# #2024-124
# Final Planned Unit Development Amendment for Site Plan Changes
# Project Review for Planning and Zoning Commission

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|---|---|
| **Meeting Date:** | August 7, 2024 |
| **Zoning Requests:** | Final Planned Unit Development Amendment to allow changes to the site plan for the addition of a trash compactor and the removal of 13 landscape areas to allow for additional parking. |
| **Location:** | 939-957 Golf Course Road |
| **Size:** | Approximately 7 acres |
| **Existing Zoning:** | R-3B PUD Multi-Family Residential |
| **Surrounding Properties:** | North: R-3B PUD Multi-Family Residential<br>South: R-3B PUD Multi-Family Residential<br>East: R-2 PUD Single-Family Residential<br>West: R-2 Single-Family Residential |
| **Staff Contact:** | Katie Rivard (815.356.3612) |

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**Background:**

- Existing Use: The existing use is the Residence of Fairway Greens Apartments.
- Development History:
    - The property was most recently known as the Haven Crystal Lake. It received Final PUD approval in 1981. It consists of 80 apartment units in six (6) two-story buildings.

**Development Analysis:**

General:

- Request: Final Planned Unit Development Amendment to allow changes to the site plan for the addition of a trash compactor and the removal of 13 landscape areas to allow for additional parking.
- Land Use: The Comprehensive Land Use Plan Map shows the area as High Density Residential, which is an appropriate land use.

- Zoning: The site is zoned R-3B PUD, which allows for multi-family developments.

Request Overview:

- Residence of Fairway Greens is seeking an amendment to the Final Planned Unit Development to allow changes to the site plan for the addition of a trash compactor and the removal of (13) landscape areas to allow for additional parking.




- The petitioner is requesting a new trash compactor to be located next to the existing shed at the northeast corner of the property (east of Buildings 943-947).
- The trash compactor enclosure is approximately 216 square feet in area. It will be mostly enclosed by a nine (9) foot tall concrete and brick enclosure with stone caps. There will be portions of cedar board fence, and an opening on the east side for access. The south side will have a chain-link gate with privacy slats.
- Three (3) parking spaces will be removed to allow access to the trash compactor.
- The Unified Development Ordinance requires one (1) eight-foot-by-nineteen-foot landscape island, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, every 10 parking spaces and at the ends of every parking row.
- The petitioner would also like to remove a total of nine (9) landscape islands between parking spaces and four (4) end landscape island to allow for additional parking.

- The parking lot currently has 164 spaces. The changes to the parking lot will increase the number of spaces to 184 spaces.

**Findings of Fact:**

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow changes to the site plan for the addition of a trash compactor and the removal of ten (10) landscape areas to allow for additional parking. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

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

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

A) Article 4-400 F. Site Landscaping, to remove 10 separate landscape areas and the trees and shrubs.

**Comprehensive Land Use Plan 2030 Vision Summary Review:**
The Comprehensive Plan designates the subject property as High Density Residential, which is the appropriate designation for R-3B zoning district. The following goal is applicable to this request:

Land Use: Residential

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

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:**

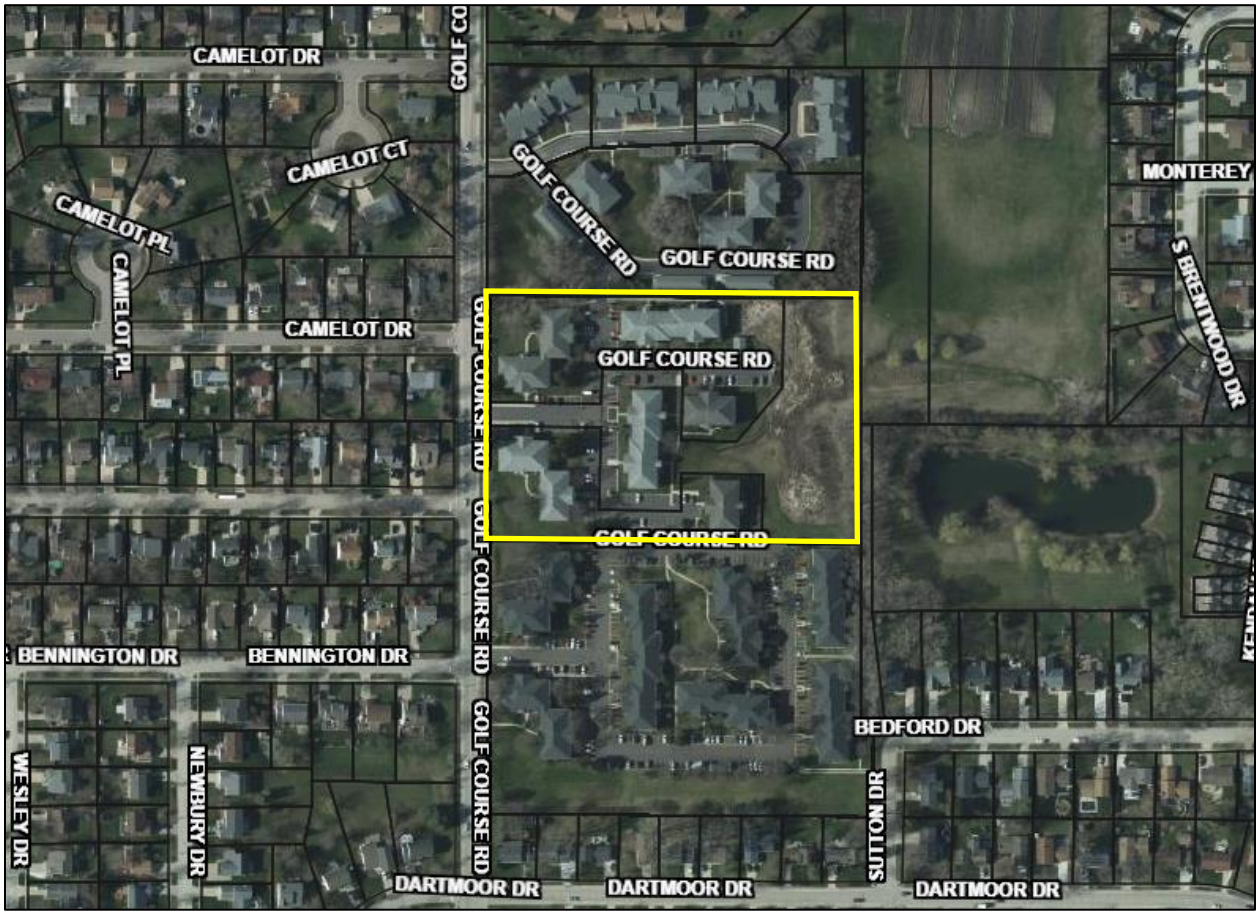
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Residence of Fairway Greens, LLC, dated 07/08/2024, received 07/08/2024)
   B. Trash Compactor Plans (RB Custom Designs Inc., dated 04/30/2024, received 07/10/2024)
   C. Parking Lot Plans (Premier Paving, not dated, received 07/10/2024)

2. Replace the removed landscaping within the subject property. Landscaping that was previously removed must also be replaced.

3. The Petitioner shall address all of the review comments and requirements of the Community Development and Engineering Departments.

PIQ Map
939-957 Golf Course Road



# City of Crystal Lake
# Development Application

Office Use Only
File # _____

**Project Title:** Residence of Fairway Greens

**Action Requested**

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

**Petitioner Information**

**Name:** Residence of Fairway Greens
**Address:** 951 Golf Course Rd
Crystal Lake, IL 60014
**Phone:** 815-385-3192
**Fax:** _____
**E-mail:** jgrippo@conat.com

**Owner Information (if different)**

**Name:** Residence of Fairway Greens, LLC
**Address:** 5400 W. Elm St
McHenry IL 60050
**Phone:** 815-385-3192
**Fax:** 815-385-2068
**E-mail:** jgrippo@conat.com

**Property Information**

**Project Description:** Install trash compactor and new parking lot for the Residence of Fairway Greens

**Project Address/Location:** 951 Golf Course Rd, Crystal Lake, IL

**PIN Number(s):** 19-07-382-002, 19-07-382-001, 19-07-335-001

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** _____

**Architect:** R.B. Custom Design, Inc, 2108 W. Johnsburg Rd, Johnsburg IL
815-759-9459 rbierman@rbcustomdesignsinc.com

**Attorney:** _____

**Engineer:** _____

**Landscape Architect:** _____

**Planner:** _____

**Surveyor:** Vanderstappen Land Surveying Inc. 1316 N. Madison St, Woodstock IL
815-337-8310 artg@vandersinc.com

**Other:** _____

**Signatures**

- Jennifer Grippo 7/8/24

**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.**

7-8-2024

**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.

**Northwest Herald**

NORTHWEST HERALD

Publication Name:
**Northwest Herald**

Publication URL:
**www.nwherald.com**

Publication City and State:
**Crystal Lake, IL**

Publication County:
**McHenry**

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Notice Popular Keyword Category:

Notice Keywords:
**fairway**

Notice Authentication Number:
**202407231015132055103**
**213731298**

Notice URL:

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Notice Publish Date:
Saturday, July 20, 2024

**Notice Content**

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Residence of Fairway Greens, LLC LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Residence of Fairway Greens, LLC for a Final Planned Unit Development Amendment, relating to the property at 939-957 Golf Course Road in Crystal Lake, Illinois 60014. PINs: 19-07-335-001, 19-07-382-001 and 19-07-382-002. This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the site plan for the addition of a trash compactor and the removal of nine (9) landscape areas to allow for additional parking, a Variation from Article 4-400F Site Landscaping from the required parking lot islands and any other variations or changes as presented at the hearing, pursuant to Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday August 7, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on July 20, 2024) 2179584

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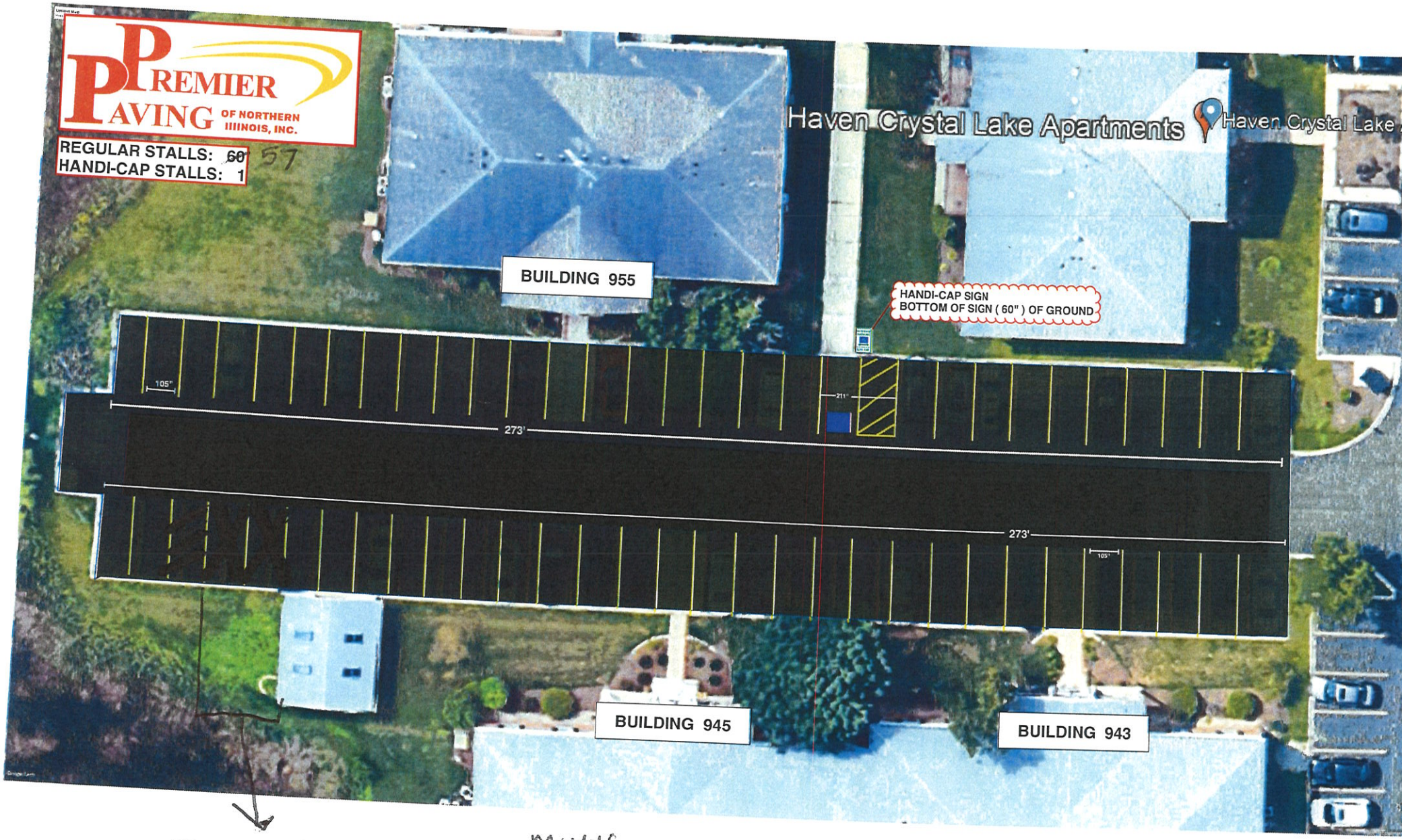

PREMIER PAVING OF NORTHERN ILLINOIS, INC.
PARKING LOT EXTENSION ( RED )
REGULAR STALLS: 39
HANDI-CAP STALLS: 1
165'
95'
HANDI-CAP SIGN
BOTTOM OF SIGN ( 60" ) OF GROUND
BUILDING 953
BUILDING 941
BUILDING 951

951 FAIRWAY GREENS

GOLF COURSE RD

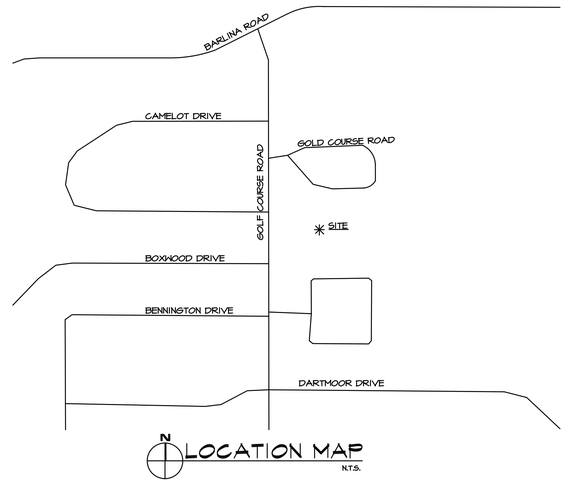



PREMIER PAVING OF NORTHERN ILLINOIS, INC.
REGULAR STALLS: 28
HANDI-CAP STALLS: 1
Haven Crystal Lake Apartments
98'
169'
HANDI-CAP SIGN
BOTTOM OF SIGN ( 60" ) OF GROUND
BUILDING 939


PREMIER PAVING OF NORTHERN IIIINOIS, INC.
REGULAR STALLS: 60 57
HANDI-CAP STALLS: 1
Haven Crystal Lake Apartments
Haven Crystal Lake
BUILDING 955
HANDI-CAP SIGN
BOTTOM OF SIGN ( 60" ) OF GROUND
105"
211"
273'
273'
105"
BUILDING 945
BUILDING 943
FUTURE COMPACTOR LOCATION
MINUS 3 STALLS


PREMIER PAVING OF NORTHERN IIIINOIS, INC.
PARKING LOT EXTENSION ( RED )
REGULAR STALLS: 33
HANDI-CAP STALLS: 1
HANDI-CAP SIGN
BOTTOM OF SIGN ( 60" ) OF GROUND
BUILDING 957
164'
136'

# NEW TRASH COMPACTOR FOR:
# RESIDENCE OF FAIRWAY GREENS
# 951 GOLF COURSE ROAD
# CRYSTAL LAKE, ILLINOIS 60014



LOCATION MAP
N.T.S.

## GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE RULE AND REGULATIONS OF APPLICABLE BUILDING AND ZONING CODES AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

2. NOT USED.

3. THE CONTRACTOR SHALL OBTAIN FULL KNOWLEDGE BY PERSONAL, DIRECT AND CAREFUL EXAMINATION OF ALL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR HEREBY ACCEPTS ALL SUCH CONDITIONS AND REQUIREMENTS AND HEREBY ASSUMES ALL RESPONSIBILITY AND COSTS RESULTING FROM HIS FAILURE TO OBTAIN FULL KNOWLEDGE OF ANY OF THEM.

4. THE CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF WORK ACCEPTANCE AND IT IS UNDERSTOOD BY HIS ACCEPTANCE OF THE CONTRACT THAT HE WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY BECOMES DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.

5. THE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK AND INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR OR REASONABLY INFERABLE FROM THE DRAWINGS AND SPECIFICATIONS INCLUDING ALL LABOR, MATERIALS AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.

6. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS REGARDING THE DRAWINGS AND SPECIFICATIONS OR CONFLICTS AMONG THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.

8. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

9. N.I.C. INDICATES NOT IN CONTRACT.

10. WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

11. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS CATALOG CUTS AND ACTUAL SAMPLES OF ALL FIXTURES AND EQUIPMENT CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR REVIEW AND APPROVAL. ALL SHOP DRAWINGS AND CUTS ARE SIGNED "PROVIDE AS SUBMITTED" OR "PROVIDE AS CORRECTED" FOR CONFORMATION TO DESIGN APPEARANCES ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS AND/OR OMISSIONS ON HIS DRAWINGS.

13. THE CONTRACTOR SHALL FURNISH A FIELD PROGRESS SCHEDULE TO THE ARCHITECT FOR ALL PHASES OF ERECTION.

14. THE CONTRACTOR SHALL COORDINATE WITH ALL WORK OF THE VARIOUS TRADES WHETHER INCLUDED IN HIS CONTRACTOR OR NOT. HE SHALL MAKE OPENINGS AS REQUIRED BY OTHER TRADES AND CLOSE SAME. HE SHALL SCHEDULE WORK OF THE VARIOUS TRADES SO AS NOT TO IMPEDE THE PROPER SEQUENCE OF THE PROGRESS OF THE WORK.

15. REMOVAL OF DEBRIS SHALL BE MADE OFTEN AND AS NECESSARY TO MAINTAIN SAID PREMISES IN A SAFE, CLEAN AND ACCESSIBLE CONDITION.

16. NOT USED.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERLY DAMAGES ARISING OUT OF NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

18. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY PROTECTION OF ADJACENT WORK, EQUIPMENT AND OCCUPIED AREA AND SAME SHALL BE SUBJECT TO THE OWNER'S APPROVAL.

19. ALL NEW LUMBER SHALL BE GRADE MARKED AT THE MILL PRIOR TO DELIVERY TO THE JOB SITE AS SPECIFIED.

20. PROVIDE WOOD GROUNDS AT DRYWALL CONSTRUCTION WHERE REQUIRED FOR CABINETWORK AND TRIMWORK. ALL GROUNDS SHALL BE FURNISHED AS SET BY THE CABINETWORK CONTRACTOR AND THE DRYWALL CONTRACTOR SHALL COORDINATE THEIR WORK TO ASSURE THAT CABINET WORK GROUNDS ARE SET ACCURATELY AND TIMELY.

21. ALL DRYWALL PARTITION DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

22. ALL WALL MOUNTED LIGHT FIXTURE LOCATION DIMENSIONS ARE TO THE CENTERLINE OF THE OUTLET BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

23. ALL CEILING MOUNTED LIGHT FIXTURE LOCATIONS ARE TO THE CENTERLINE OF THE OUTLET/JUNCTION BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

24. ALL GYPSUM WALL BOARD AT TOILETS SHALL BE WATER RESISTANT TYPE.

25. ALL SWITCHES AND CONTROLS FOR LIGHTS, HEAT, VENTILATION, WINDOW DRAPERIES AND ALL SIMILAR CONTROLS OF FREQUENT OR ESSENTIAL USE SHALL BE PLACED WITHIN REACH OF INDIVIDUALS IN WHEELCHAIRS(48" ABOVE THE FLOOR - MAX.)

## SITE & BUILDING STATISTICS

| | |
|---|---|
| JURISDICTION: | CITY OF CRYSTAL LAKE |
| ZONING CLASSIFICATION: | R-3B PUD, MULTI-FAMILY |
| CONSTRUCTION TYPE : | II-B - NON COMBUSTIBLE, UNPROTECTED. |
| CODES | |
| BUILDING CODE: | 2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS |
| MECHANICAL CODE: | 2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS |
| ELECTRICAL CODE: | 2017 NATIONAL ELECTRIC CODE W/ AMENDMENTS |
| PLUMBING CODE: | 2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS |
| ENERGY CODE: | 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMEND. |
| FIRE CODE: | 2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS |
| FUEL GAS CODE: | 2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS |
| ACCESSIBILITY CODE: | 2018 STATE OF ILLINOIS ACCESSIBILITY CODE |

## DRAWING INDEX


| | |
|---|---|
| T-1 | TITLE SHEET, BLDG. STATS , DRAWING INDEX , GENERAL NOTES |
| A-1 | TRASH COMPACTOR ELEVATIONS, FLOOR PLAN, FOUNDATION PLAN, DETAILS |


## DESIGN LOADS

| | |
|---|---|
| ROOF LIVE LOAD: | 30 PSF |
| ROOF DEAD LOAD: | 15 PSF |
| SNOW LOAD, | |
| GROUND LOAD : | 30 PSF |
| EXPOSURE FACTOR: | 1.0 |
| IMPORTANCE FACTOR | 1.0 |
| THERMAL FACTOR | 1.0 |
| RISK CATEGORY II WIND SPEED: | 115 MPH |
| EXPOSURE FACTOR: | C |
| IMPORTANCE FACTOR: | 1.0 |
| WIND PRESSURE: | 15.86 PSF |
| SEISMIC, | |
| IMPORTANCE FACTOR: | 1.0 |
| USE GROUP, | I |
| DESIGN CATEGORY: | B |
| SITE CLASS: | D |

## COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25), AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

SIGNED: _____
ARCHITECT

STATE OF ILLINOIS
RICHARD J. BIERMAN
001-016521
LICENSED ARCHITECT

DESIGN FIRM REGISTRATION NO.: 184-004481

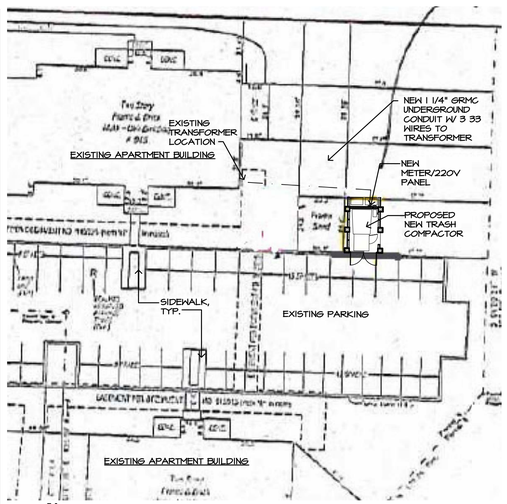
ILLINOIS REGISTRATION NO.: 001-016521

DATE: APRIL 30, 2024

EXPIRES: NOVEMBER 30, 2024

## ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| A/C | AIR CONDITIONING |
| AC | ACOUSTIC |
| ADJ | ADJUSTABLE |
| AFF | ABOVE FINISH FLOOR |
| AL | ALUMINUM |
| ALT | ALTERNATE |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| ASPH | ASPHALT |
| ASSY | ASSEMBLY |
| AUTO | AUTOMATIC |
| AVG | AVERAGE |
| BY | BOTTOM OF |
| BAL | BALANCE |
| BD | BOARD |
| BIT | BITUMINOUS |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BM | BEAM |
| BOT | BOTTOM |
| BSMT | BASEMENT |
| BTW | BETWEEN |
| CAB | CABINET |
| CAP | CAPACITY |
| CB | CATCH BASIN |
| CEM | CEMENT |
| CER | CERAMIC |
| CFM | CUBIC FEET PER MINUTE |
| CI | CAST IRON |
| CJ | CONSTRUCTION JOINT |
| CL | CENTERLINE |
| CLG | CEILING |
| CLO | CLOSET |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONF | CONFERENCE |
| CONN | CONNECTION |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CT | CERAMIC TILE |
| CTSK | COUNTERSINK |
| d | PENNY (NAIL) |
| DBL | DOUBLE |
| DEG | DEGREE |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIFF | DIFFUSER |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DN | DOWN |
| DR | DOOR |
| DS | DOWN SPOUT |
| DTL | DETAIL |
| DW | DISHWASHER |
| E | EAST |
| EA | EACH |
| EB | EXPANSION BOLT |
| EJ | EXPANSION JOINT |
| EL/ELEV | ELEVATION |
| ELECT | ELECTRIC |
| ENCL | ENCLOSURE |
| ENTR | ENTRANCE |
| EQ | EQUAL |
| EQPT | EQUIPMENT |
| EWC | ELECTRIC WATER COOLER |
| EXP | EXPANSION |
| (EX) | EXISTING |
| EXT | EXTERIOR |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FH | FIRE HYDRANT |
| FHC | FIRE HOSE CABINET |
| FHMS | FLAT HEAD MACHINE SCREW |
| FHWS | FLAT HEAD WOOD SCREW |
| FIN | FINISH |
| FL | FLOOR |
| FND | FOUNDATION |
| FPHB | FROST PROOF HOSE BIBB |
| FLSG | FLASHING |
| FT | FOOT/FEET |
| FTG | FOOTING |
| GA | GAGE |
| GALV | GALVANIZED |
| GL | GLASS |
| GR | GRADE |
| GR BM | GRADE BEAM |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| HAT | HEAD ANCHOR STUD |
| HB | HOSE BIBB |
| HC | HOLLOW CORE |
| HDBD | HARDBOARD |
| HDR | HEADER |
| HDWD | HARDWOOD |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HGT | HEIGHT |
| HVAC | HEATING, VENTILATING & AIR CONDITIONING |
| HYD | HYDRANT |
| ID | INSIDE DIAMETER |
| IN | INCHES |
| INSUL | INSULATION |
| INT | INTERIOR |
| JT | JOINT |
| KIT | KITCHEN |
| LAM | LAMINATED |
| LAV | LAVATORY |
| LL | LIVE LOAD |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| MAINT | MAINTENANCE |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEMB | MEMBRANE |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MSNRY | MASONRY |
| MTG | MOUNTING |
| MTL | METAL |
| MUL | MULLION |
| (N) | NEW |
| N | NORTH |
| NIC | NOT IN CONTRACT |
| No. | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OBS | OBSCURE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OH | OVER HEAD |
| OPP | OPPOSITE |
| PART | PARTITION |
| PERF | PERFORATED |
| P LAM | PLASTIC LAMINATE |
| PL GL | PLATE GLASS |
| PLMB | PLUMBING |
| PLYWD | PLYWOOD |
| POL | POLISHED |
| PR | PAIR |
| PREFAB | PREFABRICATED |
| PRV | POWER ROOF VENTILATOR |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PART | PARTITION |
| PT | PAINT |
| PVMT | PAVEMENT |
| QT | QUARRY TILE |
| R | RISER |
| RAD | REINFORCING/REINFORCEMENT |
| RD | ROOF DRAIN |
| REF | REFERENCE |
| REFR | REFRIGERATOR |
| REINF | |
| REQ | REQUIRED |
| RM | ROOM |
| RO | ROUGH OPENING |
| S | SOUTH |
| SC | SOLID CORE |
| SCHED | SCHEDULE |
| SECT | SECTION |
| SHT | SHEET |
| SH | SHOWER |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| S.F./SQ FT | SQUARE FOOT |
| SS | SERVICE SINK |
| S/S | STAINLESS STEEL |
| ST | STREET |
| STA | STATION |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STR | STRUCTURAL/STRUCTURE |
| SUSP | SUSPENDED |
| S+V | STAIN AND VARNISH |
| T/ | TOP OF |
| T+B | TOP AND BOTTOM |
| T+G | TONGUE AND GROVE |
| TB | TACKBOARD |
| TC | TOP OF CONCRETE |
| TEMP | TEMPERATURE |
| TS | TOP OF STEEL |
| THK | THICK/THICKNESS |
| TYP. | TYPICAL |
| UNFIN | UNFINISHED |
| UR | URINAL |
| V | VENT, VOLT |
| VCT | VINYL COMPOSITION TILE |
| VENT | VENTILATION |
| VRT/VERT | VERTICAL |
| W | WEST |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WGL | WIRE GLASS |
| WM | WIRE MESH |
| WP | WEATHERPROOF |
| WWF | WELDED WIRE FABRIC |
| YD | YARD |



PARTIAL SITE PLAN
SCALE: 1" = 30'-0"

© COPYRIGHT 2024

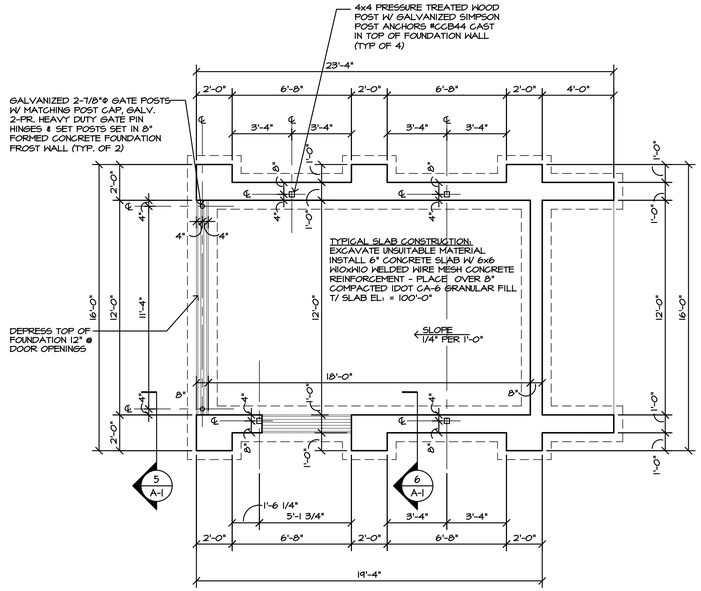
| REVISIONS | BY |
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TITLE SHEET, BUILDING STATS, DRAWINGS INDEX, GENERAL NOTES

NEW TRASH CPMFACTOR FOR:
RESIDENCE OF FAIRWAY GREENS
951 GOLF COURSE ROAD
CRYSTAL LAKE, ILLINOIS 60014

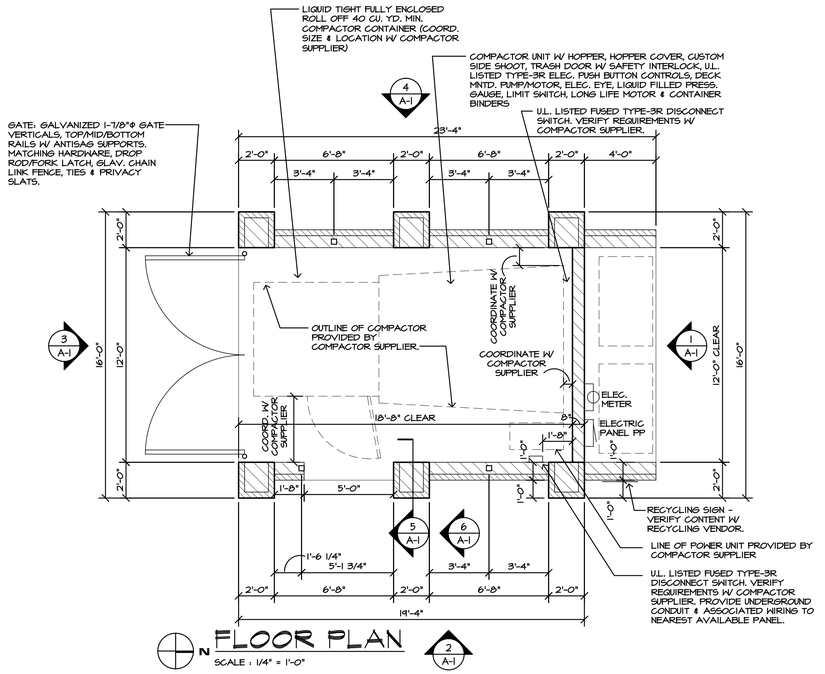
R.B. CUSTOM DESIGNS INC.
2106 W. Jonsberg Road
Jonsberg, Illinois 60050
Phone: 815-754-4494
Fax: 815-307-8200

| | |
|---|---|
| Date | 4/30/24 |
| Scale | AS NOTED |
| Drawn | RJB |
| Job | 202447 |
| Sheet | T-1 |
| Of | Sheets |



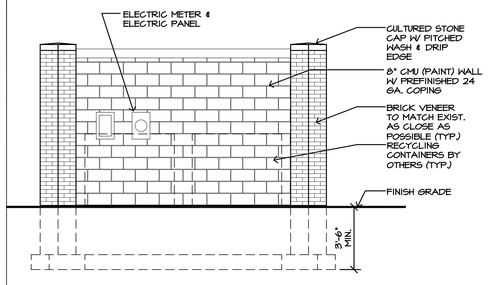

## FOUNDATION PLAN

SCALE : 1/4" = 1'-0"



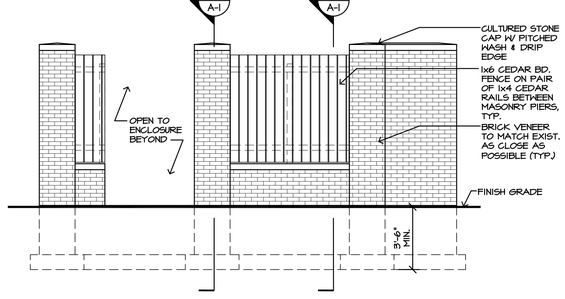

## FLOOR PLAN

SCALE : 1/4" = 1'-0"



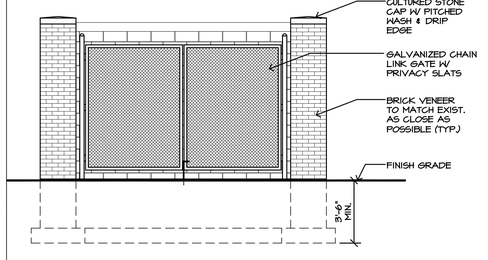

## NORTH ELEVATION

SCALE : 1/4" = 1'-0"



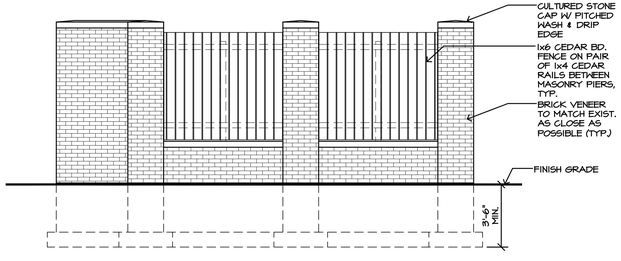

## EAST SIDE ELEVATION

SCALE : 1/4" = 1'-0"




## SOUTH ELEVATION

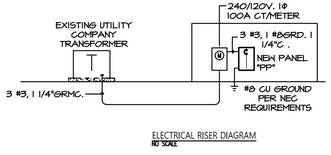
SCALE : 1/4" = 1'-0"




## WEST SIDE ELEVATION

SCALE : 1/4" = 1'-0"

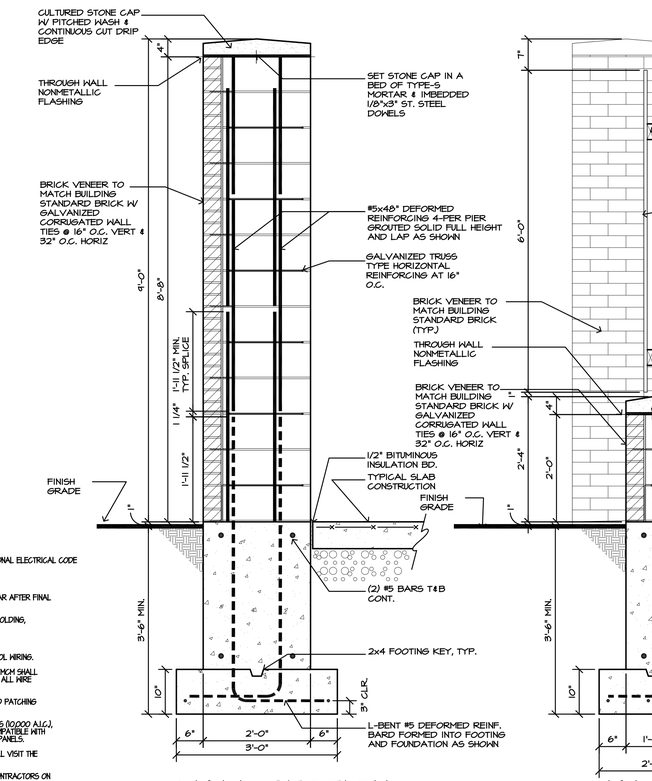
| PANEL SCHEDULE: "PP" | | | | | | | LOCATION: EXTERIOR WALL | C.B. RATING: 22 K.A.I.C. |
|---|---|---|---|---|---|---|---|---|
| VOLT: 240/120V-1Ø-3W | | | | | | | MOUNTING: SURFACE | TYPE: BOLT-ON |
| REMARKS: NEMA 3R RATED PANELBOARD | | | | | | | | |
| USE AND/OR AREA SERVED | C/B | CKT. NO. | V.A. A | V.A. B | CKT. NO. | C/B | USE AND/OR AREA SERVED | |
| SPARE | 20/1 | 1 | | | 2 | 30/2 | COMPACTOR | |
| SPARE | 20/1 | 3 | | 1200 | 4 | | | |
| BUSSED SPACE | | 5 | | | 6 | | BUSSED SPACE | |
| BUSSED SPACE | | 7 | | | 8 | | BUSSED SPACE | |
| BUSSED SPACE | | 9 | | | 10 | | BUSSED SPACE | |
| BUSSED SPACE | | 11 | | | 12 | | BUSSED SPACE | |
| TOTAL CONNECTED LOAD PER PHASE | | | 1380 | 3180 | TOTAL V.A. = | | 6,720 | 28.00 AMPS |




ELECTRICAL RISER DIAGRAM
NO SCALE

ELECTRICAL SPECIFICATIONS:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE AND SHALL CONFORM TO ALL LOCAL CODES.
2. PROVIDE ALL PERMITS AND INSPECTION FEES.
3. ALL MATERIAL AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE ENGINEER.
4. THIS CONTRACTOR SHALL PROVIDE ALL HIS OWN RIGGING, SCAFFOLDING, RUBBISH REMOVAL AND LEAVE SPACE BROOM CLEAN.
5. MINIMUM SIZE CONDUIT SHALL BE 3/4" E.M.T.
6. MINIMUM SIZE WIRE SHALL BE #12 THHN, WITH #14 USED FOR CONTROL WIRING.
7. WIRE #14 THROUGH #10 SHALL BE COPPER THHN, #8 THROUGH 500 MCM SHALL BE STRANDED COPPER THHN. ALUMINUM WIRE NOT ACCEPTABLE. ALL WIRE SHALL BE COLOR CODED.
8. THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY CUTTING AND PATCHING INCLUDING SLEEVES AND INSERTS.
9. ALL NEW CIRCUIT BREAKERS SHALL BE "100% BOLT-ON BREAKERS (10,000 A.I.C.), OR EQUAL BY E.G. OR ITE. PROVIDE NEW CIRCUIT BREAKERS COMPATIBLE WITH NEW PANELBOARD). PROVIDE TYPEWRITTEN DIRECTORIES IN ALL PANELS.
10. BEFORE SUBMITTING HIS BID, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO ASCERTAIN ALL WORK INVOLVED IN THE PROJECT.
11. THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON THE PROJECT.
12. THIS CONTRACTOR SHALL MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL ELECTRICAL ITEMS AND EQUIPMENT AS MAY BE REQUIRED BY THIS WORK.




## WALL SECTION

SCALE : 3/4" = 1'-0"

## WALL SECTION

SCALE : 3/4" = 1'-0"

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| REVISIONS | BY |
|---|---|
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EXTERIOR ELEVATIONS
FLOOR PLAN
FOUNDATION PLAN
TYPICAL WALL SECTION

NEW TRASH CPMACTOR FOR:
RESIDENCE OF FAIRWAY GREENS
951 GOLF COURSE ROAD
CRYSTAL LAKE, ILLINOIS 60014

R.B. CUSTOM DESIGNS INC.
2108 W. Jonsberg Road
Jonsburg, Illinois 60051
Phone: 815-754-4454
Fax: 815-307-6200

| | |
|---|---|
| Date | 4/30/24 |
| Scale | AS NOTED |
| Drawn | R.JB |
| Job | 202447 |
| Sheet | A-1 |
| Of | Sheets |

☐ APPROVED- PRODUCTION CAN PROCEED
☐ APPROVED - EXCEPT AS NOTED, PRODUCTION MAY PROCEED, CORRECT AND RESUBMIT DRAWING.
☐ NOT APPROVED - CORRECT AS NOTED AND RESUBMIT

APPROVED BY (PRINT): _____
(SIGN): _____
COMPANY: _____
DATE: _____
NOTE: APPROVED COPY OF THIS DRAWING MUST BE RECEIVED TO PROCESS PRODUCTION ORDER

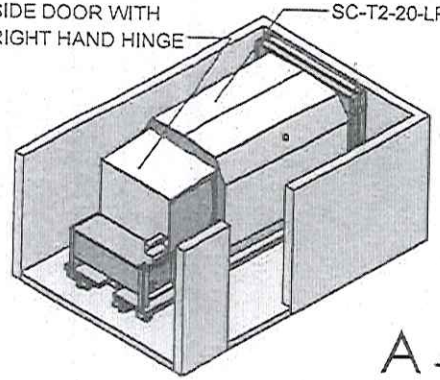
NOTE:
- IT IS THE SOLE RESPONSIBILITY OF THE HAULER TO DETERMINE IF THERE ARE ADEQUATE CLEARANCES AND IF THEY CAN LOAD, UNLOAD AND TRANSPORT THE EQUIPMENT SAFELY.
- J.V. MANUFACTURING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO THE EQUIPMENT, PROPERTY, OR ROLL OFF RESULTING FROM LOADING, UNLOADING, OR HAULING, NOR ANY RESPONSIBILITY FOR INABILITY TO HAUL EQUIPMENT.

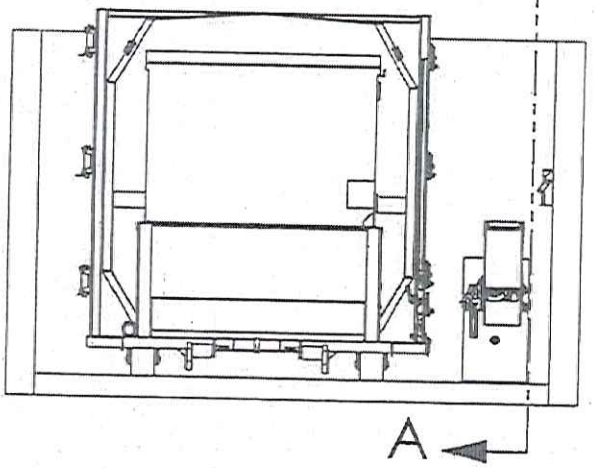
NOTE: THIS IS A CONCEPTUAL DRAWING ONLY. FIELD CONDITIONS MAY REQUIRE AN ALTERNATIVE LOCATION AND/OR DESIGN.

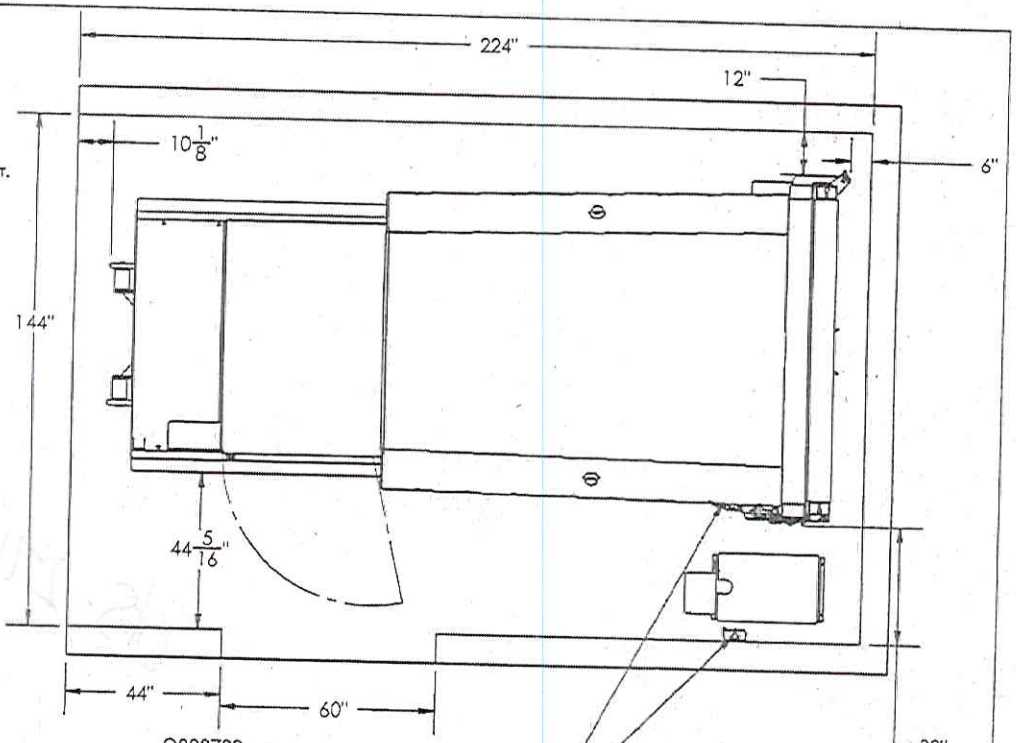
| ELECTRICAL SPECS WITH VT00523001 SINGLE PHASE OPTION | |
|---|---|
| MOTOR HP | 5 |
| FULL LOAD AMPS | 28 |
| VOLTAGE | 230 |
| FUSE MAX SIZE | 45 |
| CIRCUIT BREAKER | 60 |
| RECOMMENDED DISCONNECT(AMPS) | 60 |

Q007857
ENCLOSED HOPPER WITH RIGHT SIDE DOOR WITH RIGHT HAND HINGE

SC-T2-20-LP



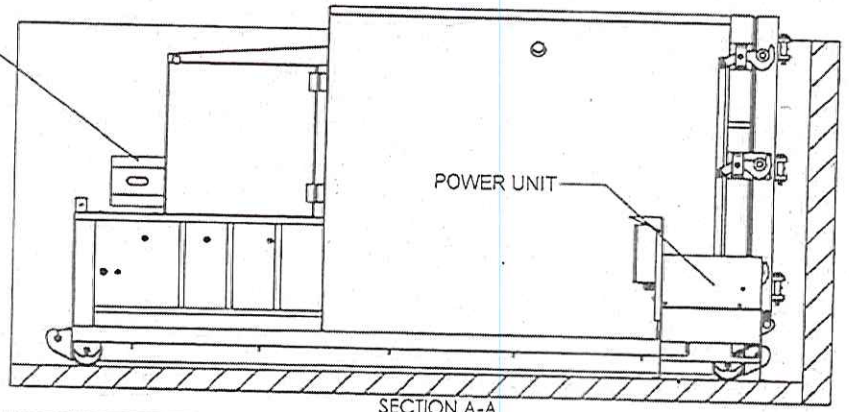



Q008793
HYD/ELEC COUPLER AT DUMP DOOR

EXISTING DISCONNECT SWITCH

Q007854
MOUNT REMOTE CONTROL TO HOPPER




SECTION A-A

CRAM-A-LOT™

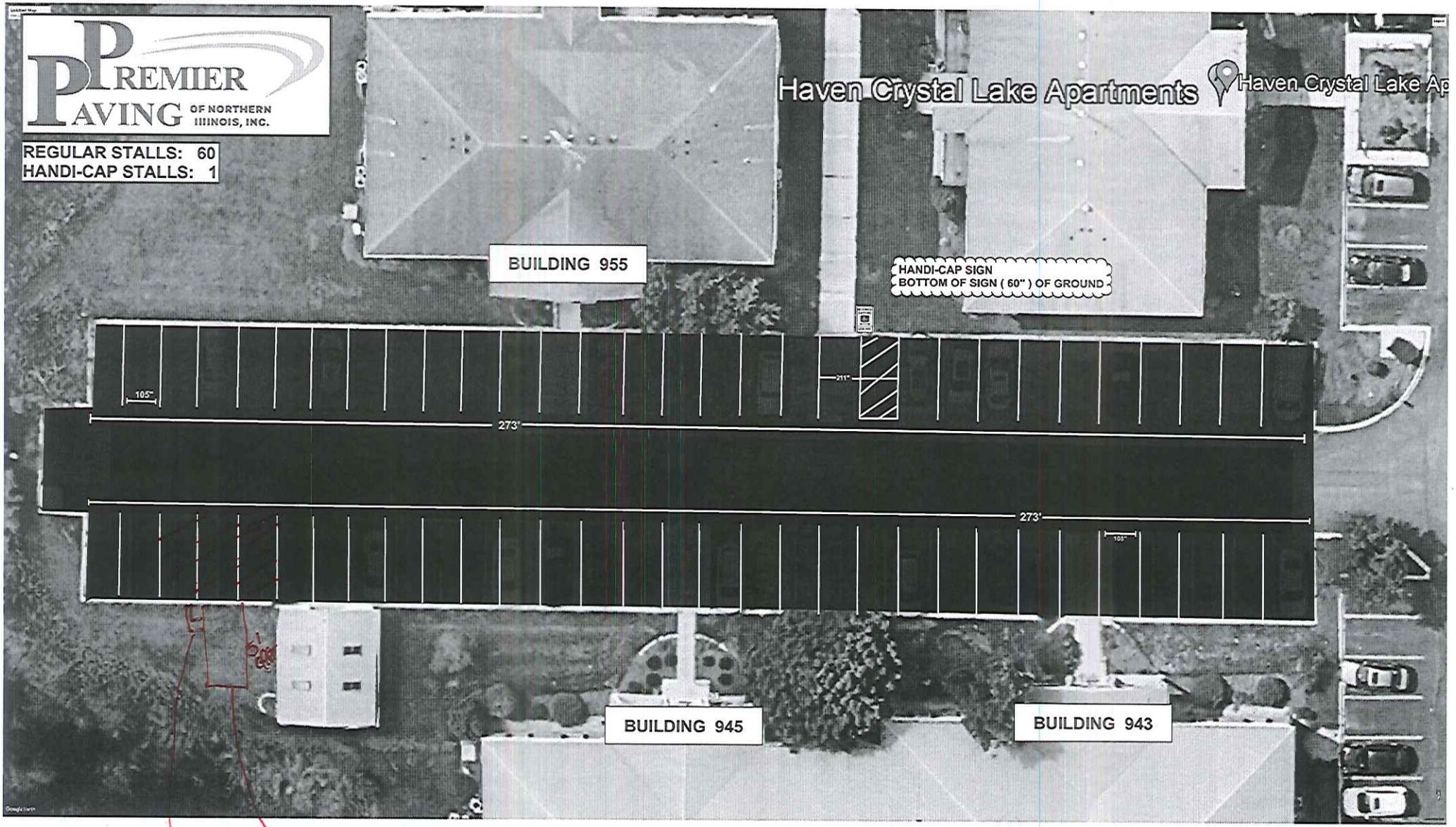
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TITLE: Cunat/Wing Park Elgin, IL

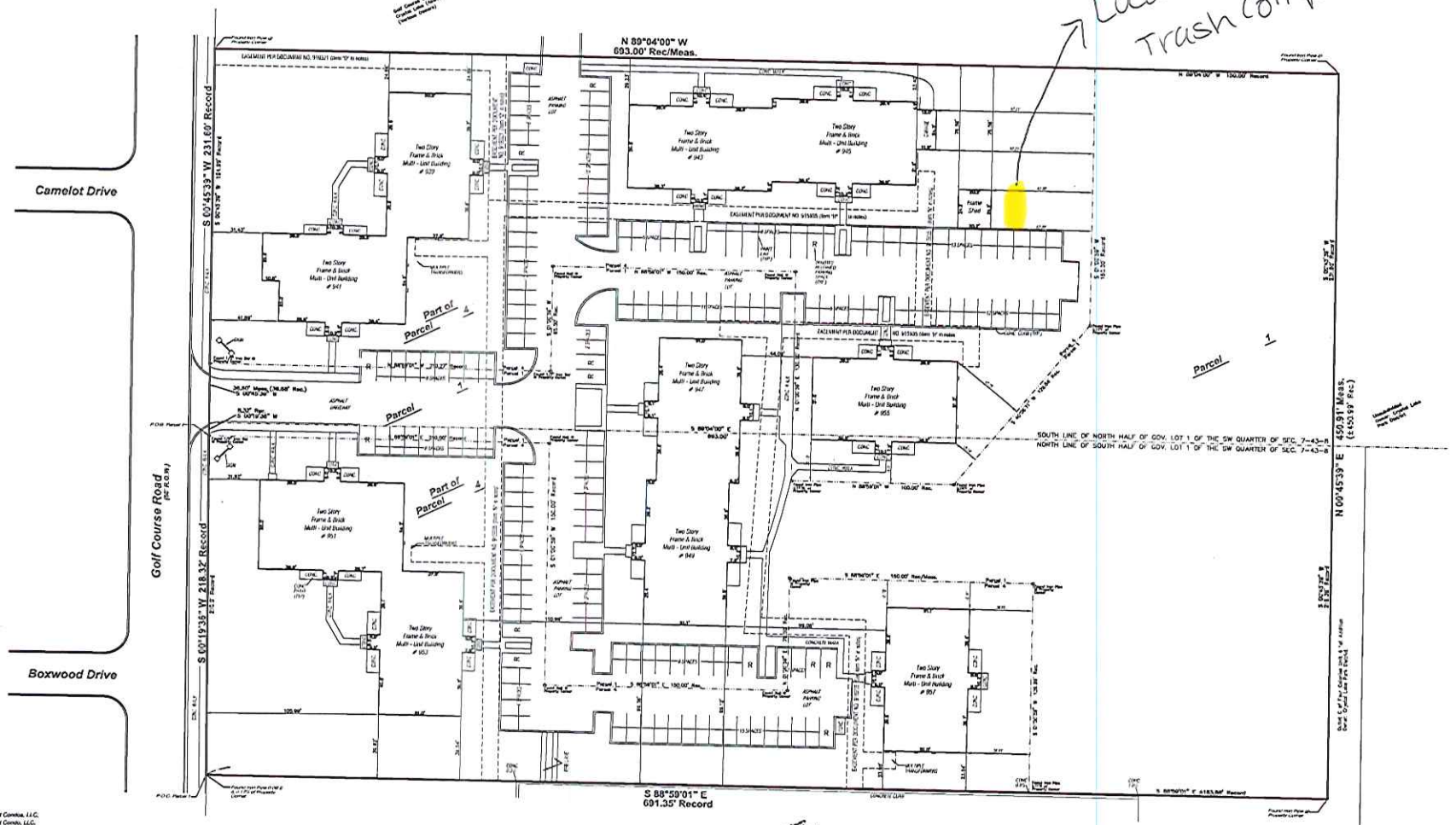
| REV. | DATE | DESCRIPTION | INT. |
|---|---|---|---|

| DWN. | DATE | SCALE | REV. |
|---|---|---|---|
| BR | 4-13-21 | | |
| TICKET # | DRW NO. | SP13633_SL-2-SC-Cunat Wing Park Elgin, IL | |


PREMIER PAVING OF NORTHERN ILLINOIS, INC.
REGULAR STALLS: 60
HANDI-CAP STALLS: 1
Haven Crystal Lake Apartments
Haven Crystal Lake Ap
BUILDING 955
HANDI-CAP SIGN
BOTTOM OF SIGN ( 60" ) OF GROUND
105'
211'
273'
273'
105'
BUILDING 945
BUILDING 943
sidewalk to entrance door of Garage door
Trash Compactor 5' offset to maintenance garage
- Lose 3 spots but with the parking lot being installed we will be gaining parking spots throughout the entire site

# ALTA/NSPS LAND TITLE SURVEY

Haven, Crystal Lake, IL




To: TRI-TWG Camelot Condos, LLC, TRI-TWG Camelot Condo, LLC, Walker & Dunlop, LLC, Fannie Mae, Chicago Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6(a), 8(b), 7(a), 9, 10(a), 13, 16 and 18 of Table A thereof. The fieldwork was completed on July 6, 2020.

Date of Plat or Map: July 13, 2020

James A. Lucci
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3848
REGISTERED AGENT FOR LUCCI SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020

Lucci Surveying
Professional Design Firm No. (lic 0017972)
Phone 815.356.3474 | 24 East Avenue Crystal Lake, IL 60014 | Email: admin@lucci-surveying.com

| | |
|---|---|
| Common Address: Golf Course Road, Crystal Lake, IL PIN # to be provided | |
| Job Number: 19 - 00971 | Drawn By: JAC |
| Client: Palomino | Reference: N/A |
| Field Work Completion: 07/06/2020 | |
| Revisions: | |

# A/NSPS LAND TITLE SURVEY

## Haven, Crystal Lake, IL

