CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
July 16, 2024
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – June 18, 2024**

5. **Accounts Payable**

6. **Public Presentation**
   The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.

7. **Mayor's Report**

8. **City Council Reports**

9. **Consent Agenda**
   a. **Championship Signs Resolution and Proclamation**
   b. **Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees under Protest**
   c. **Special Event Request - Crystal Lake Brewing Company Oktoberfest**
   d. **Special Event Request - Crystal Lake Brewing Company 10th Anniversary Fest**
   e. **Special Event Request - Downtown Crystal Lake/Main Street - Johnny Appleseed Festival and Great Ball Race Closure of Brink Street, and Police Department Assistance Fee Waiver – September 28, 2024**

10. **Ice Cream Paradise, Inc. - Ice Cream Vendor License**

11. **5911 Northwest Highway, Discount Tire - Sign Variation for 1,661.22 square feet of wall signage**

12. **4900 S. Route 31, Lennar Corporation - Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential, Rezoning from RE-PUD Residential Estate to R-3B-PUD Multi-Family Residential, and Preliminary and Final Planned Unit Development for a 55-unit townhome development**

13. **1201 Bard Road, Bard Estates (Derbyshire) - Final Planned Unit Development and Final Plat of Subdivision for a 48-unit townhome development**

14. **401 Country Club Road, The Dole - Text Amendment for a Community and Art Center and a Special Use Permit for a Community and Art Center in the R-1 zoning district**

15. Approval of a change order providing additional compensation for design engineering services and appropriation of Motor Fuel Tax (MFT) funds for the Pedestrian Connections to the Regional Prairie Trail Improvement

16. Approval of an Intergovernmental Agreement with McHenry County with Respect to the Reimbursement of Costs for the Virginia Road Sidewalk Project

17. Local Agency Agreement for Federal Participation with IDOT for construction and appropriation of Motor Fuel Tax (MFT) funds for the Pedestrian Connections to the Regional Prairie Trail Improvement

18. Bid Rejection and Award – Public Works Fleet Garage Slab Replacement

19. Bid Award - 2024 Pavement Marking Program

20. Bid Award – Cold Storage Building Construction Project

21. Bid Award - Pavement Rejuvenation Program

22. Resolution Amendment – Public Works Electrical Services

23. Designated Pass-through Fund Agreement with the Community Foundation for McHenry County

24. New National Multistate Opioid Settlement Agreement

25. Council Inquiries and Requests

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

27. Reconvene to Regular Session

28. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Nebel, Executive Assistant, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No: 9a

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Championship Signs Resolution and Proclamation

Staff recommendation: Motion to adopt a Resolution authorizing signs to be placed recognizing Crystal Lake Central High School's Varsity Baseball Team as the 2024 Class 3A Baseball IHSA State Champions

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

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

On June 8, 2024, the Varsity Baseball Team from Crystal Lake Central High School won the IHSA Class 3A State Championship. This is a tremendous accomplishment by this team of student-athletes.

Recommendation:
Staff recommends that signs be placed in relative proximity to Crystal Lake Central High School to recognize the achievement of the Varsity Baseball Team.

Votes Required to Pass:
Simple majority

RESOLUTION

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

WHEREAS, on June 8, 2024 the Crystal Lake Central High School's Varsity Baseball Team won the 2024 Class 3A Baseball IHSA State Championship.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to direct staff to place signs acknowledging the Crystal Lake Central High School's Varsity Baseball Team as the 2024 Class 3A Baseball IHSA State Champions.

Draft

DATED this 16th day of July, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: July 16, 2024
APPROVED: July 16, 2024

Mayoral Proclamation

WHEREAS, the entire Crystal Lake Central High School Baseball Team demonstrated perseverance, hard work, dedication and sportsmanship during the 2024 season; and

WHEREAS, their grit helped the Crystal Lake Central High School Baseball Team finish the season with a 13-game winning streak and a record of 22-14; and

WHEREAS, the Crystal Lake Central High School Baseball Team defeated several opponents in the post-season, including St. Viator, Grayslake Central, Cary-Grove, Deerfield, DePaul College Prep, Morris, and Lemont; and

WHEREAS, the Crystal Lake Central High School Baseball Team won the 2024 Class 3A IHSA State Championship, defeating Lemont 3-2, to bring home the first State Championship in program history; and

WHEREAS, Head Coach Cal Aldridge and the entire coaching staff, team member parents, faculty and student body at Crystal Lake Central High School were integral in guiding the team to victory through their unwavering support.

NOW, THEREFORE, I, Haig Haleblian, Mayor of the City of Crystal Lake, hereby recognize and heartily congratulate the Crystal Lake Central High School Baseball Team on its outstanding accomplishment.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Crystal Lake to be affixed this 16th day of July 2024.

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_____

Haig Haleblian, Mayor

Draft

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees under Protest

Staff Recommendation: Motion to adopt a Resolution authorizing payment in the amount of $48,500.00, for annual NPDES permit fees under protest

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

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Background:
As part of the State of Illinois' adoption of its annual budget in 2003 and its efforts to overcome a budget deficit, unprecedented annual fees were established for holders of National Pollution Discharge Elimination System (NPDES) Permits. These permits, which regulate the operation and discharges of the City's wastewater and storm water systems, are required under the Clean Water Act and are issued by the IEPA. Operation of wastewater and storm water facilities in violation of the permit requirements, or without a permit, constitutes violations of the Clean Water Act and the State of Illinois compiled statutes relative to Water Pollution Control. Violators are subject to civil and criminal prosecution. The fees were previously "justified" by the Governor and Legislature as being needed to fund the IEPA and its oversight of NPDES holders' operations, which have, prior to 2003, been funded without permit fees other than new water and sewer extension permit application fees.

The annual permit fees are for the wastewater plants are based on design average flows (DAF). The permit fees for Wastewater Treatment Plant 2 and 3 are $30,000 and $15,000 respectively. In addition to these fees, a fee of $2,500.00 per year is assessed for our Sludge Generator Land Application permit and the storm sewer system (MS4) permit fee is $1,000.

These NDPES permit fees were unforeseen and not publicized and were, therefore, unbudgeted when first implemented in 2003, but have been budgeted items in subsequent fiscal years. The fees were established within the State of Illinois' FY2004 Budget Implementation Act and became effective July 1, 2003 and, in spite of intense political rhetoric, have not been repealed or modified. The City Council has voted to pay these fees under protest since 2003. The City has been assessed a total of $1,018,500.00 in NPDES fees since 2003.

The IEPA website includes the statement that failure to pay the required fees will result in referral to the Attorney General's office for "prosecution as provided for within the act".

Attached for consideration is a resolution authorizing payment of the NPDES Permit Fees in the amount invoiced, totaling $48,500.00.

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS the City of Crystal Lake is required to obtain National Pollution Discharge Elimination System Permits (NPDES Permits) from the State of Illinois through the Illinois Environmental Protection Agency (IEPA); and

WHEREAS the fees imposed by the State increased substantially in 2003 to assist in balancing the State's budget; and

WHEREAS these fees take funding away that would otherwise be utilized for water, sewer and wastewater infrastructure projects and operations; and

WHEREAS the City has paid $1,018,500.00 in fees since 2003;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to issue payment under protest in the amount of $48,500.00 for annual NPDES permit fees to the State of Illinois.

Draft

DATED this 16th day of July, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

Passed: July 16, 2024
Approved: July 16, 2024

Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, IL 62794-9276

RECEIVED
JUL 08 2024
BY:_____

Account
Invoice - First Notice

CITY OF CRYSTAL LAKE-PLANT 2
Accounts Payable
PO BOX 597
CRYSTAL LAKE, IL 60039

Account Information

Account Number	IL0028282 (A)
Facility Address	100 West Woodstock Street Crystal Lake, IL 60014
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2024 to June 30, 2025
Billing Date	Tue June 18, 2024
Due Date	**Thu August 15, 2024**

Annual NPDES Bill

FY-2025 Billing (Sludge Generator)	$2,500.00
FY-2025 Billing (Domestic Sewage (>=5.0 & <10.0 MGD))	$30,000.00
Amount Due	**$32,500.00**

Other Information/Messages

Questions. Please direct any technical/permit questions to the Permit Section at (217) 782-0610. Questions about the amount of your fee should be e-mailed to: **epa.npdesfees@illinois.gov** See also the Frequently Asked Questions area at https://www2.illinois.gov/epa/topics/forms/fees/Pages/npdes.aspx.

Authorized for Payment

- See Reverse Side for Additional Important Information -

By:_____

Date:_____

Acct #:_____

Cut Here

Payment
Remittance Stub

Return bottom portion with a check made payable to Illinois EPA
Mail to Illinois EPA, Fiscal Services #2, P.O. Box 19276, Springfield IL 62794
Online Payment Option: https://magic.collectorsolutions.com/magic-ui/Login/illinois-epa

Account Information

Acct. Number	IL0028282 (A)
Acct. Name	CITY OF CRYSTAL LAKE-PLAN
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2024 to June 30, 2025
Billing Date	Tue June 18, 2024

Amount Due $32,500.00

Thu August 15, 2024

Amount Enclosed

Business Email Address:
No Email Recorded

_____
Please provide updated email here

IL0028282<

NPDES1B

Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, IL 62794-9276

RECEIVED
JUL 05 2024
BY:_____

CITY OF CRYSTAL LAKE
Accounts Payable
100 W Woodstock Street
CRYSTAL LAKE, IL 60014

Account
Invoice - First Notice

Account Information

Account Number	IL0053457 (A)
Facility Address	400 Knaack Blvd. Crystal Lake, IL 60012
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2024 to June 30, 2025
Billing Date	Tue June 18, 2024
Due Date	**Thu August 15, 2024**

Annual NPDES Bill

FY-2025 Billing (Domestic Sewage (>=1.0 & <5.0 MGD))	$15,000.00
Amount Due	**$15,000.00**

Other Information/Messages

Questions. Please direct any technical/permit questions to the Permit Section at (217) 782-0610. Questions about the amount of your fee should be e-mailed to: **epa.npdesfees@illinois.gov** See also the Frequently Asked Questions area at https://www2.illinois.gov/epa/topics/forms/fees/Pages/npdes.aspx.

Authorized for Payment

- See Reverse Side for Additional Important Information

By:_____

Date:_____

Acct #:_____

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Payment
Remittance Stub

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Mail to Illinois EPA, Fiscal Services #2, P.O. Box 19276, Springfield IL 62794
Online Payment Option: https://magic.collectorsolutions.com/magic-ui/Login/illinois-epa

Account Information

Acct. Number	IL0053457 (A)
Acct. Name	CITY OF CRYSTAL LAKE
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2024 to June 30, 2025
Billing Date	Tue June 18, 2024

Amount Due **$15,000.00**

Thu August 15, 2024

Amount Enclosed

Business Email Address:
No Email Recorded

_____
Please provide updated email here

IL0053457P

NPDES1B

Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, IL 62794-9276

RECEIVED
JUL 05 2024
BY:_____

Account
Invoice - First Notice

Ctiy Of Crystal Lake MS4
Accounts Payable
P.O. Box 597
Crystal Lake, IL 60039

Account Information

Account Number	ILR400179 (A)
Facility Address	100 Woodstock St Crystal Lake, IL 60014
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2024 to June 30, 2025
Billing Date	Tue June 18, 2024
Due Date	**Thu August 15, 2024**

Annual NPDES Bill

FY-2025 Billing (Stormwater (MS4))	$1,000.00
Amount Due	**$1,000.00**

Other Information/Messages

Questions. Please direct any technical/permit questions to the Permit Section at (217) 782-0610. Questions about the amount of your fee should be e-mailed to: **epa.npdesfees@illinois.gov** See also the Frequently Asked Questions area at https://www2.illinois.gov/epa/topics/forms/fees/Pages/npdes.aspx.

Authorized for Payment

- See Reverse Side for Additional Important Information -

By:_____

Date:_____

Acct #:_____

Cut Here

Payment
Remittance Stub

Return bottom portion with a check made payable to Illinois EPA
Mail to Illinois EPA, Fiscal Services #2, P.O. Box 19276, Springfield IL 62794
Online Payment Option: https://magic.collectorsolutions.com/magic-ui/Login/illinois-epa

Account Information

Acct. Number	ILR400179 (A)
Acct. Name	Ctiy Of Crystal Lake MS4
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2024 to June 30, 2025
Billing Date	Tue June 18, 2024

Amount Due **$1,000.00**

Thu August 15, 2024

Amount Enclosed

Business Email Address:
No Email Recorded

_____
Please provide updated email here

ILR400179A

NPDES1B

CITY OF
Crystal Lake
ILLINOIS

July 16, 2024

John J. Kim, Director
Illinois Environmental Protection Agency
1021 N. Grand Avenue, E
P.O. Box 19276
Springfield, IL 62794-9276

Re: NPDES Permit Fee ILR400179 Stormwater MS4 -$1,000
NPDES Permit Fee IL0053457 Publicly Owned Treatment Works $15,000
NPDES Permit Fee IL0028282 Publicly Owned Treatment Works $30,000
2001-SC-4827 Sludge Generators Permit - $2,500

Draft

Dear Director Kim,

The enclosed checks are in payment of the NPDES permit fees enacted in 2003. I want to make you aware of our continued opposition to this dramatic and inequitable fee and its negative impact on our municipal budget.

This letter will serve to notify the Illinois Environmental Protection Agency that the enclosed checks are paid under protest with strong reservations as to the legal authority by which the state has imposed this fee. If the state's legal authority is found to be lacking by a court of law, we fully expect that the amounts assessed to date ($1,018,500.00) will be returned.

Please acknowledge receipt of this letter with correspondence from your office.

Sincerely,

Haig Haleblian
Mayor

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Special Event Request - Crystal Lake Brewing Company Oktoberfest

Staff Recommendation: Motion to approve a Special Event Permit for the Crystal Lake Brewing Company Oktoberfest to be held Friday September 13, 2024 from 3 p.m. to 11 p.m., Saturday September 14, 2024 from 12 p.m. to 11 p.m., and Sunday September 15, 2024 from 12 p.m. to 8 p.m.

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

Background:
The Crystal Lake Brewing Company has requested a Special Event approval to hold their annual Oktoberfest on Friday September 13th from 3 p.m. to 11 p.m. with live music from 5 p.m. to 10 p.m., Saturday September 14th from 12 p.m. to 11 p.m. with live music from 2 p.m. to 10 p.m., and Sunday September 15th from 12 p.m. to 9 p.m. with live music from 2 p.m. to 7 p.m. The event is proposed to be held in the parking lot of their building at 150 North Main Street. The festival includes live music, food vendors, and beer sales. The layout of the event is the same as previous years.

City staff has reviewed the applicant's requests. **Due to recent comments from residents on First Street a recommended condition of approval has been added to address on-street parking (see condition #10).** The following are recommended conditions of approval:

1) This approval is valid for the Special Event to be held September 13, 2024 from 3 p.m. to 11 p.m., September 14, 2024 from 12 p.m. to 11 p.m., and September 15, 2024 from 12 p.m. to 9 p.m.
2) Tents/Canopies to be used for this event must follow City guidelines.
3) Provide adequate lighting for participants during night hours. Submit stage lighting and canopy lighting specifications if applicable.
4) Obtain any necessary approvals from McHenry County Health Department.
5) Temporary wiring must comply with the 2017 National Electrical Code:
6) The site must be inspected the day prior to the event for compliance with canopy spacing (if applicable), electrical connections, etc.
7) An access lane of a minimum of 20 feet must be maintained around the building for emergency access. The fire connections must not be blocked.

8) All food trucks must meet the requirements listed in City Code Chapter 385-35, including a permit and an inspection of the truck by the Crystal Lake Fire Prevention Bureau. The petitioner shall contact the Fire Prevention Bureau to arrange for an inspection prior to the event.
9) Should valet parking be offered, parking attendant should wear clothing to make them more visible at night as they walk between the festival site and remote parking area.
10) **Organizers are to contact the Police Department for official "No Parking" signs that are to be posted along Gates Street and First Street. The "No Parking" signs are not to be posted on telephone poles and are to be removed the day after the event. Signs must be posted directing attendees to various City parking lots that can be used during the event. A map of the Railroad Street parking lot is attached.**
11) Maximum occupancy limits of the building must be maintained throughout the event.

The applicants have been made aware of these recommended conditions and will attend City Council meeting to answer any questions. The application materials have been attached for reference.

Votes Required to Pass:
Simple majority vote

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

And CL Chamber Block Party

Please PRINT or TYPE

EVENT NAME CLB's Annual Oktoberfest

EVENT LOCATION Crystal Lake Brewing, 150 N Main St.

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival	☐ General use of City-owned property
☐ Circus	☐ Parade
☒ Festival	☐ Outdoor Sales
☐ Filming	☐ Run/Walk Event
☐ Other _____	

2. General Description/Purpose of the event:
Celebrating the Oktoberfest Season! and Fundraiser for CL Chamber of Commerce

3. Will the event require the use of City-owned property? ☐ Yes ☒ No
4. Is a Site Map/Route Map attached? ☒ Yes ☐ No
5. Is the event an annual/recurring event? ☒ Yes ☐ No
6. Will the event require a public street/sidewalk to be blocked or closed? ☐ Yes ☒ No
7. Will the event require use of a public parking lot? ☐ Yes ☒ No
8. Number of persons scheduled to monitor and work the event: 12-15
9. Estimated attendance: 800-1000 per day

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

ORGANIZATION INFORMATION

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

12. Name of Event Manager: Beth Alberger

13. Contact Information for Event Manager:

Address: 52 S. Wrenup Avenue
Crystal Lake, IL 60014

[redacted] s of contact)

Daytime phone: ☐

Emergency phone: ☐

Cell phone: ☐

Email: beth@crystallakebrew.com ☒

EVENT OPERATION

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

Set Up: Thu 9/12

Event: Fri, 9/13 – Sun, 9/15/24

Dismantling: Mon, 9/16/24

15. Hours of the event:

Set Up: Thu all day, Fri 12-3pm

Event: Fri 9/13 3-11pm/Sat 9/14 12-11pm/Sun 12-8pm

Dismantling: Mon 9/16 8am-12pm

CITY MANAGER'S OFFICE

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

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

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

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

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

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

beer, hard cider, seltzers

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

Temporary community event signs	☐ Yes	☒ No
Temporary neighborhood event signs	☐ Yes	☒ No
Directional signs	☐ Yes	☒ No
Banner	☐ Yes	☒ No

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

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

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

Description of Products: Food Trucks/Popups - Wild Agave, Semper Fi

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

Name of Company: Crown Restrooms / RS Woodstock
Address: 1704 Lamb Rd Unit B, Woodstock, IL 60098
Phone: 815-459-5558

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

If yes, please specify the power requirements and plan for provision

extra power from buildings & along fence line

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

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

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

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

B&B Productions - providing stage/lighting & sound

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

First Aid Kits on site

PUBLIC WORKS

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

**If yes, please complete the attached Barricade Borrowing Application*

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

Specify _____

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

- ☐ Barricade Borrowing Application
- ☐ Certificate of Insurance/Hold Harmless Agreement
- ☐ Raffle License Application
- ☐ Temporary Liquor License Application

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

Beth Alberger
Signature

6/19/24
Date

Beth Alberger
Print Name

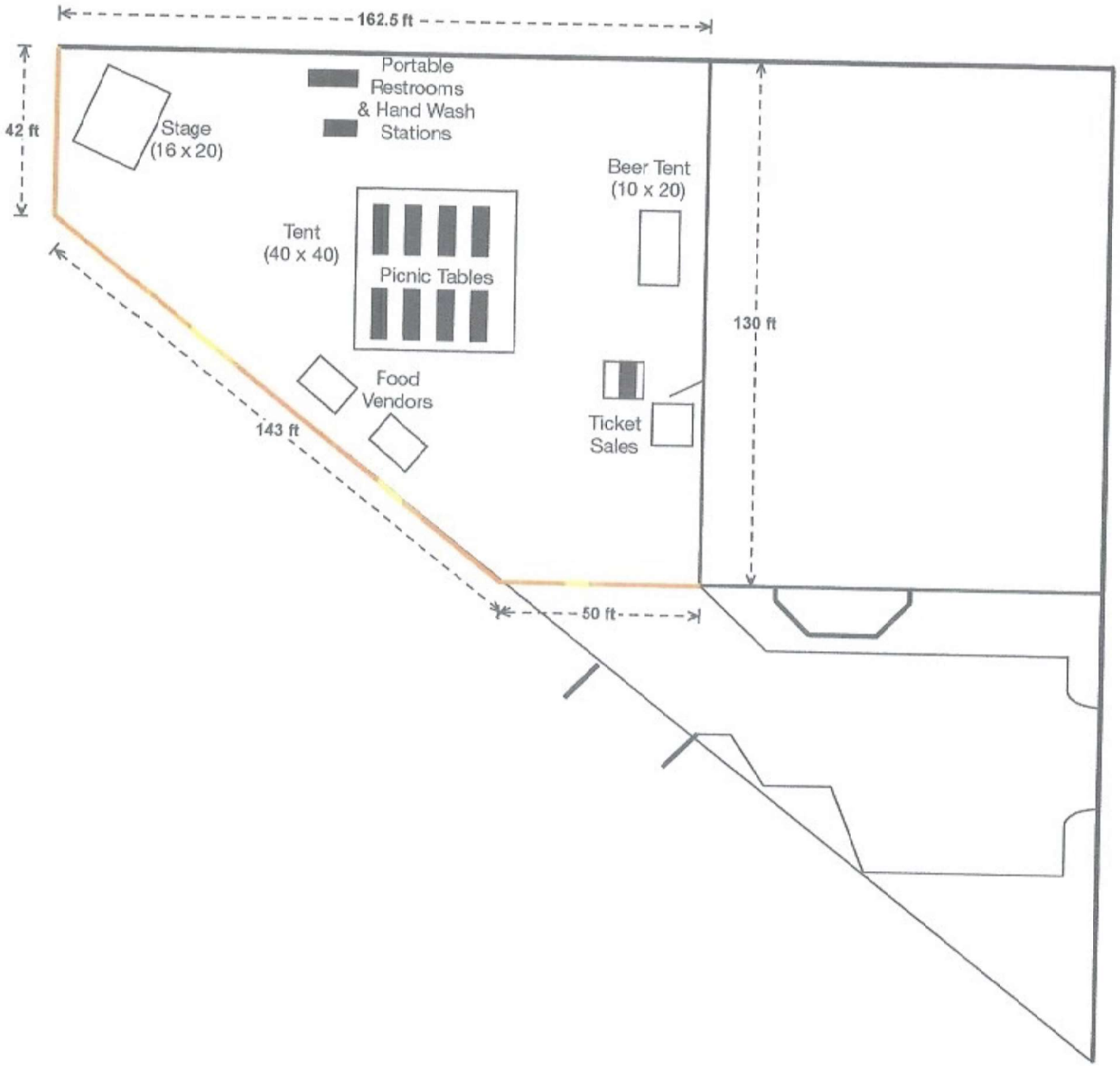
STAFF USE ONLY

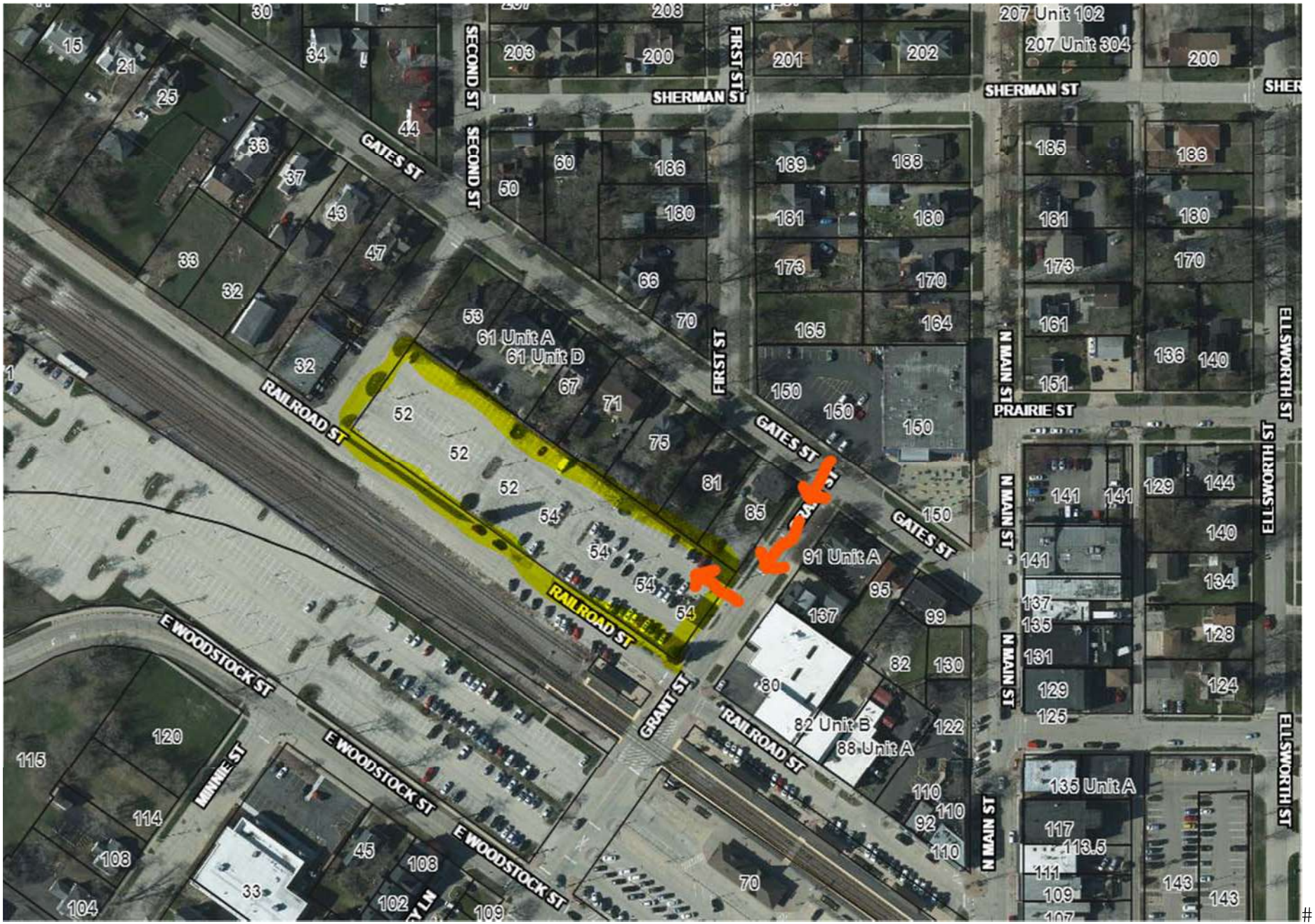
Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No


162.5 ft
42 ft
Stage
(16 x 20)
Portable
Restrooms
& Hand Wash
Stations
Beer Tent
(10 x 20)
Tent
(40 x 40)
Picnic Tables
130 ft
Food
Vendors
143 ft
Ticket
Sales
50 ft


SECOND ST
FIRST ST
SHERMAN ST
GATES ST
RAILROAD ST
PRAIRIE ST
N MAIN ST
ELLSWORTH ST
GRANT ST
E WOODSTOCK ST
MINNIE ST
61 Unit A
61 Unit D
91 Unit A
82 Unit B
88 Unit A
135 Unit A
207 Unit 102
207 Unit 304

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Special Event Request - Crystal Lake Brewing Company 10th Anniversary Fest

Staff Recommendation: Motion to approve a Special Event Permit for the Crystal Lake Brewing Company 10th Anniversary Fest to be held August 9 and 10, 2024.

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

Background:
The Crystal Lake Brewing Company has requested a Special Event approval to hold their 10th Anniversary Fest on August 9th and 10th, 2024. The event is proposed to be held in the parking lot of their building at 105 North Main Street. The festival includes live music, food vendors, and beer sales.

The layout will be the same as the annual Oktoberfest event.

City staff has reviewed the applicant's requests. **Due to recent comments from residents on First Street a recommended condition of approval has been added to address on-street parking (see condition #10).** The following are recommended conditions of approval:

1) This approval is valid for the Special Event to be held August 9, 2024 and August 10, 2024
2) Tents/Canopies to be used for this event must follow City guidelines.
3) Provide adequate lighting for participants during night hours. Submit stage lighting and canopy lighting specifications if applicable.
4) Obtain any necessary approvals from McHenry County Health Department.
5) Temporary wiring must comply with the 2017 National Electrical Code:
6) The site must be inspected the day prior to the event for compliance with canopy spacing (if applicable), electrical connections, etc.
7) An access lane of a minimum of 20 feet must be maintained around the building for emergency access. The fire connections must not be blocked.
8) All food trucks must meet the requirements listed in City Code Chapter 385-35, including a permit and an inspection of the truck by the Crystal Lake Fire Prevention Bureau. The petitioner shall contact the Fire Prevention Bureau to arrange for an inspection prior to the event.
9) Should valet parking be offered, parking attendant should wear clothing to make them more visible at night as they walk between the festival site and remote parking area.

10) **Organizers are to contact the Police Department for official "No Parking" signs that are to be posted along Gates Street and First Street. The "No Parking" signs are not to be posted on telephone poles and are to be removed the day after the event. Signs must be posted directing attendees to various City parking lots that can be used during the event. A map of the Railroad Street parking lot is attached.**
11) Maximum occupancy limits of the building must be maintained throughout the event.

The applicants have been made aware of these recommended conditions and will attend City Council meeting to answer any questions. The application materials have been attached for reference.

Votes Required to Pass:
Simple majority vote

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME CLB's 10th Anniversary Fest

EVENT LOCATION Crystal Lake Brewing, 150 N Main St.

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

- ☐ Carnival
- ☐ Circus
- ☒ Festival
- ☐ Filming
- ☐ Other
- ☐ General use of City-owned property
- ☐ Parade
- ☐ Outdoor Sales
- ☐ Run/Walk Event

2. General Description/Purpose of the event:

Celebrating 10 years in business!

3. Will the event require the use of City-owned property? ☐ Yes ☒ No
4. Is a Site Map/Route Map attached? ☒ Yes ☐ No
5. Is the event an annual/recurring event? ☒ Yes ☐ No
6. Will the event require a public street/sidewalk to be blocked or closed? ☐ Yes ☒ No
7. Will the event require use of a public parking lot? ☐ Yes ☒ No
8. Number of persons scheduled to monitor and work the event: 12-15
9. Estimated attendance: 800 - 1000 per day

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

ORGANIZATION INFORMATION

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

12. Name of Event Manager: Beth Alberger

13. Contact Information for Event Manager:

Address: 56 S. Walkup Avenue
Crystal Lake, IL 60014

ns of contact)

Daytime phone: [redacted] ☐

Emergency phone: ☐

Cell phone: ☐

Email: beth@crystallakebrew.com ☒

EVENT OPERATION

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

Set Up: Tue, 8/8/24

Event: Fri, 8/9 – Sat, 8/10/24

Dismantling: Mon 8/12/24

15. Hours of the event:

Set Up: Fri 12-3pm

Event: Fri 8/9 3-11pm / Sat 8/10 12-11pm

Dismantling: Mon 8/12 8am-12pm

CITY MANAGER'S OFFICE

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

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

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

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

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

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

beer, hard ades, seltzers

**Please complete the attached Temporary Liquor License Application*

COMMUNITY DEVELOPMENT

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

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

Temporary community event signs	☐ Yes	☒ No
Temporary neighborhood event signs	☐ Yes	☒ No
Directional signs	☐ Yes	☒ No
Banner	☐ Yes	☒ No

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

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

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

Description of Products Food Trucks/Pop Ups: Perky Pickle, Stix & Noodles, El Chido Street Tacos

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

Name of Company Crown Restrooms / LRS Woodstock
Address 1704 Lamb Rd, Unit B, Woodstock, IL 60098
Phone 815-459-5558

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

If yes, please specify the power requirements and plan for provision

extra power along fence line & from building

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

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

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

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

B&B Productions providing stage/lighting & sound

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

First Aid Kits on site

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

- ❑Barricade Borrowing Application
- ❑Certificate of Insurance/Hold Harmless Agreement
- ❑Raffle License Application
- ❑Temporary Liquor License Application

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

Beth Alberger
Signature

6/19/24
Date

Beth Alberger
Print Name

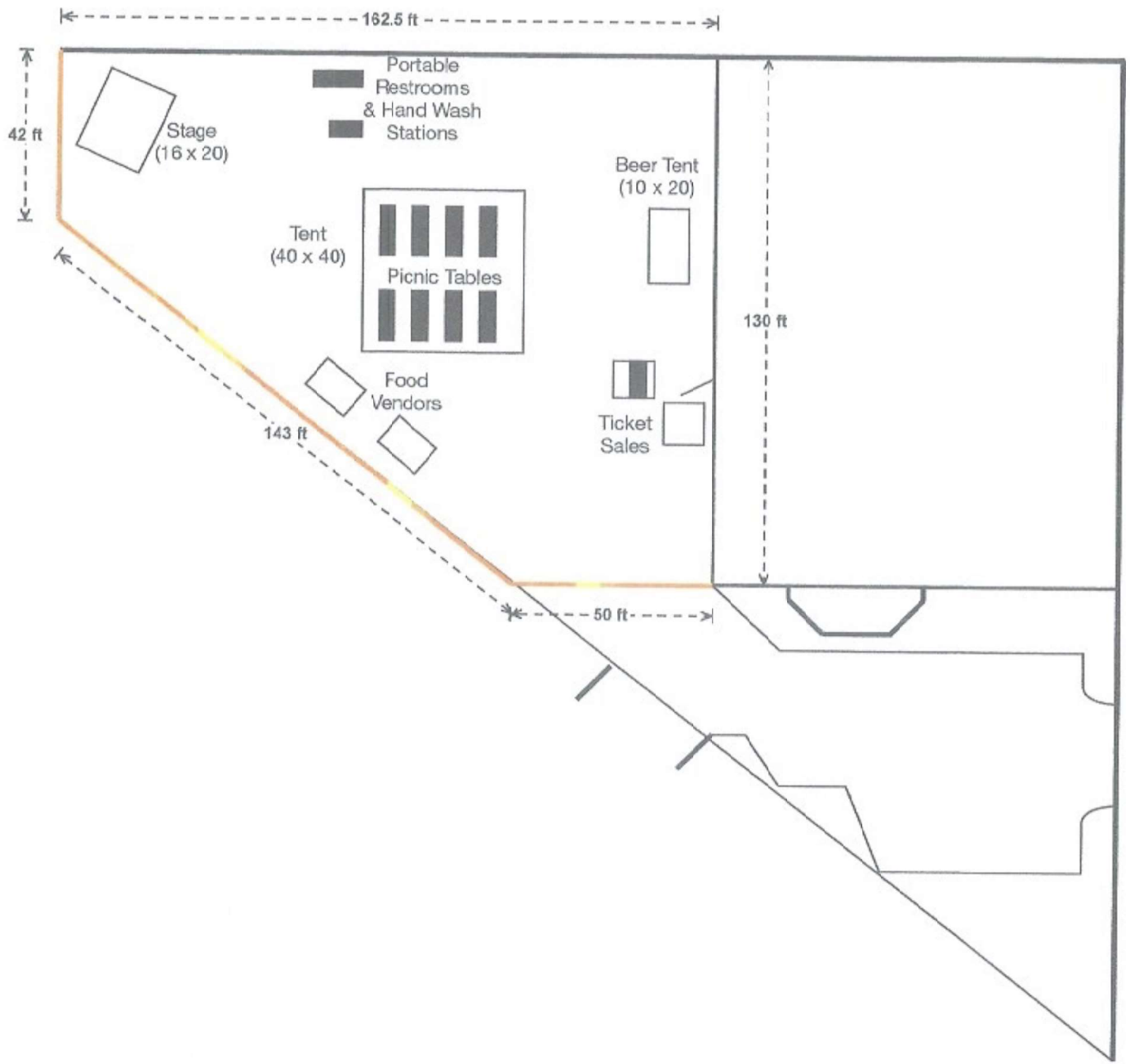
STAFF USE ONLY

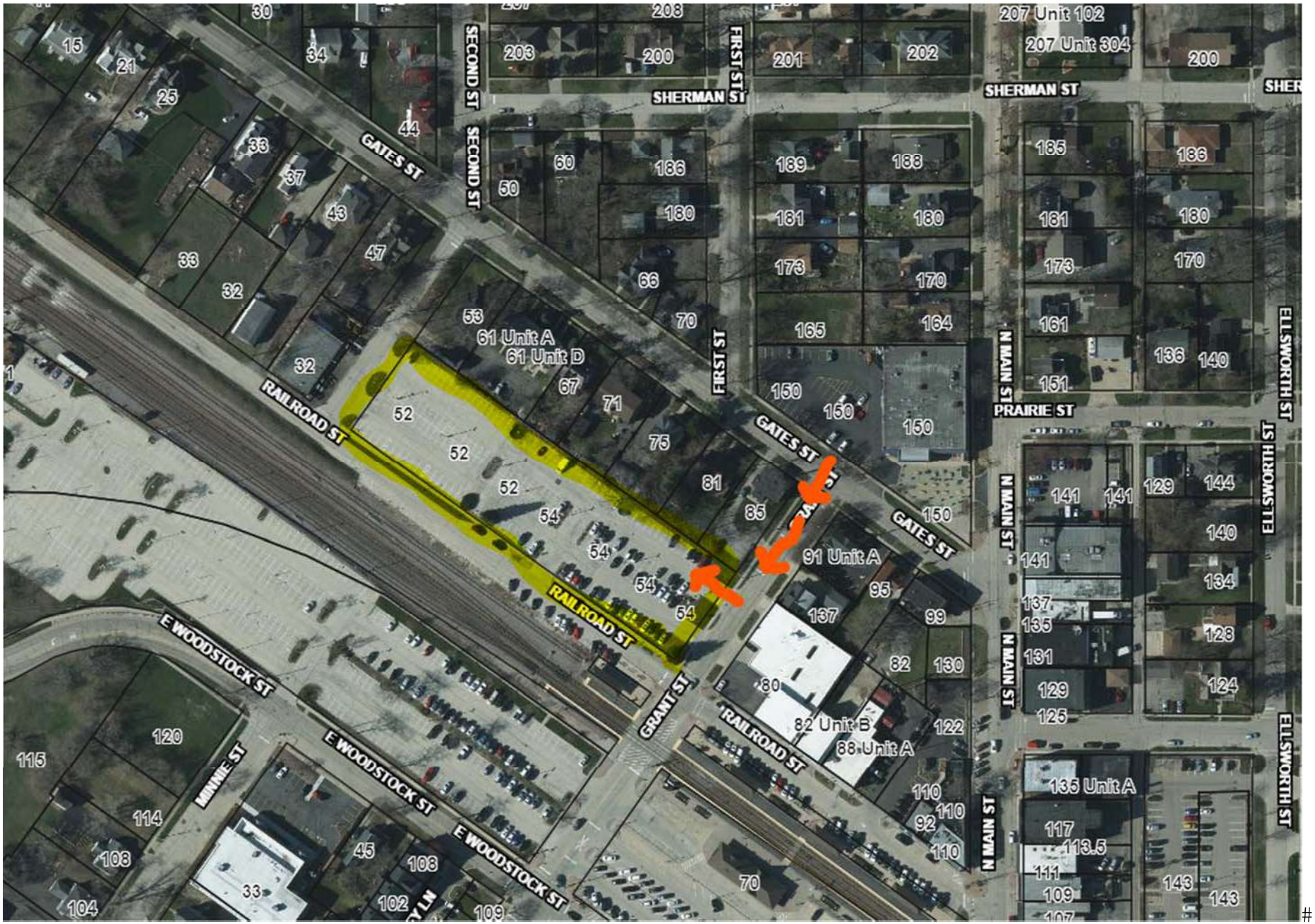
Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ❑ Yes ❑ No

City Council Approval Required: ❑ Yes ❑ No


162.5 ft
42 ft
Stage
(16 x 20)
Portable
Restrooms
& Hand Wash
Stations
Beer Tent
(10 x 20)
Tent
(40 x 40)
Picnic Tables
130 ft
Food
Vendors
143 ft
Ticket
Sales
50 ft


SECOND ST
FIRST ST
SHERMAN ST
GATES ST
RAILROAD ST
PRAIRIE ST
N MAIN ST
ELLSWORTH ST
GRANT ST
E WOODSTOCK ST
MINNIE ST
61 Unit A
61 Unit D
91 Unit A
82 Unit B
88 Unit A
135 Unit A
207 Unit 102
207 Unit 304

Agenda Item No: 9e

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Special Event Request - Downtown Crystal Lake/Main Street - Johnny Appleseed Festival and Great Ball Race, Closure of Brink Street, and Police Department Assistance Fee Waiver – September 28, 2024

Recommendation: Motion to approve a Special Event Permit for the 2024 Johnny Appleseed Festival and Great Ball Race events, closure of Brink Street, pursuant to staff recommendations, and waiver of the Police Department charge back fees (~$6,543.60)

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

Background: The applicant has applied for a Special Event for the 31st Annual Johnny Appleseed Festival on Saturday, September 28, 2024, from 9:00 a.m. to 4:00 p.m. City Council approval is required because the applicant is requesting permission to close off Brink Street between Grant and Williams Streets for the length of the event, to close Brink Street between Williams and Main Streets from 2:00 p.m. to 3:30 p.m. for the 22nd Annual Great Ball Race and close the Brink Street Market parking lot until 6:00 p.m. (please see the attached site plans). The event also includes a Craft Fair as well as a Food Court/Entertainment area at Depot Park and the adjacent Depot Park parking lot.

This year's event would be very similar to previous years' events and would include demonstrations and entertainment, food vendors, crafts, pony rides, a pumpkin train, pumpkin bowling, an apple ride, inflatable rides, climbing tower, and a petting zoo. Horse-drawn wagon rides would be given that would circle the block that includes the Brink Street Market. Similar to last year, the Craft Fair will be located in the Depot parking lot. For the Great Ball Race, brightly colored and numbered plastic balls would be rolled down Brink Street from their starting point at Williams Street to their ending point before Main Street. Also, the Farmers Market, which is held every Saturday in the Depot Park, will be relocated to the parking lot at Depot Park for this day only.

The Police Department is recommending proper staffing in light of recent world events. The number of officers required for the event have been determined by the Police Department. The Police Department has determined that the chargeback fee will be approximately $6,543.60.
The organizers of the event are requesting a waiver of the fee.

If the request is approved, staff recommends the following conditions:

1. The approval is valid on Saturday, September 28, 2024. The closure of Brink Street from Williams Street to Main Street is permitted from 2:00 p.m. to 3:30 p.m. The closure of the Brink Street Market parking lot and Brink Street from Grant to Williams Streets is permitted from 5:30 a.m. until 6:00 p.m. The Depot Park parking lot is permitted to be closed from 5:30 a.m. until 6:00 p.m.
2. The event must be in accordance with the attached site plan, with the exception of both alleys east of Williams Street and the Marathon gas station driveways must remain clear at all times. Begin temporary closure of Brink Street east of the alley entrances and end the closure WEST of the gas station driveways. Any additional changes to the site plan must be provided prior to the inspection by the Fire Prevention Bureau.
3. All electrical must comply with the 2017 National Electric Code and is subject to an inspection prior to starting the event.
4. The applicant must contact the Crystal Lake Police Department to coordinate parking and traffic procedures.
5. Promotional and informational banners and signage are approved via this approval. Please contact the Building Division regarding the details of the signage to be used in conjunction with the event. Signs cannot obstruct the view of traffic or be attached to utility poles.
6. No liquor service is allowed at the event.
7. The applicant is responsible for obtaining all necessary McHenry County Health Department permits.
8. All outside vendors must be approved by Downtown Crystal Lake Main Street at least 7 days prior to the event (September 21, 2024).
9. The applicant must provide adequate trash receptacles, which need to be emptied on a regular basis throughout the event, and following post-event cleanup. Downtown amenities and landscaping must be properly maintained and/or restored to their original condition, as necessary. Waste materials in/under and within 30 feet of all tents/canopies need to be stored in approved containers. (Garbage cans must be provided for waste.)
10. The event organizer must schedule a meeting with the Fire Prevention Bureau at least one week prior to the event by calling 815-356-3640 regarding cooking and other requirements for tents and canopies. Canopies/tents must be adequately anchored using sand, water, concrete, or guide lines. No drilling stakes into the concrete or asphalt. Cooking tents/canopies must be of a flame-resistant material, or treated as such. No smoking is allowed in or under any tents/canopies. A portable fire extinguisher(s) must be present under tents/canopies.
11. Provide approved access for emergency vehicles to gain entry to the event as well as maintain access to the existing structures. This must include a minimum 20-foot access in the parking areas serving the alley to the rear of Williams Street and the Brink Street lot near the Raue Center. Access to both alleys east of Williams Street and the Marathon gas station driveways must remain clear at all times. Any barricades used must be easily moveable for emergency access.

12. If the sidewalks cannot accommodate the pedestrian traffic sufficiently and people are using the streets, consideration to close the roadway to traffic should be made. The decision to close the roadway would be made by the on-duty police patrol supervisor and the event organizers.
13. Pre-event advertisements and event-day signage should direct motorists to the commuter lots for parking.
14. The petitioner must erect approved barricades and advance-warning signs for the temporary closure of Brink Street during the hours of 2:00 and 3:30 p.m. only. These signs and barricades must only be in place during the approved time for the road closure.
15. Restrict parking in the three Brink Street Z-lots until after 3:30 p.m. or provide temporary signs at these spaces noting that vehicles cannot be moved out of this area between the hours of 2:00 p.m. and 3:30 p.m.
16. Any vendors must be located off all roadways and parking areas that are not approved for closure.

The applicant has been made aware of these recommended conditions and advised to attend the July 16, 2024 City Council meeting to answer any questions.

Votes Required to Pass: A simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Johnny Appleseed Festival and Great Ball Race

EVENT LOCATION Downtown Crystal Lake

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival	☐ General use of City-owned property
☐ Circus	☐ Parade
☑ Festival	☐ Outdoor Sales
☐ Filming	☐ Run/Walk Event
☐ Other _____	

RECEIVED JUN 24 2024 By 2:35 pm

2. General Description/Purpose of the event:
See attached

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

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

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

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

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

8. Number of persons scheduled to monitor and work the event: 200

9. Estimated attendance: 5000-8000

10. Is a "rain date" proposed? Y ☑ or N ☐ If yes, what is the rain date? 9/29/24

ORGANIZATION INFORMATION

11. ☑ Organization is registered with the State of Illinois as a Non-Profit Organization
12. Name of Event Manager: Katie Galto
13. Contact Information for Event Manager:

Address: 25 W Crystal Lake Ave
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: 815-479-0835 ☑
Emergency phone: ☐
Cell phone: [redacted] ☐
Email: events@downtowncl.org ☐

EVENT OPERATION

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

Set Up: 9/28/24
Event: 9/28/24
Dismantling: 9/28/24

15. Hours of the event:

Set Up: 5:30am
Event: 9am-4pm (race is at 3pm)
Dismantling: until 6pm

CITY MANAGER'S OFFICE

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

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

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

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

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

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

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

    Temporary community event signs ☑ Yes ☐ No

    Temporary neighborhood event signs ☑ Yes ☐ No

    Directional signs ☑ Yes ☐ No

    Banner ☑ Yes ☐ No

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

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

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

    Description of Products craft products

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

    Name of Company Crown Restroom
    Address 1704 Lamb Rd. Unit B Woodstock, IL
    Phone 815-206-3689

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

    If yes, please specify the power requirements and plan for provision
    gazebo electric outlets, generators, parking lot electricity, private electrical servic

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

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

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

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

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

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify animals require water, private taps are used

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

- ☑ Barricade Borrowing Application
- ☑ Certificate of Insurance/Hold Harmless Agreement
- ☑ Raffle License Application
- ☐ Temporary Liquor License Application

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

K Galto
Signature

6/4/24
Date

Katie Galto
Print Name

STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No



Description of Proposed Use
31st Annual Jonny Appleseed Festival
Saturday, September 28th, 2024 / 9am – 4pm

This is a one-day event filled with music, entertainment, games, and activities for the whole family.

We plan to have outside vendors provide additional food services (facepainting, etc.). All outside vendors must be approved by Downtown Crystal Lake / Main Street at least 7 days prior to the event. Enclosed is a copy of our vendor guidelines.

For safety reasons, we are requesting the closing off the Brink Street Market parking lot (all day until about 6pm when the lot is cleared), in order to position many of the children's activities in that lot for the festival. Children's activities include pony rides, pumpkin train, pumpkin bowling, inflatable rides, petting zoo, etc.

We are requesting closure of the Depot parking lot for the craft fair, farmers market, porta potty placement and band/entertainment parking.

A site plan for the major activities and last year's Festival brochure are enclosed.

June 5th, 2024

Mr. Eric Helm
City Manager
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Dear Mr. Helm,

Downtown Crystal Lake / Main Street wishes to host the 31st Annual Johnny Appleseed Festival on Saturday, September 28th, 2024.

In addition to the use of Brink Street Market and Depot Park, we are again asking for the closure of Brink Street from Williams to Grant. The request of this closure is to have a safe space for the community to enjoy. In addition to providing safety, it will also create a showcase space for vendors, sponsors and activities. We are planning to put "Touch a Truck" and Sponsor/Vendor tents in this area as well as a new "Teen Corner" with activities catered to the 13-18 year old crowd.

In conjunction with the festival, Downtown Crystal Lake / Main Street wishes to hold the "Great Ball Race" (raffle) on Brink Street east of Williams Street during the Festival. Enclosed is our request for a Special Event Permit. We also request a waiver of the application fee.

Enclosed is a copy of the festival's activities, our organization's vendor guidelines, and a basic site plan for both events.

If you have any questions, please feel free to call me at (815) 479-0835.

Sincerely,

Joy Neal

Joy Neal
Downtown Crystal Lake Executive Director

June 5th, 2024

City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

To Whom it May Concern:

The Downtown Crystal Lake / Main Street organization is requesting a waiver of fees for Police detail for our 31st Annual Johnny Appleseed Festival taking place on September 28th, 2024. This event draws between 8,000 – 9,000 visitors into our Downtown at this one-day festival. Our Downtown organization is a 501c3 that plans, promotes, and runs this event that enriches our community and draws visitors from all over Northern Illinois.

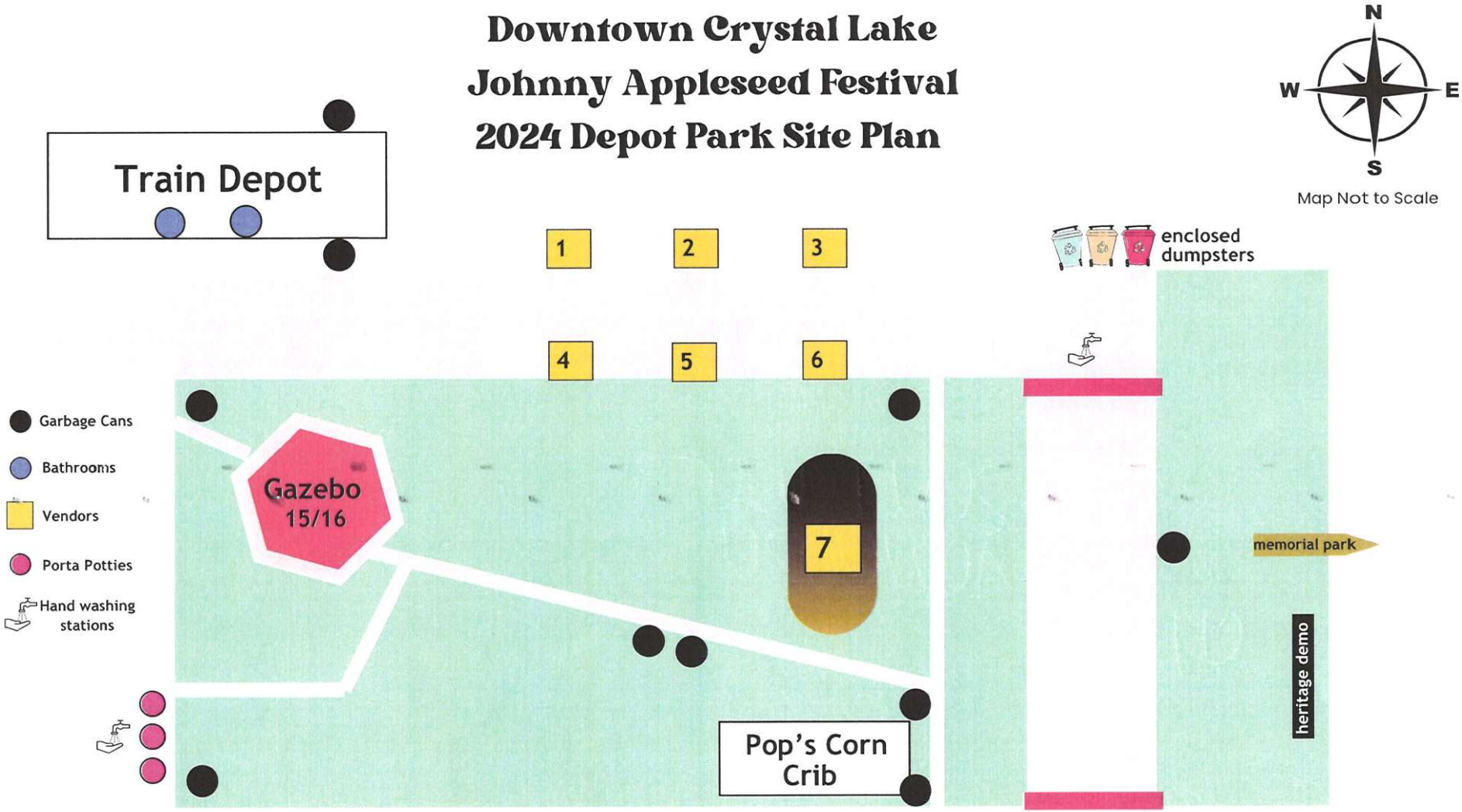
We appreciate your consideration of this request.

Sincerely,

Joy Neal

Joy Neal
Downtown Crystal Lake Executive Director

Downtown Crystal Lake
Johnny Appleseed Festival
2024 Depot Park Site Plan



1. Duke's Alehouse
2. Knights of Columbus
3. Joe & Dough
4. Winter Inn
5. Food Vendor
6. Food Vendor
7. Harms Farm

Katie Galto Cell: 708-790-1338
Joy Neal Cell: 224-325-6457

Gazebo- Entertainment

Driveway- Blocked off with barricades at red lines to allow safe pedestrian walkway on the north/south leg. East/west leg of driveway is used as fire lane and access for emergency vehicles (per fire marshall)

Craft Fair and Farmers Market in Depot Park Parking Lot: 35-40 Vendors

Other Facilities:
-20 tables with chairs for patrons
-Extra garbage and recycling totes provide by prairieland disposal

pumpkin train
pumpkin train
dj Marc
petting zoo
pumpkin bowling
inside scoop
pumpkin train
pumpkin train
face painter
kids games 10 & under
souvenirs
souvenirs
volunteer check in & info
apple peeler
cheshire
enlighted balance
Color Me Mine
vendor
vendor
kids games 10& older
expo vendors

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Ice Cream Vendor License

Staff Recommendation: Motion to approve the issuance of an Ice Cream Vendor License to Ice Cream Paradise, Inc.

Staff Contact: Nick Hammonds, Deputy City Manager

Background:

The City has received a request from Ice Cream Paradise, Inc. for an Ice Cream Vendor License for the operation of one (1) truck through October 15, 2024. The petitioner is licensed in Lake in the Hills. This will be the first time the petitioner has applied for an Ice Cream Vendor License with the City of Crystal Lake.

The City Code allows issuance of no more than three (3) ice cream vendor business licenses in the City of Crystal Lake, each with no more than two (2) vehicles. Prior to the current request, the City has issued two (2) Ice Cream Vendor Licenses for the 2024 license period to Kona Ice and Tropical Chill.

The following support documents have been submitted:

- Background check for owner/driver
- Safety Inspection Certificates
- Proof of Liability Insurance
- Copy of McHenry County Health Department Permit

Payment of the license and truck fees must be made prior to the issuance of the license.

All other aspects of this petition meet City Code requirements, including the size requirements for the vehicle.

Votes Required to Pass:

Simple majority

ICT24-000003
Ice Cream Truck

Applicant Name	Silviya Ivanov
Applicant Email	icecreamparadise2023@gmail.com
Applicant Address	211 Crystal Lake Rd Lake in the Hills IL 60156
Applicant Company Name	Ice Cream Paradise INC
Applicant Company Address	211 Crystal Lake Rd Lake in the Hills IL 60156
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Legal Name	Ice Cream Paradise INC
DBA	Ice Cream Paradise INC
Phone Number	[redacted]
Length of time applicant has been in the business	1y
Has applicant made application for a similar license on premises other than described in this application?	No
Has a previous license/permit by any state or subdivision, or the federal government been revoked?	No
Has applicant, including any partner, director or officer, ever been convicted of a felony under any Federal or State law?	No
Number of Drivers / Background Investigations	1
Number of trucks to be operated under this license	1
Truck Make 1	FRAIGHTLINER
Truck Year 1	2002
Truck VIN 1	WD2YD641225382131
Contact Person Name	Silviya Ivanov
Contact Person Email	icecreamparadise2023@gmail.com
Contact Person Address	211 Crystal Lake Rd Lake in the Hills IL 60156
Contact Person Company Name	Ice Cream Paradise INC

Contact Person Company Address	211 Crystal Lake Rd Lake in the Hills IL 60156
Contact Person Home Phone	
Contact Person Cell Phone	
Contact Person Work Phone	

Background Investigation Forms: background check .jpeg
Copy of current bond or public liability policy with the City of Crystal Lake as an additional insured as required by Illinois Compiled Statutes: insurance ICP2024.pdf
Copy of current McHenry County Health Department Permit: helth dep .jpeg
Police Dept. inspection report indicating that ice cream truck(s) meet all license requirements: background check .jpeg
State vehicle inspection report indicating that ice cream trucks are in safe mechanical condition: Vehicle Inspection.pdf
Upload signed affidavit Click Here for form: AFF.jpeg

DA Racing,LLC

913 Rt 22
Fox River Grove IL 60021
daracing83@gmail.com
847 834 5005

VEHICLE INSPECTION

Date	May 15th, 2024
VIN	WD2YD641225382131
Year, Make and Model	2002 Freightliner Sprinter 2500

CHECK ITEM	OK	Required Attention
BRAKES	✓	
FRONT LIGHTS-TURN SIGNALS	✓	
REAR LIGHTS-TURN SIGNALS	✓	
STEERING	✓	
TIRES	✓	
EXHAUST SYSTEM-MUFFLER	✓	
GLASS	✓	
WINDSHIELD WIPERS	✓	
REAR VIEW MIRRORS	✓	
HORN	✓	
BACK UP LIGHTS	✓	
SEAT BELTS	✓	
DOOR KNOBS AND HANDLES	✓	
FLASHING AMBER CAUTION LGT(S)	✓	
CAUTION – CHILDREN SIGN	✓	

Pass ✓ Fail ___ .

Signed T Rivera 5/15/2024

CamScanner

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/12/2024

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

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

PRODUCER	CONTACT NAME:	
MSB Insurance Agency Inc 17W775 Butterfield Rd. Suite 105 Oakbrook Terrace IL 60181	PHONE (A/C, No, Ext): (630) 752-8300	FAX (A/C, No): (630) 608-6685
	E-MAIL ADDRESS: certs@msbinsuranceagency.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Stonegate Insurance Company	
INSURED Ice Cream Paradise Inc 211 Crystal Lake Rd Lake in the Hills IL 60156	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 100,000
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	x		ILCA_4GU9ZY0000	03/15/2024	09/15/2024	BODILY INJURY (Per accident)	$ 300,000
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 100,000
							Um/UMI	$ 100,000
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

2002 Frtl WD2YD641225382131

Certificate Holder is also listed as additional Insured

CERTIFICATE HOLDER

City of Crystal Lake
100 W. Woodstock Street

Crystal Lake, IL 60014

CANCELLATION

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

AUTHORIZED REPRESENTATIVE <SB>

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MCDH
McHENRY COUNTY DEPARTMENT OF HEALTH
Promoting Better Health Since 1968

Expires October 15, 2024

Permit No. F20243209

McHENRY COUNTY DEPARTMENT OF HEALTH

Has issued a SEASONAL Health Permit to

ICE CREAM PARADISE INC

to operate

ICE CREAM PARADISE

A RISK CATEGORY THREE ESTABLISHMENT IN THE MOBILE/SEASONAL PERMIT CLASSIFICATION

(The risk category is not related to the sanitation level of the food establishment.)

Located at

211 CRYSTAL LAKE RD, LAKE IN THE HILLS, IL 60156

unless suspended or revoked according to the provisions of the ordinance establishing the issuance of this Health Permit.

***Seats:* 0**
Checkouts:

Melissa Hall Adamson

Public Health Administrator

THIS HEALTH PERMIT IS NOT TRANSFERABLE AND MUST BE POSTED IN A CONSPICUOUS PLACE.

Scanned with CamScanner

City of Crystal Lake

Application For An Ice Cream License

License Duration: April 1st through October 15th

(License shall be subject to the approval of the Mayor and City Council)

AFFIDAVIT

STATE OF ILLINOIS)
) **SS**
COUNTY OF McHENRY)

I (we) swear that I (we) will not violate any of the ordinances of the City of Crystal Lake or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of my (our) knowledge and belief. Further, licensee understands that the license issued upon this application is, and will be subject to revocation by the Mayor and City Council of the City of Crystal Lake.

Ivanov — Owner

Signature — Title

Signature — Title

Subscribed and sworn to me this, 11th day of June, 2024

Notary Public

My Commission Expires: April 18, 2025

OFFICIAL SEAL
MELANIE A. NEBEL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 18, 2025

Scanned with CamScanner

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: Sign Variation for 1,661.22 square feet of wall signage for Discount Tire at 5911 Northwest Highway

Petitioner: Discount Tire, petitioner

Recommendation: City Council Discretion:

A. Motion to approve an Ordinance with the recommended conditions for the variation as requested.
B. Motion to approve an Ordinance with the recommended conditions and to remove the red strips which results 227.19 square feet of wall signage, a variation of 77.19 square feet.
C. Motion to deny the variation request.

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

Background:

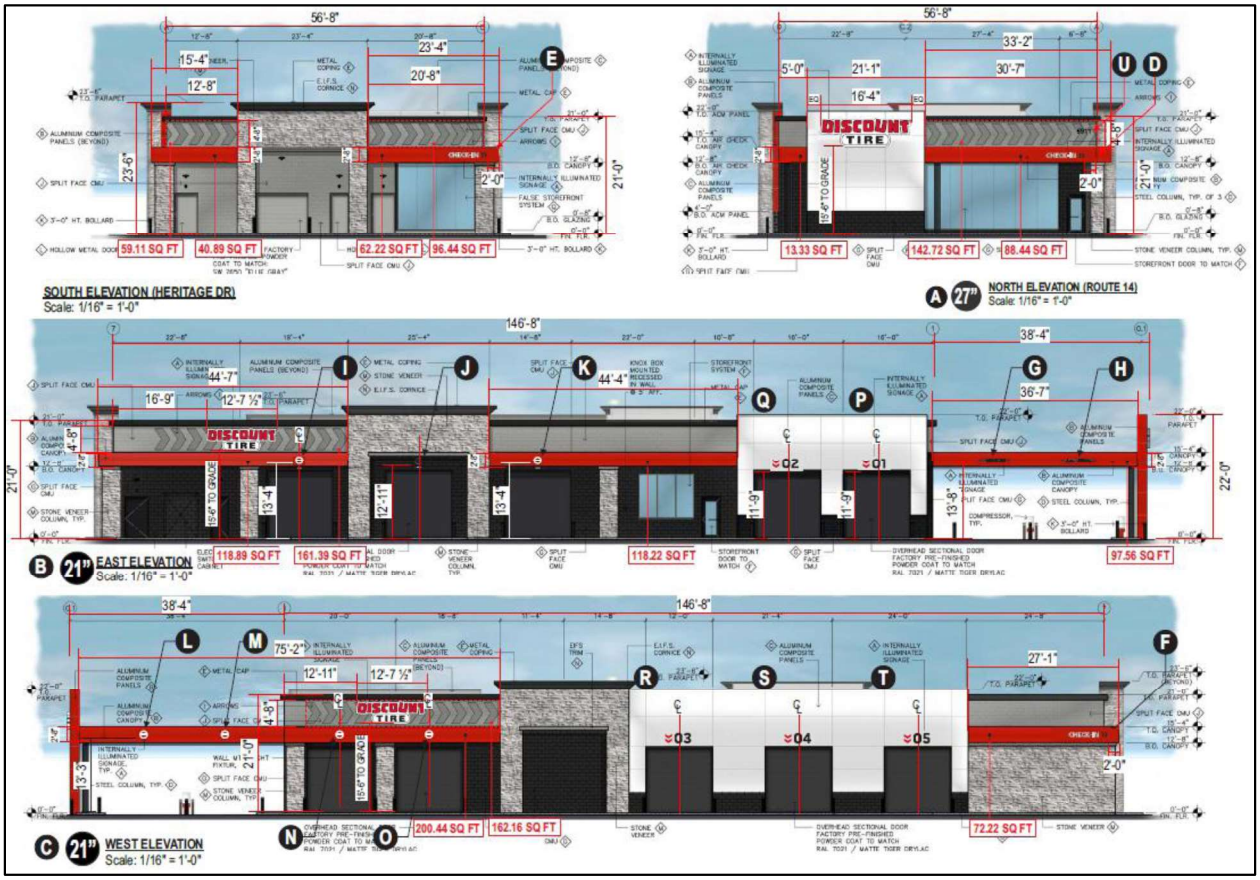
- Discount Tire is in the process of obtaining a building permit for a new, one-story retail store with installation and sales of tires.
- The petitioner is requesting a total of 1,661.22 square feet, a variance of 1,511.22 square feet from the maximum 150 square feet.

Analysis

- The proposed use is permitted multiple wall signs with no more than 150 square feet per building for all signage. Individual signs cannot exceed 75 square feet for any one sign or on one (1) façade.
- The total square footage per elevation is:
    - North: 318.18
    - South: 264.33
    - East: 565.79
    - West: 514.13

- The petitioner is proposing the following signs:

	Number of Signs	Square Feet Each	Square Feet Total
"Discount Tire"	1	66.81	66.81
"Discount Tire"	2	39.96	79.92
"Check In"	3	5.67	17.01
"Check In"	1	3.74	3.74
"Air Check"	1	4.17	4.17
"Do Not Enter" Symbols	7	2.01	14.07
Bay Number "01"	1	7.39	7.39
Bay Number "02"	1	8.44	8.44
Bay Number "03"	1	8.47	8.47
Bay Number "04"	1	8.68	8.68
Bay Number "05"	1	8.49	8.49
Red Painted Areas & Arrows	All elevations		1,434.03
TOTAL	**21**		**1,661.22**



- Painting non-neutral or corporate colors is considered wall signage. Without the red painted area and arrows, the total square footage of signage would be 227.19 square feet. This would be a variance of 79.03 square feet.

- Staff recommends the red painted areas and arrows are removed and replaced with a neutral color. Staff provided three (3) color variations that would remove the red and replace with a grey color.

- The "Do Not Enter" signs are face lit, and all other signage is halo lit. They are individually mounted letters on a sign band.

- Swift Car Wash had received a variation to paint one wall blue, with an overall square footage of 404 square feet of wall signage.

- Other similar users in the area, such as Belle Tire and Valvoline, did not require a sign variation.

The City Council can grant a variation from the requirements of the Ordinance to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the Ordinance and where the following standards are met:

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

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

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

If a recommendation of approval is made, the following conditions are suggested:

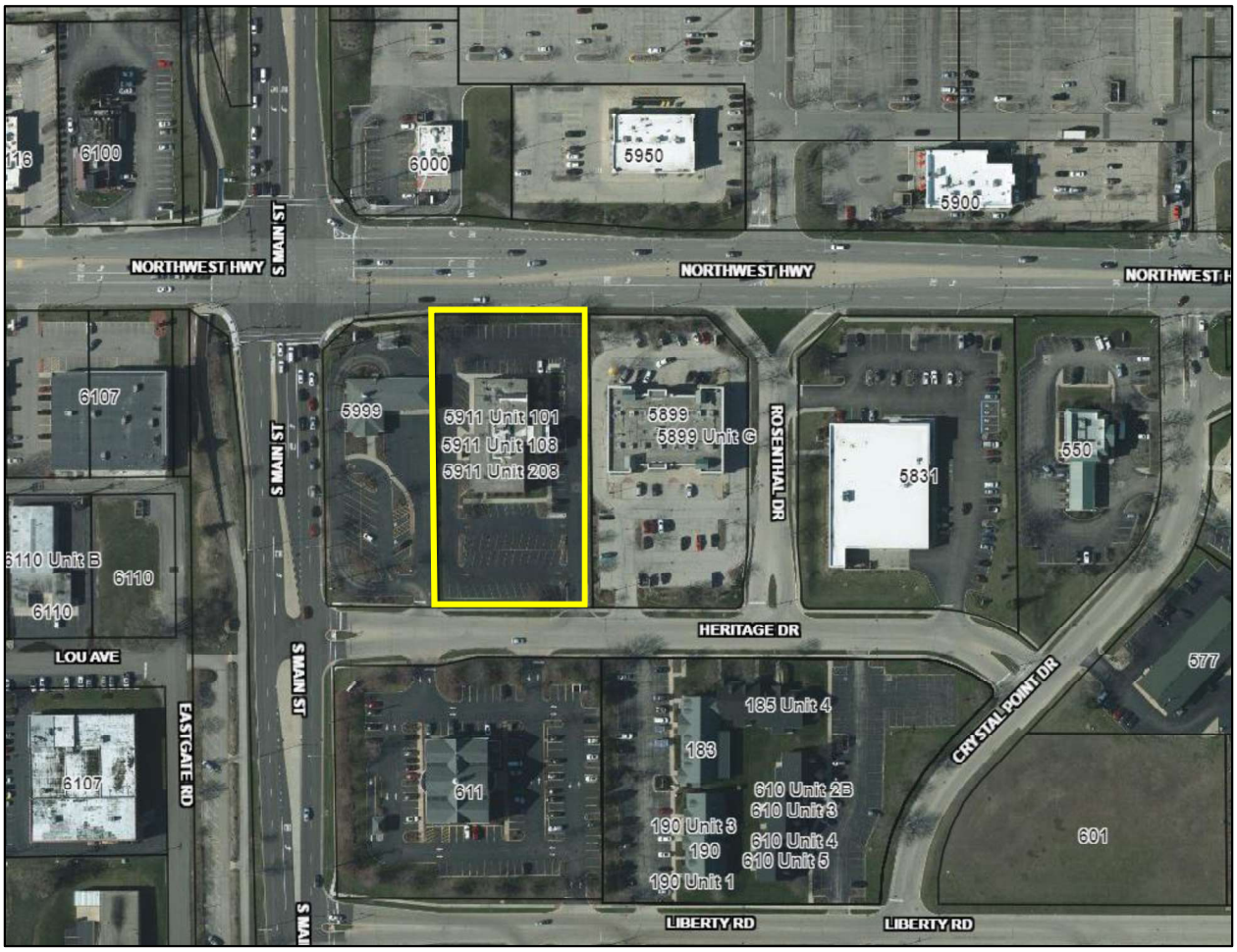
1. Approved plans, as approved by the City Council:
   A. Application (Wolfe, dated 01/02/24, received 01/10/24)
   B. Sign Plans (Walton, dated 08/11/22, last revised 06/14/24, received 06/20/24,)

2. The painting is only valid for Discount Tire, should the property change hands the façade shall be painted a neutral color.

3. The signs shall meet all other aspects of the Unified Development Ordinance.

Votes Required to Pass: Simple majority vote.

PIQ Map
5911 Northwest Highway



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIGN VARIATION FOR DISCOUNT TIRE AT 5911 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-008) before the City of Crystal Lake, the Petitioner has requested a sign variation to allow 1,661.22 square feet of building signage for Discount Tire at 5911 Northwest Highway; and

WHEREAS, a hearing of the request was held before the City of Crystal Lake City Council on July 16, 2024 in the manner and in the form as prescribed by Ordinance and Statute; and

WHEREAS, as a result of said hearing, the City Council made a motion to approve the sign variation as requested; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the sign variation be granted as requested,

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

Section I: That a sign variation be granted to allow 1,661.22 square feet of building signage for Discount Tire at 5911 Northwest Highway (19-09-105-003), Crystal Lake, Illinois.

Section II: Said sign variation is approved with the following conditions:

1. Approved plans, as approved by the City Council:
   A. Application (Wolfe, dated 01/02/24, received 01/10/24)
   B. Sign Plans (Walton, dated 08/11/22, last revised 06/14/24, received 06/20/24,)

2. The variation is only valid for Discount Tire, should the property change hands the façade shall be painted a neutral color.

3. The signs shall meet all other aspects of the Unified Development Ordinance.

Draft

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of the sign variation in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this 16th day of July, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: July 16, 2024
Approved: July 16, 2024

Draft

City of Crystal Lake
Sign Variation Application

IMPORTANT: Please submit a completed application along with sign details and a $100 application fee to the Planning and Economic Development Department. The application must be submitted by Friday, two weeks prior to the intended Council meeting. City Council meetings are held the first and third Tuesdays of each month.

Property Address: 5911 NORTHWEST HIGHWAY, CRYSTAL LAKE, IL 60014

Petitioner Information	***Sign Owner Information (if different)***
Name: JENNIFER WOLFE	Name: DISCOUNT TIRE
Address: 4113 N SWANN STREET	Address: 5911 NORTHWEST HIGHWAY
COVINGTON,GA 30014	CRYSTAL LAKE,IL 60014
Telephone: 770-568-8867	Telephone: UNKNOWN
Email: ITSPERMITTABLEGEORGIA@GMAIL.COM	Email: INFO@DISCOUNTTIRES.COM

Sign Details

Type of Sign: ☑ Wall ☐ Free Standing ☐ Other: _____

Illumination Type: ☐ Non-illuminated ☐ Internally Illuminated ☐ Externally Illuminated

Prior to requesting a variation, please make all reasonable efforts such as utilizing color, lettering legibility, contrast, illumination or graphic composition to increase the reading effectiveness of the proposed sign within the requirements of the Ordinance.

Variation Requested: REQUEST FOR ZONING RELIEF TO ALLOW MORE THAN 150 SQUARE FEET IN WALLSIGNAGE AREA TO ALLOW PROPER IDENITIFICATION OF ALL MEANS OF INGRESS AND EGRESS AND PROPER WAYFINDING PRACTICES.

Variations can only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the Ordinance. Please indicate how the following standards are met:

1. Unique Hardship: Explain how the proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship SEE ATTACHED STATEMENT OF JUSTIFICATION

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

SEE ATTACHED STATEMENT OF JUSTIFICATION

3. Consistent with Intent: The proposed variation is in harmony with the intent, purpose, and objectives of the Ordinance

SEE ATTACHED STATEMENT OF JUSTIFICATIONS

Signatures

JENNIFER WOLFE	1/2/2024
Petitioner: Print and Sign name (*if different from owner*)	Date:

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

HALLE PROPERTIES- SEE ATTACHED	1/2/2024
Property Owner: Print and Sign name	Date:

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

STATEMENTS OF JUSTIFICATIONS

#1) The unique set of circumstances that warrant special consideration regarding our request for an exception to exceed the standard code allowances for wayfinding and wall signage for the subject property. While we acknowledge the importance of adhering to established regulations, we believe our situation merits an exception due to the following compelling factors:

a) **Architectural Complexity:** The Discount Tire store features an intricate and unconventional architectural design that poses challenges to traditional wayfinding methods. The intricate layout, irregular angles, and diverse spaces make it difficult for visitors to navigate without clear and strategically placed signage.

b) **Specialized Functionality:** Unlike conventional structures, the Discount Tire store serves a unique purpose that demands specialized wayfinding solutions. The nature of our operations requires visitors to have clear and concise directions to specific areas, enhancing safety, efficiency, and overall user experience.

c) **Innovative Design Integration:** Our project incorporates cutting-edge design elements that contribute to a dynamic and engaging environment. Conforming strictly to standard signage dimensions could compromise the aesthetic integrity and innovative aspects of the overall design. An exception would allow us to maintain the intended visual impact and functionality.

d) **Public Safety Enhancement:** The exceptional circumstances surrounding our project necessitate an elevated level of attention to public safety. Well-designed and strategically placed signage is crucial in emergency situations, providing clear evacuation routes and essential information to ensure the well-being of all occupants.

#2) The proposed wayfinding and wall signage that exceeds the sign ordinance is designed to enhance navigational clarity and provide essential information for the public. Despite surpassing the standard sign regulations, it is argued that the variation will not harm public welfare for several reasons.

a) The intention behind the signage is to improve wayfinding and communication, promoting public safety and convenience. The signage is strategically placed to guide individuals effectively, reducing the likelihood of confusion and potential hazards. The emphasis on clear communication supports public welfare by minimizing the risk of accidents or personal injury.

b) The proposed variation is carefully designed to ensure it does not contribute to visual distraction. The signage is thoughtfully integrated, avoiding clutter or excessive brightness that could divert attention and potentially lead to accidents. By adhering to a well-thought-out design, the variation aims to enhance aesthetics without compromising safety or property values.

c) Additionally, the signage's contribution to the creation of a visually cohesive environment can be seen as a positive factor. Well-designed and informative signage can be considered an asset to the neighborhood, contributing to an improved sense of community and identity. This, in turn, may positively influence property values rather than causing a substantial reduction.

In summary, the proposed wayfinding and wall signage exceeding the sign ordinance is positioned to enhance public welfare by improving navigation, ensuring safety, and maintaining visual harmony. The careful design and placement mitigate potential harms, fostering a positive impact on the community and property values.

#3) Our intention is to demonstrate how this variation is not only in harmony with the spirit of the sign ordinance but also contributes positively to the overall aesthetics and functionality of the community.

a) **Contextual Integration:** The proposed variation has been carefully designed to integrate seamlessly with the surrounding environment. By incorporating elements from the local architectural style and color palette, the signage becomes an organic extension of the community's visual identity. This contextual integration ensures that the variation aligns with the essence of the sign ordinance, emphasizing a cohesive and unified appearance.
b) **Enhanced Visibility and Legibility:** The increase in size or prominence of the wall signs is driven by a desire to enhance visibility and legibility rather than mere self-promotion. This is in direct accordance with the sign ordinance's objective to facilitate clear and effective communication. The proposed variation focuses on readability, contributing to a safer and more informed community environment.
c) **Aesthetic Enhancement without Disturbance:** The variation has been crafted to enhance the aesthetic appeal of the area without causing visual disturbance or clutter. The design elements, such as the use of complementary colors and tasteful typography, contribute to an overall pleasing streetscape. This aligns with the spirit of the sign ordinance, which aims to maintain and enhance the visual quality of public spaces.
d) **Community Engagement:** In considering the proposed variation, we have actively sought input from the local community. Through surveys, public meetings, and consultations, we have gauged the preferences and expectations of residents. This community engagement ensures that the proposed variation reflects the collective spirit and identity of the neighborhood, adhering to the democratic principles that the sign ordinance seeks to uphold.
e) **Technological Advancements and Innovation:** The proposed variation also incorporates modern technologies, such as energy-efficient lighting and/or interactive features, aligning with the evolving landscape of signage. This forward-thinking approach demonstrates the adaptability of the variation to emerging trends while remaining within the broader framework of the sign ordinance.
f) In conclusion, the proposed variation for wall signs that exceeds the sign ordinance is a thoughtful and well-executed proposal that aligns with the overarching goals and spirit of the existing ordinance. By emphasizing contextual integration, readability, aesthetic enhancement, community engagement, and technological innovation, we believe that this variation will contribute positively to the community while respecting the regulatory framework in place.

PROJECT SITE:

DISCOUNT TIRE ILC 38
5911 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

SIGN PACKAGE

WALTON
10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
© 2017 WALTON ALL RIGHTS RESERVED

Client: DISCOUNT TIRE ILC 38
Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: - - -
Designer: IP
Date: 08.11.22
PM TG

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision:
R9) 06/12/23 Remake entire book with new information - FK
R10) 10/02/23 Updated elevation page - IP
R11) 10/05/23 Updated sq ft calls / added sq ft chart - IP
R12) 01/11/24 Updated store number - IP
R13) 05/06/24 Removed address numbers - IP
R14) 06/14/24 Added sq ft of ACM canopy - IP

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

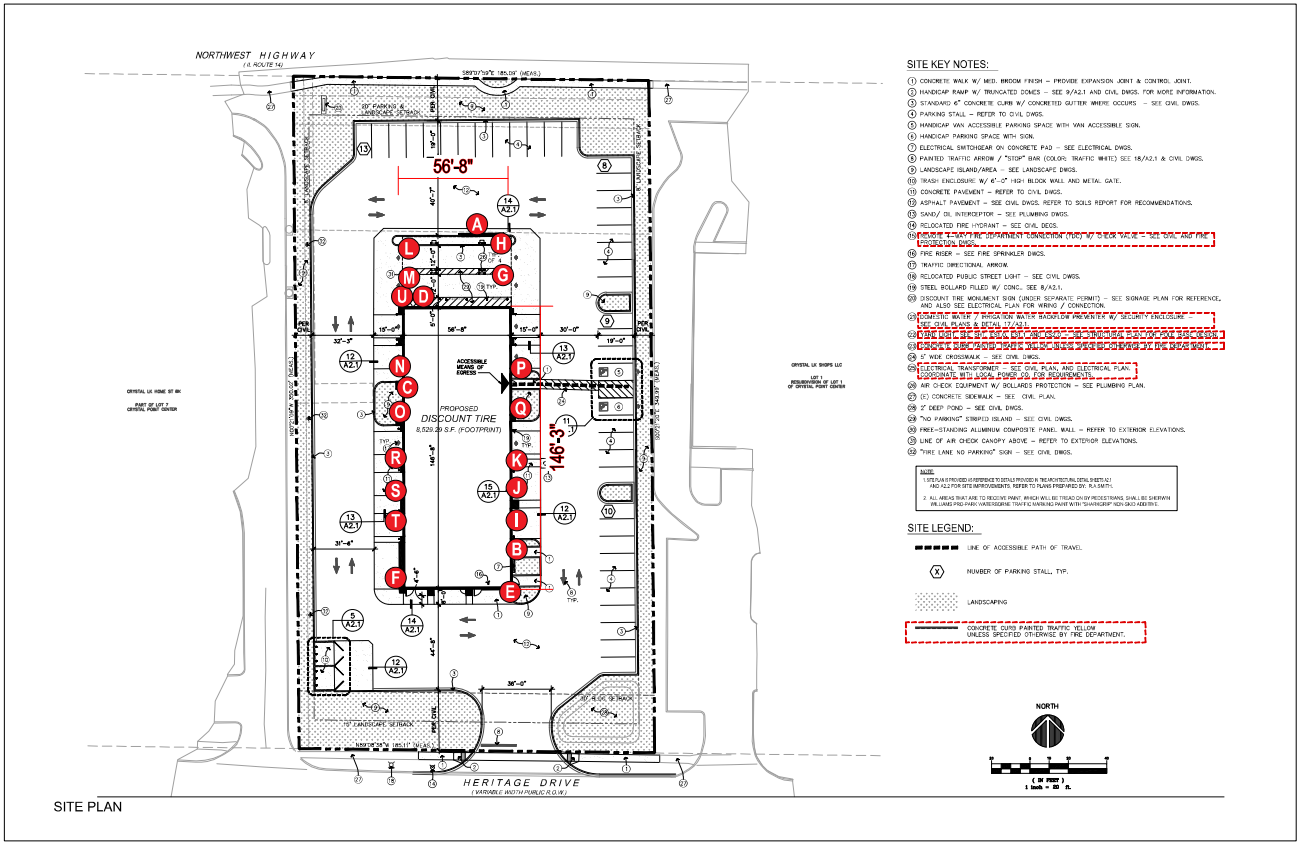
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID325199-BDG



SITE PLAN

SITE PLAN
Scale: 1/64" = 1'-0"

WALTON
10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
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AERIAL VIEW

WALTON

10101 Reunion Place
Suite 500
San Antonio, TX 78216

P 210. 886. 0644
waltonsignage.com

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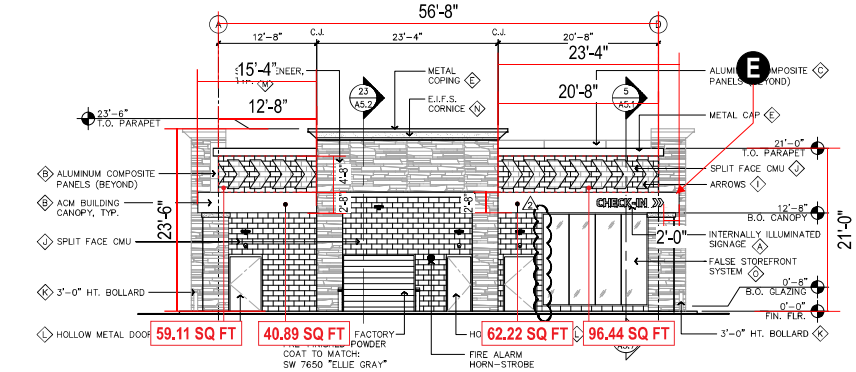
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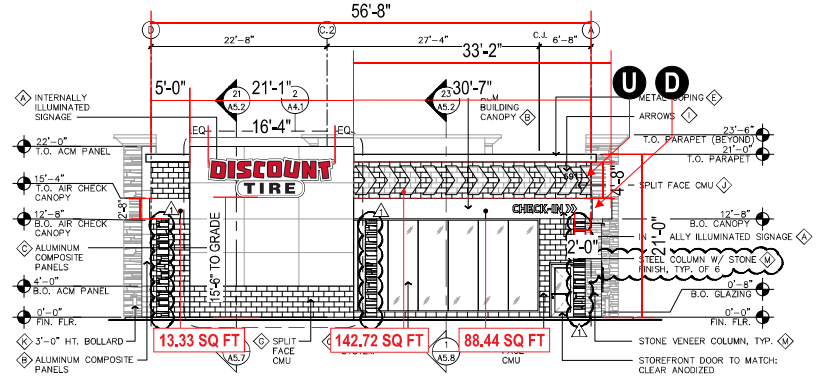
\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

Approvals:
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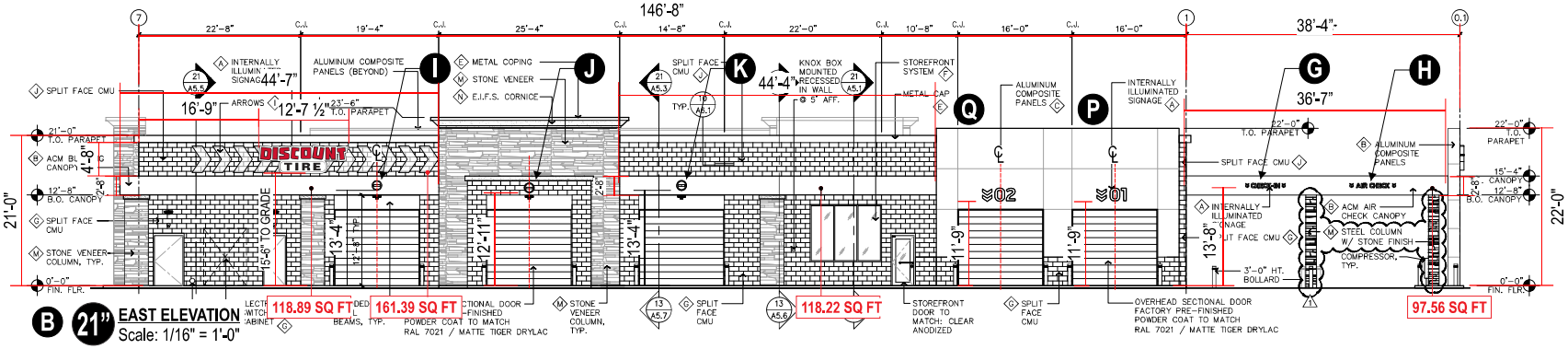
CID325199-BDG



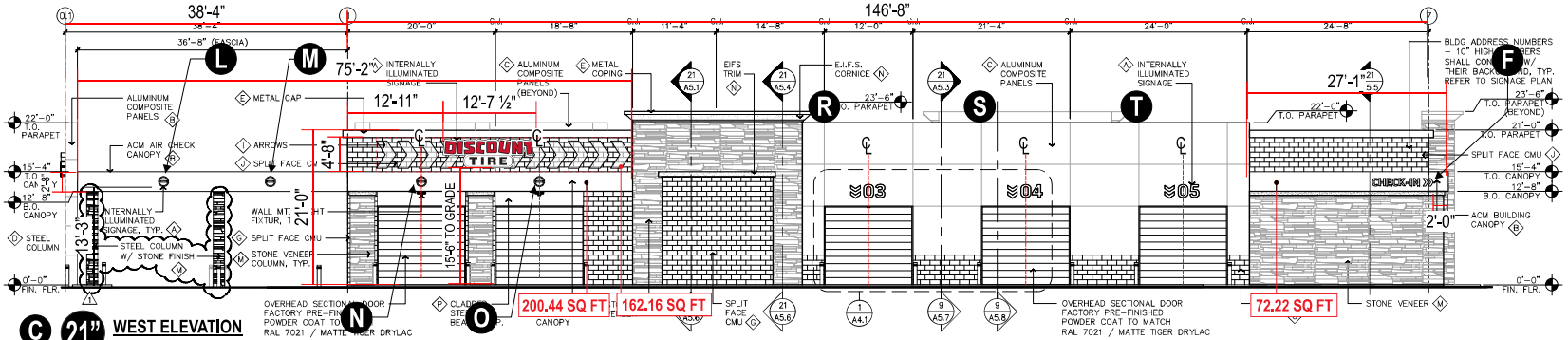
SOUTH ELEVATION (HERITAGE DR)
Scale: 1/16" = 1'-0"



A 27" NORTH ELEVATION (ROUTE 14)
Scale: 1/16" = 1'-0"



B 21" EAST ELEVATION
Scale: 1/16" = 1'-0"



C 21" WEST ELEVATION
Scale: 1/16" = 1'-0"

3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
ALUMINUM COMPOSITE PANELS: ALUCOBOND "PATRIOT RED"
ALUMINUM CLADDED CANOPY: ALUCOBOND "BONE WHITE"
[illegible]
8" METAL COPING/TRIM BY ATAS INTERNATIONAL INC. COATED: "BLACK"
ALUMINUM STOREFRONT SYSTEM: KAWNEER TRIFAB VERSAGLAZE 451T WITH 451TG014 (HEAVY) VERTICAL METAL FINISH: CLEAR ANODIZED, GLASS FINISH: CLEAR; LOW IRON.
INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 6258 "TRICORN BLACK"
HOLLOW METAL DOORS – PAINTED SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"
3M SCOTCHCAL GRAPHICAL FILM – COLOR TO MATCH SW 7067 CITYSCAPE"
INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"
STEEL BOLLARDS – POWDER COAT COLOR TO MATCH SW 6258 "TRICORN BLACK"
HOLLOW METAL DOORS – PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"
STONE VENEER – EL DORADO PRODUCTS, EUROPEAN LEDGE COLOR: "SEA CLIFF"
EIFS CORNICE/TRIM WITH SAND TEXTURE FINISH – PAINT SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"
FALSE STOREFRONT SYSTEM: KAWNEER 1/4" SPANDREL GLAZING CLEAR ANODIZED FINISH
CLADDED STEEL BEAMS: POWDER COAT COLOR TO MATCH RAL 7021 "BLACK GREY"
ALUMINUM STOREFRONT SYSTEM: KAWNEER TRIFAB VERSAGLAZE 451T FRONT PLANE. METAL FINISH: CLEAR ANODIZED. GLASS FINISH: CLEAR; LOW IRON

3 COLOR / PAINT NOTES

MATTE PATRIOT RED
BONE WHITE
SW6258 TRICORN BLACK
SW 7650 ELLIE GRAY
SW 7067 CITY SCAPE

WALTON
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Client: DISCOUNT TIRE ILC 38
Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: ---
Designer: IP
Date: 08.11.22
PM TG

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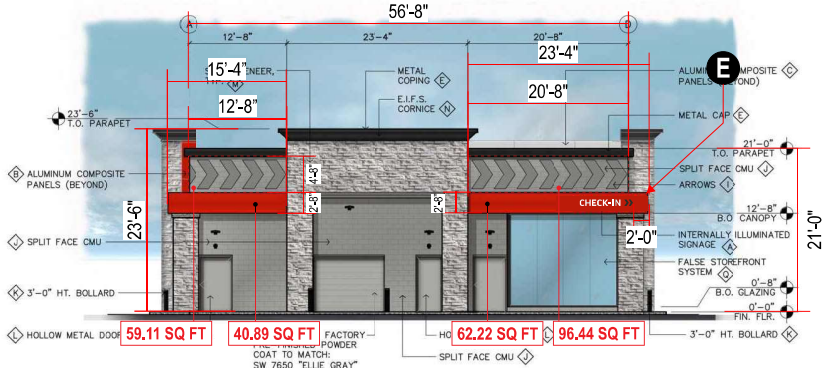
PAGE SIZE: 11" x 17"

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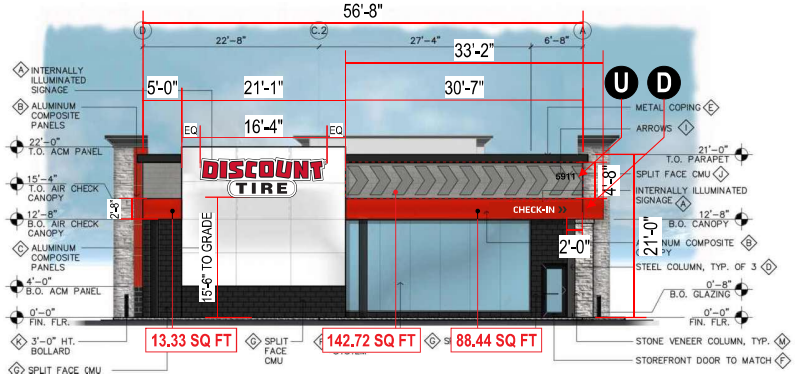
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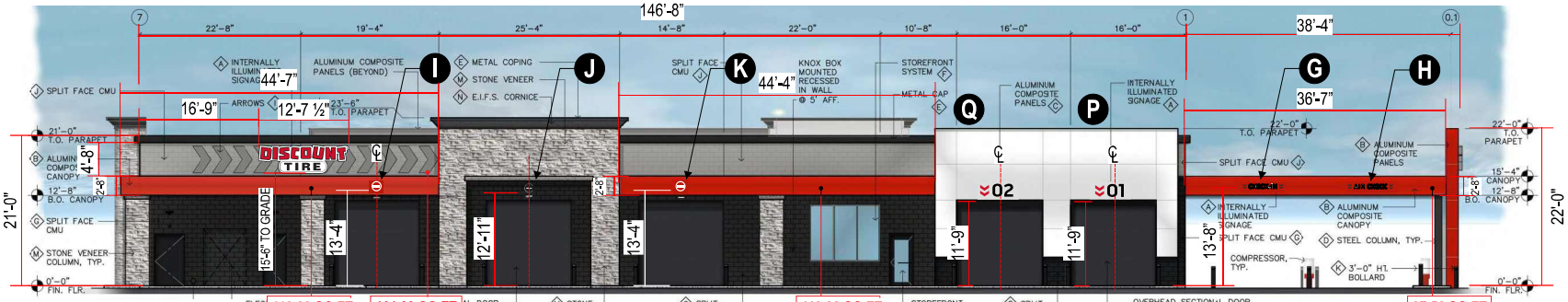
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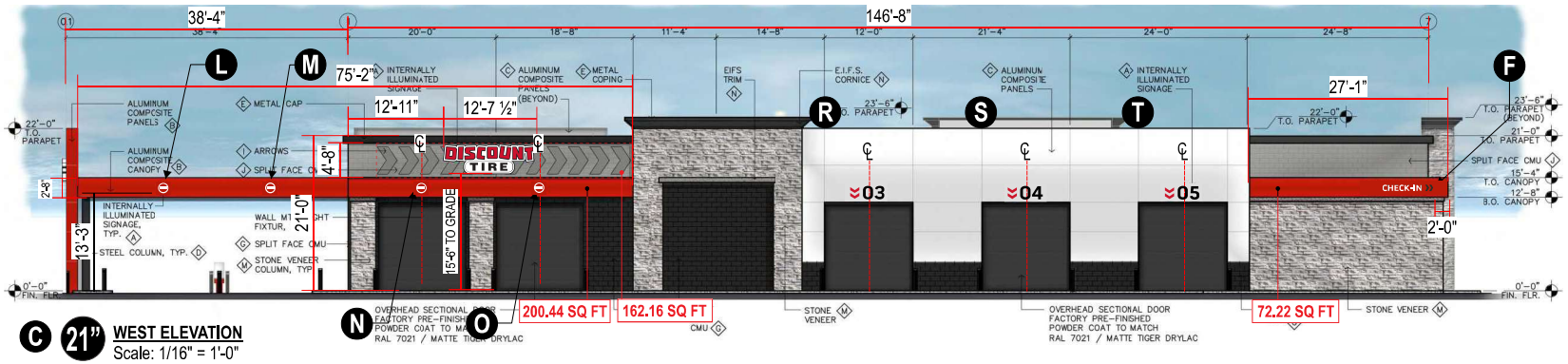
SOUTH ELEVATION (HERITAGE DR)
Scale: 1/16" = 1'-0"



A 27" NORTH ELEVATION (ROUTE 14)
Scale: 1/16" = 1'-0"



B 21" EAST ELEVATION
Scale: 1/16" = 1'-0"



C 21" WEST ELEVATION
Scale: 1/16" = 1'-0"

FINISH LEGEND

- A — 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- B — ALUMINUM COMPOSITE PANELS: ALUCOBOND "PATRIOT RED"
- C — ALUMINUM CLADDED CANOPY: ALUCOBOND "BONE WHITE"
- D — CANOPY STEEL COLUMN – PAINTED SW 6258 "TRICORN BLACK"
- E — 8" METAL COPING/TRIM BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- F — ALUMINUM STOREFRONT SYSTEM–CLEAR ANODIZED FINISH, KAWNEER BLACK T–8502 SPANDREL GLAZING FINISH: BLACK T–8502
- G — INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 6258 "TRICORN BLACK"
- H — HOLLOW METAL DOORS – PAINTED SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"
- I — 3M SCOTCHCAL GRAPHICAL FILM – COLOR TO MATCH SW 7067 CITYSCAPE"
- J — INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"
- K — STEEL BOLLARDS – POWDER COAT COLOR TO MATCH SW 6258 "TRICORN BLACK"
- L — HOLLOW METAL DOORS – PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"
- M — STONE VENEER – EL DORADO PRODUCTS, EUROPEAN LEDGE COLOR: "SEA CLIFF"
- N — EIFS CORNICE/TRIM WITH SAND TEXTURE FINISH –PAINT SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"
- O — RESERVED.
- P — 8" BURNISHED CMU ACCENT BAND, MATCH SW 7650 "ELLE GRAY"
- Q — FALSE STOREFRONT SYSTEM –KAWNEER 1/4" SPANDREL GLAZING CLEAR ANODIZED FINISH
- R — EIFS CORNICE – PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"

MATTE PATRIOT RED
BONE WHITE
SW6258 TRICORN BLACK
SW 7650 ELLIE GRAY
SW 7067 CITY SCAPE

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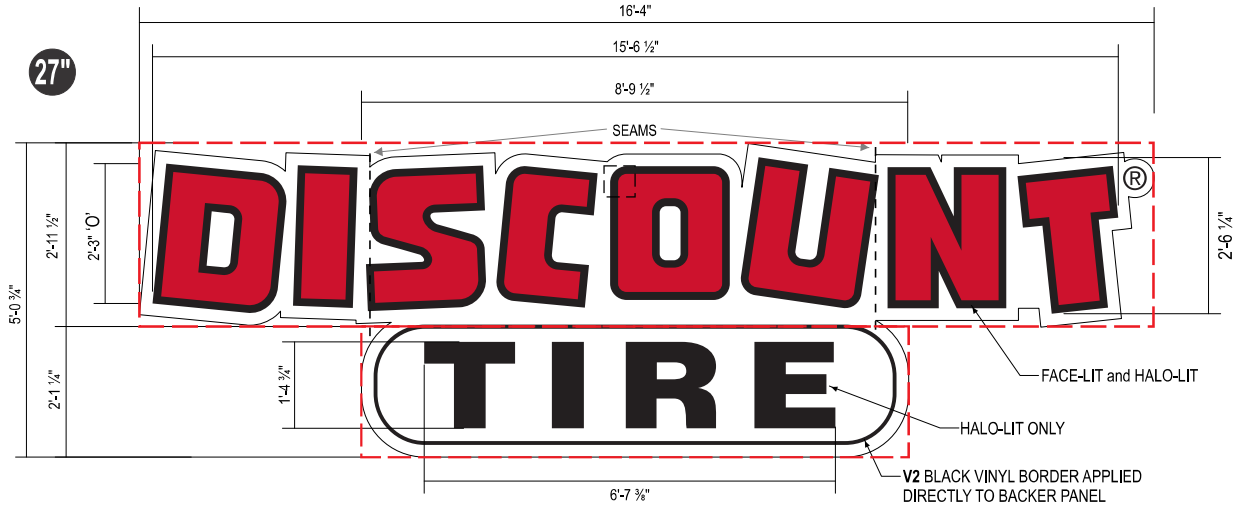
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NIGHT VIEW

J-BOX PROVIDED BY GC
CENTER ON LETTERS INSIDE WALL

A **CUSTOM FABRICATED " DISCOUNT TIRE " FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR**
Scale: 1/2" = 1'-0"

66.81 SQ FT TOTAL

QTY. (1) REQ'D

"DISCOUNT" AREA	48.31 SQ FT
"TIRE" AREA	18.50 SQ FT
BACKER SIZE	5'-0 ¾" x 16'-4"
ILLUMINATION	HANLEY WHITE L.E.D.s
ELECTRICAL	4 amps ea. / 120V- (1) 20 amp circuit (provided by GC)
FACE COLOR	DISCOUNT: V1 / V2 • TIRE and border outline: V2
TRIMCAP COLOR	P.F. Black
RETURN COLOR	P.F. Black

VINYL

V1	V2
3M 3630-33 RED	3M 3630-22 BLACK

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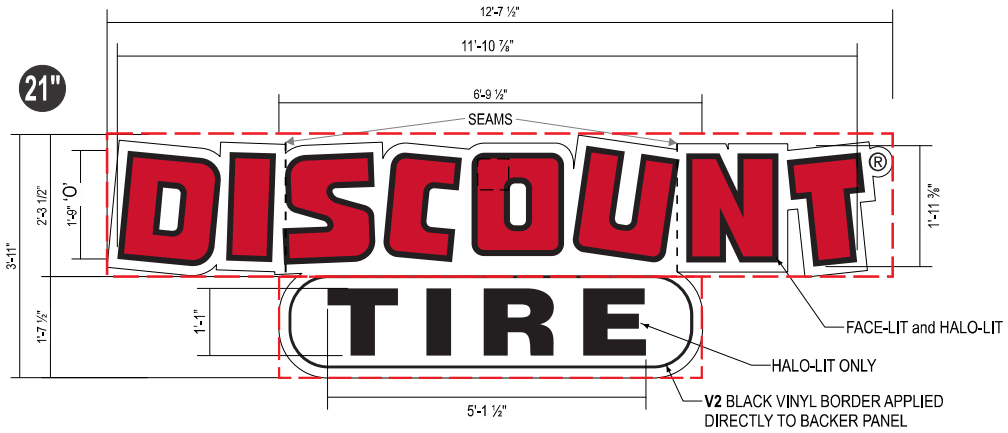
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NIGHT VIEW

J-BOX PROVIDED BY GC
CENTER ON LETTERS INSIDE WALL

B C CUSTOM FABRICATED " DISCOUNT TIRE " FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR

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

39.96 SQ FT TOTAL

QTY. (2) REQ'D

"DISCOUNT" AREA	28.93 SQ. FT.
"TIRE" AREA	11.03 SQ. FT.
BACKER SIZE	3'-11" x 12'-7 ½"
ILLUMINATION	HANLEY WHITE L.E.D.s
ELECTRICAL	4 amps ea. / 120V- (1) 20 amp circuit (provided by GC)
FACE COLOR	DISCOUNT: V1 / V2 • TIRE and border outline: V2
TRIMCAP COLOR	P.F. Black
RETURN COLOR	P.F. Black

VINYL

V1	V2
3M 3630-33 RED	3M 3630-22 BLACK

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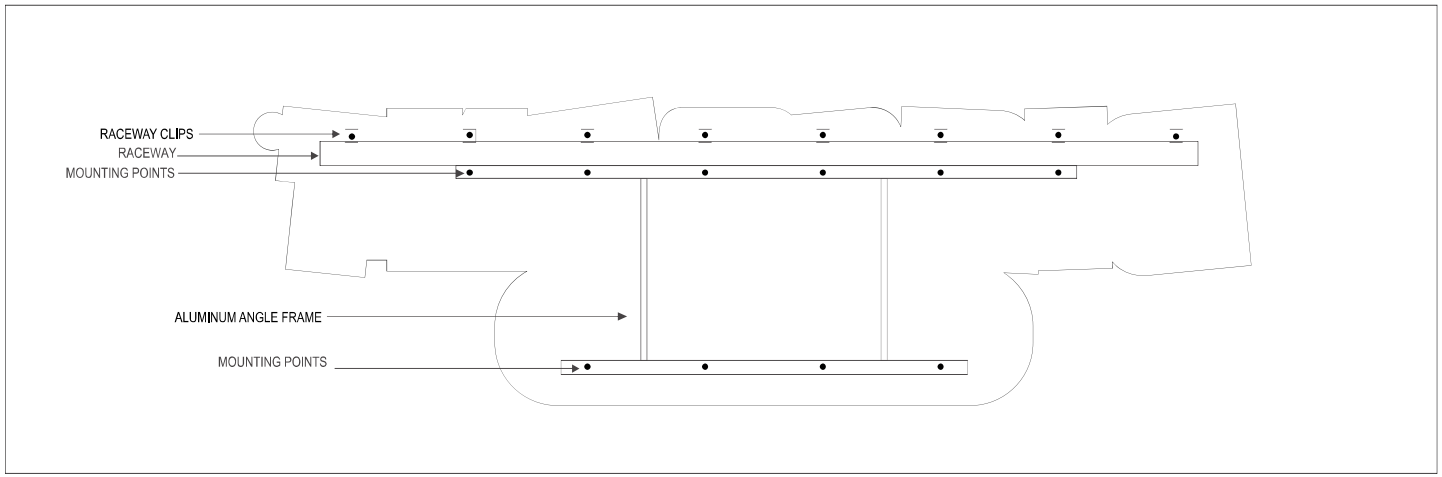
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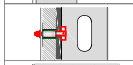
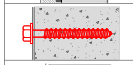
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MOUNTING PATTERN
Scale: NTS

WALL FASTENER SCHEDULE: SIGN INSTALLER TO DETERMINE APPROPRIATE MOUNTING METHOD BELOW BASED ON EXISTING WALL CONDITIONS FOLLOWING A WALL INSPECTION. (INSTALLATION HARDWARE USED TO BE THE ULTIMATE RESPONSIBILITY OF INSTALLER)		
	3/8" Ø THREADED ROD WITH BLOCKING BEHIND WALL (Min. ∠2"x2"x3/16" ANGLE)	FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
	3/8" Ø GRADE 36 THREADED ROD WITH BEARING PLATES	FOR WOOD, CMU BLOCK OR CONCRETE WALL SYSTEMS. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
	3/8" Ø THREADED ROD WITH UNISTRUT BLOCKING BEHIND WALL	FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
	3/8" Ø SNAP TOGGLE	FOR HOLLOW CMU OR WALL SYSTEMS w/ MIN.1/2" PLYWOOD SUBSTRATE. &/or METAL STUD BLOCKING.
	3/8" Ø LIBERTY T-ANCHOR w/ GRADE 36 THREADED ROD	FOR USE WITH HOLLOW CMU WALLS OR STUD WALLS WITH ½" MIN. THICK PLYWOOD SUBSTRATE & /OR METAL STUD BLOCKING.
	3/8" Ø MASONRY SCREW (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, 3" EMBEDMENT MIN.
	3/8" Ø SLEEVE ANCHOR	FOR CONCRETE, MASONRY & BRICK 3-3/8" EMBEDMENT MIN.
ALL FASTENERS TO BE NON-CORROSIVE		

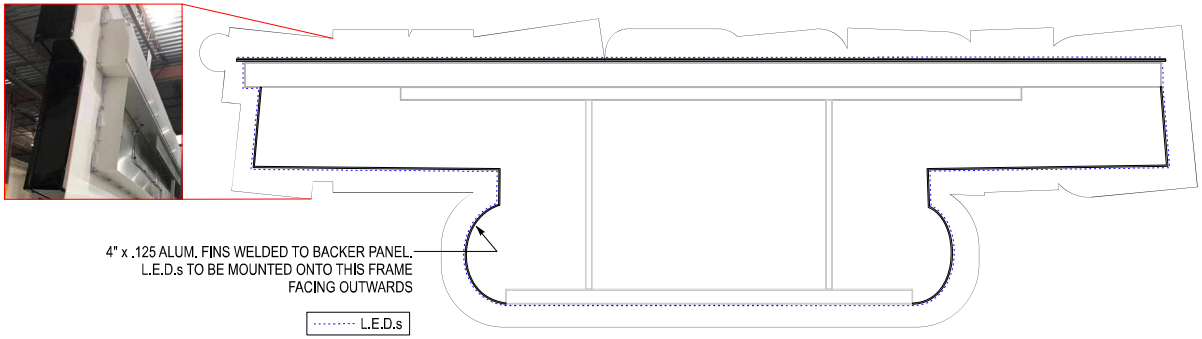


ILLUSTRATION OF L.E.D. PLACEMENT FOR HALO LIGHTING



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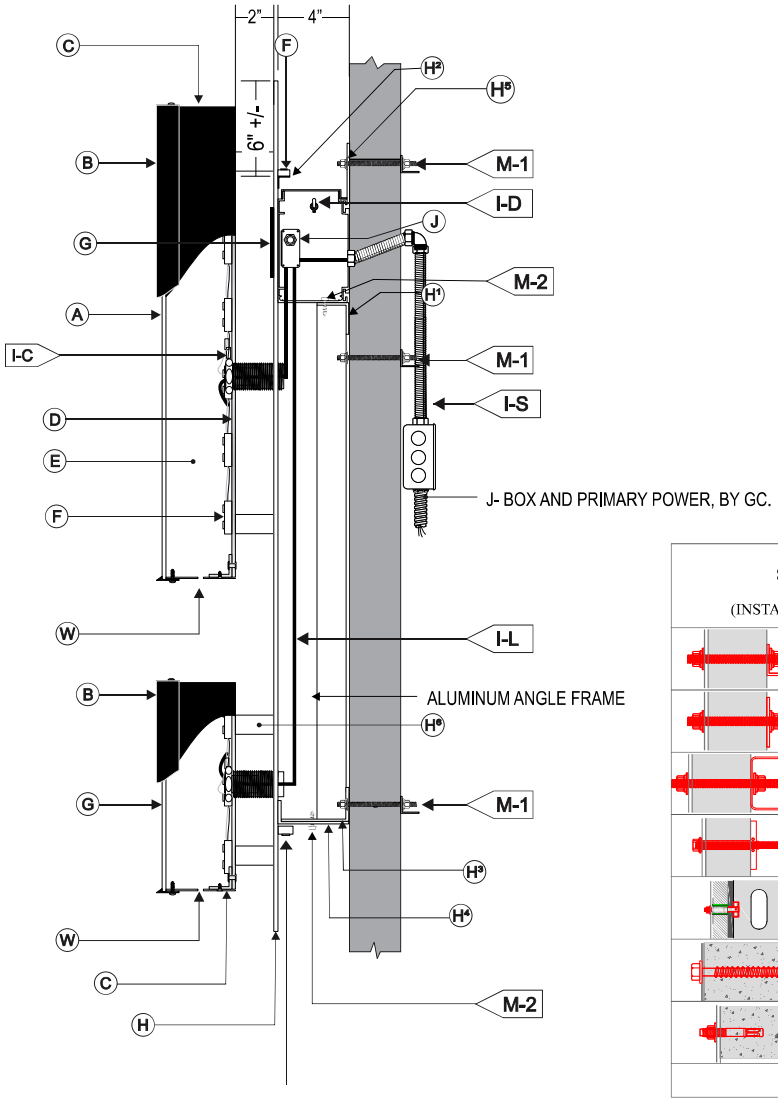
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NOTE: WALL TYPE TO BE DETERMINED

(ELECTRICAL LOCATION T.B.D.)



FACE LIT / HALO ILLUMINATED CHANNEL LETTERS W / HALO ILLUMINATED BACKER PANEL — **SCALE: N.T.S.**

(A) FACE	
MATERIAL:	.177 2447 WHITE ACRYLIC
VINYL:	3M 3630-33 RED
	3M 3630-22 BLACK
(B) TRIMCAPS	
SIZE/FINISH	1" BLACK JEWELITE
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	PRE-PAINT BLACK
(D) BACKS:	
MATERIAL:	.188 WHITE POLYCARBONATE
(E) INSIDE OF CAN	
COLOR:	WHITE
(F) ILLUMINATION:	
LED:	HANLEY WHITE .80w
(G) "TIRE" & REG. MARK:	
TIRE VINYL:	1ST SURFACE 3M 3630-22 BLACK VINYL
REG. MARK:	1ST SURFACE 3M 3630-22 BLACK VINYL

(H) BACKER PANEL	
MATERIAL:	.125 ALUMINUM
H1	3" x 3" x .125 ALUMINUM ANGLE
H2	1" x 1" x .063 ALUMINUM ANGLE
H3	2" x 4 ½" x .125 ALUMINUM ANGLE (PRESS BROKE)
H4	3" x 3" x .125 ALUMINUM ANGLE
H5	RACEWAY MOUNTING CLIP
H6	2" SPACER
COLOR:	WHITE
(I) WIRING	
I-S	½" FLEX PER CODE
I-C	½" CONNECTOR PER CODE
I-L	12v JACKETED CABLE
I-D	UL LISTED DISCONNECT SWITCH
(J) POWER SUPPLY	
TYPE:	12V POWER SUPPLY
	HOUSE IN 4" X 4" RACEWAY, TOP ACCESS
VOLTAGE:	120V PRIMARY / 12V SECONDARY
	GC BRINGING PRIMARY POWER TO SIGN
(M) MOUNTING	
M-1	(SEE FASTENER SCHEDULE)
M-2	MOUNTING FASTENER SCREWS
(W) WEEPHOLES:	¼" DIA. WITH COVER

NOTES: SEAL ALL PENETRATIONS WATER TIGHT CONDITIONS

WALL FASTENER SCHEDULE:
SIGN INSTALLER TO DETERMINE APPROPRIATE MOUNTING METHOD BELOW
BASED ON EXISTING WALL CONDITIONS FOLLOWING A WALL INSPECTION.
(INSTALLATION HARDWARE USED TO BE THE ULTIMATE RESPONSIBILITY OF INSTALLER.

3/8" Ø THREADED ROD WITH BLOCKING BEHIND WALL (Min. ∠2"x2"x3/16" ANGLE)	FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
3/8" Ø GRADE 36 THREADED ROD WITH BEARING PLATES	FOR WOOD, CMU BLOCK OR CONCRETE WALL SYSTEMS. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
3/8" Ø THREADED ROD WITH UNISTRUT BLOCKING BEHIND WALL	FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
3/8" Ø SNAP TOGGLE	FOR HOLLOW CMU OR WALL SYSTEMS w/ MIN.1/2" PLYWOOD SUBSTRATE. &/or METAL STUD BLOCKING.
3/8" Ø LIBERTY T-ANCHOR w/ GRADE 36 THREADED ROD	FOR USE WITH HOLLOW CMU WALLS OR STUD WALLS WITH ½" MIN. THICK PLYWOOD SUBSTRATE &/OR METAL STUD BLOCKING.
3/8" Ø MASONRY SCREW (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, 3" EMBEDMENT MIN.
3/8" Ø SLEEVE ANCHOR	FOR CONCRETE, MASONRY & BRICK 3-3/8" EMBEDMENT MIN.

ALL FASTENERS TO BE NON-CORROSIVE

NOTES:

1. ALL SEAMS PLACED AT TOP FOR MINIMUM VISIBILITY.
2. INSTALLATION TO CONFORM WITH SECTION 600 OF NEC.
3. LETTERS FABRICATED TO UL STANDARDS.
4. LETTERS TO BEC ONSTRUCTED TO PREVENT LIGHT LEAKS.
5. WEEP HOLES ARE FOR EXTERIOR LOCATIONS ONLY.

ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES.

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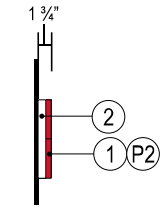
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

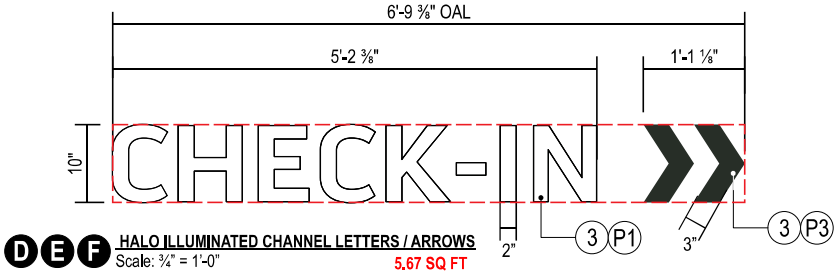
\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

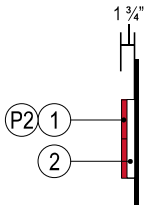
CID325199-BDG



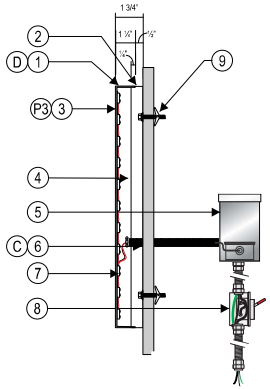
END VIEW - LEFT
Scale: ¾" = 1'-0"



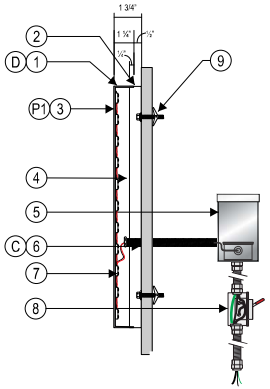
D E F HALO ILLUMINATED CHANNEL LETTERS / ARROWS
Scale: ¾" = 1'-0"
5.67 SQ FT



END VIEW - RIGHT
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ CHECK-IN
N.T.S.

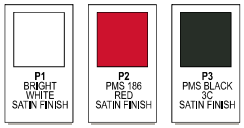
MATERIALS:

#	DESCRIPTION
1	.080 ALUMINUM RETURN PAINTED TO MATCH PMS 186C RED
2	2447 WHITE ACRYLIC RETURNS
3	1/8" ALUMINUM FACE
4	3/4" 2447 ACRYLIC
5	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
6	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

UL LABEL LOCATION
- ☐ STD. BOTTOM LEFT
- ☐ TOP OF LETTERS
- ☑ SEE NOTE

FINISHES:



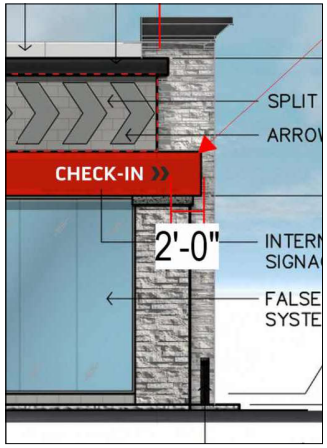
NOTES:
- **A.** APPLIED FIRST SURFACE
- **B.** 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
- **C.** SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
- **D.** ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM CANOPY (TOTAL SIGN AREA)

ACM CANOPY (NOT PART OF SIGN)



SIGN PLACEMENT

WALTON
10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: DISCOUNT TIRE ILC 38
Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: - - -
Designer: IP
Date: 08.11.22
PM TG

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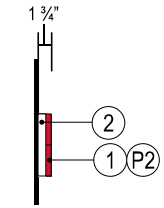
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PAGE SIZE: 11" x 17"

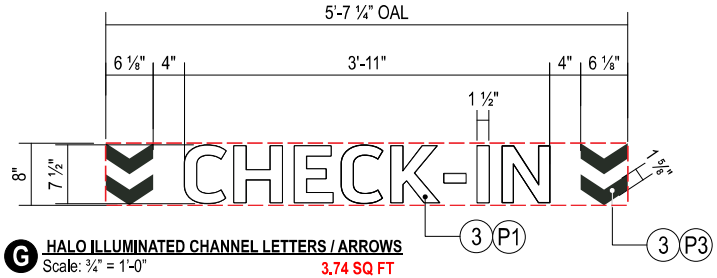
\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

Approvals:
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Design: Date:
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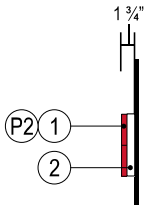
CID325199-BDG



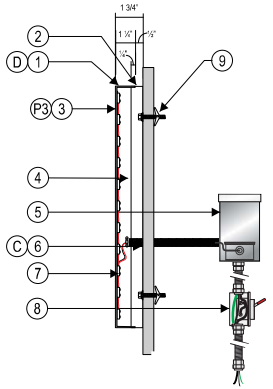
END VIEW - LEFT
Scale: ¾" = 1'-0"



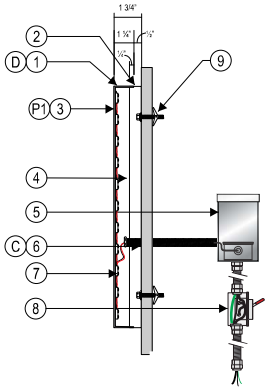
G HALO ILLUMINATED CHANNEL LETTERS / ARROWS
Scale: ¾" = 1'-0"
3.74 SQ FT



END VIEW - RIGHT
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ CHECK-IN
N.T.S.

MATERIALS:

#	DESCRIPTION
1	.080 ALUMINUM RETURN PAINTED TO MATCH PMS 186C RED
2	2447 WHITE ACRYLIC RETURNS
3	1/8" ALUMINUM FACE
4	3/4" 2447 ACRYLIC
5	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
6	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

UL LABEL LOCATION
- ☐ STD. BOTTOM LEFT
- ☐ TOP OF LETTERS
- ☑ SEE NOTE

FINISHES:

P1	P2	P3
BRIGHT WHITE SATIN FINISH	PMS 186 RED SATIN FINISH	PMS BLACK 3C SATIN FINISH

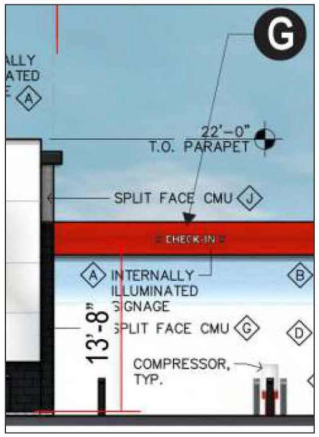
NOTES:
- **A.** APPLIED FIRST SURFACE
- **B.** 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
- **C.** SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
- **D.** ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM CANOPY (TOTAL SIGN AREA)

ACM CANOPY (NOT PART OF SIGN)



SIGN PLACEMENT

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10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Address: 5911 NORTHWEST HIGHWAY
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Sales: - - -
Designer: IP
Date: 08.11.22
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- R14) 06/14/24 Added sq ft of ACM canopy - IP

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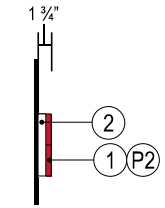
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Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

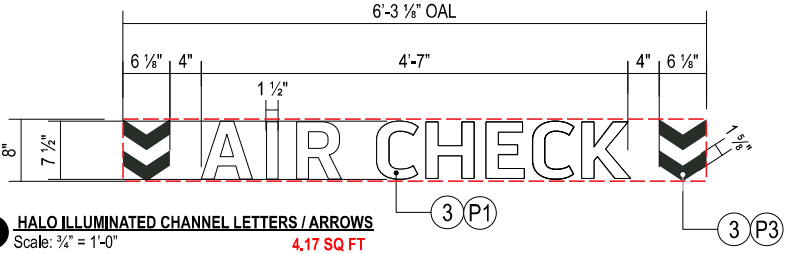
CID325199-BDG

Sheet: 11 of 21

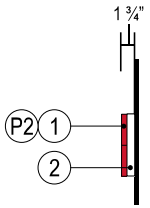
\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS



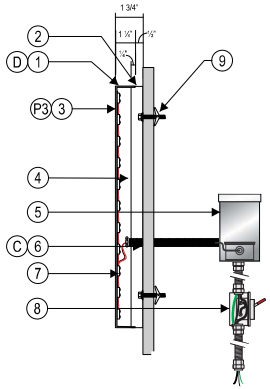
END VIEW - LEFT
Scale: ¾" = 1'-0"



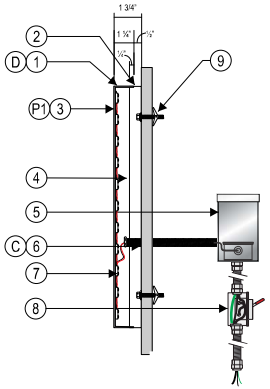
H HALO ILLUMINATED CHANNEL LETTERS / ARROWS
Scale: ¾" = 1'-0"
4.17 SQ FT



END VIEW - RIGHT
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ CHECK-IN
N.T.S.

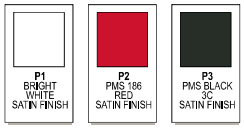
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5	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
6	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

UL LABEL LOCATION
- ☐ STD. BOTTOM LEFT
- ☐ TOP OF LETTERS
- ☑ SEE NOTE

FINISHES:



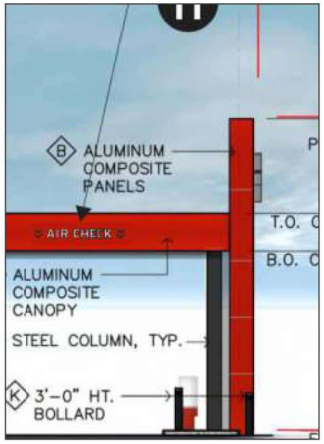
NOTES:
A. APPLIED FIRST SURFACE
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM CANOPY (TOTAL SIGN AREA)

ACM CANOPY (NOT PART OF SIGN)



SIGN PLACEMENT

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Address: 5911 NORTHWEST HIGHWAY
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Designer: IP
Date: 08.11.22
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R12) 01/11/24 Updated store number - IP
R13) 05/06/24 Removed address numbers - IP
R14) 06/14/24 Added sq ft of ACM canopy - IP

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

PAGE SIZE: 11" x 17"

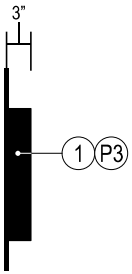
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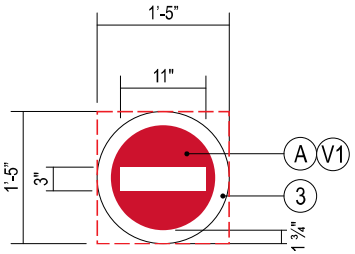
\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

CID325199-BDG

Sheet: 12 of 21

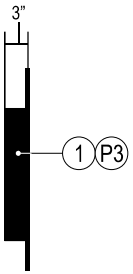


END VIEW - LEFT
Scale: ¾" = 1'-0"

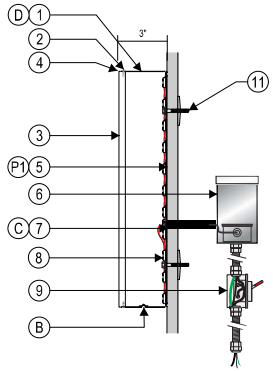


FACE ILLUMINATED CHANNEL "DO NOT ENTER" SYMBOL
Scale: ¾" = 1'-0" 2.01 SQ FT

I J K L M N O



END VIEW - RIGHT
Scale: ¾" = 1'-0"



SECTION DETAIL @ SYMBOL
N.T.S.

MATERIALS:

#	DESCRIPTION
1	.040 x 3" DEEP ALUMINUM RETURN PAINTED TO MATCH PMS BLACK 3C
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" 2447 WHITE ACRYLIC
4	1" "J" PROFILE TRIM CAP (BLACK)
5	.063 ALUMINUM BACK
6	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
7	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
8	HANLEY WHITE L.E.D.s
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11	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

UL LABEL LOCATION
☐ STD. BOTTOM LEFT
☐ TOP OF LETTERS
☑ SEE NOTE

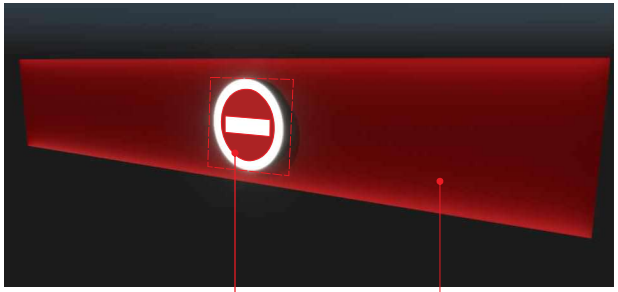
FINISHES:

P1	P2	P3
BRIGHT WHITE SATIN FINISH	PMS 186 RED SATIN FINISH	PMS BLACK 3C SATIN FINISH

VINYL:

V1
3M 3630-33 RED

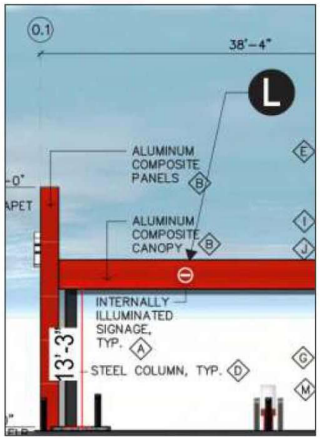
NOTES:
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B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
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D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM CANOPY (TOTAL SIGN AREA)

ACM CANOPY (NOT PART OF SIGN)



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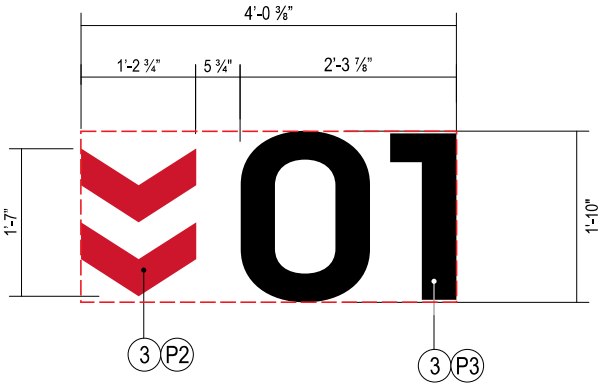
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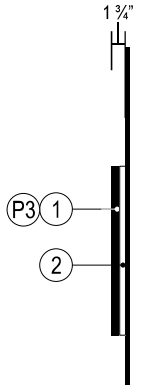
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\Discount Tire - Files_Locations\IL\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

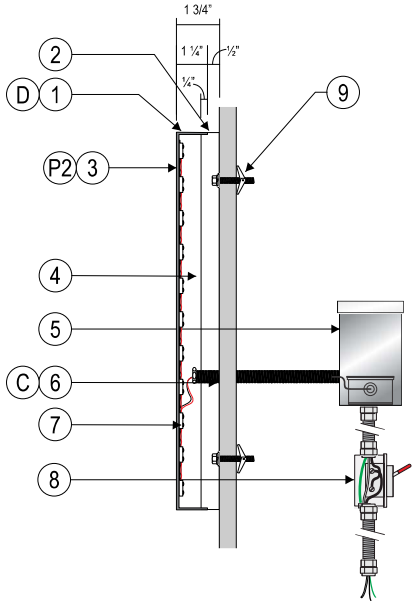
CID325199-BDG



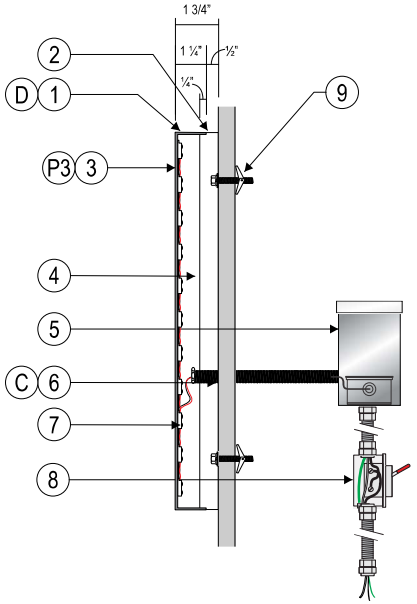
P **HALO ILLUMINATED CHANNEL LETTERS / ARROWS**
Scale: ¾" = 1'-0" **7.39 SQ FT**



END VIEW
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

MATERIALS:

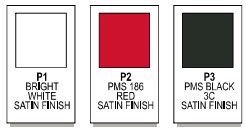
#	DESCRIPTION
1	.080 ALUMINUM RETURN PAINTED TO MATCH PMS BLACK 3C SATIN FINISH
2	2447 WHITE ACRYLIC RETURNS
3	1/8" ALUMINUM FACE
4	3/4" 2447 ACRYLIC
5	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
6	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

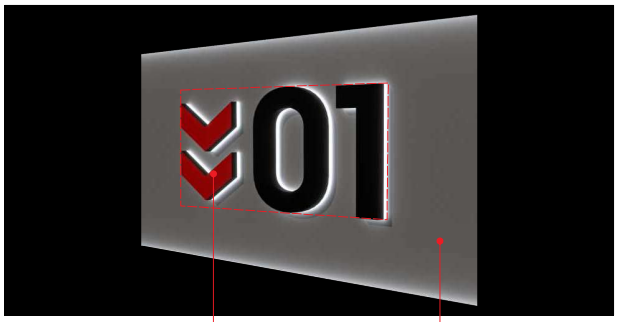
FONT IS PILL GOTHIC 600MG BOLD

UL LABEL LOCATION
☐ STD. BOTTOM LEFT
☐ TOP OF LETTERS
☑ SEE NOTE

FINISHES:



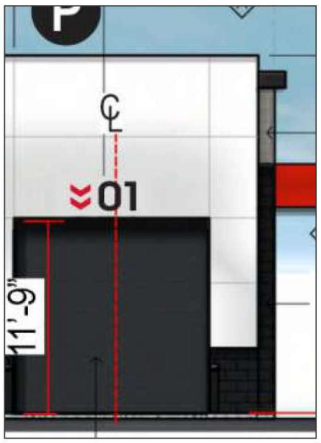
NOTES:
A. APPLIED FIRST SURFACE
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM WALL (TOTAL SIGN AREA)

ACM WALL (NOT PART OF SIGN)



SIGN PLACEMENT

WALTON
10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: DISCOUNT TIRE ILC 38
Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: - - -
Designer: IP
Date: 08.11.22
PM TG

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R12) 01/11/24 Updated store number - IP
R13) 05/06/24 Removed address numbers - IP
R14) 06/14/24 Added sq ft of ACM canopy - IP

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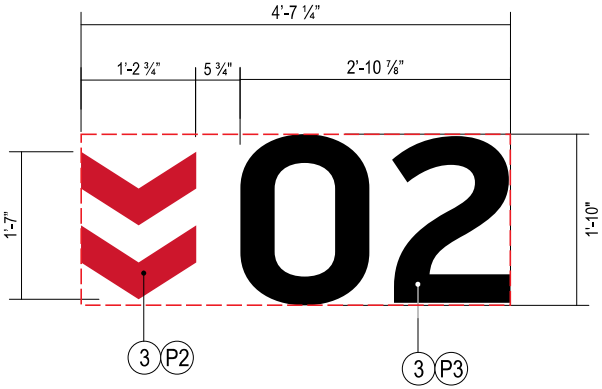
PAGE SIZE: 11" x 17"

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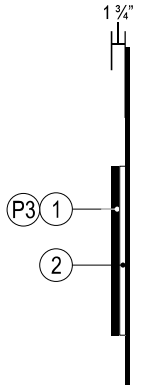
Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

\Discount Tire - Files_Locations\IL\IL Crystal Lake IL\C 12675\325199 Bldg Signage\DESIGNS

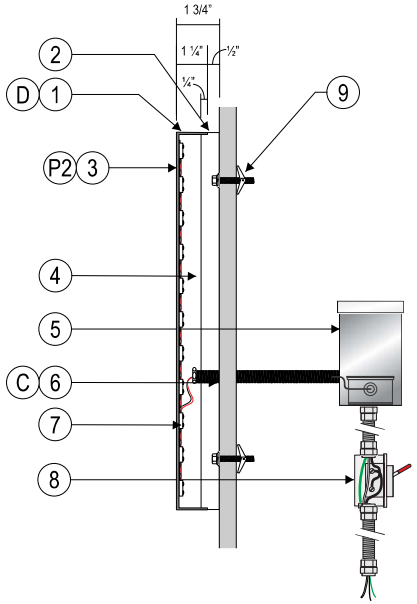
CID325199-BDG



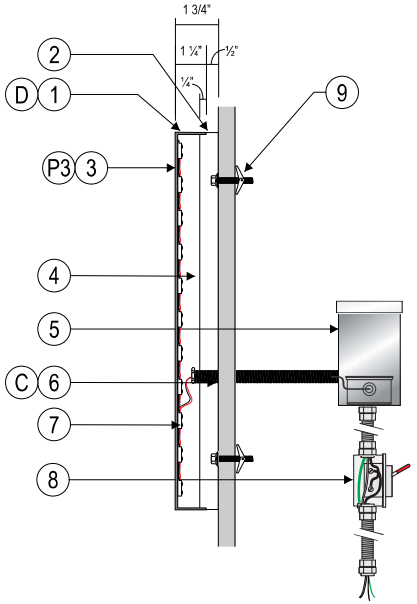
Q **HALO ILLUMINATED CHANNEL LETTERS / ARROWS**
Scale: ¾" = 1'-0" **8.44 SQ FT**



END VIEW
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

MATERIALS:

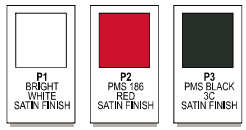
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7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

FONT IS PILL GOTHIC 600MG BOLD

UL LABEL LOCATION
☐ STD. BOTTOM LEFT
☐ TOP OF LETTERS
☑ SEE NOTE

FINISHES:



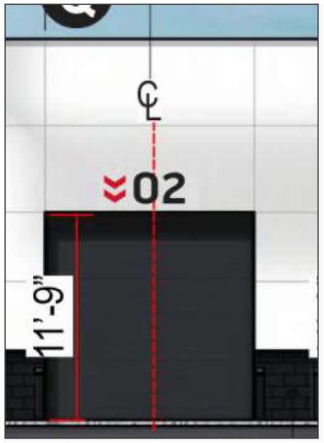
NOTES:
A. APPLIED FIRST SURFACE
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM WALL (TOTAL SIGN AREA)

ACM WALL (NOT PART OF SIGN)



SIGN PLACEMENT

WALTON
10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: - - -
Designer: IP
Date: 08.11.22
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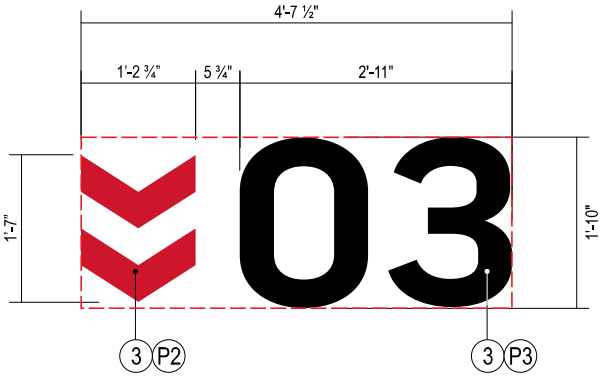
PAGE SIZE: 11" x 17"

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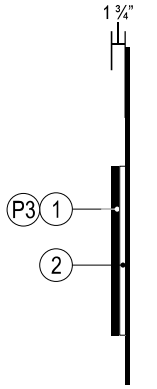
Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

\Discount Tire - Files_Locations\IL\IL Crystal Lake IL\C 12675\325199 Bldg Signage\DESIGNS

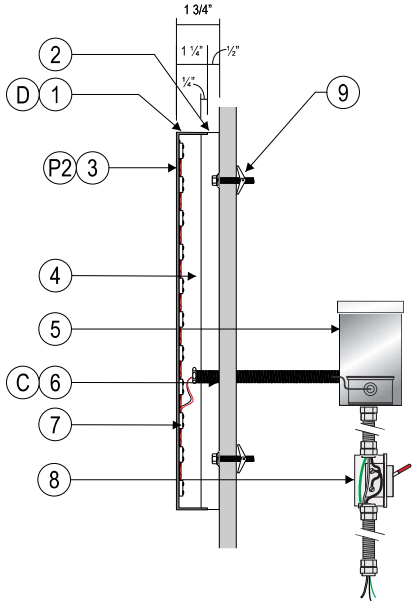
CID325199-BDG



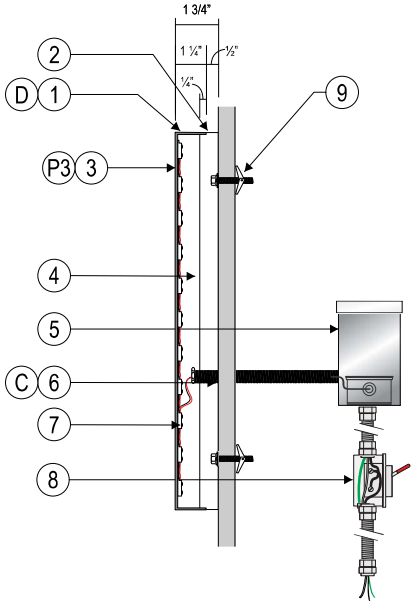
Ⓡ **HALO ILLUMINATED CHANNEL LETTERS / ARROWS**
Scale: ¾" = 1'-0" **8.47 SQ FT**



END VIEW
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

MATERIALS:

#	DESCRIPTION
1	.080 ALUMINUM RETURN PAINTED TO MATCH PMS BLACK 3C SATIN FINISH
2	2447 WHITE ACRYLIC RETURNS
3	1/8" ALUMINUM FACE
4	3/4" 2447 ACRYLIC
5	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
6	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

FONT IS PILL GOTHIC 600MG BOLD

UL LABEL LOCATION
☐ STD. BOTTOM LEFT
☐ TOP OF LETTERS
☑ SEE NOTE

FINISHES:

P1 BRIGHT WHITE SATIN FINISH
P2 PMS 186 RED SATIN FINISH
P3 PMS BLACK 3C SATIN FINISH

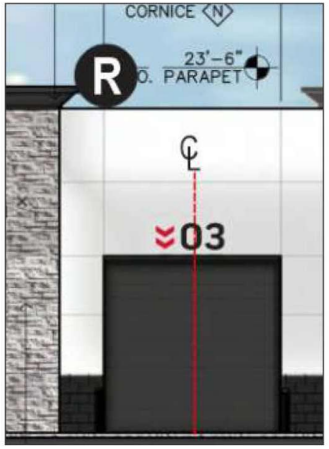
NOTES:
A. APPLIED FIRST SURFACE
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM WALL (TOTAL SIGN AREA)

ACM WALL (NOT PART OF SIGN)



SIGN PLACEMENT

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10101 Reunion Place
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Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: - - -
Designer: IP
Date: 08.11.22
PM TG

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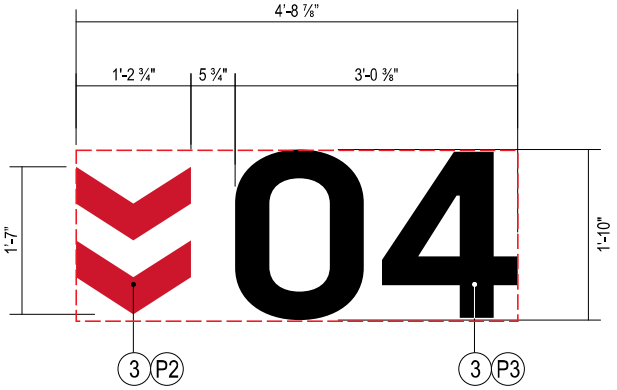
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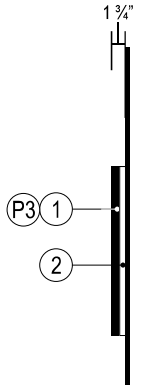
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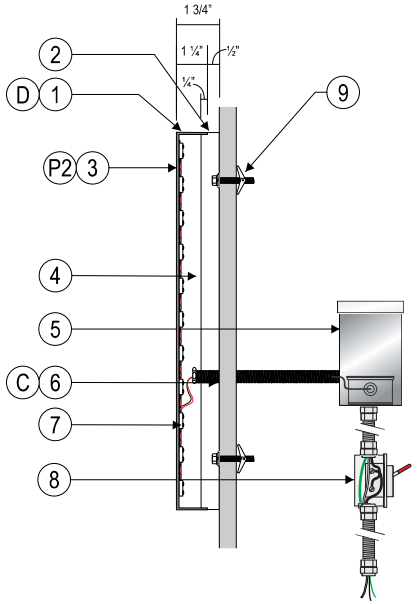
CID325199-BDG



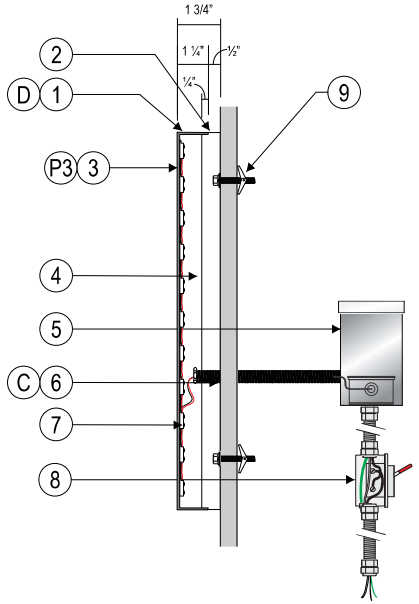
S HALO ILLUMINATED CHANNEL LETTERS / ARROWS
Scale: ¾" = 1'-0" 8.68 SQ FT



END VIEW
Scale: ¾" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

MATERIALS:

#	DESCRIPTION
1	.080 ALUMINUM RETURN PAINTED TO MATCH PMS BLACK 3C SATIN FINISH
2	2447 WHITE ACRYLIC RETURNS
3	1/8" ALUMINUM FACE
4	3/4" 2447 ACRYLIC
5	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
6	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
7	HANLEY WHITE L.E.D.s
8	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

FONT IS PILL GOTHIC 600MG BOLD

UL LABEL LOCATION
☐ STD. BOTTOM LEFT
☐ TOP OF LETTERS
☑ SEE NOTE

FINISHES:

P1 BRIGHT WHITE SATIN FINISH
P2 PMS 186 RED SATIN FINISH
P3 PMS BLACK 3C SATIN FINISH

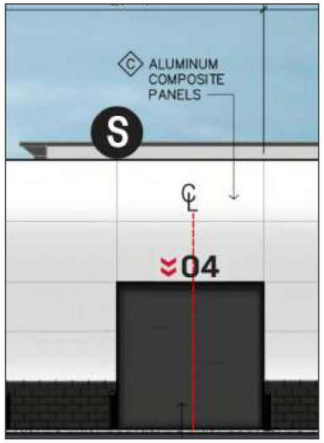
NOTES:
A. APPLIED FIRST SURFACE
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



SIMULATED NIGHT VIEW

SIGN IS FLUSH MOUNTED TO ACM WALL (TOTAL SIGN AREA)

ACM WALL (NOT PART OF SIGN)



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PAGE SIZE: 11" x 17"

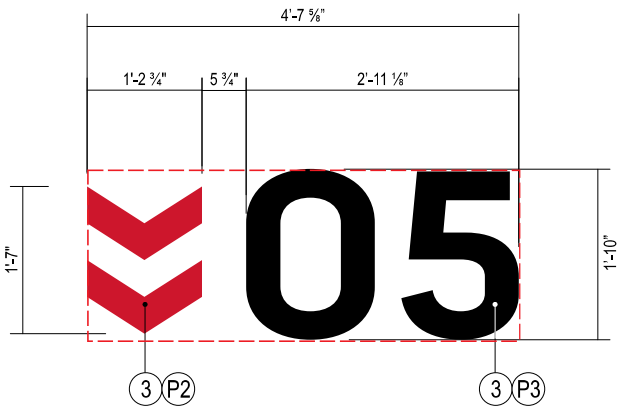
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Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

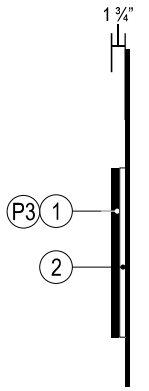
CID325199-BDG

Sheet: 17 of 21

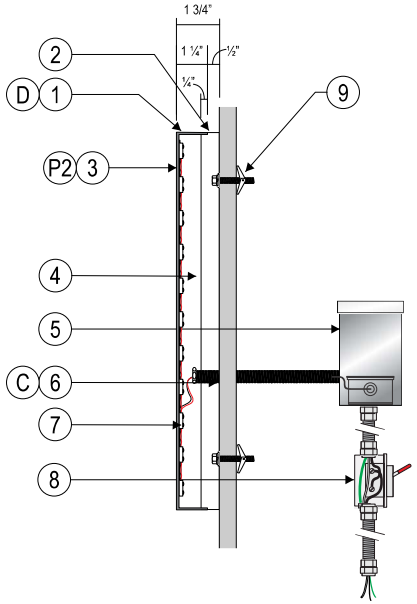
\Discount Tire - Files_Locations\IL\IL Crystal Lake IL\C 12675\325199 Bldg Signage\DESIGNS



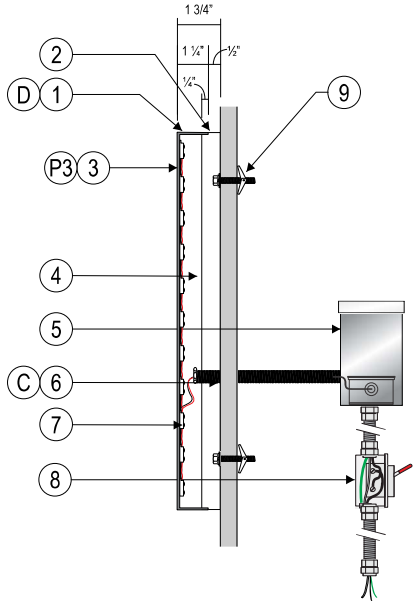
T **HALO ILLUMINATED CHANNEL LETTERS / ARROWS**
Scale: 3/4" = 1'-0" **8.49 SQ FT**



END VIEW
Scale: 3/4" = 1'-0"



SECTION DETAIL @ ARROWS
N.T.S.



SECTION DETAIL @ LETTERS
N.T.S.

MATERIALS:

#	DESCRIPTION
1	.080 ALUMINUM RETURN PAINTED TO MATCH PMS BLACK 3C SATIN FINISH
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3	1/8" ALUMINUM FACE
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9	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

ELECTRICAL : 1 AMP / 120 VOLTS PER SIGN

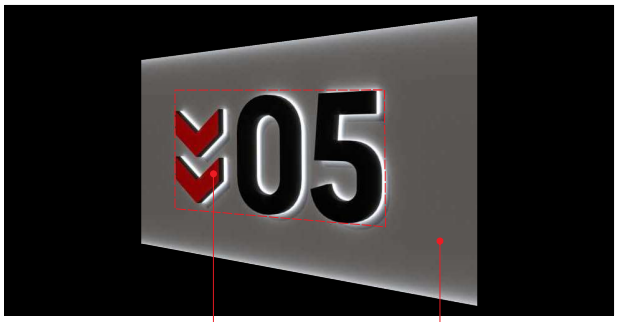
FONT IS PILL GOTHIC 600MG BOLD

UL LABEL LOCATION
☐ STD. BOTTOM LEFT
☐ TOP OF LETTERS
☑ SEE NOTE

FINISHES:

P1	P2	P3
BRIGHT WHITE SATIN FINISH	PMS 186 RED SATIN FINISH	PMS BLACK 3C SATIN FINISH

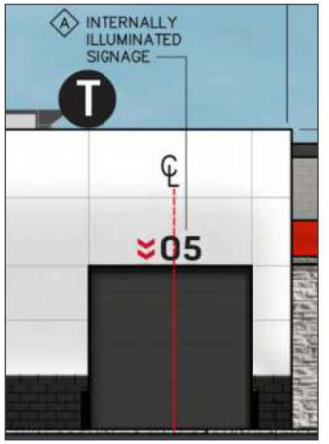
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ACM WALL (NOT PART OF SIGN)



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10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
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Client: DISCOUNT TIRE ILC 38
Address: 5911 NORTHWEST HIGHWAY
City/State: CRYSTAL LAKE, IL 60014
Sales: - - -
Designer: IP
Date: 08.11.22
PM TG

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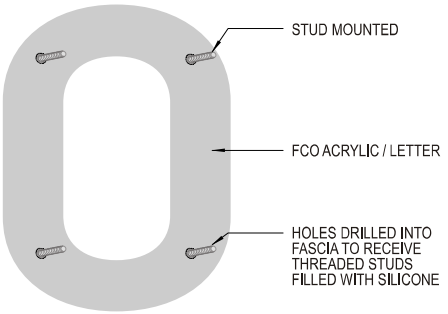
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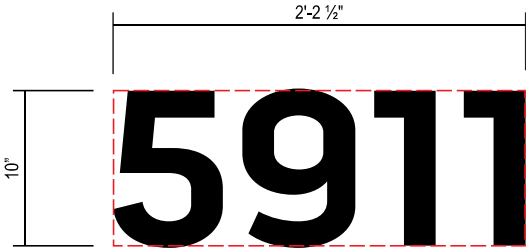
FLAT CUT OUT (FCO) ACRYLIC ADDRESS NUMBERS (LAYOUT EXAMPLE)
Scale: 1 ½" = 1'-0"



END VIEW
Scale: 1 ½" = 1'-0"



FLAT CUT OUT INSTALLATION DETAIL



U **FLAT CUT OUT (FCO) ACRYLIC ADDRESS NUMBERS**
Scale: 1 ½" = 1'-0"
1.84 SQ FT

NUMBERS : 1" THICK ACRYLIC
FINISH : NUMBERS TO BE PTM BLACK 3C
ATTACHMENT : STUD MOUNTED FLUSH TO FASCIA

FONT IS PILL GOTHIC 600MG BOLD



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ESSENTIAL SIGNAGE

	SIGNAGE DESCRIPTION	QTY	SQ FT EACH	SQ FT TOTAL	NOTES
DISCOUNT TIRE	27" CUSTOM FABRICATED " DISCOUNT TIRE " FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR	1	N/A	66.81	REFERENCE PAGE 5 FOR SIGNAGE DETAILS
DISCOUNT TIRE	21" CUSTOM FABRICATED " DISCOUNT TIRE " FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR	2	N/A	39.96	REFERENCE PAGE 6 FOR SIGNAGE DETAILS

TOTAL SIGNAGE SQ FT 146.73

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DIRECTIONAL SIGNAGE

	SIGNAGE DESCRIPTION	QTY	SQ FT EACH	SQ FT TOTAL	NOTES
CHECK-IN »	10" "CHECK-IN" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	3	5.64	16.92	REFERENCE PAGE 9 FOR SIGNAGE DETAILS
» CHECK-IN »	8" "CHECK-IN" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	3.74	REFERENCE PAGE 10 FOR SIGNAGE DETAILS
» AIR CHECK »	8" "AIR CHECK" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	4.17	REFERENCE PAGE 11 FOR SIGNAGE DETAILS
	FACE ILLUMINATED CHANNEL "DO NOT ENTER" SYMBOL	7	2.01	14.07	REFERENCE PAGE 12 FOR SIGNAGE DETAILS
»01	BAY NUMBER "01" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	7.39	REFERENCE PAGE 13 FOR SIGNAGE DETAILS
»02	BAY NUMBER "02" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	8.44	REFERENCE PAGE 14 FOR SIGNAGE DETAILS
»03	BAY NUMBER "03" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	8.41	REFERENCE PAGE 15 FOR SIGNAGE DETAILS
»04	BAY NUMBER "04" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	8.68	REFERENCE PAGE 16 FOR SIGNAGE DETAILS
»05	BAY NUMBER "05" HALO ILLUMINATED CHANNEL LETTERS / ARROWS	1	N/A	8.49	REFERENCE PAGE 17 FOR SIGNAGE DETAILS
5911	FLAT CUT OUT (FCO) ACRYLIC ADDRESS NUMBERS	1	N/A	1.84	REFERENCE PAGE 18 FOR SIGNAGE DETAILS
TOTAL SIGNAGE SQ FT				**82.15**	

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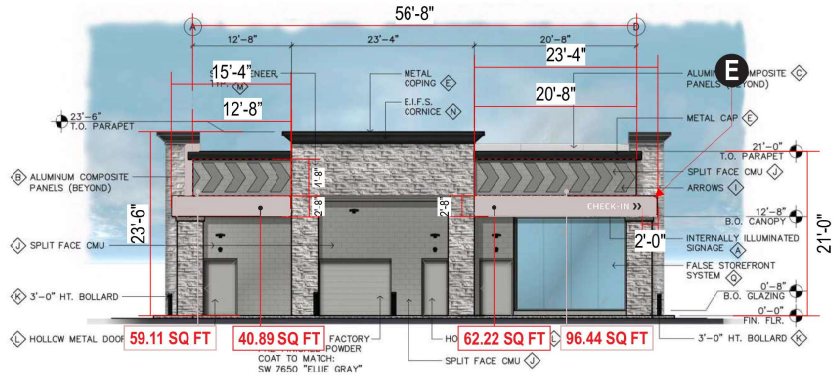
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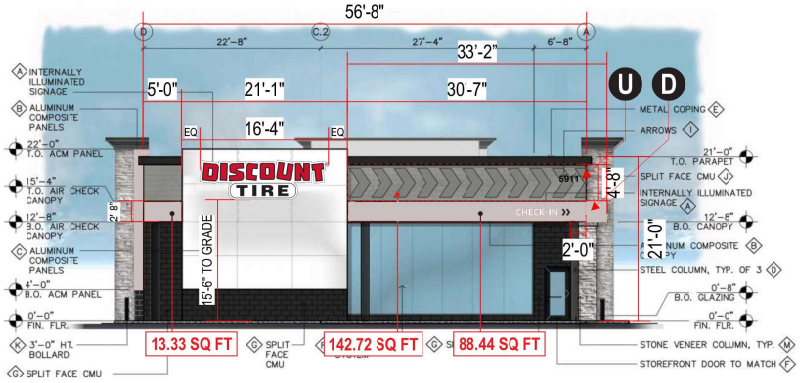
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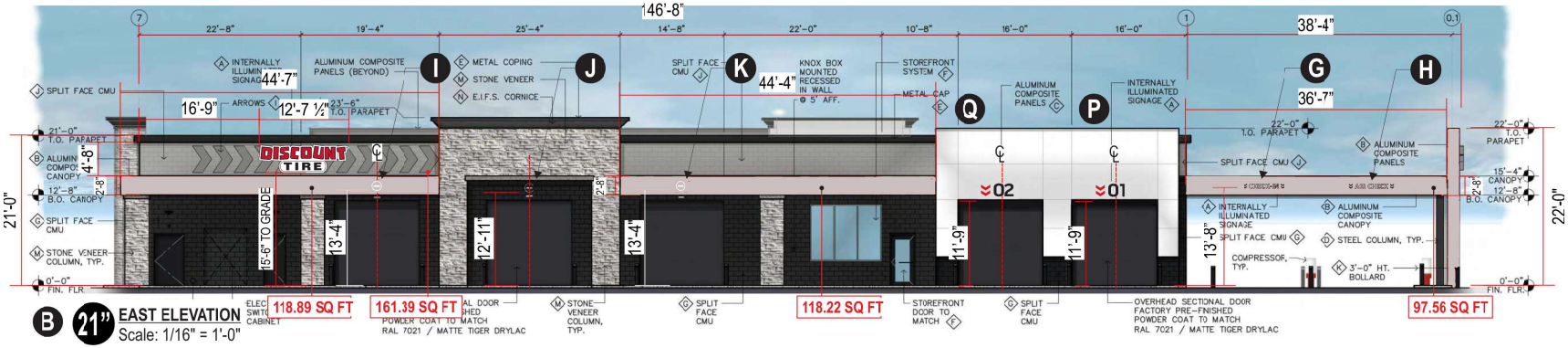
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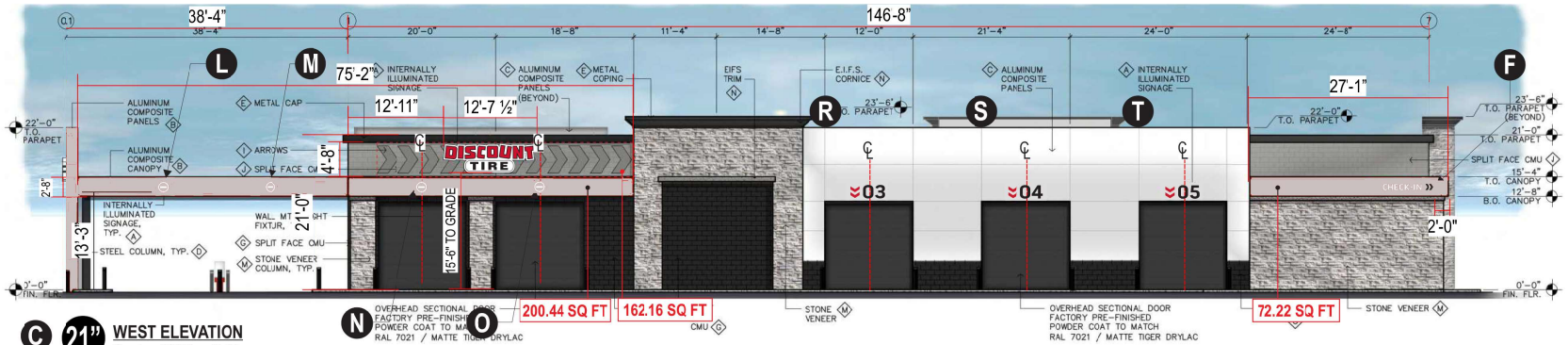
SOUTH ELEVATION (HERITAGE DR)
Scale: 1/16" = 1'-0"



A 27" **NORTH ELEVATION (ROUTE 14)**
Scale: 1/16" = 1'-0"



B 21" **EAST ELEVATION**
Scale: 1/16" = 1'-0"



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

FINISH LEGEND

- A 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- B ALUMINUM COMPOSITE PANELS: ALUCOBOND "PATRIOT RED"
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- D CANOPY STEEL COLUMN – PAINTED SW 6258 "TRICORN BLACK"
- E 8" METAL COPING/TRIM BY ATAS INTERNATIONAL INC. COATED: "BLACK"
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MATTE PATRIOT RED
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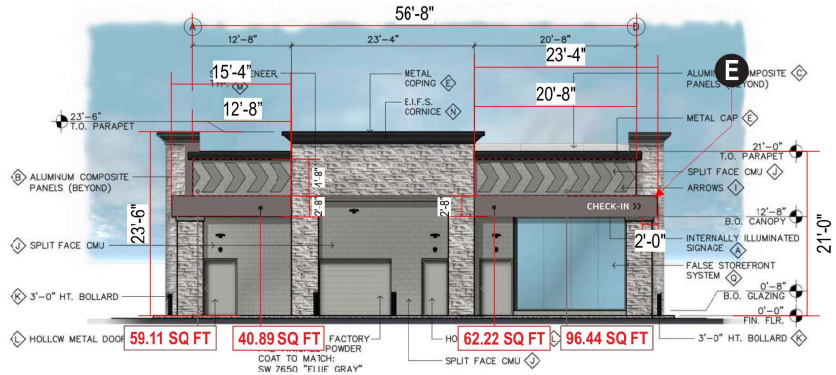
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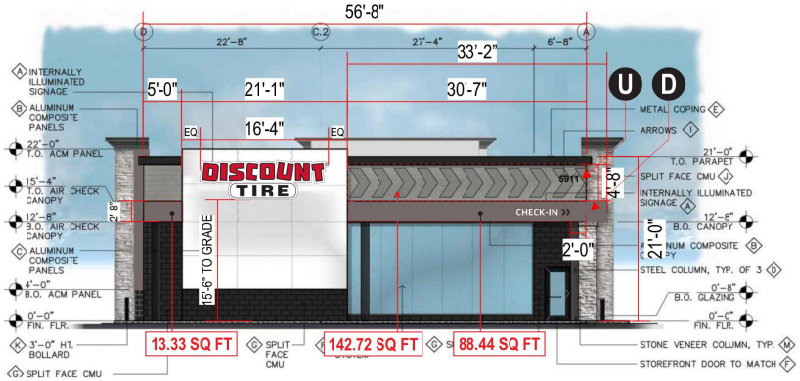
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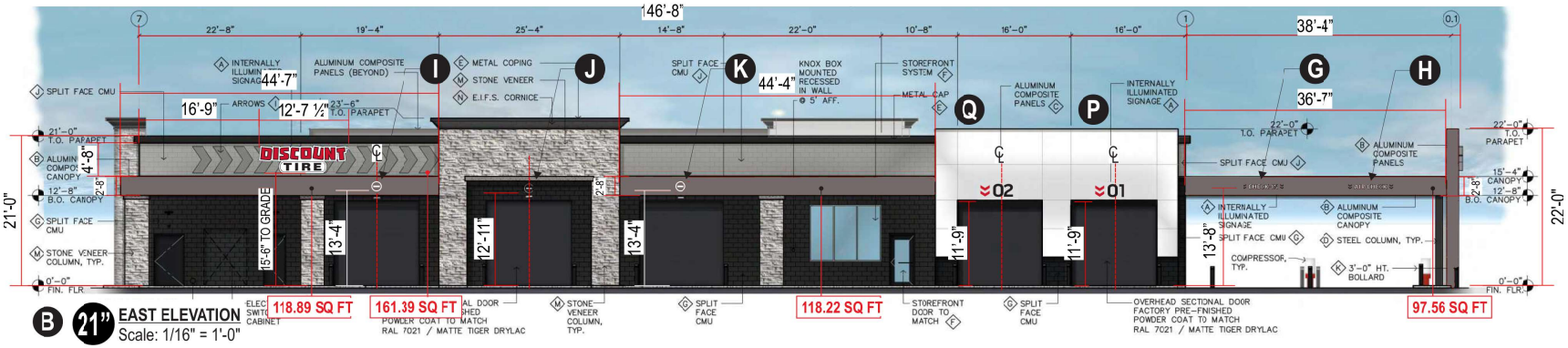
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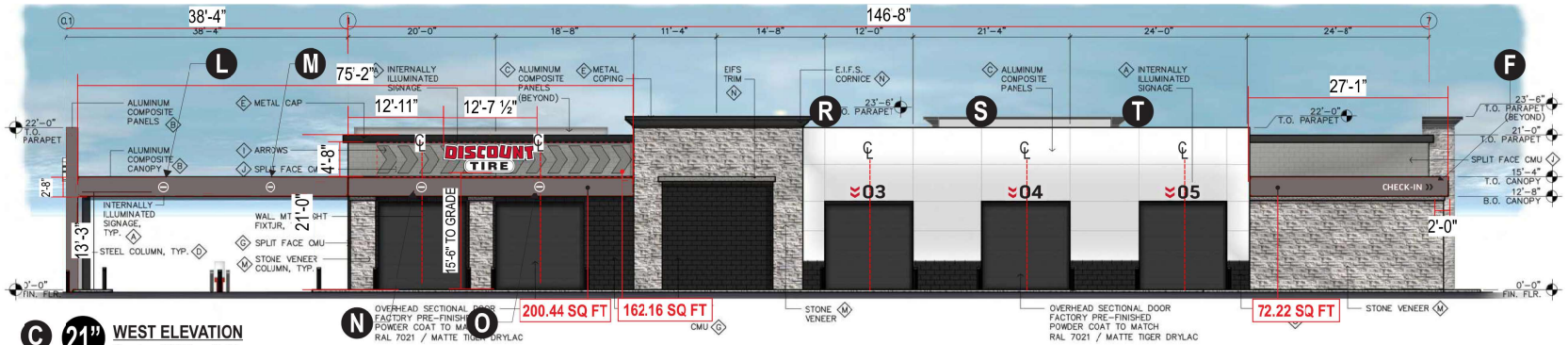
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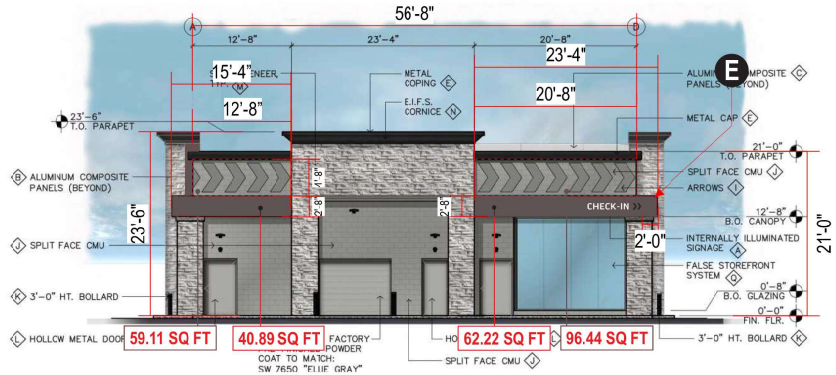
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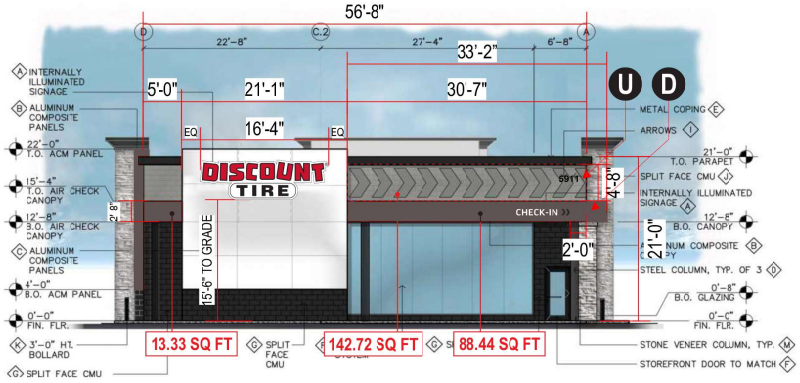
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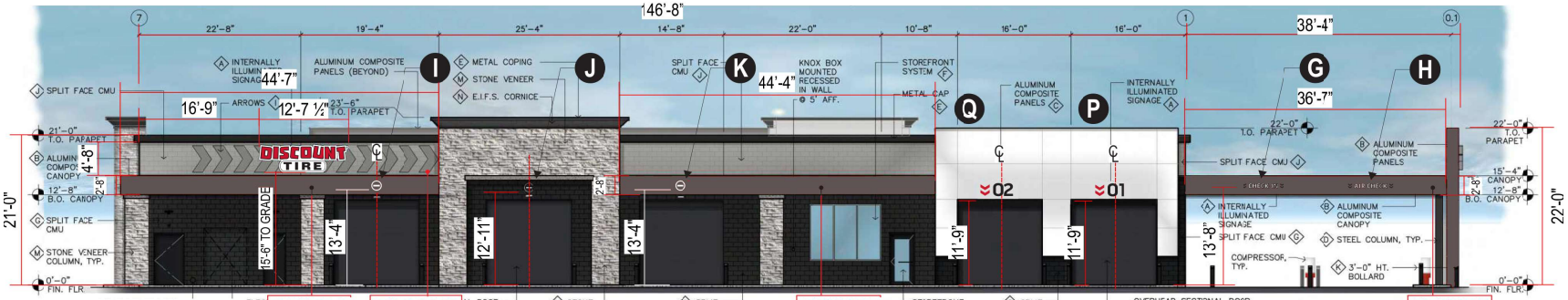
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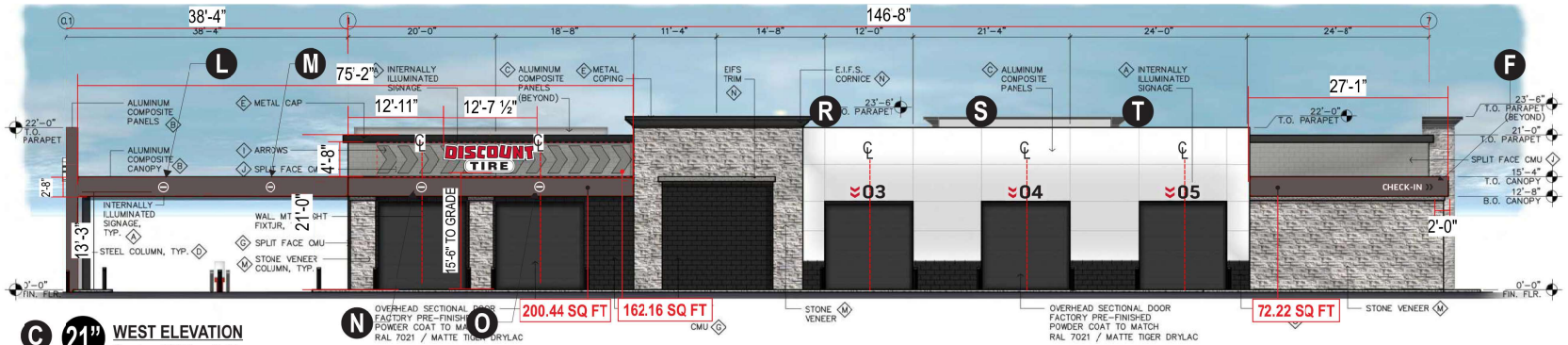
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R12) 01/11/24 Updated store number - IP
R13) 05/06/24 Removed address numbers - IP
R14) 06/14/24 Added sq ft of ACM canopy - IP

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sgn is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

\Discount Tire - Files_Locations\I\IL Crystal Lake ILC 12675\325199 Bldg Signage\DESIGNS

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID325199-BDG

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: July 16, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: 1. Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential

2. Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential

3. Preliminary and Final Planned Unit Development for a 55-unit townhome development

4. Final Plat of Subdivision

Petitioner: Lennar Corporation
4900 S. Route 31

PZC Recommendation: To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision to allow a 55-unit townhome development at 4900 S. Route 31.

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

Background:

- Request: The petitioner is requesting a Comprehensive Land Use Map Amendment from Public & Semi-Public to High Density Residential, Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, Preliminary and Final PUD for a 55-unit townhome development and Final Plat of Subdivision.
- Land Use: The current Comprehensive Plan land use designation is Public and Semi-Public and this proposal will require an amendment to the land use plan to change from Public and Semi-Public to High Density Residential.
- Zoning: The site is currently zoned RE PUD Residential Estate. It would need to be rezoned to R-3B PUD Multi-Family Residential.

Key Points:

- The proposed development would consist of two (2) 6-unit buildings, seven (7) 5-unit building and two (2) 4-unit buildings for a total of 55 units in 11 buildings.
- The request includes an 11-lot subdivision to divide the 8.234 acres into 11 townhome lots for separate ownership. The petitioner is dedicating the road to the City.
- The proposed density is 6.7 units to the net acre, which is less than the maximum 9 units in the R-3B zoning district. The proposed development also complies with the required setbacks.
- The Petitioner requests variations in conjunction with the Planned Unit Development.
    - Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door.
    - Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation is granted.
    - No sidewalk is proposed along Route 31. During IDOT's Route 31 reconstruction project a bike path will be installed.
    - Horizontal Curve Radius. The following horizontal curves do not meet the 150-foot minimum centerline curve due to site constraints:
        - Front of Buildings 1/2 = 100 feet
        - Front of Buildings 3/4 = 75 feet
        - Front of Buildings 6/7 = 75 feet
        - Front of Buildings 8/9 = 100 feet

ELEVATIONS

- The buildings are two-story, front-loading townhomes. The elevations meet the UDO's Design Standards for multi-family residential. There will be two color schemes and the end columns will have a stone base. Each first floor unit will be provided a patio at the rear.

SITE PLAN

- Garage and surface parking would be utilized for the townhomes. The development includes 228 (includes 8 guest spaces) parking spaces, and 124 are required.
- Access into the site would be provided off River Birch Boulevard.
- Parking will not be allowed along the curves to allow for fire access and for snow plowing operations. Appropriate signage must be placed.
- A Traffic Impact Study Addendum was completed (dated May 20, 2024); and, the conclusion is that this development does not impact the surrounding roadway network and no improvements are required.

LANDSCAPING

- There will be a 30-foot landscape buffer between the development and the single-family residences to the north and east, which is greater than the required 20-foot landscape buffer per the UDO. Existing evergreens along the north lot line will be preserved and supplemented with additional landscaping. There will also be landscaping and a natural berm along Route 31.

- The site layout provides green space in the center island between Buildings 10 & 11.
- Sidewalks and parkway trees are provided along all roadway frontages. Sidewalks are also proposed throughout the site.
- The request meets the requirements for tree replacement per the UDO Tree Preservation section.
- Construction of Route 31 to widen to two (2) lanes in each direction with a center landscaped median is anticipated to commence by IDOT in 2025, pending land acquisition and funding availability. This development includes the right-of-way necessary for IDOT improvement.

PZC Highlights:

- The petitioner stated they had this property under contract a few years ago but could not make it work. The site has been vacant for at least a decade. This would be a challenging site to develop to a commercial use with singular access on River Birch Boulevard. The elevations will match Woodlore Townes I, and the two (2) developments will share an HOA. They will preserve some of the trees and supplement with new landscaping on the north property line. The petitioner's engineer stated the traffic study found that no improvements were required at the intersection of Route 31 and River Birch Boulevard.
- A few residents from the neighboring properties to the north expressed their desire for the site to be a park. Many residents use the site now to play and ride bikes.
- The PZC discussed whether or not there is opportunity to add additional open space within the development, and how much open space exists within Woodlore Estates. The PZC also discussed stormwater and drainage concerns. The petitioner's engineer was present to provide additional information related to curve radius variation and drainage.
- Overall, a majority of the PZC was supportive of the request and found that the petition met the Findings of Fact.

The PZC recommended **approval (5-1)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 04/11/2024, received 04/24/2024)
   B. Site Plan (Gary R. Weber Associates, Inc., dated 04/26/2024, last revised 05/08/2024, received 05/08/2024)
   C. Final Plat of Subdivision (Mackie Consultants, LLC, dated 04/11/2024, received 04/24/2024)
   D. Final Engineering Plans (Mackie Consultants, LLC, dated 04/05/2024, last revised 04/25/2024, received 05/08/2024)
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   G. Stormwater Report (Mackie Consultants, LLC, dated 04/04/2024, received 04/24/2024)
   H. Zoning Plat (Mackie Consultants, LLC, dated 04/01/2024, received 04/24/2024)
   I. Alta Survey (Mackie Consultants, LLC, dated 02/09/2024, last revised 04/11/2024, 04/24/2024)

2. Elevations:
   A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
   B. The end columns must have a stone base.
   C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.
   D. Work with staff to finalize the architectural plans.

3. Work with city staff to finalize the Landscape Plan and Tree Preservation Plan. The final plans must comply with Sections 4-300 and 4-400 of the UDO.

4. A Final Photometric and Lighting Plan must be submitted that complies with the lighting requirements of Section 4-800 of the UDO.

5. No parking shall be allowed along the new street except the east side between stations 4+00 to 6+00. Appropriate signage shall be placed.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. Provide Covenants, Codes and Restrictions for staff review.

8. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Engineering, and Community Development Departments in addition to those of the City's stormwater consultant.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential, Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, Preliminary and Final Planned Unit Development for a 55-unit townhome development and Final Plat of Subdivision at 4900 S. Route 31. Please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: Richard G Murphy Date: 7/10/24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 04/11/2024, received 04/24/2024)
   B. Site Plan (Gary R. Weber Associates, Inc., dated 04/26/2024, last revised 05/08/2024, received 05/08/2024)
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2. Elevations:
   A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
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   C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.
   D. Work with staff to finalize the architectural plans.

3. Work with city staff to finalize the Landscape Plan and Tree Preservation Plan. The final plans must comply with Sections 4-300 and 4-400 of the UDO.

4. A Final Photometric and Lighting Plan must be submitted that complies with the lighting requirements of Section 4-800 of the UDO.

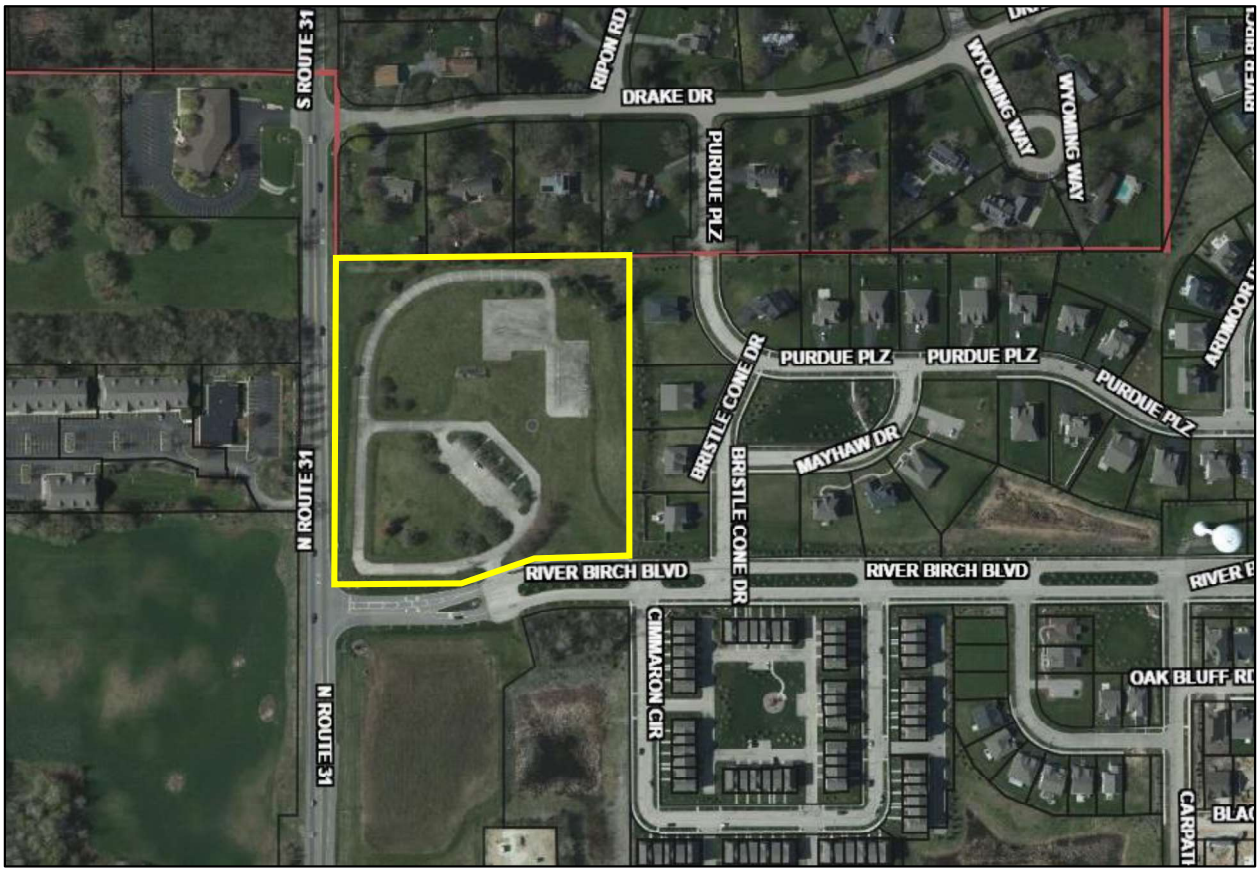
5. No parking shall be allowed along the new street except the east side between stations 4+00 to 6+00. Appropriate signage shall be placed.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. Provide Covenants, Codes and Restrictions for staff review.

8. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Engineering, and Community Development Departments in addition to those of the City's stormwater consultant.

PIQ Map
4900 S. Route 31



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM PUBLIC AND SEMI-PUBLIC TO HIGH DENSITY RESIDENTIAL, REZONING TO R-3B PUD MULTI-FAMILY RESIDENTIAL, A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, AND FINAL PLAT OF SUBDIVISION FOR 4900 ROUTE 31

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-00075) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Map Amendment from Public and Semi-Public to High Density Residential, a Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, a Preliminary and Final Planned Unit Development and a Final Plat of Subdivision to allow a new 55-unit townhome development; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on May 31, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 19, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision, and

WHEREAS, on June 19, 2024, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision be approved, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2024-00075, dated as of June 19, 2024; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision be issued as requested in said Petition.

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

Draft

Ord. No.
File No.

Section I: Comprehensive Land Use Plan Map Amendment from Public and Semi-Public to High Density Residential, a Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, a Preliminary and Final Planned Unit Development and Final Plat of Subdivision to allow a new 55-unit townhome for the property commonly known as 4900 Route 31 (14-27-451-006) Crystal Lake, Illinois are hereby approved.

Section II: Said Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 04/11/2024, received 04/24/2024)
   B. Site Plan (Gary R. Weber Associates, Inc., dated 04/26/2024, last revised 05/08/2024, received 05/08/2024)
   C. Final Plat of Subdivision (Mackie Consultants, LLC, dated 04/11/2024, received 04/24/2024)
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   E. Elevations, Color Renderings and Floor Plans (Lennar Corporation, received 05/08/2024)
   F. Landscape Plans (Gary R. Weber Associates, Inc., dated 04/05/24, received 04/24/2024)
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   H. Zoning Plat (Mackie Consultants, LLC, dated 04/01/2024, received 04/24/2024)
   I. Alta Survey (Mackie Consultants, LLC, dated 02/09/2024, last revised 04/11/2024, 04/24/2024)

2. Elevations:
   A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
   B. The end columns must have a stone base.
   C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.
   D. Work with staff to finalize the architectural plans.

3. Work with city staff to finalize the Landscape Plan and Tree Preservation Plan. The final plans must comply with Sections 4-300 and 4-400 of the UDO.

4. A Final Photometric and Lighting Plan must be submitted that complies with the lighting requirements of Section 4-800 of the UDO.

Draft

5. No parking shall be allowed along the new street except the east side between stations 4+00 to 6+00. Appropriate signage shall be placed.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. Provide Covenants, Codes and Restrictions for staff review.

8. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Engineering, and Community Development Departments in addition to those of the City's stormwater consultant.

Section III: That the City Clerk be and is hereby directed to amend the Official Comprehensive Land Use Map and Official Zoning Map and all pertinent records of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development and Final Plat of Subdivision in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this 16th day of July, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 16, 2024
Approved: July 16, 2024

Draft

#PLN-2024-75
4900 S. Route 31 – PUD, Comprehensive Land Use Map Amendment, Rezoning & Plat of Subdivision Project Review for Planning and Zoning Commission

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Date:	June 19, 2024
Request:	1. Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential 2. Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential 3. Preliminary and Final Planned Unit Development for a 55-unit townhome development 4. Final Plat of Subdivision
Location:	4900 S. Route 31
Acreage:	8.234 acres
Zoning:	RE PUD Residential Estate
Surrounding Properties:	North: McHenry County zoning district "E1" Estate South: B-2 PUD General Commercial East: RE PUD Residential Estate (Woodlore Estates) West: O PUD Office
Staff Contact:	Katie Rivard (815.356.3612)

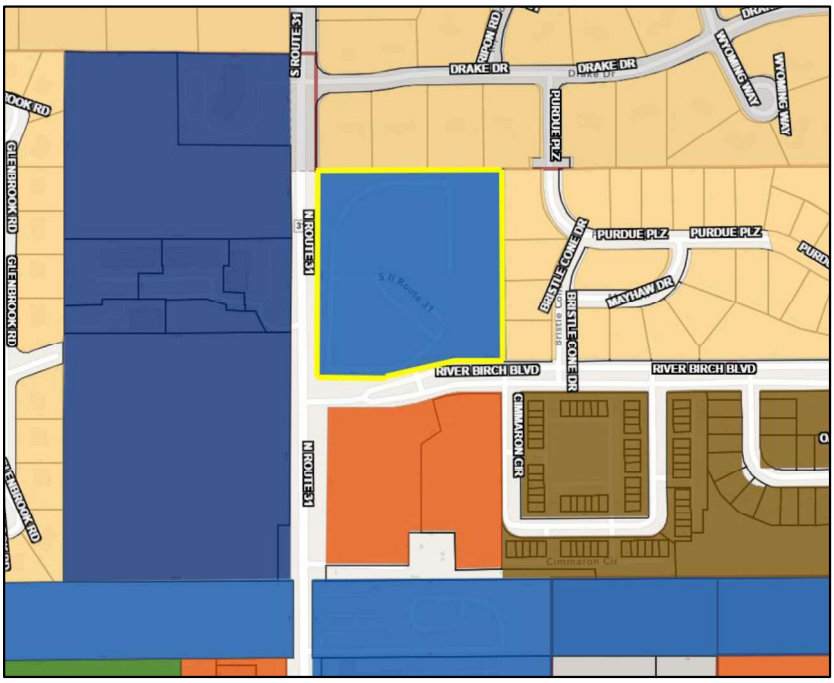
Background:

- The site is a vacant parcel located at the northeast intersection of Route 31 and River Birch Boulevard.
- The property is the former Ambutal site and is adjacent to Woodlore Estates.
- The petitioner, Lennar, received approval for a 47-unit townhome development at Carpathian Drive and Route 176 in 2023. The proposed townhome style will match that development.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned RE PUD Residential Estate. It would need to be rezoned to R-3B PUD Multi-Family Residential. The current Comprehensive Plan land use designation is Public & Semi-Public since this property was a former medical building. The proposal will require an amendment to the land use plan to change to High Density Residential.



- High Density Residential and Office land uses are typically placed along major roadways as a transition to a single-family residential land use.

- Lennar is seeking the following:
    - Comprehensive Land Use Plan Map Amendment from Public and Semi-Public to High Density RE PUD Residential Estate to R-3B PUD Multi-Family Residential, and
    - Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, and
    - Preliminary and Final Planned Unit Development for a 55-unit townhome development, and
    - Final Plat of Subdivision.

- Lennar would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
    - Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door.

- Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation is granted.
    - No sidewalk is proposed along Route 31. During IDOT's Route 31 reconstruction project a bike path will be installed.
- Horizontal Curve Radius. The following horizontal curves do not meet the 150-foot minimum centerline curve due to site constraints:
    - Front of Buildings 1/2 = 100 feet
    - Front of Buildings 3/4 = 75 feet
    - Front of Buildings 6/7 = 75 feet
    - Front of Buildings 8/9 = 100 feet

GENERAL

- The proposed development would consist of two (2) 6-unit buildings, seven (7) 5-unit building and two (2) 4-unit buildings for a total of 55 units in 11 buildings. All units would feature 3 bedrooms, 2.5 baths and a 2-car garage. Each unit will have a driveway that can fit two additional vehicles.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 6.7 units to the acre.
- The proposed development complies with the setback requirements of the R-3B zoning district.

	R-3B requirement	Proposed
Front Yard Setback	30 feet	43 feet
Side Yard Setbacks	8 feet	61 feet
Side Yard Abutting a Street	30 feet	51-69 feet
Combined Side Yard Setbacks	30 feet	>50 feet
Rear Yard Setback	20 feet	60 feet

- Construction of Route 31 to widen to two (2) lanes in each direction with a center landscaped median is anticipated to commence by IDOT in 2025, pending land acquisition and funding availability. This development includes the right-of-way necessary for IDOT improvement.

SITE LAYOUT

- Access into the site would be provided off River Birch Boulevard.
- The site layout provides green space in the center island between Buildings 10 & 11.
- There will be a 20-foot landscape buffer between the development and the single-family residences to the north and east, as required by the UDO.
- Sidewalks and parkway trees are provided along all roadway frontages.

- The following horizontal curves do not meet the 150-foot minimum centerline curve due to site constraints:
    - Front of Buildings 1/2 = 100 feet
    - Front of Buildings 3/4 = 75 feet
    - Front of Buildings 6/7 = 75 feet
    - Front of Buildings 8/9 = 100 feet
- Parking will not be allowed along the curves to allow for fire access and for snow plowing operations. Appropriate signage must be placed.
- A Traffic Impact Study Addendum was completed (dated May 20, 2024); and, the conclusion is that this development does not impact the surrounding roadway network and no improvements are required.

BUILDING ELEVATIONS

- The buildings are two-story, front-loading townhomes. There will be two color palettes. All first floor elevations include a stone band/accent on the front and sides of the garages. The buildings will alternate the second-story front elevations with shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
- Buildings 1, 6, 10 and 11 will have units with side entrances.



Vertical siding around the windows
Shake siding in the peaks



Shake siding around the windows
Vertical siding in the peaks

- The end columns will have a stone base.
- Each unit will be provided a patio at the rear with arborvitae in between to break up the rear facades.
- Per the UDO's Design Standards for multi-family residential, the following standards must be met.
    - Front facades shall provide at least three of the following design features:

- ▪ One or more dormer windows or cupola - not provided
- ✓ A recessed entry - provided
- ✓ A covered porch - provided
- ✓ Pillars, posts or pilasters - provided
- ▪ One or more bay windows with a minimum projection of 12 inches from the façade planes - not provided
- ✓ Eaves with a minimum six-inch projection from the façade plane - provided
- ▪ A parapet wall with articulated design - not provided
- ✓ Multiple windows with a minimum four-inch-wide trim - provided

- Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of the adjacent garage door(s). Variation requested.

LANDSCAPING

- There will be a 20-foot landscape buffer between the development and the single-family residences to the north and east, which exceeds the UDO requirement of 20 feet.
- There are existing evergreen along the north lot line which will be preserved. The required shrubs will be replaced in other locations on the northern end.
- Foundation landscaping is provided.

PARKING

- Garage and surface parking would be utilized for the townhomes.
- The development requires 124 parking spaces (2 per DU, 1 space shall be in an enclosed garage and 1 can be at least 21 feet long + 0.25 guest spaces per unit). The development will provide 228 (includes 8 guest spaces).

STORMWATER

- Stormwater is accounted for in an existing stormwater basin south of River Birch Boulevard.

SUBDIVISION

- The proposed subdivision is an 11-lot subdivision to divide the 8.2 acres into 11 townhome lots for separate ownership.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

Amendment from the existing Comprehensive Land Use Plan designation of Public & Semi-Public to allow High Density Residential. High Density Residential would be the appropriate designation for the R-3B zoning district and the proposed townhome development.

REZONING

- The property is currently zoned RE PUD Residential Estate.
- The property would be rezoned to R-3B PUD Multi-Family Residential. The Multi-Family Residential zoning criteria are:
    - General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet the diverse housing needs of City residents. The intent is to provide higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.
    - Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
    - Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.
☒ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☒ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☒ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☒ *Meets* ☐ *Does not meet*

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a 55-unit townhome development. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☒ *Meets* ☐ *Does not meet*
2. The use will not be detrimental to area property values.
   ☒ *Meets* ☐ *Does not meet*
3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*
4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

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

a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
☒ *Meets* ☐ *Does not meet*

b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
☒ *Meets* ☐ *Does not meet*

c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.
☒ *Meets* ☐ *Does not meet*

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
☒ *Meets* ☐ *Does not meet*

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

   i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;
   ☒ *Meets* ☐ *Does not meet*

   ii. Payment for installation of road impact improvements or fees applicable by law;
   ☒ *Meets* ☐ *Does not meet*

   iii. Smaller subdivisions which encourage in-filling within an established part of the community;
   ☒ *Meets* ☐ *Does not meet*

iv. Completion of major and collector road networks and critical linkages in the street systems;
☒ *Meets* ☐ *Does not meet*

v. Fulfill a need for various unit types and income levels such as low and moderate-income housing;
☒ *Meets* ☐ *Does not meet*

vi. Provisions which satisfy needed public facilities;
☒ *Meets* ☐ *Does not meet*

vii. Innovative architectural design, quality of exterior materials and creative use of landscaping;
☒ *Meets* ☐ *Does not meet*

viii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.
☒ *Meets* ☐ *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow variations for garage doors of attached garages cannot be more than 50% of the total length of building front façade and they must be offset two feet from next garage door and horizontal curve radius to allow less than the minimum required 150-foot centerline curve, and sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

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

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

1. Article 4-900(D)(2)(b)(V) Garage doors of attached garages shall not comprise more than 50% of the total length of a building's front facade. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of an adjacent garage door(s).

   The proposed townhomes are front facing/loading. The petitioners have included enhanced architectural features, such as a stone band/accent on the front and sides of the garages to help break-up the front elevations.

2. Article 4-100(D)(2)(g) Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation is granted. A variation would be required in order to not install sidewalks along Route 176.

   There are no sidewalks on the east side of Route 31 from at least Route 176, and no sidewalks on east side going north into unincorporated McHenry County. During IDOT's Route 31 reconstruction project a bike path will be installed.

3. Article 4-100D.1(c)(v) Minimum Horizontal Curve 150-foot minimum centerline curve.

   The following horizontal curves do not meet the 150 foot minimum centerline curve due to site constraints:

   - *Front of Buildings 1/2 = 100 feet*
   - *Front of Buildings 3/4 = 75 feet*
   - *Front of Buildings 6/7 = 75 feet*
   - *Front of Buildings 8/9 = 100 feet*

4. Article 5-200F.1 Public Utilities: Deferral of the burial of overhead utility lines until an area wide program.

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for Woodlore Townes Subdivision. The subdivision is an 11-lot subdivision to divide the 8.2 acres into 11 townhome lots for separate ownership.

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;

☒ *Meets* ☐ *Does not meet*

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

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

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

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

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

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

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☒ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

Land Use: Residential
The Comprehensive Plan designates the subject property as Public and Semi-Public. The proposed amendment is for High Density Residential. The goal of a Residential designation is as follows:

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

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

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 04/11/2024, received 04/24/2024)
   B. Site Plan (Gary R. Weber Associates, Inc., dated 04/26/2024, last revised 05/08/2024, received 05/08/2024)
   C. Final Plat of Subdivision (Mackie Consultants, LLC, dated 04/11/2024, received 04/24/2024)
   D. Final Engineering Plans (Mackie Consultants, LLC, dated 04/05/2024, last revised 04/25/2024, received 05/08/2024)
   E. Elevations, Color Renderings and Floor Plans (Lennar Corporation, received 05/08/2024)
   F. Landscape Plans (Gary R. Weber Associates, Inc., dated 04/05/24, received 04/24/2024)
   G. Stormwater Report (Mackie Consultants, LLC, dated 04/04/2024, received 04/24/2024)
   H. Zoning Plat (Mackie Consultants, LLC, dated 04/01/2024, received 04/24/2024)
   I. Alta Survey (Mackie Consultants, LLC, dated 02/09/2024, last revised 04/11/2024, 04/24/2024)

2. Elevations:
   A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
   B. The end columns must have a stone base.
   C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.
   D. Work with staff to finalize the architectural plans.

3. Work with city staff to finalize the Landscape Plan and Tree Preservation Plan. The final plans must comply with Sections 4-300 and 4-400 of the UDO.

4. A Final Photometric and Lighting Plan must be submitted that complies with the lighting requirements of Section 4-800 of the UDO.

5. No parking shall be allowed along the new street except the east side between stations 4+00 to 6+00. Appropriate signage shall be placed.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. Provide Covenants, Codes and Restrictions for staff review.

8. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Engineering, and Community Development Departments in addition to those of the City's stormwater consultant.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Woodlore Townes II

Action Requested

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

Petitioner Information

Name: Lennar Corporation

Address: 1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173

Phone: 224-293-3100

Fax: _____

E-mail: _____

Owner Information (if different)

Name: Sherman Hospital Association

Address: Advocate Healthcare
Attn: Accounting
3075 Highland Pkwy, Ste 600
Downers Grove, IL 60515

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Fifty-five (55) unit townhome development on currently vacant 8.234 acre parcel formerly the site of the Ambutal; Comprehensive Plan Amendment from Commerce to High Density Residential, Rezoning from RE PUD to R-3B PUD Multi Family Residential and Preliminary and Final Planned Unit Development and Final Plat of Subdivision, all for Subject Property.

Project Address/Location: Project is located on the northeast corner of the intersection of Route 31 and River Birch Boulevard on the former Ambutal property.

PIN Number(s): 14-27-451-006

Development Team

Please include address, phone, fax and e-mail

Developer: Lennar Corporation, Inc., 1700 E. Golf Road, Suite 1100, Schaumburg, IL 60173; 224-293-3100

Architect: Lennar Corporation, Inc., 1700 E. Golf Road, Suite 1100, Schaumburg, IL 60173; 224-293-3100

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave, Crystal Lake, IL; 815-477-0830; (FAX) 815-477-0834; lwaggoner@waggonerlawfirm.com

Engineer: Mackie Consultants, LLC, 9575 W Higgins Rd #500, Rosemont , IL 60018; 847-696-1400

Landscape Architect: Gary R. Weber Associates, Inc., 402 W. Liberty Dr, Wheaton, IL 60187; 630-668-7197

Planner: _____

Surveyor: Mackie Consultants, LLC, 9575 W Higgins Rd #500, Rosemont , IL 60018; 847-696-1400

Other: _____

Signatures Lennar Corporation, Inc.

By: _____ April 11, 2024

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

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

_____

OWNER: Print and Sign name **Date**

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

DocuSign Envelope ID: B5C3BB45-E35B-40AC-B219-FCC08F871C9B

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: Advocate Sherman Hospital

Address: 2025 Windsor Drive

Oak Brook, Illinois 60523

Phone: (630) 929-8155

E-mail: james.slinkman@aah.org

Project Name & Description: Woodlore Townes II

Proposing a 11-building, 55-unit townhome development at vacant 8.234 acres on Route 31 in Crystal Lake formerly known as the Ambutal property

Project Address/Location: 4900 S IL Rt 31, Crystal Lake, IL

Signature DocuSigned by: H. James Slinkman EAD0D45304F34EC...

H. James Slinkman

SVP Associate General Counsel

5/3/2024

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.

Mr. Skluzacek seconded the motion. On roll call Ms. Mason, Ms. Repholz, Mr. Skluzacek, Mr. Smith, Ms. Teetsov and Mr. Gronow voted aye. Motion passed 6-0.

2024-75 – 4900 S. ROUTE 31 – WOODLORE TOWNES II – COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, AND PRELIMINARY AND FINAL PLAT OF SUBDIVISION – PUBLIC HEARING

Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential, Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, Preliminary and Final Planned Unit Development for a 55-unit townhome development and Preliminary and Final Plat of Subdivision.

Ms. Lisa Waggoner, attorney, Mr. Rick Murphy, Lennar, Mr. Rich Olson, Gary R. Weber Associates, and Ms. Madeline Larmon, Mackie Consultants, were present to represent the petition. Ms. Waggoner explained the zoning, comprehensive plan designation and history of the property. She provided a summary of the zoning relief. She described the surrounding properties and noted there is a variety of uses around to complement Woodlore Estates and Woodlore Townes.

Mr. Murphy stated Lennar had the property under contract a few years back but could not make it work. This site would complete the Woodlore community. He explained that IDOT took right-of-way for Route 31 improvements.

Mr. Olson provided a summary of the property. He noted the property has been vacant for at least a decade. He spoke to the existing conditions and that this would be a challenging site for commercial with a singular access on River Birch only. He explained the development would have 55 units and a dedicated public street. There will be landscaping throughout. They will preserve and supplement the landscaping on the north property line. There would be heavy landscaping along Route 31. The entrance to the development will have a monument sign, and there will be open space area in the middle. The site will be a perfect transitional use. The site drains north to south. There will be a natural berm along Route 31.

Mr. Murphy stated the elevations would be the same as Woodlore Townes I. This development would share an HOA with Woodlore Townes I. This will be a separate association than Woodlore Estates. He spoke to the variations. He noted the units will be over 1,700 square feet. They will have 3 beds, 2 baths and garage and driveway parking. He noted they worked with staff on the architecture. He stated the landscape buffer will be enhanced.

Ms. Waggoner noted the petitioner's engineer, Ms. Madeline Larmon, was present. There continues to be a demand for these units, and the standards speak for themselves. The property is vacant and will not decrease property values. The development is self-contained.

Ms. Larmon provided a list of horizontal curvature radius reduction due to site constraints. They worked with the City and City Engineer. They agreed to limit on-street parking to be sure larger vehicles can make the turn. The roadways exceed regulations required for cul-de-sacs. She provided a summary of the traffic

study. No traffic signal warranted from study. They do acknowledgement there are left turn lane difficulties, but they are expected to be alleviated with Route 31 improvements.

Staff provided a summary of the request.

Mr. Gronow opened the public hearing.

Mr. Ken Przybylo, 4519 Drake Drive, stated he lives at the northwest corner of the subject property. He would like for a park at this location. He does not think more units are needed. He suggested they go across the road.

Mr. Kris Muse, 4515 Drake Drive, stated he moved to his house ten (10) years ago. He was born and raised in Crystal Lake. He stated that development with one-way in and out only equates to high crime and low-income. He does not want to share his property line with a HOA. The residents of Woodlore Estates use it as a park. Woodlore Estates has a tot lot and a small swing set only. The kids have no place to go. He would like to see the ComEd corridor become a park or community garden with a bike trail, too.

Ms. Christine Karavakis, 4515 Drake Drive, stated that since they took down the Ambutal building, the site has been used as a park. They live in an older neighborhood with no sidewalks and no streetlights. She stated she is not against the development just not behind her house. She stated many of the trees are infected and expressed concerned with trees coming down.

Mr. Muse stated his well has been chlorinated twice with the Woodlore construction. He spoke to the tree removal.

There being no one else who wished to speak, Mr. Gronow closed the public hearing.

Ms. Mason thanked the petitioner for their comments. Ms. Mason asked for clarification on the park question, and if an additional park would be added. Mr. Murphy stated there will be no addition of a park. Ms. Waggoner stated people get used to open space, and it's unfortunate when they are used to it and it's developed. The properties were developed in the County and should be substantially large lots. When they put in the bike path along Route 31, there would be opportunities to use that path to get to other parks. The Park District may not have the resources to provide another park in this area. The original Woodlore Estates concern was for the residents on Purdue Plaza because there was supposed to be a connection to the north. Ms. Waggoner stated that per City staff and from a planning standpoint roads are meant to connect. But they didn't require the connection. There are barricades there now for fire safety so no one can use the road. Woodlore Estates is complete and it has a walking path around the perimeter. The development is a pocket community. Sharing a property line with an HOA could be more positive. They are responsible for maintaining all exterior. Ms. Waggoner stated her past experiences have had to do with single-family residential properties not maintaining their exterior. They are cognizant of the long-time neighbors to the north. Mr. Murphy stated these developments usually see fewer children.

Ms. Teetsov asked if this would have the same garage variation as Woodlore Townes I. Ms. Rivard responded yes. She appreciates the landscaping and this is a good use of the vacant land.

Ms. Repholz stated she appreciates the project. Lennar is a big builder with great success. The vacant arguments are not compelling. The highest and best use may be nothing at all. She appreciate the open space comment by Ms. Waggoner regarding people getting used to open spaces. There are only so many resources that can be provided by the Park District. She asked if the property could have some additional open space by taking half the parcel and reducing the number of townhomes. She stated she understands the developer needs to maximize development but would propose leave some open for the enjoyment of the community they built.

Mr. Smith would like some perspective on the entire development and open space. Mr. Olson stated Woodlore Estates that site has a tremendous amount of place for recreation and a large amount of trees were preserved. There is a good portion of open space not just the two park spaces. The site had a lot of issues, such as topography. They created open space bands between neighborhoods, and those bands are in existence today. He pointed out the open space, and active and passive recreation areas on a site plan. There is space near the clubhouse, a playground system that feeds into a large preserved oak area, and open space corridors, which are all useable. Mr. Smith asked if it was open to all residents. Mr. Olson responded yes. Mr. Smith questioned, based on old GIS maps, if drainage comes into the development rather than run-off. Ms. Larmon stated not much drains off-site. All water come from north to south to an existing storm sewer that picks it up and brings it to an existing detention basin. It's currently draining the parking lot of the vacant land. It finds its way to the south detention basin. She spoke to the wooded areas as well. Mr. Smith asked about the well contamination. He asked about the impacts to the surrounding wells. Ms. Larmon stated it is not draining towards them, we are draining away from them. She cannot speak to why a well would need to be chlorinated. Wells must follow State codes. Mr. Smith asked if the detention based was sized prior to development of this site. Ms. Larmon yes. It was sized for much more impervious surface. Mr. Smith asked if it was part of the original development. Ms. Larmon spoke to the history going back to Preston Pines. It was planned for commercial. The detention area is owned by the HOA. Mr. Murphy explained the ownership and stated the commercial property is not owned but was accounted for in worst case scenario. Ms. Waggoner stated the forested parcel is owned by the HOA. Ms. Larmon stated it was master planned but not detailed out. Mr. Smith stated he does not necessarily object to townhomes but is it the highest and best use. He asked about the existing watermain on the north side. Ms. Larmon stated they will work with staff on the existing watermain. It will be abandoned so that the City doesn't have to go back there. They will pull it into the right-of-way. Mr. Smith encouraged discussion with staff regarding the berm to the north part of the property. Ms. Larmon stated they cannot add berm as it could cause flooding as those properties drain towards us. Mr. Olson stated there are existing trees to the north they are preserving so they can't create a berm. Mr. Smith appreciates the 60-foot setback.

Mr. Skluzacek asked if it was 11 buildings and 55 units. Ms. Waggoner responded yes. Mr. Olson misspoke on the number of units earlier in the presentation. Mr. Skluzacek asked if it was owner or rentals. Mr. Olson responded owner-occupied.

Mr. Gronow asked about stormwater at Woodlore Estates. He remembers there being a section that drains off-site. Ms. Larmon responded the section drains east then back north through Prairie Grove subdivision, then back onto to Woodlore and up to the detention basins and wetlands. Mr. Gronow asked if they would be using the same entrance. Mr. Olson responded yes. Mr. Gronow mentioned the berm on Route 31 and on the east side. Ms. Larmon stated the berm height will be maintained plus landscaping added. Mr.

Gronow appreciates the public comments. It would be nice to see open space but not sure how realistic that is. He stated this is appropriate for this property. It is a good transition.

Ms. Waggoner appreciates the neighbor's comments. Lennar will do an extraordinary job with the landscaping.

Mr. Gronow stated this meets the Findings of Facts.

Mr. Smith made a motion to approve 2024-75 4900 S. Route 31 – Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential, Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, Preliminary and Final Planned Unit Development for a 55-unit townhome development and Preliminary and Final Plat of Subdivision with the following conditions of approval.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 04/11/2024, received 04/24/2024)
   B. Site Plan (Gary R. Weber Associates, Inc., dated 04/26/2024, last revised 05/08/2024, received 05/08/2024)
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   G. Stormwater Report (Mackie Consultants, LLC, dated 04/04/2024, received 04/24/2024)
   H. Zoning Plat (Mackie Consultants, LLC, dated 04/01/2024, received 04/24/2024)
   I. Alta Survey (Mackie Consultants, LLC, dated 02/09/2024, last revised 04/11/2024, 04/24/2024)

2. Elevations:
   A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
   B. The end columns must have a stone base.
   C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.
   D. Work with staff to finalize the architectural plans.

3. Work with city staff to finalize the Landscape Plan and Tree Preservation Plan. The final plans must comply with Sections 4-300 and 4-400 of the UDO.

4. A Final Photometric and Lighting Plan must be submitted that complies with the lighting requirements of Section 4-800 of the UDO.

5. No parking shall be allowed along the new street except the east side between stations 4+00 to 6+00. Appropriate signage shall be placed.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. Provide Covenants, Codes and Restrictions for staff review.

8. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works and Engineering, and Community Development Departments in addition to those of the City's stormwater consultant.

Ms. Teetsov seconded the motion. On roll call Mason, Skluzacek, Smith, Teetsov and Gronow voted aye. Repholz voted no. Motion passed 5-1.

2024-108 – 4306 THREE OAKS ROAD – FORESTVIEW TOWNHOMES – CONCEPTUAL PLANNED UNIT DEVELOPMENT – PUBLIC MEETING
Conceptual Planned Unit Development review for a 75-unit townhome development.

Mr. Ram Prashantha, developer, Mark Kurensky, HKM Architects + Planners, Mr. Jeff Torrens, Landscape Architect with Dickson Design Studio, and Mr. Tom Burney, attorney, were present to represent the petition.

Mr. Kurensky stated the property is already zoned for townhomes and there is no change to the Comprehensive Land Use. This is the highest and best use. They are not maximizing density. They can only develop the southern portion of the property in order to preserve the wetlands. There will be 75 townhomes. Each unit is two-story with a two-car garage with a two-car apron. There is availability for different floor plans with the possibility of a first floor master bedroom. There will also be guest parking. There will be parkway trees and sidewalks, and a combination of public and private streets. The architecture is four sided as they are just as concerned about the back and side as they are the front. They comply with the design standards with the exception of the garages. The units they are trying to bring to the market are 1,400-2,000 square feet. Units will have individual entrances. They are still working on the architecture to create character. There will be three (3) different styles of architecture, and a garage different for each one. They are trying to create diversity. This is an owner-occupied units. Mr. Kurensky spoke to the variations. The setbacks exceed McHenry County requirements. They can use the extra space inside the development for open areas. Mr. Kurensky spoke to the retaining walls. He spoke to the horizontal curve minimums. There will be no cut-through traffic. It meets the fire apparatus requirements.

Mr. Torrens stated his studio was responsible for the initial plan layout, tree preservation and removal plan and landscape plan for the client's predecessor. A tree assessment was completed in January 2022. There are over 1,700 trees on approximately 12 acres. He spoke to the tree preservation and replacements requirements. Trees in Groups A and B are desirable trees. Trees in Groups C and D are undesirable trees. They are looking from relief from Group C and D replacement costs. They would not choose to plant trees in Group C and D, and the costs associated with preservation, upkeep and mortality risk make these cost prohibitive to keep. They are seeking credit for upgrading plan materials, and they will exceed city minimums regarding plant material and minimum size requirements for some. There will be common open space and gathering spaces throughout the site. They wish to reinvest tree replacement costs by enhancing gathering spaces. He spoke to the open space amenities and the building materials upgrade. To



SITE DATA

LAND USE	UNITS	AREA	% SITE
TOWNHOMES	55	8.2	100%

PUD DESIGN CRITERIA: SITE STANDARDS REQUESTED

- FRONT SETBACK: 25'
- SIDE TO SIDE: 20'
- FRONT TO SIDE: 50'
- REAR TO REAR: 60'
- MINIMUM REAR YARD ABUTTING - RESIDENTIAL: 50'
- MINIMUM REAR YARD ABUTTING - ALONG RIVER BIRCH BOULEVARD: 40'
- MINIMUM REAR YARD ABUTTING - ALONG IL ROUTE 31: 50'
- MINIMUM HORIZONTAL CURVE: 75'

0 40' 80' 160'

SCALE: 1"= 80'

NORTH

CONCEPT PLAN
CRYSTAL LAKE, ILLINOIS 04/26/2024

LENNAR

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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LENNAR

Woodlore Townes II- Renderings and Floorplans

Prepared for the City of Crystal Lake

Woodlore Townes II - "E" Color Package
"Slate" Elevations



01 FRONT ELEV.

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



02 SIDE ELEV.

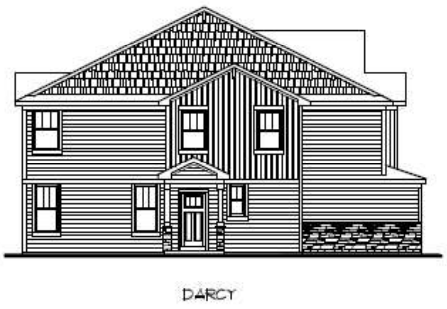
SCALE: 3/32" = 1'-0"

"E" color package
"SLATE"



03 REAR ELEV.

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



04 SIDE ELEV.

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

Woodlore Townes II - "E" Color Package
" Slate" Rendering



*End unit column stone wrap not shown, included in product

Woodlore Townes II - "B" Color Package
"Greystone" Rendering



01 **FRONT ELEV.**



02 **SIDE ELEV.**

"B" color package
"GREYSTONE"



03 **REAR ELEV.**



04 **SIDE ELEV.**

Woodlore Townes II - "B" Color Package
"Greystone" Rendering



*End unit column stone wrap not shown, included in product
** Shake accents not shown

Woodlore Townes II - Key Lot Exhibit

All Key Lots - Darcy Floorplan





DARCY

"E" color package
"SLATE"



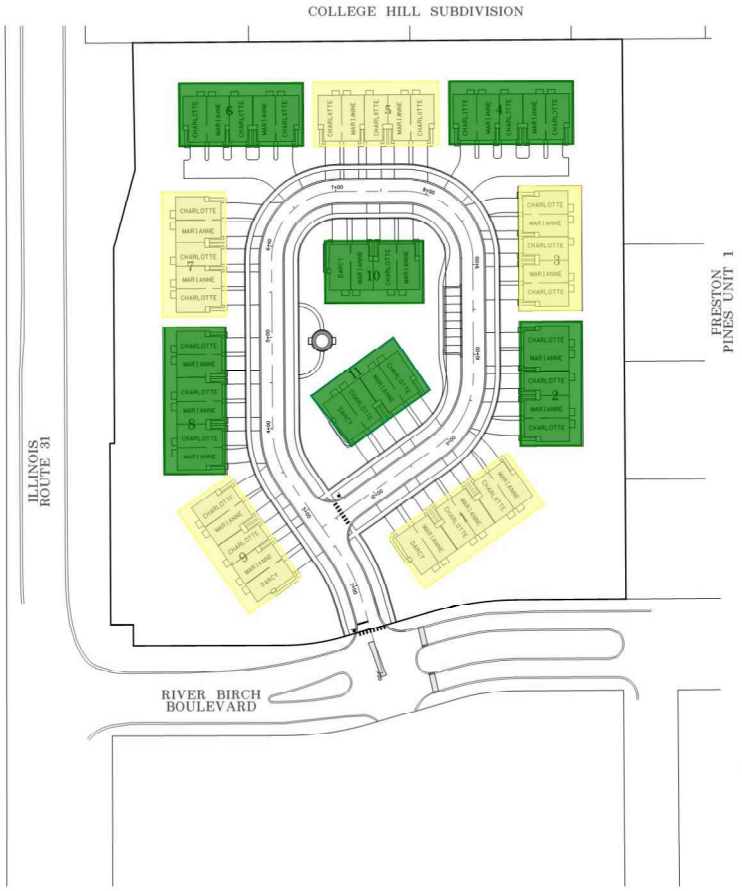
DARCY

"B" color package
"GREYSTONE"

Woodlore Townes II - Color Package Exhibit



"E" color package
"SLATE"





"B" color package
"GREYSTONE"

Darcy

1,717 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



Darcy - End Unit Only

LENNAR

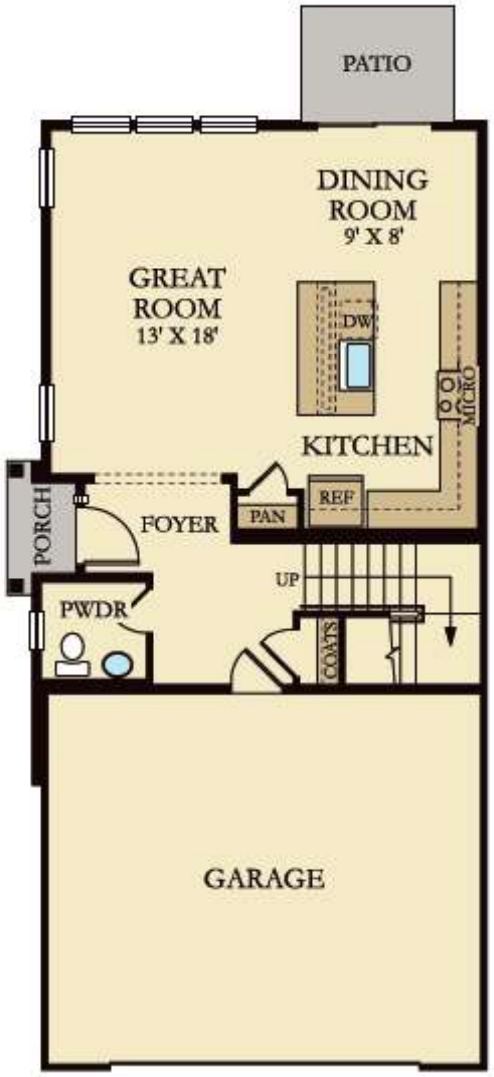
Darcy

1,717 square feet

3 Bedrooms

2.5 Bathrooms

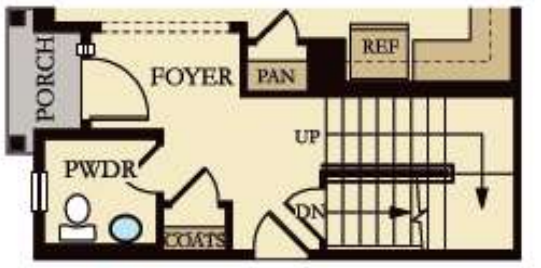
2-Car Garage



FIRST FLOOR



SECOND FLOOR



STAIRS TO OPTIONAL BASEMENT



OPTIONAL DELUXE SHOWER BATH



OPTIONAL LAUNDRY W/ BASEMENT

LENNAR

Marianne

End and Interior

1,767 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



Marianne - End Unit



Marianne - Interior Unit

LENNAR

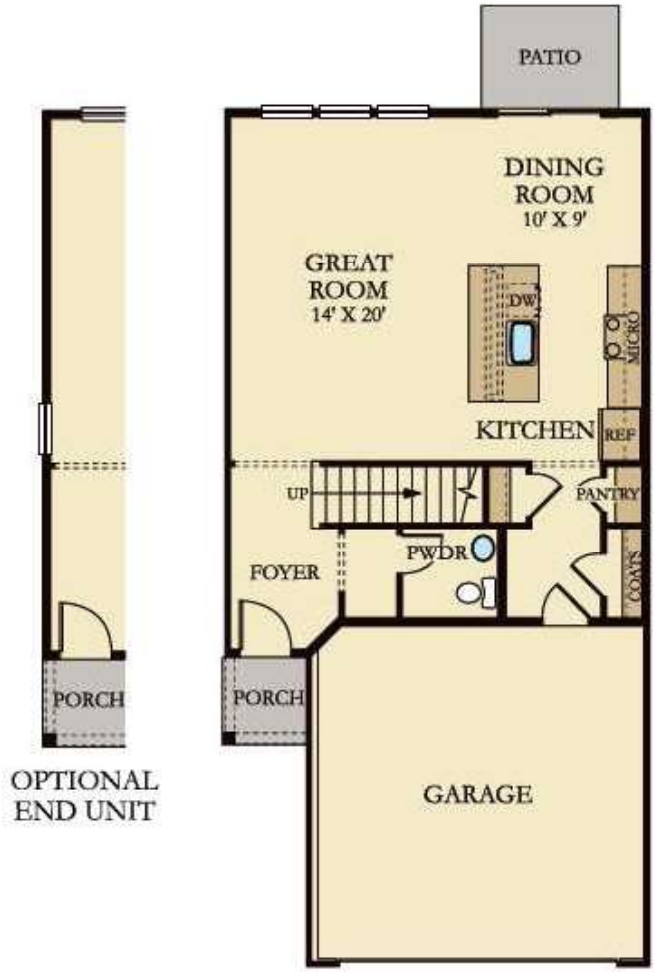
Marianne

1,767 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



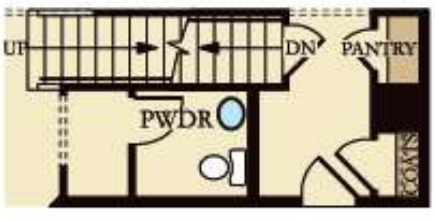
OPTIONAL END UNIT

FIRST FLOOR



OPTIONAL END UNIT

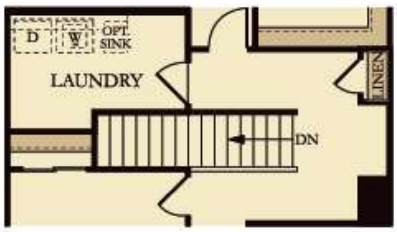
SECOND FLOOR



STAIRS TO OPTIONAL BASEMENT



OPTIONAL DELUXE SHOWER



OPTIONAL LAUNDRY W/ BASEMENT

LENNAR

Charlotte

End and Interior

1,804 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



Charlotte - End Unit



Charlotte - Interior Unit

LENNAR

Charlotte

1,804 square feet

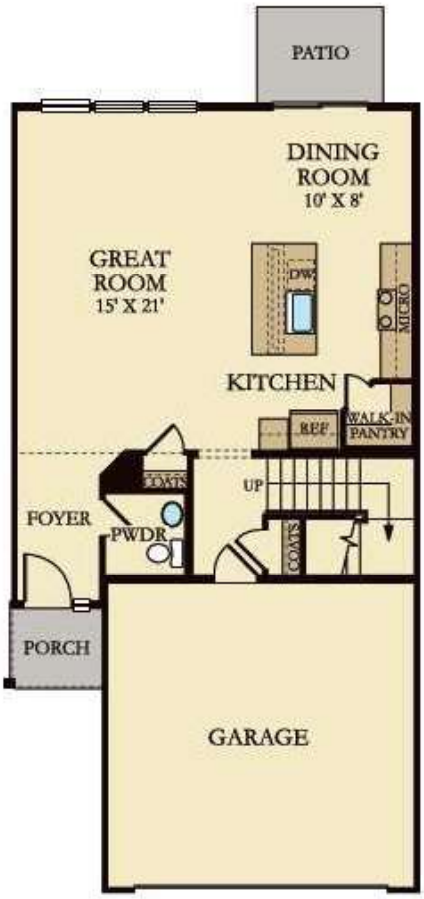
3 Bedrooms

2.5 Bathrooms

2-Car Garage



OPTIONAL END UNIT



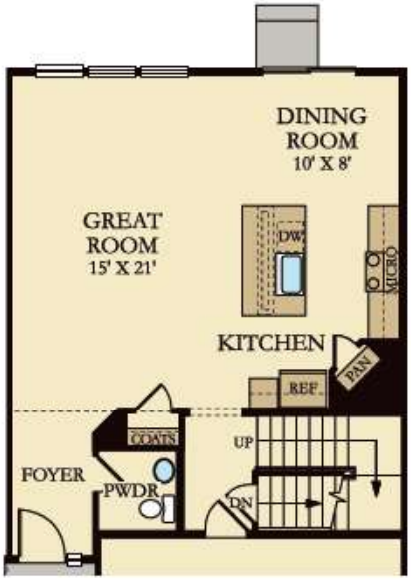
FIRST FLOOR



OPTIONAL END UNIT



SECOND FLOOR



STAIRS TO OPTIONAL BASEMENT



OPTIONAL DELUXE SHOWER BATH



OPTIONAL LAUNDRY W/ BASEMENT

LENNAR

Final Landscape Plan

WOODLORE TOWNES II

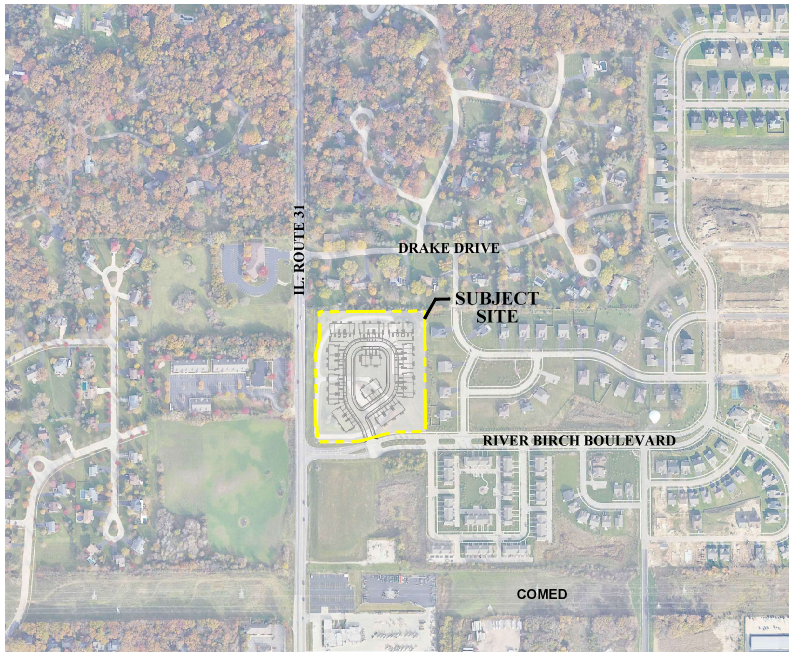
Crystal Lake, Illinois

June 13, 2024

CONSULTANTS:

LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:
MACKIE CONSULTANTS, LLC.
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018



LOCATION MAP
SCALE: 1"=300'

INDEX OF SHEETS

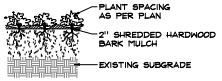
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	FINAL LANDSCAPE PLAN
L1.2	FINAL LANDSCAPE DETAILS
L1.3	MONUMENT DETAILS
L1.4	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	LANDSCAPE SPECIFICATIONS
L1.7	SEED AND SOD EXHIBIT
L1.8	TREE PRESERVATION

LENNAR®

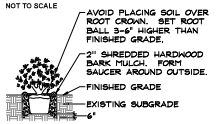
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AR	2	Acer rubrum 'Frank Jr.' REDPOINTE MAPLE	2 1/2" Cal.	
ARB	6	Acer rubrum 'Frank Jr.' REDPOINTE MAPLE	8" Cal.	
AS	9	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
GT	9	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
LT	8	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
QB	6	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QM	6	Quercus macrocarpa BURR OAK	2 1/2" Cal.	
QR	8	Quercus rubra RED OAK	2 1/2" Cal.	
TT	9	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UA	4	Ulmus davidiana 'Morton' ACCOLADE ELM	2 1/2" Cal.	
UC	7	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	5	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
CC	27	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	13	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
MP	11	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
SR	8	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
		EVERGREEN TREES		
PA	58	Picea abies NORWAY SPRUCE	8' Ht.	
PG	6	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	16	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	16	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HA	152	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	4' O.C.
HP	20	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	5' O.C.
VJ	19	Viburnum x. juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
JK	14	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JC	89	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
JS	9	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
		ORNAMENTAL GRASSES		
CK	20	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SH	154	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	60	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
CN	14	Calamintha nepeta LESSER CALAMINT	#1	18" O.C.
EC	38	Echinacea 'CBG Core 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
GB	15	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GM	14	Geum 'Mai Tai' MAI TAI AVENS	#1	18" O.C.
HH	55	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
NM	29	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PR	9	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
SE	24	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	83	SHREDDED HARDWOOD MULCH	C.Y.	
	8,466	SOD	S.Y.	
	2.2	TURF SEED & EROSION CONTROL BLANKET	AC.	

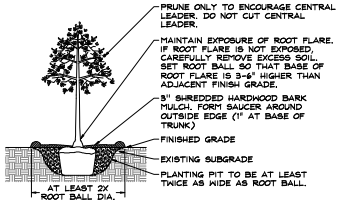
PLANTING DETAILS



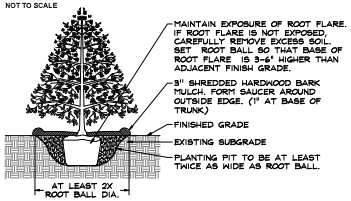
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



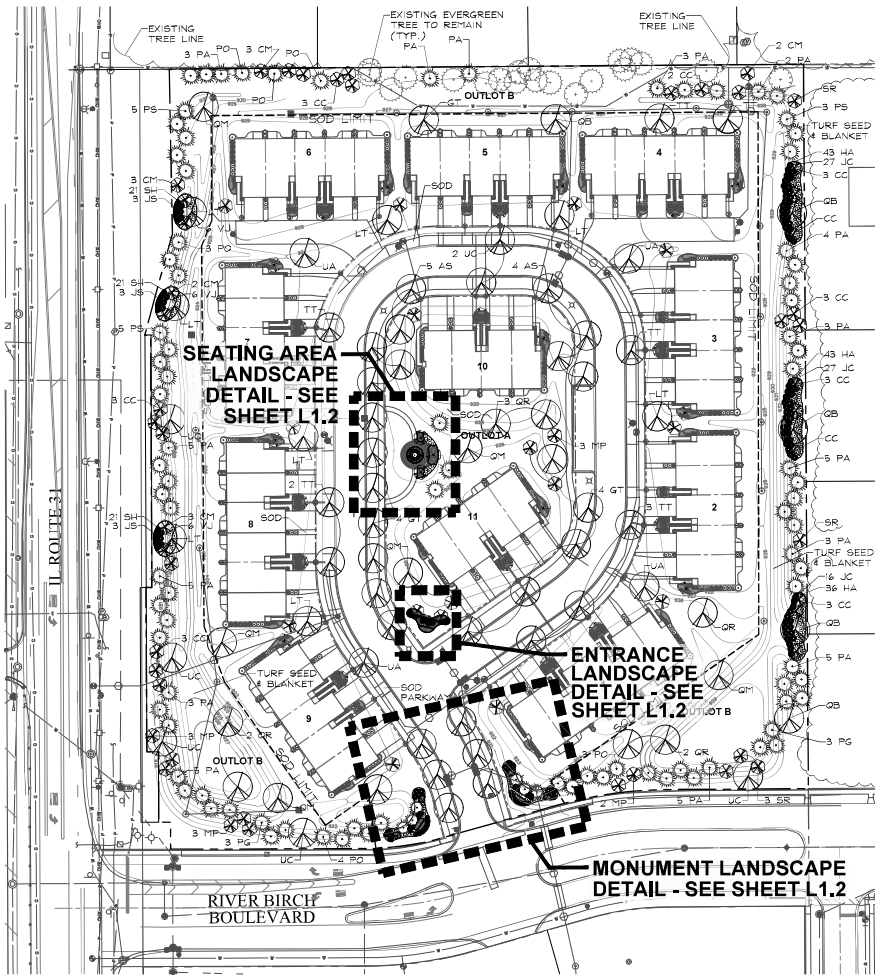
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. No trees shall be planted within 5' of a hydrant, underground utility or 10' from an above ground utility structure or pole. Trees to be planted clear of all traffic control services and signs. Mulch must not touch tree trunks.
9. All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the Village, should they die or be in a declining condition in the opinion of the Village arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.



NORTH AND EAST BUFFERS: 20'
LANDSCAPE REQUIRED PER 100 LF:
23 OVER STORY TREES
64 UNDER STORY TREES
183 SHRUBS

LANDSCAPE PROVIDED:
46 OVER STORY TREES
27 UNDER STORY TREES
192 SHRUBS

0 25' 50' 100' 150'
SCALE: 1"=50'
NORTH

GARY R. WEBER ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT
LENNAR
1141 E. MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118

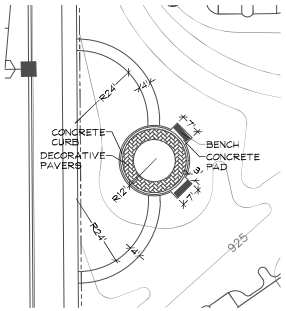
civil engineer
MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

OVERALL LANDSCAPE PLAN

1	6/13/24
REVISIONS	

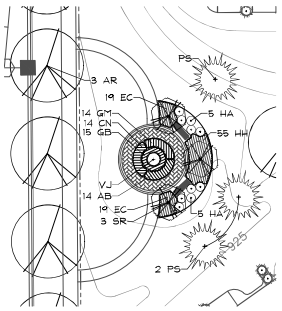
DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.1



SEATING AREA LAYOUT DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

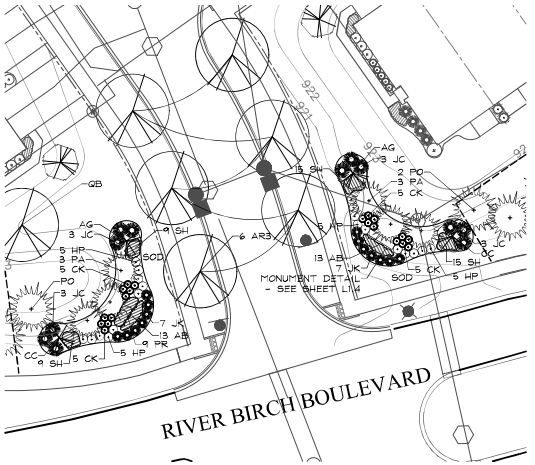
NORTH



SEATING AREA PLANTING DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

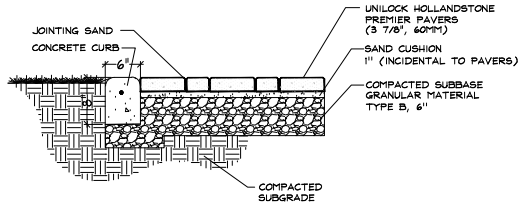
NORTH



MONUMENT ENTRANCE PLANTING DETAIL

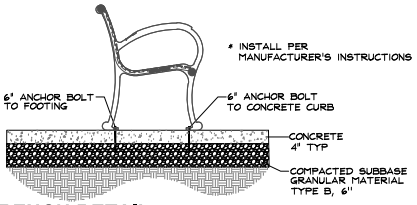
0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH



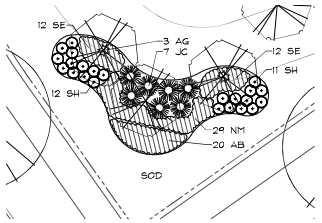
CURB DETAIL

SCALE: NTS



BENCH DETAIL

SCALE: NTS



ENTRANCE PLANTING DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH

SITE FURNISHING SCHEDULE

ITEM	MANUFACTURER	MODEL	QUANTITY	DETAILS
BENCH	DUMOR	BENCH 160-60	2 EA.	SURFACE MOUNTED COLOR: TEXTURED BLACK SIZE: 6'
CONCRETE WALKS/PAD			417 SF	
CONCRETE CURB			73 LF	
DECORATIVE PAVERS	UNILOCK	HOLLANDSTONE PREMIER	208 SF	PATTERN: HERRINGBONE WITH SOLDIER COURSE BORDER FIELD COLOR: RIVER SOLDIER COLOR: DARK CHARCOAL
UPLIGHTS	ALLIANCE - OR APPROVED EQUAL	BULLET LIGHT 200 - 5W	2 EA.	MATERIAL: CAST BRASS CATALOG NUMBER: LLALBL200LED

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

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WOODLORE TOWNES II

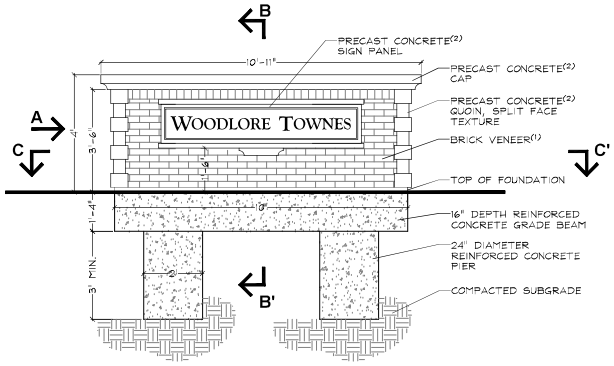
CRYSTAL LAKE, ILLINOIS

LANDSCAPE DETAILS

1 6/13/24
REVISIONS

DATE 4/5/2024
PROJECT NO. LN1952
DRAWN SMR
CHECKED ZML
SHEET NO.

L1.2



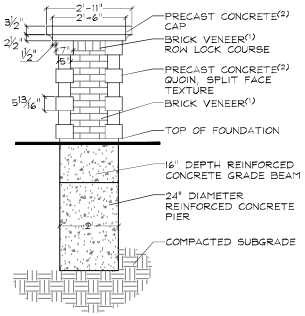
MONUMENT ELEVATION
SCALE: 1/2"=1'

(1) BRICK VENEER: MERIDIAN BRICK
MICHIGAN COLLECTION
GRAND RIVER

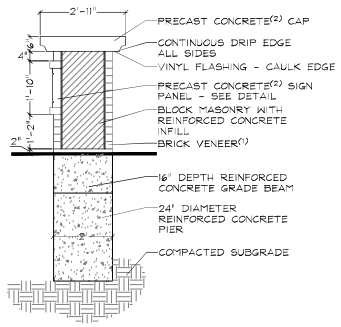
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL

(2) PRE-CAST CONCRETE COLOR: NATURAL
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL

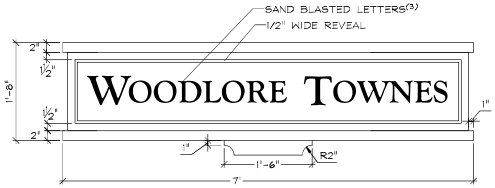
(3) SIGN LETTERING FONT: GOUDY OLD STYLE
PAINTED BLACK
'W' 6" HEIGHT
'OODLORE" 4 1/2" HEIGHT
'T' 6" HEIGHT
'OWNES" 4 1/2" HEIGHT



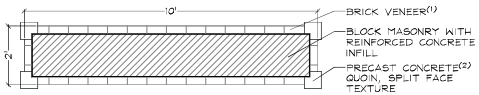
MONUMENT ELEVATION A
SCALE: 1/2"=1'



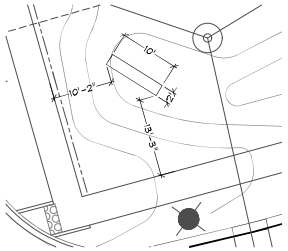
MONUMENT SECTION B - B'
SCALE: 1/2"=1'



SIGN PANEL DETAIL
SCALE: 1/2"=1'



MONUMENT PLAN C - C'
SCALE: 1/2"=1'



MONUMENT LAYOUT DETAIL
SCALE: 1"=10'

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry,' BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. N o additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance an owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:
1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:
1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:
1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:
1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation
Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:
1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints: Horizontal and vertical face joints:
1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:
1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes
1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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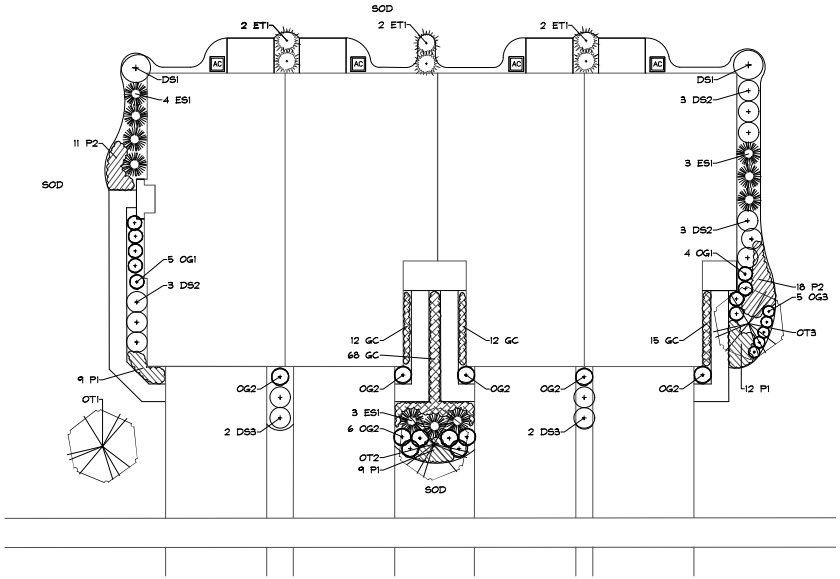
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WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

MONUMENT DETAILS

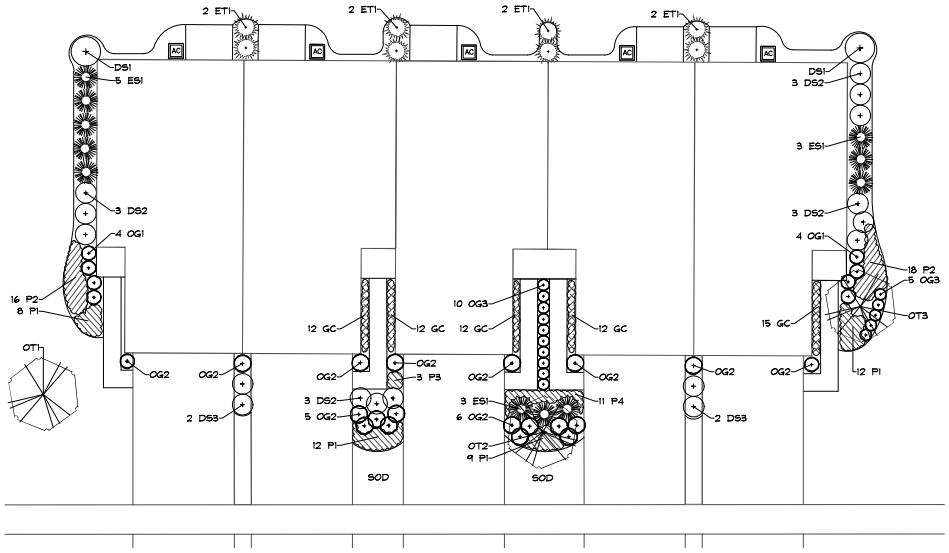
1	6/13/24
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DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.3



TYPICAL 4 UNIT FOUNDATION LANDSCAPE DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'



TYPICAL 5 UNIT FOUNDATION LANDSCAPE DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'

4 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST A (BUILDING 11)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3	1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	5	Seseleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	30	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	29	Stachys officinalis 'Hummelo' BETONY	#1	18" O.C.
GC	107	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.	
	9	DOWNSPOUT BLOCKS	EA.	

5 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST A (BUILDINGS 2, 3, 4, 5, AND 6)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3	1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	5' O.C.
DS2	12	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	11	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	19	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	15	Seseleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	41	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	34	Stachys officinalis 'Hummelo' BETONY	#1	18" O.C.
P3	3	Geum 'Mai Tai' MAI TAI AVENS	#1	18" O.C.
P4	11	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	12	DOWNSPOUT BLOCKS	EA.	

4 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST B (BUILDING 10)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
OT3	1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Cotinus coggygria 'NCCO1' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Diervilla 'G2X8864II' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
OG3	5	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	30	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	29	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
GC	107	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.	
	9	DOWNSPOUT BLOCKS	C.Y.	

5 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST B (BUILDINGS 7 AND 9)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
OT3	1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Hydrangea paniculata 'Limelight' LIMELIGHT HYDRANGEA	36" Tall	5' O.C.
DS2	12	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Diervilla 'G5X8864II' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	11	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	19	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
OG3	15	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	41	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	34	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
P3	3	Geum 'Mai Tai' MAI TAI AVENS	#1	18" O.C.
P4	11	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	12	DOWNSPOUT BLOCKS	EA.	

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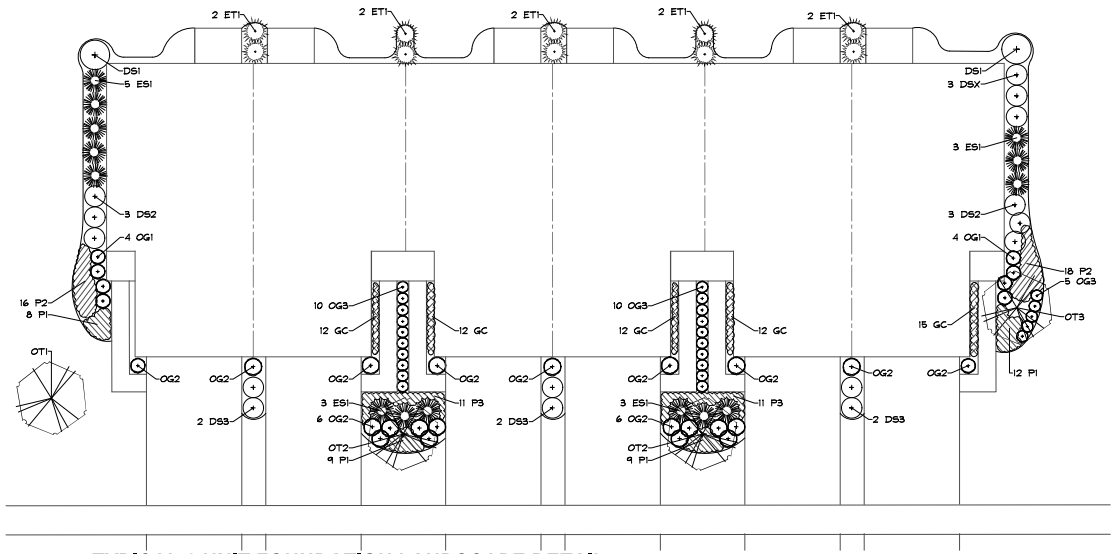
CRYSTAL LAKE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

1	6/13/24	
REVISIONS		

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.4

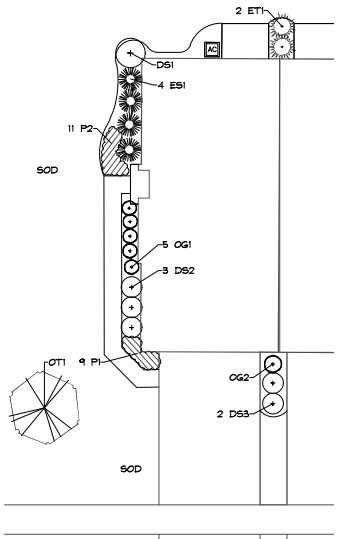
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TYPICAL 6 UNIT FOUNDATION LANDSCAPE DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'



ALTERNATE END UNIT

0' 5' 10' 20' 30'

SCALE: 1"=10'

6 UNIT REAR-LOAD FOUNDATION PLAN PLANT LIST A (BUILDING 1)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3	1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Viburnum 'SMVCB' SPICE BABY VIBURNUM	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	10	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	5	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	21	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	25	Sesleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	38	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	34	Stachys officinalis 'Hummelo' BETONY	#1	18" O.C.
P3	22	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	13	DOWNSPOUT BLOCKS	EA.	

6 UNIT REAR-LOAD FOUNDATION PLAN PLANT LIST B (BUILDING 8)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2	2	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
OT3	1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Cotinus coggygria 'NCCO1' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	10	Diervilla 'IGSX8654II' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	5	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	21	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
OG3	25	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	38	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	34	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
P3	22	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	13	DOWNSPOUT BLOCKS	EA.	

ALTERNATE UNIT END FOUNDATION PLAN PLANT LIST

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	2	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Viburnum sericephalum 'Cayuga' CAYUGA VIBURNUM	36" Tall	5' O.C.
DS2	3	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	10	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	5	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	2	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	11	Stachys officinalis 'Hummelo' BETONY	#1	18" O.C.
		MISC. MATERIALS		
	2	SHREDDED HARDWOOD MULCH	C.Y.	

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WOODLORE TOWNES II

CRYSTAL LAKE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

REVISIONS	
1	6/13/24

DATE	4/5/2024
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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.

50%	Kentucky Bluegrass ('98/'85)
15%	Cutter Perennial Ryegrass
10%	Spartan Hard Fescue
10%	Edge Perennial Ryegrass
10%	Express Perennial Ryegrass
5%	Pennlawn Creeping Red Fescue

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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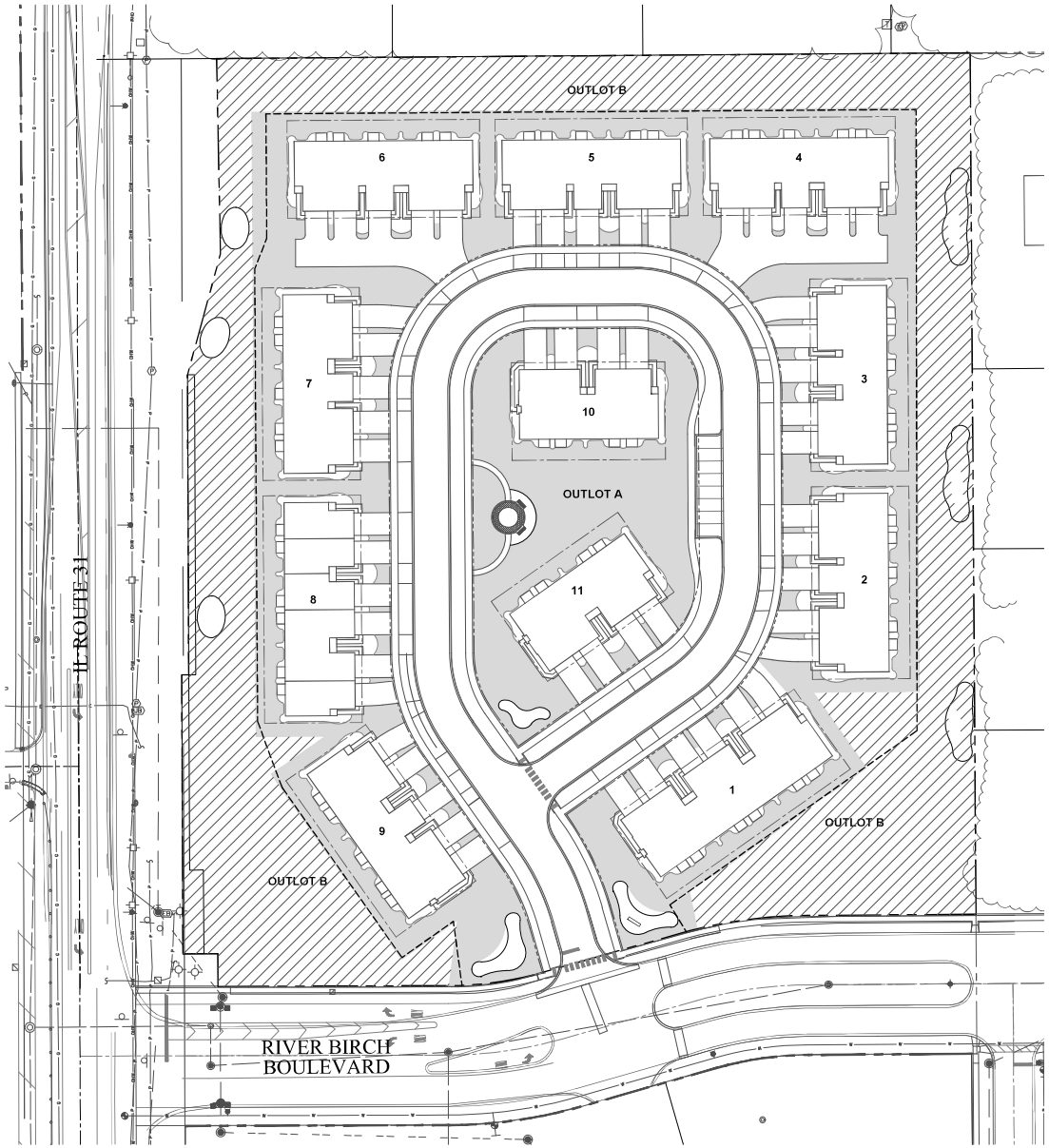
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

LANDSCAPE SPECIFICATIONS

1	6/13/24
REVISIONS	

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.6

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



SEED & SOD LEGEND

SOD

TURF SEED & BLANKET

SEED & SOD DETAIL

0 20' 40' 80' 120'

SCALE: 1"=40'

NORTH

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WOODLORE TOWNES II

CRYSTAL LAKE, ILLINOIS

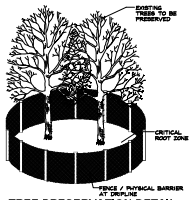
SEED AND SOD EXHIBIT

REVISIONS	
1	6/13/24

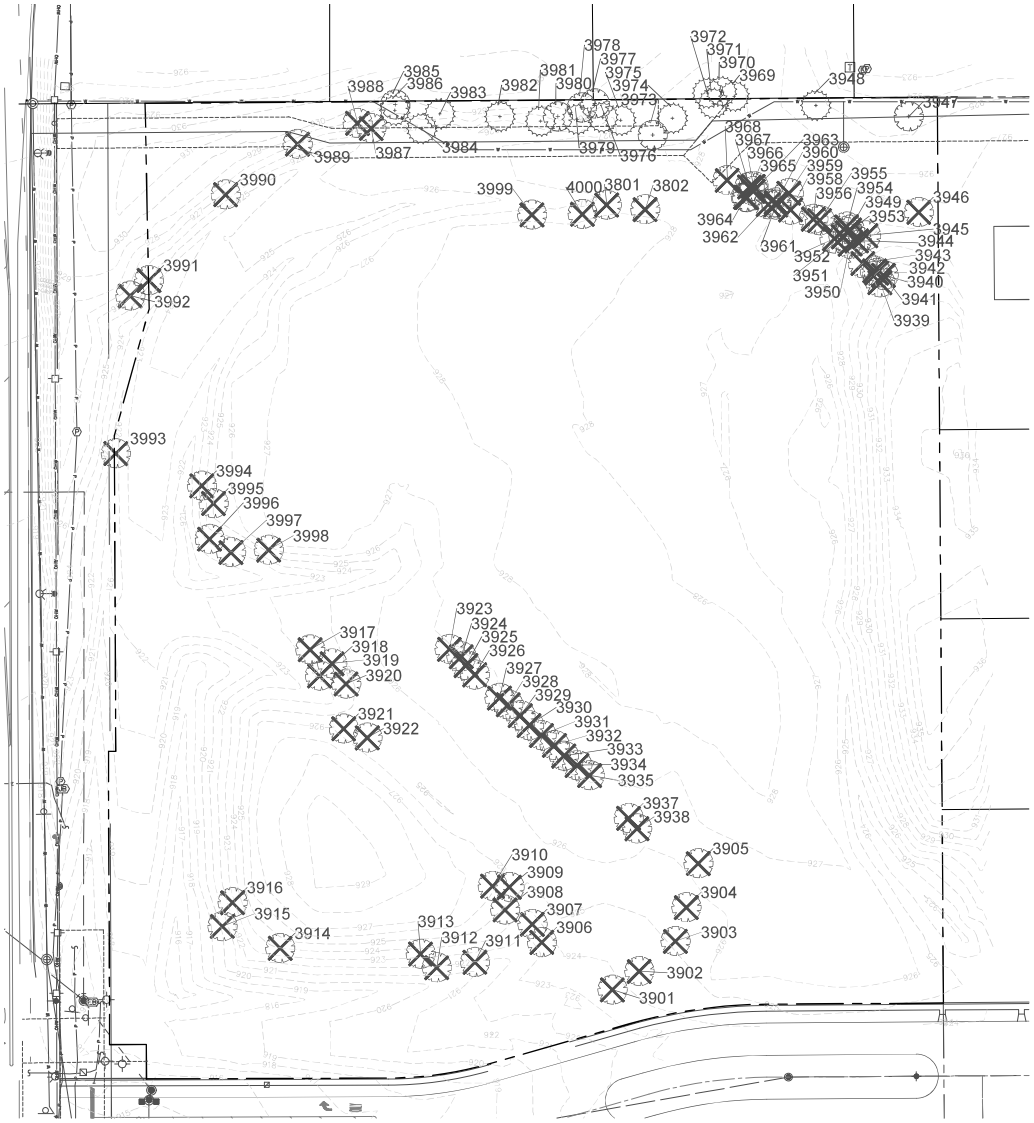
DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.7

TREE INVENTORY

3801	*Malus sp.*	Crabapple	10,8,2	4 - Fair/Poor		30% dead wood, Dead Limbs, Peeling Bark
3802	*Malus sp.*	Crabapple	12	4 - Fair/Poor		30% dead wood, Cavity, Adventitious Growth
3901	*Tilia sp.*	Linden Cultivar	22	2 - Good		
3902	*Tilia sp.*	Linden Cultivar	16	2 - Good		Minor root girdling
3903	*Tilia sp.*	Linden Cultivar	20	2 - Good		
3904	*Tilia sp.*	Linden Cultivar	24	2 - Good		
3905	*Tilia sp.*	Linden Cultivar	21	2 - Good		
3906	*Malus sp.*	Crabapple	18	3 - Fair	Unbalanced, Crowded	
3907	*Malus sp.*	Crabapple	26	3 - Fair	Unbalanced, Crowded, Broken Limb	Insect damage
3908	*Malus sp.*	Crabapple	15	3 - Fair	Unbalanced, Crowded	
3909	*Malus sp.*	Crabapple	18	3 - Fair	Unbalanced, Crowded	
3910	*Malus sp.*	Crabapple	12	3 - Fair	Lean, Unbalancec	
3911	*Malus sp.*	Crabapple	20	4 - Fair/Poor	Unbalanced, Broken Limb	Insect damage, Cavity
3912	*Malus sp.*	Crabapple	16	3 - Fair	Unbalanced	20% dead wood
3913	*Malus sp.*	Crabapple	15	3 - Fair	Unbalanced	20% dead wood
3914	*Pinus resinosa*	Rec Pine	19	6 - Dead		
3915	*Pinus resinosa*	Rec Pine	24	6 - Dead		
3916	*Pinus resinosa*	Rec Pine	24	6 - Dead		
3917	*Malus sp.*	Crabapple	9	3 - Fair		Insect damage, Cavity
3918	*Malus sp.*	Crabapple	8,6	4 - Fair/Poor	Lean, Unbalancec	Cavity, Trunk Damage
3919	*Malus sp.*	Crabapple	10	3 - Fair	Lean, Unbalancec	
3920	*Malus sp.*	Crabapple	8	3 - Fair	Unbalanced, Crown Lean	20% dead wood
3921	*Malus sp.*	Crabapple	14	4 - Fair/Poor	Fused Leaders	Cavity, Included bark
3922	*Malus sp.*	Crabapple	16	4 - Fair/Poor	V-shaped joint	20% dead wood, Hollow, Cavity
3923	*Crataegus sp.*	Hawthorn	11	4 - Fair/Poor	Unbalanced	20% dead wood, Hollow, Adventitious Growth
3924	*Crataegus sp.*	Hawthorn	8	3 - Fair	Unbalanced	20% dead wood
3925	*Crataegus sp.*	Hawthorn	7,3	5 - Poor	V-shaped joint, Double Leader, Split Leaders	Hollow, Cavity
3926	*Crataegus sp.*	Hawthorn	12	4 - Fair/Poor	V-shaped joint, Split Risk	20% dead wood, Cavity
3927	*Crataegus sp.*	Hawthorn	12	4 - Fair/Poor	V-shaped joint, Multi Leader, Split Risk	30% dead wood, Cavity
3928	*Crataegus sp.*	Hawthorn	8	5 - Poor	Split Leaders	>50% dead wood
3929	*Crataegus sp.*	Hawthorn	8	4 - Fair/Poor		30% dead wood, Dead Limbs, Cavity, Included bark
3930	*Crataegus sp.*	Hawthorn	9,6	5 - Poor	Split Leaders	30% dead wood, Hollow
3931	*Crataegus sp.*	Hawthorn	11	4 - Fair/Poor	Unbalanced	20% dead wood, Dead Limbs, Included bark
3932	*Crataegus sp.*	Hawthorn	7,7	5 - Poor	Split Leaders	>50% dead wood
3933	*Crataegus sp.*	Hawthorn	10	5 - Poor	Broken Limb	>50% dead wood, Dead Limbs
3934	*Crataegus sp.*	Hawthorn	7,7	5 - Poor	Split Leaders	>50% dead wood
3935	*Crataegus sp.*	Hawthorn	7,7	4 - Fair/Poor	V-shaped joint, Split Risk, Crowded	20% dead wood
3937	*Crataegus sp.*	Hawthorn	13	5 - Poor		30% dead wood, Dead Limbs, Cavity
3938	*Crataegus sp.*	Hawthorn	14	4 - Fair/Poor		40% dead wood, Dead Limbs, Cavity
3939	*Pinus resinosa*	Rec Pine	18	3 - Fair	Unbalanced	30% dead wood
3940	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor		>50% dead wood
3941	*Pinus resinosa*	Rec Pine	14	5 - Poor		>50% dead wood
3942	*Pinus resinosa*	Rec Pine	18	4 - Fair/Poor	V-shaped joint, Double Leader	>50% dead wood
3943	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor		40% dead wood
3944	*Pinus resinosa*	Rec Pine	12	4 - Fair/Poor		40% dead wood
3945	*Pinus resinosa*	Rec Pine	15	4 - Fair/Poor		40% dead wood
3946	*Ulmus pumila*	Siberian Elm	24	4 - Fair/Poor		30% dead wood, Insect damage
3947	*Populus deltoides*	Eastern Cottonwood	14,2	2 - Good		Prune up
3948	*Pinus resinosa*	Rec Pine	12	3 - Fair		30% dead wood, Prune up
3949	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor		40% dead wood
3950	*Pinus resinosa*	Rec Pine	10	4 - Fair/Poor		>50% dead wood
3951	*Pinus resinosa*	Rec Pine	9	4 - Fair/Poor		40% dead wood
3952	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor		40% dead wood
3953	*Pinus resinosa*	Rec Pine	10	4 - Fair/Poor		>50% dead wood
3954	*Pinus resinosa*	Rec Pine	14	6 - Dead		
3955	*Pinus resinosa*	Rec Pine	10	4 - Fair/Poor	Crowded	>50% dead wood
3956	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor		30% dead wood
3958	*Quercus macrocarpa*	Bur Oak	8,4	4 - Fair/Poor	Strong lean, Unbaanced, Crowded	20% dead wood
3959	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor	Lean, Unbalancec	40% dead wood
3960	*Pinus resinosa*	Rec Pine	12	4 - Fair/Poor	Lean	40% dead wood
3961	*Pinus resinosa*	Rec Pine	11	4 - Fair/Poor	Lean, Unbalancec	40% dead wood
3962	*Pinus resinosa*	Rec Pine	13	4 - Fair/Poor	Lean, Unbalancec	40% dead wood
3963	*Pinus resinosa*	Rec Pine	12	4 - Fair/Poor	Lean, Unbalancec	30% dead wood
3964	*Pinus resinosa*	Rec Pine	9	6 - Dead		
3965	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor	Lean, Unbalancec	40% dead wood
3966	*Pinus resinosa*	Rec Pine	12	3 - Fair		20% dead wood
3967	*Pinus resinosa*	Rec Pine	8	4 - Fair/Poor	Unbalanced	40% dead wood
3968	*Pinus resinosa*	Rec Pine	14	4 - Fair/Poor	Unbalanced, Crown Lean	40% dead wood
3969	*Pinus resinosa*	Rec Pine	10	3 - Fair		20% dead wood
3970	*Picea pungens*	Colorado Spruce	5	3 - Fair		20% dead wood
3971	*Pinus resinosa*	Rec Pine	10,3	3 - Fair		30% dead wood
3972	*Picea pungens*	Colorado Spruce	6	3 - Fair		20% dead wood
3973	*Malus sp.*	Crabapple	8	4 - Fair/Poor		30% dead wood, Insect damage
3974	*Picea pungens*	Colorado Spruce	20	3 - Fair		30% dead wood
3975	*Picea pungens*	Colorado Spruce	24	3 - Fair		30% dead wood
3976	*Picea pungens*	Colorado Spruce	12	3 - Fair	Crowded	30% dead wood
3977	*Malus sp.*	Crabapple	10,8	4 - Fair/Poor	Unbalanced, Crowded	20% dead wood
3978	*Prunus serotina*	Black Cherry	11,11	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk	30% dead wood
3979	*Picea pungens*	Colorado Spruce	13	4 - Fair/Poor	Crowded	40% dead wood
3980	*Malus sp.*	Crabapple	10,4,4,4	4 - Fair/Poor	Unbalanced, Crowded	30% dead wood
3981	*Picea pungens*	Colorado Spruce	21	2 - Good		20% dead wood
3982	*Picea pungens*	Colorado Spruce	16	2 - Good	Crowded	30% dead wood
3983	*Picea abies*	Norway Spruce	18	3 - Fair		30% dead wood
3984	*Picea pungens*	Colorado Spruce	12	4 - Fair/Poor	Crowded	40% dead wood
3985	*Picea pungens*	Colorado Spruce	19	2 - Good		20% dead wood
3986	*Morus alba*	White Mulberry	12	4 - Fair/Poor	V-shaped joint	20% dead wood, Acventitious Growth
3987	*Malus sp.*	Crabapple	8,5	5 - Poor		50% dead wood
3988	*Malus sp.*	Crabapple	8	4 - Fair/Poor		30% dead wood, Trunk Scar, Peeling Bark
3989	*Malus sp.*	Crabapple	7,3,3,3	4 - Fair/Poor	Multi Leader, Unbalancec, Crowded	20% dead wood
3990	*Malus sp.*	Crabapple	7,7	4 - Fair/Poor	Crowded	30% dead wood, Acventitious Growth
3991	*Malus sp.*	Crabapple	6,7	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk	
3992	*Malus sp.*	Crabapple	11	4 - Fair/Poor	V-shaped joint	30% dead wood
3993	*Malus sp.*	Crabapple	14	3 - Fair	Unbalanced, Broken Limb	20% dead wood
3994	*Malus sp.*	Crabapple	12,6,6	3 - Fair	Crowded	
3995	*Malus sp.*	Crabapple	6,6,6	3 - Fair	Crowded	
3996	*Malus sp.*	Crabapple	10,8	4 - Fair/Poor	V-shaped joint, Double Leader, Lean, Crowded	
3997	*Malus sp.*	Crabapple	6	5 - Poor		Wood rot, Hollow, Callus
3998	*Malus sp.*	Crabapple	6,6,6	3 - Fair	Crowded	20% dead wood
3999	*Malus sp.*	Crabapple	4,4	4 - Fair/Poor	Lean, Unbalancec	30% dead wood, Dead Limbs
4000	*Malus sp.*	Crabapple	8,8	4 - Fair/Poor	V-shaped joint	30% dead wood, Dead Limbs



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES



TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

TREE PRESERVATION PLAN

0 20' 40' 80' 120'
SCALE: 1"=40'

TREE TO BE PRESERVED

TREE TO BE REMOVED

NORTH

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WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

TREE PRESERVATION PLAN

1	6/13/24
REVISIONS	

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.8

FINAL ENGINEERING PLANS
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

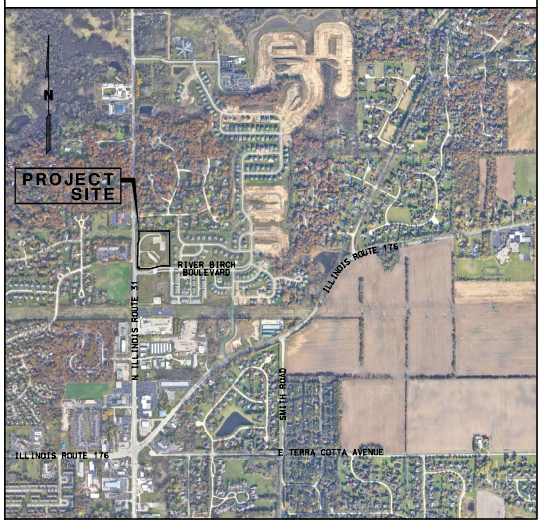
LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	◎	⊙
CATCH BASIN	◯	●
INLET	▭	■
CLEANOUT	⊕	⊕
WATER MAIN	WM	8" WM
VALVE VAULT	◎	⊖
VALVE BOX	○	⊟
FIRE HYDRANT		
FLARED END SECTION	△	▬
COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT	☼	☼
POWER POLE	□	■
STREET SIGN	▫	▪
FENCE	x x x	x x x
GAS MAIN	G G G	G G G
OVERHEAD LINE	OH OH	OH OH OH
TELEPHONE LINE	T T T	T T T
ELECTRIC LINE	E E E	E E E
CABLE TV LINE	CATV CATV	CATV CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXX.XX	FF = XXX.XX
TOP OF FOUNDATION	TF = XXX.XX	TF = XXX.XX
GRADE AT FOUNDATION	GF = XXX.XX	GF = XXX.XX
HIGH OR LOW POINT		Ⓛ = Ⓗ
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION	←	2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

INDEX OF SHEETS

1	COVER SHEET
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GRADING PLAN - NORTH
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6	GRADING DETAILS
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8	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
9	SWPPP SPECIFICATIONS
10	SWPPP DETAILS
11	OVERALL UTILITY PLAN
12	ROAD A PLAN AND PROFILE
13	ROAD A PLAN AND PROFILE
14-19	CONSTRUCTION DETAILS
20	PROJECT SPECIFICATIONS

LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

BENCHMARKS

SOURCE BENCHMARK: (NGS MONUMENT, PID NH0131)
STATION IS 40.4 FEET EAST OF AND ABOUT 1.6 FEET LOWER THAN THE CENTER OF HIGHWAY 31, 515.1 FEET NORTH OF THE EXTENDED CENTERLINE OF EDGEWOOD ROAD, 1.3 FEET SOUTHWEST OF A METAL WITNESS POST, AND 1.0 FEET WEST OF A FIBERGLASS WITNESS POST.
ELEVATION = 852.14 (NAVD88)

SITE BENCHMARK #1:
SOUTHWEST ARROW BOLT ON FIRST FIRE HYDRANT EAST OF ROUTE 31 ON THE SOUTH SIDE OF RIVER BIRCH BOULEVARD, APPROXIMATELY 450 FEET EAST OF THE CENTERLINE OF IL-31.
ELEVATION = 928.96

SITE BENCHMARK #2:
SOUTHEAST TAG BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF THE PATH/ACCESS ROAD AND APPROXIMATELY 430 FEET EAST OF THE CENTERLINE OF IL-31.
ELEVATION = 925.14

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig (Excluding Sat, Sun, & Holidays)
1-800-892-0123

NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS AND DETAILS PER CITY OF CRYSTAL LAKE UNIFIED DEVELOPMENT ORDINANCE

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

LICENSED ENGINEER

ENGINEER'S SEAL

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APPROVED	MTL
DATE	04/05/2024
SCALE	N.T.S.

COVER SHEET
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 20

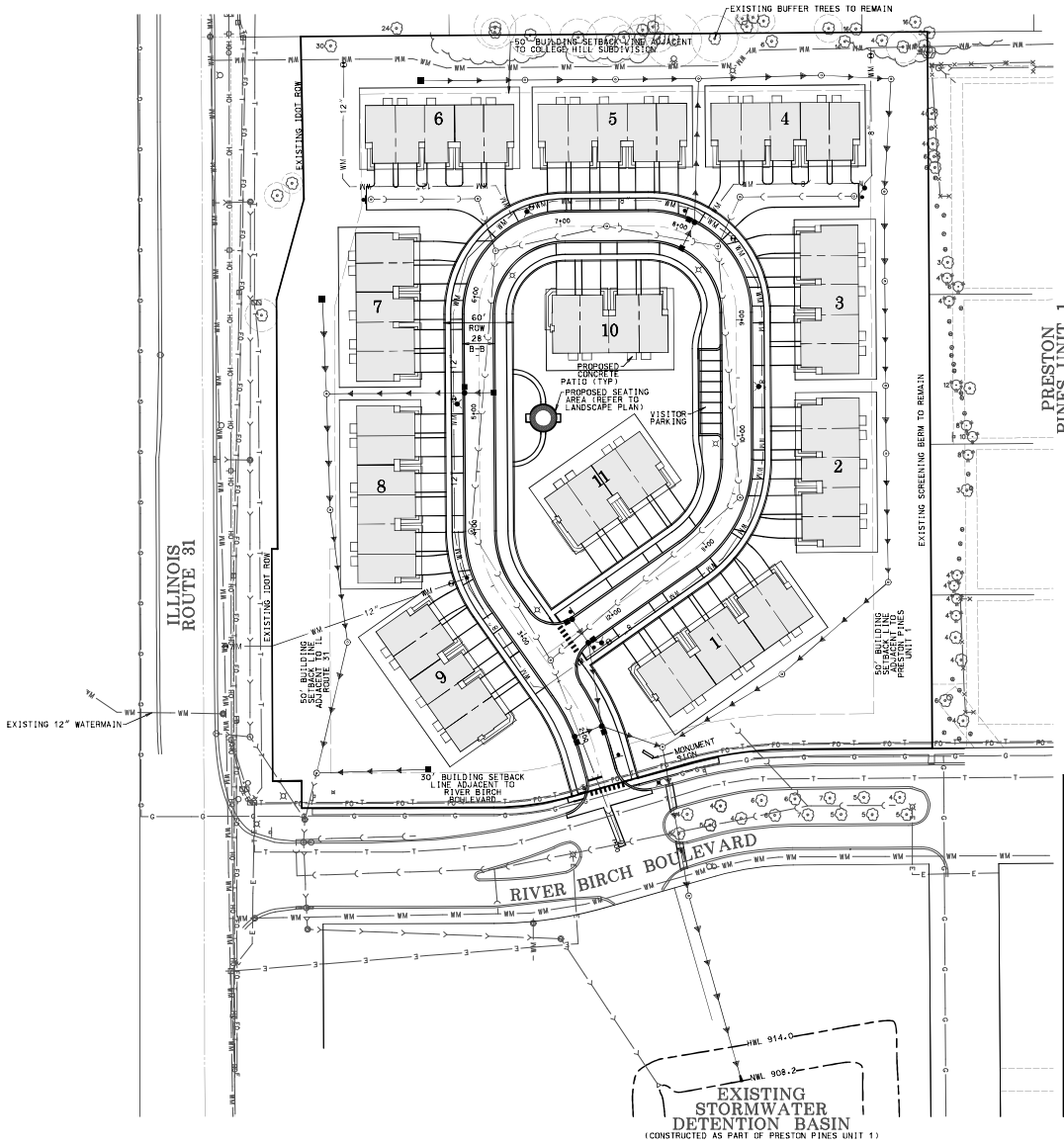
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COLLEGE HILL SUBDIVISION

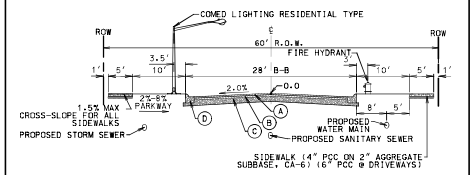


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SCALE 1" - 50'

0 50 100

SITE DATA	
TOTAL SITE AREA:	8.3 ACRES
TOTAL TOWNHOME BUILDINGS:	11 BUILDINGS
TOTAL TOWNHOME UNITS:	55 UNITS
SETBACKS	
FRONT YARD MINIMUM:	25'
SIDE TO SIDE SEPARATION:	20' SEPARATION
FRONT TO SIDE SEPARATION:	50' SEPARATION
REAR TO REAR SEPARATION:	60' SEPARATION
MINIMUM REAR YARD ABUTTING RESIDENTIAL DISTRICTS:	50'
MINIMUM REAR YARD ABUTTING RIVER BIRCH BOULEVARD SETBACK:	40'
MINIMUM REAR YARD ABUTTING IL ROUTE 31:	50'
BUILDING 10 (4-UNIT) DIMENSION:	50' x 100'
BUILDING 11 (4-UNIT) DIMENSION:	50' x 101'
BUILDING 9 (5-UNIT) DIMENSION:	50' x 127'
BUILDINGS 2, 3, 4, 5, 6, & 7 (5-UNIT) DIMENSION:	50' x 128'
BUILDING 1 (6-UNIT) DIMENSION:	50' x 151'
BUILDING 8 (6-UNIT) DIMENSION:	50' x 153'
TYPICAL PARKING STALL DIMENSION:	9' x 19'
TYPICAL DRIVEWAY DIMENSION:	16.25' x 25'



Ⓐ = 1½" HOT ASPHALT SURFACE COURSE, MIX C, N50
Ⓑ = 2½" HOT-MIX ASPHALT BINDER COURSE, IL19.0, N50
Ⓒ = 12" CRUSHED COURSE AGGREGATE SUBBASE, CA-6
Ⓓ = B-6.12 CURB & GUTTER (SAWED DEPRESSIONS AT DRIVE)

PROPOSED ONSITE ROADWAY
TYPICAL LOCAL ROADWAY SECTION
NOT TO SCALE

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OVERALL SITE PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

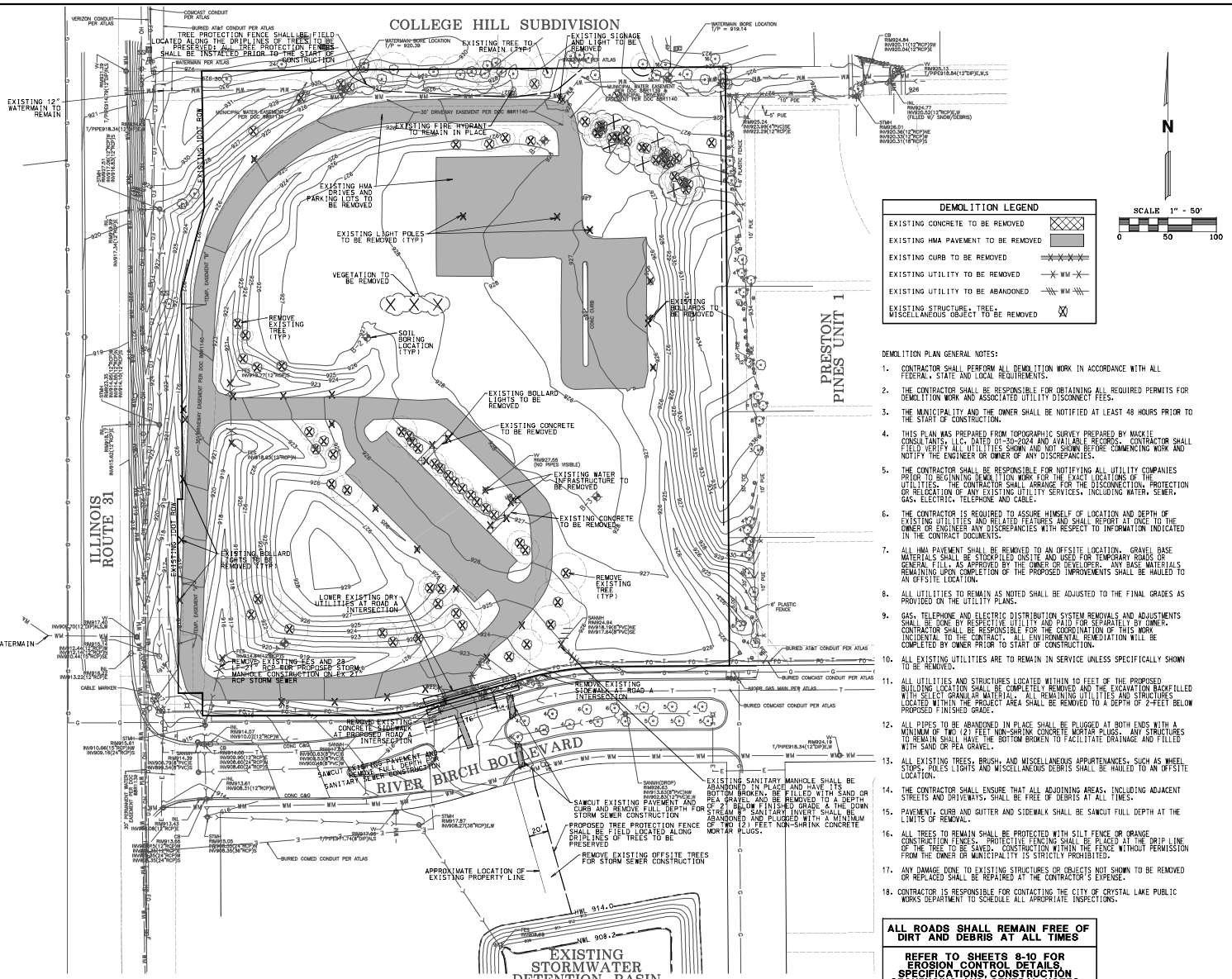
SHEET 2 OF 20

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DEMOLITION LEGEND

EXISTING CONCRETE TO BE REMOVED	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING UTILITY TO BE REMOVED	WM
EXISTING UTILITY TO BE ABANDONED	WM
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 01-10-2024 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL UTILITIES AND STRUCTURES LOCATED WITHIN 10 FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2-FEET BELOW PROPOSED FINISHED GRADE.
12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
16. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
17. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF CRYSTAL LAKE PUBLIC WORKS DEPARTMENT TO SCHEDULE ALL APPROPRIATE INSPECTIONS.

ALL ROADS SHALL REMAIN FREE OF DIRT AND DEBRIS AT ALL TIMES

REFER TO SHEETS 8-10 FOR EROSION CONTROL DETAILS, SPECIFICATIONS, CONSTRUCTION SEQUENCING, AND GENERAL NOTES

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Fax: 224-293-3101

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DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

EXISTING CONDITIONS AND DEMOLITION PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

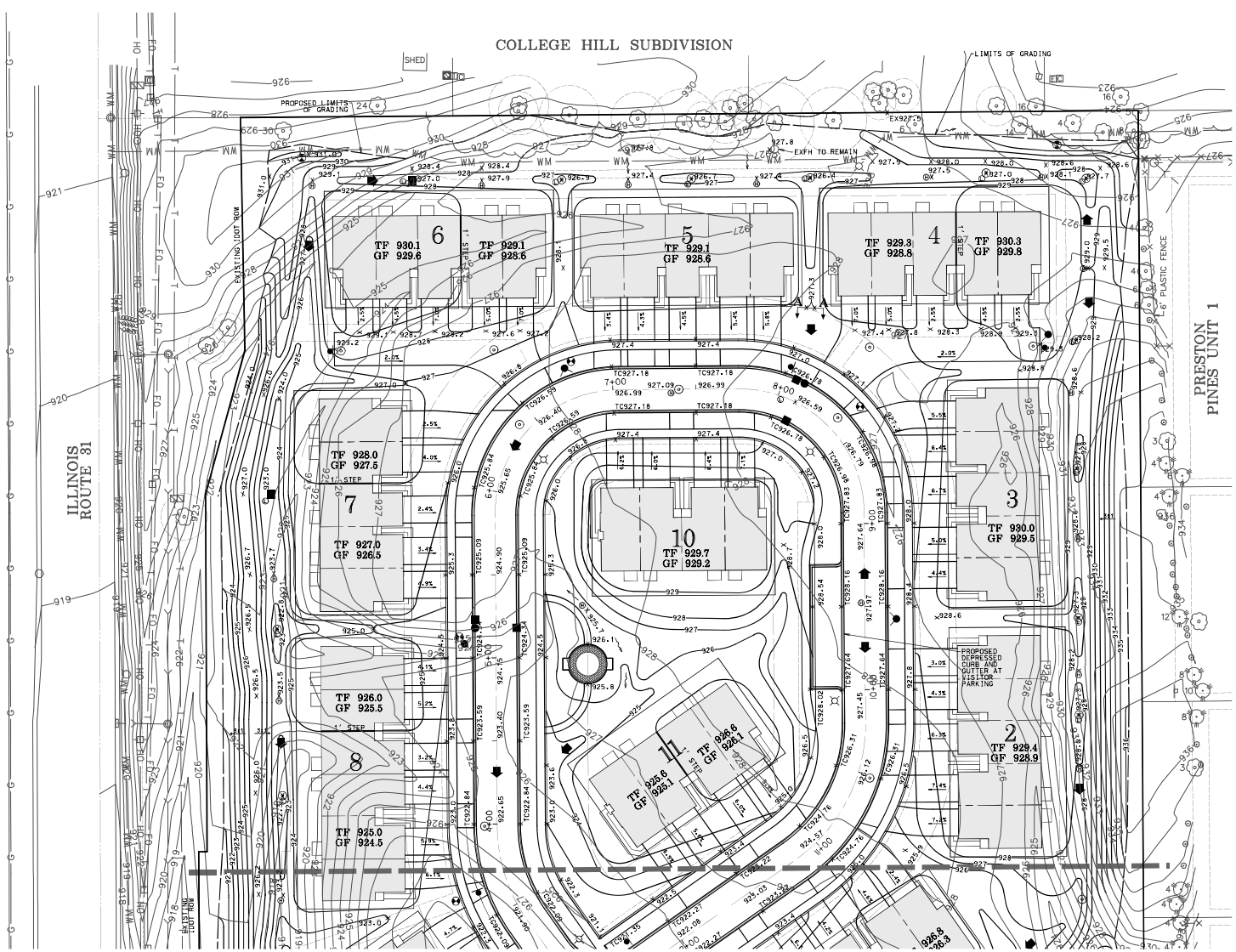
SHEET 3 OF 20

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GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 01-30-24. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. CONTRACTOR SHOULD TAKE SPECIAL NOTE THAT THERE ARE VARYING SETBACKS. THE LOCATION OF THE BUILDING PAD MUST BE CONSTRUCTED TO CORRESPOND TO THE LOCATIONS INDICATED.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
9. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
10. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
11. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

REFER TO SHEETS 6 AND 7 FOR GRADING AND ADA DETAILS

REFER TO SHEET 5

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GRADING PLAN - NORTH
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

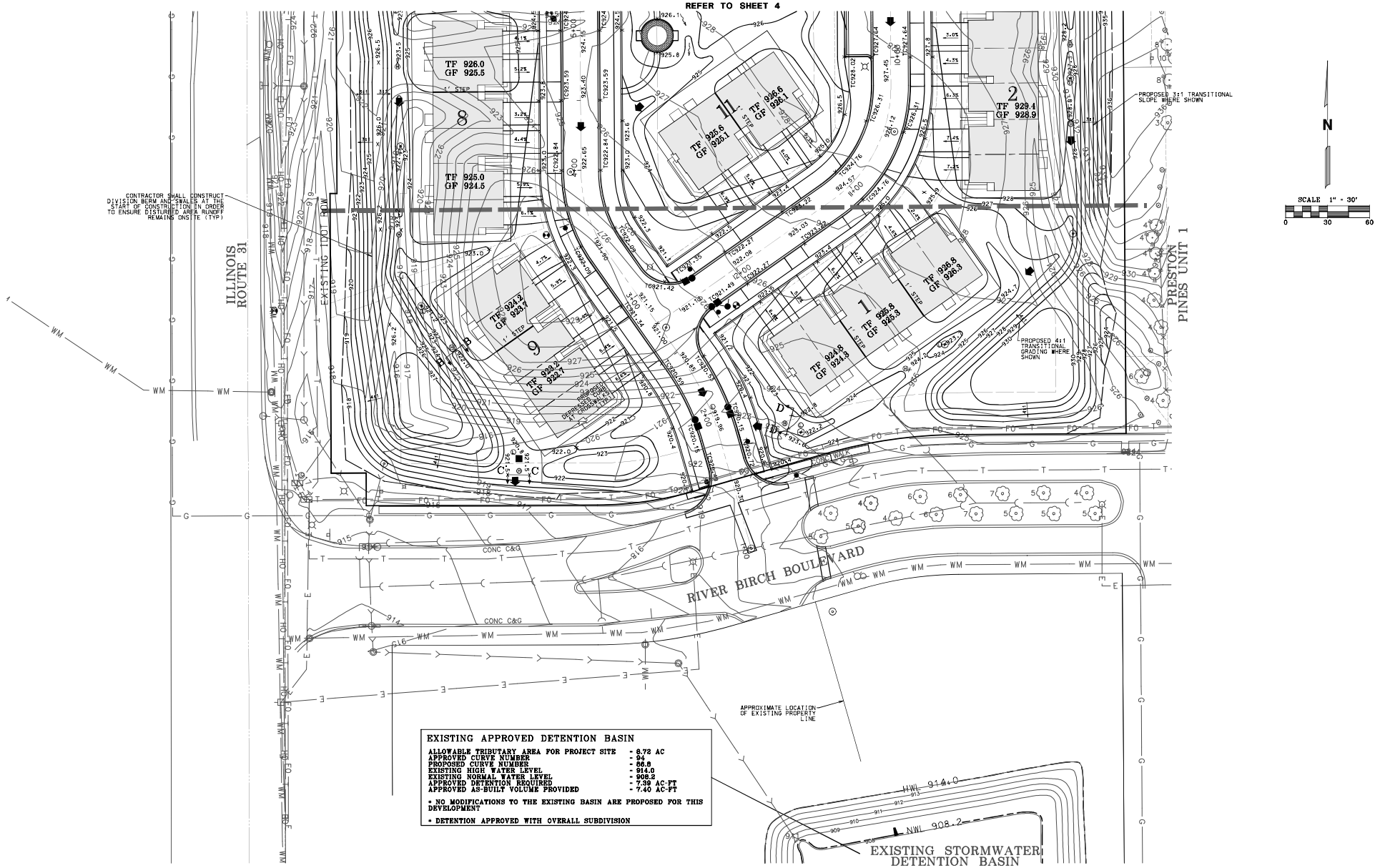
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EXISTING APPROVED DETENTION BASIN

ALLOWABLE TRIBUTARY AREA FOR PROJECT SITE	- 8.72 AC
APPROVED CURVE NUMBER	- 94
PROPOSED CURVE NUMBER	- 86.8
EXISTING HIGH WATER LEVEL	- 914.0
EXISTING NORMAL WATER LEVEL	- 908.2
APPROVED DETENTION REQUIRED	- 7.39 AC-FT
APPROVED AS-BUILT VOLUME PROVIDED	- 7.40 AC-FT

- NO MODIFICATIONS TO THE EXISTING BASIN ARE PROPOSED FOR THIS DEVELOPMENT
- DETENTION APPROVED WITH OVERALL SUBDIVISION

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GRADING PLAN - SOUTH
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 5 OF 20

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GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE AUGUST 3, 2018.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

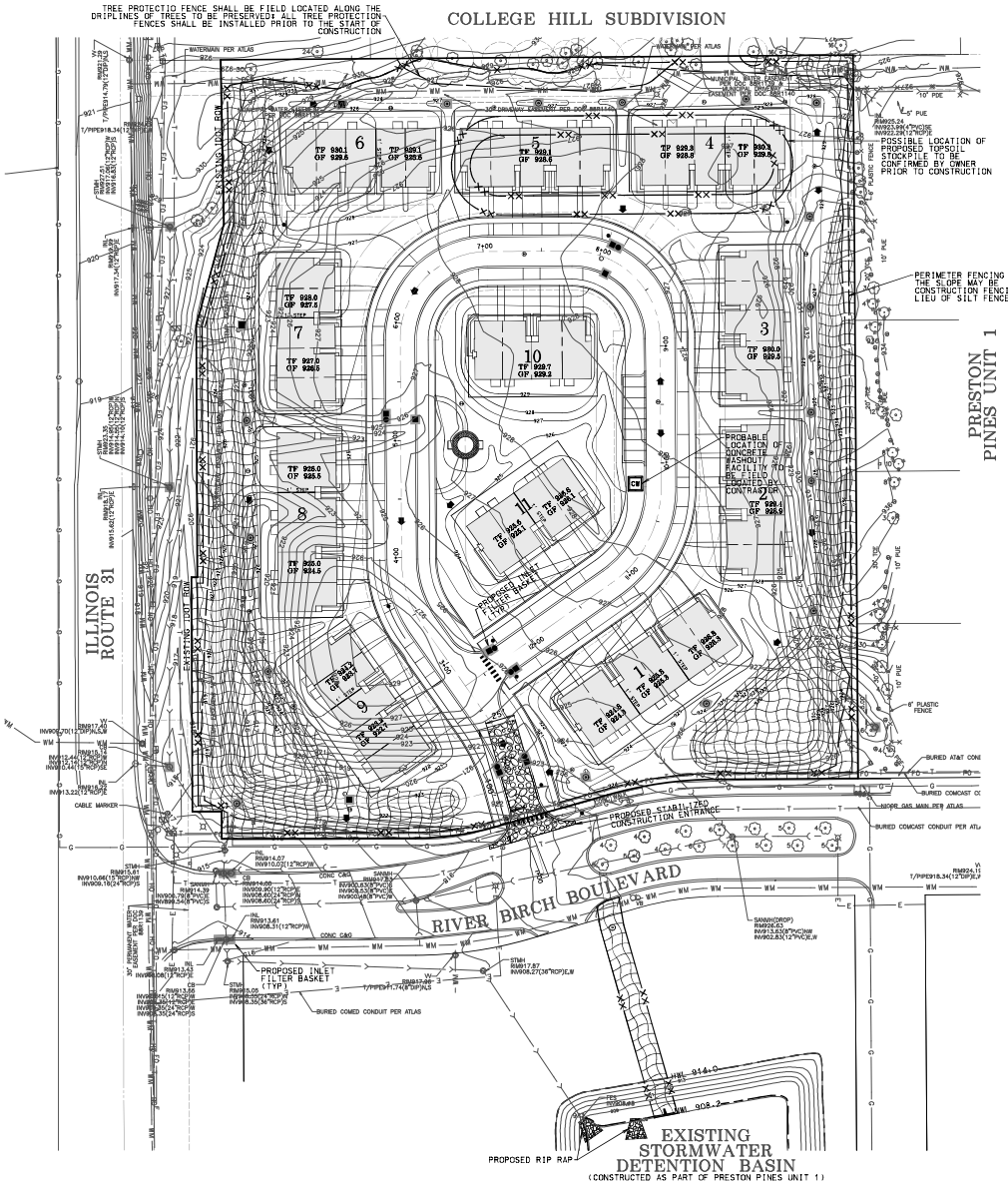
SWPPP AVAILABILITY
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

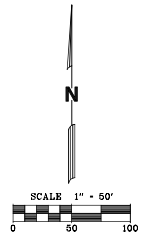
KEEPING PLANS CURRENT
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.e (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:
- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS;
- VEGETATED SWALES WITH TURF GRASSES;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE
- VEGETATED/PERVIOUS GROUND COVER.





SWPPP LEGEND

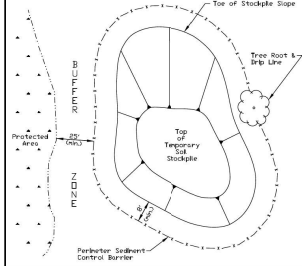
- INLET PROTECTION – FILTER BASKET
- CONCRETE WASH-OUT
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP
- EROSION CONTROL BLANKET
- TREE PROTECTION FENCE/CONSTRUCTION FENCE
- TOPSOIL STOCKPILE

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 9.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 9 FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

TEMPORARY SOIL STOCKPILE DETAIL



NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE
Project _____
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. ILM-627
SHEET 1 OF 1
DATE JANUARY 2021

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR

1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
04-25-2024	REVISED SITE DATA TABLE AND SANITARY SERVICE LOCATIONS	MS

DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

STORMWATER POLLUTION PREVENTION PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 8 OF 20

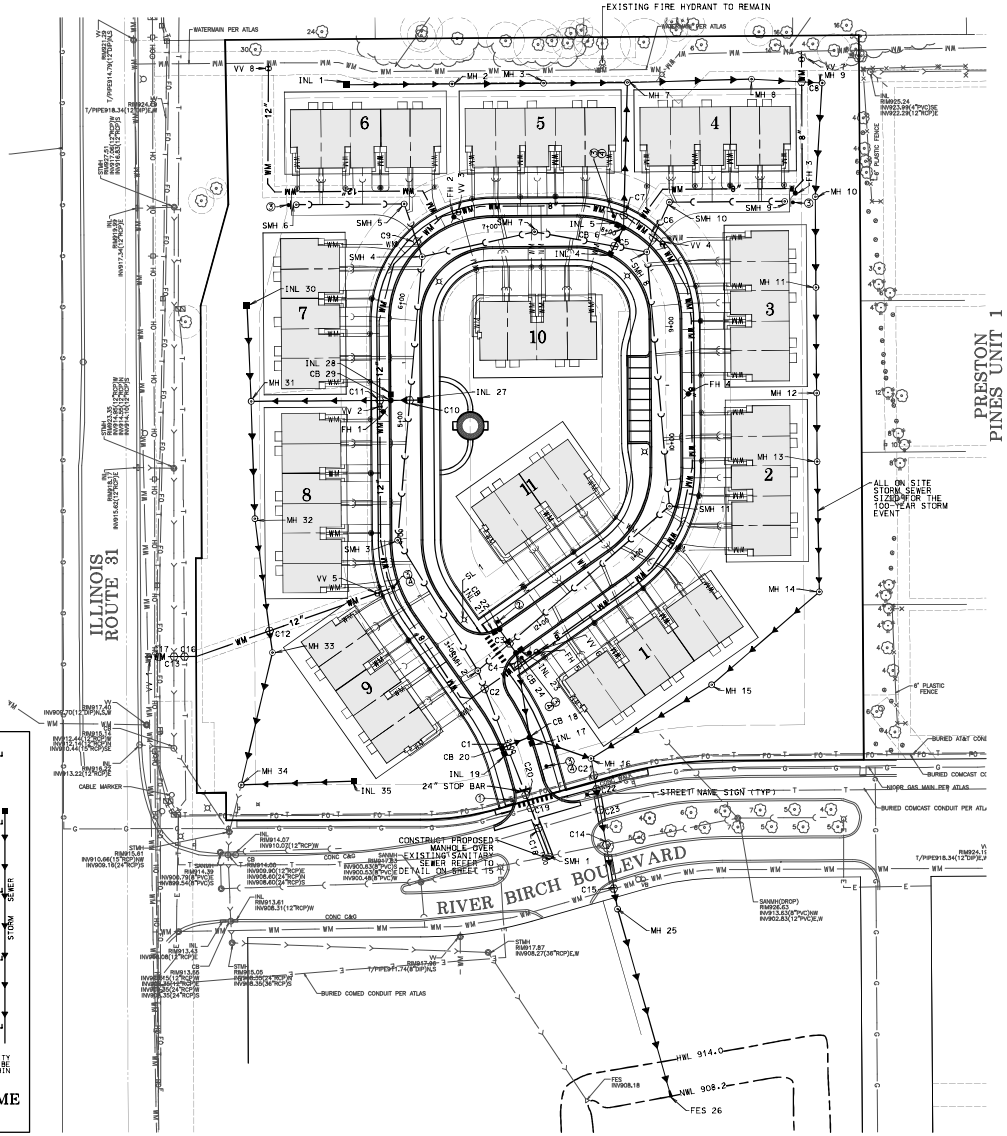
PROJECT NUMBER: 4781

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ILLINOIS FIRM LICENSE 184-002694

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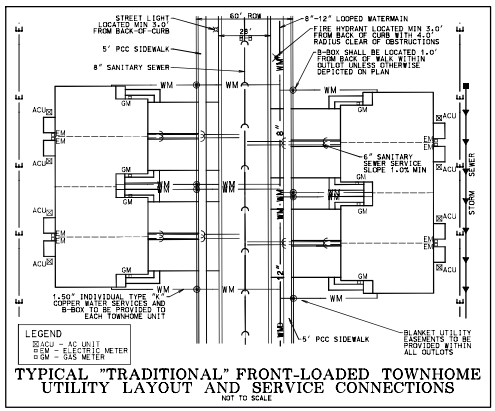
COLLEGE HILL SUBDIVISION



STREET NAME SIGN (D3-1) (REFER TO DETAIL TR-01 ON SHEET 13)

24" STOP BAR

1. R1-1 STOP SIGN 30"x30" RED
2. W11-2 PEDESTRIAN CROSSING 30"x30" FLUORESCENT YELLOW
   R16-7P ARROW INDICATOR 24"x12" FLUORESCENT YELLOW
3. R8-3A NO PARKING 24"x30" WHITE
4. R7-202P THIS SIDE OF STREET 12"x6" WHITE



TYPICAL "TRADITIONAL" FRONT-LOADED TOWNHOME UTILITY LAYOUT AND SERVICE CONNECTIONS

NOT TO SCALE

N

SCALE 1" - 50'

0 50 100

UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
3. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 6' OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
5. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF PAVEMENT.
6. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.
7. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
9. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
10. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
11. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
12. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
13. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY REMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON "RECORD DRAWINGS." SEE GENERAL SPECIFICATIONS SHEET FOR MARKING WATER AND SANITARY SERVICES ON CURB.
14. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
15. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
16. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO 5 FEET PAST THE RIGHT OF WAY OR WITHIN 20 FEET OF THE BUILDING.
17. EXISTING PAVEMENT REMOVED FOR PRIVATE UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
18. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
19. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
20. CONTRACTOR SHALL PRESSURE TEST ALL EXISTING WATERMAIN VALVES.

STREET LIGHTING, SIGNAGE, AND STRIPING GENERAL NOTES

1. TYPICAL STREET LIGHTS SHALL CONFORM TO LATEST COMED RESIDENTIAL STANDARDS:
2. THE MOUNTING HEIGHT SHALL BE 20 FEET.
3. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH THE PUBLIC WORKS AND COMED TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR TO PAVING AND CURBING.
4. STOP BARS SHALL BE INSTALLED AT ALL STOP LOCATIONS IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL STOP SIGNS SHALL CONFORM TO THE CITY DETAIL TR-03 AND INSTALLED PER THE MUTCD.
6. CROSSWALKS TO BE 2' WHITE PAINT LADDER STYLE STRIPING (2' APART).

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
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CLIENT: LENNAR

1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
04-25-2024	REVISED SITE DATA TABLE AND SANITARY SERVICE LOCATIONS	MS

DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

OVERALL UTILITY PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 11 OF 20

PROJECT NUMBER: 4781

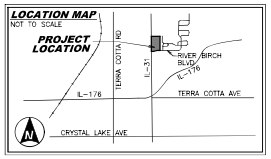
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ILLINOIS FIRM LICENSE 184-002694

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FINAL PLAT OF
WOODLORE TOWNES II

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS





P.I.N.:
14-27-451-006 (PER ONLINE RECORDS)

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF MCHENRY}

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

PRAIRIE GROVE 46, CRYSTAL LAKE 47, AND CRYSTAL LAKE 155

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

BY:
CALATLANTIC GROUP, LLC, AND ITS AFFILIATES, SUBSIDIARIES AND PARENT COMPANIES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

NOTARY CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF _____}

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____, AT _____, ILLINOIS.

_____
NOTARY PUBLIC

NOTES:

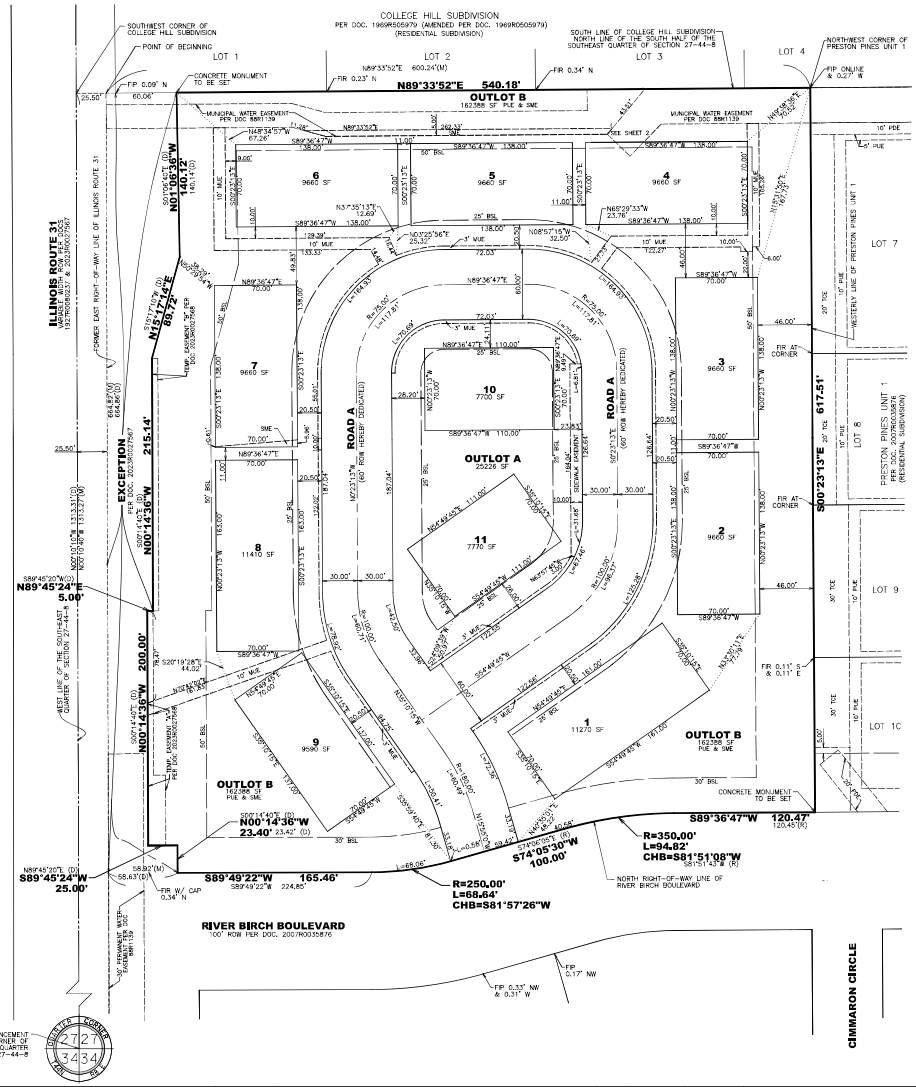
1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 2300796OMW WITH AN EFFECTIVE DATE OF JANUARY 03, 2024, AND HAS BEEN USED AS A BASIS FOR LEGAL DESCRIPTION.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. DIRECT ACCESS TO AND FROM OUTLOT B TO ILLINOIS ROUTE 31 OR RIVER BIRCH BOULEVARD SHALL BE PROHIBITED.
8. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
9. ALL AREAS ARE MORE OR LESS.
10. EXISTING 30 FOOT MUNICIPAL DRIVEWAY EASEMENT IS HEREBY VACATED AND EXTINGUISHED. SEE SHEET 2.
11. A PORTION OF EXISTING MUNICIPAL WATER EASEMENT IS HEREBY VACATED AND EXTINGUISHED. SEE SHEET 2.
12. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
13. A BLANKET PUBLIC UTILITY EASEMENT (PUE) AND STORMWATER MANAGEMENT EASEMENT (SME) IS HEREBY GRANTED OVER OUTLOTS A & B EXCEPT THAT PART FALLING WITHIN THE MUNICIPAL WATER EASEMENT OR A MUNICIPAL UTILITY EASEMENT (MUE).
14. A BLANKET PUE IS HEREBY GRANTED OVER LOTS 1-11 (INCLUSIVE) EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FOUNDATION.

BUILDING SEPARATION MINIMUMS

SIDE TO SIDE: 20.0'
FRONT TO SIDE: 50.0'

LEGEND:

	BOUNDARY LINE
	CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK LINE (BSL)
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	SECTION LINE
	UNDERLYING LOT LINE
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
SME	STORMWATER MANAGEMENT EASEMENT
TCE	TREE CONSERVATION EASEMENT
L=	ARC LENGTH
(M)	MEASURED
R=	RADIUS
(R)	RECORD
(D)	DEED



GRADING/DRAINAGE CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF COOK}

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

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

_____
PROFESSIONAL ENGINEER

_____
OWNER OR ATTORNEY

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF McHENRY}

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY,

ILLINOIS ON THIS _____ DAY OF _____, A.D., 20_____, AT _____ O'CLOCK _____.M. AND RECORDED AS DOCUMENT NUMBER _____.

_____
McHENRY COUNTY RECORDER OF DEEDS

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF COOK}

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

_____
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF COOK}

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1313.27 FEET (1331.31 FEET DEED), TO THE SOUTHWEST CORNER OF COLLEGE HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT 1969R0505979, THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COLLEGE HILL SUBDIVISION, 25.50 FEET TO THE FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31 PER DOCUMENT 1932R0082237 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.24 FEET TO THE NORTHWEST CORNER OF PRESTON PINES UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT 2007R0035876; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PRESTON PINES UNIT 1, A DISTANCE OF 617.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH BOULEVARD PER SAID PLAT OF PRESTON PINES UNIT 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE CALLS: 1) THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 120.47 FEET (120.45 FEET RECORD); 2) THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 94.82 FEET AND CHORD BEARING SOUTH 81 DEGREES 51 MINUTES 08 SECONDS WEST; 3) THENCE SOUTH 74 DEGREES 05 MINUTES 30 SECONDS WEST, 100.00 FEET; 4) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 68.64 FEET, AND CHORD BEARING SOUTH 81 DEGREES 57 MINUTES 26 SECONDS WEST; 5) THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, 224.85 FEET TO SAID FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 664.82 FEET (664.86 FEET DEED), TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE PARCEL CONVEYED TO THE PEOPLE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 2023R0027567.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF CRYSTAL LAKE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE 'X' (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111C0220J, WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, IN ROSEMONT, ILLINOIS.

_____
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

LAND SURVEYOR:
KEITH M. FRANCE PLS#035-004077
MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694

ENGINEER:
MADELINE LARMON PE#062-069517
MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694

PLAT PREPARED FOR:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

OWNER OF RECORD:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

MAIL PLAT AND TAX BILL TO:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

SUBDIVIDER:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

LANDPLANNER:
GARY R. WEBER ASSOCIATES, INC.
402 WEST LIBERTY DRIVE
WHEATON, IL 60187

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR

LENNAR HOMES
1700 E GOLF RD, SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
DRAWN	KMF
APPROVED	MFO
DATE	04-11-24
SCALE	1"=50'

FINAL PLAT OF SUBDIVISION
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 2

PROJECT NUMBER: 4781

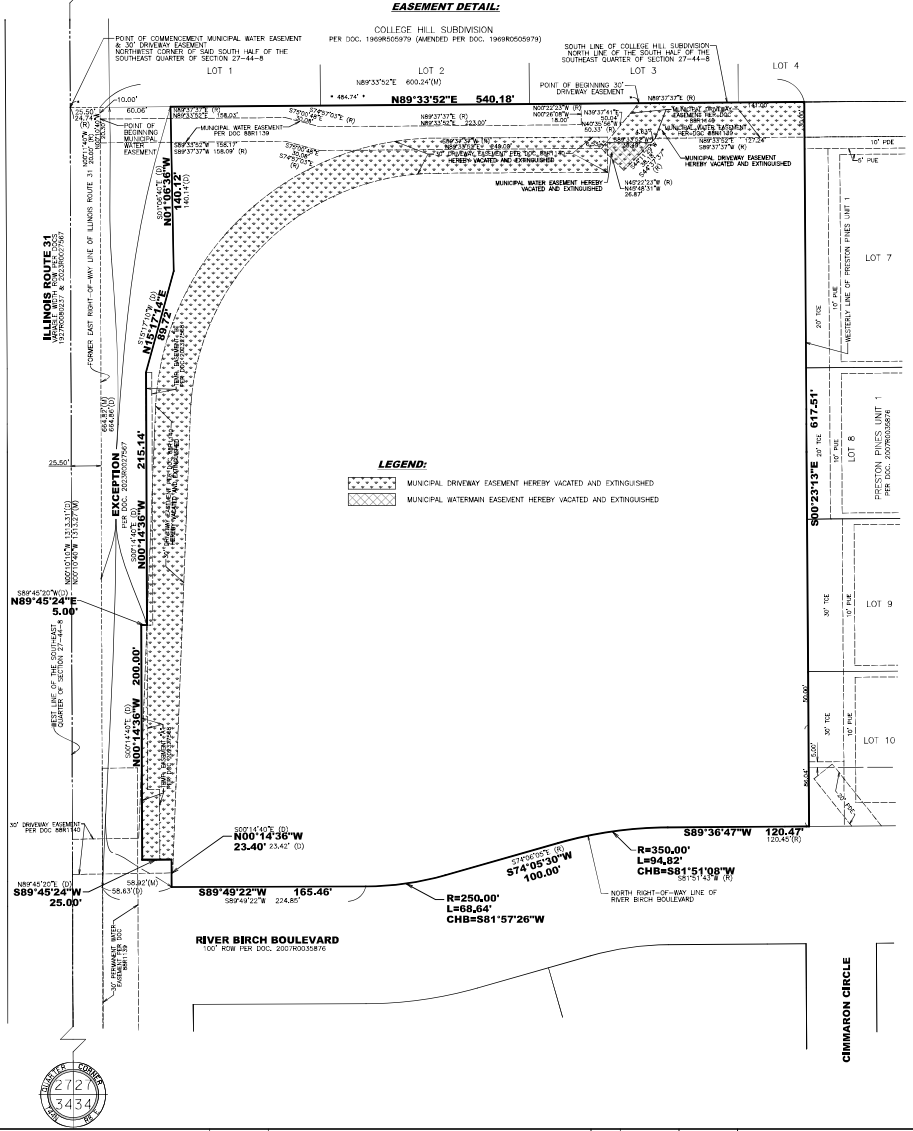
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ILLINOIS FIRM LICENSE 184-002694

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FINAL PLAT OF
WOODLORE TOWNES II

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS



SCALE: 1" = 50'

PUBLIC UTILITY EASEMENT (PUE) PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (PUE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT; UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.
MAINTENANCE OF THE SANITARY SEWERS AND SANITARY STRUCTURES WITHIN THE PUE SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN.
IF THE CITY DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.
THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

MUNICIPAL UTILITY EASEMENT (MUE) PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT (MUE) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:
I. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING. MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED.
II. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT RESTORATION.
NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
III. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR
IV. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE. THE CITY SHALL MAINTAIN THE SEWER AND WATER MAINS LOCATED WITHIN THE MUE UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING THE SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM"). THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE MUE THAT WERE DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING, REPLACING OR CONSTRUCTING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.
THE MUE IS EXCLUSIVE OF ANY OTHER BLANKET EASEMENT ON THE PROPERTY.

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE STORMWATER MANAGEMENT EASEMENT (SME) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:
I. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE SME WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS); AND
II. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING THE SME FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.
NO TITLEHOLDER OF ANY PART OR PORTION OF THE SME (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE SME INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN EXCLUSIVE OF DRY UTILITY APPURTENANCES AT CITY APPROVED LOCATIONS OR
II. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE SME, OR
III. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME.
MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE SME SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN. IF THE CITY DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.
THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.
ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED.

SIDEWALK EASEMENT PROVISIONS

THE CITY OF CRYSTAL LAKE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS OVER ALL AREAS ON THE PLAT MARKED "SIDEWALK EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT AND MAINTAIN A SIDEWALK, PAVED OR UNPAVED, FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, MAINTENANCE AND OPERATION THEREOF. NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

UTILITY CERTIFICATES

APPROVED AND ACCEPTED BY:

ELECTRIC AND TELEPHONE
COMPANY: COMMONWEALTH EDISON

NAME_____ TITLE:_____

DATED THIS_____ DAY OF_____, 20____

COMPANY: SBC

NAME_____ TITLE:_____

DATED THIS_____ DAY OF_____20____

CABLE TELEVISION
COMPANY: COMCAST

NAME_____ TITLE:_____

DATED THIS_____ DAY OF_____ 20____

GAS
COMPANY: NICOR

NAME_____ TITLE:_____

DATED THIS_____ DAY OF_____, 20____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF _____, 20____, A.D.

_____
MAYOR

_____
CITY CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF MCHENRY)

I, _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR

LENNAR HOMES
1700 E GOLF RD, SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
DRAWN	KMF
APPROVED	MFO
DATE	04-11-24
SCALE	1"=50'

FINAL PLAT OF SUBDIVISION
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 2 OF 2

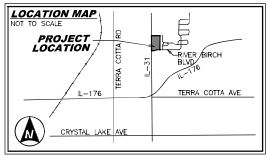
PROJECT NUMBER: 4781

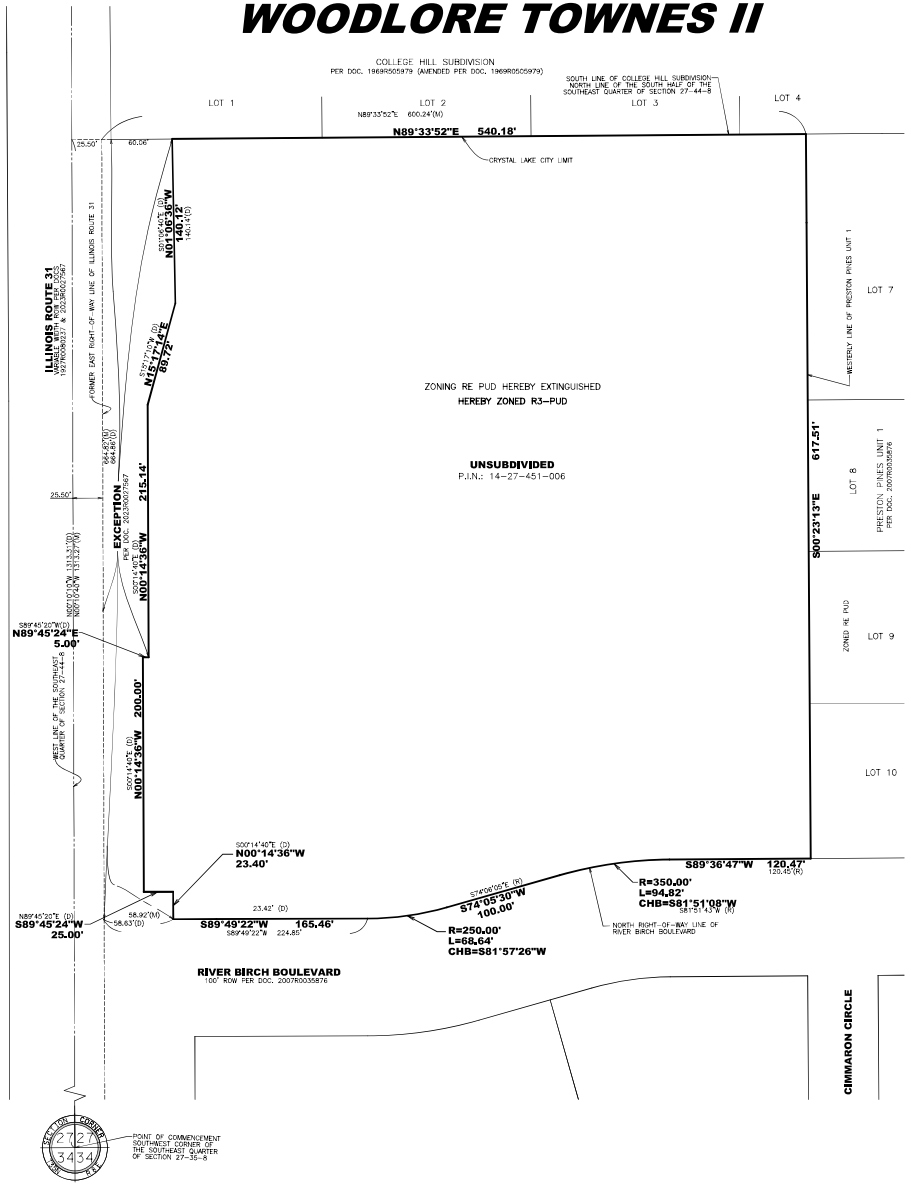
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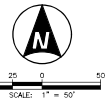
ILLINOIS FIRM LICENSE 184-002694

4781 FP2 1 of 2
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ZONING PLAT
WOODLORE TOWNES II







P.I.N.:
14-27-451-003

AREA:
PROPERTY CONTAINS 358,676 SQUARE FEET OR 8.234 ACRES MORE OR LESS

LEGEND:

———	BOUNDARY LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
- - - - -	UNDERLYING LOT LINE
———	SECTION LINE
CHB=	CHORD BEARING
(D)	DEED
L=	ARC LENGTH
(M)	MEASURED
R=	RADIUS
(R)	RECORD

PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1313.27 FEET (1331.31 FEET DEED), TO THE SOUTHWEST CORNER OF COLLEGE HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT 1969R0505979; THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COLLEGE HILL SUBDIVISION, 25.50 FEET TO THE FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31 PER DOCUMENT 1927R0069227 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.24 FEET TO THE NORTHWEST CORNER OF PRESTON PINES UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT 2007R0035876; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PRESTON PINES UNIT 1, A DISTANCE OF 617.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH BOULEVARD PER SAID PLAT OF PRESTON PINES UNIT 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE CALLS: 1) THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 120.47 FEET (120.45 FEET RECORD); 2) THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 94.82 FEET, AND CHORD BEARING SOUTH 81 DEGREES 51 MINUTES 08 SECONDS WEST; 3) THENCE SOUTH 74 DEGREES 05 MINUTES 30 SECONDS WEST, 100.00 FEET; 4) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 68.64 FEET, AND CHORD BEARING SOUTH 81 DEGREES 57 MINUTES 26 SECONDS WEST; 5) THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, 224.85 FEET TO SAID FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 664.82 FEET (664.86 FEET DEED), TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE PARCEL CONVEYED TO THE PEOPLE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 2023R0027567.

Mackie Consultants, LLC
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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR

LENNAR HOMES
1700 E GOLF RD, SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	04-01-24
SCALE	1" = 50'

ZONING PLAT
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET
1 OF 1

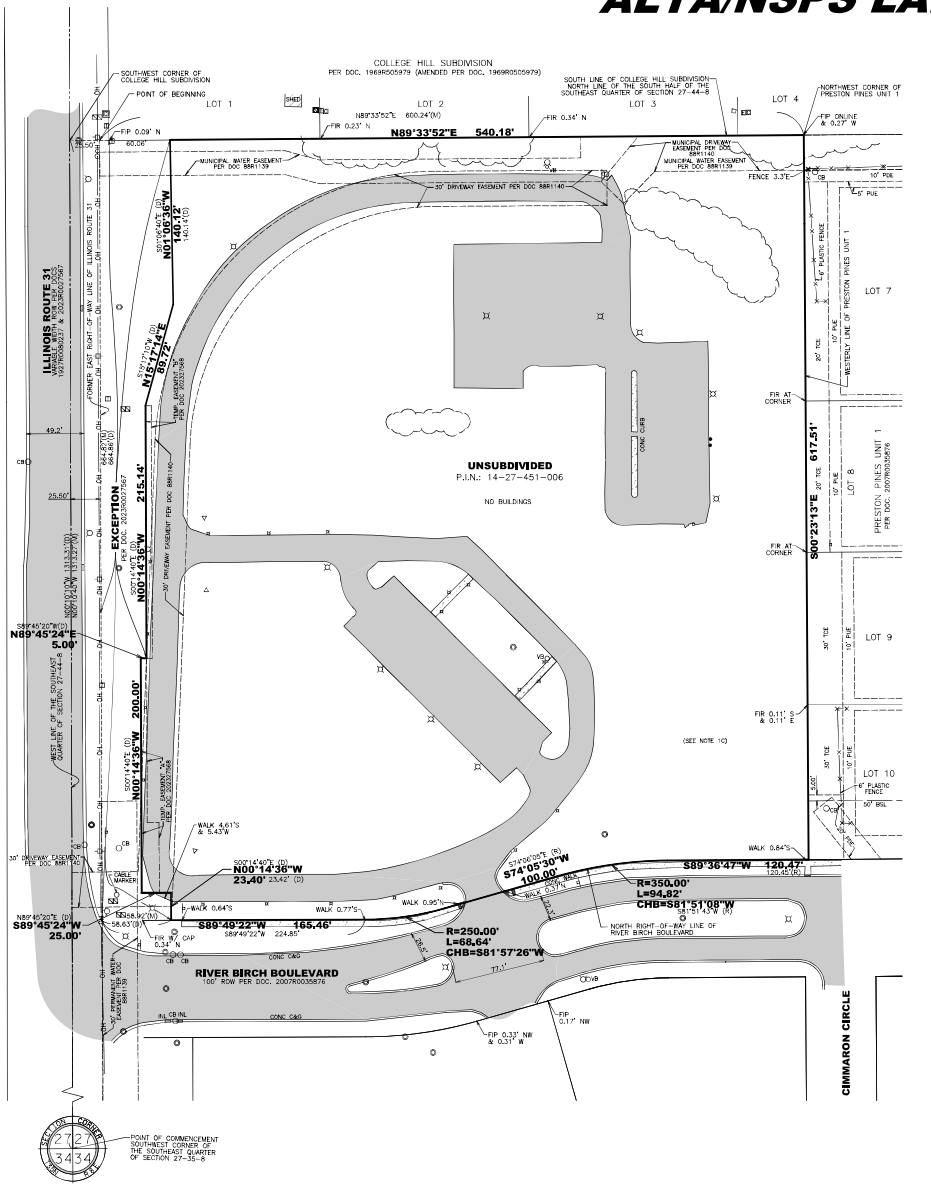
PROJECT NUMBER: 4781

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ILLINOIS FIRM LICENSE 184-002694

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ALTA/NSPS LAND TITLE SURVEY



PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1,313.27 FEET (1,331.31 FEET DEED) TO THE SOUTHWEST CORNER OF COLLEGE HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT 1969R0050979; THENCE NORTH 89 DEGREES 13 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COLLEGE HILL SUBDIVISION, 25.50 FEET TO THE FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31, PER DOCUMENT 1927R0080237 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.24 FEET TO THE NORTHWEST CORNER OF PRESTON PINES UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT 2007R0035876; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PRESTON PINES UNIT 1, A DISTANCE OF 617.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH BOULEVARD, PER SAID PLAT OF PRESTON PINES UNIT 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE CALLS: 1) THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 120.47 FEET (120.45 FEET RECORD); 2) THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 94.82 FEET, AND CHORD BEARING SOUTH 81 DEGREES 51 MINUTES 08 SECONDS WEST; 3) THENCE SOUTH 74 DEGREES 05 MINUTES 30 SECONDS WEST, 100.00 FEET; 4) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 68.64 FEET, AND CHORD BEARING SOUTH 81 DEGREES 57 MINUTES 26 SECONDS WEST; 5) THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, 224.85 FEET TO SAID FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 664.82 FEET (664.86 FEET DEED), TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

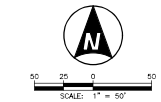
EXCEPTING THEREFROM THE PARCEL CONVEYED TO THE PEOPLE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 2023R0027567.

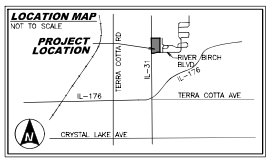
LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- OH — OVERHEAD WIRE
- X — FENCE
- TREE LINE
- MH — MANHOLE (MH)
- CB — CATCH BASIN (CB)
- IN — INLET (INL)
- FES — FLARED END SECTION (FES)
- VB — VALVE BOX (VB)
- BO — BOLLARD (BOL)
- FH — FIRE HYDRANT (FH)
- HH — HANDHOLE (HH)
- LH — LIGHT (LHT)
- GL — GROUND LIGHT (GLHT)
- PP — POWER POLE (PP)
- GW — GUY WIRE (GW)
- PEDC — CABLE PEDESTAL (PEDC)
- PEDE — ELECTRIC PEDESTAL (PEDE)
- PEDT — TELEPHONE PEDESTAL (PEDT)
- TRANS — TRANSFORMER (TRANS)
- SIGN
- C&G — CURB AND GUTTER
- CHB — CHORD BEARING
- CLF — CHAIN LINK FENCE
- (D) — DEED
- FIR — FOUND IRON ROD
- FIP — FOUND IRON PIPE
- PDE — PRIVATE DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- TCE — TREE CONSERVATION EASEMENT
- L= — ARC LENGTH
- (M) — MEASURED
- R= — RADIUS
- (R) — RECORD
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, LLC COMMITMENT NUMBER 23007960WF WITH AN COMMITMENT DATE OF JANUARY 3, 2024, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
   - A. TITLE EXCEPTION B. PROPERTY SUBJECT TO EASEMENT RIGHTS OF THE CITY OF CRYSTAL LAKE FOR WATER MAIN PURPOSES AS CREATED BY GRANT FROM SHERMAN HOSPITAL ASSOCIATION RECORDED JANUARY 13, 1988 AS DOCUMENT 88R11139 AND THE PROVISIONS AND CONDITIONS CONTAINED WITHIN SAID GRANT. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
   - B. TITLE EXCEPTION S. PROPERTY SUBJECT TO EASEMENT RIGHTS OF THE CITY OF CRYSTAL LAKE FOR DRIVEWAY PURPOSES AS CREATED BY GRANT FROM SHERMAN HOSPITAL ASSOCIATION RECORDED JANUARY 13, 1988 AS DOCUMENT 88R11139 AND THE PROVISIONS AND CONDITIONS CONTAINED WITHIN SAID GRANT. SURVEYOR BELIEVES DOCUMENT NUMBER TO BE ERRONEOUS BECAUSE IT IS THE SAME DOCUMENT AS TITLE EXCEPTION H, EASEMENT RIGHTS GRANTED TO THE CITY OF CRYSTAL LAKE FOR DRIVEWAY PURPOSES RECORDED JANUARY 13, 1988 AS DOCUMENT 88R0011140 SHOWN HEREON. SEE DOCUVENT FOR PARTICULARS.
   - C. TITLE EXCEPTION Y. PROPERTY SUBJECT TO PROVISION IN DEED RECORDED OCTOBER 30, 2023 AS TO CLAIMS FOR USE OF ADJACENT LAND FOR HIGHWAY. SHOWN HEREON.
   - D. TITLE EXCEPTION Z. PROPERTY MAY BE SUBJECT TO TEMPORARY CONSTRUCTION EASEMENTS RECORDED OCTOBER 30, 2023 AS DOCUMENT 2023R0027568. TEMPORARY EASEMENTS "A" AND "B" SHOWN HEREON. EASEMENTS TERMINATE 5 YEARS FROM RECORDING DATE OR COMPLETION OF PROJECT, WHICHEVER IS SOONER.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. TABLE "A", ITEM 2. ADDRESS FOR THE SURVEYED PROPERTY IS NOT SHOWN HEREON AS IT WAS NOT OBSERVED ON SITE AT THE TIME OF THE FIELD WORK, NOT AVAILABLE IN COMMITMENT, DOCUMENTS OR SUPPLIED BY CLIENT.
4. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "A", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111C0220J, WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2008. SUBJECT TO MAP INTERPRETATION AND SCALING.
5. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.
6. TABLE "A", ITEM 7(a). NO BUILDINGS EXIST ON THE HEREON DESCRIBED PROPERTY.
7. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
8. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
9. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
10. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
11. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
12. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
13. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
14. DUE TO SNOW COVER AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED.
15. PROPERTY NOT MONUMENTED AT THIS TIME AT CLIENT'S REQUEST.





P.I.N.:
14-27-451-003

AREA:
PROPERTY CONTAINS 358,676 SQUARE FEET OR 8.234 ACRES MORE OR LESS

TABLE A OPTIONS (2021 STANDARDS)

1. ___ MONUMENTATION
2. _X_ ADDRESS(ES)
3. _X_ FLOOD ZONE
4. _X_ LAND AREAS
5. ___ VERTICAL RELIEF
6. (a) ___ ZONING REPORT SETBACK REQUIREMENT TABLE
   (b) ___ ZONING REPORT SETBACK REQUIREMENT GRAPHICS
7. (a) _X_ BUILDING DIMENSIONS
   (b)(1) ___ BUILDING AREAS(EXTERIOR FOOTPRINTS)
   (b)(2) ___ OTHER BUILDING AREAS
   (c) ___ BUILDING HEIGHT
8. ___ VISIBLE IMPROVEMENTS
9. ___ PARKING STRIPING
10. ___ DETERMINATION OF PARTY WALLS
11. (a) ___ UTILITIES OBSERVED EVIDENCE W/PLANS
    (b) ___ UTILITIES OBSERVED EVIDENCE W/MARKINGS
12. ___ GOVERNMENTAL AGENCY REQUIREMENTS
13. ___ NAMES OF ADJOINING OWNERS
14. ___ DISTANCE TO NEAREST INTERSECTING STREET
15. ___ RECTIFIED ORTHOPHOTOGRAPHY
16. ___ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
17. ___ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
18. ___ INCLUDE PLOTTABLE OFFSITE EASEMENTS
19. ___ PROFESSIONAL LIABILITY INSURANCE
20. _____



STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

- CHICAGO TITLE COMPANY, LLC
- CALATLANTIC GROUP, LLC, AND ITS AFFILIATES, SUBSIDIARIES AND PARENT COMPANIES
- ADVOCATE SHERMAN HOSPITAL, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, FORMERLY KNOWN AS THE SHERMAN HOSPITAL ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), AND 8 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 01-30-24.
DATE OF PLAT OR MAP: 04-11-24.

MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694.

KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

Mackie Consultants, LLC
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Rosemont, IL 60018
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CLIENT:
LENNAR

LENNAR HOMES
1700 E GOLF RD, SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY
04-11-24	REVISED PER UPDATED TITLE	KMF
04-05-24	REVISED PER UPDATED TITLE	KMF

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	02/09/2024
SCALE	1" = 50'

ALTA/NSPS LAND TITLE SURVEY
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4781

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4/11/2024
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