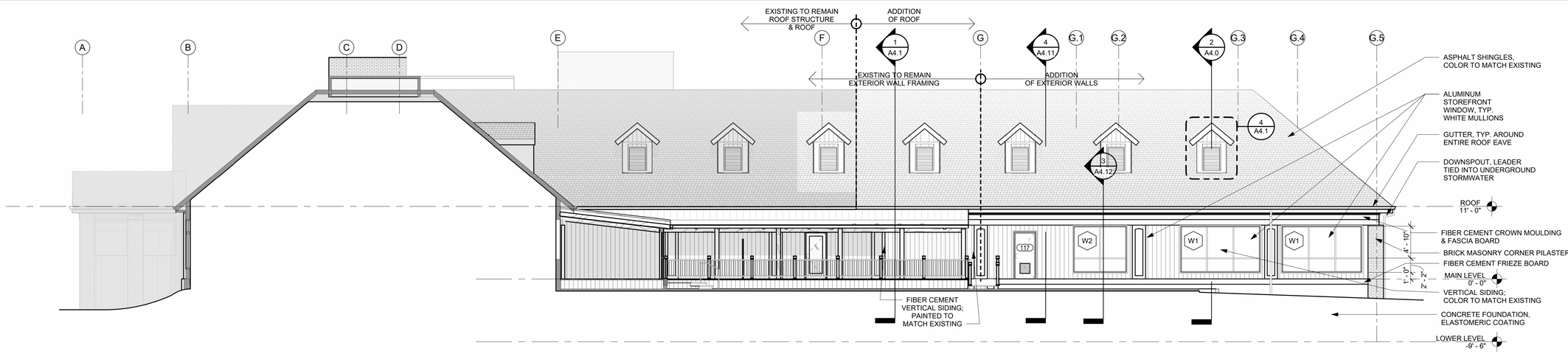
1 NORTH ELEVATION (EXISTING TO REMAIN / NO WORK)
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

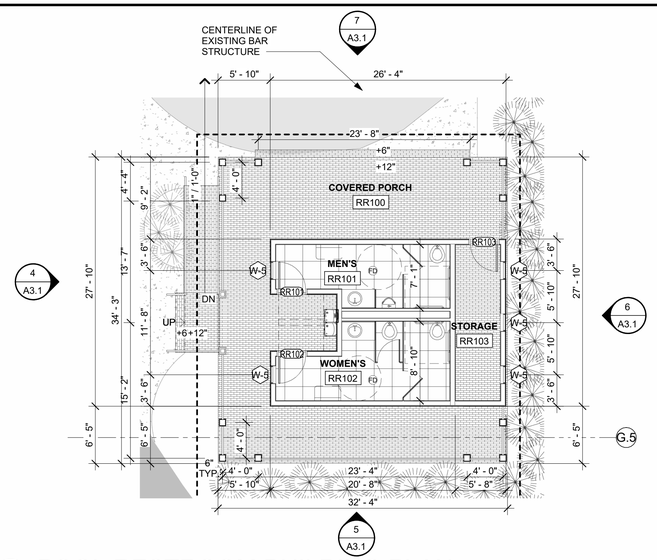
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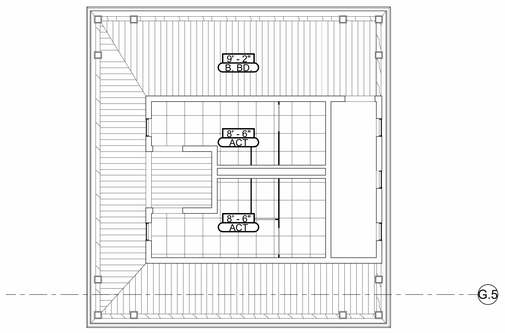
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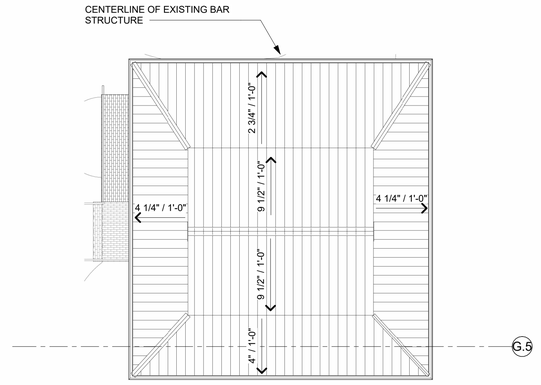
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1 POOL RESTROOM BUILDING PLAN
1/8" = 1'-0"

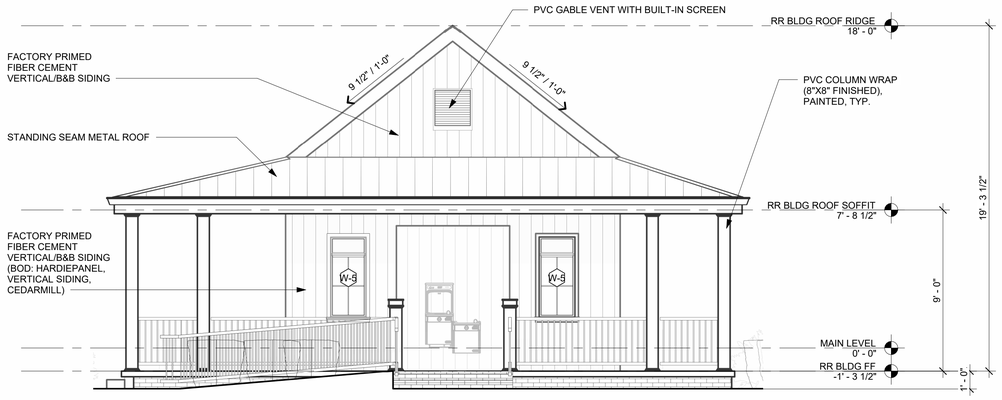


2 RR BLDG FF
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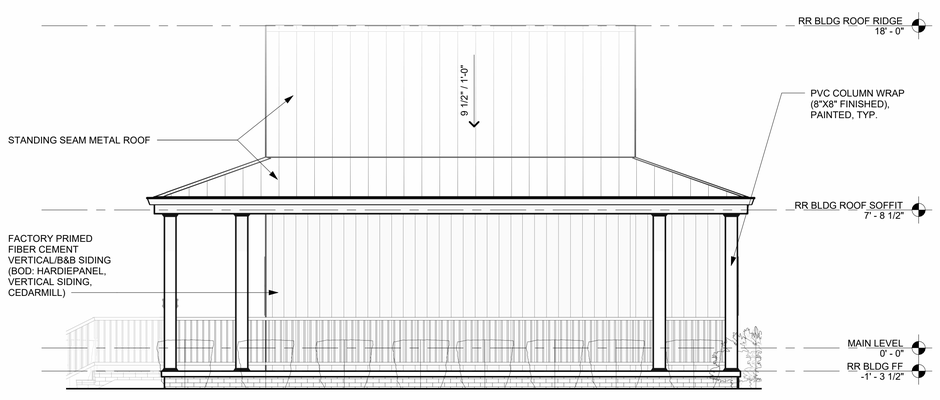


3 ROOF PLAN - RESTROOM BUILDING
1/8" = 1'-0"

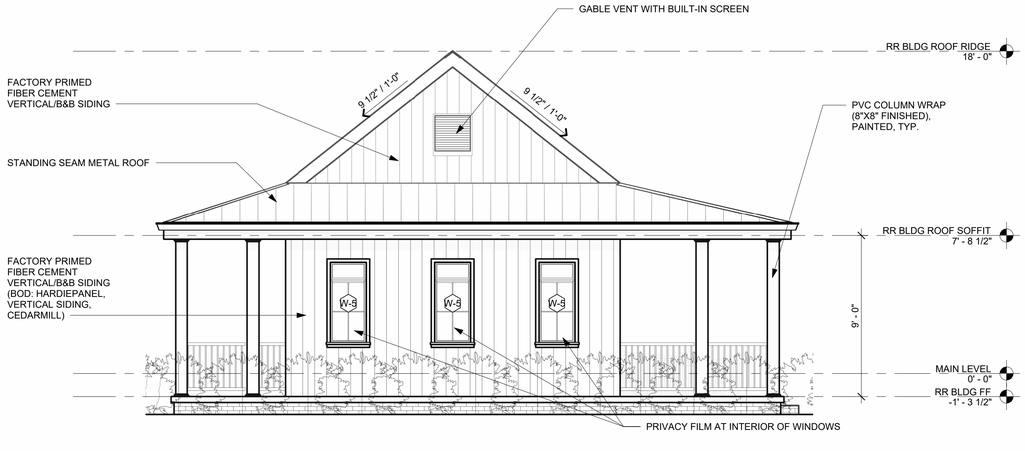
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1/8" = 1'-0"



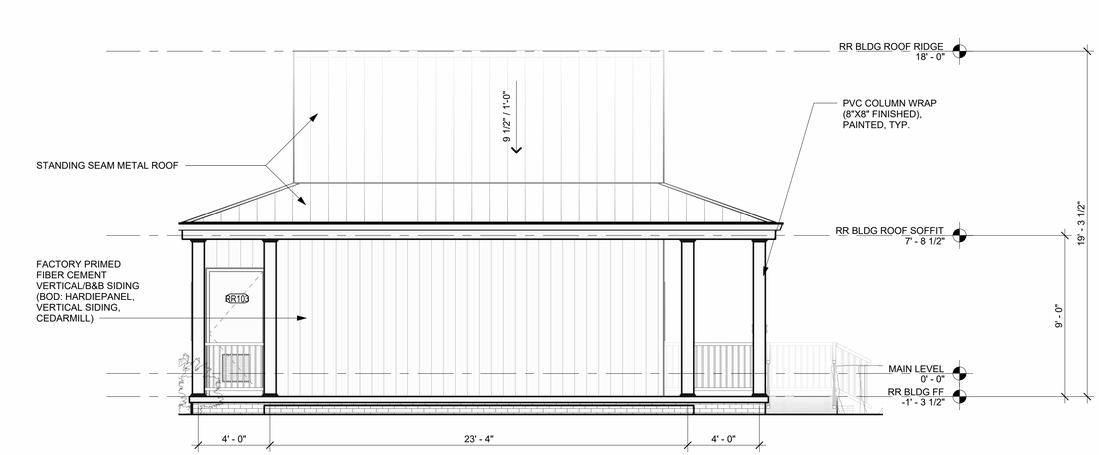
4 RESTROOM BUILDING - WEST ELEVATION
1/4" = 1'-0"



5 RESTROOM BUILDING - SOUTH ELEVATION
1/4" = 1'-0"



6 RESTROOM BUILDING - EAST ELEVATION
1/4" = 1'-0"



7 RESTROOM BUILDING - NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
1/4" = 1'-0"

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RESTROOM BUILDING - PLAN & ELEVATIONS

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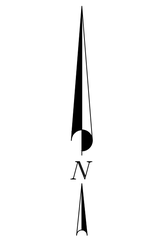
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TOPOGRAPHIC SURVEY

CRYSTAL LAKE COUNTRY CLUB



BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)



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Ordered By.:	Crystal Lake Country Club
Description:	Partial Topographic Survey
Date Prepared:	July 21, 2022
Scale:	1" = 20'
Prepared By:	ERP

SHEET 1 OF 2

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TOPOGRAPHIC SURVEY

CRYSTAL LAKE COUNTRY CLUB

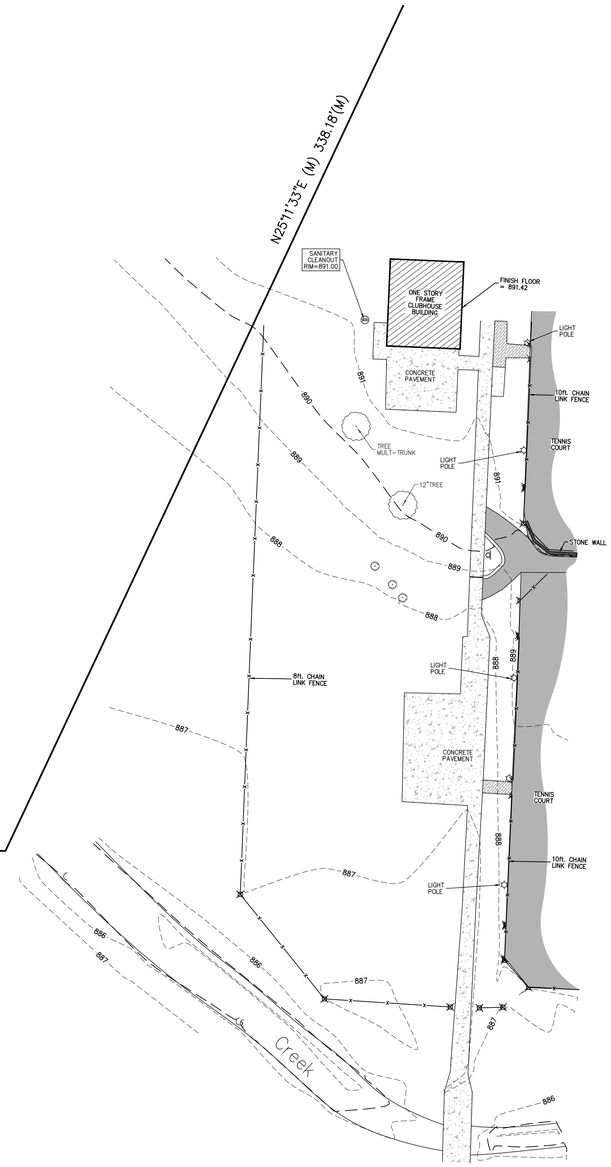
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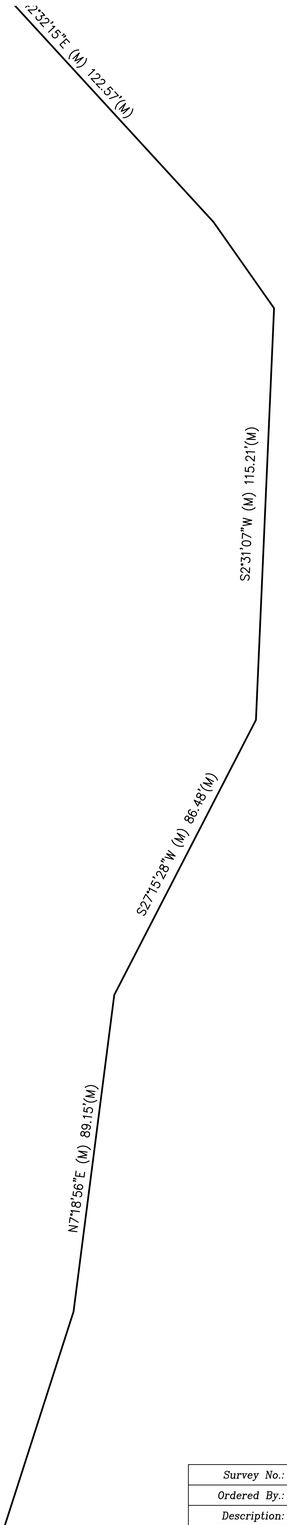
0' 10' 20' 40'

SCALE: 1" = 20'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)





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Survey No.:	G 6 2 4
Ordered By.:	Crystal Lake Country Club
Description:	Partial Topographic Survey
Date Prepared:	July 21, 2022
Scale: 1" = 20'	Prepared By: ERP

SHEET 2 OF 2

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