

Pathway Court Development

Crystal Lake, Illinois

ARCHITECT

AG Architecture
1414 Underwood Ave. #301
Wauwatosa, WI 53213
P: 414-431-3131

CIVIL

The Sigma Group
1300 W. Canal Street
Milwaukee, WI 53233
P: 414-643-4200

DEVELOPER

Three Leaf Partners
504 W Juneau Ave
Milwaukee, WI 53203
P: 414-775-0857

PUD REVIEW

240301
JANUARY 29, 2024 REV: 3/04/2024

AG ARCHITECTURE
Bright Vision. Bold Communities.



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

SITE SUMMARY

TWO STORY WALK-UP BUILDINGS WITH 20 AND 23 UNITS PER BUILDING

(4) 23 UNIT -BUILDING AREAS

FIRST FLOOR: 13,485 SQFT
SECOND FLOOR: 13,209 SQFT

UNIT MIX	PER BUILDING	TOTAL
ONE BED	14	56
TWO BED	7	28
THREE BED	2	8
TOTAL	23	92

(11) 20 UNIT -BUILDING AREAS

FIRST FLOOR: 12,050 SQFT
SECOND FLOOR: 12,050 SQFT

UNIT MIX	PER BUILDING	TOTAL
ONE BED	11	121
TWO BED	7	77
THREE BED	2	22
TOTAL	20	220

PROJECT TOTAL	312

REQUIRED PARKING

1.5 PER ONE BED UNIT	265.5
2 PER 2 BED UNIT	210
2 PER 3 BED UNIT	60
.25 PER UNIT-GUEST	78
TOTAL	613.5 PARKING SPACES

# OF STALLS PROVIDED	615

PARKING

ENCLOSED	213 STALLS
SITE STALLS	402 STALLS
TOTAL	615 STALLS (1.97 STALLS/UNIT)
CLUBHOUSE	13 STALLS

SITE AREA

23.8 ACRES
13.1 UNITS/ACRE

SITE PLAN

MARCH 04 2024

A01 ARCHITECTURE



SITE ENTRY

ARCHITECTURE

23 UNIT - PATHWAY COURT

ARCHITECTURE

20 UNIT

ARCHITECTURE

ENHANCED RIGHT OF WAY

ARCHITECTURE

SITE AMENITIES | DOG RUN AND GRILL STATIONS

ARCHITECTURE

CLUBHOUSE

ARCHITECTURE



CLUBHOUSE

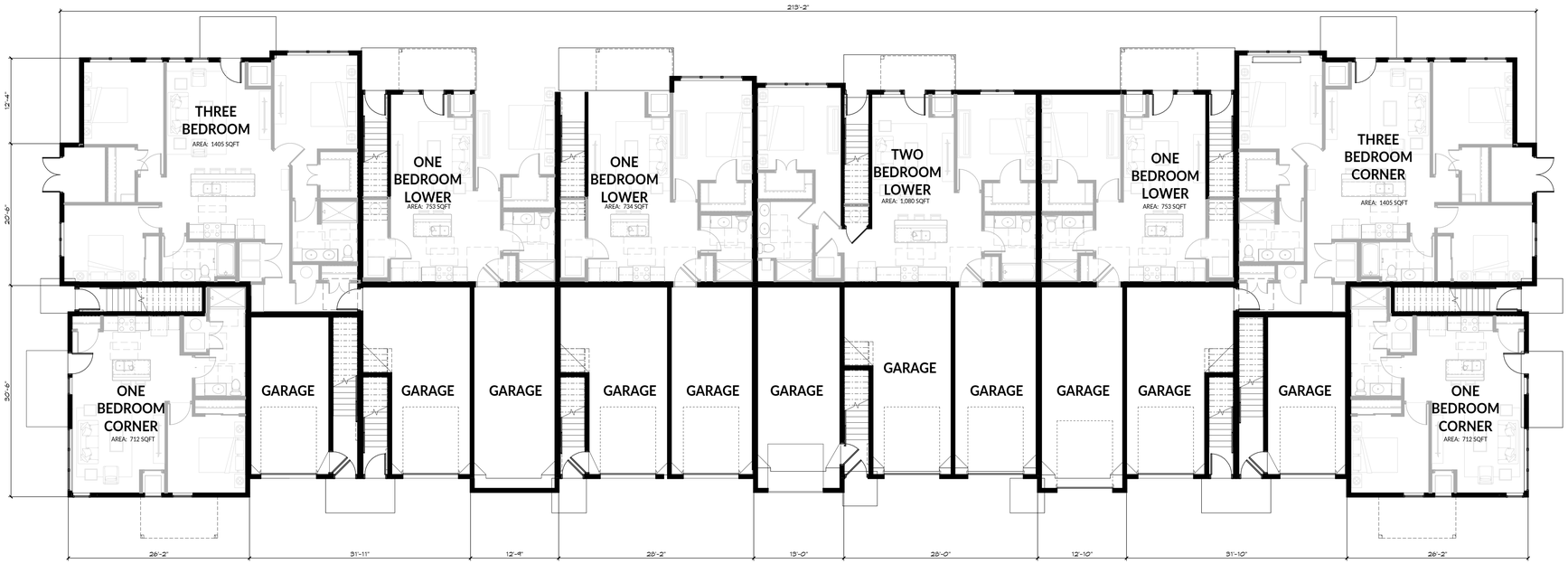
ARCHITECTURE

CLUBHOUSE - POOL DECK

ARCHITECTURE

CLUBHOUSE | OUTDOOR AMENITIES

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

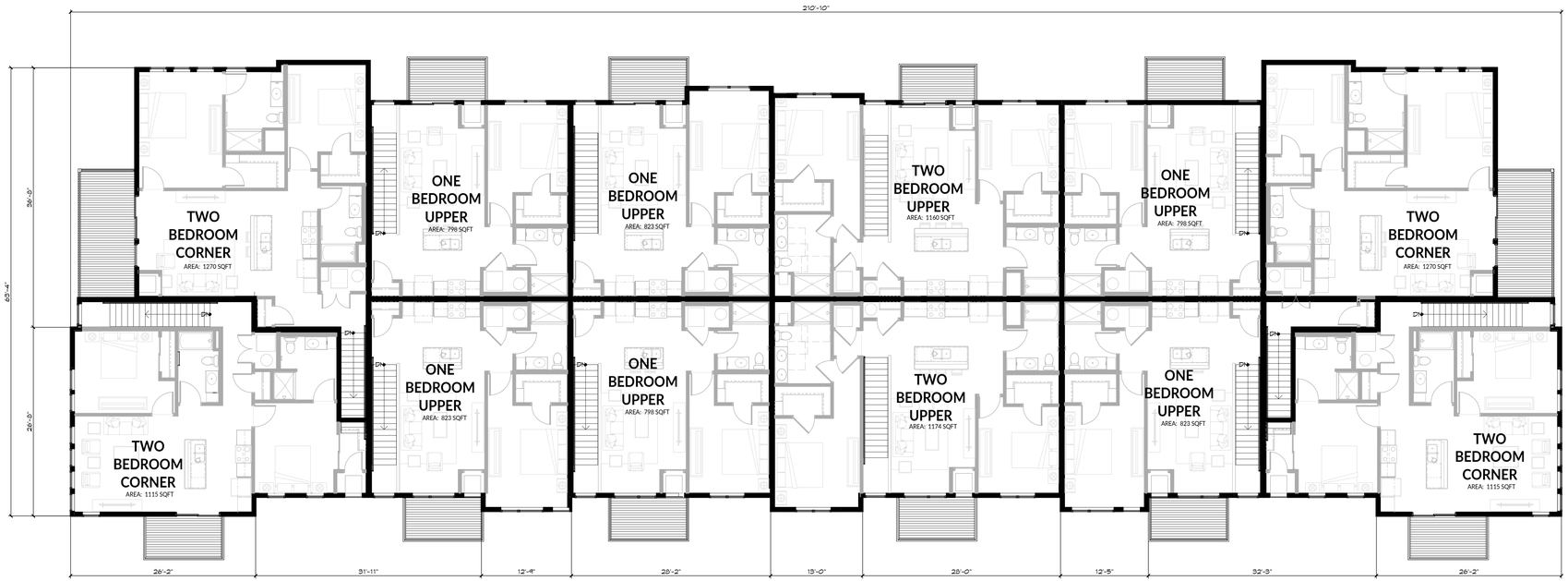
PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 20-UNIT PLANS LEVEL 1

JAN 29, 2023

1/8" = 1'-0"

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 20-UNIT PLANS LEVEL 2

JAN 29, 2023

1/8" = 1'-0"

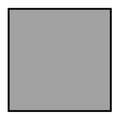
ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

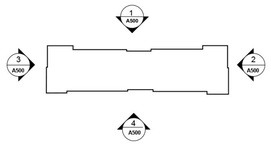


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- RICH ESPRESSO
FP2 - VERTICAL PANEL - SMOOTH- PEARL GREY
FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



KEY PLAN



GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500

LEFT ELEVATION 2 A500

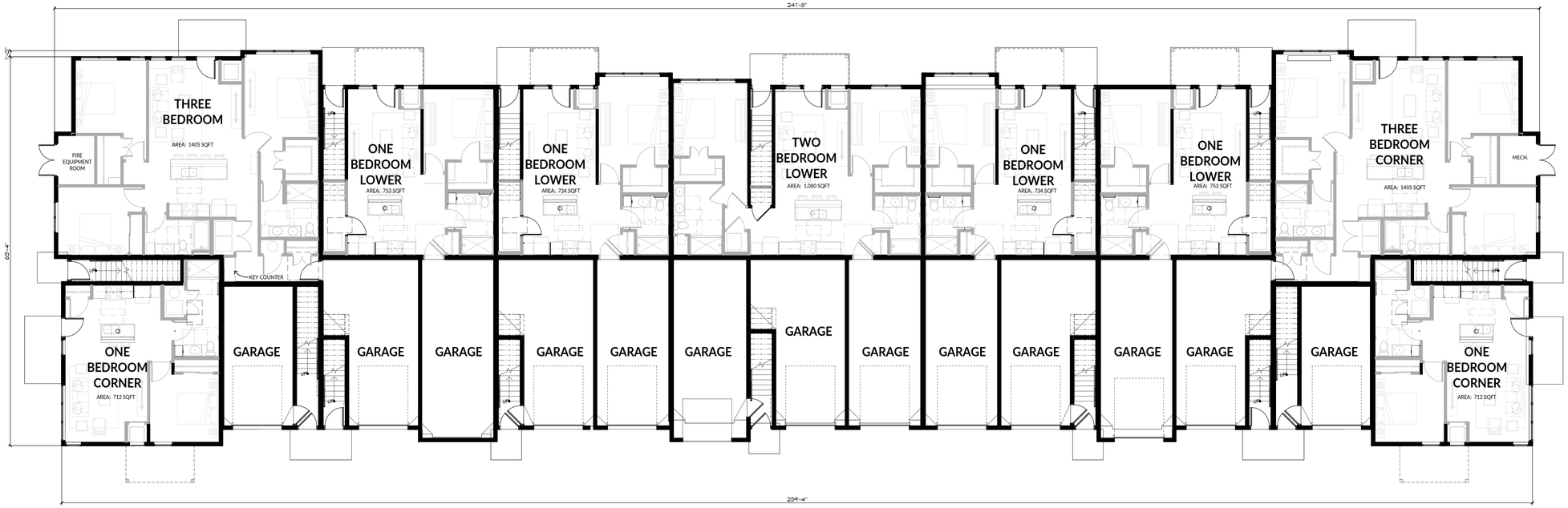


FRONT ELEVATION 1 A500

20 UNIT | CONCEPTUAL ELEVATIONS

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A500**



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 23-UNIT PLANS LEVEL 1

JAN 29, 2023

1/8" = 1'-0"

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 23-UNIT PLANS LEVEL 2

JAN 29, 2023

1/8" = 1'-0"

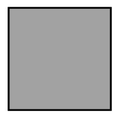
ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

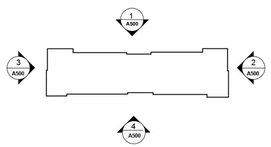


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- RICH ESPRESSO
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FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR

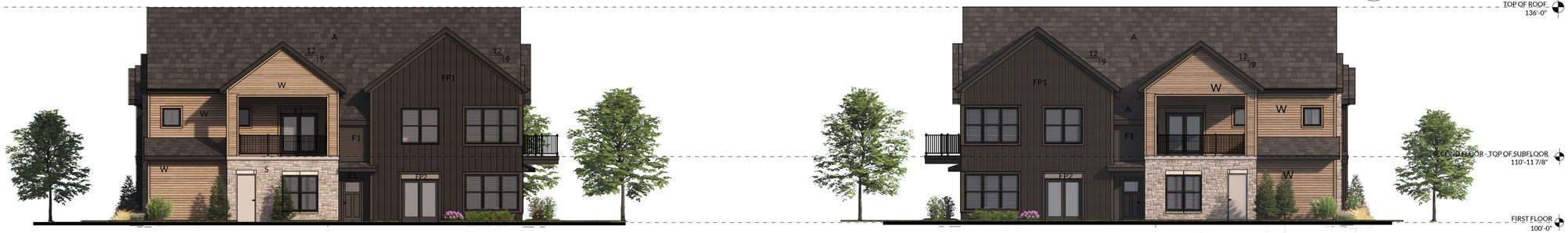


KEY PLAN



GARAGE ELEVATION

GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500

LEFT ELEVATION 2 A500

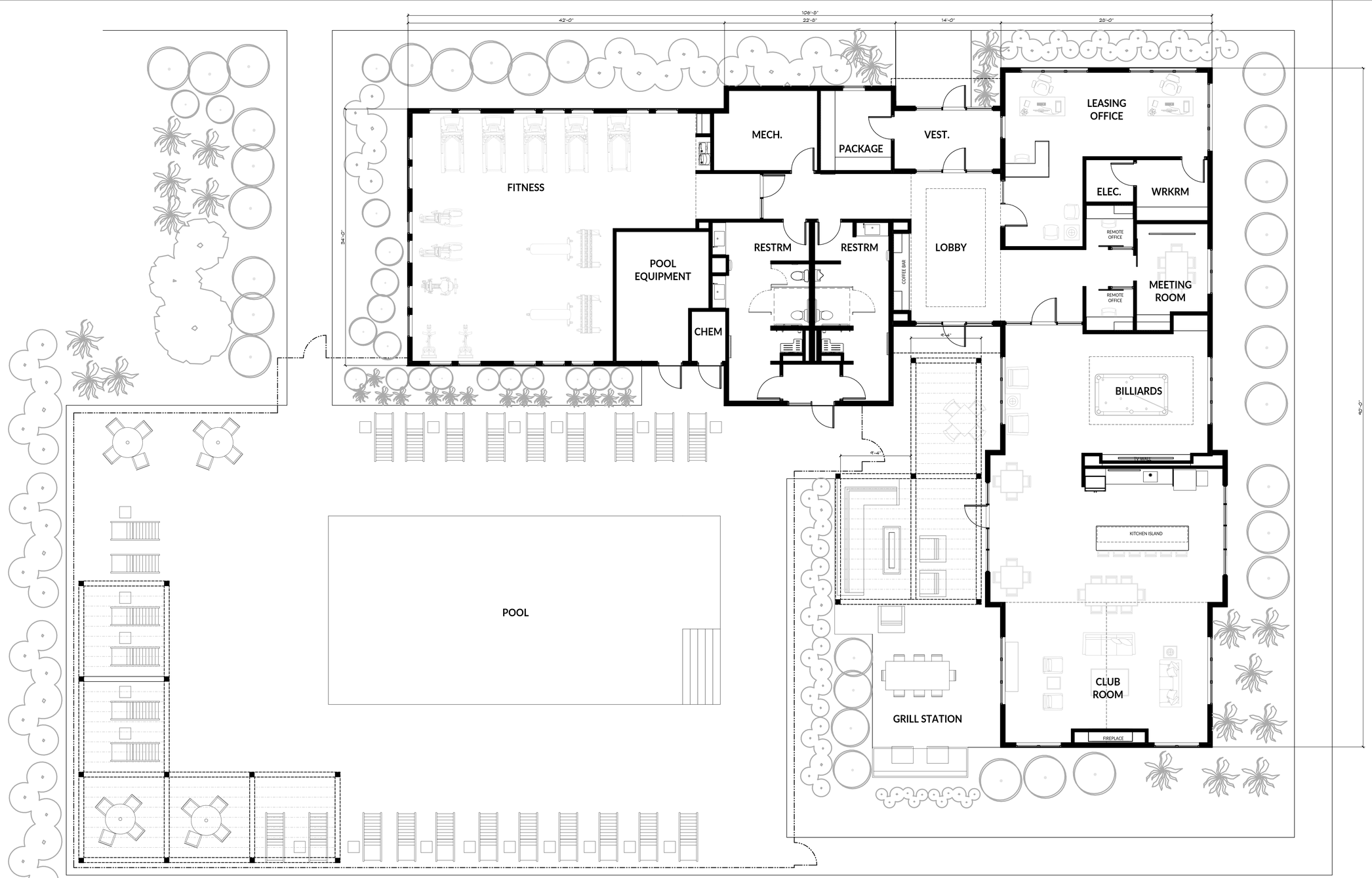


FRONT ELEVATION 1 A500

23 UNIT | CONCEPTUAL ELEVATIONS

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A501**



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

3/16"=1'-0" CLUBHOUSE PLAN

JAN 29, 2023

AA200 ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- COLOR B



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

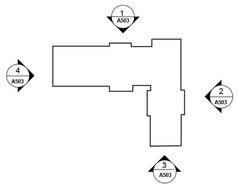


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" 0.C. - SMOOTH- RICH ESPRESSO
FP2 - VERTICAL PANEL - SMOOTH- PEARL GREY
FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



KEY PLAN



WEST ELEVATION 4 A503



SOUTH ELEVATION 3 A503



EAST ELEVATION 2 A503



NORTH ELEVATION 1 A503

CLUBHOUSE | **ELEVATIONS**

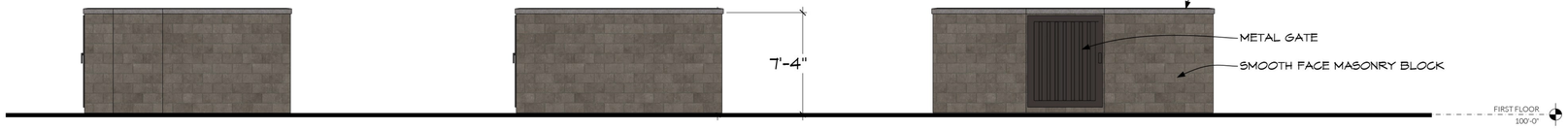
PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A503**

MATERIAL LEGEND

A - ASPHALT SHINGLE
F1 - LAP SIDING SMOOTH - RICH ESPRESSO
FP1 - VERTICAL PANEL WITH BATTENS 16" O.C. - SMOOTH- RICH ESPRESSO
FP2 - VERTICAL PANEL - SMOOTH- PEARL GREY
FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

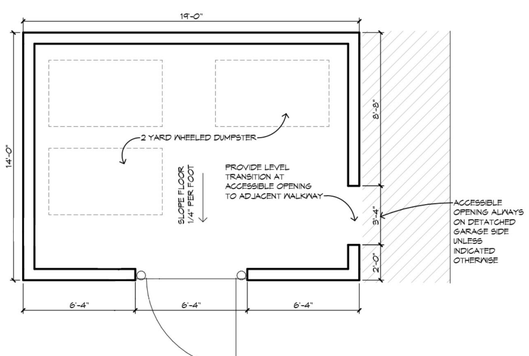
GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



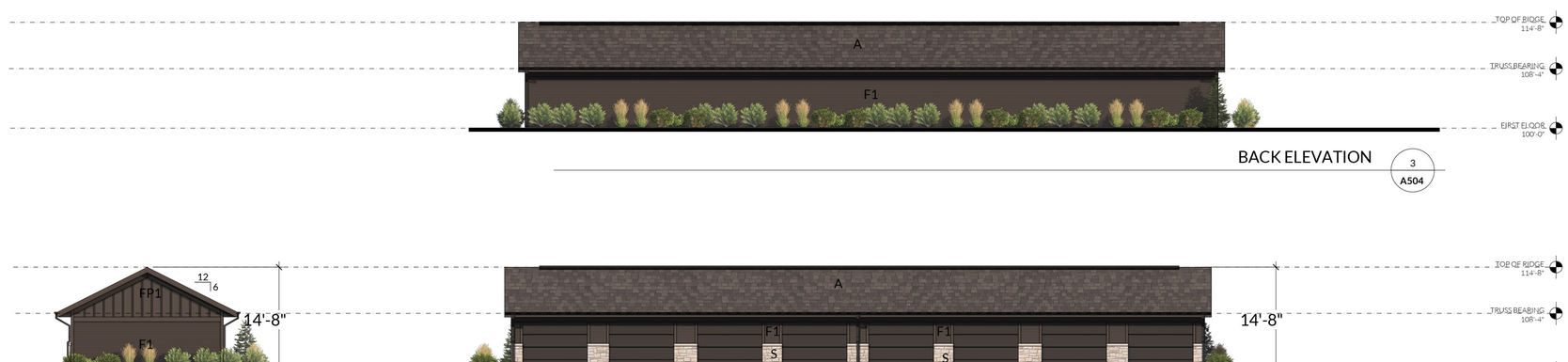
TRASH ENCLOSURE SIDE ELEVATION — 7 / A504

TRASH ENCLOSURE BACK ELEVATION — 6 / A504

TRASH ENCLOSURE FRONT ELEVATION — 5 / A504



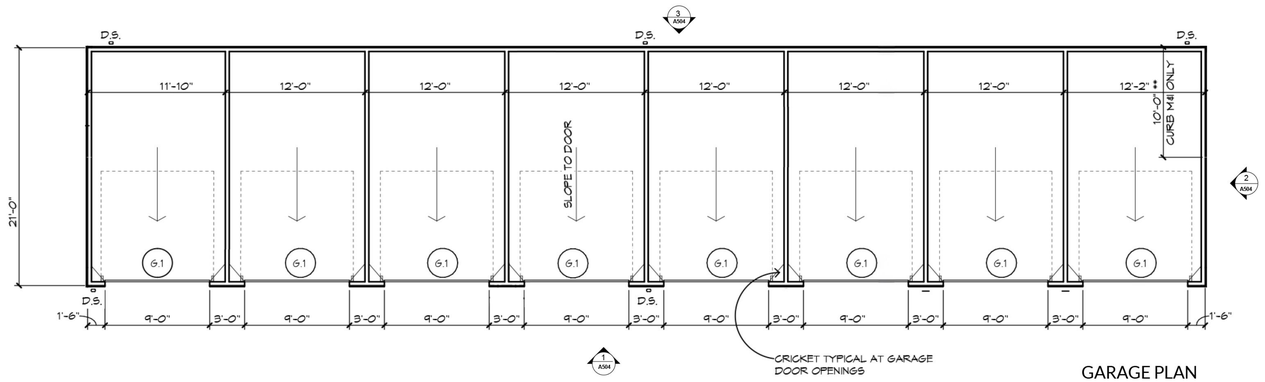
TRASH ENCLOSURE PLAN



BACK ELEVATION — 3 / A504

SIDE ELEVATION — 2 / A504

FRONT ELEVATION — 1 / A504



GARAGE PLAN

SITE STRUCTURES | **ELEVATIONS**

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

JANUARY 29, 2024
SCALE: 1/8" = 1' **A504**

2024.01.29



CONCEPT PLANT SCHEDULE

DECIDUOUS TREE — 101
Celtis occidentalis / Common Hackberry
Cercidiphyllum japonicum / Katsura Tree
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
Quercus bicolor / Swamp White Oak
Quercus x schuettei / Swamp Bur Oak
Ulmus americana 'Princeton' / Princeton American Elm

EVERGREEN TREE — 36
Abies concolor / White Fir
Picea abies / Norway Spruce
Pinus strobus / White Pine
Pseudotsuga menziesii / Douglas Fir
Thuja occidentalis 'Dark Green' / Dark American Arborvitae

ORNAMENTAL TREE — 74
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
Carpinus caroliniana / American Hornbeam
Cercis canadensis / Eastern Redbud
Hamamelis virginiana / Common Witch Hazel
Malus x 'Adirondack' / Adirondack Crabapple
Malus x 'Purple Prince' / Purple Prince Crabapple
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac

UPRIGHT EVERGREEN TREE — 66
Juniperus chinensis 'Mountbatten' / Mountbatten Juniper
Juniperus x 'J.N Select Blue' / Star Power® Juniper
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae

GRAVEL

NATIVE SEEDING

PLANTING BEDS
TO CONTAIN GROUNDCOVER PLUGS PLANTED 12" OC AND 3" HARDWOOD BARK MULCH

TURF

EXISTING STREET TREE

EXISTING WOODS TO REMAIN

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.
7. ALL BUILDINGS TO RECIEVE 18" STONE MAINTENANCE STRIP ALONG FOUNDATION.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

N

GRAPHIC SCALE
0 100 200

IMMANUEL LUTHERAN RESIDENTIAL
CRYSTAL LAKE, IL
60014

CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.01.29
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
L100

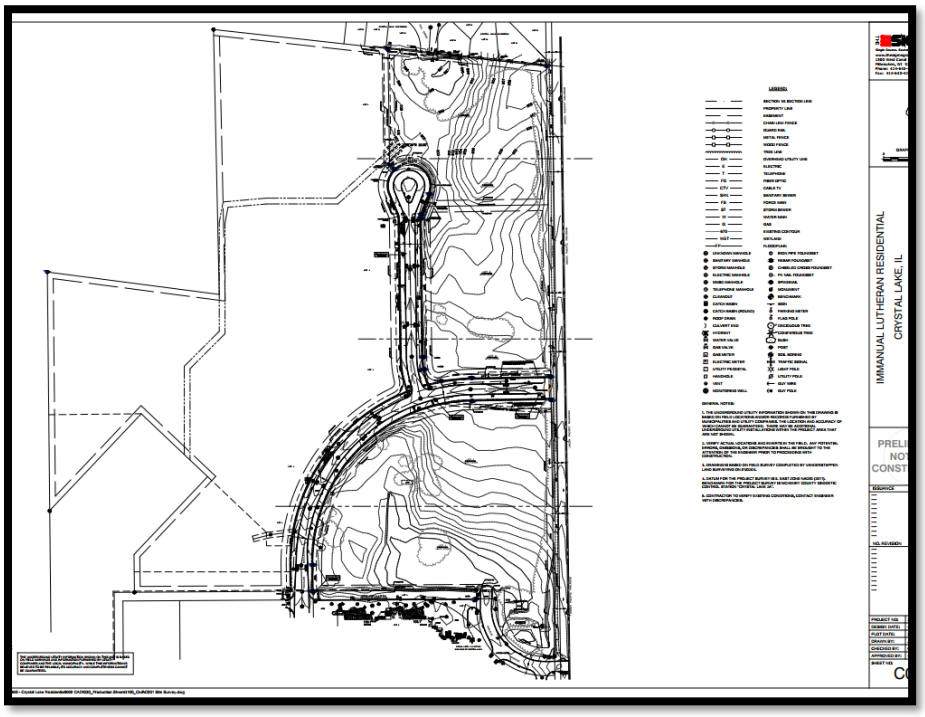
HJOHN
L100
22360

t:\Three Leaf Development\22360 - Crystal Lake Residential\060 CAD\030_Production Sheets\400_Landscape\L100 Overall Landscape Plan.dwg

PRELIMINARY WETLAND DETERMINATION

Location:

24.747 acre site – Immanuel Lutheran Residential
Crystal Lake, McHenry County, Illinois



March 5, 2024

A3E®
ENVIRONMENTAL CONSULTANTS

PREPARED FOR:

Christopher Carr
The Sigma Group
1300 W. Canal Street, Milwaukee, WI 53233
ccarr@thesigmagroup.com
414.643.4163

PREPARED BY:

David Koldoff
DavidK@A3E.com
(630) 507-9002 ext. 145

Colleen Stull
Colleen@A3E.com
(630) 507-9002 ext. 115

A3E®
ENVIRONMENTAL CONSULTANTS

QUALIFICATION OF STAFF

David Koldoff, a Project Manager for A3 Environmental, LLC, provided project management and field assessments. He has 29 years of experience in environmental consulting, encompassing field work and office work for construction, transportation, and landscape projects for public and private entities. He is a certified arborist, certified wetland specialist (CWS), and a Certified Professional in Erosion and Sediment Control (CPESC). He completed wetland delineation training in 1995.

Colleen L. Stull, a Project Manager for A3 Environmental, LLC, provided project management and desktop site evaluations. She has 8 years of experience in environmental consulting, encompassing field work and office work for a wide variety of projects for local and state governments as well as private industries. Her experience includes project management, reporting, soil and groundwater sample collection, data management, and site remediation oversight. She completed the Wetland Training Institute's Basic Wetland Delineation course in 2021.

A3E notes that final authority regarding regulatory jurisdiction rests with the US Army Corps of Engineers (USACE) and the City of Crystal Lake, Illinois that a determination or delineation is not final until so designated. Notification of a final Jurisdictional Determination should be received from the USACE prior to construction on the property. If construction is planned for areas within a wetland, it may require the filing of a joint permit to the USACE, Illinois Environmental Protection Agency, and Illinois Department of Natural Resources. The City of Crystal Lake requires a development plan to be submitted demonstrating compliance with wetland and buffer standards established under City Ordinance.

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APPENDICES

Appendix A: Photo Exhibit

INTRODUCTION

February 28, 2024, A3 Environmental Consultants, LLC (A3E) conducted an aquatic resource determination for a 24.747-acre parcel of land located in Sections 5, Township 43 North, Range 8 East, in Crystal Lake, McHenry County, Illinois. The location of the site is provided in **Figure 1**.

At the time of investigation, land use at the site was undeveloped and contained an area of abandoned railroad (southeast corner near Walkup Ave), scattered patches of woodland, and mowed grasses.

The purpose of the preliminary wetland determination was to identify the extent of wetlands within the study area. The information will be used to facilitate project design.

The regulatory authority if the U.S. Army Corps of Engineers (USACE) covers Waters of the United States (WOTUS) in accordance with Section 404 of the Clean Water Act. Generally, the USACE reviews delineations to determine whether wetlands are jurisdictional (i.e., WOTUS). On December 30, 2022, the U.S. Environmental Protection Agency and Department of the Army ("the agencies") announced the final "Revised Definition of 'Waters of the United States'" rule. The rule took effect on March 20, 2023. Based on a preliminary federal injunction in April 2023, the Revised Definition was revoked and the pre-2015 regulatory regime was re-instated for 26 states. In Illinois, the 2023 Revised Definition of WOTUS is in effect as of the date of this report.

Based on the May 25, 2023 ruling of Sackett v. EPA (2023), the Clean Waters Act's use of "waters" encompasses only relatively permanent, standing, or continuously flowing bodies, ordinarily called streams, oceans, rivers, and lakes. Wetlands qualify as WOTUS only if "indistinguishable from waters of the United States, having a continuous surface connection to bodies that are waters of the United States in their own right, with no clear division between waters and wetlands.

The City of Crystal Lake regulates wetlands and requires setback buffers for certain wetlands in accordance with the Crystal Lake Code of Ordinances.

This report summarizes the process of our investigation and submits our findings. No wetland boundaries were marked on the site. This report identifies what A3E believes to be the maximum extent of wetland limits as observed during post growing season conditions. Further investigation during the growing season (May 15 to October 1) may be needed to determine regulatory limits and floristic values of wetland.

METHODS

A3E conducted the preliminary wetland evaluation on February 28, 2024 using the technical guidelines as described in the *Army Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (U.S. Army Corps of Engineers, 2012). This process included desktop analysis and a field investigation.

The off-site review of the site included an analysis of various maps and aerial photography, and a review of wetness signatures on aerial photography.

RESULTS

DESKTOP ANALYSIS

As part of the desktop analysis, and in preparation for the field assessment, A3E studied the site features to determine the potential presence of wetland. Historical aerial imagery was reviewed to identify wetness patterns, drainage patterns, and topographical features. The USFWS National Wetland Inventory map and NRCS Wetland map were reviewed for mapped wetlands; soils maps were reviewed to determine if hydric soils are mapped on the site; and, flood hazard areas maps were reviewed to determine how flood waters contribute to wetland hydrology.

The National Wetland Inventory map, shown in **Figure 2**, shows no wetland in the study area or immediately adjacent to the site.

The McHenry County Soil Survey, as provided by the Natural Resources Conservation Service's Web Soil Survey, shown in **Figure 3,** identifies five soil types present, none of which are hydric soil:

Soil Map Unit Name	Map Unit Symbol	Hydric Soil	Coverage of Project Area (%)
Troxel silt loam, 0-2% slopes	197A	No	1.9%
Warsaw loam, 0 to 2% slopes	290A	No	60.6%
Warsaw loam 2-4% slopes	290B	No	12.5%
Lorenzo loam, 2 to 4 percent slopes	318B	No	11.2
Lorenzo loam, 4 to 6% slopes	318C2	No	13.8%

*No natural inclusions of hydric soil were found to occur on the property; however, hydric soils appear to have formed under artificial conditions including, or as a result of stormwater flow being concentrated in a topographical depressional area near the northwest corner of the site.

WETLAND DESCRIPTIONS

A3E visited the site in February 2024, when plant identification can be difficult to impossible. This is particularly true for herbaceous plants growing in woodlands consisting of maple trees. Below, A3E describes one area that could potentially be deemed wetlands. The site is a woodland dominated by maple trees but lacking identifiable understory vegetation. As such, a growing season assessment would be needed to determine the limits of hydrophytic plants, floristic quality, and wetland limits.

Figure 4 identifies A3E's approximated location of Potential Wetland A.

Potential Wetland A (0.23 acres) (42.234279 Lat; -88.317885 Long.)

Potential Wetland A was located at the northwest corner of the study area and within the mapped soil type 290A and 318C2 (non-hydric soils). The soils were determined to be hydric and resembling Dark Surface soil classification (S7) along with 8-10% redox features.

The tree stratum was dominated by maple trees *(Acer negundo and Acer saccharinum)* which met the dominance test for hydrophytic vegetation. However, as described above, the understory vegetation (herbaceous layer) could not be inventoried, and therefore insufficient data was available to determine wetland limits.

Hydrological conditions also suggested the presence of a wetland including the identification of saturated soils (A3); sediment deposits (B2); and drift deposits (B3).

A3E evaluated the different indicators and non-indicators and when evaluated with the site's topography, estimated an area 100 feet long by 100 feet wide (or 10,000 square feet) to be potential wetland (**Figure 4)**.

UPLAND DESCRIPTIONS

The NRCS Wetland Inventory map (**Figure 6)**, identifies a wetland near Teckler Blvd at the southern end of the site. This area was investigated and found to consist of dry soils and effectively drained by a stormwater inlet structure. No indicators of wetland were found at the NRCS-mapped wetland location or in the vicinity.

Five (5) areas consisted of tree and shrub groups. All were investigated and found to contain a dominance of upland plants and upland-type soils. These areas also contained heavy refuse, concrete garbage, and rock piles, which is believed to be the reason they were not mowed as the rest of the site. Large active animal burrows were also observed in those locations, further suggesting these areas were dry.

CONCLUSION

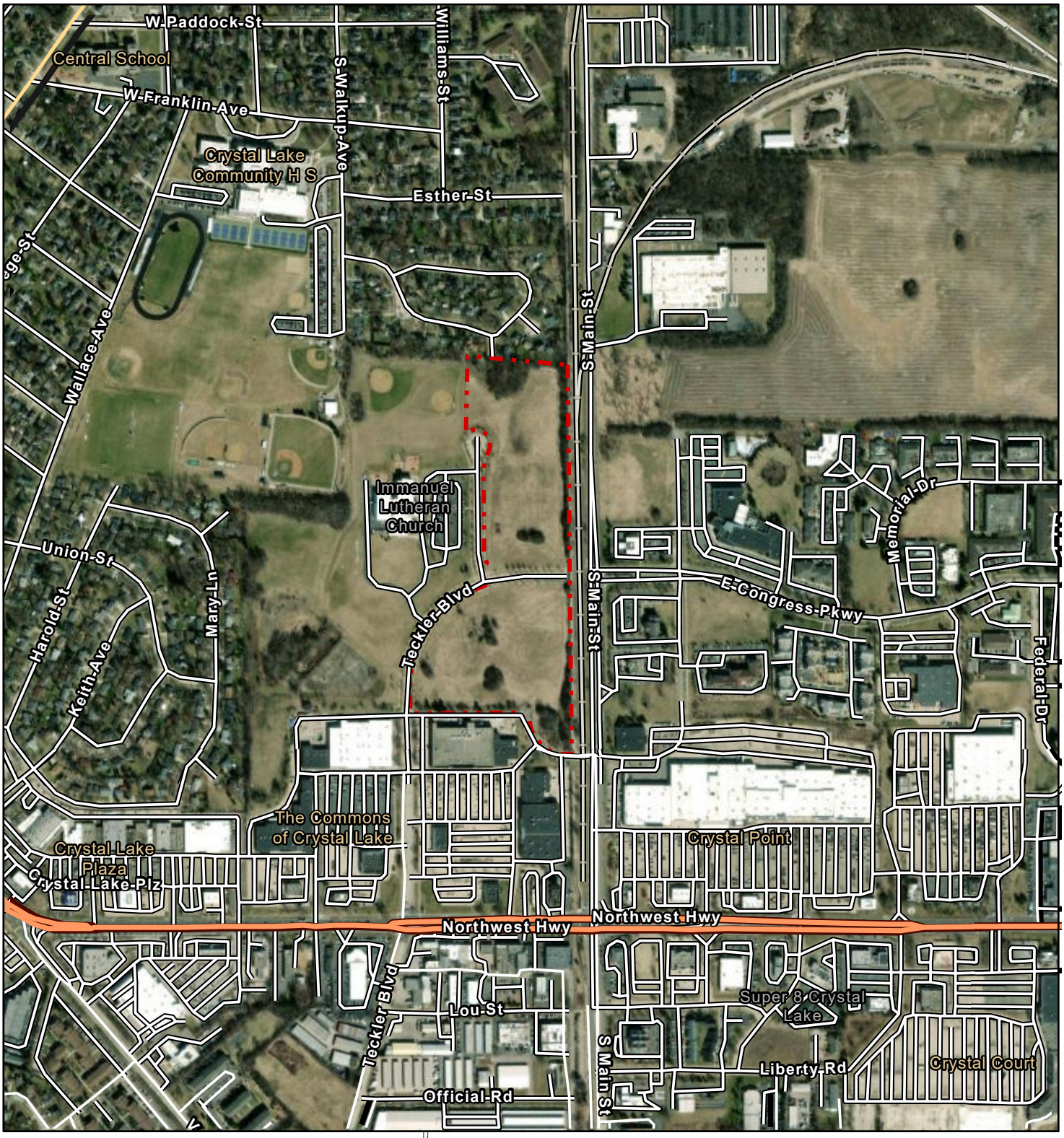
A3E identified one location that may qualify as an isolated wetland but due to winter conditions insufficient vegetation data is available determine wetland limits. The wetland is believed to be confined to a topographical depression and be 0.23 acres in size (or less).

Wetland Summary

Site	Conditions	Approximate size	Anticipated Jurisdictional Status
Potential Wetland A 42.234279 Lat; -88.317885 Long.	Wooded; stormwater drainage area, occasional flow from the north via culvert	0.23 acres	Isolated – Non-Jurisdictional (USACE) Regulated under local Ordinance - City of Crystal Lake

A3E DELINEATED WETLAND BOUNDARIES

No wetland boundaries were delineated at this time due to vegetation dormancy and difficulties identifying herbaceous ground cover vegetation as described above. The field investigation was on February 28, 2024 and was performed to identify the presence of hydric soils, hydrophytic plant species, and wetland hydrology conditions. A follow-up investigation during the growing season would be needed to perform a delineation of the wetland boundaries.



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0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Legend

Site Boundary

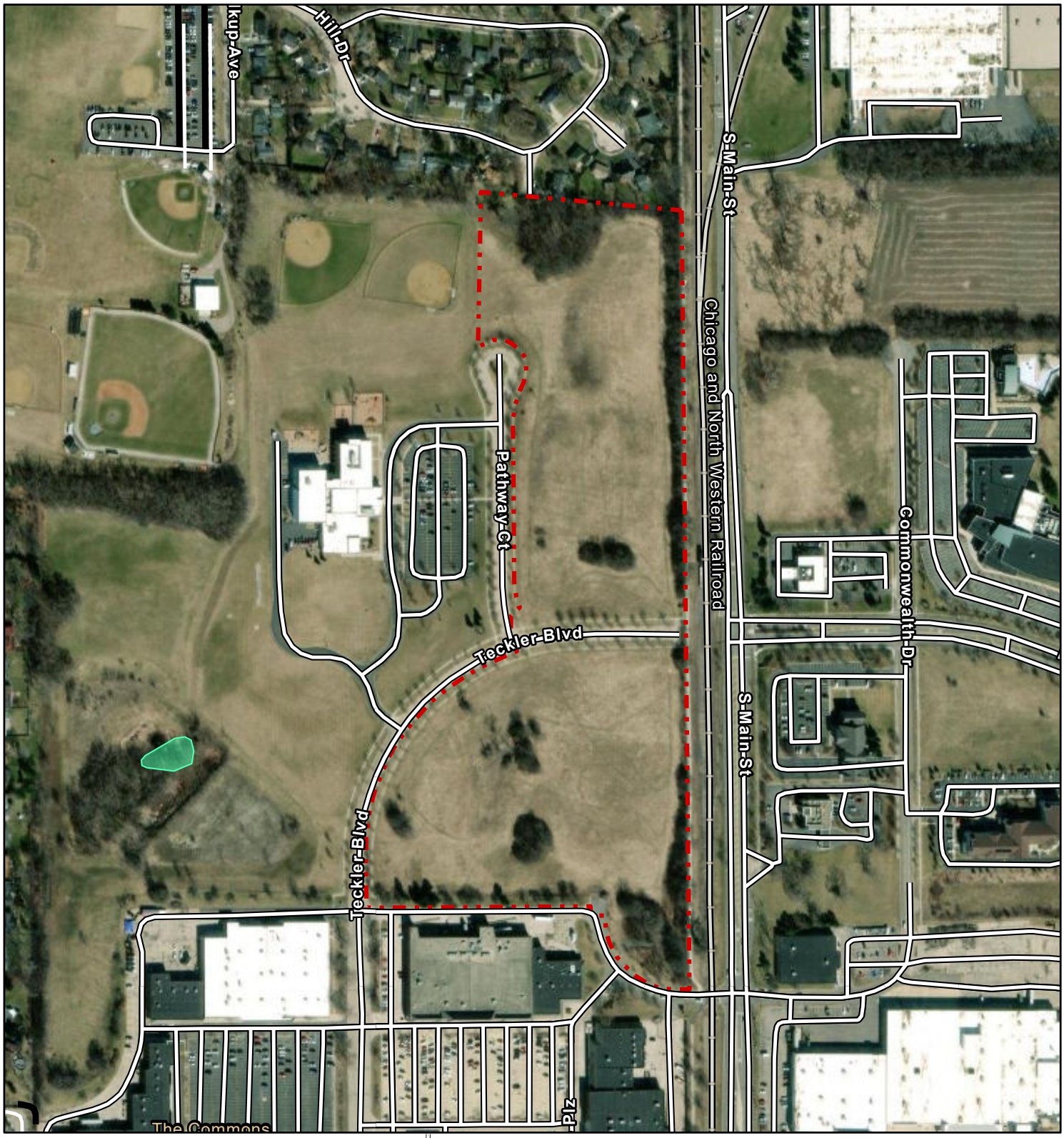
Figure 1

Immanuel Lutheran Residential Site
Crystal Lake, IL

Project Location Map

Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:12,113

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0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Legend

Site Boundary

Freshwater Pond

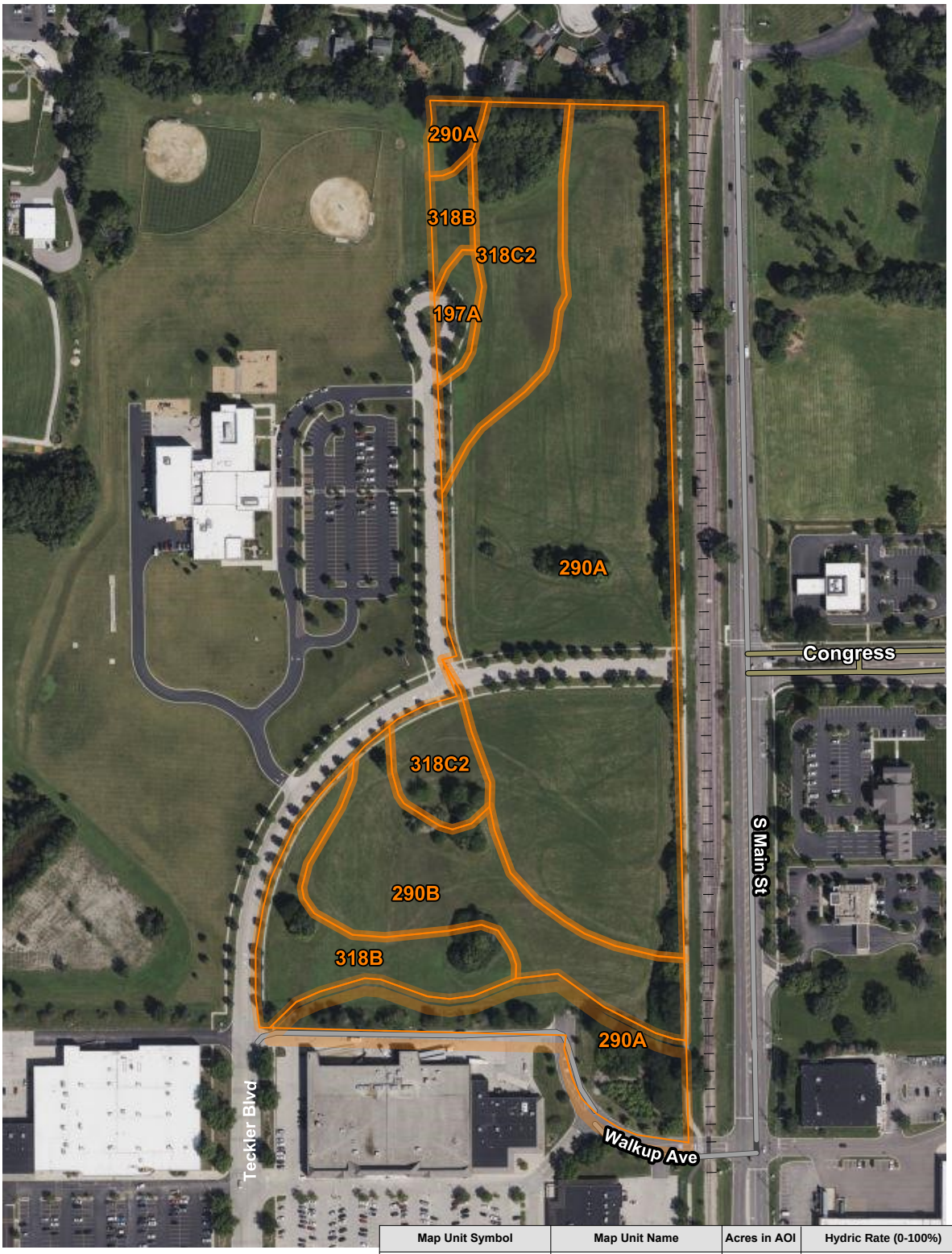
Figure 2

Immanuel Lutheran Residential Site
Crystal Lake, IL

National Wetland Inventory Map

Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:6,056

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Map Unit Symbol	Map Unit Name	Acres in AOI	Hydric Rate (0-100%)	Percent of AOI
197A	Troxel silt loam, 0 to 2 percent slopes	0.4	15	1.6%
290A	Warsaw loam, 0 to 2 percent slopes	15.6	5	61.5%
290B	Warsaw loam, 2 to 4 percent slopes	3.5	5	13.7%
318B	Lorenzo loam, 2 to 4 percent slopes	2.4	0	9.3%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	3.5	0	13.9%

Credit:
Web Soil Survey
National Cooperative Soil Survey

0 150 300 600 900 Feet

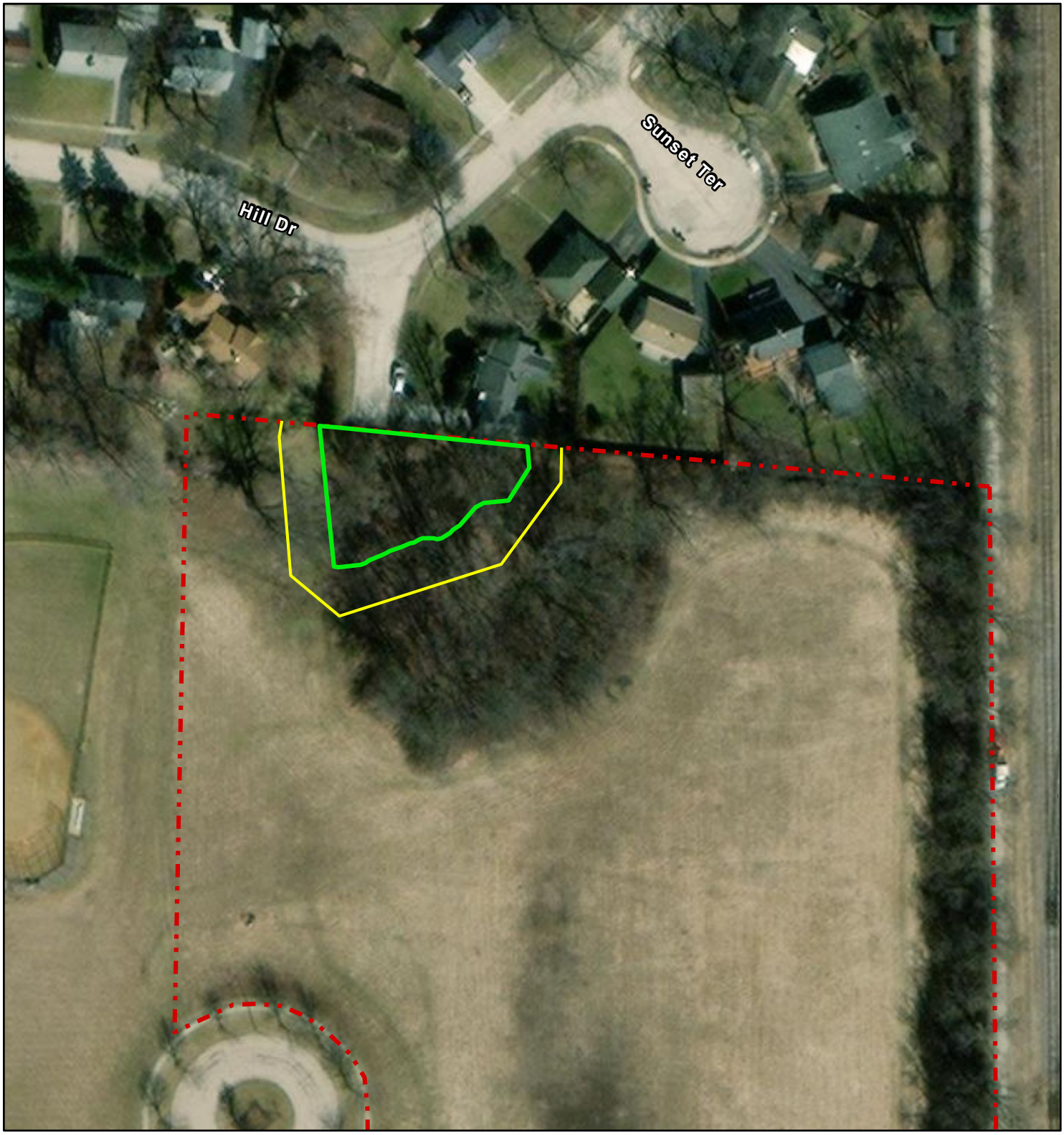
Figure 3

Immanuel Lutheran Residential Site
Crystal Lake, IL

Natural Resources Conservation Services (NRCS) Soils Map

Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:6,056

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0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Legend

- Site Boundary
- Buffer Zone
- Estimated Wetland Boundary

Figure 4

Immanuel Lutheran Residential Site
Crystal Lake, IL

Wetland Delineation Aerial (Preliminary)

Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:1.514

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CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

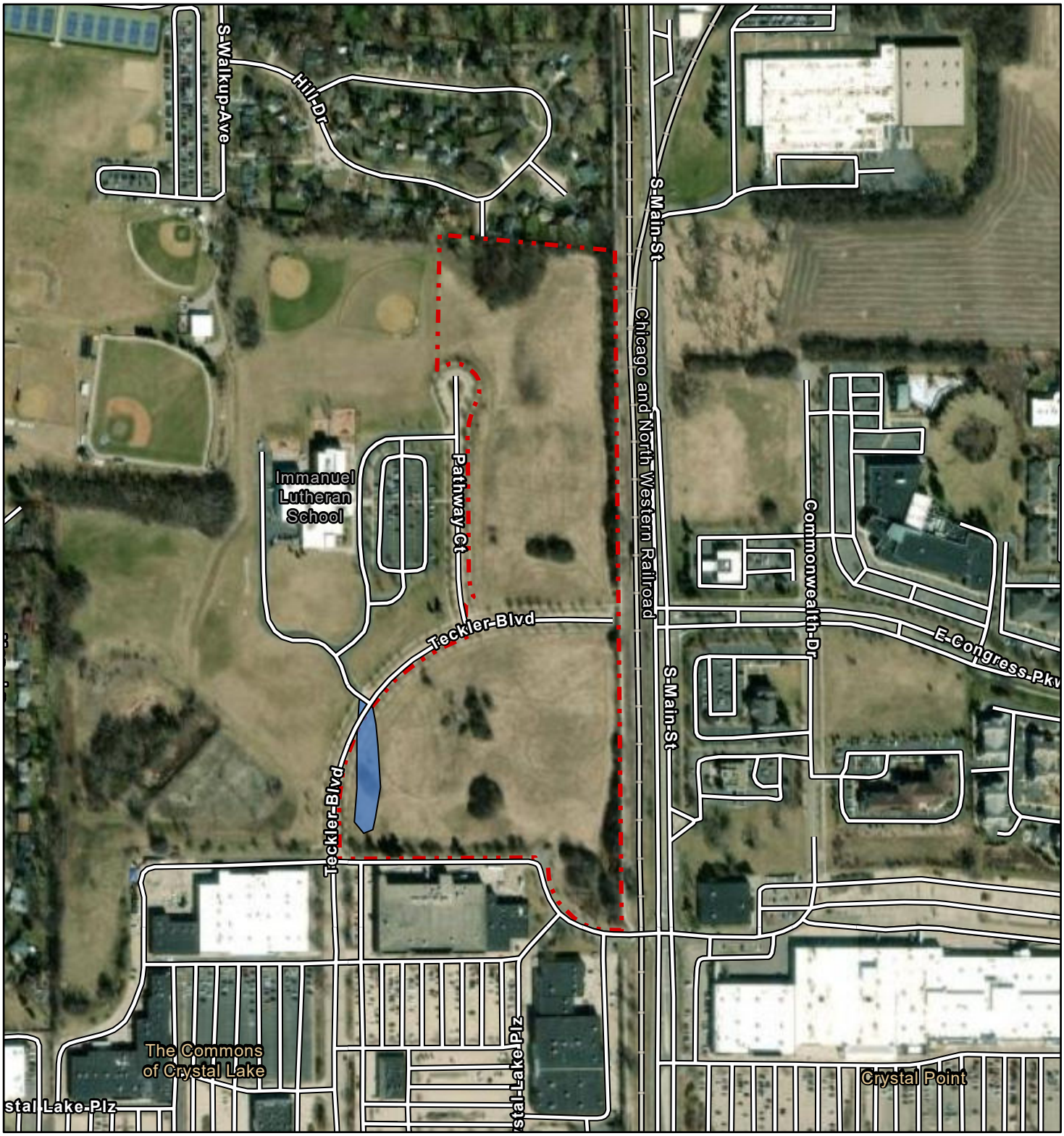
Figure 5

Immanuel Lutheran Residential Site
Crystal Lake, IL

USGS Quadrangle Map
Crystal Lake, IL (2021)

Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:24,000

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0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Legend

Site Boundary

NRCS Wetland

Figure 6

Immanuel Lutheran Residential Site
Crystal Lake, IL

NRCS Wetland Inventory Map

Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:6,943

A3E CONSULTANTS



0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Legend

Site Boundary

Figure 7

Immanuel Lutheran Residential Site
Crystal Lake, IL

FEMA National Flood Hazard Map

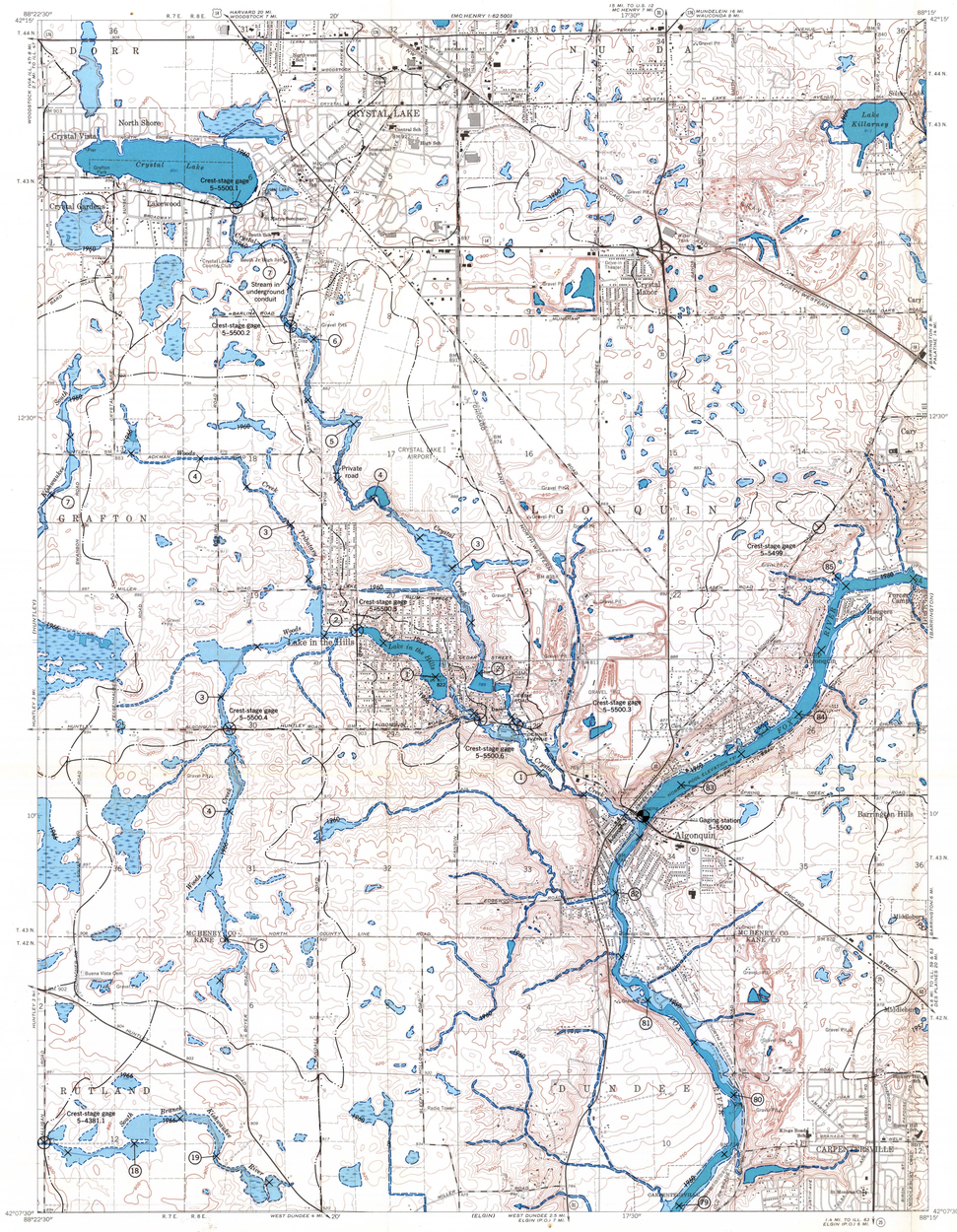
Project No.	2024.0190
Date	3.1.2024
Drawn By	C. Stull
Scale	1:6,943

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DEPARTMENT OF THE INTERIOR
UNITED STATES GEOLOGICAL SURVEY

PREPARED IN COOPERATION WITH
THE NORTHEASTERN ILLINOIS METROPOLITAN
AREA PLANNING COMMISSION

HYDROLOGIC INVESTIGATIONS
ATLAS HA-253



FLOODS IN CRYSTAL LAKE QUADRANGLE NORTHEASTERN ILLINOIS

This report presents hydrologic data that can be used to evaluate the extent, depth, and frequency of flooding that affect the economic development of flood plains in the Crystal Lake quadrangle, northeastern Illinois. It will aid individuals, government agencies, and others responsible for solving existing flood problems and for formulating effective flood-plain regulations that will minimize the creation of new flood problems. The report will also be useful for preparing building and zoning regulations, locating waste disposal facilities, developing recreational areas, and managing surface water in relation to the ground-water resources.

The areas inundated by floods along streams in the Crystal Lake quadrangle are delineated on a topographic map. The quadrangle location is shown in figure 1.

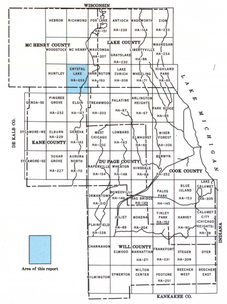


FIGURE 1.—*Index map of northeastern Illinois showing location of quadrangles included in flood-hazard mapping program.*

Dates and areas where flooding has occurred are shown in the following list:

Date of flood	Area flooded
July 1957	Small depressions in the southeast area of the map.
April 1960	Fox River, Crystal Creek, Woods Creek downstream from mile 0.82, Kishwaukee Creek South, and several unnamed tributaries to these streams.
February 1966	Woods Creek upstream from mile 0.82, Woods Creek tributaries, and South Branch Kishwaukee River.

The flood of April 1960 on Crystal Creek was reported by local residents to be the highest since 1938. The July 1938 flood was reported to have been about 1 foot higher in the vicinity of Algonquin.

Greater floods than those shown on the map are possible. The flood boundaries shown provide a record of historic fact that reflects channel conditions existing when the floods occurred. Changes in channel conditions, waterway, openings at highways and railroads, or changes in runoff characteristics of the streams caused by increased urbanization that may have taken place subsequent to the floods shown on the map could affect the flood height of future floods of comparable discharge, Protective works built after the floods shown may reduce the frequency of flooding in the area but will not necessarily eliminate all future flooding. The inundation pattern of future floods may be affected by new highways and bridges, relocation and improvement of stream channels, and other cultural changes.

The general procedure used in defining flood boundaries was to construct flood profiles from elevations of floodmarks identified in the field and from data available from other agencies, The extent of flooding delineated on the topographic map was derived from the profiles by interpolation between contours (lines of equal ground elevations) and by plotting overflow limits identified during field investigations and surveys, The portrayal of flood boundaries is consistent with the scale of the map (1 inch = 2,000 feet; contour interval, 10 feet).

There are depressions and lowland areas in the Crystal Lake quadrangle where surface water accumulates because of inadequate drainage into the streams. Frequency and depth of flooding in these areas are unrelated to the water-surface elevation along the streams, Some areas are flooded only briefly after periods of heavy rainfall or snowmelt, whereas others remain inundated continuously, depending largely upon the rates of evaporation and seepage into the ground, Flood boundaries are shown for all such areas that were detected in this investigation.

Cooperation and acknowledgment.—The preparation of this report is a part of an extensive flood-mapping program financed through cooperative agreements between the Northeastern Illinois Metropolitan Area Planning Commission and the U.S. Geological Survey, Under previous agreements, flood maps were prepared for forty-three 7½-minute quadrangles, Under the present agreement, the flood-mapping program was expanded to include all the 7½-minute quadrangles shown in figure 1, The program includes parts of Cook and McHenry Counties, nearly all of Kane and Will Counties, and all of Du Page and Lake Counties, The six counties cooperate in the program financially through separate agreements with the Planning Commission, Financial support for the preparation of this report was provided by McHenry County through the Northeastern Illinois Metropolitan Area Planning Commission,

The cooperative program is administered on behalf of the Planning Commission by Matthew L. Rockwell, Executive Director, and is directly coordinated by John R. Sheaffer, Chief Planner.

This report was prepared by the U.S, Geological Survey under the administrative direction of William D, Mitchell, district chief, and under the immediate supervision of Allen W. Noehre, engineer-in-charge of the project.

Acknowledgment is made to the State of Illinois, Department of Public Works and Buildings, Division of Waterways, for supplying some of the data on which this report is based,

Additional data were obtained from public officials in the area and from field investigations.

Flood height.—The height of a flood at a gaging station usually is stated in terms of gage height or stage, which is the elevation of the water surface above a selected datum plane, Elevations shown in this report are in feet above mean sea level, Gage heights for gaging stations in the Crystal Lake quadrangle can be converted to elevations above mean sea level by adding the gage height to the appropriate datum of gage listed in the following table, Size of the drainage basin for each station also is shown in the table, The subbasin divides from which the areas were determined are shown on the flood map.

Gaging station	Station number	Type of gage[1]	Datum of gage above mean sea level (feet)	Drainage area (square miles)
Fox River tributary near Cary (Cary-Algonquin Road)	5-5499	C[2]	858.14	0.07
Fox River at Algonquin (Chicago Street-State Highway 62)	5-5500	R	729.48	1,364
Crystal Creek: At Crystal Lake (Lake Avenue)	5-5500.1	C	889.82	5.87
Near Crystal Lake (McHenry Avenue)	5-5500.2	C	878.38	8.49
At Lake in the Hills (Huntley-Algonquin Road)	5-5500.3	C	764.65	12.1
Woods Creek: Near Lake in the Hills (Huntley-Algonquin Road)	5-5500.4	C	844.45	3.65
At Lake in the Hills (Crystal Lake Road)	5-5500.5	C	822.32	8.08
Near Algonquin (Huntley-Algonquin Road)	5-5500.6	C	777.84	8.72
South Branch Kishwaukee River near Gilberts (Galligan Road)	5-4381.1	C	882.07	2.74

[1]Crest-stage gage; R Water-stage recorder.
[2]Water-stage recorder installed August 1964 to obtain continuous record for several flood events.

Gage height and year of occurrence of each annual flood (highest peak stage in a calendar year) above 733-foot elevation at the gaging station, Fox River at Algonquin, during the period 1916-65 are shown in figure 2, Removal of an old dam and construction of a new one at approximately the same location in 1946 changed the stage-discharge relation for this site, Stages for flows of specific discharges were lower after the new dam was constructed.

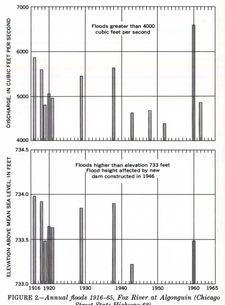


FIGURE 2.—*Annual floods 1916-65, Fox River at Algonquin (Chicago Street-State Highway 62).*

Gage height and year of occurrence of each annual flood above 773-foot elevation at the gaging station, Boone Creek near McHenry during the period 1949-65 are shown in figure 3, This gaging station is located about 5 miles north of the Crystal Lake quadrangle,

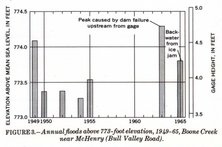


FIGURE 3.—*Annual floods above 773-foot elevation, 1949-65, Boone Creek near McHenry (Bull Valley Road).*

These histograms illustrate the irregular occurrence of floods at two gaging stations with drainage areas differing in size by a factor of almost 100 (drainage area for Boone Creek near McHenry, 15,3 square miles; for Fox River at Algonquin, 1,364 square miles) and typifies the probable relative magnitude of floods on streams in the Crystal Lake quadrangle,

Flood discharge.—The rate of discharge of a stream is the volume of flow that passes a particular location in a given period of time, Discharge rates usually are expressed in units of cubic feet per second (cfs), Peak discharge, the maximum discharge attained by a flood, generally occurs at the time of the maximum height (stage) of the flood, but if a stream is affected by variable backwater, the time of the peak discharge may not coincide with that of the maximum stage, For example, backwater from debris or an ice jam may cause a high stage during a period of relatively low discharge,

Figure 2 includes a graph of the annual maximum discharges in excess of 4,000 cfs for the period of record at the Algonquin gaging station, This graph portrays the relative magnitudes of the flood discharges which are independent of changes resulting from the dam constructed in 1946,

Flood frequency.—Frequencies of floods at the Geological Survey gaging stations, Fox River at Algonquin and Boone Creek near McHenry, were derived from streamflow records at these stations combined with records of nearby stations and with the regional flood-frequency relation for streams in northern Illinois (Mitchell, 1954), The general relations between frequency and discharge at the two gaging stations are shown in figures 4 and 5, and the relations between frequency and stage are shown in figures 6 and 7, The relation between stage and frequency is dependent on the relation of stage to discharge which is affected by changes in physical conditions of stream channels and constrictions.

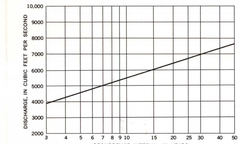


FIGURE 4.—*Frequency of flood discharges on Fox River at Algonquin (Chicago Street-State Highway 62).*

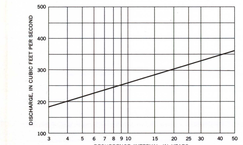


FIGURE 5.—*Frequency of flood discharges on Boone Creek near McHenry (Bull Valley Road).*

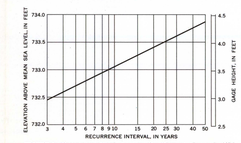


FIGURE 6.—*Frequency of flood stages on Fox River at Algonquin (Chicago Street-State Highway 62).*

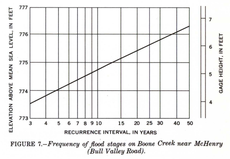


FIGURE 7.—*Frequency of flood stages on Boone Creek near McHenry (Bull Valley Road).*

The frequency curves shown in figures 6 and 7 are based on channel conditions existing in 1966, Longer records and future changes in channel conditions may define somewhat different flood-frequency curves, Extrapolation of the curves beyond the limits shown is not recommended,

Recurrence intervals.—As applied to flood events, recurrence interval is the average interval of time within which a given flood will be equaled or exceeded once, Frequencies of floods can be stated in terms of their probabilities of occurrence (virtually reciprocals of their recurrence intervals for floods with recurrence intervals greater than 10 years), For example, a flood with a 25-year recurrence interval would have a 4-percent chance of being equaled or exceeded in any given year or a flood with a 50-year recurrence interval would have a 2-percent chance of being equaled or exceeded in any given year, The general relation between recurrence interval and flood height at gaging stations on Fox River at Algonquin (fig, 6) and Boone Creek near McHenry (fig, 7) is tabulated below:

Recurrence interval (years)	Elevation above mean sea level (feet)	
	Fox River at Algonquin	Boone Creek near McHenry
50	732.9	776.3
30	733.3	775.8
20	733.4	775.4
10	733.1	774.7
5	732.7	774.0
3	732.5	773.5

It is emphasized that recurrence intervals are average figures—the average number of years between occurrences of floods that equal or exceed a given magnitude, The fact that a major flood is experienced in one year does not reduce the probability of that flood being exceeded in the next year or even in the next week,

Flood profiles.—Profiles of the water surface of the floods of April 1960, March 1962, and February 1966 are shown in figures 8-12, Where floodmarks could not be identified, the profiles were located on the basis of flood crests determined from photographs and from reports by local residents and on elevations of streambeds and lower flood stages, River miles used for the profiles correspond to those marked along the streams on the flood map,

The abrupt changes in the profiles, shown at some road crossings, indicate the difference in water-surface elevations at the upstream and downstream sides of bridges that produce channel constrictions, The drop in water surface through bridge openings during future floods may be different from that shown on the profiles, An increase in channel capacity through a bridge opening would reduce the flood height on the upstream side, An accumulation of debris at a bridge would reduce the channel capacity and tend to increase the upstream flood height, Channel changes through bridge openings may also change the overflow pattern of future floods,

Flood depths.—Depth of flooding at any point can be estimated by subtracting the ground elevation from the water-surface elevation at the same point, indicated by the profiles in figures 8-12, The approximate ground elevation can be determined from contours on the map, although more accurate elevations can be obtained by leveling from nearby bench marks,

Additional data.—Other information pertaining to floods in the Crystal Lake quadrangle can be obtained at the office of the U.S, Geological Survey, Oak Park, Ill., and from the following published reports:

Daniels, W. S., and Hale, M. D., 1958, Floods of October 1954 in the Chicago area, Illinois and Indiana: U.S, Geol, Survey Water-Supply Paper 1370-B, p, 107-200.

Illinois Department of Public Works and Buildings, Division of Waterways, 1962, Survey report for development of Fox River for recreational navigation, 204 p,

Mitchell, W, D., 1954, Floods in Illinois, magnitude and frequency: Illinois Dept, Public Works and Bldgs., Div, of Waterways, 386 p,

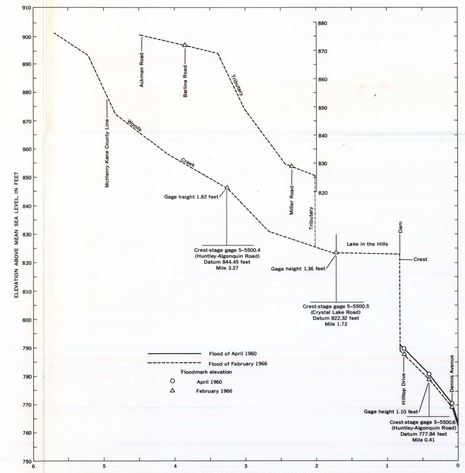


FIGURE 10.—*Profiles of floods on Woods Creek and tributary.*

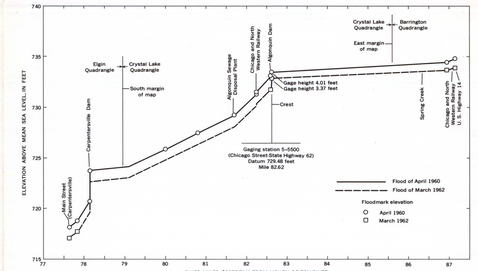


FIGURE 8.—*Profiles of floods on Fox River.*

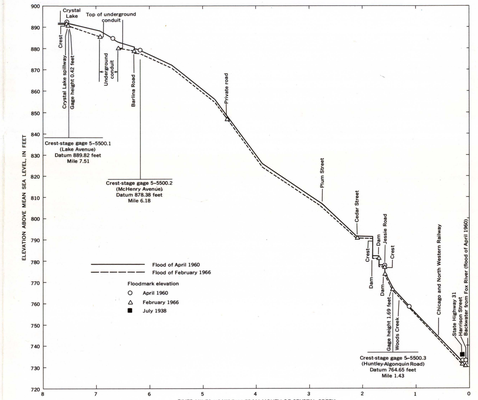


FIGURE 9.—*Profiles of floods on Crystal Creek.*

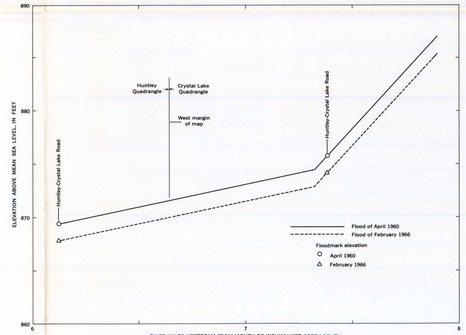


FIGURE 11.—*Profiles of floods on Kishwaukee Creek South.*

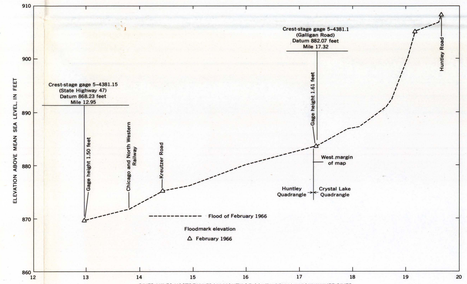


FIGURE 12.—*Profile of flood on South Branch Kishwaukee River.*

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D.C.—1967—W67147

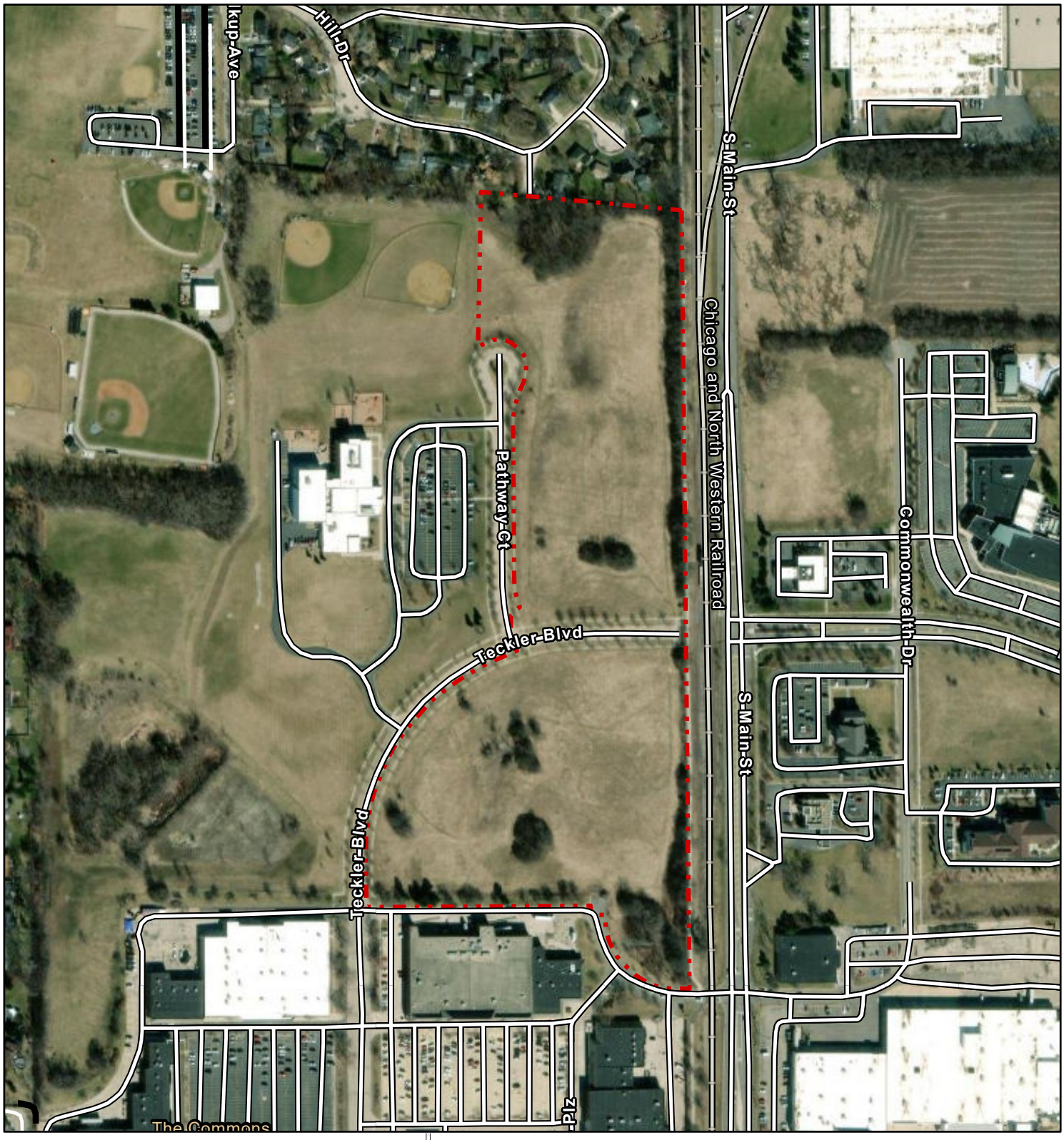
Figure 8

Immanuel Lutheran Residential Site
Crystal Lake, IL

FLOODS IN CRYSTAL LAKE QUADRANGLE, NORTHEASTERN ILLINOIS

By
V. Jeff May and Roman T. Mycyk
1967

For sale by U.S. Geological Survey, price 75 cents



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0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Legend

Site Boundary

**No ADID Wetlannds were identified within the vicinity of the Project Area

Figure 9

Immanuel Lutheran Residential Site
Crystal Lake, IL

Advanced Identification of Wetland (ADID) Map

Project No.	2024.0190
Date	3.1.2024
Drawn By	c. stull
Scale	1:6,056

A3E CONSULTANTS

WORKS CITED

Environmental Laboratory. *Corp of Engineers Wetland Delineation Manual. 1987.* Vicksburg, MS: U.S. Army Corps of Engineers Waterways Experiment Station, 1987. Print 100 pp. + appendices.

US Army Corps of Engineers. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (Version 2.0). Vicksburg, MS: US Army Corps of Engineers, Engineer Research and Development Center, Environmental Laboratory, 2012.

USDA Natural Resource Conservation Service (NRCS). "Custom Soil Resource Report for McHenry County, Illinois" *Web Soil Survey*. U.S. Department of Agriculture. Websoilsurvey.nrcs.usda.gov/app.homepage.htm

Google, Inc. Google Earth Aerial Imagery. (All available years)

Appendix A

Photo Appendix

PHOTO LOG		
	Date	2/28/2024
	Description	Project area – South side; Facing west Large tree and shrub grouping area.
	Comments	No wetland.
	Date	2/28/2024
	Description	NRCS-mapped wetland area; Southwest corner. Facing south.
	Comments	A stormwater inlet structure is located in the center of the grassy area left of the sidewalk, drains the area. No wetland indicators found.
	Date	2/28/2024
	Description	Center of property; Facing west.
	Comments	Area is topographically higher than surrounding land (no possibility for ponding water).

PHOTO LOG		
	Date	2/28/2024
	Description	Soil sample point in woodland drainage site, northwest corner of site.
	Comments	Hydric soil profile.
	Date	2/28/2024
	Description	Soil sample area and surrounding low area; Facing north.
	Comments	Culvert discharge area (culvert located top-center of photo); sample point near center of photo.
	Date	2/28/2024
	Description	Stormwater structure (1 of 2) located west side of Pathway Court; Facing southwest.
	Comments	Historic flood area. No evidence of wetland hydrology; No drainage pattern connection to Wetland A.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 6, 2023
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, Mason, Repholz, Skluzacek, Smith and Teetsov and were present. Member Gronow was 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.

APPROVE MINUTES OF THE NOVEMBER 15, 2023 PLANNING AND ZONING COMMISSION MEETING
Mr. Skluzacek moved to approve the minutes from the November 15, 2023 regular Planning and Zoning Commission meeting. Ms. Teetsov seconded the motion. On voice vote, all members voted aye. Motion passed.

2023-36 – 7013 SANDS ROAD – NVA TRUCKING – REZONING, SPECIAL USE PERMIT, AND VARIATIONS – PUBLIC HEARING
Motion to ratify a continuation to a future Planning and Zoning Commission hearing date.

Mr. Smith moved to ratify the 12/1/2023 Continuance Order and move to continue the public hearing on Petition #2023-36 to January 24, 2024. Ms. Repholz seconded the motion. On voice vote, all members voted aye. Motion passed.

2023-193 – 35 E. BERKSHIRE DRIVE – ANTOJITOS MEXICANOS LA FONDA – SPECIAL USE PERMIT AND FINAL PUD AMENDMENT – PUBLIC HEARING
Special Use Permit to allow a sit-down restaurant and a Final PUD Amendment to allow a variation from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces.

Mr. Cesar Hernandez, accountant for restaurant, spoke to the request. He stated they are trying to expand the restaurant. They are in Unit #10 now, and would like to occupy #11 also. They want to be able to seat 64 people as they are currently carry-out only.

Mr. Greenman stated part of the request is a variation for parking. He asked the petitioner what the hardship is. Mr. Hernandez said if the owner doesn't get the change it is no problem.

Mr. Greenman opened the public hearing. There being no one who wished to speak, Mr. Greenman closed the public hearing and turned it over to staff.

Staff summarized the request and history of the shopping center and the PUD.

Mr. Skluzacek asked if they are staying in the same unit. Mr. Hernandez stated the kitchen is staying the same but they need the space for seating. The unit is still occupied now but will be closing.

Ms. Repholz asked how many spaces are there now. Ms. Rivard responded there are 109 spaces. Ms. Repholz asked if the requirement was there for a reason, does that put a hardship on the other uses. Ms. Rivard explained the other uses. Mr. Hernandez stated most of the businesses are in and out. The patrons of the other businesses do not typically stay for long periods of time. The parking lot is usually not full. Ms. Repholz asked the hours of operation and will they change. Mr. Hernandez stated the hours are currently 10am-8pm, but they would like to stay open until 9pm.

Mr. Smith stated he has a slight concern even though the parking lot is not at capacity. The idea or goal is to have as many patrons visit as possible. Mr. Smith stated he does not see a hardship other than the center was developed a long time ago. He stated the petitioner is introducing the hardship. He loves the idea of a sit-down restaurant, but he is not sure how to get past the hardship for parking.

Ms. Mason stated she has the same concerns about parking.

Ms. Teetsov asked if there was on-street parking. The petitioner confirmed there is no on-street parking. Ms. Teetsov stated that with the other business there and the peak hours being in the evening, she was leaning towards supporting this. Especially since there has been a lot of turnover in the center. She stated there could be opportunities to mitigate the request to the potential impact on the rest of the properties.

Mr. Greenman asked how do we balance a good use of the property but also be protective of the other uses, especially if they are successful.

There was discussion on the parking requirements.

Ms. Teetsov asked about the delegation of parking spaces.

Mr. Smith asked how many users there are in the center. Ms. Rivard stated there are approximately 12 users. Mr. Smith stated the concern is if everyone comes in with similar request, parking would absolutely not be enough.

Mr. Hernandez said they would be willing to lower the number of seats to 50 or 54.

Mr. Greenman stated they are trying to find a balance.

Mr. Smith asked if it is typical to assume a certain business is allocated the entire parking for their business not taking into account the other business. Ms. Maxwell stated staff and the developers try to guess the mix of tenants when it is initially calculated. The parking is reevaluated with new users. All parking, access, etc. are shared. If there was a parking problem, patrons would leave and the businesses would hurt.

If patrons are parking on grass, the City would come out and evaluate. The parking lot is not full now so staff believes there is capacity for the proposed use.

Mr. Smith asked if the ordinance says the parking lot can be allocated to one business. Ms. Maxwell stated it is shared.

Mr. Skluzacek asked if the business leaving is taken into consideration. Ms. Maxwell stated yes. Staff adds up who is there, and the developer takes a best guess. There was discussion on the uses and parking requirements.

Mr. Greenman stated to consider when variations come before us, a PUD does give the opportunity to be more lenient if you think it fits in the property.

Ms. Teetsov made a motion to approve 2023-193 the Special Use Permit to allow a sit-down restaurant and a Final PUD Amendment to allow a variation from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Andres Aguilar, dated 09/13/2023, received 09/14/2023)
    B. Floor Plan (Andres Aguilar, received 09/14/2023)

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

Mr. Skluzacek seconded the motion. On roll call, Members Greenman, Mason, Repholz, Skluzacek, Smith and Teetsov voted yes. Motion passed 6-0.

2023-215 – 5786 NORTHWEST HIGHWAY – CRYSTAL POINT SHOPPING CENTER – BURLINGTON AND SIERRA – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT – PUBLIC HEARING

Final Planned Unit Development Amendment to allow changes to the exterior elevations and a variation for signage for Burlington and Sierra Trading Post.

John Bradshaw, Senior Architect with Camburas Theodore was present to represent the petition. Mr. Bradshaw explained that Bed, Bath & Beyond has closed and Burlington is taking a portion of the tenant space and Sierra is taking the other portion. He explained the changes in the façade and the new colors and materials being used for these tenants. He stated Bed, Bath & Beyond was permitted 340 square feet of signage. Burlington is only requesting 218 square feet and Sierra is only requesting 204 square feet, so each tenant is under what was allowed for Bed, Bath & Beyond, but combined they are 422 square feet. This is an additional variation of 82 square feet of signage.

Mr. Greenman opened the public hearing. There being no one who wished to speak on this request, Mr. Greenman closed the public hearing and turned it over to staff.

Staff provided a summary of the request and spoke to the changes in the elevations, and how they match the character of the center.

Mr. Skluzacek likes the changes to the center. The signs are slightly larger and that is okay.

Ms. Repholz said this looks good. She appreciates the way the facades are broken up. The signs are appropriately sized.

Mr. Smith asked if the petitioner was okay with the conditions of approval. He thinks the changes look great.

Ms. Mason welcomes the changes.

Ms. Teetsov appreciates the space being filled so quickly.

Mr. Skluzacek made a motion to approve 2023-215 for Final Planned Unit Development Amendment to allow changes to the exterior elevations and a variation for signage for Burlington and Sierra Trading Post subject to the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Bradshaw, received 10/24/23)
   B. Elevation (Nichiha, dated 10/16/23, received 10/24/23)
   C. Elevation (Camburas & Theodore, LTD, dated 10/06/23, received 10/24/23)
   D. Elevation (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)
   E. Signage (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)

2. Work with staff to replace any dead or dying foundation base landscape along the building façades.

3. The petitioner shall comply with all of the requirements of the Community Development, Engineering and Public Works, and Fire Rescue Departments.

Ms. Repholz seconded the motion. On roll call, Members Greenman, Mason, Repholz, Skluzacek, Smith, and Teetsov voted yes. Motion passed 6-0.

2023-224 – 7625 ROUTE 14 – CONCEPTUAL PLANNED UNIT DEVELOPMENT – PUBLIC MEETING
Conceptual Planned Unit Development for 150-unit Supportive Living Facility and Self-Storage.

Timothy James, the property owner, Greg Stec, the Senior Housing Developer with Metropolitan Housing Development Corporation, and Kevin Micheli, President with Charles Hall were present to represent the

petition. Mr. Stec said he has worked with senior housing for 20 years. He has a license for Supportive Living Facility. This is for frail, elderly persons. This is a step between independent living and assisted living. There are three remaining licenses in Illinois. The closest facility is in McHenry. This is different than a facility like Sunrise, as Medicaid will pay for services for low income residents so they can stay. They need about four or five acres. He can give Crystal Lake residents first choice. Mr. Stec said he needs a minimum of 150 units for the project license. He knows that they still need to do engineering so the location of the building and site layout may change.

Mr. James said he can use the remaining portion of the property for storage. He still needs to do a marketing study and engineering before they can determine how many units he can develop. He has spent years in the garden center market. This is a use that is not profitable anymore. Storage is a use that is needed right now. This site is rated B+ for storage. They have options with architecture.

Ms. Repholz said this is the gateway to Crystal Lake. She has difficulty envisioning Supportive Living Facility and storage are the best for this site. This area is rural and transforming to residential. There is a lot of recreation in the area. Lippold Park is a great facility for recreation so this could be developed with more recreational opportunities, like tennis courts or sport courts. She feels they are missing an opportunity to draw in visitors to this property. They can reuse the greenhouses for event venues.

Mr. Skluzacek said the Supportive Living Facility would be okay, but not storage.

Mr. Smith would be okay with the Supportive Living Facility. He does not see both of these fitting together. Storage does not fit his idea of the site, maybe back behind.

Ms. Mason said she cannot see storage on this property.

Ms. Teetsov asked what the average stay in a Supportive Living Facility is. Mr. Stec said between 15 months and five years.

Mr. Greenman agrees with everything you heard. This is a critical entry to Crystal Lake and he cannot see a four-story building here. The petitioner said he may be able to do a three-story building and step back the architecture to soften the appearance on the road. He can look at senior housing. Mr. Greenman said all the uses need to be transitional in size and maybe multiple smaller buildings. They should add more natural elements and outside landscape. This may work better as a complex with a neighborhood feel.

Ms. Teetsov stated she would like to see natural elements with supportive living, such as gathering, outdoor and open space.

Ms. Repholz stated this site could be an event center out of the old barn, a garden center or recreation use.

Mr. Smith liked option one the best.

Ms. Mason could support 150 units and maybe look at other options.

They thanked the petitioners for coming and would like to see the changes they make if they come back.

2023-238 – 295, 345, AND 395 PATHWAY COURT – CONCEPTUAL PLANNED UNIT DEVELOPMENT – PUBLIC MEETING
Conceptual Planned Unit Development for 312 apartment units in 15 buildings.

Jordan Michalkiewicz, vice-president of Development & Acquisitions with Three-Leaf Development, Justin Koeppler, Design Project Manager with AG Architecture, and Larry Tieman, Pastor with Immanuel Lutheran Church were present to represent the petition. Mr. Michalkiewicz stated this will be a 24 acre neighborhood of 312 units. They have created a layout with ample green space and they will transform the right-of-way to open space. This will be a Class A product.

They have developed a number of two-story walkup apartment developments. This feels very residential. There are a mix of unit styles and some have garages. They have shown a connection to the Prairie Trail. The buildings are centered on the parking fields to help screen them. They will need a variation for the clubhouse height, for the density and for the length of the buildings.

Mr. Smith thinks this looks great. The architecture provides a community feel. He thinks this is an appropriate use. He would only support this if there was a four-way intersection connection to the main street crossing property.

Ms. Mason said the layout looks great.

Ms. Teetsov asked if the south leg of the road would connect to Walkup to the north. Staff confirmed there is no planned connection. This is a good location as it is close to Downtown. She asked what the elevations look like along the bike path. Mr. Michalkiewicz showed the elevations, which feature numerous step backs and peaks breaking up the sides. He noted they will be maintaining as many trees as possible along the east side and north side. Ms. Teetsov asked about maintaining the existing trees and garbage. Mr. Michalkiewicz stated the garbage will be clustered in the islands.

Ms. Repholz said she is not in support of multi-family housing or of this density. They have approved so many rental units lately. Renters can affect the community culture. You cannot find volunteers as they are not invested in the community. Also, renters do not pay local taxes to support the community. She wants to see a mix of housing. They could develop single family lots here and sell them for more money, especially this close to Downtown.

Ms. Teetsov stated she changed her initial comments that were in support of apartment style residences. She appreciated Ms. Repholz comments that the site would be better suited for single-family residences.

Mr. Skluzacek likes the architecture. The density is a bit high. He is concerned there is only one real entrance.

Mr. Greenman said it does look nice. The high density is not appropriate here. He cannot support them asking for variations.

Mr. Michalkiewicz said they do not develop single-family housing. They will look at access points.

Mr. Smith would like the building to be broken up to look more like townhomes or row homes.

They thanked the petitioners for coming.

REPORT FROM PLANNING

Staff noted the items that were recently approved by the City Council and the upcoming items.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting. Ms. Mason seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 9:11 p.m.