CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
August 20, 2024
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – August 6, 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. **Class 16 Temporary Liquor License Request – St. Elizabeth Ann Seton Knights of Columbus Council #10678, Oktoberfest, Saturday, September 28, 2024**
   b. **Approved Financial Institutions and Signatories**
   c. **Lease Agreement with Lou Street Lockup**
   d. **Intergovernmental Standby Ambulance Services Agreement**

10. **1201 Bard Road, Bard Estates (Derbyshire) - Final Plat of Subdivision for a 48-unit townhome development**

11. **435 Angela Lane, Randall Plaza - Planned Unit Development Amendment to remove six parking lot landscape islands, a variation from Article 4-400 F**

12. **939-957 Golf Course Road - Residence of Fairway Greens, LLC – 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**

13. **Bid Award – Tree Removal & Stump Grinding Services**

14. **Bid Award – Tree Replacement Program – Purchase, Planting, & Delivery**

15. **Ordinance waiving the procurement requirements for professional services under City Code Section 102-8 and awarding the contract for Drinking Water and Wastewater Laboratory Services to Pace Analytical Services, LLC**

16. Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorization to enter into a contract with Utilitac Equipment and Upfitting, LLC for the purchase, upfit, and delivery of a new 2024 Chevrolet Tahoe

17. 7225 Teckler Boulevard, Redline Motor Condos - Preliminary and Final Planned Unit Development and Special Use Permit for self-storage/mini-warehousing for Redline Motor Condos and a Variation from the requirement to provide a 50-foot landscape buffer between this use and the adjacent residential use

18. Council Inquiries and Requests

19. 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, review of draft Executive Session Minutes, and Semi-Annual Review of Executive Session Minutes

20. Reconvene to Regular Session

21. Approval of Executive Session Minutes that includes the dates of April 16, 2024 and May 21, 2024

22. Consideration to destroy verbatim records that includes the dates of August 16, 2022, October 4, 2022, October 18, 2022, November 15, 2022, and December 20, 2022

23. Consideration of action following semi-annual review of Executive Session Minutes

24. 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: August 20, 2024

Item: Class 16 Temporary Liquor License Request – St. Elizabeth Ann Seton Knights of Columbus Council #10678, Oktoberfest, Saturday, September 28, 2024

Staff Recommendation: Motion to approve issuance of a Class 16 Temporary Liquor License to the St. Elizabeth Ann Seton Knights of Columbus Council #10678, Oktoberfest, Saturday, September 28, 2024

Staff Contact: Nick Hammonds, Deputy City Manager

Background:
The City has received a request from the St. Elizabeth Ann Seton Knights of Columbus Council #10678 for the issuance of a Class 16 Temporary Liquor License in order to sell beer and wine at their Oktoberfest event being held at the St. Elizabeth Ann Seton Church Community Center, located at 1023 McHenry Avenue, on Saturday, September 28, 2024 from 5:00 p.m. to 11:00 p.m.

Section 329-5-P of the City Code permits the issuance of a Class 16 Temporary Liquor License for the retail sale of beer and wine for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

The Council has approved this event in the past and other temporary liquor license requests for the St. Elizabeth Ann Seton Knights of Columbus Council #10678.

Votes Required to Pass:
Simple majority

CITY OF CRYSTAL LAKE

Class "16"
Temporary Liquor License

General Information:

- A Class "16" **Temporary** Liquor License authorizes the retail sale of beer and wine for consumption upon the premises specified in the license.
- The license applicant must be a **not-for-profit** corporation qualified to do business in the State of Illinois.
- The license is valid for a period not to exceed three (3) days and may only be used for special events sponsored by the not-for-profit corporation requesting the license.
- Patrons of the premises where the beer and wine are to be sold are required to wear a non-transferrable, one use only, disposable wristband or other means of identification identifying them as patrons of the area that is subject to the license.
- Issuance of a Class "16" Temporary Liquor License must be reviewed and approved by the Mayor and City Council of the City of Crystal Lake.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name St Elizabeth Ann Seton K of C council 10678
(Must be not-for-profit organization)

Address 1023 S McHenry Ave Crystal Lake, IL 60014 Phone Number 815-666-5544

2. Location where beer and wine will be sold:
Church Community Center @ 1023 S McHenry Ave Crystal Lake, IL

3. Dates of the event (**not to exceed three (3) days**): September 28, 2024

4. Hours of operation: 5:00 – 11:00 pm

5. Describe the type of crowd and traffic control licensee will utilize. Will use church per King lot, only a INdoor event, MATure crowd. Security provided by K of C volunteers

6. Describe plan for refuse pickup. Clean-up at end of event. will dispose trash in Church's dumpsters

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.

SEE Attached

8. **Please attach the following to your application:**
- ☑ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
- ☑ **Proof of liquor liability insurance**
- ☑ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
- ☑ **Site plan of area where beer and wine will be sold.**
- ☑ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Signature of President 8-7-24 Date

Signature of Secretary 8-7-24 Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

We swear that 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 our knowledge and belief.

Signature of President

Signature of Secretary

Subscribed and sworn to before me this 7 day of August, 2024.

Notary Public

OFFICIAL SEAL
DIANE M SCHIFFER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/13/2026

Knights of Columbus
Council #10678
1023 S. McHenry Avenue
Crystal Lake, IL 60014

2024 Oktoberfest – Bar Staff

Mike Scronce
2956 Talaga Drive
Algonquin, IL 60102

Kevin Campbell
11 Steiner Court
Algonquin, IL 60102

Jim McCarthy
1381 Lucerne Drive
Crystal Lake, IL 60014

Joe Oskerep
4370 Barharbor Drive
Lake in the Hills, IL 60156

Greg Squiers
1713 Hartford Lane
Crystal Lake, IL 60014

Jerry Ward
400 Adare Dr
Cary, IL 60013-1500

St. Elizabeth Ann Seton
Knights of Columbus Council 10678
1023 McHenry Avenue
Crystal Lake, IL 60014

August 1, 2024

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

Mayor Haleblian and Council Members;

We are writing to request approval for a Class 16 temporary liquor license for our Oktoberfest celebration, which will be held on Saturday, September 28,2024, at St. Elizabeth Ann Seton's Community Center on McHenry Avenue in Crystal Lake. Our plans include dinner, music, and a 50/50 raffle (this license is being applied for as well).

The proceeds from this event will be used to fund the many charitable activities of the Knights. Annually, the Council donates over 70% of its revenue to a variety of deserving charitable and religious organizations. Some of our larger gifts have gone to our parish's upkeep and beautification, Crystal Lake Food Pantry, seminarian support, and the St. Vincent De Paul Conference.

Members of the Knights of Columbus Council #10678 have volunteered to handle the sale of beer and wine, as well as security, emergency medical, and taxi services, if needed. Wristbands will be used to designate those whose identification shows them to be at least 21 years of age. The Knights have worked in this capacity at a number of similar functions, without incident, and are confident they will be responsible stewards in this area of the event.

Thank you for your time in considering our request. Please do not hesitate to contact us for any further information you may need.

Sincerely,

Kevin M. Campbell

Kevin Campbell – Past Grand Knight and Chairman

[redacted]



St. Elizabeth Ann Seton Catholic Church

1023 McHenry Avenue
Crystal Lake, Illinois 60014

Rev. Fr. John Kladar
Parochial Administrator

"The first end I propose in our daily work is to do the will of God;
secondly, to do it in the manner He wills it; and thirdly to do it because it is His will."
Quote from St. Elizabeth Ann Seton

July 29, 2024

City of Crystal Lake
100 W Woodstock Street
Crystal Lake, IL 60014
Attn: City Council

Re: Knights of Columbus Temporary Liquor License Application

To whom it may concern:

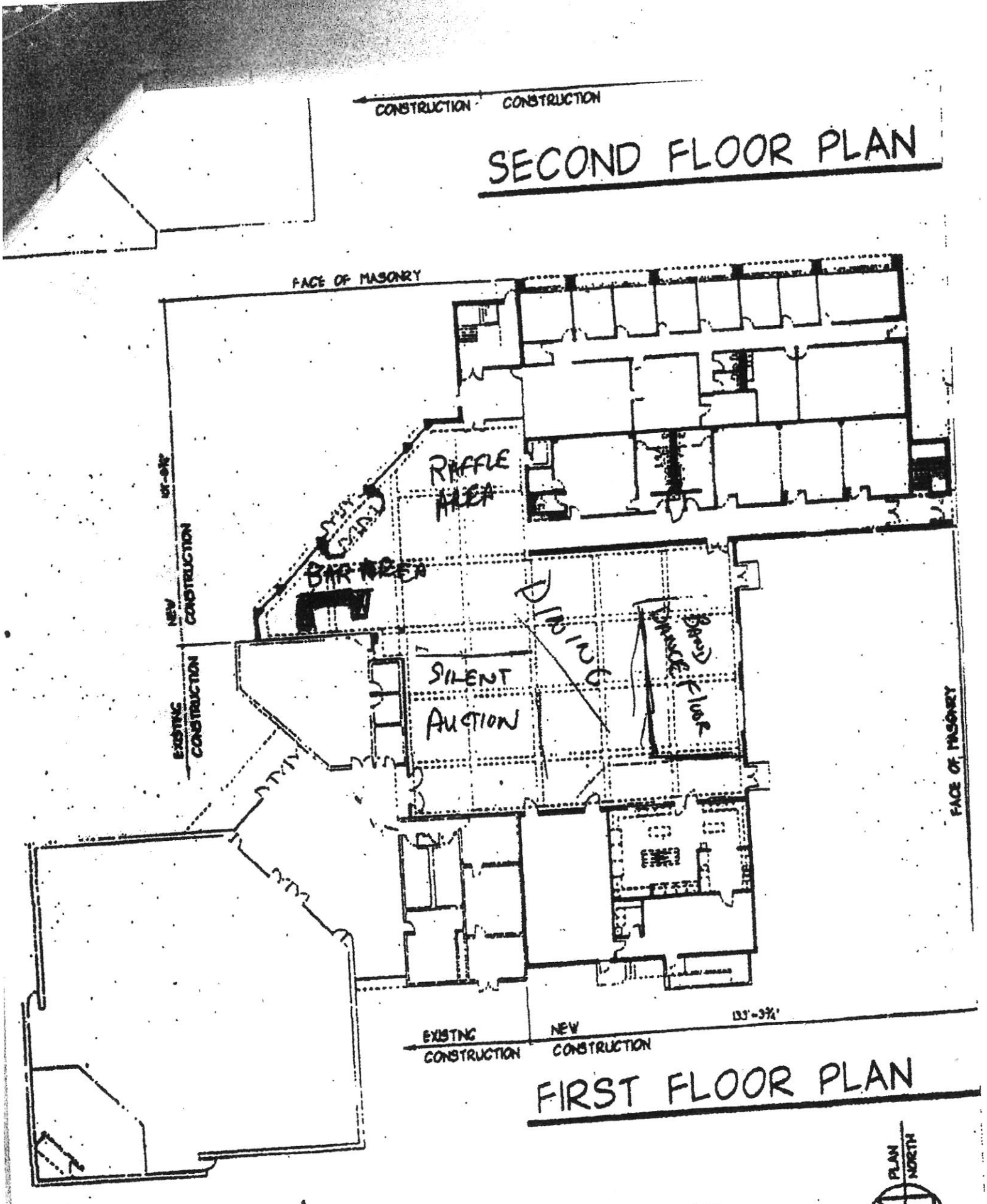
St Elizabeth Ann Seton Parish has given permission to the Knights of Columbus Council #10678 to hold an Oktoberfest in its Community Center on the evening of September 28, 2024. The Knights have requested and have been given conditional approval to sell beer and wine at the event between the hours of 5:00 pm and 11:00 pm. The K of C will be responsible for obtaining liability insurance for this event, as well as a Class 16 temporary liquor license, before receiving final permission.

Sincerely,

Fr. John Kladar

Reverend Fr. John Kladar
Pastor

Office: (815) 459-3033 Fax: (815) 459-3040


CONSTRUCTION
CONSTRUCTION
SECOND FLOOR PLAN
FACE OF MASONRY
RAFFLE AREA
BAR AREA
NEW CONSTRUCTION
EXISTING CONSTRUCTION
SILENT AUCTION
PUBLIC
DANCE FLOOR
FACE OF MASONRY
EXISTING CONSTRUCTION
NEW CONSTRUCTION
FIRST FLOOR PLAN
PLAN NORTH
OVERALL FLOOR PLANS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/18/2024

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: Will Maddux
East Main Street Insurance Services, Inc. Will Maddux PO Box 1298 Grass Valley CA 95945	PHONE (A/C, No, Ext): (530) 477-6521 FAX (A/C, No): E-MAIL ADDRESS: info@theeventhelper.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Lloyds Syndicate 2623	AA-1128623
INSURER B : Lloyds Syndicate 623	AA-1126623
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
StElizabeth Ann Seton K of C Council 10678
c/o Kevin Schroeder
1023 S MvHenry Ave
Crystal Lake IL 60014

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	
A	X COMMERCIAL GENERAL LIABILITY X CLAIMS-MADE ☐ OCCUR Host Liquor Liability X Retail Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	N	EH-771324-L3975603	09/28/2024 12:01 AM	09/29/2024 12:01 AM	EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Deductible	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT 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)

Certificate holder listed below is named as additional insured per attached CG 20 26 04 13. Attendance: 225, Event Type: Fund Raising Dinner. Policy includes a 36 month Extended Reporting Period. Damage to Premises Rented (Other than Fire) included in the Each Occurrence Limit shown above.

CERTIFICATE HOLDER

City of Crystal Lake
100 W Woodstock St
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

Will Maddux

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

Name of Additional Insured Person(s) or Organization(s):
City of Crystal Lake 100 W Woodstock St CRYSTAL LAKE, IL 60014
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these Additional Insureds, the following is added to **SECTION III - LIMITS OF INSURANCE**:
If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Approved Financial Institutions and Signatories

Staff Recommendation: Adopt a Resolution revising the authorized list of approved financial institutions and corresponding authorized signers

Staff Contact: Jodie Hartman, Director of Finance

Background:

Financial transactions for the City pass through a variety of financial institutions, depending on the source and purpose of the transactions. These financial institutions are authorized by resolution. An annual review of the authorized list has generated a few changes to the names of the institutions on the list. A few have changed names, such as BMO Harris is now BMO, and BB&T is now Truist Bank. Others are no longer used by the City, such as the Illinois Metropolitan Investment Fund or First Midwest Bank.

This is also a time to review the authorized signers at these institutions. The City will be adding Eric Helm, City Manager, as an authorized signer and removing the existing City Clerk, Nicholas Kachiroubas.

This information was last reviewed by City Council in January 2021.

Attached is a resolution that discloses the banks and brokerage firms along with the designated signatories.

Votes Required to Pass:

Simple Majority

RESOLUTION NO.

DESIGNATION OF FINANCIAL INSTITUTIONS AND SIGNATORIES

WHEREAS, the City Council of the City of Crystal Lake, McHenry County, Illinois has previously adopted a Resolution which designated certain financial institutions as depositories for City Funds and designated signatories; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, that City Manager Eric Helm, Director of Finance Jodie Hartman, and Assistant Director of Finance Adam Orton of the City of Crystal Lake are hereby designated as official signatories.

BE IT FURTHER RESOLVED that these signatories can conduct business at the following institutions conducting business with the City of Crystal Lake:

- Amalgamated Bank of Chicago
- ~~BB&T Bank~~
- BMO ~~Harris~~ Bank
- BNY Mellon
- Charles Schwab
- Chase Bank
- Citizens Bank
- Crystal Lake Bank and Trust Company
- ~~First Midwest Bank~~
- ~~Home State Bank~~
- Illinois Funds
- Sawyer Falduto Asset Management, LLC
- Truist Bank
- US Bank
- Wintrust Financial

BE IT FURTHER RESOLVED that one of the aforementioned persons will initiate the transaction and a second person will confirm deposits and withdrawals of funds from any of the said bank accounts.

BE IT FURTHER RESOLVED that the City of Crystal Lake reserves the right to conduct business with the above-mentioned institutions as determined necessary. This includes depository accounts, custodial/brokerage accounts, wire transfer agreements, third party surety agreements, safekeeping agreements, collateral agreements and lockbox agreements. For the purpose of transaction clearing and safekeeping or the purchase of insured certificates of deposit, the above are authorized to act on behalf of this entity as its agent with respect to such accounts

Draft

and agreements. The intent is to earn the highest returns on its investments at the lowest cost and risk, as per the City's adopted investment policy.

DATED at Crystal Lake, Illinois, this 20th day of August, 2024.

APPROVED:

_____
Haig Haleblian, MAYOR

SEAL:
ATTEST:

_____
CITY CLERK

PASSED: August 20, 2024
APPROVED: August 20, 2024

Draft

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Lease Agreement with Lou Street Lockup

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an eight-month lease agreement with Lou Street Lockup for the use of the property at 6210 Lou Street, Suite 1 at a rate of $2,000 per month.

Staff Contact: Jim Black, Chief of Police
Eric T. Helm, City Manager

Background:

The City's Police Department utilizes off-site storage for vehicles and equipment that have been impounded and are required to be stored. Since 2007, the City has utilized Lou Street Lockup, located at 6210 Lou Street, for this purpose. The facility currently meets the City's storage needs and the monthly rent of $2,000 has not increased since 2007. A six-month lease ending on July 20, 2024 was previously approved by the City Council. The proposed extension would terminate on April 20, 2025.

At the July 16, 2024 City Council meeting, the Council approved the construction of a storage facility for Police evidence storage on City property, replacing the need to rent the Lou Street facility. Since this facility will not be completed for several months, this lease extension is needed.

There is no change to the "Industrial Building Lease" language that was previously reviewed and approved by City legal counsel.

Votes Required to Pass:

Simple majority

Res. 24R-

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a six (6) month lease agreement with Lou Street Lockup in the form attached hereto as Exhibit A for the use of the property at 6210 Lou Street, Suite 1 at a rate of $2,000 per month.

DATED this 20th day of August 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

PASSED: August 20, 2024
APPROVED: August 20, 2024

Draft

Exhibit A
Lou Street Lockup Industrial Building Lease

Draft

INDUSTRIAL BUILDING LEASE

DATE OF LEASE	TERM OF LEASE BEGINNING	 ENDING
July 20, 2024	July 20, 2024	April 20, 2025
MONTHLY RENT - $2,000.00		
PREMISES: 6210 Lou Street, Suite 1, Crystal Lake, Illinois 60014		
PURPOSE		
Storage of City vehicles and equipment and vehicles and equipment that have been impounded and are required to be stored by the City of Crystal Lake		

LESSEE

Name: City of Crystal Lake
Address: 100 W. Woodstock Street
City: Crystal Lake, IL 60014

LESSOR

Name: John E. Yazel Revocable Trust, Lou Street Lockup
Address: P.O. Box 551
City: Crystal Lake, IL 60039-0551

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In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. RENT. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this Lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this Lease that are not herein expressed; Lessee will keep the Premises, including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this Lease at Lessee’s expense, and will without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this Lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

3. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee will not allow Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be

occupied in whole, or in part, by any other person, and will not sublet the same, or any part thereof, nor assign this Lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in Premises acquired through this Lease, and will not permit Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten (10) consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. MECHANIC'S LIEN. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

5. INDEMNITY FOR ACCIDENTS. Lessee covenants and agrees that it will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense arising out of any accident or occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any such claims and against and from any such loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provision hereof.

6. NON-LIABILITY OF LESSOR. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts of neglect of any owners or occupants of adjacent or contiguous property.

7. KEEP PREMISES IN REPAIR. Lessor shall not be obliged to incur any expense for repairing any of Lessee's improvements upon said demised premises or connected therewith, and the Lessee, at his own expense, will keep all such improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenantable and wholesome condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep such improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may, but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

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8. ACCESS TO PREMISES. Lessee will allow Lessor access to the Premises only when accompanied by a representative of the City for the purpose of examining or exhibiting the same, or to make any repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice for "For Sale" and "To Rent", and will not interfere with the same.

9. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiencies monthly during the remaining period of this Lease.

10. EXTRA FIRE HAZARD. There shall not be allowed, kept or used on the Premises any flammable or explosive liquids or materials save such as may be necessary for use in the business of the lessee, and in such case, any such substances shall be delivered and stored in amount, and use, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

11. DEFAULT BY LESSEE. If default is made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may, at any time thereafter at his election, declare said term ended and re-enter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

12. NO RENT DEDUCTION OR SET OFF. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this Lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

13. RENT AFTER NOTICE OR SUIT. It is further agreed, by the parties hereto, that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit or said judgment.

14. PAYMENT OF COSTS. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this Lease.

15. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this Lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

16. FIRE AND CASUALTY. In case the Premises shall be rendered un-tenantable during the term of this Lease by fire or other casualty, Lessor, at its option, may terminate the Lease or repair the Premises within sixty (60) days thereafter. If Lessor elects to repair, this Lease shall

Draft

remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this Lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or casualty.

17. SUBORDINATION. This Lease is subordinate to all mortgages which may now or hereafter affect the Premises.

18. PLURALS; SUCCESSORS. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this Lease, and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

19. SEVERABILITY. Wherever possible, each provision of this Lease shall be interpreted in such a manner as to be effective and valid under applicable law; but if any provision of this Lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease. If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year first above written.

Draft

LESSEE:	LESSOR:
CITY OF CRYSTAL LAKE	JOHN E. YAZEL REVOCALBLE TRUST, LOU STREET LOCKUP
By: _____	By: _____
Printed Name: Eric T. Helm	Printed Name: _____

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Intergovernmental Standby Ambulance Services Agreement

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an Intergovernmental Ambulance Service Agreement with Community High School District #155.

Staff Contact: Craig Snyder, Fire Rescue Chief
Nick Hammonds, Deputy City Manager

Background:

During the past several years, the Crystal Lake Fire Rescue Department has provided two paramedics and an ambulance for standby services at Community High School District #155 home football games. The school district has historically reimbursed the City $66.00 per hour, per employee, to staff the standby ambulance at Crystal Lake Central, Crystal Lake South, and Prairie Ridge High School home varsity football games.

Recommendation:

City staff recommends the authorization of an intergovernmental agreement with Community High School District #155 for standby ambulance services at home varsity football games. The agreement will automatically renew for one-year periods dependent upon each party's commitment.

Votes Required to Pass:

Simple Majority

Res. 24R-___

R E S O L U T I O N

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized to execute a Standby Ambulance Services Agreement with Community High School District #155.

DATED this 20th day of August, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: August 20, 2024
APPROVED: August 20, 2024

Draft

AMBULANCE SERVICE AGREEMENT
BETWEEN COMMUNITY HIGH SCHOOL DISTRICT 155 AND
THE CITY OF CRYSTAL LAKE

This Ambulance Service Agreement (the "Agreement") is made and entered into on this _____ day of_____, 2024 by and between Community High School District 155 (the "School District") and the City of Crystal Lake (the "City").

WHEREAS, the City is an Illinois Municipal Corporation and is a home rule unit pursuant to Article VII, Section 6 of the Illinois Constitution, and as a home rule unit may exercise any power and perform any function pertaining to its government affairs except as limited by Article VII, Section 6 of the Illinois Constitution; and

WHEREAS, the City operates a Fire Rescue Department (the "Fire Department") which provides fire protection, rescue, and emergency medical and related services to persons and businesses residing or operating within its boundaries; and

WHEREAS, the School District is an Illinois Public School District organized pursuant to the Illinois School Code, 105 ILCS 5/1 et seq.; and

WHEREAS, the School District operates three high schools which are situated within the corporate limits of the City of Crystal Lake, including, Crystal Lake Central High School, Crystal Lake South High School, and Prairie Ridge High School (hereinafter, such schools shall be referred to individually or collectively referred to as the "High Schools"); and

WHEREAS, Crystal Lake Central High School, Crystal Lake South High School and Prairie Ridge High School host Varsity football games on school property; and

WHEREAS, the School District recognizes the benefit of services provided by the Fire Department and having its fire and emergency medical personnel and equipment in close proximity to the football games taking place upon School District Property; and

WHEREAS, the School District has historically reimbursed the City for its costs relating to the provision of Crystal Lake Fire Rescue Department personnel at home Varsity football games; and

WHEREAS, the School District recognizes that the Fire Department will provide a valuable and essential service to the participants and spectators at the football games by providing on-site emergency medical services at home Varsity football games at Crystal Lake South, Crystal Lake Central and Prairie Ridge High Schools.

WHEREAS, the School District desires to enter into an agreement with the City in order to provide ambulance services and emergency medical services by providing an ambulance staffed by two (2) firefighter/paramedics at home Varsity football games; and

Draft

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the School District and the City agree as follows:

Section 1: Recitals

The foregoing recitals are repeated and incorporated as though fully set forth herein.

Section 2: Service and Payment

Except as limited herein, the City will provide one ambulance staffed by two (2) firefighter/paramedics at each Varsity home football game at the High Schools in order to attend to medical emergencies at School District Varsity home football games (the "Standby Services"). The City shall charge the School District $66.00 per hour for each firefighter/paramedic in attendance pursuant to this Agreement. The City shall bill the School District for reimbursement of on-site personnel costs at the end of the season. The end of the season is defined as post playoffs or championship, whichever occurs last.

Section 3: Scope of Emergency Coverage

The School District and City agree that the City shall dedicate its medical vehicle and assigned medical personnel to the School District to attend to emergency medical services that may occur on School property during Varsity football games in accordance with this Agreement.

The City further retains its right to bill patient users of its ambulance services for any ambulance or emergency medical services provided at the School District football games.

Section 4: Availability of Ambulance and Personnel

It is expressly understood that while the Fire Rescue Department of the City will make every effort to provide the Standby Services as provided by this Contract, unanticipated emergency events may occur which will require the use of the ambulance and/or paramedics that would be assigned to the School District pursuant to this Agreement to be called into service for such unanticipated emergency events ("Unanticipated Emergency Events"). In the event of such Unanticipated Emergency Event, the Fire Rescue Department will use its best efforts to replace the ambulance and paramedics as soon as may be practical under the circumstances.

Section 5: Amendments

This agreement may be amended or changed only by the written agreement of the Parties

Section 6: Governing Law

This Agreement shall be governed, interpreted and construed in accordance with the laws of the State of Illinois.

Section 7: Effective Dates/Renewal/Termination

This Agreement shall become effective upon the last date of the signing of the Agreement by a Party. This Agreement shall last for the 2024-2025 school year and will automatically renew

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for each subsequent school year unless either party notifies the other party, in writing, of their intention to not renew not less than 60 days prior to the commencement of the school year.

Either may terminate this agreement at any time, upon not less than ninety (90) days' notice to the other party.

Section 8: Canceled Football Games

Performance under this Agreement by the Fire Department and the School District shall be contingent upon the scheduled home Varsity football games occurring during the 2024-2025 school year. To the extent any scheduled home Varsity football games are canceled, the School District shall provide timely notice to the Fire Department regarding any such cancellations.

Section 9: Notices

Notices required pursuant to this Agreement may be sent by certified mail, personal delivery overnight delivery services or by e-mail to the addresses noted below:

If to the School District:

Name: Dr. Kevin Werner

Title: CSBO

Address: 1. S. Virgina Road
Crystal Lake, IL 60014

Email: kwerner@d155.org

If to the City:

Name: Eric Helm

Title: City Manager

Address: 100 W. Woodstock Street
Crystal Lake, IL 60014

Email: ehelm@crystallake.org

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Section 10: Compliance with Laws and Representations

Each party hereunder shall comply with all applicable laws, rules, and regulations in performing any service or obligation under this Agreement. Moreover, the Fire Department represents and warrants to the School District that it has performed criminal background checks on all employees that will be providing any Standby Services under this Agreement and that such employees have not been convicted of any sex crime or felony that would prohibit such employee from being present on the School District's property or from having any interaction with students of the School District.

Signature Page Follows

IN WITNESS HEREOF, the Parties have executed this Ambulance Service Agreement as of the day and year first written above.

BOARD OF EDUCATION OF CRYSTAL LAKE COMMUNITY HIGH SCHOOL DISTRICT 155

By: _____ Date:_____
School Board President

Attest: _____ Date: _____

CITY OF CRYSTAL LAKE

By: _____ Date:_____
Eric Helm, City Manager

Attest: _____ Date:_____

Draft

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Bard Estates (Derbyshire)

Requests: Final Plat of Subdivision for a 48-unit townhome development

Petitioner: Ram Prashantha, petitioner
1201 Bard Road

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt a Resolution granting the Final Plat of Subdivision for a 48-unit townhome development for Bard Estates at 1201 Bard Road.

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

Background:

- Requests: A Final Plat of Subdivision to construct 48 townhome units.
- Zoning: The site is zoned R-3B PUD Multi-Family Residential and received preliminary approvals.
- Land Use: The land use map shows the area as High Density Residential. This land use designation is appropriate for this use.
- The site was originally part of the Bartley Square Development, which was a mixed-use development with B-1 commercial on the corner and multi-family townhomes behind.
- The two lots have been sold separately and the commercial will be developed by someone else in the future.
- The Preliminary Planned Unit Development and Preliminary Plat of Subdivision was approved in November of 2023.
- The Final Planned Unit Development (PUD) was approved in July of 2024.
- The final plat features 48 residential lots for sale and three outlots under HOA ownership and maintenance. Final plat of subdivision approval to create the individual townhome lots is required to be reviewed by the City Council per the Unified Development Ordinance.

- The final plat is in compliance with the PUD approval.

PZC Highlights:

- The PZC asked about the trash pickup which was explained at the Council meeting that it is picked up behind each unit.
- The PZC found that this request meets the Findings of Fact.

The PZC recommended **approval (4-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kerrick, received 11/02/22)
   B. Final Plat of Subdivision (Vanderstappen, dated 08/01/24, received 08/02/24)

2. Plat of Subdivision
   A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval. Easements shall be removed from the final plat and a separate Plat of Easement shall be submitted.
   B. Provide the Covenants, Conditions, and Restrictions for staff review.

3. The petitioner shall address all of the review comments and requirements of the City Departments of, Fire Rescue, Public Works and Engineering, and Community Development and the City's Stormwater Consultant.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding theFinal Plat of Subdivision for Bard Estates, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: **08/09/2024**
Signature

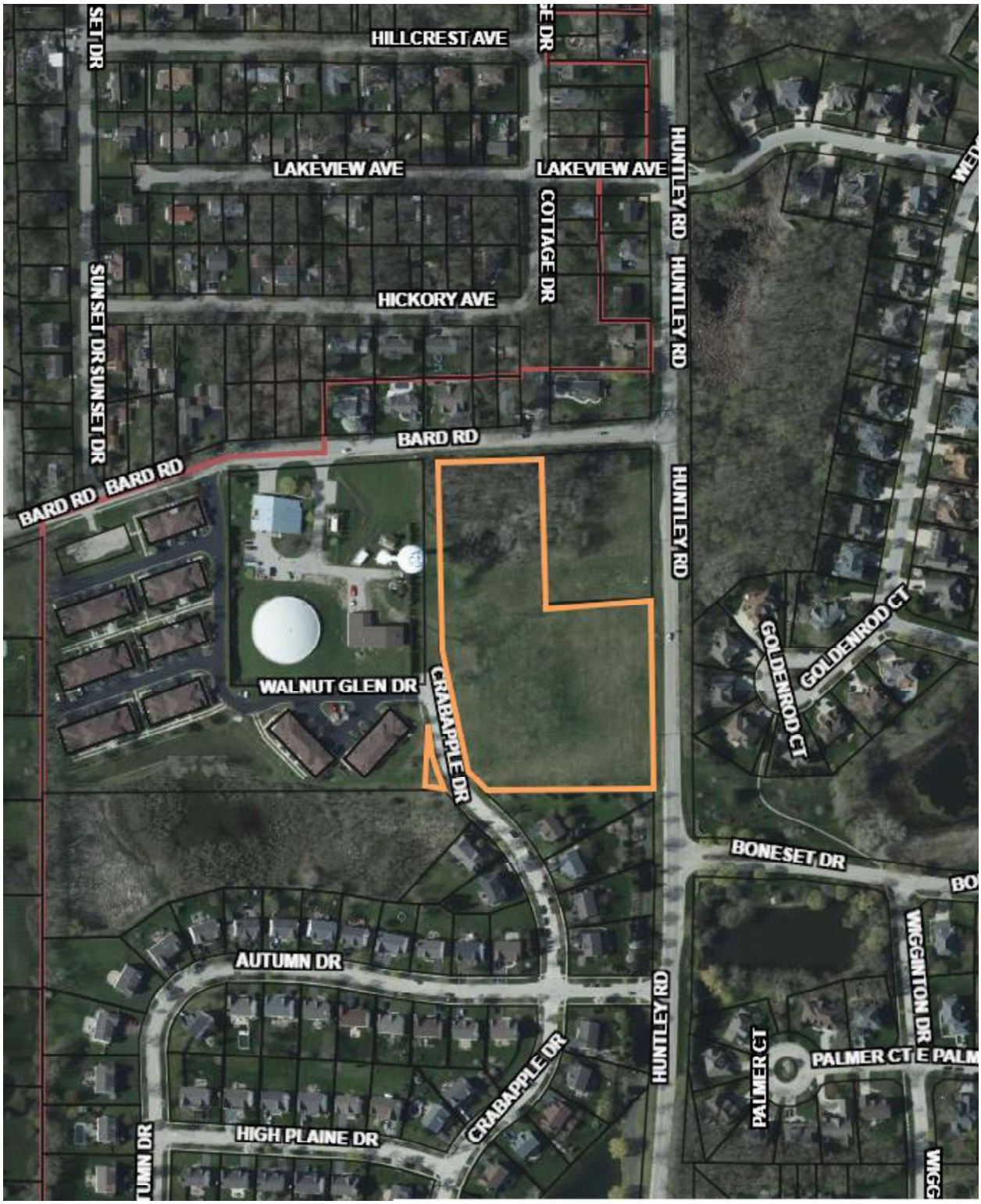
Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kerrick, received 11/02/22)
   B. Final Plat of Subdivision (Vanderstappen, dated 08/01/24, received 08/02/24)

2. Plat of Subdivision
   A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval. Easements shall be removed from the final plat and a separate Plat of Easement shall be submitted.
   B. Provide the Covenants, Conditions, and Restrictions for staff review.

3. The petitioner shall address all of the review comments and requirements of the City Departments of, Fire Rescue, Public Works and Engineering, and Community Development and the City's Stormwater Consultant.

PIQ MAP
1201 Bard Road



RES. No. ……
File No. ….

The City of Crystal Lake Illinois

A RESOLUTION GRANTING A FINAL PLAT OF SUBDIVISION
FOR DERBYSHIRE TOWNHOMES

WHEREAS, the petitioner has submitted a Final Plat of Resubdivision of Lot 2 of Walnut Glen Subdivision and part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois (File #2024-134), knowns as 1201 Bard Road, City of Crystal Lake, Illinois; and

WHEREAS, the Final Plat of Subdivision "Derbyshire Townhomes Subdivision" complies with the Crystal Lake Comprehensive Land Use Plan; and

WHEREAS, the Final Plat of Subdivision "Derbyshire Townhomes Subdivision" meets the requirements of the Unified Development Ordinance; and

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

SECTION I: The Final Plat of Subdivision "Derbyshire Townhomes Subdivision" attached thereto is hereby approved as platted.

SECTION II: Said Final Plat of Subdivision "Derbyshire Townhomes Subdivision" is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kerrick, received 11/02/22)
   B. Final Plat of Subdivision (Vanderstappen, dated 08/01/24, received 08/02/24)

2. Plat of Subdivision
   A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval. Easements shall be removed from the final plat and a separate Plat of Easement shall be submitted.
   B. Provide the Covenants, Conditions, and Restrictions for staff review.

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3. The petitioner shall address all of the review comments and requirements of the City Departments of, Fire Rescue, Public Works and Engineering, and Community Development and the City's Stormwater Consultant.

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 granting of the Final Plat of Subdivision in accordance with the provisions of this Resolution, as provided by law.

SECTION IV: That this Resolution 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 20th day of August, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

ATTEST:

_____
CITY CLERK

Passed: August 20, 2024
Approved: August 20, 2024

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#2024-134 Bard Estates (Derbyshire) Townhomes
1201 Bard Road – Final Plat of Subdivision for a Townhome Development
Project Review for Planning and Zoning Commission

Meeting Date: August 7, 2024

Requests: Final Plat of Subdivision for a 48-unit townhome development.

Location: 1201 Bard Road

Acreage: Approximately 5 acres

Existing Zoning: R-3B PUD Multi-Family Residential

Surrounding Properties:

North:	R-2 Single Family Residential
South:	R-1 PUD Single Family Residential
East:	B-1 PUD Neighborhood Commercial and east of Huntley Road R-1 PUD Single Family Residential
West:	E Estate (City Fire Station and Water Tower) and R-3B PUD Multi-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The Preliminary PUD and Plat of Subdivision were approved November 21, 2023. The Preliminary PUD granted zoning approval for 48 townhome units with the site layout and elevations.
- The Final PUD was approved July 16, 2024.
- Each unit would be available for ownership so a final plat illustrating the lots for sale was required to be reviewed and approved.

Development Analysis:

General

- Requests: A Final Plat of Subdivision to construct 48 townhome units.
- Zoning: The site is zoned R-3B PUD Multi-Family Residential and received preliminary approvals.
- Land Use: The land use map shows the area as High Density Residential. This land use designation is appropriate for this use.

- Plat of Subdivision:
  - A plat of subdivision showing the three outlots, Outlot A, B and C. Outlot A is the common area, Outlot B is the detention facility, and Outlot C is the small landscaped area on the west side of Crabapple Drive.
  - Each unit has been located in a block with the lot line for the units detailed. There are 48 lots for sale.

Findings of Fact:

Final Plat of Subdivision

The petitioner is requesting Final Plat approval for 48 residential townhome lots and three outlots. A Final Plat of Subdivision with the Condominium division of the units will be provided. Final Plats are required to meet the following requirements:

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*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kerrick, received 11/02/22)
   B. Final Plat of Subdivision (Vanderstappen, dated 08/01/24, received 08/02/24)

2. Plat of Subdivision
   A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval. Easements shall be removed from the final plat and a separate Plat of Easement shall be submitted.
   B. Provide the Covenants, Conditions, and Restrictions for staff review.

3. The petitioner shall address all of the review comments and requirements of the City Departments of, Fire Rescue, Public Works and Engineering, and Community Development and the City's Stormwater Consultant.

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: Current title holder is Chicago Title Land Trust Co., Trust 79-191, Sandra Kerrick, an owner

Address: 710-3 St. Andrews Lane

Crystal Lake, IL 60014

Phone: 815-477-0830

E-mail: skerrick@waggonerlawfirm.com

Project Name & Description: CRYSTAL POINTE ROW HOMES

48 two-story townhomes with 134-car parking, including 96

individual garages with a dog park, pickle board court, children's playground, gazebo

and recreation area

Project Address/Location: Southwest of Bard and Huntley Roads, on both roads

Signature

Sandra Kerrick Sandra Kerrick November 10, 2022

Owner: Print and Sign name Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 7, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:03 p.m.

CALL TO ORDER
On roll call, members Greenman, Gronow, Skluzacek, and Teetsov were present. Members Mason, Repholz, and Smith were absent.

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

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

2024-134 – 1201 BARD ROAD – BARD ESTATES – FINAL PLAT OF SUBDIVISION – PUBLIC MEETING
Final Plat of Subdivision for 48 individual unit lots.

Nicholas Durick was present to represent the petition. He stated this is the plat to divide the property into the individual lots for sale.

Ms. Teetsov appreciated the petitioner's explanation.

Mr. Gronow said this is all the same as they expected from the preliminary approval, so he was supportive.

Mr. Skluzacek asked about the trash pickup. Staff noted that they spoke with the trash hauler and they pick up the trash from behind each unit, not on the public street.

Mr. Greenman noted this request met the findings of fact.

Mr. Skluzacek made a motion to approve the petitioner's request for a Final Plat of Subdivision with the recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kerrick, received 11/02/22)
   B. Final Plat of Subdivision (Vanderstappen, dated 08/01/24, received 08/02/24)

2. Plat of Subdivision

A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval. Easements shall be removed from the final plat and a separate Plat of Easement shall be submitted.
B. Provide the Covenants, Conditions, and Restrictions for staff review.

3. The petitioner shall address all of the review comments and requirements of the City Departments of, Fire Rescue, Public Works and Engineering, and Community Development and the City's Stormwater Consultant.

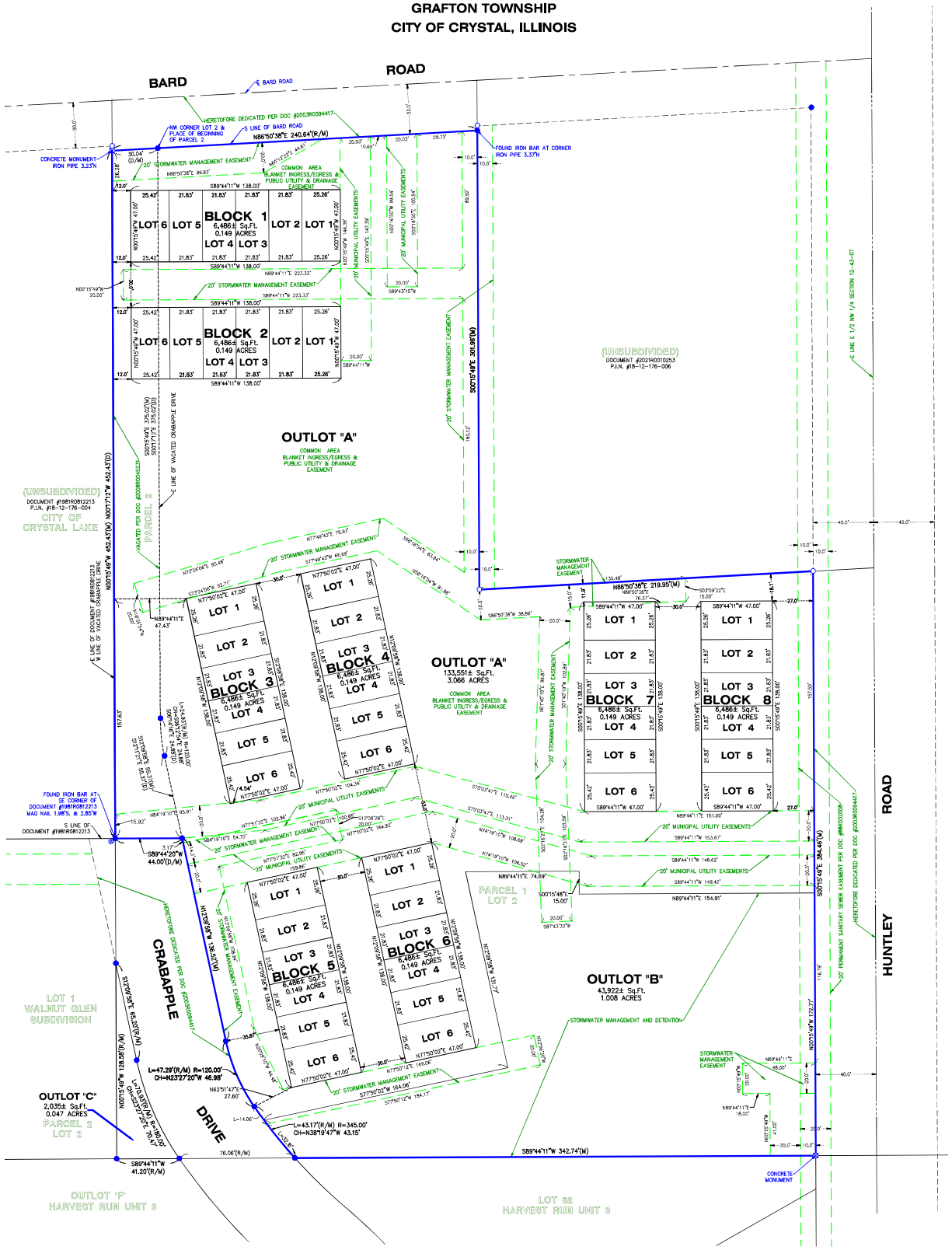
Ms. Teetsov seconded the motion. On roll call, all members, Mr. Greenman, Mr. Gronow, Mr. Skluzacek and Ms. Teetsov voted yes. Motion passed (4-0).

Vanderstappen
Land Surveying, Inc.
www.vanderstinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT OF SUBDIVISION
DERBYSHIRE TOWNHOMES SUBDIVISION

A resubdivision of Lot 2 of Walnut Glen Subdivision and part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois

ZONED R3B PUD
GRAFTON TOWNSHIP
CITY OF CRYSTAL, ILLINOIS


BARD ROAD
CRABAPPLE DRIVE
HUNTLEY ROAD
OUTLOT "A"
COMMON AREA BLANKET INGRESS/EGRESS & PUBLIC UTILITY & DRAINAGE EASEMENT
OUTLOT "A"
133,551± Sq.Ft.
3.066 ACRES
OUTLOT "B"
43,922± Sq.Ft.
1.008 ACRES
STORMWATER MANAGEMENT AND DETENTION
OUTLOT "C"
2,035± Sq.Ft.
0.047 ACRES
PARCEL 2
LOT 2
BLOCK 1
6,486± Sq.Ft.
0.149 ACRES
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
(UNSUBDIVIDED)
DOCUMENT #1981R0812213
P.I.N. #18-12-176-004
CITY OF CRYSTAL LAKE
(UNSUBDIVIDED)
DOCUMENT #2021R0010253
P.I.N. #18-12-176-006
PARCEL 1
LOT 2
LOT 1
WALNUT GLEN SUBDIVISION
OUTLOT 'F'
HARVEST RUN UNIT 3
LOT 55
HARVEST RUN UNIT 3
CONCRETE MONUMENT
IRON PIPE 3.23'N
FOUND IRON BAR AT CORNER
IRON PIPE 3.37'N
FOUND IRON BAR AT SE CORNER OF DOCUMENT #1981R0812213
MAG NAIL 1.98'S. & 2.85'W
N86°50'38"E 240.64'(R/M)
N86°50'38"E 219.95'(M)
S89°44'11"W 342.74'(M)
S00°15'49"E 384.46'(M)
S00°15'49"E 301.98'(M)
N00°15'49"W 452.43'(M) N00°17'12"W 452.43'(D)
S89°44'20"W 44.00'(D/M)
S89°44'11"W 41.20'(R/M)
S37°39'39"E 65.20'(R/M)
N00°15'49"W 128.58'(R/M)
L=47.29'(R/M) R=120.00' CH=N23°27'20"W 46.98'
L=43.17'(R/M) R=345.00' CH=N38°19'47"W 43.15'
L=43.17'(R/M) R=80.00' CH=S23°27'20"E 70.47'
76.06'(R/M)
L=14.06'
27.60'
N62°51'47"E
S89°44'11"W 138.00'
S89°44'11"W 223.33'
N89°44'11"E 223.33'
N89°44'11"E 47.43'
N89°44'11"W 47.00'
N77°50'02"E 47.00'
S77°50'02"W 47.00'
S77°50'02"W 104.34'
S77°50'02"W 164.82'
S77°50'02"W 184.17'
S77°50'12"W 169.06'
N77°50'12"E 169.06'
S77°50'02"W 164.06'
S89°44'11"W 153.67'
S89°44'11"W 146.62'
S89°44'11"W 149.42'
N89°44'11"E 154.91'
N89°44'11"E 151.00'
N89°44'11"E 74.09'
S89°44'11"W 47.00'
S89°44'11"W 151.00'
N89°44'11"E 48.00'
N89°44'11"E 18.00'
S87°43'33"W
S00°15'48"E 15.00'
S00°15'49"E 138.00'
N00°15'49"W 138.00'
N00°15'49"W 172.77'
N00°15'49"W 41.00'
N00°15'49"W 20.00'
S00°15'49"E 185.12'
S00°15'49"E 141.39'
N00°15'49"W 39.54'
S00°15'49"E 195.54'
S00°15'49"E 375.00'(M)
S00°17'12"E 375.00'(D)
N00°15'49"W 138.00'
S00°15'49"E 138.00'
S00°15'49"E 153.50'
S00°15'49"E 20.00'
S00°15'49"E 41.00'
S00°15'49"E 39.54'
S00°15'49"E 195.54'
S00°15'49"E 141.39'
S00°15'49"E 185.12'
S00°15'49"E 153.50'
S00°15'49"E 138.00'
S00°15'49"E 138.00'
S00°15'49"E 138.00

Vanderstappen
Land Surveying, Inc.
www.vanderstinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT OF SUBDIVISION
DERBYSHIRE TOWNHOMES SUBDIVISION

A resubdivision of Lot 2 of Walnut Glen Subdivision and part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois

ZONED R3B PUD
GRAFTON TOWNSHIP
CITY OF CRYSTAL, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that Projades, LLC are the owner/owner's of the land described on this plat hereon drawn and shown as subdivided; that he (they) has (have) caused said land to be surveyed, resubdivided, staked and platted as shown hereon, for the purposes therein set forth as allowed and provided by statute, the resubdivision to be known as "Derbyshire Townhomes Subdivision", City of Crystal Lake, McHenry County, Illinois and does hereby acknowledge and adopt same, and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, 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 subdivision. In witness where I (we) have hereunder set my (our) hand (s) of Seal (s).

this _____ day of _____, 2024A.D.

_____ _____
President (print name of signer)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, the undersigned, a Notary Public in and for the county and

state aforesaid, do hereby certify that _____, President of Projades, LLC, is personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth and said secretary did also then and there affix the said corporate seal of said company to the said instrument as his or her own free voluntary act, and as the free and voluntary act of said company for the uses and purposes set forth.

Given under my hand and notarial seal, this _____ day of_____, 2024 A.D.

_____ _____
Notary Public My Commission Expires

SCHOOL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

To the best of our knowledge and belief, Derbyshire Townhomes Subdivision as hereby created and shown on this Plat of Subdivision are within the School District(s) and know as:

Crystal Lake Consolidated School District #47
Community High School District #155

OWNER: Projades, LLC a limited liability corporation

In witness where I, (we) have hereunder set my (our) hand (s) of

Dated this _____ day of _____, 2024 A.D.

_____ _____
President (print name of signer)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, the undersigned, a Notary Public in and for the county and

state aforesaid, do hereby certify that _____ President of Projades, LLC, is personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth and said secretary did also then and there affix the said corporate seal of said company to the said instrument as his or her own free voluntary act, and as his or her own free voluntary act, and as the free and voluntary act of said company for the uses and purposes set forth.

Given under my hand and notarial seal, this _____ day of_____, 2024 A.D.

_____ _____
Notary Public My Commission Expires

MUNICIPAL UTILITY MAINTENANCE AGREEMENT

This Agreement made as of this _____ day of _____, by and between the City of Crystal Lake, an Illinois municipal corporation, referred to herein as "CITY" and _____, referred herein as "RESPONSIBLE PARTY", for the property as described hereon, which is located within the City of Crystal Lake, Illinois (said property hereinafter referred to as 'Premises').

WHEREAS, the term 'Municipal Utilities' shall be defined as the following:

1. Water mains and service lines, located in easements designated as Municipal Utility Easements, up to and including the service valve and
2. Sanitary Sewer Mains, located in easements designated as Municipal Utility Easements, up to and including the manhole.

WHEREAS, the RESPONSIBLE PARTY is responsible for all Municipal Utilities located in those areas on the RESPONSIBLE PARTY's Premises outside of dedicated street rights-of-way and within the Municipal Utility Easements.

WHEREAS, the City and the RESPONSIBLE PARTY have held negotiations and reached agreement on the proper role of both parties regarding the maintenance of certain Municipal Utilities. The Municipal Utilities considered for maintenance by the CITY are those located in the portion of the RESPONSIBLE PARTY's Premises described as the 'Municipal Utility Easement' in the Plat of Subdivision (hereinafter referred to as the 'Easement Document') and recorded with the Recorder's Office for the County of McHenry, State of Illinois as

Document Number _____.

NOW, THEREFORE, the CITY and RESPONSIBLE PARTY hereby agree to the following terms and conditions:

1. The CITY will maintain those Municipal Utilities described in the Easement Document as Municipal Utility Easement 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.
2. The surface of the Municipal Utility Easement as shown on the Plat may be grass, sod, or pavement only (other minor landscaping as shown on a landscape plan approved by the CITY might be permitted). No fences, trees or structures will be permitted within those areas identified on the Plat for the Municipal Utility Easement.
3. The RESPONSIBLE PARTY will be responsible for prompt, quality restoration of all surface and above-grade improvements meeting or exceeding the original construction requirements of all areas on the RESPONSIBLE PARTY's respective premises damaged by the CITY in the process of repairing, replacing or constructing Municipal Utilities. The CITY agrees to exercise reasonable care in repairs made so as not to cause the RESPONSIBLE PARTY to incur unnecessary damages. Items subject to restoration by the RESPONSIBLE PARTY include but are not limited to the following (whether located in easements or dedicated rights-of-way): private lighting cable or conduits, pavements, curb and gutter, irrigation systems, trees, shrubs, sod or other landscaping.
4. This Agreement is to run with the land and shall be binding upon and inure to the benefit of the RESPONSIBLE PARTY, their successors, and assigns.

Accepted By:
City of Crystal Lake

By:_____
(Signature)

Date:_____

Name:_____
(Print)

Title:_____
(Print)

Accepted By:
Responsible Party: Projades, LLC

By:_____
(Signature)

Date:_____

Name:_____
(Print)

Representing:_____
(Print)

PUBLIC UTILITY EASEMENT PROVISION

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to:
Commonwealth Edison Company,
Cable Television Company or Franchisee
and
AT&T, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", new property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", 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 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 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 over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" or "PUE" 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 that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), 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 as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes 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 or retention pond, or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NICOR, its successors and assigns to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement", "Common Area or Areas", and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property identified on this plat for utility purposes without prior written consent of NICOR. After installation of any such facilities, the grade of the 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 Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel, or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

NICOR GAS EASEMENT PROVISION

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement", "P.U.E.", Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this Plat as "Common Elements" together with the right 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the 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 Section 605/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

MUNICIPAL UTILITY EASEMENT PROVISION

Municipal Utility Easement (MUE): An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water 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" (M.U.E.) 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 maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (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 approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as shown on the approved landscape plan, or
II. Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.

Said easements may be used for driveways and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.

The City of Crystal Lake is responsible of repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are responsible for the restoration of the surface after any such water service repair.

Only perpendicular crossings of the M.U.E. are permitted by public utilities. The M.U.E.'s are exclusive of the blanket easement.

STORMWATER MANAGEMENT EASEMENT (SME) PROVISION

Stormwater Management Easement (SME): 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 Stormwater Management Easement 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 Stormwater Management Easement free of all grass clippings, leaves, or other related or foreign materials.

No titleholder of any part or portion of the Stormwater Management Easement (or any party acting on behalf of the titleholder) shall:

I. Construct, install, erect, or place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Stormwater Management Easement including, but not limited to, fences, walls, patios, sheds or posts, or

II. Alter, modify, or change in any way the topography or elevations of the Stormwater Management Easement.

Maintenance of the storm sewers and storm structures within the Stormwater Management Easement shall be the sole responsibility of the Association pursuant to the covenants contained herein.
The planting of shrubs, hedges, bushes, flowers, ornamental grasses, and lawn by any owner shall be permitted subject to a landscape plan approved by the City of Crystal Lake. However, the replacement of these items due to damage or removal resulting from repair of the stormwater management basin by the homeowner's association of the City of Crystal Lake and it successors and assigns shall be the responsibility of the owner.
If the City of Crystal Lake determines that the homeowner's association is in default of said maintenance obligations and upon fifteen (15) days notice to the homeowner's association served by certified mail, the City of Crystal Lake 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 of Crystal Lake 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 of Crystal Lake shall issue the appropriate release of lien to the homeowner's association. It shall not be the obligation of the City of Crystal Lake to record the release of the lien but shall be the obligation of the party procuring the release

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____ County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the Plat.

I further certify that I have received all statutory fees in connection with the Plat.

Given under my hand and seal of the County at Woodstock, Illinois, this _____ day of _____, 2024 A.D.

_____
McHenry County Clerk

RECORDER'S 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 _____ 2024 A.D., at ___ o'clock ___M. and recorded as

Document Number: _____

_____
County Recorder

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Plat approved by the City Council of Crystal Lake, Illinois, this _____ day of _____, A.D., 2023 A.D.

Signed this _____ day of _____ 2024 A.D.

_____ _____
Mayor Attest: City Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Approved by the Planning and Zoning Commission of the City of Crystal Lake, Illinois, this _____ day of _____, 2024 A.D.

_____
Chairman

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, Terry L. Van Alsthe, an Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, and that the Plat as drawn represents said survey and subdivision thereof;

Parcel 1: Lot 2 in Walnut Glen Subdivision of part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7, East of the Third Principal Meridian, according to the Plat thereof recorded July 17, 2003 as Document No. 2003R0094417, in McHenry County, Illinois.

Parcel 2: Part of Crabapple Drive (Vacated per Ordinance Document No. 2008R045231) as originally dedicated per Document No. 2003R056448 and depicted in the Final Plat of Walnut Glen Subdivision, being a Subdivision of part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded July 17, 2003R0094417, described as follows: Beginning at the Northwest corner of Lot 2 in said Walnut Glen Subdivision; thence South 00 degrees 17 minutes 12 seconds East along the East line of said Crabapple Drive, 375.02 feet; thence Southeasterly 24.93 feet along said East line, being a curve to the left having a radius of 120.00 feet, the chord of bears South 06 degrees 14 minutes 16 seconds East, 24.88 feet; thence South 12 degrees 11 minutes 21 seconds East along said East line, 55.37 feet to the South line of property described in Document No. 812213, extended East; thence South 89 degrees 42 minutes 48 seconds West along said South line extended, 44.00 feet to the Southeast corner of said property lands; thence North 00 degrees 17 minutes 12 seconds West along the East line thereof and the West line of said Crabapple Drive 452.43 feet to the South line of Bard Road as dedicated in said Walnut Glen Subdivision; thence North 86 degrees 49 minutes 15 seconds East along said South line 30.04 feet to the Place of Beginning, in McHenry County, Illinois.

I, further certify, that Derbyshire Townhomes Subdivision contains: 5.312 Acres, 231,396± Sq.Ft.

I, further certify, that the property, as described, lies within the corporate limits of the City of Crystal Lake, Illinois, which has adopted a comprehensive plan.

I, further certify, that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17111C0326J with an effective date of November 16, 2006 indicates subject property residing within Zone "X" an area determined to be outside the 0.2% chance of annual flooding.

I, further certify, that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars are/will be set at all lot corners and points of change in alignment, as required by the Plat Act (765 ILCS 205/1).

I, further certify, that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey, as it applies to a Final Plat of Subdivision. All distances are given in feet and decimal thereof.

Given under my hand and seal at, Woodstock, Illinois this the 13th., day of March, 2024.

Illinois Registered Professional Land Survey No. 035-3055
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-007792
Expires: April 30, 2025

N

CLIENT: PROJADES, LLC
DRAWN BY: TVA **CHECKED BY:** APG
SCALE: N/A **SEC.** 12 **T.** 43 **R.** 7 **E.**
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 18-12-179-005
JOB NO.: 230777 **I.D.** FPS
FIELDWORK COMP.: _____ **BK.** ____ **PG.** ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL. PARTS THEREOF CORRECTED TO 4D F. **REF:** _____

Developer & Owner:
Projades, LLC
33 West Higgins Road
Barrington, Illinois 60010
Phone: 847-670-6710

Mail To:
Ram Prashantha
Projades, LLC
33 West Higgins Road
Barrington, Illinois 60010

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	9/06/23	ORIGINALLY PLATTED	TVA
2.	3/13/24	REVISED PER CITY REVIEW	TVA

DERBYSHIRE TOWNHOMES SUB'D SHEET NO. 2 OF 2

E:\PLATS\2023\0600-0799\230777_\Y-230777\230777-FPS-GRD.dwg-Layout2-8/1/2024 3:54 PM

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Randall Plaza - 435 Angela Lane

Request: Planned Unit Development Amendment to remove six parking lot landscape islands, a variation from Article 4-400 F

Petitioner: Vera Putro, petitioner
435 Angela Lane

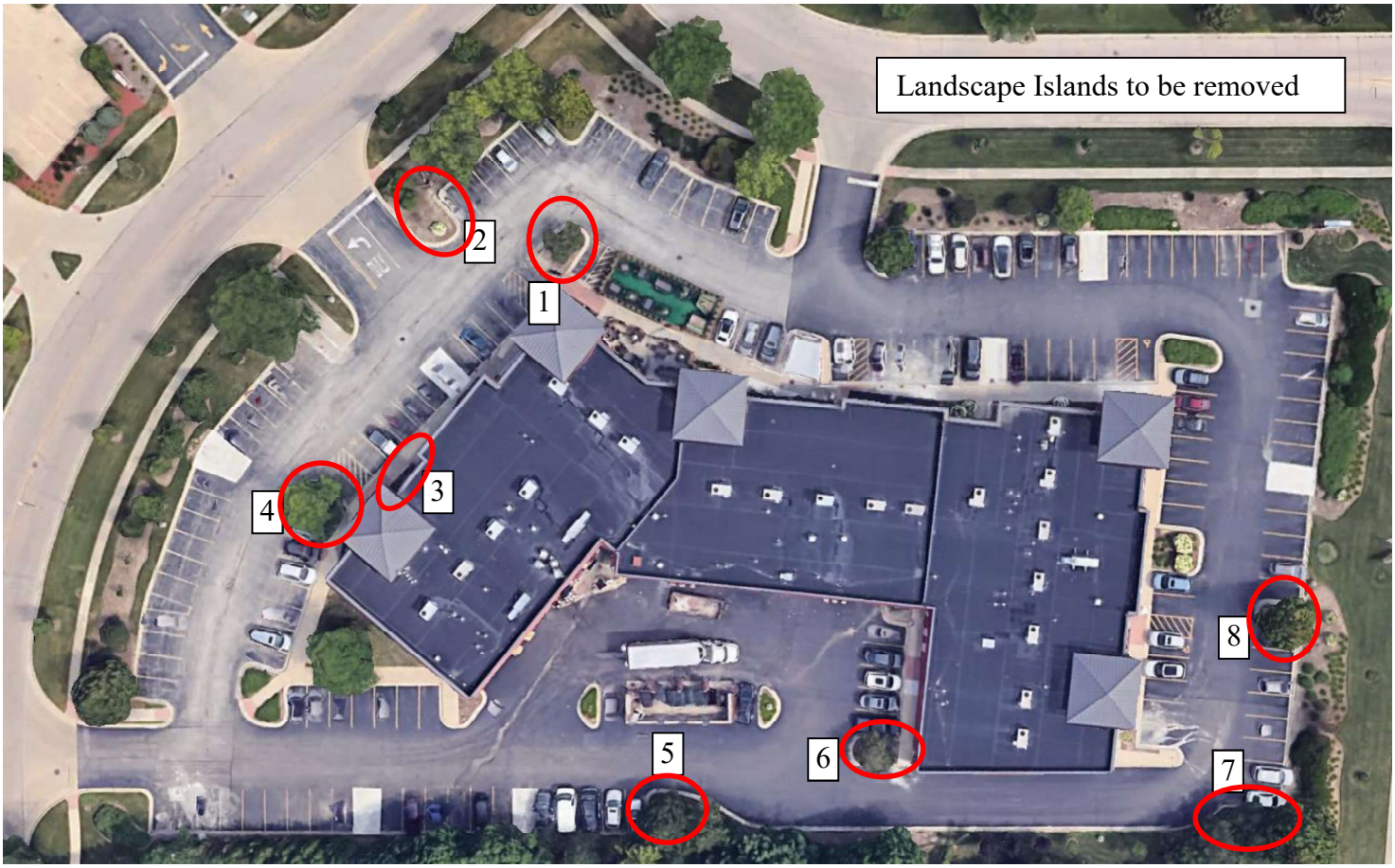
PZC Recommendation: To deny the petitioner's request.

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

Background:

- Request: This is a request for a Planned Unit Development Amendment to remove parking lot landscape islands.
- Zoning: The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- Land Use: The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.
- November 16, 2021, the property owner's association received approval for the removal of two landscape islands to convert these areas to parking spaces.
- May 3, 2022, Fire Bar received approval for a permanent outdoor patio area, which would cover five parking spaces. This required the removal of five landscape islands to make up the deficit.
- The previous landscape islands have been removed and are illustrated as white concrete patches in the parking lot on the Google Earth image on the next page.
- Landscape islands are required every 10 parking spaces to reduce impervious surface coverage and provide an aesthetic aspect to parking lots.

- The petitioner would relocate/plant replacement landscape in areas around the perimeter of the site along Carlemont Drive to make up for the removed trees.
- The petitioner has provided a narrative with photos showing the landscape improvements they have made to the site.



1. End landscape island adjacent to the Fire Bar space. This island would be reduced not totally eliminated.
2. End landscape island adjacent to the entrance
3. Landscape area adjacent to the building – it is recommended that this remain as it will not improve the parking supply.
4. Landscape island in the center of the parking row at the west end of the building.
5. Larger landscape island along the south property line.
6. End landscape island at the south end of the courtyard.
7. End landscape island at the southeast corner.
8. Landscape island on the east side, this island was already requested in the 2022 approval.

PZC Highlights:

- The Planning and Zoning Commission was not supportive of the request. They were looking for a more definite plan to address the parking demand. They suggested looking at the south property line as an area to add parking spaces.

Staff and the petitioner looked at the south landscape buffer. In order to add parking to this area it would require the relocation of the utility lines, which would be very costly.

- The PZC found that this request did not meet the Findings of Fact.

The PZC recommended **denial (4-0)** of the petitioner's request.

If the City Council should approve the petitioner's request for the Final Planned Unit Development Amendment, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (West Suburban Real Estate Enterprises LLC, received 03/31/22)
   B. Site Plan (Sketch undated, received 06/03/24)

2. In locations where the end landscape island is being removed, ensure there is sufficient space to stripe a parking stall without impeding into the drive aisle.

3. All landscape beds adjacent to the building, the foundation base landscape, shall remain and contain a mixture of evergreen bushes and flowers. Any missing landscape shall be planted this fall by November of 2024.

4. Work with staff to either install a 6-foot privacy fence or additional landscaping along the south property line to screen the parking lot from the adjacent residential.

5. The petitioner must address all of the review comments and requirements of the Community Development Department.

Votes Required to Pass: A super majority (5 votes).

RANDALL PLAZA: PARKING SPACES



Parking space proposal

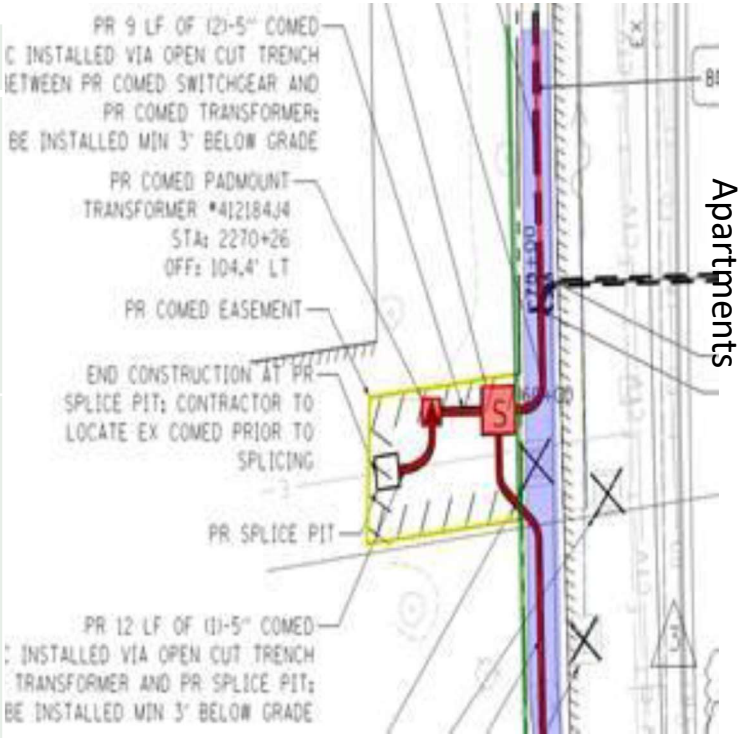
Creation of 8 parking space thru adjustment and conversion of existing space:

- Reduce size of 5 existing islands, which will add 5 parking spaces
- Convert 2 islands to 2 parking spaces
- Adjust curb to add 1 parking space



Researched/explored alternatives

Explored	Considerations (Cons)
▪ #1 Create PS adjacent to the apartments area (utility lines)	▪ Utility lines relocation is costly and safety concerns (if punctual a gas line) ▪ Requires shut down of utility services over multiple days (3-4 days), which impact tenants' ability to service their customers; sales loss = city tax loss
▪ #2 Relocate existing dumpsters to side by apartment	▪ Odor impacts residents of nearby apartments ▪ People leaving junks by garbage area more prevalent as it is more hidden away ▪ Traffic congestion by Carlemont due to egress/ingress for delivery trucks, etc ▪ Safety concern



Current utility lines (ComEd, gas, etc)



Approve the proposal

- Reduce size of 5 islands to make room for 5 parking spaces
- Convert 2 islands to 2 parking spaces
- Adjust curb to 1 parking space

To Summarize

- Randall Plaza and its tenants made considerable investment in the retail center including parking lot staged refresh and landscaping to ensure consistency with the community. We regularly maintain the parking lot and have spent over 100k in the last couple of years to repave the parking lot.

- Sufficient parking capacity is a first step of a customer acquisition process that will result in increased foot traffic, interaction and potential sales.

- We have a limited visual site line from Randall Road; thus it's important to keep site open and visible to public - removing/trimming trees which blocks visibility the businesses signage.

- Given the alternatives explored, the best option is the proposal of adjustment existing islands & curb along with converting 2 islands with minimal disruptions to tenants.

- The proposal outlined earlier is a win win for everyone.

- We are looking for your approval and thank you for your time.

Acknowledgement Form

Regarding the Final Planned Unit Development Amendment for Randall Plaza, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: Verafietro, as Agent for Owner Date: 8/12/24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (West Suburban Real Estate Enterprises LLC, received 03/31/22)
   B. Site Plan (Sketch undated, received 06/03/24)

2. In locations where the end landscape island is being removed, ensure there is sufficient space to stripe a parking stall without impeding into the drive aisle.

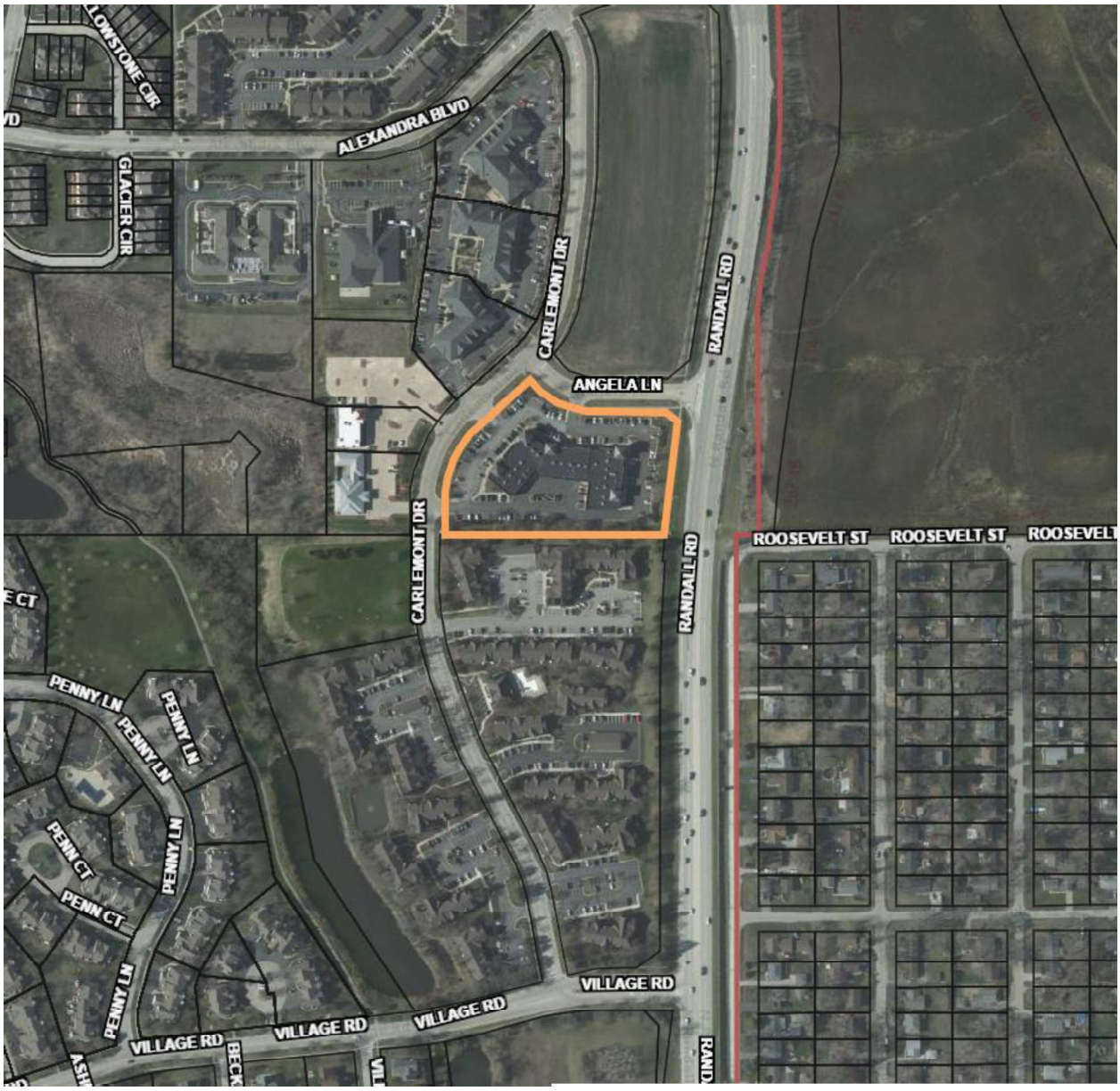
3. All landscape beds adjacent to the building, the foundation base landscape, shall remain and contain a mixture of evergreen bushes and flowers. Any missing landscape shall be planted this fall by November of 2024.

4. Work with staff to either install a 6-foot privacy fence or additional landscaping along the south property line to screen the parking lot from the adjacent residential.

5. The petitioner must address all of the review comments and requirements of the Community Development Department.

PIQ MAP

435 Angela Lane



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT TO REMOVE PARKING LOT LANDSCAPE ISLANDS AT 435 ANGELA LANE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-102) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development Amendment to allow changes to the site plan for the removal of seven landscape areas to allow for additional parking, a variation from Article 4-400 F Site Landscaping at 435 Angela Lane; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 17, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 7, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment, and

WHEREAS, on August 7, 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 Final Planned Unit Development Amendment be denied, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development Amendment with variations be issued.

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

Section I: That a Final Planned Unit Development Amendment at the property commonly known as 435 Virginia Street (19-18-478-002), Crystal Lake, Illinois is hereby approved.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (West Suburban Real Estate Enterprises LLC, received 03/31/22)
   B. Site Plan (Sketch undated, received 06/03/24)

Draft

2. In locations where the end landscape island is being removed, ensure there is sufficient space to stripe a parking stall without impeding into the drive aisle.

3. All landscape beds adjacent to the building, the foundation base landscape, shall remain and contain a mixture of evergreen bushes and flowers. Any missing landscape shall be planted this fall by November of 2024.

4. Work with staff to either install a 6-foot privacy fence or additional landscaping along the south property line to screen the parking lot from the adjacent residential.

5. The petitioner must address all of the review comments and requirements of the Community Development Department.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Map Amendment, Rezoning and Planned Unit Development Amendment with variations 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.

Draft

DATED at Crystal Lake, Illinois, this 20th day of August, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: August 20, 2024
Approved: August 20, 2024

#2024-102
Randall Plaza Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: August 7, 2024

Request: Final Planned Unit Development Amendment to remove six landscape areas to add additional parking, a variation from Article 4-400 F.

Location: 435 Angela Lane

Acreage: Approximately 3.6 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: R-2 PUD Single Family Residential
South: R-1 PUD Single Family Residential
East: Across Randall Road, McHenry County Conservation District
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Constructed as part of the Kaper Business Park, the Randall Plaza provides space to a variety of tenants including restaurants, retail and service uses.
- In November of 2021, the property owner's association requested the removal of two landscape islands to convert these areas to parking spaces.
- In April of 2022, Fire Bar requested a permanent outdoor patio area, which would cover five parking spaces. This required the removal of five landscape islands to make up the deficit.
- Landscape islands are required every 10 parking spaces to reduce impervious surface coverage and provide an aesthetic aspect to parking lots.

Development Analysis:

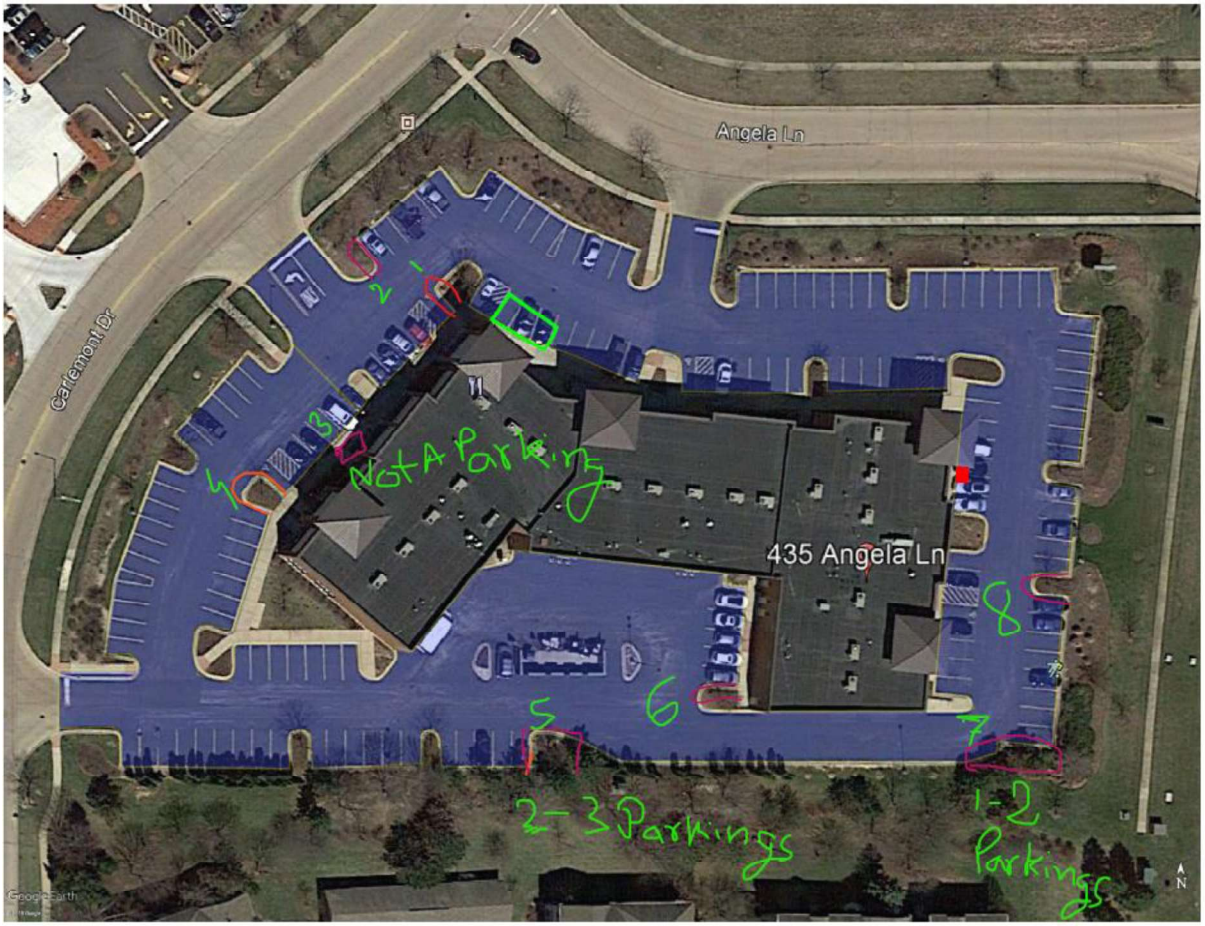
Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

- The project was approved as a planned unit development. Changes to the approved site and landscape plans, as well as variations from the UDO require a PUD amendment.

Site/Landscape Plan:

- Six landscape islands will be removed to allow for additional parking estimated between seven and nine spaces. This will provide more customer and employee parking for this busy and successful shopping center.
- Additional trees and shrubs are being removed within these landscape areas. Two conditions have been added to help address the landscape and screening concerns.
- The image below illustrates which areas will be removed. The exhibit attached shows the previous island removals and the current request for a comprehensive picture of the landscape areas that have been removed.



- The petitioner also provided photos, which are attached illustrating the landscape in the various landscape areas.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the site and landscape plans removing landscape areas to add approximately seven (7) to nine (9) parking spaces. 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.

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*

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 six (6) separate landscape areas and the trees and shrubs.

Comprehensive Land Use Plan 2030 Summary Review:
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are applicable to this request:

Land Use - Commerce
Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Lane Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

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 (West Suburban Real Estate Enterprises LLC, received 03/31/22)
   B. Site Plan (Sketch undated, received 06/03/24)

2. In locations where the end landscape island is being removed, ensure there is sufficient space to stripe a parking stall without impeding into the drive aisle.

3. All landscape beds adjacent to the building, the foundation base landscape, shall remain and contain a mixture of evergreen bushes and flowers. Any missing landscape shall be planted this fall by November of 2024.

4. Work with staff to either install a 6-foot privacy fence or additional landscaping along the south property line to screen the parking lot from the adjacent residential.

5. The petitioner must address all of the review comments and requirements of the Community Development Department.

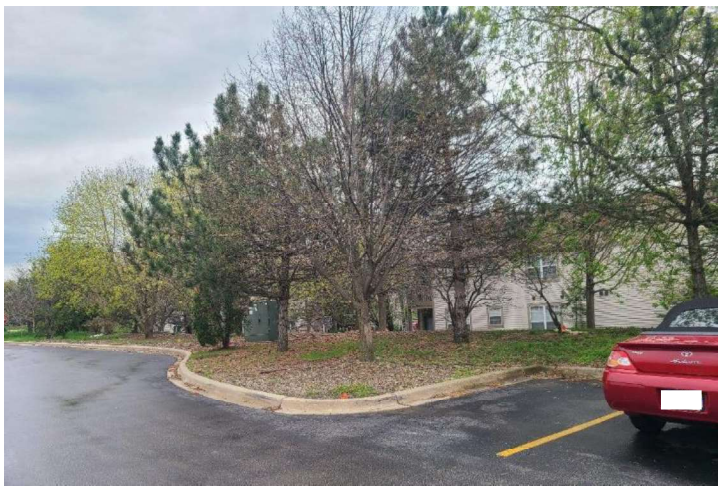

ANGELA LN
2024 REQUEST
Patio
Patio
2021
2021
2022
2022
2022
2022
2022
2024 REQUEST








Fireplace
by Design
Profile Salon









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: West Suburban Real Estate Enterprises, LLC

Address: 4201 Lake Cook Rd, Suite 100
Northbrook, IL 60062

Phone: 847-239-7516

E-mail: VERA@xroadsadvisors.com

Project Name & Description: Removal of six (6) landscape areas to add additional parking

Project Address/Location: 435 Angela Ln, Crystal Lake, IL

Signature Vera Pietro, as Agent for Owner

VERA Pietro, as Agent for Owner 8/5/24

Owner: Print and Sign name Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 7, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:03 p.m.

CALL TO ORDER
On roll call, members Greenman, Gronow, Skluzacek, and Teetsov were present. Members Mason, Repholz, and Smith were absent.

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

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

2024-102 – 435 ANGELA LANE – RANDALL PLAZA – FINAL PLANNED UNIT DEVELOPMENT – PUBLIC HEARING
Amendment to an approved Final Planned Unit Development to allow changes to the site plan for the removal of seven (7) landscape areas to allow for additional parking, a Variation from Article 4-400 F. Site Landscaping from the required parking lot islands.

Vera Putro, with XR Advisors, and Basharat Laghari, the landlord were present to represent the petition. Ms. Putro said they are very successful and have a parking issue. They have three vacant tenant suites and prospective tenants have stated there is not enough parking. The Coco Spa is a new tenant and they bring in a lot of traffic. The Fire Bar expanded removing parking and adding more seating. They can plant additional trees along Carlemont for the landscape that is being removed. The tenants are supportive of removing the landscape islands. She noted that they are ok with the conditions.

Mr. Greenman opened the public hearing. There being no on in the audience to speak, he closed the public hearing and turned it over to the Commission.

Ms. Teetsov asked about the three vacant spaces and how many were occupied. Ms. Putro stated they have nine units filled.

Mr. Skluzacek had no questions.

Mr. Gronow asked if all the landscape was replanted for the previously removed landscape islands. Ms. Putro said yes. He asked staff if they are meeting the parking requirements. Staff noted parking is based on square footage or seating depending on what tenant is in each space. Staff noted that they were meeting the required parking. Ms. Putro said they will not impact any drive aisles with the new parking spaces.

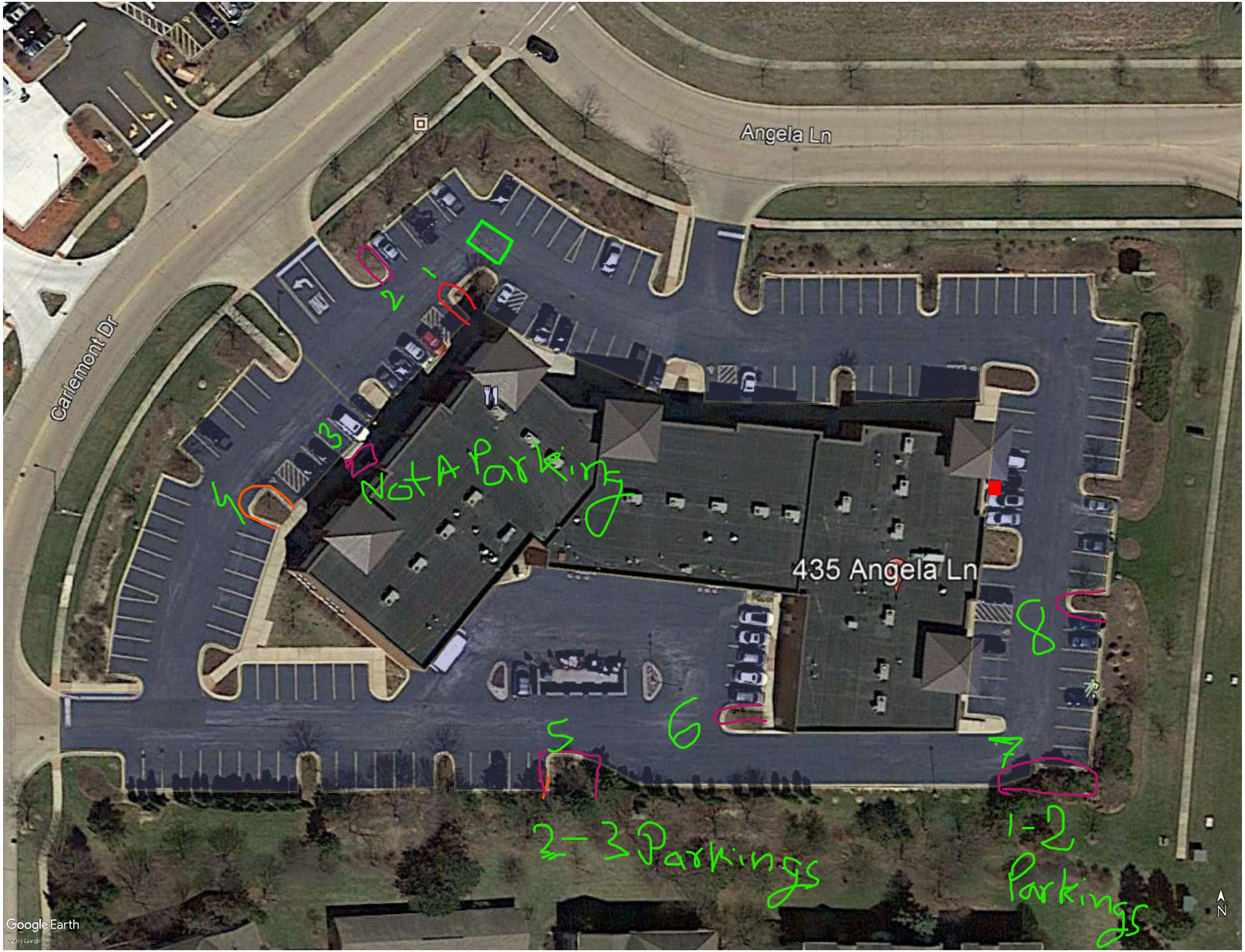
Mr. Greenman said this is a good problem to have that the center is doing well. He is not inclined to grant removal of the requested islands. He would not want any islands removed near the roadways and entrances along Carlemont. He suggested the petitioner look at the south area and remove some of that landscape for parking as it will be less noticeable to visitors. He wants them to be creative. This is the third time they are requesting removal of landscape areas, this site is going to be all asphalt. If they have a parking problem right now and three vacant tenant spaces. Once these get filled up they will be back to remove more islands.

Ms. Putro stated not all the islands are being removed so there is still landscape in the parking area. These are all that can be removed and still have a well-functioning parking lot.

Ms. Teetsov asked about the center open area. Ms. Putro said that is trash pickup and loading, unloading area. There is also man doors and utilities in that area that cannot be blocked.

Mr. Laghari said they cannot move the trash enclosures. Also the southern property line has utility lines and it would be costly to relocate those to add parking. The Randall Road expansion will require some relocation along that road frontage and will shut down utilities to this center, which will impact their tenants for several days. He stated they have planted a lot of landscape and the center looks very nice. The City striped ten parking spaces along Carlemont that has helped.

Mr. Gronow made a motion to deny the Final Planned Unit Development Amendment to remove the landscape islands. Ms. Teetsov seconded the motion. On voice vote members Gronow, Skluzacek, Teetsov, and Greenman voted yes to deny the request (4-0).


Angela Ln
Carlemont Dr
435 Angela Ln
Not A Parking
2
3
4
5
6
7
8
2-3 Parkings
1-2 Parkings
Google Earth
N

Site Photos of 435 Angela

Heavy Screen along South property line

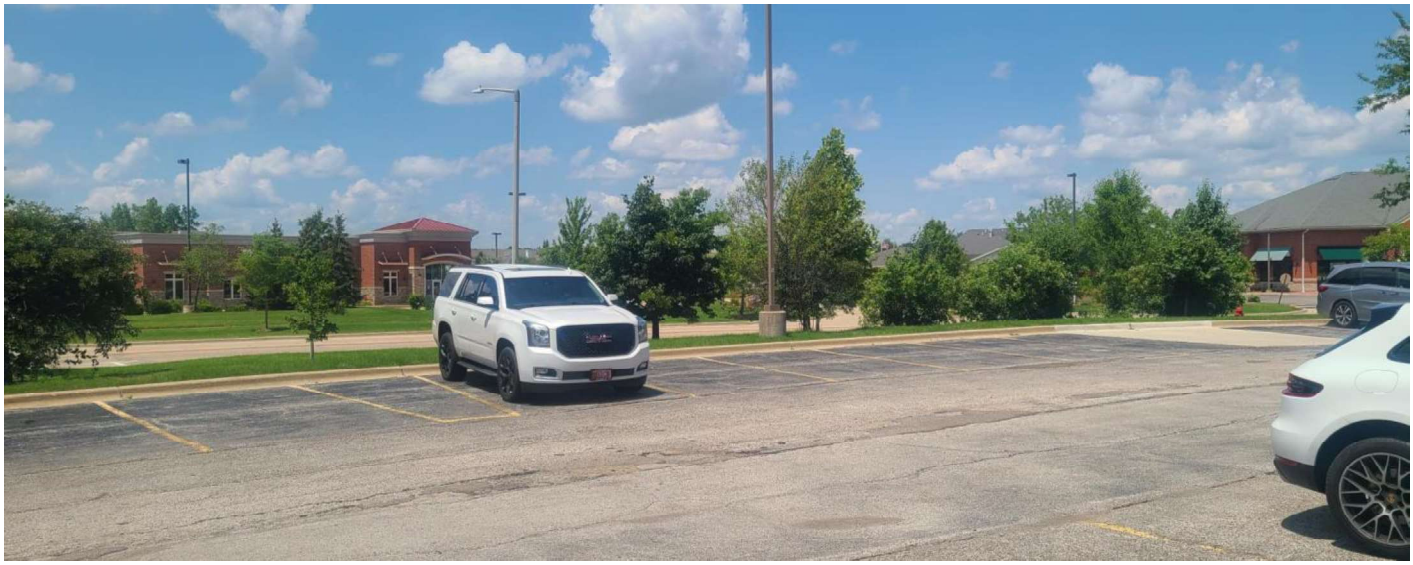





STOP



Where additional trees and shrubs can be added along Carlemont Drive



Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

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

Petitioner: Residence of Fairway Greens, LLC
939-957 Golf Course Road

PZC Recommendation: To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting a 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 at 939-957 Golf Course Road.

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

Background:

- Request: The petitioner is requesting a 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.

Key Points:

- 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.

PZC Highlights:

- The petitioner stated they are looking to reduce the number of dumpsters by adding a trash compactor. It will help with noise and odor. They have done this at other communities they own, and they have had no issues. The removal of the landscape islands will allow for additional parking. This is an older development, and therefore, the development does not have

any handicap parking spaces. The plans will add handicap spaces to the development. The landscape islands were replaced with gravel and concrete by a previous owner. The petitioner stated he is willing to work with Staff to add additional landscaping elsewhere on the property. They are upgrading the property.

- The PZC was supportive of the request. They appreciated the petitioner upgrading the property. They want to make sure additional landscaping is replaced, and access to the trash compactor during the winter months is maintained.
- The PZC found that the petition met the Findings of Fact.

The PZC recommended **approval (4-0)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (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.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the 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 at 939-957 Golf Course Road. Please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 8/9/24
Signature

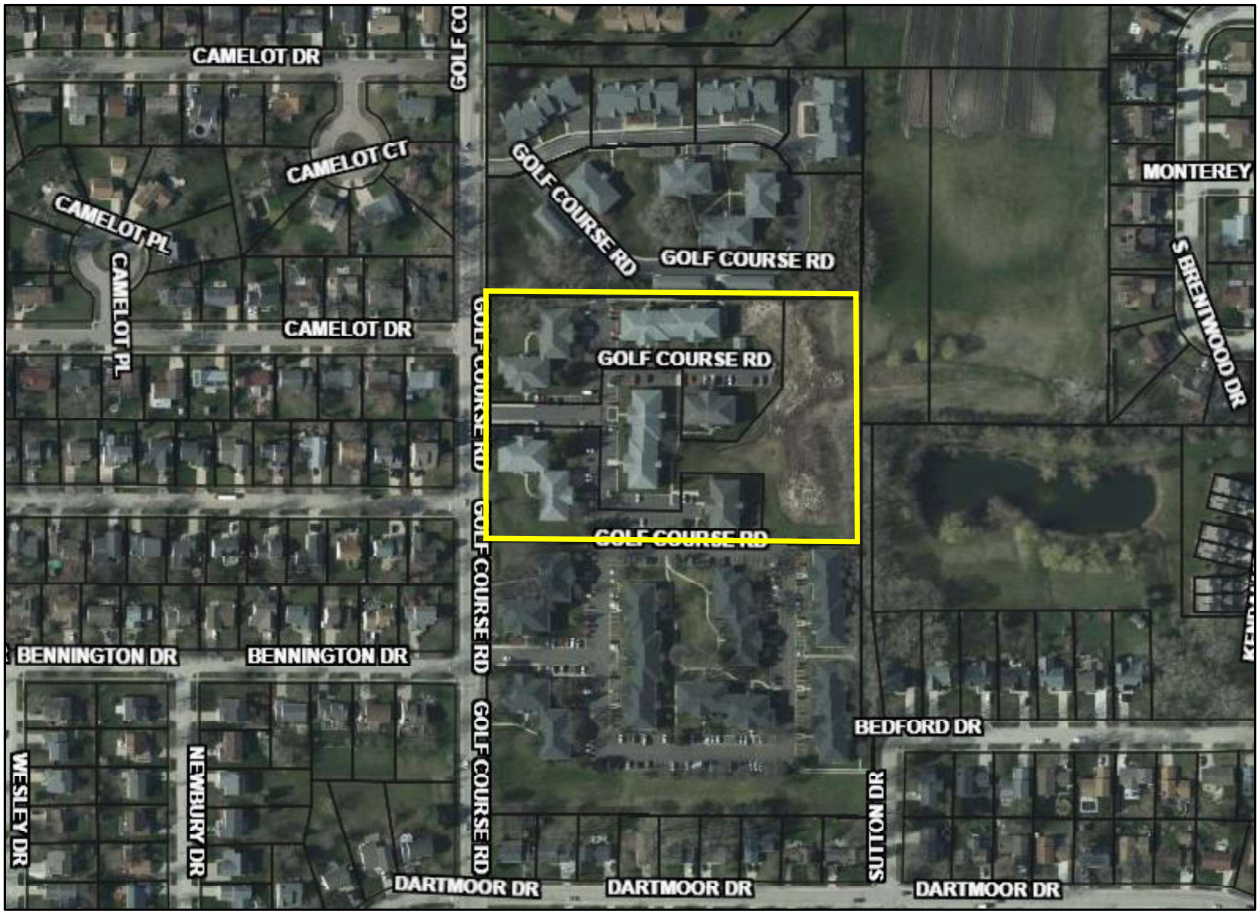
Recommended Conditions:

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



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT AMENDMENT AT 939-957 GOLF COURSE ROAD

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-124) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a 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 at 939-951 Golf Course Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 20, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 7, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment; and

WHEREAS, on August 7, 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 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 be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development Amendment be issued as requested in said Petition.

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

Section I: That a Final Planned Unit Development Amendment 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 at 939-951 Golf Course Road (19-07-335-001, 19-07-382-001 and 19-07-382-002), Crystal Lake, Illinois is hereby approved.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (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)

Draft

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.

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

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

DATED at Crystal Lake, Illinois, this 20th day of August, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: August 20, 2024
Approved: August 20, 2024

Draft

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

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 South: R-3B PUD Multi-Family Residential East: R-2 PUD Single-Family Residential West: R-2 Single-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

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.

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 7/2/24

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.

Mr. Gronow said this is all the same as they expected from the preliminary approval, so he was supportive.

Mr. Skluzacek asked about the trash pickup. Staff noted that they spoke with the trash hauler and they pick up the trash from behind each unit, not on the public street.

Mr. Greenman noted this request met the findings of fact.

Mr. Skluzacek made a motion to approve the petitioner's request for a Final Plat of Subdivision with the recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kerrick, received 11/02/22)
   B. Final Plat of Subdivision (Vanderstappen, dated 08/01/24, received 08/02/24)

2. Plat of Subdivision
   A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval. Easements shall be removed from the final plat and a separate Plat of Easement shall be submitted.
   B. Provide the Covenants, Conditions, and Restrictions for staff review.

3. The petitioner shall address all of the review comments and requirements of the City Departments of, Fire Rescue, Public Works and Engineering, and Community Development and the City's Stormwater Consultant.

Ms. Teetsov seconded the motion. On roll call, all members, Mr. Greenman, Mr. Gronow, Mr. Skluzacek and Ms. Teetsov voted yes. Motion passed (4-0).

2024-124 – 939-957 GOLF COURSE ROAD – FAIRWAY GREENS APARTMENTS – PLANNED UNIT DEVELOPMENT AMENDMENT – PUBLIC HEARING
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.

Mr. John Cunat was present to represent the petition. Mr. Cunat explained they own the property. They would like to amend the PUD to remove dumpsters to one (1) trash compactor. The trash compactor helps with the smell and mess. They also have a trash compactor at other location such as Coventry. He stated previous owners removed the landscaping from the islands and replaced with gravel and concrete. The removal of the islands will add parking as there is not enough today. They will also add handicap spaces. He will work with Staff to reinstall landscaping.

Mr. Greenman asked if the petitioner agreed with the conditions of approval. Mr. Cunat responded yes.

Mr. Greenman opened the public hearing.

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

Ms. Rivard summarized the request.

Mr. Gronow asked about the landscaping in the islands. He noted the condition also stated to replace landscaping previously removed, too. Mr. Cunat agreed and noted they are upgrading the property. Mr. Gronow asked about the handicap spaces. Ms. Rivard stated they are adding six (6) handicap spaces.

Mr. Skluzacek stated it could be a long walk to the compactor for some residents. Mr. Cunat stated they have compactors at other sites and have no complaints.

Ms. Teetsov stated she had no questions.

Mr. Greenman asked about access to the compactor during the winter. Mr. Cunat stated their biggest concerns are slips and falls. They always have the parking lots and sidewalks plowed when needed. Mr. Greenman stated he is in support of the request, and he appreciates the improvements to the property.

Ms. Teetsov made a motion to approve the request for the 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, with the recommended conditions:

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.

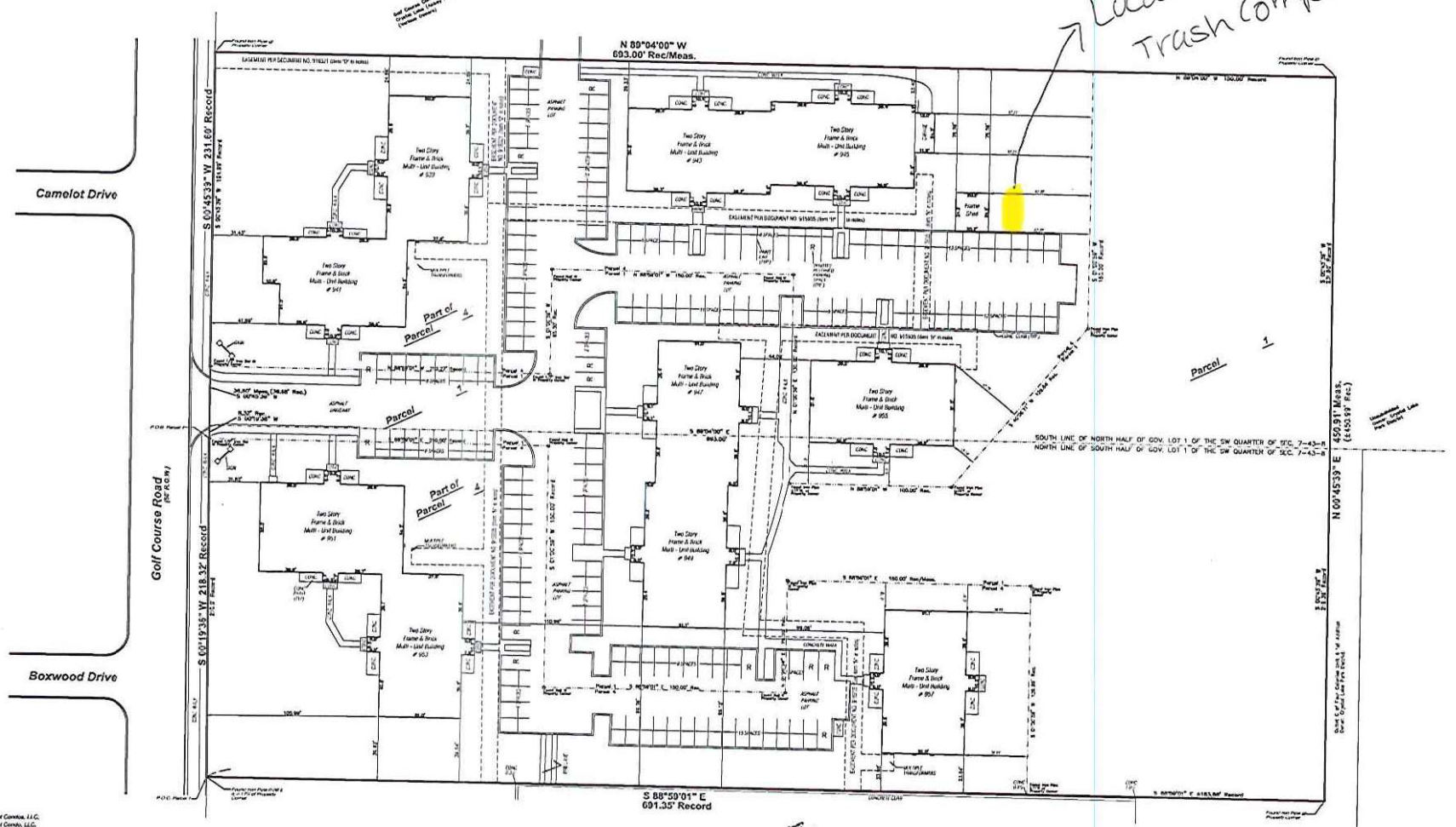
Mr. Gronow seconded the motion. Mr. Greenman stated this request meets the Findings of Fact. On roll call, all members, Mr. Greenman, Mr. Gronow, Mr. Skluzacek and Ms. Teetsov voted yes. Motion passed (4-0).

2024-127 – 4 E. TERRA COTTA AVENUE – MONSTER INK – REZONING – PUBLIC HEARING Comprehensive Land Use Amendment from O Office to Commerce and Rezoning from O PUD Office to B-2 PUD General Commercial Planned Unit Development.

Mr. Taylor Kuhlman and Ms. Brenna Kuhlman were present to represent the petition. Mr. Kuhlman stated they currently own and operate a tattoo studio in Crystal Lake. They have been there for 7 years, and outgrew the space a while ago. The new location would be permanent. They fell in love with the property.

ALTA/NSPS LAND TITLE SURVEY

Haven, Crystal Lake, IL



To: TRI-TWO Camelot Condos, LLC, TRI-TWO Camelot Condo, LLC, Walker & Dunnish, 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, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 13, 16 and 19 of Table A thereof. The fieldwork was completed on July 6, 2020.

Date of Plat or Map: July 13, 2020

Jeffrey A. Gerdes
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3848
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020

Luco Surveying
Professional Design Firm No. 184.007972
Phone 815.444.3434 Email: admin@lucosurveying.com

Common Address: Golf Course Road, Crystal Lake, IL
PIN # to be provided

Job Number: 19 - 03971 Drawn By: JAC

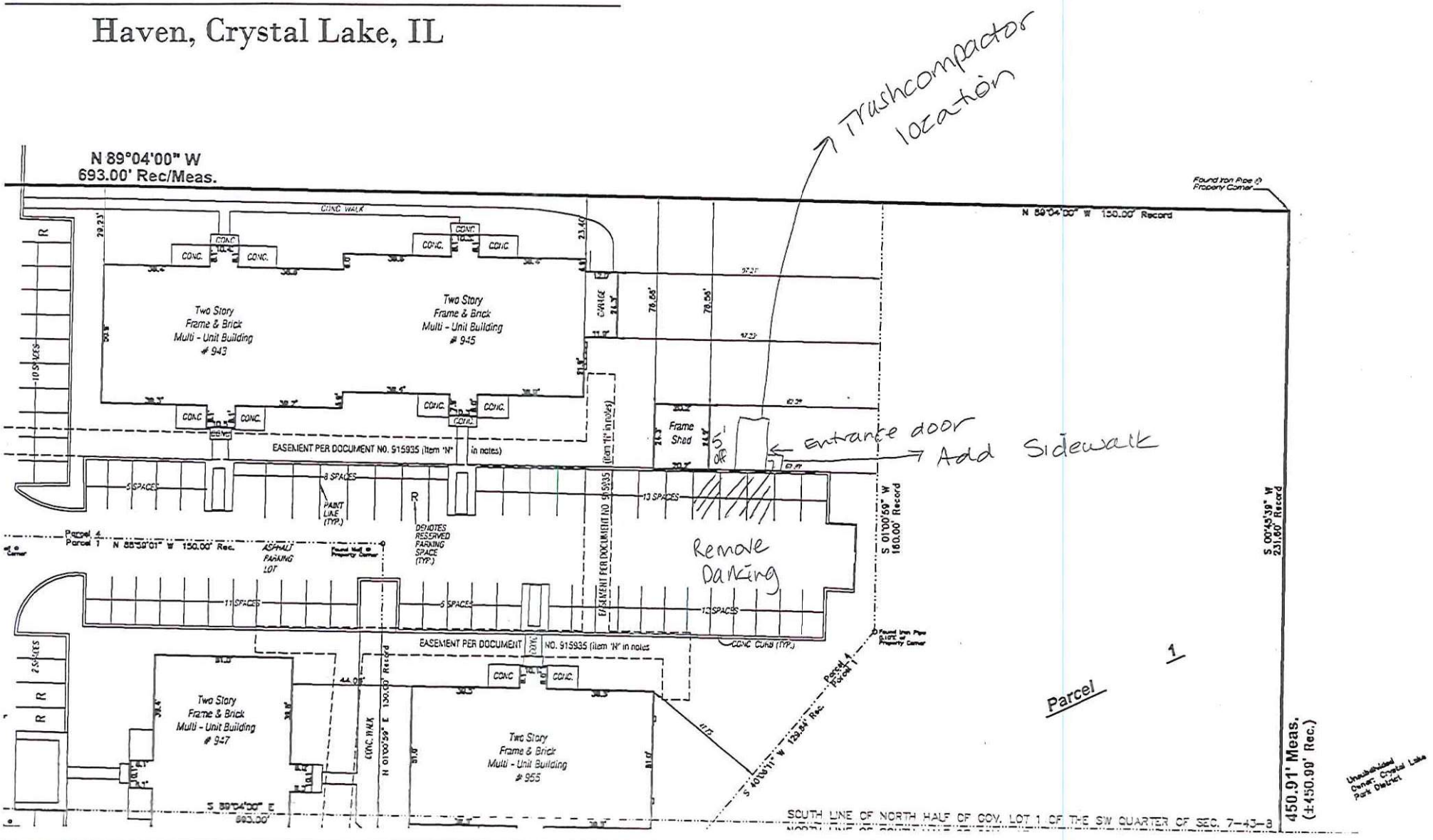
Client: Palermino Reference: N/A

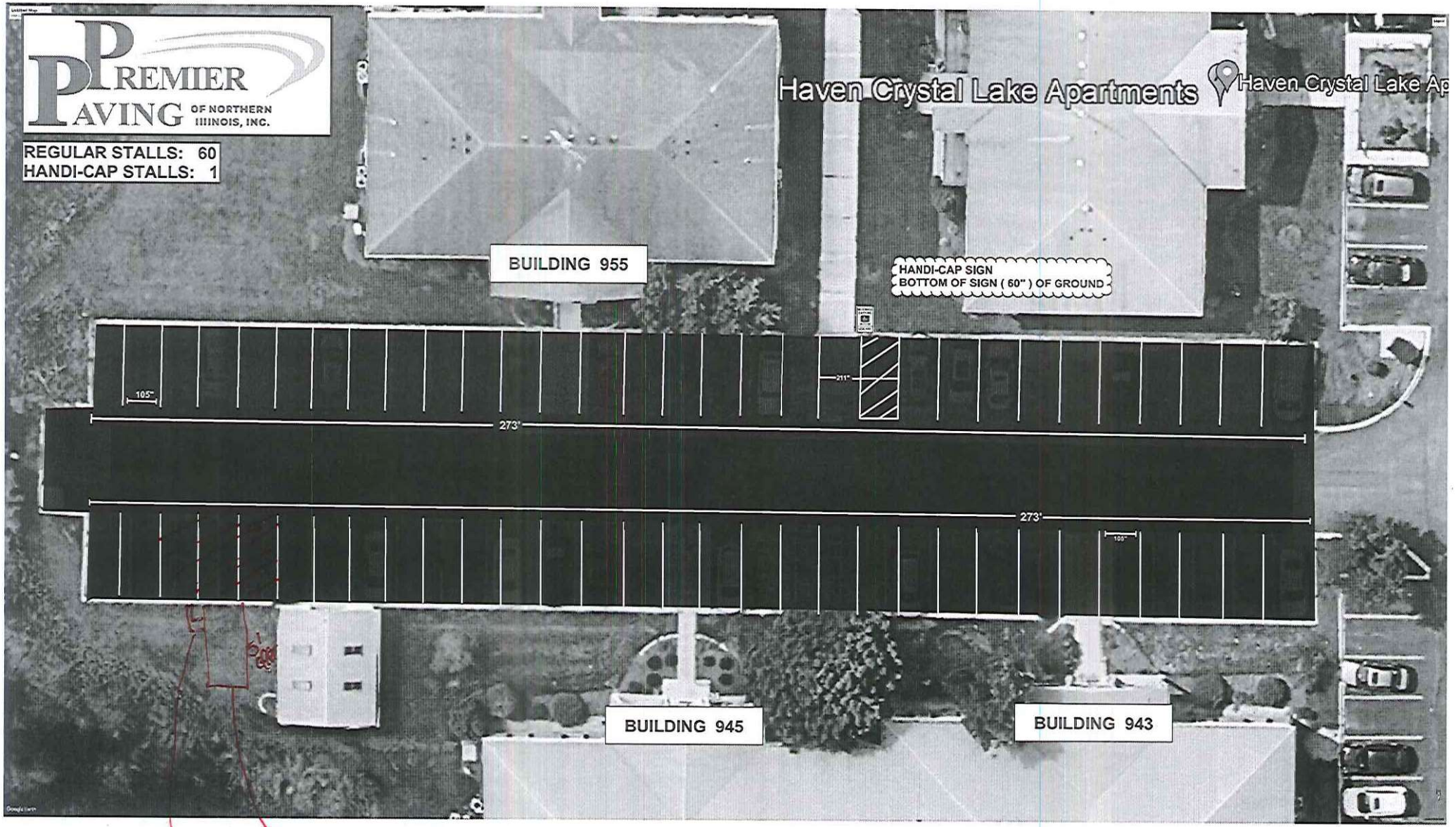
Field Work Completion: 07/06/2020

Revisions:

A/NSPS LAND TITLE SURVEY

Haven, Crystal Lake, IL





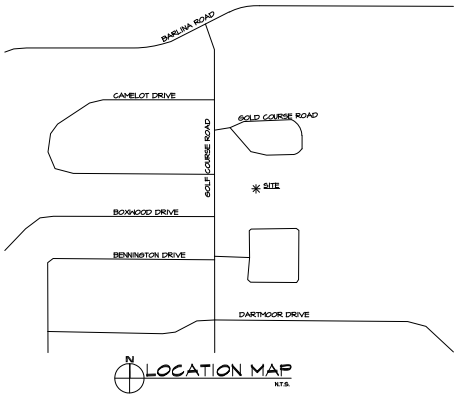
sidewalk to entrance door of Garage door

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

NEW TRASH COMPACTOR FOR:

RESIDENCE OF FAIRWAY GREENS
951 GOLF COURSE ROAD
CRYSTAL LAKE, ILLINOIS 60014



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 OWNERS 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.

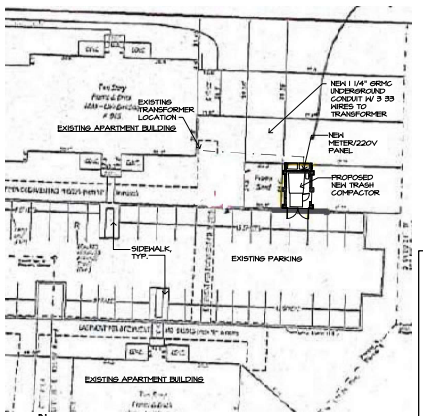
23. ALL CEILING MOUNTED LIGHT FIXTURE LOCATIONS ARE TO THE CENTERLINE OF THE OUTLET/JUNCTION BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

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.)

ABBREVIATIONS

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



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

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:	19.86 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.

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

SIGNED: _____
ARCHITECT

DESIGN FIRM REGISTRATION NO.: 184-004981

ILLINOIS REGISTRATION NO.: 001-016521

DATE: APRIL 30, 2024

EXPIRES: NOVEMBER 30, 2024

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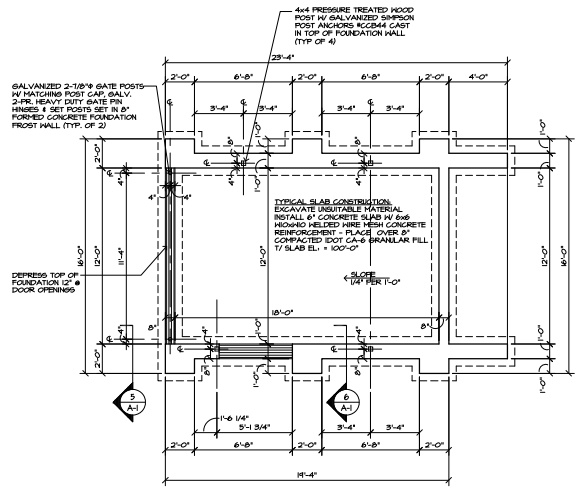
REVISIONS	BY

TITLE SHEET, BUILDING STATS, DRAWINGS INDEX, GENERAL NOTES

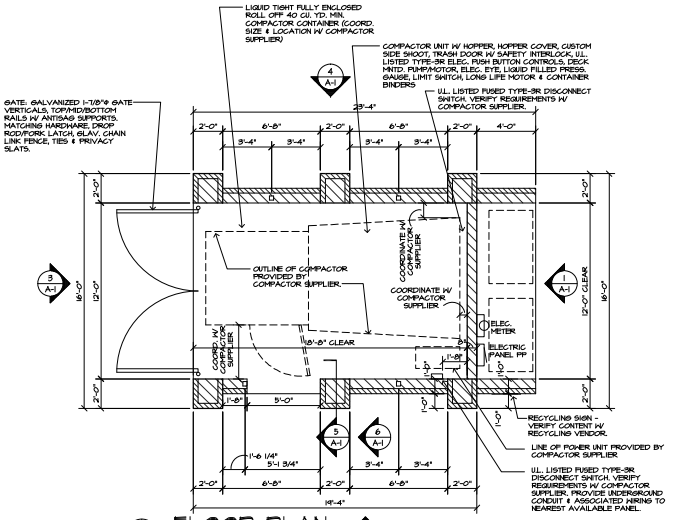
NEW TRASH COMPACTOR FOR:
RESIDENCE OF FAIRWAY GREENS
951 GOLF COURSE ROAD
CRYSTAL LAKE, ILLINOIS 60014

R.B. CUSTOM DESIGNS INC.
2108 N. Jamsburg Road
Jamsburg, Illinois 60050
Phone: 815-791-4891
Fax: 815-307-8200

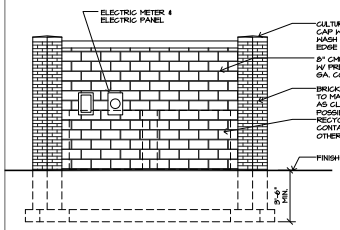
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Scale	AS NOTED
Drawn	R.J.B.
Job	2024-41
Sheet	T-1
Of	Sheets



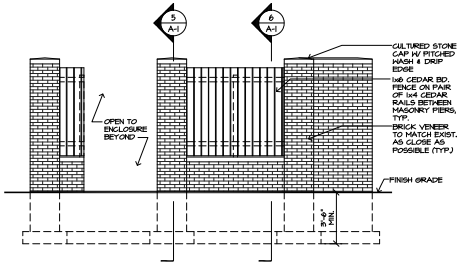
N FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



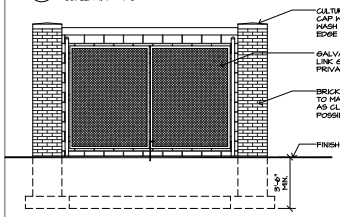
N FLOOR PLAN
SCALE : 1/4" = 1'-0"



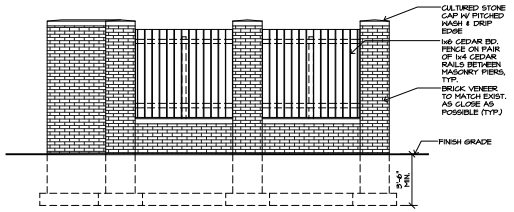
1 A-1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



2 A-1 EAST SIDE ELEVATION
SCALE : 1/4" = 1'-0"

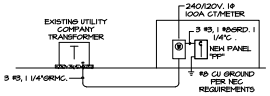


3 A-1 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



2 A-1 WEST SIDE ELEVATION
SCALE : 1/4" = 1'-0"

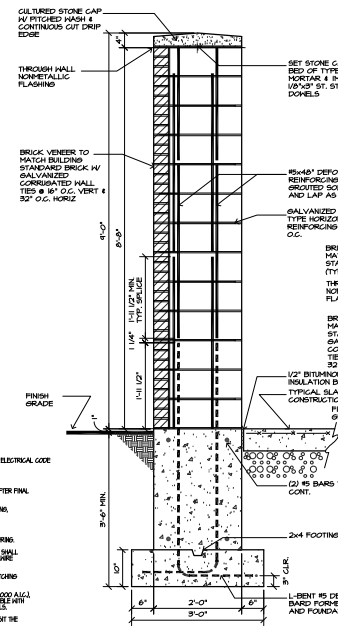
PANEL SCHEDULE "PP"							LOCATION: EXTERIOR WALL			C.B. RATING: □ KAIC		
VOLTS: 240/120V-1Ø-3W			WIRES: 1ØØØ MCB				MOUNTING: SURFACE			TYPE: NEMA		
REMARKS: NEMA 3R RATED PANELBOARD												
USE AND/OR AREA SERVED	C/B	POLE	VA	A	B	C	POLE	C/B	USE AND/OR AREA SERVED			
SPARE	20	1							SPARE			
SPARE	20	1							SPARE			
EXISTING LOAD									EXISTING LOAD			
EXISTING LOAD									EXISTING LOAD			
EXISTING LOAD									EXISTING LOAD			
EXISTING LOAD									EXISTING LOAD			
TOTAL CONNECTED LOAD (KVA)									TOTAL KVA =			



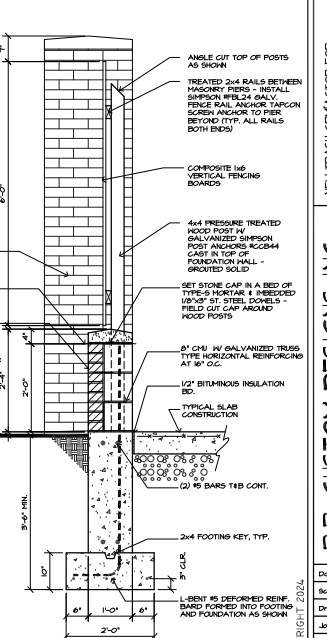
ELECTRICAL RISER DIAGRAM
NO SCALE

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" EMT.
6. MINIMUM SIZE WIRE SHALL BE #12 THHN, WITH #14 USED FOR CONTROL WIRING.
7. WIRE #4 THROUGH #0 SHALL BE COPPER THRU #0 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 10000 RMS SYM. CURRENT LIMITING BREAKERS (10,000 A.I.C.) OR EQUAL BY GE OR ITE. ENCLOSED NON-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.



5 A-1 WALL SECTION
SCALE : 3/4" = 1'-0"



6 A-1 WALL SECTION
SCALE : 3/4" = 1'-0"

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REVISIONS	BY

EXTERIOR ELEVATIONS
FLOOR PLAN
FOUNDATION PLAN
TYPICAL WALL SECTION

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

R.B. CUSTOM DESIGNS INC.
2108 N. Jamsburg Road
Jamsburg, Illinois 60051
Phone: 815-791-4491
Fax: 815-307-8200

Date	4/30/24
Scale	AS NOTED
Drawn	RJB
Job	2024-47
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

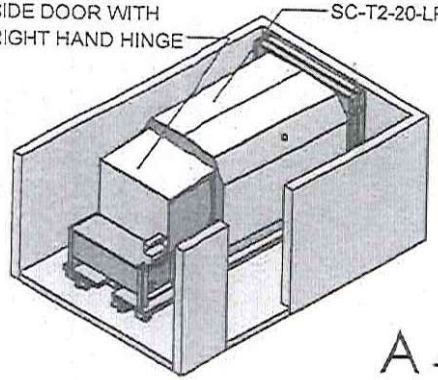
NOTE:
- IT IS THE SOLE RESPONSIBILITY OF THE HAULER TO DETERMINE IF THERE ARE ADEQUATE CLEARANCES AND IF THEY CAN LOAD, UNLOAD AND TRANSPORT THE EQUIPMENT SAFELY.
- J.V. MANUFACTURING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO THE EQUIPMENT, PROPERTY, OR ROLL OFF RESULTING FROM LOADING, UNLOADING, OR HAULING,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

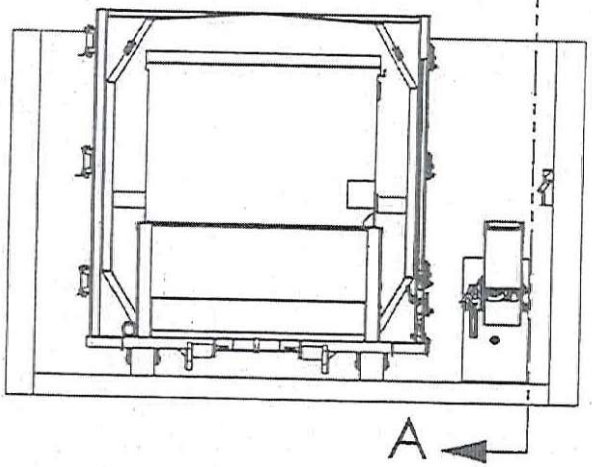
NOTE: THIS IS A CONCEPTUAL DRAWING ONLY. FIELD CONDITIONS MAY REQUIRE AN ALTERNATIVE LOCATION AND/OR DESIGN.

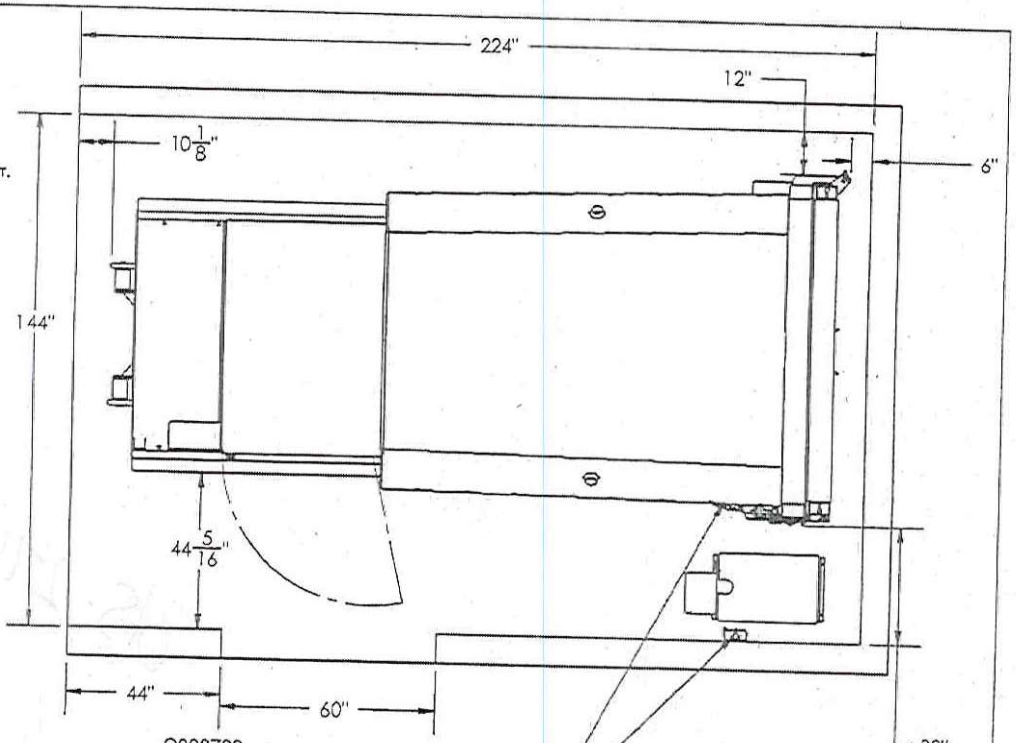
ELECTRICAL SPECS WITH VT00523001 SINGLE PHASE OPTION	
MOTOR HP	5
FULL LOAD AMPS	28
VOLTAGE	230
FUSE MAX SIZE	45
CIRCUIT BREAKER	60
RECOMMENDED DISCONNECT(AMPS)	60

Q007857
ENCLOSED HOPPER WITH RIGHT SIDE DOOR WITH RIGHT HAND HINGE

SC-T2-20-LP



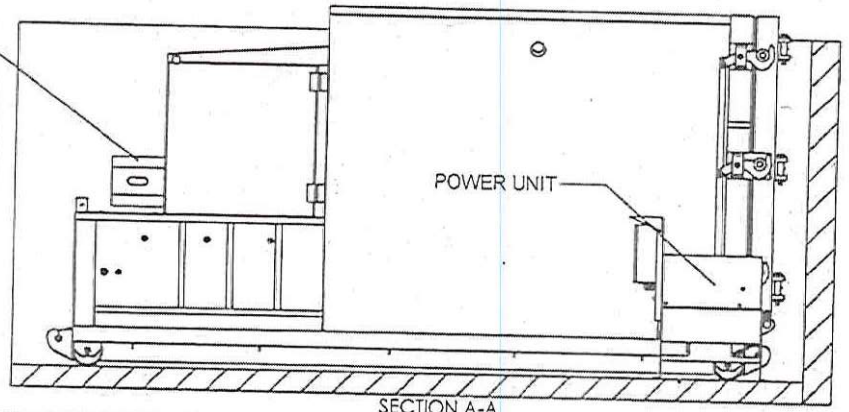




Q008793
HYD/ELEC COUPLER AT DUMP DOOR

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

DWN.	DATE	SCALE	REV.
BR	4-13-21		

TICKET # | DRW NO. SP13633_SL-2-SC-Cunat Wing Park Elgin, IL

REV.	DATE	DESCRIPTION	INT.

951 FAIRWAY GREENS

GOLF COURSE RD




PREMIER PAVING OF NORTHERN ILLINOIS, 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
PROPOSED FUTURE COMPACTOR LOCATION
MINUS 3 STALLS


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


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 ILLINOIS, 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'

PREMIER PAVING OF NORTHERN ILLINOIS, INC.

FRONT ENTRANCE RE-CONFIGURATION
*STEP AND CURB

NOT TO SCALE

DIAGRAM
ASPHALT PARKING LOT (BLACK)
CONCRETE STEP (GRAY)
B-6 CURB (RED)



Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Bid Award – Tree Removal & Stump Grinding Services

Staff Recommendation: Motion to award the bid for Tree Removal & Stump Grinding Services to the lowest responsive and responsible bidder, Advanced Tree Care, Inc. and adopt a Resolution authorizing the City Manager to execute a 16-month contract with Advanced Tree Care, Inc. in the bid unit prices, and authorize up to three optional one-year extensions in the bid unit prices

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

---

Background:

The Public Works Department maintains over 20,000 trees throughout the City. The large scope of work associated with maintaining a healthy urban forest of this size necessitates the occasional use of contracted services. Contracted tree removal services are used to remove trees that are diseased, damaged, or considered a hazard. Trees removed by the contractor are generally too large for the Public Works Department's tree removal capabilities, have suffered significant storm damage, or require technically complex removal near power lines. Stump grinding services are used to remove the resulting stumps from tree removals and restore the parkway areas where trees have been removed. Additional emergency services may also be required after severe weather that results in widespread damage, necessitating tree and brush removal to clear roadways and sidewalks.

The Tree Removal & Stump Grinding Services contract includes pricing for tree removals and stump grinding. Additionally, hourly rates for emergency services have been provided if emergency work is required due to tree damage caused by severe weather. Any emergency services must be authorized by the Director of Public Works.

During the term of the contract, from September 2024 through December 2025, Public Works anticipates needing to contract the removal of an estimated 79 trees due to disease, damage, or being considered a hazard, and grind 68 stumps remaining from trees removed by Public Works staff, at an anticipated total cost of $73,866.00.

Staff followed the City's procurement policies and advertised the Tree Removal & Stump Grinding Services program in the newspaper and on QuestCDN, a web-based bid solicitation service that attracts local and national vendors and contractors. Additionally, staff reached out to sixteen tree service contractors in an effort to solicit competitive bids. Sealed bids were publicly opened on August 6, 2024. The breakdown of bids is as follows:

Base Contract Term: September 1, 2024 through December 31, 2025	Est Qty	√ Advanced Tree Care Lincolnshire, IL		Landscape Concepts Grayslake, IL		Homer Tree Care Lockport, IL		Clean Cut Tree Service Grayslake, IL		Brightview Landscape Long Grove, IL	
Tree Size		Price per Removal	Total	Price per Removal	Total	Price per Removal	Total	Price per Removal	Total	Price per Removal	Total
Class A (under 6")	4	$110.00	$440.00	$125.00	$500.00	$550.00	$2,200.00	$240.00	$960.00	$150.00	$600.00
Class B (6.1"-12")	4	$230.00	$920.00	$195.00	$780.00	$550.00	$2,200.00	$400.00	$1,600.00	$500.00	$2,000.00
Class C (12.1"-18")	13	$300.00	$3,900.00	$485.00	$6,305.00	$850.00	$11,050.00	$800.00	$10,400.00	$1,000.00	$13,000.00
Class D (18.1"- 24")	19	$480.00	$9,120.00	$750.00	$14,250.00	$875.00	$16,625.00	$1,200.00	$22,800.00	$1,600.00	$30,400.00
Class E (24.1"-30")	23	$1,100.00	$25,300.00	$950.00	$21,850.00	$1,200.00	$27,600.00	$1,600.00	$36,800.00	$2,250.00	$51,750.00
Class F (30.1"-36")	10	$1,300.00	$13,000.00	$1,350.00	$13,500.00	$1,400.00	$14,000.00	$2,000.00	$20,000.00	$3,250.00	$32,500.00
Class G (36"+)	6	$1,500.00	$9,000.00	$1,795.00	$10,770.00	$1,500.00	$9,000.00	$2,600.00	$15,600.00	$3,750.00	$22,500.00
	79		**$61,680.00**		**$67,955.00**		**$82,675.00**		**$108,160.00**		**$152,750.00**
Stump Size											
Under 6"	5	$54.00	$270.00	$75.00	$375.00	$250.00	$1,250.00	$80.00	$400.00	$50.00	$250.00
6.1" - 12"	24	$108.00	$2,592.00	$95.00	$2,280.00	$250.00	$6,000.00	$160.00	$3,840.00	$100.00	$2,400.00
12.1" - 18"	19	$216.00	$4,104.00	$125.00	$2,375.00	$350.00	$6,650.00	$220.00	$4,180.00	$135.00	$2,565.00
18.1" - 24"	13	$216.00	$2,808.00	$215.00	$2,795.00	$350.00	$4,550.00	$320.00	$4,160.00	$167.00	$2,171.00
24.1" - 30"	5	$300.00	$1,500.00	$265.00	$1,325.00	$400.00	$2,000.00	$420.00	$2,100.00	$250.00	$1,250.00
30.1" - 36"	1	$432.00	$432.00	$315.00	$315.00	$450.00	$450.00	$520.00	$520.00	$267.00	$267.00
Over 36"	1	$480.00	$480.00	$365.00	$365.00	$450.00	$450.00	$620.00	$620.00	$340.00	$340.00
	68		**$12,186.00**		**$9,830.00**		**$21,350.00**		**$15,820.00**		**$9,243.00**
TOTAL		**$73,866.00**		**$77,785.00**		**$104,025.00**		**$123,980.00**		**$161,993.00**	

√ Indicates recommended lowest responsible bidder

The City has allocated $135,000 for tree planting and tree removal services in Fiscal Year 2024B. The Fiscal Year 2025 budget should be similar. This work will be measured and paid for based on the bid unit prices.

The schedule, budget, and quantities for this work are developed annually based on tree condition assessments conducted by the City Arborists. There may be a need to remove more or fewer trees and stumps than estimated during the year due to storm damage or disease, which are factors that cannot be predicted before a multi-year contract is awarded. Therefore, to accommodate potential changes in the scope due to unforeseen circumstances, this contract is being awarded based on the bid unit prices.

Recommendation

The Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding a sixteen (16) month contract with up to three optional one-year extensions for Tree Removal & Stump Grinding Services to the lowest responsive and responsible bidder, Advanced Tree Care, Inc., at the bid unit prices.

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and

(iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The City has previously worked with Advanced Tree Care, Inc. and has been satisfied with their services. Tree removal and stump grinding is conducted as an annual program and funds for this work are budgeted each fiscal year.

Votes Required to Pass:
Simple majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need for tree removal and stump grinding services; and

WHEREAS, the CITY received and publicly opened bids for the Tree Removal & Stump Grinding Services on August 6, 2024; and

WHEREAS, the lowest responsible and responsive bidder is Advanced Tree Care, Inc.

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 execute a sixteen (16) month contract between the CITY OF CRYSTAL LAKE and Advanced Tree Care Inc. for Tree Removal & Stump Grinding Services, in the bid unit prices; and

BE IT FURTHER RESOLVED that City Manager is authorized to approve up to three one-year extensions of this contract, with option year pricing in the bid amounts.

DATED this 20th day of August, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

Draft

ATTEST

_____

CITY CLERK

PASSED: August 20, 2024
APPROVED: August 20, 2024

Draft

THE CITY OF CRYSTAL LAKE

CONTRACT FOR THE

TREE REMOVAL & STUMP GRINDING SERVICES

BIDDER'S PROPOSAL

Full Name of Bidder Advanced Tree Care ("Bidder")

Principal Office Address 600 Industrial Dr, Lincolnshire IL

Local Office Address _____

Contact Person Mike Bramucci Telephone 847-587-8500

TO: The City of Crystal Lake ("Owner")
100 W. Woodstock Street
Crystal Lake, Illinois 60045

Attention: *Michael Wisinski – Public Works Manager*
SEALED BID: 2024 Tree Removal & Stump Grinding Services

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. _____, which are securely stapled to the end of this Bidder's Proposal [if none, write "NONE"] ("Bid Package").

Bidder acknowledges and agrees that all terms capitalized in this Bidder's Proposal shall have the meaning given to them in the documents included in the Bid Package.

1. **Work Proposal**

A. Contract and Work. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will contract with Owner, in the form of the Contract included in the Bid Package: (1) to provide, perform and complete at the site or sites described in the Bid Package ("Work Site") and in the manner described and specified in the Bid Package all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the Tree Removal & Stump Grinding Services; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract included in the Bid Package; (3) to procure and furnish all Bonds and all certificates and policies of insurance specified in the Bid Package; (4) to pay all applicable federal, state and local taxes; (5) to do all

Advanced Tree Care

PROPOSAL

SCHEDULE OF PRICES

A. UNIT PRICE CONTRACT

For providing, performing, and completing all Work, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item:

Base Contract Term: September 1, 2024 through December 31, 2025

Tree Removal & Stump Grinding			
Tree Size (Diameter at Breast Height in Inches)	Estimated Quantity*	Price Per Removal	Extension
Class A (under 6")	4	$110	$440
Class B (6.1"-12")	4	$230	$920
Class C (12.1"-18")	13	$300	$3,900
Class D (18.1"- 24")	19	$480	$9,120
Class E (24.1"-30")	23	$1,100	$25,300
Class F (30.1"-36")	10	$1,300	$13,000
Class G (36"+)	6	$1,500	$9,000
*Estimated quantities are not a guarantee of quantities		TOTAL (A1):	$61,680

Stump Grinding Only			
Stump Size (Diameter in Inches)	Estimated Quantity*	Price Per Removal	Extension
Under 6"	5	$54	$270
6.1" - 12"	24	$108	$2,592
12.1" - 18"	19	$216	$4,104
18.1" - 24"	13	$216	$2,808
24.1" - 30"	5	$300	$1,500
30.1" - 36"	1	$432	$432
Over 36"	1	$480	$480
*Estimated quantities are not a guarantee of quantities		TOTAL (A2):	$12,186

Advanced Tree Care

SCHEDULE OF PRICES (CONT'D.)

Labor & Equipment Hourly Rates - Normal Work Hours	
Labor/Equipment	**Hourly Rate**
Foreman	$85
Climber	$85
Groundman/Laborer	$65
Bucket Truck 50 ft. Min	$40
Chipper Truck & Chipper/min 85hp	$40
Stump Grinder min. 35hp with Operator	$110
Grapple Truck with Operator/min. 25yd	$85

Labor & Equipment Hourly Rates - Emergency/After Hours Response	
Labor/Equipment	**Hourly Rate**
Foreman	$110
Climber	$110
Groundman/Laborer	$85
Bucket Truck 50 ft. Min	$40
Chipper Truck & Chipper/min 85hp	$65
Stump Grinder min. 35hp with Operator	$140
Grapple Truck with Operator/min. 25yd	$85

Advanced Tree Care

SCHEDULE OF PRICES (CONT'D.)

AWARD CRITERIA TOTAL	
The Tree & Stump Removal contract award criteria will consider the total base contract term bid (September 1, 2024 through December 31, 2025) for "Tree Removal & Stump Grinding" (A1) and "Stump Grinding Only" (A2). Hourly rates are required to be provided and may be exercised at the City's discretion on an as-needed basis. For the purpose of comparing bids, the anticipated quantity of trees and stumps to be removed during the contract term will be used in extending the unit prices to arrive at the total bid price. Quantities are estimates and are subject to change.	
TOTAL (A1):	$ 61,680
TOTAL (A2):	$ 12,186
AWARD CRITERIA TOTAL :	$ 73,866

AWARD CRITERIA TOTAL IN WRITING :	seventy three thousand eight hundred sixty six dollars

OPTIONAL YEAR UNIT PRICING			
Tree Size (Diameter at Breast Height in Inches)	Optional Year 2 (January 1, 2026 - December 31, 2026)	Optional Year 3 (January 1, 2027 - December 31, 2027)	Optional Year 4 (January 1, 2028 - December 31, 2028)
Class A (under 6")	$110	$110	$110
Class B (6.1"-12")	$230	$230	$230
Class C (12.1"-18")	$300	$300	$300
Class D (18.1"- 24")	$480	$480	$480
Class E (24.1"-30")	$1,100	$1,100	$1,100
Class F (30.1"-36")	$1,300	$1,300	$1,300
Class G (36"+)	$1,500	$1,500	$1,500
Stump Size (Diameter in Inches)	**Optional Year 2 (January 1, 2026 - December 31, 2026)**	**Optional Year 3 (January 1, 2027 - December 31, 2027)**	**Optional Year 4 (January 1, 2028 - December 31, 2028)**
Under 6"	$54	$54	$54
6.1" - 12"	$108	$108	$108
12.1" - 18"	$216	$216	$216
18.1" - 24"	$216	$216	$216
24.1" - 30"	$300	$300	$300
30.1" - 36"	$432	$432	$432
Over 36"	$480	$480	$480

Advanced Tree Care

SCHEDULE OF PRICES (CONT'D.)

Labor & Equipment Hourly Rates Normal Hours	Optional Year 2 (January 1, 2026 - December 31, 2026)	Optional Year 3 (January 1, 2027 - December 31, 2027)	Optional Year 4 (January 1, 2028 - December 31, 2028)
Foreman	$85	$85	$85
Climber	$85	$85	$85
Groundman/Laborer	$65	$65	$65
Bucket Truck 50 ft. Min	$40	$40	$40
Chipper Truck & Chipper/min 85hp	$40	$40	$40
Stump Grinder min. 35hp with Operator	$110	$110	$110
Grapple Truck with Operator/min. 25yd	$85	$85	$85
Labor & Equipment Hourly Rates Emergency/After Hours Response	**Optional Year 2 (January 1, 2026 - December 31, 2026)**	**Optional Year 3 (January 1, 2027 - December 31, 2027)**	**Optional Year 4 (January 1, 2028 - December 31, 2028)**
Foreman	$110	$110	$110
Climber	$110	$110	$110
Groundman/Laborer	$85	$85	$85
Bucket Truck 50 ft. Min	$40	$40	$40
Chipper Truck & Chipper/min 85hp	$65	$65	$65
Stump Grinder min. 35hp with Operator	$140	$140	$140
Grapple Truck with Operator/min. 25yd	$85	$85	$85

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract;

2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions,

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Bid Award – Tree Replacement Program – Purchase, Planting, & Delivery

Staff Recommendation: Motion to award the bid for the Tree Replacement Program – Purchase, Planting, & Delivery to the lowest responsive and responsible bidder, Acres Enterprises, LLC dba Yellowstone Landscape and adopt a Resolution authorizing the City Manager to execute a 16 month contract with Acres Enterprises, LLC dba Yellowstone Landscape in the bid unit prices, and authorize up to three optional one-year extension in the bid unit prices

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

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Background:
The City implements a tree replacement program to maintain and enhance its urban forest. The Public Works Department maintains over 20,000 trees, which reduce home cooling costs, remove air pollutants, reduce stormwater runoff, and provide shade. Additionally, they enhance the aesthetic appeal of neighborhoods and increase property values. To preserve these benefits, the City replaces trees that are removed due to disease, damage, or being considered a hazard.

The Tree Replacement Program, which includes the purchase, delivery, and planting of trees, is contracted out due to the large quantity of trees that Public Works is responsible for maintaining. In the upcoming three planting seasons (fall of 2024, spring of 2025, and fall of 2025), Public Works anticipates replacing an estimated 263 trees at an anticipated cost of $82,255.00.

Staff followed the City's procurement policies and advertised the tree replacement program in the newspaper and on QuestCDN, a web-based bid solicitation service that attracts local and national vendors and contractors. Additionally, staff reached out to sixteen tree service contractors in an effort to solicit competitive bids. Sealed bids were publicly opened on August 6, 2024. Only one bid was received; however, the City has worked with the vendor, Acres Enterprises, LLC dba Yellowstone Landscape, previously, and the pricing offered is comparable to the pricing provided by the vendor in the previous contract. The breakdown of the bid is as follows:

Base Contract Term: September 1, 2024 through December 31, 2025				
The base contract term will cover a fall planting in 2024, a spring planting in 2025 and a fall planting in 2025.				
Tree Replacement Program -Unit Price Per Tree				
Tree Species (Botanical -Common Name 'Variety/Cultivar')	**Size (Trunk Caliper in Inches)**	**Estimated Quantity**	**Price Per Tree**	**Extension**
Acer platanoides – Norway Maple 'Emerald Lustre' 'Queen'	2"	30	$197.00	$5,910.00
Acer platanoides – Norway Maple (Red Leaf) 'Royal Red'	2"	1	$197.00	$197.00
Acer rubrum – Red Maple 'Brandywine' 'Red Sunset'	2"	13	$197.00	$2,561.00
Acer saccharum - Sugar Maple 'Bailstra' 'Fall Fiesta'	2"	15	$202.00	$3,030.00
Acer tataricum - Tatarian Maple 'GarAnn - Hot Wings ™'	2"	14	$197.00	$2,758.00
Aesculus x carnea Fort McNair Red Horse Chestnut 'Fort McNair'	2"	2	$210.00	$420.00
Aesculus glabra - Ohio Buckeye	2"	1	$210.00	$210.00
Aesculus hippocastanum Common Horse Chestnut	2"	4	$210.00	$840.00
Celtis occidentalis Hackberry	2"	8	$202.00	$1,616.00
Cercis canadensis - Eastern Redbud	2"	1	$210.00	$210.00
Crataegus crus-galli var. inermis Thornless Cockspur Hawthorn	2"	1	$197.00	$197.00
Ginkgo biloba Ginkgo *(male only)*	2"	26	$302.00	$7,852.00
Gleditsia triacanthos 'inermis' – Thornless Honeylocust 'Skyline'	2"	2	$197.00	$394.00
Gymnocladus dioicus Kentucky Coffeetree *(male only)*	2"	23	$202.00	$4,646.00
Liriodendron tulipifera Tuliptree	2"	10	$202.00	$2,020.00
Platanus × acerifolia London Planetree	2	1	$197.00	$197.00
Quercus bicolor Swamp White Oak	2"	8	$205.00	$1,640.00
Quercus rubra Red Oak	2"	33	$205.00	$6,765.00
Syringa reticulata - Japanese Tree Lilac 'Ivory Silk'	2"	48	$205.00	$9,840.00
Tilia cordata – Littleleaf Linden 'Glenleven' 'Greenspire'	2"	10	$197.00	$1,970.00
Ulmus x 'Morton' 'Accolade™ Elm'	2"	6	$186.00	$1,116.00
Ulmus x 'Morton Glossy' 'Triumph™ Elm'	2"	6	$186.00	$1,116.00
Planting/Installation Price Per Tree		263	$100	$26,300.00
Delivery Price Per Tree When Planting Is Not		30	$15.00	$450.00
			TOTAL :	$82,255.00

OPTIONAL YEAR UNIT PRICING			
Tree Species (Botanical/Common Name/Variety/Cultivar) *All trees sized at 2" trunk caliper*	**Optional Year 2 (January 1, 2026 - December 31, 2026)**	**Optional Year 3 (January 1, 2027 - December 31, 2027)**	**Optional Year 4 (January 1, 2028 - December 31, 2028)**
Acer platanoides – Norway Maple 'Emerald Lustre' 'Queen'	$207.00	$217.00	$228.00
Acer platanoides – Norway Maple (Red Leaf) 'Royal Red'	$207.00	$217.00	$228.00
Acer rubrum – Red Maple 'Brandywine' 'Red Sunset'	$207.00	$217.00	$228.00
Acer saccharum - Sugar Maple 'Bailstra' 'Fall Fiesta'	$212.00	$223.00	$234.00
Acer tataricum - Tatarian Maple 'GarAnn - Hot Wings ™'	$207.00	$217.00	$228.00
Aesculus x carnea - Fort McNair Red Horse Chestnut 'Fort McNair'	$220.00	$231.00	$243.00
Aesculus glabra - Ohio Buckeye	$220.00	$231.00	$243.00
Aesculus hippocastanum - Common Horse Chestnut	$220.00	$231.00	$243.00
Celtis occidentalis - Hackberry	$212.00	$223.00	$234.00
Cercis canadensis - Eastern Redbud	$220.00	$231.00	$243.00
Crataegus crus-galli var. inermis Thornless Cockspur Hawthorn	$207.00	$217.00	$228.00
Ginkgo biloba - Ginkgo *(male only)*	$317.00	$333.00	$349.00
Gleditsia triacanthos var. inermis Thornless Honeylocust	$207.00	$217.00	$228.00
Gymnocladus dioicus - Kentucky Coffeetree *(male only)*	$212.00	$223.00	$234.00
Liriodendron tulipifera - Tuliptree	$212.00	$223.00	$234.00
Platanus × acerifolia - London Planetree	$207.00	$217.00	$228.00
Quercus bicolor - Swamp White Oak	$215.00	$225.00	$237.00
Quercus rubra - Red Oak	$215.00	$225.00	$237.00
Syringa reticulata - Japanese Tree Lilac 'Ivory Silk'	$215.00	$225.00	$237.00
Tilia cordata – Littleleaf Linden 'Glenleven' 'Greenspire'	$207.00	$217.00	$228.00
Ulmus x 'Morton' - 'Accolade™ Elm'	$195.00	$205.00	$215.00
Ulmus x 'Morton Glossy' - 'Triumph™ Elm'	$195.00	$205.00	$215.00
Planting/Installation Price Per Tree	$105.00	$110.00	$115.00
Delivery Price Per Tree When Planting Is Not Required	$16.00	$17.00	$18.00

The City has allocated $135,000 for tree planting and removal services in Fiscal Year 2024B. The Fiscal Year 2025 budget is expected to be similar. This work will be measured and paid for based on the bid unit prices.

The schedule, budget, and quantities for this work are developed annually based on tree condition assessments conducted by the City Arborist and tree removals conducted during the previous year. There may be a need to replace more or fewer trees than estimated during the year due to trees removed because of storm damage or disease, which are factors that cannot be predicted before a multi-year contract is awarded. Therefore, to accommodate potential changes in the scope due to unforeseen circumstances, this contract is being awarded in the bid unit prices.

Recommendation

The Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding a sixteen (16) month contract with up to three optional one-year extensions for the Tree Replacement Program to the lowest responsive and responsible bidder, Acres Enterprises, LLC dba Yellowstone Landscape, at the bid unit prices.

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The City has previously worked with Acres Enterprises, LLC dba Yellowstone Landscape and has been satisfied with their services. Tree replacement is conducted as an annual program and funds for this work are budgeted each fiscal year.

Votes Required to Pass:

Simple majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need for a tree replacement program to maintain the urban forest and canopy of the City; and

WHEREAS, the CITY received and publicly opened bids for the Tree Replacement Program – Purchase, Planting, & Delivery on August 6, 2024; and

WHEREAS, the lowest responsible and responsive bidder is Acres Enterprises, LLC dba Yellowstone Landscape

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 execute a sixteen (16) month contract between the CITY OF CRYSTAL LAKE and Acres Enterprises, LLC dba Yellowstone Landscape for tree replacement, including purchasing, planting, and delivery, in the bid unit prices; and

BE IT FURTHER RESOLVED that City Manager is authorized to approve up to three one-year extension of this contract, with option year pricing in the bid amounts.

DATED this 20th day of August, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

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SEAL

ATTEST

_____
CITY CLERK

PASSED: August 20, 2024
APPROVED: August 20, 2024

Draft

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Ordinance waiving the procurement requirements for professional services under City Code Section 102-8 and awarding the contract for Drinking Water and Wastewater Laboratory Services to Pace Analytical Services, LLC

Staff Recommendation: Motion to adopt an Ordinance waiving procurement requirements under City Code Section 102-8 and awarding the proposal for Drinking Water and Wastewater Laboratory Services to Pace Analytical Services, LLC and authorizing the City Manager to execute an agreement with Pace Analytical Services, LLC for the Drinking Water and Wastewater Laboratory Services for a 16 month contract in in the proposed prices, and authorize up to three optional one-year extensions in the proposed prices

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

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Background:
The Illinois Environmental Protection Agency (IEPA) requires all community water suppliers and wastewater treatment plant operators to complete a variety of tests for contaminants and biological properties to demonstrate compliance with IEPA regulations. This information is collected, analyzed, and reported on a monthly, quarterly, and annual basis to the IEPA for compliance. The water system results are also summarized annually in the Consumer Confidence Report.

In addition to regulatory compliance testing, the Water and Sewer Division requires emergency (after-hours and weekend) testing and analysis when water main breaks necessitate a shutdown in part of the distribution system. If a water main break cannot be repaired under pressure, the water system in that area is shut down and repairs are made. A shutdown of the water main in an area results in a loss of water pressure and requires the issuance of a boil order (IEPA regulations). The boil order remains in effect until the repairs are completed and a sample from the shutdown area is taken, analyzed, and the results pass IEPA testing requirements. Boil orders are disruptive to

residents and businesses. Therefore, it is in the public interest to collect and analyze the samples as quickly as possible to lift the boil order.

The Wastewater Division has an in-house laboratory and many samples are collected and analyzed in-house to reduce costs. However, certain tests require outside laboratory analysis. The type and frequency of the tests vary based on IEPA requirements at the time and the workload at the Wastewater Division laboratory.

The Wastewater and Water & Sewer divisions have budgeted $66,000 for these services during Fiscal Year 2024B. The anticipated Fiscal Year 2025 budget will be increased to provide for these services over a full calendar year. This work will be measured and paid for based on the proposed unit prices.

Consultant Selection Process

There are very few laboratories in northern Illinois that provide drinking water and wastewater analytical services. As smaller local labs are purchased and merge with larger regional labs, the options for analytical laboratory services continue to decrease. Other laboratories that conduct similar analytical services are located outside the northeastern Illinois region; however, these labs require samples to be shipped, increasing costs and risking permit violations due to samples being delivered outside the appropriate hold time, temperature range, or sample jars breaking during shipping. This can cause the sample to be invalid and possibly lead to permit violations if samples cannot be processed within required timeframes or resampled.

Contracting with a local laboratory allows for quick delivery of samples to the lab via courier service, which picks up and transports samples. This shortens the turnaround time for sample results and helps keep collected samples compliant with Environmental Protection Agency standards concerning sample temperature and hold time. For water main breaks, a local laboratory reduces the time a boil order is in effect.

Pace Analytical has a laboratory located in McHenry and other laboratories in Illinois. The McHenry location provides the necessary testing for water main breaks (boil orders). There are no other IEPA certified laboratories in McHenry County for water and wastewater testing. They can provide the required services for the City's Wastewater and Water Production divisions to stay compliant with federal regulations and meet the needs of the divisions. Pace Analytical has been responsive to the City's concerns regarding past sample analyses, and staff have been satisfied with Pace Analytical's performance during the previous contract term. The pricing increases provided in Pace Analytical's proposal are in line with those anticipated by City staff. Staff is satisfied with Pace Analytical's performance during the previous contract term.

Recommendation:

This contract is being presented with a request to waive the procurement process outlined in Section 102-8 of the City Code. The current City Code does not allow for the selection of professional services based solely on technical expertise or their experience during previous contract terms covering the same scope of services. Due to the limited number of regional labs, the costs and risks associated with shipping samples to a non-regional lab, and past customer service and permit violation issues with other regional labs, City staff recommends waiving the

procurement requirements outlined in Section 102-8 of the City Code. Staff has reviewed the proposed scope, fee, and hourly rates and finds them comparable to what other similar analytical laboratories charge for these services.

Based on the factors discussed above, staff believes that awarding the contract to Pace Analytical, LLC would be "the most advantageous to the City" and that Pace Analytical, LLC is best suited for these services.

Laboratory analytical service expenses are anticipated annually, and funds are budgeted for these services each fiscal year. However, the frequency of required analyses due to the unpredictable nature of main breaks and the regularly increasing testing requirements imposed by State and Federal regulations, cannot be fully anticipated at the time the contract is awarded. Therefore, to accommodate potential changes in scope due to unforeseen circumstances, this contract is being awarded based on the proposed prices.

Votes Required to Pass:

Two-thirds of the City Council members holding office (four votes) excluding the mayor

Ordinance #:

ORDINANCE APPROVING THE WAIVER OF PROCUREMENT PROCEDURES OF THE CITY CODE SECTION 102-8

WHEREAS it is necessary to provide the City's residents and businesses with a safe and adequate supply of drinking water as well as ensure wastewater is treated effectively; and

WHEREAS, Pace Analytical, LLC has been providing analytical laboratory services to the City for Drinking Water and Wastewater samples since a contract was awarded on September 7, 2021; and

WHEREAS, Pace Analytical, LLC has satisfactorily performed previous laboratory services for the City and therefore has an existing relationship with the City; and

WHEREAS, Pace Analytical, LLC has a laboratory in McHenry and can provide the required services for the City's Wastewater and Water Production divisions to stay compliant with federal regulations and meet the needs of the divisions without the need to ship samples for analysis; and

WHEREAS, the Mayor and City Council have found and determined that waiver of the formal procurement procedures under 102-8 of the City Code would be in the best interest of the City and its residents.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE THAT:

SECTION ONE. Recitals. The foregoing recitals are incorporated as though fully set forth herein.

SECTION TWO. Waiver of Procurement of Drinking Water and Wastewater Laboratory Services. The waiver of the formal procurement requirements under Section 102-3 of the Code is approved and the City Manager is hereby authorized to enter into a 16 month contract with Pace

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Analytical, LLC for design Drinking Water and Wastewater Laboratory Services in the proposed prices, and authorize up to three optional one-year extensions in the proposed prices.

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

DATED this 20th day of August 20, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: August 20, 2024
APPROVED: August 20, 2024

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City of Crystal Lake
Drinking Water and Wastewater Laboratory Services Contract

The proposer is required to provide all required sampling bottles to the City of Crystal Lake before the start of the specific sampling period. Preprinted Chain of Custody forms and sample bottles are to be provided with appropriate preservatives where necessary. The City of Crystal Lake staff will collect all samples. Proposer must use Illinois EPA approved analytical methods, minimum detection limits and standards associated with the specific samples as set by the permit requirements. The proposer must have in place a system to proactively track the City of Crystal Lake's monitoring schedule to assure that bottles are provided and sample results are reported to the Illinois EPA by sampling and reporting deadlines to avoid monitoring violations. The City must be notified a minimum of two business days prior to end of sample period if samples the City has not submitted a required sample to the lab. There will be a $1,000 charge to the lab per sample result not submitted to EPA due to lab notification or reporting error.

The Proposer will be required to provide transportation as required for all water and wastewater samples. The Water Division requires two scheduled sample pickups per week on Monday and Tuesday afternoons. Although most samples in the Wastewater Division are run in-house, there may be times contracted services are required. In these cases the Wastewater Division would require two scheduled sample pickups per week at a minimum on Monday and Tuesday afternoons. Additional costs for transportation of samples must be included on price sheet and outlined in detail.

On shortened holiday weeks sampling and associated required transportation may be skipped or rescheduled only if acceptable to both the City of Crystal Lake and the Proposer. The Proposer is required to provide the City of Crystal Lake a schedule of the laboratory holidays so that adjustments in sampling collection can be anticipated.

The Proposer must have a laboratory and staff available for weekend and holiday bacteriological analysis due to emergencies (i.e. main breaks). Additional costs to provide weekend and holiday coverage must also be outlined in the proposal. Additional costs outlined below should be all-inclusive and be onetime costs per sample. The City of Crystal Lake realizes that should a sample require analysis on a Saturday that laboratory staff would be required to complete the analysis on Sunday. The charge for a Saturday coliform sample should reflect the total additional cost for the response on BOTH days.

It is required that Proposers refer to the City of Crystal Lake current monitoring schedule available on the Illinois EPA website <http://epadata.epa.state.il.us/water/>. The Proposer is responsible for monitoring any changes to the schedule and notifying the City of Crystal Lake and make adjustments accordingly.

The Proposer is required to report all sampling results electronically to the Illinois EPA and via hardcopy and via e-mail to the City of Crystal Lake. Results must be submitted to the Illinois EPA within the current monitoring period of the sample to avoid a monitoring violation.

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All samples results must be reported in the generally accepted measurement (i.e. mg/l, ug/l, ng/l, mg/kg for a dry weight basis, etc.)

Project Detail

The winning proposer shall be responsible for supplying the following:

Notify the City of Crystal Lake if a sample is missing before the end of the sample period. The winning proposer shall also notify the City if samples are out of range. Notification to the City must be within sufficient time so the City can sample and the lab can submit the sample results to the EPA within compliance deadlines.

Failure to notify the City of Crystal Lake of any EPA water sampling compliance requirements will result in liability to the contractor of all costs incurred by the City such as but not limited to administration, notification, advertising, and additional sampling.

If the City of Crystal Lake is unable to schedule emergency water analysis such as weekend or holiday samples, the contractor will be liable for any additional costs incurred such as administration, travel time, and additional lab fees.

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Sample Schedule:

- Proactively track the City of Crystal Lake's monitoring schedule to assure that bottles are provided and sample results are reported to the Illinois EPA by sampling and reporting deadlines to avoid monitoring violations
- The City must be notified a minimum of two days prior to end of sample period if samples City has not submitted a required sample to the lab

Sample Kit/Supplies:

- Supply the City with all required bottles before the associated monitoring period begins.
- Supply all preservatives either in bottle or separately with included instructions.
- Supply labels for bottles.
- Supply custody seals for coolers/sampling containers.
- Supply cooling methods during transportation for required samples.

Transportation:

- Supply routine transportation (minimum weekly) of samples (typically Mondays and Tuesdays)
- Supply emergency transportation of samples (boil orders)
- Pick up of samples will be coordinated with the Wastewater Laboratory Supervisor and the Water Division Superintendent for samples associated with their respective divisions.
- All samples from WWTP#3 will be brought to WWTP#2 by City staff for pickup purposes.

Methods, Accreditation, and Certification:

- Ensure that all analytical testing is completed using EPA approved methods.
- All samples will be perseveration and holding times will follow US EPA approved methods listed in 40 CFR 136. All parameters will be analyzed using US EPA approved methods listed in 40 CFR 136, or equivalent recognized methods.
- Labs must provide proof of their current lab certification(s) and IL Laboratory Accreditation. Labs with NELAC certification but lacking IL Accreditation may bid, but must acquire IL Accreditation before the contract period begins. Proof of accreditation must be provided to the City.
- Labs must be approved by USEPA for current UCMR testing.

Results, Reporting:

- Analytical results submitted electronically to the Illinois EPA and hardcopy and/or electronic report provided to the City of Crystal Lake.
- Analytical results must be transmitted electronically (by email), within 5 working days. The e-mail transmission must contain complete quality control documentation. (8-10 days for BOD & CBOD testing)
- Supply Method Detection Limit documentation.
- Supply Reporting Limit
- Supply Quality Assurance documentation.
- Supply Quality Control documentation.
- Supply Chain of Custody documentation. Chain of custody's will be sent back to the City attached to the sample results.
- Sample results rendered unusable due to laboratory error and/or mishandling by the laboratory shall not result in additional charges for re-sampling and City staff MUST be notified immediately via a phone call or e-mail.

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Invoicing

The winning proposer shall be responsible for supplying the following:

- If an emergency (such as equipment failure) prevents some analyses from being performed as expected, the City will be notified immediately, and may approve (at its option) a temporary subcontracting arrangement for the affected analyses. An estimate of the duration of the disruption will be provided at the time of the request.

Wastewater Specific Items:

110 Organic Priority Pollutant (except from City's NPDES Permit)

The Permittee shall conduct an analysis for the one hundred and ten (110) organic priority pollutants identified in 40 CFR 122 Appendix D, Table II as amended. This monitoring shall be done annually and reported on monitoring report forms provided by the IEPA and shall consist of the following:

a. The influent and effluent shall be sampled and analyzed for the one hundred and ten (110) organic priority pollutants. The sampling shall be done during a day when industrial discharges are expected to be occurring at normal to maximum levels. Samples for the analysis of acid and base/neutral extractable compounds shall be 24-hour composites. Five (5) grab samples shall be collected each monitoring day to be analyzed for volatile organic compounds. A single analysis for volatile pollutants (Method 624) may be run for each monitoring day by compositing equal volumes of each grab sample directly in the GC purge and trap apparatus in the laboratory, with no less than one (1) mL of each grab included in the composite. Wastewater samples must be handled, prepared and analyzed by GC/MS in accordance with USEPA Methods 624 and 625 of 40 CFR 136 as amended.
b. The sludge shall be sampled and analyzed for the one hundred and ten (110) organic priority pollutants. A sludge sample shall be collected concurrent with a wastewater sample and taken as final sludge. Sampling and analysis shall conform to USEPA Methods 624 and 625 unless an alternate method has been approved by IEPA.
c. Sample collection, preservation, and storage shall conform to approved USEPA procedures and requirements.

3. In addition, the Permittee shall monitor any new toxic substances as defined by the Clean Water Act, as amended, following notification by the IEPA.

4. Permittee shall report any noncompliance with effluent or water quality standards in accordance with Standard Condition 12(e) of this Permit.

5. Analytical detection limits shall be in accordance with 40 CFR 136. Minimum detection limits for sludge analyses shall be in accordance with 40 CFR 503.

Bio-Monitoring (Acute and Chronic)

Bio monitoring is conducted to measure the effects of a substance on a living organism and are essential in the development of new drugs and in monitoring environmental pollutants. Both are procedures by which the potency or the nature of a substance is estimated by studying its effects on living matter.

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Proposer Information

Company Name: Pace Analytical Services **Telephone: 217-414-7762**_____
Address: 4314-A Crystal Lake Road___ **Fax:** _____
City, State, Zip: McHenry, IL 60050___ **Email: Jennifer.solomon@pacelabs.com**_
Contact Person: Jennifer Solomon _____

Price Proposal

Laboratory Services: The following is an estimated quantity of samples for each year. Include cost per unit and total cost for each year. The quantities may vary each year, but the cost per unit shall not be adjusted.

Year One (September 10, 2024 – December 31, 2025)

Item *(Totals from breakdown sheets below)*	Estimated Annual Cost
Water Samples	**$49985.00**
Wastewater Samples	
Influent and Effluent Semi Annual analysis Parameters	**$2979.00**
Quarterly and Semi Annual Bio-Solids Parameters	**$10703.00**
Organic Priority Pollutant	**$2760.00**
Bio-Monitoring (Acute and Chronic)	**$1200.00**
TOTAL COST	**$67,627.00**

Price for transportation (Pick-up) of samples:

Cost per regular scheduled sample pick-up (Monday & Tuesdays)	$___NC ____
Cost per unscheduled week day sample pick-up	$NC pending availability
Cost per weekend or holiday sample pick-up	$Use drop box

Price for weekend or holiday analysis:

Additional cost per coliform sample requiring analysis on Saturday	$__NC_____
Additional cost per coliform sample requiring analysis on Sunday	$__NC_____
Additional cost per coliform sample requiring analysis on a Holiday	$__NC_____

***** OPTIONAL YEAR PRICING CPI INCREASE**

Optional Year pricing will increase each year according to the Chicago-Naperville-Elgin, IL-IN-WI, CPI All Items Index 12-month percentage change, not seasonally adjusted, for the previous calendar year as reported by the U.S. Bureau of Labor Statistics.

% Increase Optional Year 2: **CPI 2026 12-month increase*****

% Increase Optional Year 3: **CPI 2027 12-month increase*****

Draft

WATER SAMPLES

Analyte Group Name	Est. # of Samples per Year	Cost Per Unit	Total Cost
Lead & Copper (Quarterly)	240	$20.00	$4800.00
Lead Only (Quarterly)	600	$11.00	$6600.00
Stage 2 DBPR	16	$105.00	$1680.00
THM_HAA	16	$105.00	$1680.00
Corrosion Control Group	20	$79.00	$1580.00
LCR WQEP	20	$128.00	$2560.00
LCR School/Daycares	20	$11.00	$220.00
Barium	3	$11.00	$33.00
Nitrate (NO3-Nitrate)	5	$12.50	$62.50
Nitrite (NO2-Nitrite)	5	$12.50	$62.50
SOC (Synthetic Organic Compounds) (Every 3 years)	10	$630.00	$6300.00
VOC (Volatile Organic Compounds) (Every 3 years)	25	$63.00	$1575.00
IOC (Inorganic Chemicals)	10	$142.00	$1420.00
Fluorides	60	$12.50	$750.00
RAD_WO_U	5	$226.00	$1130.00
Combined Radium 226 & 228	1	$194.00	$194.00
Gross Alpha Particle Activity	4	$42.00	$168.00
Coliform Colilert method	910	$10.00	$9100.00
PFAS method 537.1	24	$225.00	$5400.00
UCMR5 (Dec 24 & Jun 25)	10 (5*2 events)	$467.00	$4670.00
		TOTAL ANNUAL COST	$ 49985.00

Draft

WASTEWATER SAMPLES

I. Influent & Effluent Permit Required Analysis Parameters

Parameter Name	Code	Possible Number of Samples per Week	Unit Cost	Weekly Cost
BOD	00310	3	$17.00	$51.00
CBOD	N/A	3	$17.00	$51.00
Suspended Solids	00530	3	$10.50	$31.50
Fecal Coliform	N/A	3	$21.00	$63.00
Ammonia Nitrogen	00610	3	$16.00	$48.00
Total Phosphorus (as P)	00665	3	$21.00	$63.00
Total Nitrogen	N/A	1	$35.00	$35.00
Dissolved Phosphorus	00666	1	$37.00	$37.00
Nitrate / Nitrite	N/A	1	$21.00	$21.00
Total Kjeldahl Nitrogen (TKN)	N/A	1	$24.00	$24.00
Alkalinity	00410	1	$12.50	$12.50
Chloride	00940	2	$12.50	$25.00
Dichlorobromomethane	32101	1	$63.00	$63.00
Barium	01007	1	$6.50	$6.50
TOTAL COST		25	$314	$7850.00

Draft

II. Influent and Effluent Semi Annual analysis Parameters (19)

Parameter Name	Code	Minimum Detection Limit (mg/l)	Est. Number of Samples per Year	Unit Cost	Annual Cost
Antimony	01097	0.07	4	$6.50	$26.00
Arsenic	01002	0.05	4	$6.50	$26.00
Barium	01007	0.50	4	$6.50	$26.00
Beryllium	01012	0.005	4	$6.50	$26.00
Cadmium	01027	0.001	4	$6.50	$26.00
Chromium (hex - grab not to exceed 24 hours)	01032	0.01	4	$26.00	$104.00
Chromium (Total)	01034	0.05	4	$6.50	$26.00
Copper	01042	0.005	4	$6.50	$26.00
Cyanide - weak acid dissociable (Grab)	00718	5.0 µg/l	4	$21.00	$84.00
Cyanide (Total) (grab)	00720	5.0 µg/l	4	$21.00	$84.00
Fluoride	00951	0.1	4	$12.50	$50.00
Iron	01045	0.5	4	$6.50	$26.00
Iron Dissolved	01046	0.5	4	$16.50	$66.00
Lead	01051	0.05	4	$6.50	$26.00
Manganese	01055	0.5	4	$6.50	$26.00
Mercury (Other approved methods may be used for influent composite)	71900	0.001	4	$15.75	$63.00
Mercury *(effluent* grab using USEPA Method 1631 or equivalent)	71900	1.0 ng/L	4	$68.00	$272.00
Nickel	01067	0.005	4	$6.50	$26.00
Oil (hexane soluble or equivalent) (Grab Sample only)	00556	5.0	4	$31.50	$126.00
Phenols	32730	0.005	4	$21.00	$84.00
Selenium	01147	0.005	4	$6.50	$26.00
Silver (Total)	01077	0.003	4	$6.50	$26.00
Thallium	01059	0.3	4	$6.50	$26.00
Zinc	01092	0.025	4	$6.50	$26.00
PFAS Method 1633			4	$414.00	$1656.00
				TOTAL ANNUAL COST	**$2979.00**

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III. Quarterly and Semi Annual Bio-Solids Parameters

Parameter Name	Code	Minimum Detection Limit (mg/l)	Est. Number of Samples per Year	Unit Cost	Annual Cost
Antimony	01097	0.07	4	$6.50	$26.00
Arsenic	01002	0.05	8	$6.50	$52.00
Barium	01007	0.50	4	$6.50	$26.00
Beryllium	01012	0.005	4	$6.50	$26.00
Cadmium	01027	0.001	8	$6.50	$52.00
Chromium (Total)	01034	0.05	8	$6.50	$52.00
Copper	01042	0.005	8	$6.50	$52.00
Cyanide (Total) (grab)	00720	5.0 µg/l	4	$21.00	$84.00
Iron	01045	0.5	8	$6.50	$52.00
Lead	01051	0.05	8	$6.50	$52.00
Manganese	01055	0.5	8	$6.50	$52.00
Mercury	71900	0.001	8	$15.75	$126.00
Molybdenum	N/A	N/A	8	$6.50	$52.00
Nickel	01067	0.005	8	$6.50	$52.00
Phosphorus (Total)	N/A	N/A	8	$21.00	$168.00
Phenols	32730	0.005	4	$21.00	$84.00
Radium -226	9503	0.01	8	$97.00	$776.00
Radium -228	11501	0.018	8	$97.00	$776.00
Selenium	01147	0.005	8	$6.50	$52.00
Silver (Total)	01077	0.003	4	$6.50	$26.00
Thallium	01059	0.3	4	$6.50	$26.00
Zinc	01092	0.025	8	$6.50	$52.00
TKN	N/A	N/A	8	$23.50	$188.00
Ammonia -N	N/A	N/A	8	$15.75	$126.00
pH	N/A	N/A	8	$10.50	$84.00
Total Solids (%)	N/A	N/A	8	$NC	$0
Volatile Solids (%)	N/A	N/A	8	$15.75	$126.00
PFAS			17	$439.00	$7463.00
				TOTAL ANNUAL COST	**$10703.00**

Please note that bio-solids results are to be expressed on a dry weight basis (mg/kg dry or ug/kg dry) where possible.

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IV. 110 Organic Priority Pollutant

The following analysis will be performed on influent, effluent and sludge samples for a total of six samples (influent, effluent and digested sludge at each facility) on an annual basis.

Total Annual Cost for all Organic Priority Pollutant Samples: $ 2760.00

	PARAMETER NAME	Code	UNITS	DETECTION LIMIT
1	ACROLEIN	34210	ug/Kg	130
2	ACRYLONITRILE	34215	ug/Kg	26
3	BENZENE	34030	ug/Kg	0.948
4	BROMOFORM	32104	ug/Kg	2.7
5	CARBON TETRACHLORIDE	32102	ug/Kg	2.7
6	CHLOROBENZENE	34301	ug/Kg	2.1
7	CHLORODIBROMOMETHANE	34306	ug/Kg	2.1
8	CHLOROETHANE	85811	ug/Kg	11
9	2-CHLOROETHYLVINYL ETHER	34576	ug/Kg	2.5
10	CHLOROFORM	32106	ug/Kg	2.5
11	DICHLOROBROMOMETHANE	32101	ug/Kg	2.4
12	1,1-DICHLOROETHANE	34496	ug/Kg	2.2
13	1,2-DICHLOROETHANE	34531	ug/Kg	2
14	1,1-DICHLOROETHYLENE	34501	ug/Kg	4.8
15	1,2-DICHLOROPROPANE	34541	ug/Kg	2
16	1,3-DICHLOROPROPYLENE	34561	ug/Kg	2.1
17	ETHYLBENZENE	37371	ug/Kg	2.4
18	METHYL BROMIDE	34413	ug/Kg	11
19	METHYL CHLORIDE	34418	ug/Kg	4.8
20	METHYLENE CHLORIDE	34423	ug/Kg	5.9
21	1,1,2,2-TETRACHLOROETHANE	34516	ug/Kg	2.6
22	TETRACHLOROETHYLENE	34475	ug/Kg	3
23	TOLUENE	34010	ug/Kg	6.3
24	1,2-TRANS-DICHLOROETHYLENE	34546	ug/Kg	2.8
25	1,1,1-TRICHLOROETHANE	34506	ug/Kg	2.7
26	1,1,2-TRICHLOROETHANE	34511	ug/Kg	2.2
27	TRICHLOROETHYLENE	39180	ug/Kg	2.4
28	VINYL CHLORIDE	39175	ug/Kg	2.9
29	2-CHLOROPHENOL	34586	ug/Kg	3.78
30	2,4-DICHLOROPHENOL	34601	ug/Kg	3.78
31	2,4-DIMETHYLPHENOL	34606	ug/Kg	3.78
32	4,6-DINITRO-O-CRESOL	34657	ug/Kg	7.4
33	2,4-DINITROPHENOL	34616	ug/Kg	3.78
34	2-NITROPHENOL	34591	ug/Kg	3.78
35	4-NITROPHENOL	34646	ug/Kg	7.4
36	P-CHLORO-M-CRESOL	34452	ug/Kg	3.78

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37	PENTACHLOROPHENOL	39032	ug/Kg	7.4
38	PHENOL (SINGLE COMPOUND)	34694	ug/Kg	14
39	2,4,6-TRICHLOROPHENOL	34621	ug/Kg	3.78
40	ACENAPHTHENE	34205	ug/Kg	3.78
41	ACENAPHTHYLENE	34200	ug/Kg	3.78
42	ANTHRACENE	34220	ug/Kg	3.78
43	BENZIDINE	39120	ug/Kg	18
44	BENZO(A)ANTHRACENE	34526	ug/Kg	3.78
45	BENZO(A)PYRENE	34247	ug/Kg	0.26
46	3,4-BENZOFLUORANTHENE	79531	ug/Kg	3.78
47	BENZO(GHI)PERYLENE	34521	ug/Kg	3.78
48	BENZO(K)FLUORANTHENE	34242	ug/Kg	3.78
49	BIS(2-CHLOROETHOXY)METHANE	34278	ug/Kg	3.78
50	BIS(2-CHLOROETHYL)ETHER	34273	ug/Kg	3.78
51	BIS(2-CHLOROISOPROPYL)ETHER	34283	ug/Kg	3.78
52	BIS(2-ETHYLHEXYL)PHTHALATE	39100	ug/Kg	3.78
53	4-BROMOPHENYL PHENYL ETHER	34636	ug/Kg	3.78
54	BUTYL BENZYL PHTHALATE	34292	ug/Kg	3.78
55	2-CHLORONAPHTHALENE	34581	ug/Kg	3.78
56	4-CHLOROPHENYL PHENYL ETHER	34641	ug/Kg	3.78
57	CHRYSENE	34320	ug/Kg	3.78
58	DIBENZO(A,H)ANTHRACENE	34556	ug/Kg	0.26
59	1,2-DICHLOROBENZENE	34536	ug/Kg	3.78
60	1,3-DICHLOROBENZENE	34566	ug/Kg	3.78
61	1,4-DICHLOROBENZENE	34571	ug/Kg	3.78
62	3,3'-DICHLOROBENZIDINE	34631	ug/Kg	2.9
63	DIETHYL PHTHALATE	34336	ug/Kg	3.78
64	DIMETHYL PHTHALATE	34341	ug/Kg	3.78
65	DI-N-BUTYL PHTHALATE	39110	ug/Kg	3.78
66	2,4-DINITROTOLUENE	34611	ug/Kg	3.78
67	2,6-DINITROTOLUENE	34626	ug/Kg	3.78
68	DI-N-OCTYL PHTHALATE	34596	ug/Kg	3.78
69	1,2-DIPHENYLHYDRAZINE	34346	ug/Kg	3.78
70	FLURORANTHENE	34376	ug/Kg	3.78
71	FLUORENE	34381	ug/Kg	3.78
72	HEXACHLOROBENZENE	39700	ug/Kg	0.44
73	HEXACHLOROBUTADIENE	39702	ug/Kg	3.78
74	HEXACHLOROCYCLOPENTADIENE	34386	ug/Kg	3.78
75	HEXACHLOROETHANE	34396	ug/Kg	0.44
76	INDENO(1,2,3-CD)PYRENE	34403	ug/Kg	3.78
77	ISOPHORONE	34408	ug/Kg	3.78
78	NAPTHALENE	34696	ug/Kg	3.78
79	NITROBENZENE	34447	ug/Kg	0.44
80	N-NITROSODIMETHYLAMINE	34438	ug/Kg	3.78
81	N-NITROSO-DI-N-PROPYLAMINE	34428	ug/Kg	0.26
82	N-NITROSODIPHENYLAMINE	34433	ug/Kg	3.78
83	PHENANTHRENE	34461	ug/Kg	3.78
84	PYRENE	34469	ug/Kg	3.78

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85	1,2,4-TRICHLOROBENZENE	34551	ug/Kg	3.78
86	ALDRIN	39330	ug/Kg	31.8
87	ALPHA-BHC	39337	ug/Kg	3.18
88	BETA-BHC	39338	ug/Kg	3.18
89	GAMMA-BHC	39344	ug/Kg	3.18
90	DELTA-BHC	34198	ug/Kg	3.18
91	CHLORDANE	39350	ug/Kg	635
92	4,4,=-DDT	39300	ug/Kg	6.38
93	4,4,=-DDE	39320	ug/Kg	6.38
94	4,4,=-DDD	39310	ug/Kg	6.38
95	DIELDRIN	39380	ug/Kg	6.38
96	ALPHA-ENDOSULFAN	34361	ug/Kg	3.18
97	BETA-ENDOSULFAN	34356	ug/Kg	6.38
98	ENDOSULFAN SULFATE	34351	ug/Kg	6.38
99	ENDRIN	39390	ug/Kg	6.38
100	ENDRIN ALDEHYDE	34366	ug/Kg	6.38
101	HEPTACHLOR	39410	ug/Kg	3.18
102	HEPTACHLOR EPOXIDE	39420	ug/Kg	31.8
103	PCB-1242	39496	ug/Kg	6380
104	PCB-1254	39504	ug/Kg	6380
105	PCB-1221	39488	ug/Kg	6380
106	PCB-1232	39492	ug/Kg	6380
107	PCB-1248	39500	ug/Kg	6380
108	PCB-1260	39508	ug/Kg	6380
109	PCB-1016	34671	ug/Kg	6380
110	TOXAPHENE	39400	ug/Kg	6.38

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V. Bio-Monitoring (Acute and Chronic)

	Parameter	Frequency	Total Cost per Year
1	Acute	Once Per Permit Cycle	$1200.00
2	Chronic (Complete)	Annually	$0
3	Chronic (Water Flea only)	3 x per year	$0
		Total Annual Cost	**$1200.00**

VI. Lake and Monitoring Wells

Total cost per sample $ 534.50

Parameter Name	Unit Cost $
BOD	17.00
TSS	10.50
Chloride	12.50
Ammonia	16.00
Total Phosphorus	21.00
Fe	6.50
Pesticides/ PCB's	157.00
VOC'S 625	184.00
VOC'S 624	110.00
Total Cost/sample	$534.50

List any and all deviations from minimum specifications or any additional costs associated with proposal:

UCMR5 M537.1 FB cost is $199.00 if analyzed. M533 FB cost is $229.00 if analyzed.
Optional Guard Dog Program - $375.00
LCR WQEP pricing is based off WQ1 schedule.

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.

Lisa Yerby Grant

Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

Lisa Yerby Grant	General Manager
Name of Authorized Representative	Title
Pace Analytical Services LLC	
Company Name	
4314-A Crystal Lake Road	
Street Address	
McHenry IL	60050
City State	Zip Code
309-214-2646	
(Area Code) Phone Number	

Draft

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorization to enter into a contract with Utilitac Equipment and Upfitting, LLC for the purchase, upfit, and delivery of a new 2024 Chevrolet Tahoe

Staff Recommendation: Motion to adopt an Ordinance waiving competitive bidding and authorizing the City Manager to execute a contract with Utilitac Equipment and Upfitting, LLC, Ridgeway, PA for the purchase, upfit, and delivery of a new 2024 Chevrolet Tahoe in the amount of $73,474.05

Staff Contact: Craig Snyder, Chief of Fire Rescue
Michael Magnuson, P.E., Director of Public Works and Engineering

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Background:
Purchasing specialty vehicles remains challenging, even several years after the pandemic. Supply chain disruptions and other factors continue to result in a production backlog that exceeds the available supply. Emergency service vehicles with specialized equipment have been especially difficult to procure.

To replace equipment efficiently, City staff has determined that purchasing a new 2024 Chevrolet Tahoe, delivered and upfitted with all necessary equipment through Utilitac Equipment and up fitting, LLC, at a total cost of $73,474.05 is the appropriate course of action. Currently, GM is no longer manufacturing the 2024 model of the Tahoe, and there is no projected timeline from General Motors indicating when the 2025 Tahoe will begin production. In an effort to ensure competitive pricing, staff was able to solicit pricing from alternative vendors for comparable vehicles as detailed below.

Vendor	√Utilitac (GM Tahoe)	Wickstrom Ford (Ford Expedition)	Red Truck Sales (GM Tahoe)
Purchase Price (Including Upfitting)	$73,474.05	$86,868.05	$90,000.00

√Recommended purchase.

It is City policy to bid out contracts whenever possible; however, due to the nature of the current vehicle market, staff believes that, in order to expedite the purchase of public safety equipment, it would be appropriate to waive the bidding requirements and proceed with the purchase of a new 2024 Chevrolet Tahoe as a replacement for the Fire Department Shift Commander vehicle. No similar vehicles are currently available via State joint purchase programs, and there is no indication when vehicles would become available through such a program.

The current Shift Commander vehicle, a 2020 Ford Transit, will be moved to the Fire Prevention Division to replace a 2017 Ford Expedition, and will be used for inspections. The 2017 Ford Expedition will be declared surplus. Fire Department staff have chosen to pursue the Chevy Tahoe model as this is a common and recognizable vehicle used for fire command and emergency services. The Chevy Tahoe offers the room required for the shift commander to carry the necessary equipment and personnel needed to command an emergency scene and operates on a 4-wheel drive platform that allows them to operate safely in inclement weather. The Chevy Tahoe also requires considerably less up-fitting than a transit van type vehicle.

Recommendation:

The City has experienced difficulty recently in the efficient procurement of vehicles due to a supply chain disruptions and more limited production of vehicles by auto manufactures. Based on the current timeline for vehicle replacements and the past bidding experience for vehicle purchasing, staff feels it is advantageous to the City to waive the bidding requirements and enter into a contract with Utilitac Equipment and Upfitting, LLC, Ridgeway, PA for the purchase, upfit, and delivery of a new 2024 Chevrolet Tahoe in the amount of $73,474.05.

Funds have been budgeted in Fiscal Year 24B for the purchase of replacement command vehicles.

Votes Required to Pass:

Two-thirds majority vote of Council members holding office (4 affirmative votes, excluding Mayor).

Ordinance #:
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR TREE REMOVAL SERVICES

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to replace an existing Fire Department vehicle; and

WHEREAS the limited supply of these specialized emergency service vehicles is making acquisition difficult and current production of the 2024 model Chevrolet Tahoe has ended; and

WHEREAS, Utilitac Equipment and Upfitting, LLC has the ability up fit and deliver a new 2024 Chevrolet Tahoe;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE THAT:

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SECTION ONE. Recitals. The foregoing recitals are incorporated as though fully set forth herein.

SECTION TWO. Waiver of Competitive Bidding and authorization to enter into a Contract with Utilitac Equipment and Upfitting, LLC. The City Manager is hereby authorized to enter into a contract, in such form as may be approved by the City Manager, for the purchase, upfit, and delivery of a new 2024 Chevrolet Tahoe in the amount of $73,474.05, without the necessity of seeking competitive bids.

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

DATED this 20th day of August, 2024

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
CITY CLERK

Draft

PASSED: August 20, 2024
APPROVED: August 20, 2024

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

UTILITAC
EQUIPMENT & UPFITTING

Proposal

 # EST-3113

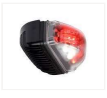
6584 Ridgway Saint Marys Rd
Ridgway, Pennsylvania 15853

Estimate Date :	07/31/2024
Expiry Date :	08/30/2024
Estimate Written By :	Joseph Manno
Account Manager :	Joe (814) 594-3167
Shop Manager :	Jarrod (412) 707-7281
Inventory Manager :	Daulton (412) 636-6056
Build Location :	Ridgway, PA

Bill To
Crystal Lake IL Fire Rescue Department
100 W Woodstock St
Crystal Lake, Illinois 60014

#	Item & Description	Qty	List Price	Your Cost
1	VEHICLE ==================================	1	0.00	0.00
2	 2024 Tahoe SSV SKU : KLTAHSSV Color - Engine - 5.3L Options: RED & WHITE FRONT AUXILIARY 170.00 DOME LAMP WIRING, GRILLE LAMPS/SPEAKERS 92.00 REMOTE KEYLESS ENTRY FLT PKG 75.00 WIRING, HORN/SIRENS CIRCUIT 55.00 AUTO DOOR LOCK DISABLE 50.00	1 item	58,106.00	56,106.00
3	CONSOLE ==============================	1	0.00	0.00
4	 Havis - VSX Console Laptop and Printer Mount Package for Tahoe SKU : HAV-PKG-VSX-1800-TAH-PM-1 Package Includes: - C-VSX-1800-TAH-PM Console - C-ARM-1001 Arm Rest - CUP2-1004 Cup Holders - C-HDM-224 Pole Mount - C-MD-119 Motion Device Package Features: - Integrated printer mount for Brother PocketJet - Made in USA with Lifetime Warranty	1 item	2,011.00	1,407.70

#	Item & Description	Qty	List Price	Your Cost
5	 Havis - Side Mount Bracket SKU : HAV-C-LDM-0003	3 pcs	35.00	73.50
6	 Magnetic Mic - Mic bracket SKU : MAG-MMSU-1 Enhances safety by reducing distracted driving.	3 item	39.95	83.89
7	CONTROLLER ==========	1	0.00	0.00
8	 Whelen - CORE Central Controller SKU : WHE-C399 Featuringthe greatest configurability, speed, and expansionyet,CenComCore® is a system created to enhance officer safety with advanced automation and connectivity.	1 item	1,383.00	802.14
9	 Whelen - CORE Rotary Knob Controller SKU : WHE-CCTL6 3 Section Control Head and 8 Push-Buttons, 4-Position Slide Switch with a 7-Position Rotary Knob. Manual, Airhorn Plus 3 Traffic Advisor™ Switches	1 item	463.00	287.06
10	 Whelen CANPort-Tahoe SKU : WHE-C399K6 OBDII Installation Kit for GM Tahoe and Suburban	1 item	185.00	114.70
11	 Whelen - External Siren Amplifier SKU : WHE-CEXAMP WeCanX External Amplifier for Dual Tone Siren	1 item	368.00	228.16
12	 Whelen - SA315 Siren Speaker SKU : WHE-SA315U 100 Watt Nylon Composite	2 item	403.00	467.48
13	 Whelen - GM Tahoe SA Bracket SKU : WHE-SAK70 Chevy Tahoe, Silverado, and Suburban - Driver or Passenger Side	2 item	51.00	63.24
14	LIIGHTING ==========	1	0.00	0.00
15	 Whelen - Legacy DUO - 54" SKU : WHE-EB2#### Front - Red/Blue with White Override Rear - Red/Blue with Amber Override	1 item	2,737.00	2,737.00

#	Item & Description	Qty	List Price	Your Cost
16	 Whelen ION DUO - Red/White SKU : WHE-I2D (2) Mounted in the grille	2 item	201.00	249.24
17	 Whelen ION DUO - Blue/White SKU : WHE-I2E (2) Mounted in the grille	2 item	201.00	249.24
18	Whelen - Tracer 5 Lamp Housing SKU : WHE-TCRWX5 (2) Mounted between the rocker panels and running boards	2 item	1,150.00	1,426.00
19	 Whelen - Tracer Brackets - GM Tahoe SKU : WHE-TCRB54A For 5 or 6 Lamp Tracer	2 item	107.00	132.68
20	 Whelen - Tracer Primary Lighthead - TRIO SKU : WHE-TCRWXPJC Red/Blue/White (10) Mounted in the tracers	10 item	113.00	700.60
21	 Whelen LINSV2 Tahoe Mirror Brackets SKU : WHE-LSVBKT54 GM Tahoe Mirror Mount for Two LINS Lights	1 item	34.00	21.08
22	 Whelen LINV2 Under Surface Mount - Blue SKU : WHE-LINSV2B (1) Mounted under the passenger mirror	1 item	302.00	187.24
23	 Whelen LINV2 Under Surface Mount - Red SKU : WHE-LINSV2R (1) Mounted under the driver mirror	1 item	302.00	187.24
24	 Whelen ION T-Series - Blue SKU : WHE-TLIB (1) Mounted in the driver cargo window	1 pcs	168.00	104.16
25	 Whelen ION T-Series - Red SKU : WHE-TLIR (1) Mounted in the passenger cargo window	1 pcs	168.00	104.16
26	 Whelen L Mounting Bracket for One TLI Lighthead SKU : WHE-TIONBKT1 For cargo mounted lights	2 item	19.00	23.56
27	 Whelen - DUO Outer Edge for Tahoe SKU : WHE-OEWD54 Drivers Side - Red/Amber Passenger Side - Blue/Amber	1 item	1,750.00	1,085.00

#	Item & Description	Qty	List Price	Your Cost
28	 Whelen - Vertex - DUO - Red/Blue SKU : WHE-VTX9J (2) Mounted in the reverse lights	1 item	147.00	91.14
29	OTHER ================================	1	0.00	0.00
30	 Laird - NMO Mount SKU : LAI-UTNMO Pre Wire For Radio: Wire, Mount, and install only - Antenna is frequency specific	3 pcs	100.00	285.00
31	 Labor - Install SKU : UTINSTALL **** LIFETIME WARRANTY **** - Custom Built Wire Harness - Rugged Braided Loom - Color Coded - Labeled Termination	38	112.18	4,262.84
32	 Shop Supplies Allowance SKU : UTSSA Wire, Terminals, Fuses, Heat Shrink, Etc.	1 item	600.00	600.00
33	 Freight Shipping SKU : UTFS Utilitac to Crystal Lake	572 miles	2.00	1,144.00

Sub Total	73,224.05
Shipping Charge	250.00
Total	**$73,474.05**

Notes

We're glad you took the first step to getting started. It's the best decision you've ever made. Looking forward to our partnership.

Terms & Conditions

To approve, please sign and return. By approving you are agreeing to all the terms below. Unless otherwise specified, account terms require parts and equipment to be paid upon acceptance of the proposal and before installation begins. The remainder of the invoice is to be paid NET 30 immediately following completion of scheduled work. Customers are liable for additional shipping charges for freight from the manufacturer, even though such charge may not be reflected on this quote. This is a proposal valid for only 30 days. Chassis must come ready to accept the body. Any necessary and additional work or modifications will be barred by the customer. If applicable to this project, National BuyBoard Contract # 698-23 applies. Custom orders can not be canceled or returned. Cancellation fee of an approved quote is 5% of the total cost. If the manufacturer charges a restocking fee for any items, the customer is responsible for charges. No returns on any items after 30 days. The signed quote is valid provided the vehicle/chassis arrives within 90 days. Beyond 90 days, the quote will need renegotiated and resigned.

Authorized Signature _____

577 Brook Ave Deer Park NY 11729 Facility# 7120253: Tel:631-612-8712

August 1, 2024

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

Purchase Quote

2024 Chevy Tahoe Special Service 4WD Command Vehicle

Will have Vin#'s once units hit my facility next week.

Limited Edition Black Mono Chrome Package
100th- Anniversary Chevrolet Engraved Brake Caliper Package
3 Year/36,000 Mile Bumper to Bumper Limited Warranty
5-Year/60,000 Mile Powertrain Warranty
Front Skid Plate Package
Posi traction Limited Slip
5.3 L Ecotec3 V8
10 Spd Auto Transmission
Electronic Precision Shift Trailing Package
Power Windows/Locks
Power Steering/Brakes
Power Seats Driver Passenger
Power Dual Heated Mirrors
Electronic Traction Control
LED Headlamps
HD Rear Vision Camera
Front & Rear Park Assist
Remote Start
5 KEYS W/ REMOTES

//

Lighting – Sirens:

FED SIG- 51” LIGHTBAR – TRI-COLOR – RBW FRONT-RBA REAR
FED SIG- PATHFINDER, 100/200 WATT, REMOTE
FED SIG- 24-CHANNEL EXPANSIO
FED SIG-KIT, OBD INTERFACE MUDULE
FED SIG- SPEAKER, EMERGENCY,100 WATT
FED SIG-KIT HOOK PURSUIT
FED SIG -KIT, ES100 UNIVERSAL BAIL
SIREN SPEAKER MOUNTED ON PUSH BAR
FED SIG- REAR INTERIOR LIGHTBAR WHITE RED AMBER
FED SIG-TRI COLOR RED, WHITE, BLUE CAPABLE
TWO (2) TOP RAIL OF PUSH BAR
TWO (2) ONE EACH SIDE OF PUSHBAR
TWO (1) ONE EACH SIDE REAR ¼ GLASS
FOUR (2) ON EACH SIDE OF RUNNING BOARD
FED SIG- WIDE ANGLE RED/WHITE
TWO ON EACH SIDE OF MIRROR
FED SIG CORNER LED DUAL INLINE FLASHER
TWO (2) INSIDE LOWER TAILGATE. ACTIVATE WHEN TAILGATE OPEN FOR REAR WARNING.

Lighting – Sirens:

FED SIG-3” RND LIGHT RED/WHITE
TWO (2) ON INNER TAILGATE PANEL
One (1) INSIDE CERGO AREA ON CEILING
CONTROLLED BY TWO POSITION SWITCH
FEDERAL SIGNAL PATHFINER SWITCH PANEL REMOTE

Console – Mounts:

HAVIS 12.5” CUSTOM RADIO CONSOLE
HAVIS 1- PIECE EQUIPMENT MOUNTING BRAKET
HAVIS SIDE MOUNTED ARMREST
HAVIS INTERNAL CUP HOLDER
HAVIS 4.5” ACCESSORY HOLDER 3.3”
HAVIS 3” ACCESSORY POCKET,2.5” DEEP

HAVIS CONSOLE ACCESSORY BRAKET KIT W/ 2 LIGHTER PLUGS W/1 USB-C & USB TYPE, DUAL PORT CHARGER & 2 BLANKS FOR RETANGULAR ACCESSORIES
JOTTO – MGNETIC MIC SYSTEM – SINGLE PACK
TWO (2) RADIO MIC FRONT CONSOLE TWO (2) RADIO MIC REAR REMOTE HEAD ONE (1) PA MIC

Push Bar – Racks:

WESTIN – PUSH BAR ELITE
WESTIN -ELITE 23.5 “LIGHT CHANNEL PUSH BUMPER LIGHT CHANNEL 23.5 INCH FED SIG MICROPULSE LIGHT 2 HOLE
Rear Cabinet:
Emergency Products Command Cabinet
RATCHETING COMMAND BOARD
FILE DRAWER
1-CUBY
LARGE STORAGE AREA
REPLACEMENT FLOOR INTALLED

Antennas Radios:

(4) MAXRAD ¾ NMO ANTENA MOUNT WITHOUT CONNECTOR – FOR MOUNTS FROM .030” - .065” (2) RAN TO CONSOLE (2) RAN TO COMMAND CABINET

Additional Upfits:

AVS - VENT SHADES FRONT & REAR WINDOWS
AVS – AEROSKIN SMOKED BUG SHIELD
WEATHER TECH FLOOR LINERS

$90,000.00 Delivered

Skip to main content

Wickstrom Ford

600 W. Northwest Highway Barrington, IL 60010

Sales: 224-312-2015
Service: 224-445-5447
Parts: 224-312-2009

2024 Ford Expedition XLT SUV



MSRP[1] $75,410.00
Discount $5,910.00
Wickstrom Price $69,500.00

EPA-Est City MPG[6]: *16*
Hwy MPG: *22*

Actual rating will vary with options, driving conditions, habits and vehicle condition.

Exterior Color: Star White Metallic Tri-Coat
Interior Color: Sandstone
Transmission: 10-Speed Automatic

Drive Line: 4WD
Engine:
3.5L EcoBoost V6 GTDi DOHC 24V Twin Turbocharged
VIN: 1FMJU1J82REA55807
Stock #: 24272

Included Packages

Equipment Group 202A High Package ($4,190)
3.31 Axle Ratio
ActiveX-Trimmed 1st & 2nd Row Seats
Radio: AM/FM Stereo w/MP3 Capable
110V/150W AC Power Outlet
Advanced Security Pack
Ambient Lighting
Accent Color Painted Rear Bumper
Heated Steering Wheel
Power-Folding Sideview Mirrors w/Autofold
Power-Adjustable Pedals w/Memory
Power Liftgate
Power Tilt/Telescopic Steering Wheel w/Memory
Remote Start
Heated/Ventilated Front Seats
2nd Row Power-Folding Captain's Chairs
3rd Row Vinyl Head Restraints
SecuriCode Keyless Entry Pad
Wireless Charging Pad

Special Edition Package ($2,745)
Wheels: 20" Bright Machined Aluminum
Vinyl Center Console
LED Fog Lamps w/Black Painted Bezel
LED Reflector Headlamps
Sideview Mirrors w/Turn Signal Indicators
Ford Co-Pilot360 Assist+
Intersection Assist

Heavy-Duty Trailer Tow Package ($995)
3.73 Axle Ratio
26mm Engine Radiator
Integrated Trailer Brake Controller
Pro Trailer Backup Assist
Rear View Digital Camera
Reverse Brake Assist
Front Tow Hooks
2-Speed Automatic 4WD

Ford Co-Pilot360 Assist+ ($0)
Intelligent Adaptive Cruise Control
Connected Navigation
Front Parking Sensors
Evasive Steering

Radio: AM/FM Stereo w/MP3 Capable ($0)
SiriusXM w/360L
SYNC 4 w/Enhanced Voice Recognition

Additional Options

18" Machined-Face Aluminum Wheels
Cloth Front Captain's Chairs
2nd Row Power-Folding 40/20/40 ActiveX Bench Seat
Black Roof-Rail Crossbars
Panoramic Vista Roof
Front License Plate Bracket
4-Door Intelligent Access (Lock/Unlock)
Compass
Exterior Parking Camera Rear
Auto High-beam Headlights
AM/FM radio: SiriusXM with 360L
Emergency communication system: SYNC 4 911 Assist
Navigation system: Connected Navigation
4-Wheel Disc Brakes
6 Speakers
Air Conditioning
Electronic Stability Control
Front Bucket Seats
Front Center Armrest
Spoiler
Tachometer
Voltmeter
3rd row seats: split-bench
ABS brakes
Alloy wheels
Automatic temperature control
Brake assist
Bumpers: body-color
Delay-off headlights
Driver door bin
Driver vanity mirror
Dual front impact airbags
Dual front side impact airbags
Four wheel independent suspension
Front anti-roll bar
Front dual zone A/C
Front reading lights
Fully automatic headlights
Garage door transmitter
Heated door mirrors
Illuminated entry
Leather steering wheel
Low tire pressure warning
Occupant sensing airbag
Outside temperature display
Overhead airbag
Overhead console
Panic alarm
Passenger door bin
Passenger vanity mirror
Speed-Sensitive Wipers
Power door mirrors
Power driver seat
Power steering
Power windows
Radio data system
Rear air conditioning
Rear anti-roll bar
Rear reading lights
Rear window defroster
Rear window wiper
Reclining 3rd row seat
Remote keyless entry
Roof rack: rails only
Security system
Speed control
Speed-sensing steering
Split folding rear seat
Steering wheel mounted audio controls
Telescoping steering wheel
Tilt steering wheel
Traction control
Trip computer
Variably intermittent wipers
Front beverage holders
Auto-dimming Rear-View mirror

Body Exterior

Door mirrors body-color
Spoiler
Bumpers body-color
Trailer sway control
Trailer hitch receiver
Heated door mirrors
Rear cargo liftgate
Power door mirrors
Roof rack rails only

Powertrain

Cylinder configuration V-6
Fuel economy combined 18mpg
Mode select transmission
Torque 470 lb.-ft. @ 2,250RPM
Fuel tank capacity 23.3gal.
Manual-shift auto SelectShift
Transmission 10 speed automatic
Number of valves 24
Compressor twin turbo
Fuel economy highway 22mpg
Fuel economy city 16mpg
Hybrid traction battery type none
Engine location front
Standard fuel economy fuel type gasoline
Variable valve control
Engine liters 3.5L
Horsepower 380hp @ 5,000RPM
Drive type four-wheel
Recommended fuel Regular Unleaded

Warranty

Corrosion perforation warranty
60 months/ unlimited distance
Roadside assistance coverage
60 months/60,000miles
Powertrain warranty 60 months/60,000miles
Basic warranty 36 months/36,000miles

Suspension/Handling

Alloy wheels
Rear tires 275/65TR18.0
Four wheel independent suspension
Rear anti-roll bar
Wheel size 18"
Front anti-roll bar
Front tires 275/65TR18.0
Speed-sensing steering
Tires all-terrain
Power steering

Specs and Dimensions

3rd row shoulder room 1,631mm (64.2")
Wheelbase 3,112mm (122.5")
Exterior height 1,941mm (76.4")
Rear headroom 1,016mm (40.0")
Turning radius 6.2m (20.5')
Passenger volume 4,868L (171.9 cu.ft.)
3rd row headroom 947mm (37.3")
Front headroom 1,067mm (42.0")
Engine torque 470 lb.-ft. @ 2,250RPM
Interior rear cargo volume 592 L (21 cu.ft.)
Engine horsepower 380hp @ 5,000RPM
Greenhouse Gas Score (GG) 4
Engine bore x stroke
92.5mm x 86.7mm (3.64" x 3.41")
Interior maximum rear cargo volume
2,962 L (105 cu.ft.)
Rear shoulder room 1,646mm (64.8")
Rear legroom 1,054mm (41.5")
Curb weight 2,551kg (5,623lbs)
Exterior body width 2,029mm (79.9")
Exterior length 5,334mm (210.0")
Rear hiproom 1,590mm (62.6")
GVWR 3,379kg (7,450lbs)
Engine displacement 3.5 L
Compression ratio 10.50 to 1
3rd row legroom 917mm (36.1")
Towing capacity 2,722kg (6,000lbs)
Front shoulder room 1,648mm (64.9")
Front hiproom 1,580mm (62.2")
Front legroom 1,115mm (43.9")
Payload 822kg (1,813lbs)
3rd row hiproom 1,306mm (51.4")

Entertainment Features

Radio data system
1st row LCD monitors 2

Satellite radio trial duration with new vehicle purchase (months)
3
Primary LCD size 12.0"
Speakers 6
Smart device integration
SYNC 4 AppLink/Apple CarPlay/Android Auto
Wireless phone connectivity SYNC 4
Steering wheel mounted audio controls
AM/FM radio SiriusXM with 360L

Lighting, Visibility and Instrumentation

Delay-off headlights
Outside temperature display
Front reading lights
Variably intermittent wipers
Trip computer
Lane departure Lane Keeping Alert active
Voltmeter
Rear reading lights
Appearance digital/analog
Compass
Speed sensitive wipers
Exterior parking camera rear
Rear window defroster
Tachometer
Fully automatic headlights
Auto high-beam headlights
Low tire pressure warning
Parking sensors Reverse Sensing System rear
Blind spot
BLIS (Blind Spot Information System) warning
Rear window wiper

Safety and Security

Traction control
Rear collision Cross-Traffic Alert warning
Perimeter/approach lights
Overhead airbag
Security system
Tracker system
Dual front side impact airbags
Ignition disable
Occupant sensing airbag
ABS brakes
Panic alarm
4 wheel disc brakes
Dual front impact airbags
Electronic stability
Front pedestrian detection prevention
Forward collision
Pre-Collision Assist with Pedestrian Detection mitigation
Brake assist

Seats and Trim

Max seating capacity 8
Power 2-way driver lumbar support
Leather steering wheel
3rd row seats split-bench
Rear seats Folding position fold forward seatback
Seat Upholstery cloth
Front seats bucket
Reclining 3rd row seat
Power driver seat
Split folding rear seat
Rear seats split-bench
Front center armrest

Convenience Features

Front dual zone A/C
Garage door transmitter
1-touch up
Remote keyless entry
Automatic temperature control
Remote engine start
smart device only (subscription required)
Rear air conditioning
Tilt steering wheel
Power windows
Overhead console
Speed control
Auto-dimming rearview mirror
Front beverage holders
Rear door bins
Driver door bin
Air conditioning
Navigation system Connected Navigation
Emergency communication system
SYNC 4 911 Assist
Passenger door bin
Illuminated entry
Telescoping steering wheel
Passenger vanity mirror
Proximity key push button start only
Rear beverage holders
Driver vanity mirror
1-touch down

Off-Road Capability

Approach angle 23 deg
Departure angle 22 deg
Ramp breakover angle 21 deg
Ground clearance (min) 249mm (9.8")

* While every reasonable effort is made to ensure the accuracy of this information, we are not responsible for any errors or omissions contained on these pages. Please verify any information in question with Wickstrom Ford.

https://www.wickstromford.com/new/Ford/2024-Ford-Expedition-f8385904ac18412e85630b7c6534a7e0.htm

Location‡
Wickstrom Ford
600 W. Northwest Highway Barrington, IL 60010
Sales: 224-312-2015

Hours
Monday 9am-7pm
Tuesday 9am-7pm
Wednesday 9am-7pm
Thursday 9am-7pm
Friday 9am-6pm
Saturday 9am-6pm
Sunday Closed

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: August 20, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Redline Motor Condos – 7225 Teckler Boulevard

Request: Preliminary and Final Planned Unit Development and Special Use Permit for self-storage/mini-warehousing for Redline Motor Condos and a Variation from the requirement to provide a 50-foot landscape buffer between this use and the adjacent residential use

Petitioner: Redline Management, petitioner
7225 Teckler Boulevard

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Preliminary and Final Planned Unit Development, Special Use Permit and Variation for Redline Motor Condos at 7225 Teckler Boulevard.

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

Background:

- Requests: A Preliminary and Final Planned Unit Development, Special Use Permit and Variations to construct car condos.
- Zoning: The site is currently zoned M Manufacturing. The use is considered self-storage/mini-warehousing and requires a Special Use Permit.
- Land Use: The land use map is Industry. This is the appropriate designation for this use.
- The site is vacant and zoned M Manufacturing.
- This property is subject to maintaining water retention for a large depressional area which drains to this site from the adjacent area. This increases the detention requirement from 2.2 acre feet to 6.8 acre feet, which makes this site very challenging to develop.
- Requests: A Preliminary and Final Planned Unit Development, Special Use Permit for self-storage/mini-warehousing and Variations to construct car condos. The request

includes a variation from the landscape buffering requirement in order to allow the existing tree line to remain.

- The petitioner is proposing a car condo concept. The land use falls into the category of self-storage/mini-warehousing as it is the storage of vehicles. The units would include space for an office, lounge or workspace.

- One main access drive enters the site from Teckler across from Factory Road.
- The units would be built to suit and could be single bay, double bay or possibly a triple bay. The property would be developed as up to 57 units for sale.
- A final landscape plan would be required for review by city staff at the time of building permit.

PZC Highlights:

- The petitioner stated they are revising the architecture, so the PZC amended the condition for architecture to working with staff on the final design.
- The PZC found that this request meets the Findings of Fact.

The PZC recommended **approval (4-0)** of the petitioner's request for the Preliminary/Final Planned Unit Development, Special Use Permit and Variation with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Haleblian, received 06/28/24)
   B. Site Plan (J Condon & Associates, dated 04/27/24, received 06/28/24)
   C. Landscape Plan (Unnamed, undated, received 07/03/24)
   D. Tree Removal Plan (Unnamed, undated, received 07/16/24)
   E. Architecture (AIA Architecture, dated 06/18/24, received 06/28/24)
   F. Engineering Plans (J Condon & Associates, dated 06/27/24, received 06/28/24)

2. Architecture.
   A. Work with staff to meet the Design Standards. (Amended by the PZC)
   ~~A. Provide a two-foot projection on front and side facades to create a deep shadow line and interest in the elevations. The projection shall extend two feet from the main façade wall plane.~~

   ~~B. Provide colors that are neutral and are not bright colors.~~

   ~~C. Include contrasting color for trim elements.~~

   ~~D. Add brick or stone along the base to accent the facade.~~

   ~~E. Ensure the depth of the parapet is two feet thick.~~

3. Landscape
   A. Provide a final landscape plan with size, species and planting condition for all plant species. Final tree replacement shall include required replacement trees.

B. The petitioner shall maintain the 10-foot landscape buffer area and replace any dead or dying landscape as it occurs to keep a screen between this project and the adjacent residential development. The addition of shrubs may be needed.

4. Submit a photometric plan that complies with Section 4-800 Exterior lighting standards for staff review.

5. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Preliminary and Final Planned Unit Development and Variation for Redline Motors, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 8/12/24
Signature

Recommended Conditions:

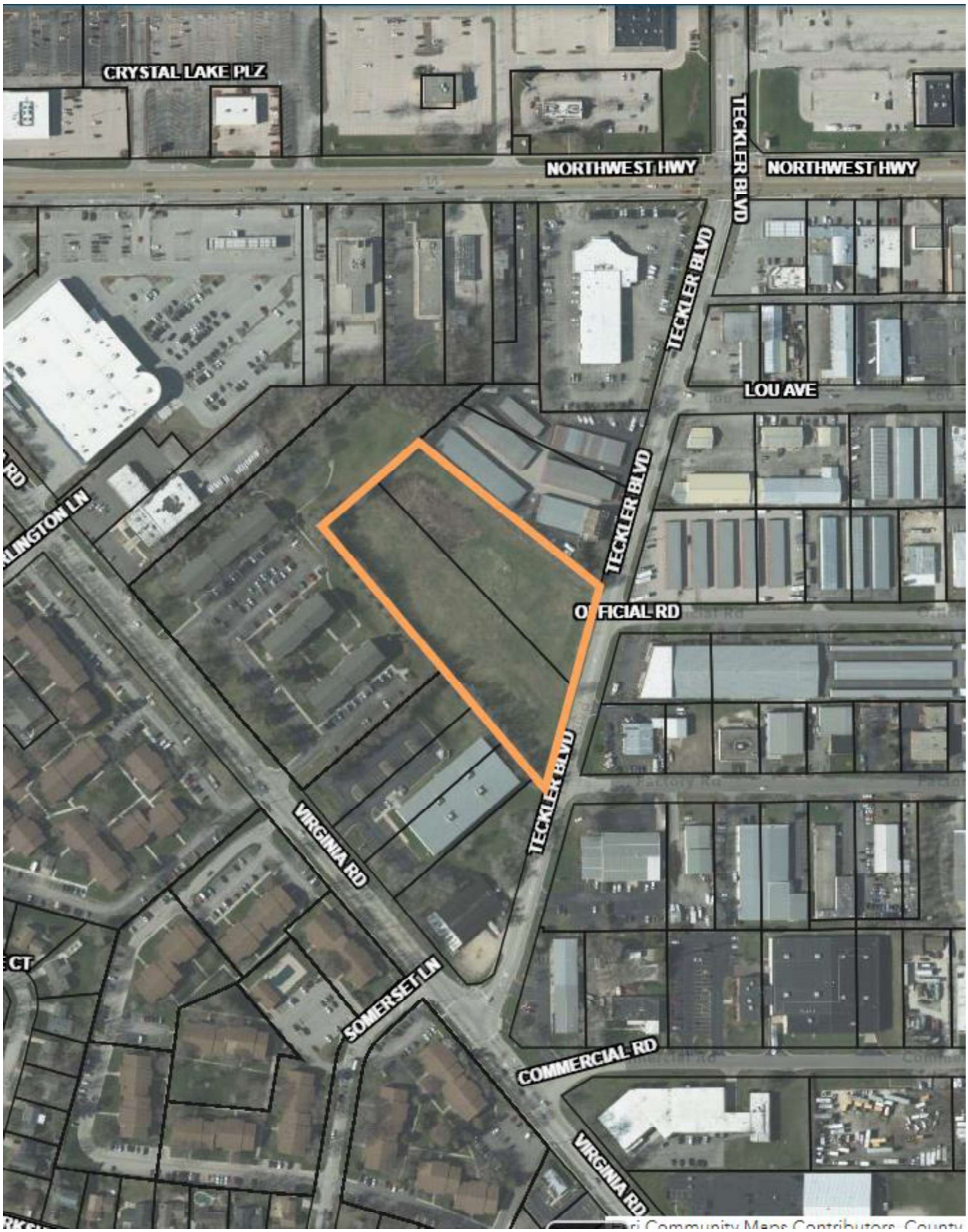
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   E. Architecture (AIA Architecture, dated 06/18/24, received 06/28/24)
   F. Engineering Plans (J Condon & Associates, dated 06/27/24, received 06/28/24)

2. Architecture
   A. Work with staff to meet the Design Standards.

3. Landscape
   A. Provide a final landscape plan with size, species and planting condition for all plant species. Final tree replacement shall include required replacement trees.
   B. The petitioner shall maintain the 10-foot landscape buffer area and replace any dead or dying landscape as it occurs to keep a screen between this project and the adjacent residential development. The addition of shrubs may be needed.

PIQ MAP

7225 TECKLER BOULEVARD



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT FOR SELF-STORAGE/MINI-WAREHOUSING, AND VARIATION FROM ARTICLE 4-400 THE REQUIREMENT TO PROVIDE A 50-FOOT BUFFER BETWEEN THIS USE AND THE RESIDENTIAL USE FOR REDLINE MOTOR CONDOS AT 7225 TECKLER BOULEVARD

Draft

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-11) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Planned Unit Development, Special Use Permit and Variation for Reline Motor Condos at 7225 Teckler Boulevard; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 20, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 7, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Preliminary and Final Planned Unit Development, Special Use Permit and Variation, and

WHEREAS, on August 7, 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 Preliminary and Final Planned Unit Development, Special Use Permit and Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Preliminary and Final Planned Unit Development, Special Use Permit and Variation be issued.

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

Section I: That a Preliminary and Final Planned Unit Development, Special Use Permit and Variation at the property commonly known as 7225 Teckler Boulevard (19-08-201-009, 19-08-201-010), Crystal Lake, Illinois is hereby approved.

Section II: Said Preliminary and Final Planned Unit Development, Special Use Permit and Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Haleblian, received 06/28/24)
   B. Site Plan (J Condon & Associates, dated 04/27/24, received 06/28/24)
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2. Architecture.
   A. Work with staff to meet the Design Standards. (Amended by the PZC)

3. Landscape
   A. Provide a final landscape plan with size, species and planting condition for all plant species. Final tree replacement shall include required replacement trees.
   B. The petitioner shall maintain the 10-foot landscape buffer area and replace any dead or dying landscape as it occurs to keep a screen between this project and the adjacent residential development. The addition of shrubs may be needed.

4. Submit a photometric plan that complies with Section 4-800 Exterior lighting standards for staff review.

5. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Preliminary and Final Planned Unit Development, Special Use Permit and 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.

Draft

Ord. No.
File No.

DATED at Crystal Lake, Illinois, this 20th day of August, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
_____, MAYOR PRO TEMPORE

SEAL

ATTEST:

_____
CITY CLERK

Passed: August 20, 2024
Approved: August 20, 2024

Draft

#2024-11
7225 Teckler Boulevard Preliminary/Final PUD
Project Review for Planning and Zoning Commission

Meeting Date: August 7, 2024

Request:
1. Preliminary and Final Planned Unit Development and Special Use Permit for self-storage / mini-warehousing for Redline Motor Condos
2. Variation from the requirement to provide a 50-foot landscape buffer between this use and the adjacent residential use.

Location: 7225 Teckler Boulevard

Acreage: Approximately 4.6 acres

Zoning: M Manufacturing

Surrounding Properties:
North: R-2 Single Family Residential
South: M-L Manufacturing Limited and R-2 PUD Single Family Residential (condominiums)
East: M PUD Manufacturing
West: R-2 PUD Single Family Residential (condominiums)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:
- The site is vacant. It is zoned M Manufacturing and adjacent to both storage uses and residential uses.
- The request is for 25 two-story car condominium units. These would be garage spaces to store vehicles, as well as an upper story loft for gathering.

Development Analysis:

General
- Requests: A Preliminary and Final Planned Unit Development, Special Use Permit and Variations to construct car condos.
- Zoning: The site is currently zoned M Manufacturing. The use is considered self-storage / mini-warehousing and requires a Special Use Permit.
- Land Use: The land use map is Industry. This is the appropriate designation for this use.

- Site Plan:
  - One main access drive enters the site from Teckler across from Factory Road.
  - This drive runs along the length of the property with spurs for each row of car condos.
  - There are 25 individual condo units. Some are single-bay and some are double bay units.
  - There is an existing depressional storage area on the property. Water from the adjacent area drains to site and that water must remain and be infiltrated on this site.
  - The detention area also needs to account for all the new impervious area created by this development.

- Landscape Plan:
  - The plan shows, nine new trees, existing parkway trees, shrubs along the building foundation and a remaining existing buffer.
  - The engineering plans illustrate a steep wall for the basin. The location of the required trees shall be worked out after grading has been completed on the site.
  - The property is zoned M and is adjacent to apartment units zoned R-2. The multi-family use requires a buffer of 50 feet between uses. The buffer is required to contain four (4) evergreen trees plus two (2) overstory deciduous trees plus six (6) understory trees plus 24 shrubs every 100 lineal feet. The length of the buffer would be about 663 feet. This would require 26 evergreen trees, 13 overstory deciduous trees, 40 understory trees and 159 shrubs along the perimeter length.
    - The request is to allow the existing trees to remain instead of adding the above buffer.
  - The tree removal plan indicates 11 trees to be removed. This requires a replacement of 12 trees. The landscape plan illustrates nine (9) tress to be planted.
  - A final landscape plan is required.

- Elevations:
  - The elevations are steel. Each bay contains overhead door, man door and clear story windows.
  - The elevations **do not meet** the required three of six design standards. Changes to the elevations to meet the standards include:
    - Provide a two-foot projection on front and side facades to create a deep shadow line and interest in the elevations. The projection shall extend two feet from the main façade wall plane.
    - Provide colors that are neutral and are not bright colors.
    - Increase parapet thickness to two feet in depth.
    - Include contrasting color for trim elements.

- Add brick or stone along the base to accent the facade.

(Meets entrance design, rooflines and parapet and could meet colors and building materials with the above suggestions.)

Findings of Fact:

Preliminary and Final Planned Unit Development/Special Use Permit

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development and Special Use Permit for Self-Storage / Mini-Warehousing for car condo garages. 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 Industrial PUDs.

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

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

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

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

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT VARIATION
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. The proposed amendment enhances the character of the center and allows for a new and unique design for these tenants.

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.

VARIATION
The petitioner is requesting a variation as part of the Planned Unit Development:

- Article 4-400 Landscaping. From the requirement to provide a 50-foot landscape buffer containing four evergreens plus two overstory deciduous, plus six understory trees plus 24 shrubs every 100 lineal feet.
    - The petitioner is proposing to retain a 10-foot area of existing growth.

Self-Storage, mini warehouses. Self-Storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or used oil is prohibited.

   ☒ *Meets* ☐ *Does not meet*

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street right of way.

   ☒ *Meets* ☐ *Does not meet*

3. Screening: An eight-foot-tall solid screen consisting of a solid wooden fence in accordance with the provision of Section 4-700, Fences, walls and screening, or opaque landscape along

the perimeters of the property in accordance with the provisions of Section 4-400 Landscape and screening standards, shall be provided.

☒ *Meets* ☐ *Does not meet*

4. Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

   ☒ *Meets* ☐ *Does not meet*

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to service the unit shall be provided. No more than one overnight unit shall be provided per facility.

   ☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future industry, manufacturing and service uses. The following goals are applicable to this request:

Land Use – Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

Supporting Actions – Encourage the redevelopment of "brownfield" sites, underused or abandoned manufacturing properties in the City and reuse already existing structures or draw upon existing infrastructure.

Success Indicators – The number of new tenant occupancies in existing buildings.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Haleblian, received 06/28/24)
   B. Site Plan (J Condon & Associates, dated 04/27/24, received 06/28/24)
   C. Landscape Plan (Unnamed, undated, received 07/03/24)
   D. Tree Removal Plan (Unnamed, undated, received 07/16/24)
   E. Architecture (AIA Architecture, dated 06/18/24, received 06/28/24)
   F. Engineering Plans (J Condon & Associates, dated 06/27/24, received 06/28/24)

2. Architecture
   A. Provide a two-foot projection on front and side facades to create a deep shadow line and interest in the elevations. The projection shall extend two feet from the main façade wall plane.
   B. Provide colors that are neutral and are not bright colors.
   C. Include contrasting color for trim elements.
   D. Add brick or stone along the base to accent the facade.
   E. Ensure the depth of the parapet is two feet thick.

3. Landscape
   A. Provide a final landscape plan with size, species and planting condition for all plant species. Final tree replacement shall include required replacement trees.
   B. The petitioner shall maintain the 10-foot landscape buffer area and replace any dead or dying landscape as it occurs to keep a screen between this project and the adjacent residential development. The addition of shrubs may be needed.

4. Submit a photometric plan that complies with Section 4-800 Exterior lighting standards for staff review.

5. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant.

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: REDLINE MANAGEMENT / HAIG HALEBLIAN

Address: 450 ESSEX LANE

CRYSTAL LAKE, IL 60014

Phone: [redacted]

E-mail: [redacted]

Project Name & Description: Redline Motor Car Condos

Project Address/Location: 7225 Teckler Boulevard

Signature

HAIG HALEBLIAN — 7/16/24

Owner: Print and Sign name — Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 7, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:03 p.m.

CALL TO ORDER
On roll call, members Greenman, Gronow, Skluzacek, and Teetsov were present. Members Mason, Repholz, and Smith were absent.

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

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

2024-11 – 7225 TECKLER BOULEVARD – REDLINE MOTORS – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND VARIATIONS – PUBLIC HEARING
Preliminary and Final Planned Unit Development and Special Use Permit to allow a self-storage, mini-warehousing for car and vehicle condo storage with a variation from the requirement to install the landscape buffers.

Mr. Pat McGinnis, contractor and Mr. Jim Condon, engineer were present to represent the petition. Mr. Condon provided a brief overview of the request. This is a car storage facility for high-end cars with a lounge area for gathering. He noted the hardship of the off-site water storage requirement for the existing depressional area on the property that must be maintained. This takes up a significant portion of the lot. The site improvements require 2.2 acre feet of detention. Due to the off-site area draining to this property that bumps up the storage requirement to 6.8 acre feet of detention.

Mr. McGinnis said that they have redrawn the elevations and will meet the design standards. He stated the buildings are a modular design and are built per the future owners' request. Up to 57 units can be constructed. The units can be single bay, double bay or even a triple bay with multiple overhead doors. They are adding sprinklers to every building. They will meet all the code requirements for life safety. There will be a fence on three sides that will have a gate code. He noted the landscape plan is a work in progress and they will try to preserve as much existing vegetation as possible. They will provide a lighting plan at permit.

Mr. Greenman opened the public hearing. There being no on in the audience to speak, he closed the public hearing and turned it over to the Commission.

Mr. Gronow asked about the number of units. Mr. McGinnis stated they will be built to suit and can be up to 57 units for the project.

Mr. Skluzacek asked if people can work on the vehicles in their space. Mr. McGinnis stated people may tinker on their cars, but it is not a repair shop. They would not be able to do major auto work. Mr. Skluzacek asked about sleeping on the premises. Mr. McGinnis said no the covenants would prohibit that. Staff also confirmed that living in a Manufacturing zoning is not permitted and code compliance could issue violations if they are found to be living on site.

Ms. Teetsov said there are a lot of amenities in the unit for gathering. She asked about security on the site. Mr. McGinnis confirmed there will be security and the owners' can install additional security in their units.

Mr. Greenman wanted to be sure the use was limited to the car storage and not living or parties. He wanted restrictions in the covenants. Since the petition stated they had already started modifying the elevations he wanted condition #2 to work with staff to meet the Design Standards.

Mr. Gronow made a motion to approve the Preliminary and Final Planned Unit Development and Special Use Permit to allow a self-storage, mini-warehousing for car and vehicle condo storage with a variation from the requirement to install the landscape buffers with the recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Haleblian, received 06/28/24)
   B. Site Plan (J Condon & Associates, dated 04/27/24, received 06/28/24)
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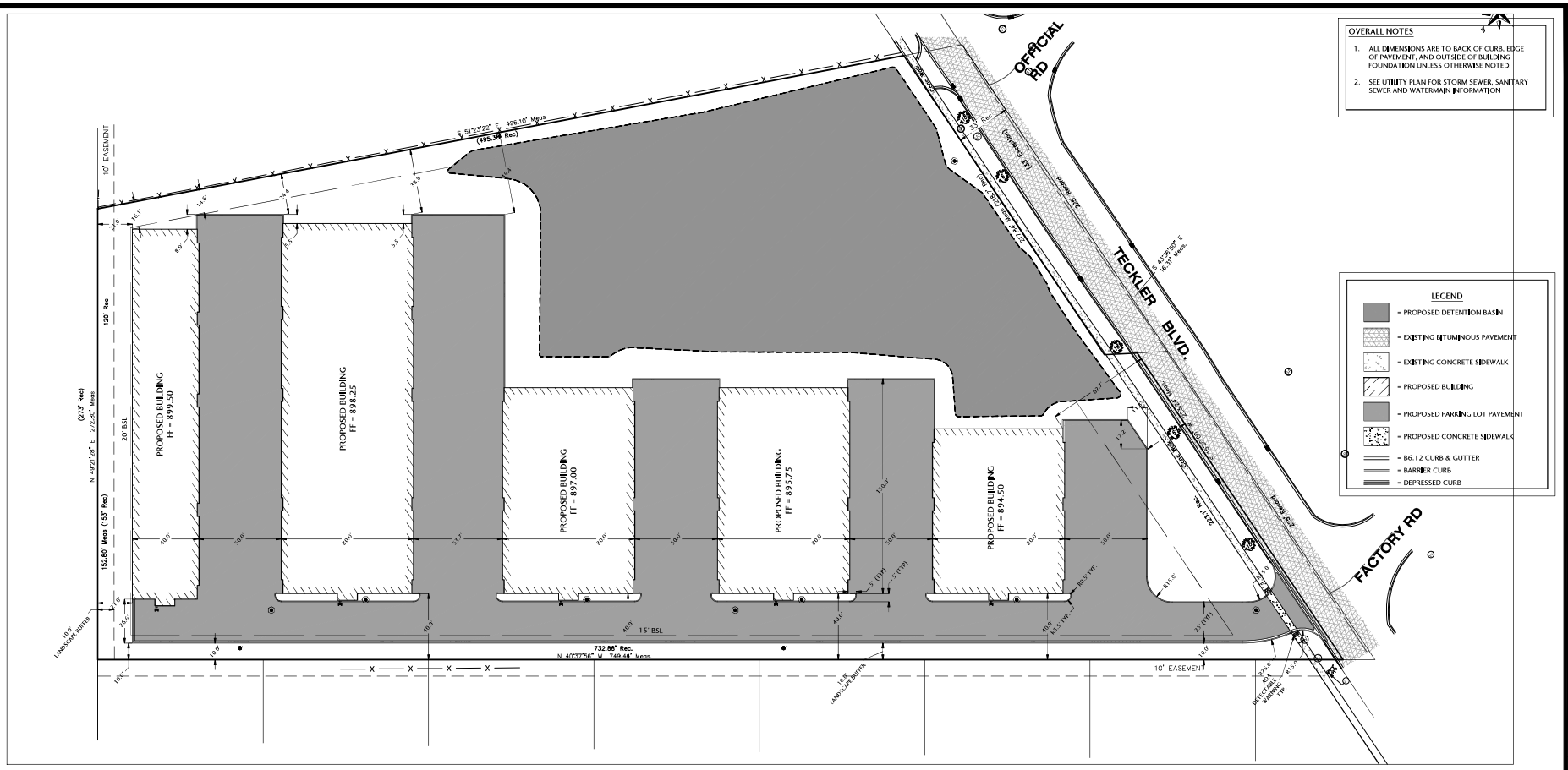
2. Architecture.
   A. Work with staff to meet the Design Standards.

3. Landscape
   A. Provide a final landscape plan with size, species and planting condition for all plant species. Final tree replacement shall include required replacement trees.

   B. The petitioner shall maintain the 10-foot landscape buffer area and replace any dead or dying landscape as it occurs to keep a screen between this project and the adjacent residential development. The addition of shrubs may be needed.

4. Submit a photometric plan that complies with Section 4-800 Exterior lighting standards for staff review.

5. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant.



J. Condon & Associates, Inc.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
1" = 30'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

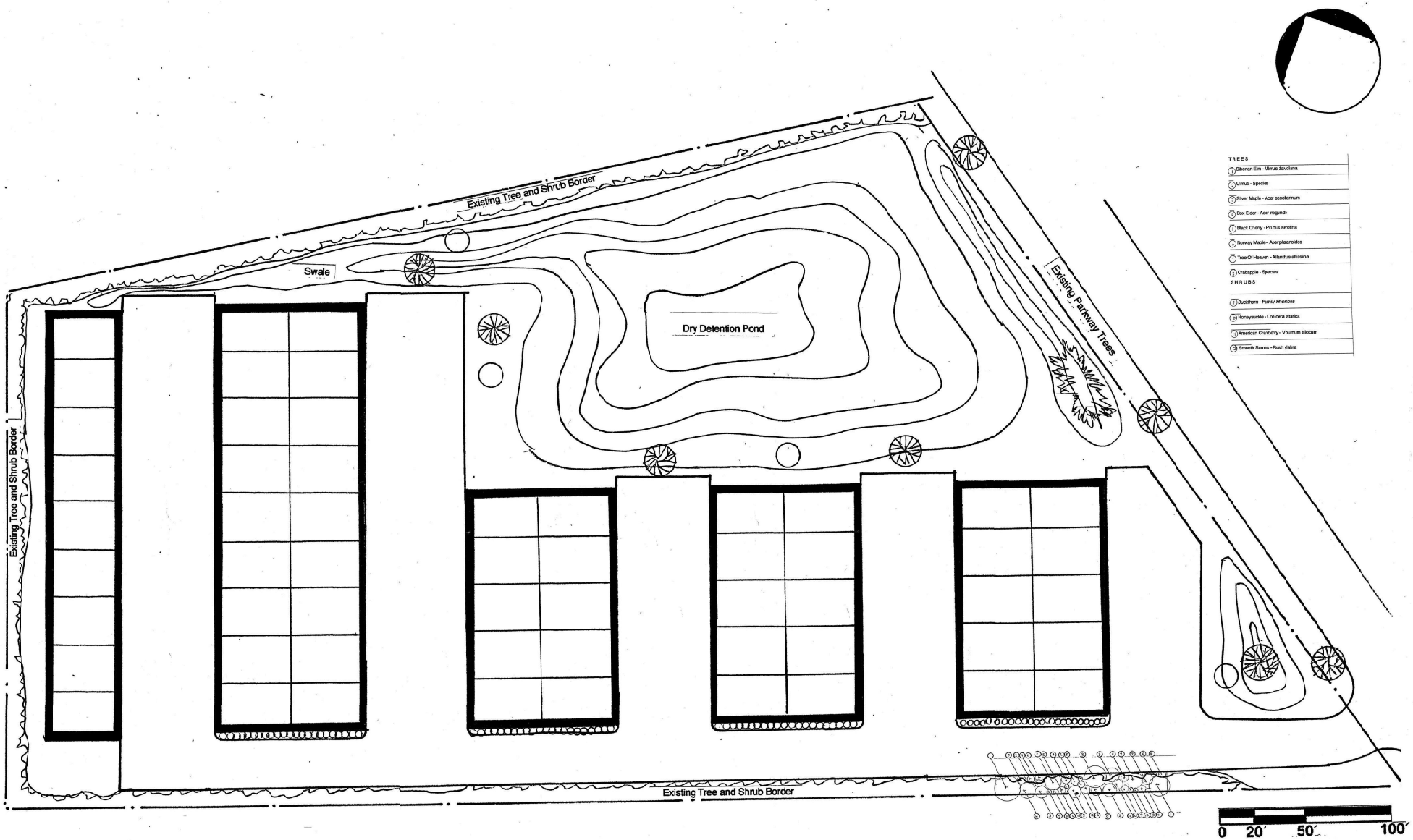
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

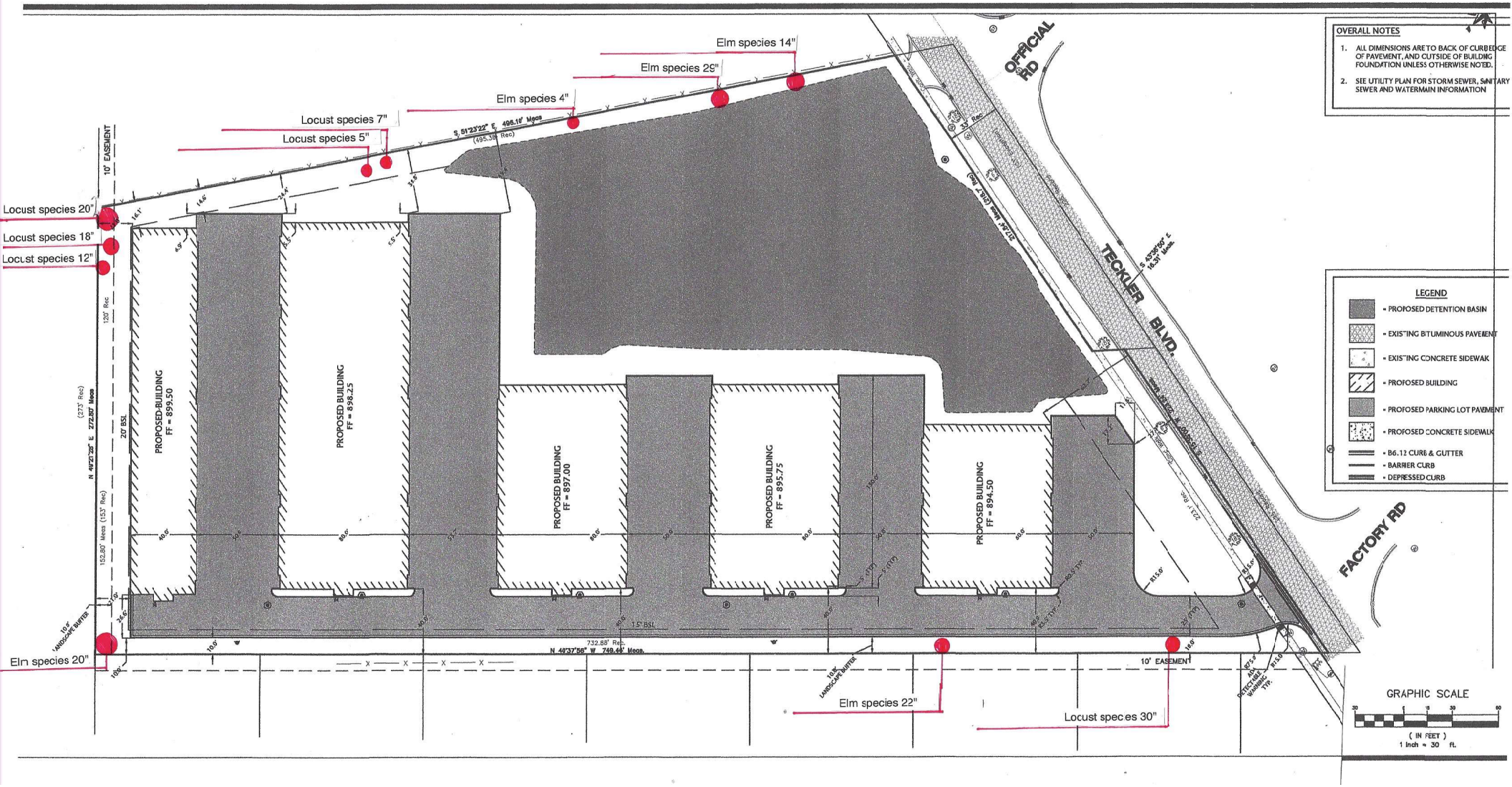
NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
OVERALL SITE PLAN

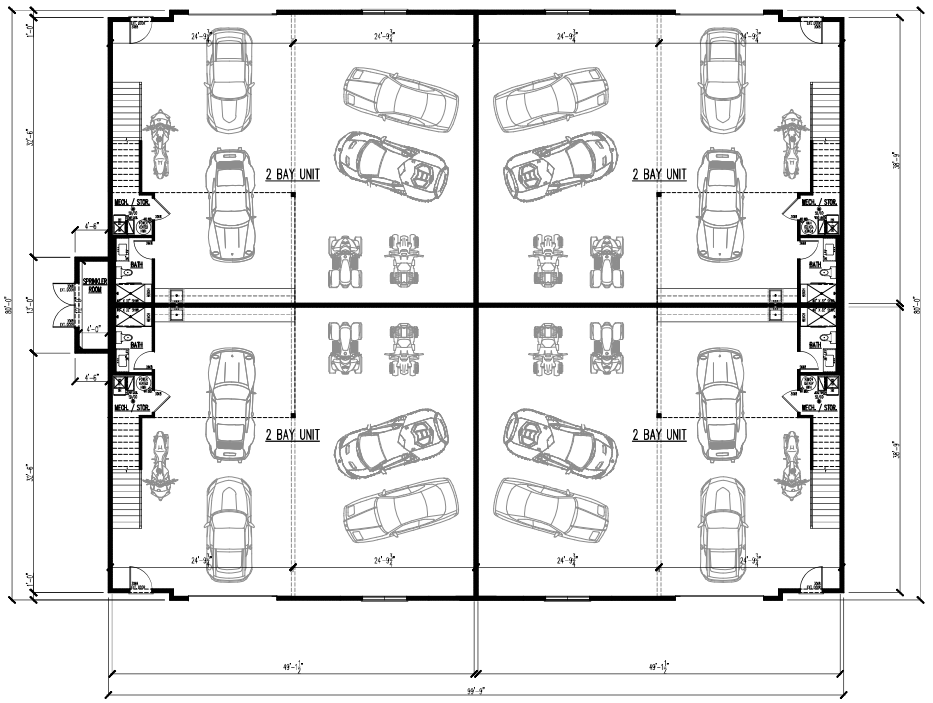
SHEET NUMBER
C2.0


Existing Tree and Shrub Border
Swale
Dry Detention Pond
Existing Parkway Trees
Existing Tree and Shrub Border
Existing Tree and Shrub Border
TREES
1 Siberian Elm - Ulmus Javidiana
2 Ulmus - Species
3 Silver Maple - Acer saccarinum
4 Box Elder - Acer negundo
5 Black Cherry - Prunus serotina
6 Norway Maple- Acerplatanoides
7 Tree Of Heaven - Ailanthus altissima
8 Crabapple - Species
SHRUBS
A Buckthorn - Family Rhonbas
B Honeysuckle - Lonicera tatarica
J American Cranberry - Vbunum trilobum
S Smooth Sumac - Rush glabra
0 20 50 100


Elm species 14"
Elm species 25"
Elm species 4"
Locust species 7"
Locust species 5"
Locust species 20"
Locust species 18"
Locust species 12"
Elm species 20"
Elm species 22"
Locust species 30"
10' EASEMENT
20' BSL
15' BSL
120' Rec
PROPOSED BUILDING FF = 899.50
PROPOSED BUILDING FF = 898.25
PROPOSED BUILDING FF = 897.00
PROPOSED BUILDING FF = 895.75
PROPOSED BUILDING FF = 894.50
OFFICIAL RD
TECKLER BLVD.
FACTORY RD
OVERALL NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN FOR STORM SEWER, SANITARY SEWER AND WATERMAIN INFORMATION
LEGEND
PROPOSED DETENTION BASIN
EXISTING BITUMINOUS PAVEMENT
EXISTING CONCRETE SIDEWAK
PROPOSED BUILDING
PROPOSED PARKING LOT PAVEMENT
PROPOSED CONCRETE SIDEWALK
B6.12 CURB & GUTTER
BARRIER CURB
DEPRESSED CURB
GRAPHIC SCALE
(IN FEET)
1 Inch = 30 ft.



8 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A101.1 FIRST FLOOR PLAN – 8 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS
1 05-04-16
2 05-27-16
3 06-02-16
4 06-15-16
5 06-30-16

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL DESIGN
RELEASE FOR PERMIT
CONSTRUCTION

PRELIMINARY

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

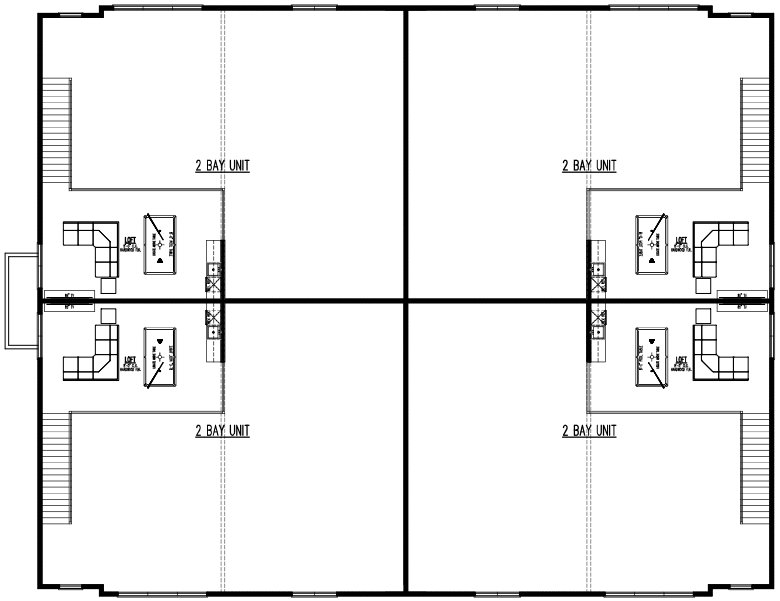
FIRST FLOOR PLAN - 10 BAY UNIT

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-249-4021
2340 Dakota Road Ste. 176 Crystal Lake, IL 60014
58 W. Main St. Lake Geneva, WI 53147
40 Crystal St. Crary, IL 60013
1700 E. Racine Ave. Waukesha, WI 53186

Job Number: 24054
Sheet Number: A101.1
File Name: 24054A101.1

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8 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A102.1 SECOND FLOOR PLAN – 8 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
RELEASE FOR BUILDING PERMIT
CONSTRUCTION

REVISIONS
1 05-24-16
2 05-27-16
3 06-27-16
4 08-25-16
5 08-29-16

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 10 BAY UNIT

PRELIMINARY

Architects & Planners, Inc.
IL Telephone: 815-788-9200
2340 Dakota Road at Rt. 176
Crystal Lake, IL 60014
WI Telephone: 262-729-6021
98 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

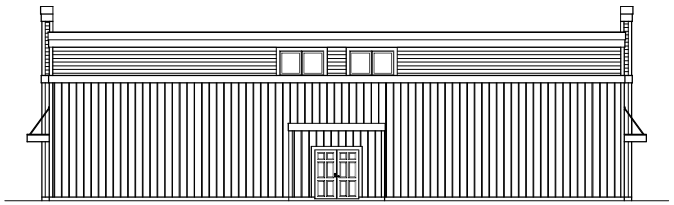
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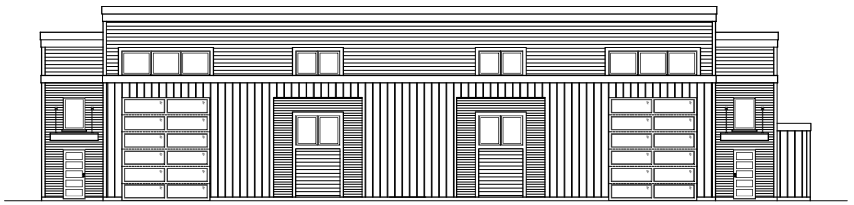
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8 BAY UNIT



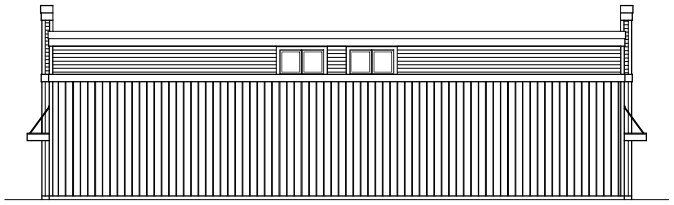
1C / A200 LEFT ELEVATION

1/8"=1'-0"



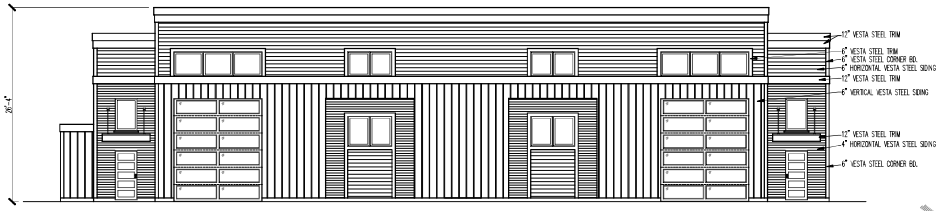
4C / A200 REAR ELEVATION

1/8"=1'-0"



1E / A200 RIGHT ELEVATION

1/8"=1'-0"



4E / A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	05-27-04 1
PRELIMINARY DESIGN	06-25-04 2
DESIGN DEVELOPMENT	08-27-04 3
RELEASE FOR BID	09-29-04 4
RELEASE FOR PERMIT	10-29-04 5
AS BUILT DESIGN	

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

PRELIMINARY

ELEVATIONS

A.L.A. Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-249-4021
2340 Dakota Road at Rt. 176 Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
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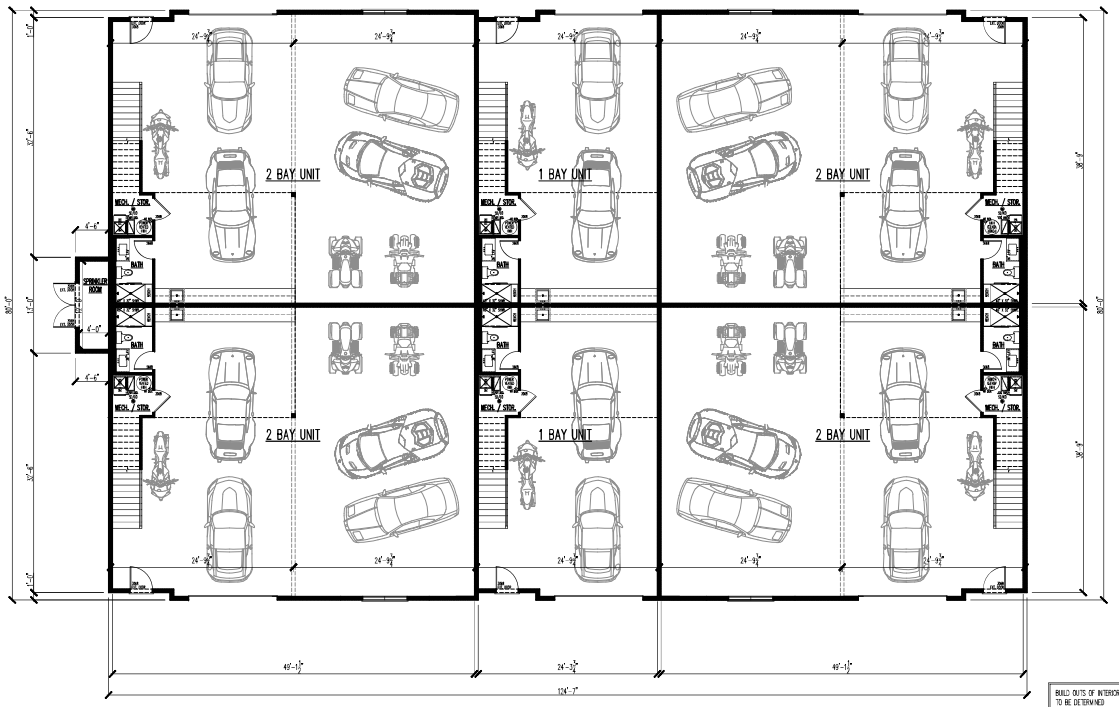
Job Number: 24054

Sheet Number: A200.1

File Name: 24054-200

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10 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A101.2 FIRST FLOOR PLAN – 10 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
PRELIMINARY DESIGN 15-SEP-24
PRELIMINARY DESIGN 15-OCT-24
DESIGN DEVELOPMENT 04-DEC-24
RELEASE FOR BID 06-JAN-25
PLAN REVIEW 06-FEB-25
RELEASE FOR PERMIT 06-MAR-25
REVISION

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN - 10 BAY UNIT

PRELIMINARY

A.L.A. Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-259-6021
2340 Dakota Road Lot 176, Crystal Lake, IL 60014
68 W. Main St., Lake Geneva, WI 53147
41 Crystal St., Cary, IL 60013
1700 E. Rector Ave., Waukesha, WI 53186

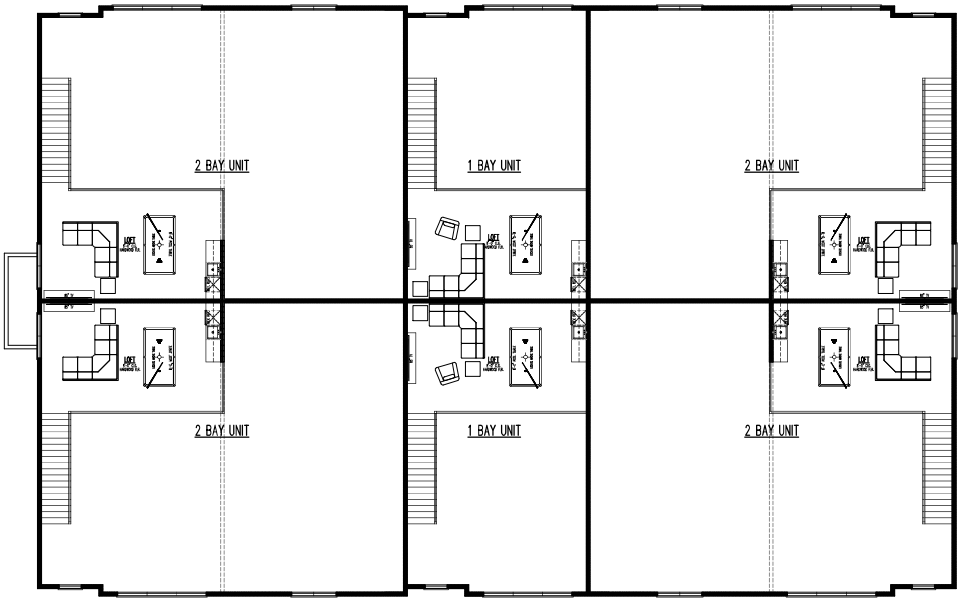
Job Number: 24054

Sheet Number: A101.2

File Name: 24054101.2

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10 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1/E A102.2 SECOND FLOOR PLAN - 10 BAY UNIT

1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
RELEASE FOR BID
RELEASE FOR PERMIT
PERMIT SET

REVISIONS
1 05-24-24 Ltr
2 05-27-24 Ltr
3 06-27-24 Ltr
4 08-15-24 Ltr
5 08-19-24 Ltr

PRELIMINARY

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 10 BAY UNIT

Architects & Planners, Inc.
IL Telephone: 815-788-9200
2340 Dakota Road at Rt. 176
Crystal Lake, IL 60014

WI Telephone: 262-250-4021
88 W. Main St.
Lake Geneva, WI 53147

1700 E. Racine Ave.
Waukesha, WI 53186

40 Crystal St.
Cary, IL 60013

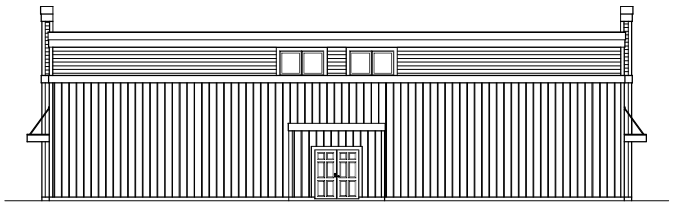
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Sheet Number: A102.2

File Name: 24054102.2

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10 BAY UNIT



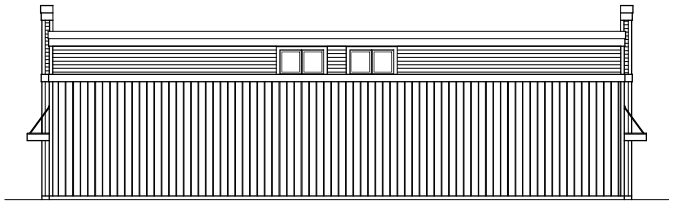
1C / A200 LEFT ELEVATION

1/8"=1'-0"



4C / A200 REAR ELEVATION

1/8"=1'-0"



1E / A200 RIGHT ELEVATION

1/8"=1'-0"



4E / A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	1 05-07-04 A.
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	2 05-07-04 A.
RELEASE FOR BID	
RELEASE FOR PERMIT	3 06-12-04 A.
AS BUILT	4 06-12-04 A.
RELEASE FOR PERMIT	5 06-09-28 A.
REVISION	

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

PRELIMINARY

ELEVATIONS

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-248-4021
2340 Dakota Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
1700 E. Rexton Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

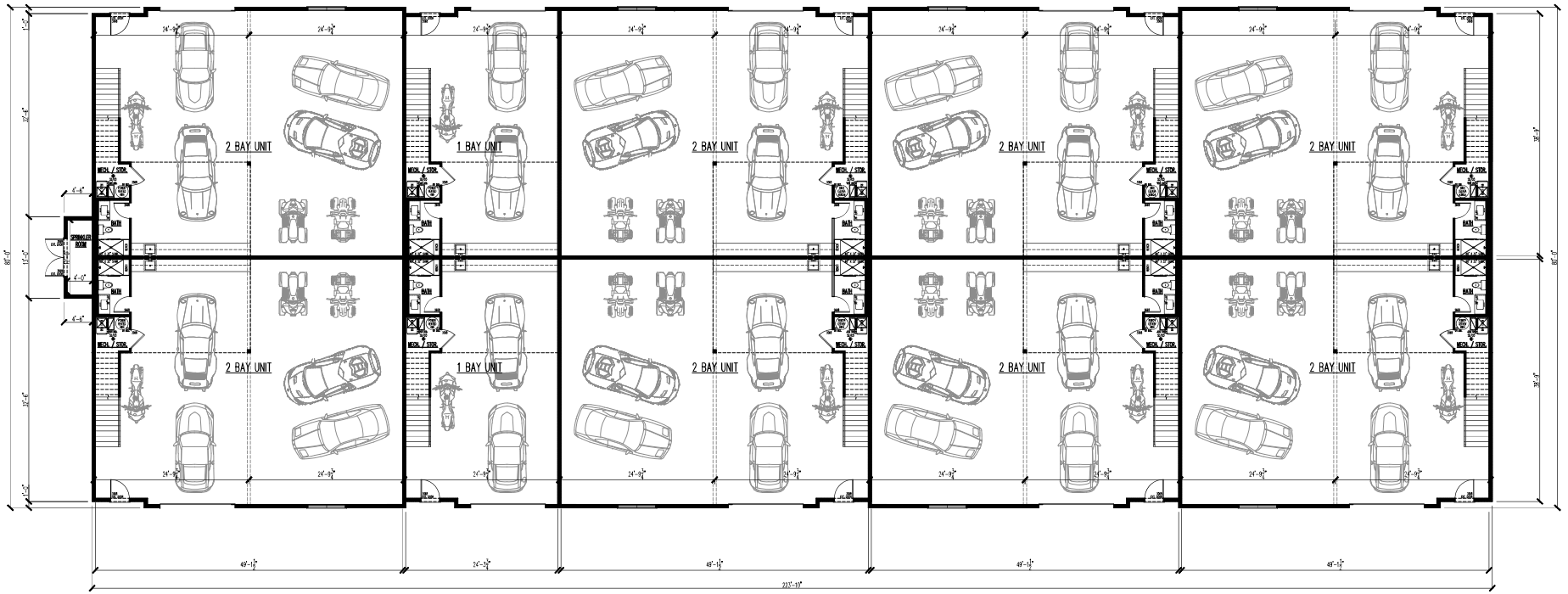
Job Number: 24054

Sheet Number: A200.2

File Name: 24054-200

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18 BAY UNIT



1E / A101.3 FIRST FLOOR PLAN – 18 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN - 18 BAY UNIT

PRELIMINARY

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
RELEASE FOR PERMIT
AS BUILT

REVISIONS
1 10-24-24 Bid
2 10-27-24 Bid
3 11-27-24 Bid
4 12-27-24 Bid
5 01-15-25 Bid
6 01-16-25 Bid

Architects & Planners, Inc.
IL Telephone: 815-356-9200 WI Telephone: 262-249-4021
2340 Dakota Road at Rt. 176, Crystal Lake, IL 60014
68 W. Main St., Lake Geneva, WI 53147
1700 E. Rector Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

Job Number: 24054

Sheet Number: A101.3

File Name: 24054101.3

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18 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1/E A102.3

SECOND FLOOR PLAN – 16 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
RELEASE FOR PERMIT
CONSTRUCTION

REVISIONS
1 10-24-24 Ltr
2 10-27-24 Ltr
3 11-27-24 Ltr
4 12-2-24 Ltr
5 12-9-24 Ltr

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 18 BAY UNIT

PRELIMINARY

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-729-6021
2340 Dakota Road at Rt. 176, Crystal Lake, IL 60014
88 W. Main St., Lake Geneva, WI 53147
1700 E. Rector Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

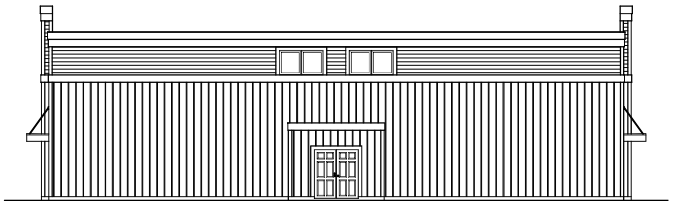
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Sheet Number: A102.3

File Name: 24054102.3

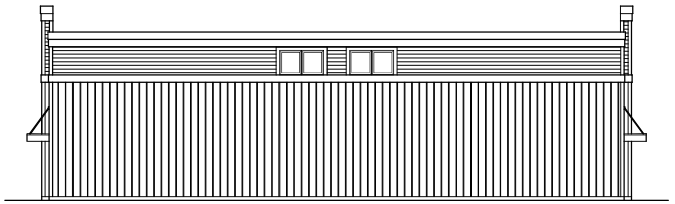
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18 BAY UNIT



1B / A200 LEFT ELEVATION

1/8"=1'-0"



5B / A200 RIGHT ELEVATION

1/8"=1'-0"



1C / A200 REAR ELEVATION

1/8"=1'-0"



1E / A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
PERMIT SUBMITTAL
RELEASE FOR PERMIT
CONSTRUCTION

REVISIONS
1 10-24-24 Bd.
2 10-29-24 Bd.
3 11-22-24 Bd.
4 12-12-24 Bd.
5 12-19-24 Bd.

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

ELEVATIONS

PRELIMINARY

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-249-4021
2340 Dakota Road at Rt. 176 Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
41 Crystal St. Crystal Lake, IL 60014
1700 E. Rector Ave. Waukesha, WI 53186

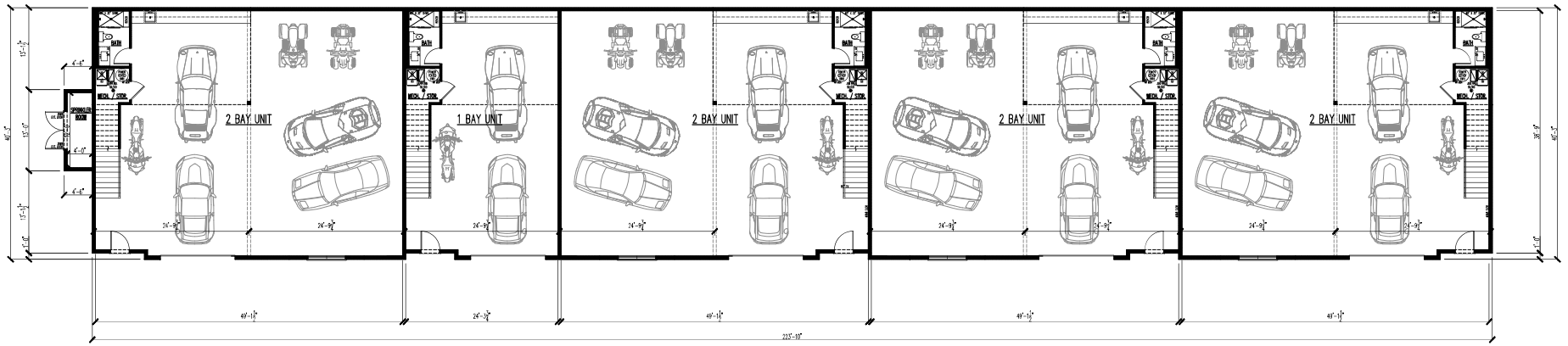
Job Number: 24054

Sheet Number: A200.3

File Name: 24054-200

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9 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A101.4 FIRST FLOOR PLAN – 9 BAY UNIT

1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DESIGN	05-24-24 Ltr.				
PRELIMINARY DESIGN		06-07-24 Ltr.			
DESIGN DEVELOPMENT			06-27-24 Ltr.		
RELEASE FOR BID				08-15-24 Ltr.	
RELEASE FOR PERMIT					08-30-24 Ltr.
CONSTRUCTION					

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN - 9 BAY UNIT

PRELIMINARY

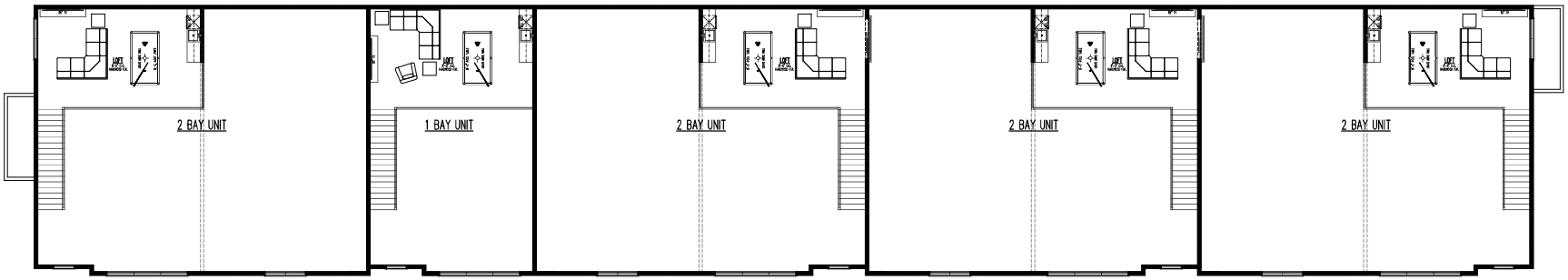
A.L.A. Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-250-4021
2340 Dakota Road at Rt. 176, Crystal Lake, IL 60014
88 W. Main St., Lake Geneva, WI 53147
1700 E. Rentar Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

Job Number: 24054

Sheet Number: A101.4

File Name: 24054101.4

9 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1 SECOND FLOOR PLAN – 9 BAY UNIT
A102.4
1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
PLAN REVIEW
RELEASE FOR PERMIT
CONSTRUCTION

REVISIONS
1 05-27-14
2 06-27-14
3 08-25-14
4 09-19-14
5

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 9 BAY UNIT

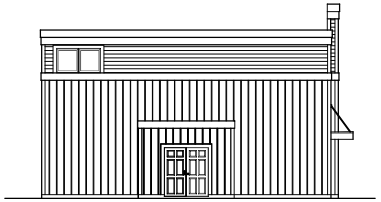
PRELIMINARY

Architects & Planners, Inc.
IL Telephone: 815-788-9200
2340 Dakota Road at Rt. 176
Crystal Lake, IL 60014
WI Telephone: 262-248-6021
88 W. Main St.
Lake Geneva, WI 53147
1700 E. Rector Ave.
Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

Job Number: 24054
Sheet Number: A102.4
File Name: 24054102.4

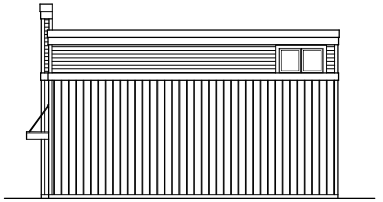
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9 BAY UNIT



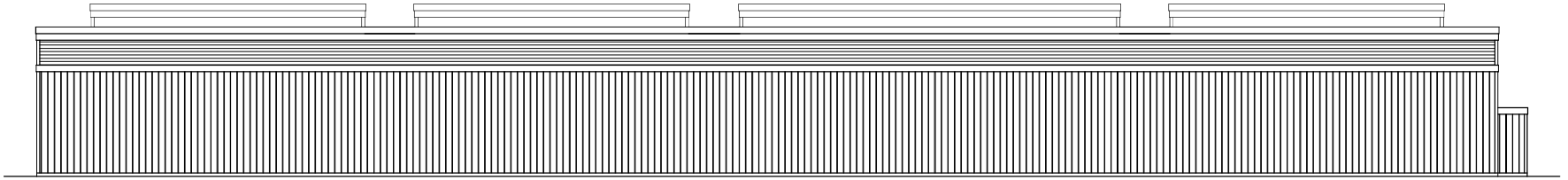
1B / A200 LEFT ELEVATION

1/8"=1'-0"



5B / A200 RIGHT ELEVATION

1/8"=1'-0"



1C / A200 REAR ELEVATION

1/8"=1'-0"



1E / A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	1 10-24-24
PRELIMINARY DESIGN	2 11-07-24
DESIGN DEVELOPMENT	3 04-02-25
RELEASE FOR BID	4 05-02-25
RELEASE FOR PERMIT	5 06-06-25
REVISION	

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

ELEVATIONS

PRELIMINARY

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-729-6021
2340 Dakota Road at Rt. 176 Crystal Lake, IL 60014
58 W. Main St. Lake Geneva, WI 53147
1700 E. Rector Ave. Waukesha, WI 53186
41 Crystal St. Cary, IL 60013

Job Number: 24054

Sheet Number: A200.4

File Name: 24054-2500

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ENGINEERING PLANS
FOR
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

PRELIMINARY
NOT FOR CONSTRUCTION

PLANS PREPARED FOR:

MR. HAIG HALEBLIAN
5186 NW HIGHWAY
CRYSTAL LAKE, IL 60014

BENCHMARKS

SITE BENCHMARK:

CROSS IN CURB
ELEV=896.21 NAVD88

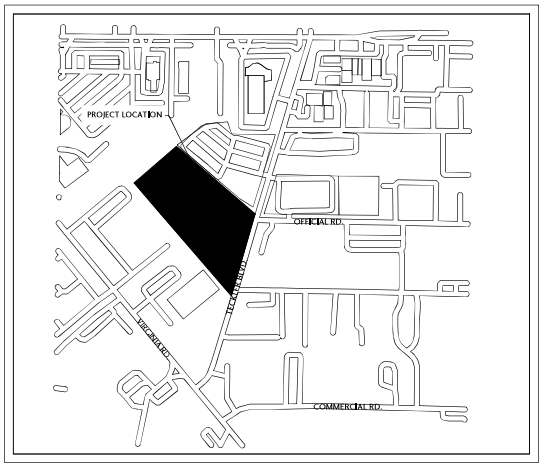
Know what's below.
Call before you dig.

OPERATES 24 Hours 365 Days

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: MCHENRY
CITY-TOWNSHIP: CITY OF CRYSTAL LAKE
SEC. & ¼SEC. NO.#: NE 1/4 SEC. 8, T43N, R8E
48 Hours Before You Dig.
EXCLUDING SAT., SUN., & HOLIDAYS

SHEET INDEX:

C0.0 COVER SHEET
C0.1 SPECIFICATIONS AND TYPICAL SECTIONS
C0.2 CITY STANDARD NOTES AND SPECIFICATION
C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0 OVERALL SITE PLAN
C3.0 UTILITY PLAN
C3.1 WATERMAIN PLAN & PROFILE
C3.2 SANITARY SEWER PLAN & PROFILE
C3.3 SANITARY SEWER PLAN & PROFILE
C4.0 GRADING PLAN - NORTHWEST
C4.1 GRADING PLAN - SOUTHEAST
C4.2 GRADING PLAN-BIO-INFILTRATION/DETENTION BASIN
C4.3 GRADING PLAN - TEMPORARY SEDIMENTATIN BASIN
C5.0 EROSION & SEDIMENT CONTROL PLAN
C6.0 STANDARD DETAILS
C6.1 STANDARD DETAILS
C6.2 STANDARD DETAILS
C6.3 STANDARD DETAILS



LOCATION MAP
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DOWN GUY	
	DRAIN	
ETV	ELECTRIC TELEPHONE TV RISERS	
UHH	UTILITY HANDHOLE MANHOLE	
EGW	ELECTRIC GAS WATER METER	
	UTILITY MARKER	
	LIFT STATION	
SPGT	SPIGOT	
	TRAFFIC CONTROL BOX	
	TRAFFIC CONTROL SIGNAL	
	TRANSFORMER	
	WATER MANHOLE	
	SOIL BORING	
	A/C UNIT	
	FLAG POLE	
	CURB INLET	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM INLET	
	FLARED END SECTION	
	VALVE VAULT	
	WATER VALVE	
	FIRE HYDRANT	
	SIGN POST	
	LIGHT POLE	
DS	DOWNSPOUT	DS
	BOLLARD	BOL
	UTILITY POLE	
	CLEANOUT	CO
	MAILBOX	
W	WATERMAIN	W
	SANITARY SEWER	
	STORM SEWER	
	ROOF/STORM DRAIN	
X	FENCE	X
OE	OVERHEAD ELECTRIC	OE
E	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS SERVICE	G
	COMBINED SEWER	
XXX	MAJOR CONTOUR	XXX
XXX	MINOR CONTOUR	XXX

J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM #: 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

N W E S

SCALE: N/A
ISSUE DATE: 06/27/2024
PROJECT MANAGER: JEC
DESIGNER: LRT
QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES WITHIN THE CONTRACT DOCUMENTS. IN THE EVENT DEFICIENCIES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RECTIFY THE SITUATION TO THE SATISFACTION OF THE ENGINEER OF SUCH CONDITIONS SHALL RELIEVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE, ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR ACTIONS TAKEN BASED ON THE ENGINEER'S DELIBERATIVE RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTY RESPONSIBLE FOR TAKING SUCH ACTION.

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: COVER SHEET

SHEET NUMBER: C0.0

JAMES E. CONDON
062-044555
LICENSED PROFESSIONAL ENGINEER OF
ILLINOIS

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION. FURTHERMORE, THE PROPOSED PROJECT WILL NOT RESULT IN DRAINAGE, EROSION OR RUNOFF WHICH ADVERSELY IMPACTS ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY. THE PLANS PREPARED MEET THE MINIMUM REQUIREMENTS OF THE MCHENRY COUNTY STORMWATER MANAGEMENT ORDINANCE. DATED AT RINGWOOD, ILLINOIS THIS 27th DAY OF JUNE, 2024

JAMES E. CONDON, P. E., J. CONDON & ASSOCIATES, INC.
ILLINOIS REG. PROF. ENGINEER No. 062-044555 EXPIRATION DATE 11-30-2025
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-006759



DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. COORDINATE WITH LOCAL AUTHORITIES AND UTILITY PURVEYORS FOR THE REMOVAL/RELOCATION OF EXISTING UTILITIES.
3. SAWCUTTING OF EXISTING PAVEMENT SHALL BE FULL DEPTH TO PROVIDE A CLEAN VERTICAL FACE TO MATCH PROPOSED PAVEMENT.
4. KEEP ALL PUBLIC AND PRIVATE STREETS CLEAR OF CONSTRUCTION DEBRIS, TRASH, AND MATERIALS. ALL ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGED CAUSED BY CONSTRUCTION.
5. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
6. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND/OR RIGHT-OF-WAY.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OPERATIONS.
8. THE SITE SHALL BE GRADED TO MINIMIZE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJOINING PROPERTY.

LEGEND

- = EXISTING BITUMINOUS PAVEMENT
- = EXISTING CONCRETE SIDEWALK
- = PAVEMENT TO BE REMOVED
- = CONCRETE SIDEWALK TO BE REMOVED
- FULL DEPTH SAWCUT
- CURB REMOVAL

SITE DATA TABLE

EXISTING		
IMPERVIOUS AREA:	0.04 ACRES	
PERVIOUS AREA:	4.65 ACRES	
PROPERTY AREA:	4.69 ACRES	
PROPOSED		
IMPERVIOUS AREA:	2.75 ACRES	
DISTURBANCE AREA:	4.69 ACRES	

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM #: 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE: 1" = 30'

ISSUE DATE: 04/27/2024

PROJECT MANAGER: JEC

DESIGNER: LRT

QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.

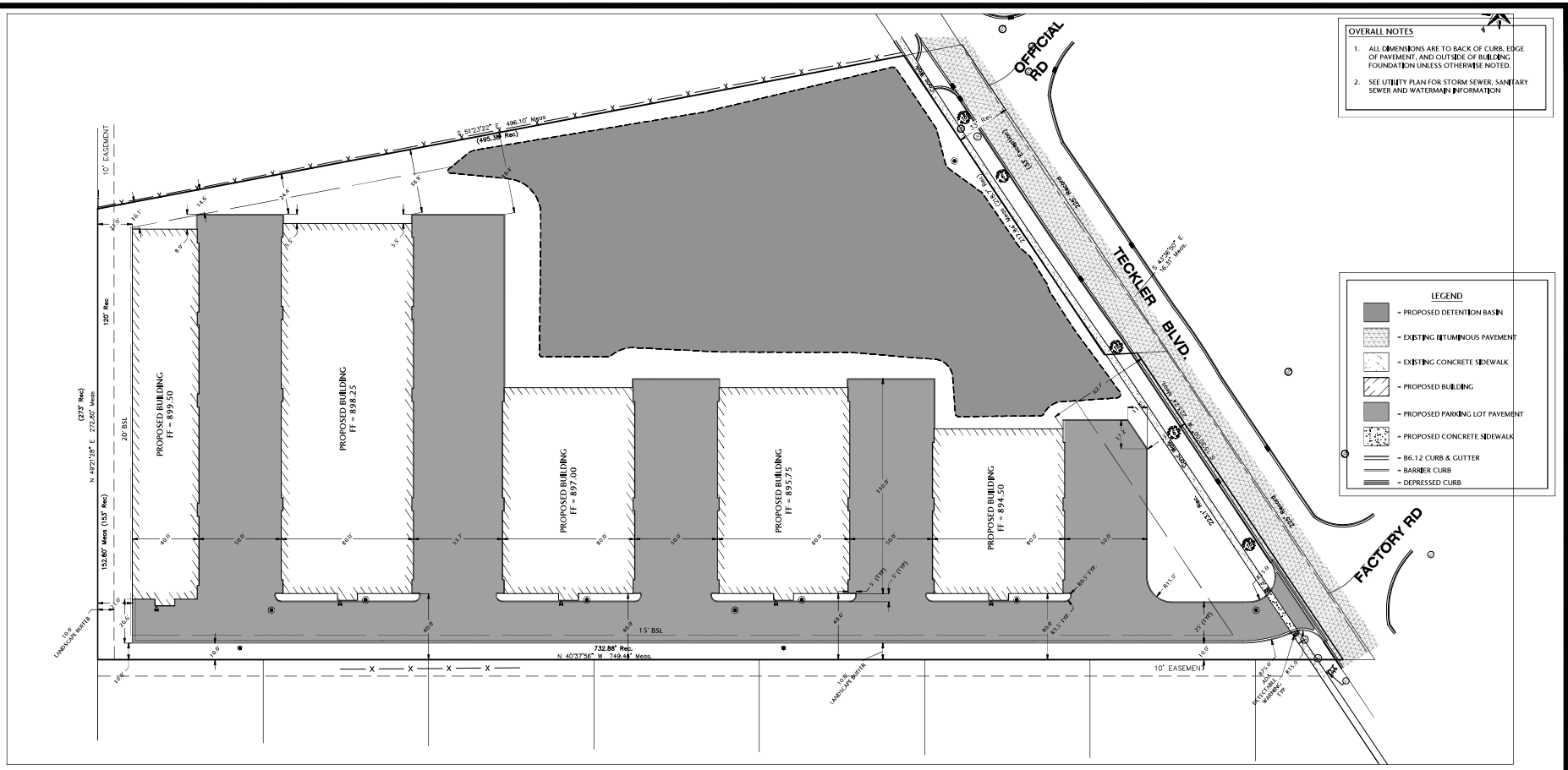
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: C1.0



J. Condon & Associates, Inc.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
1" = 30'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

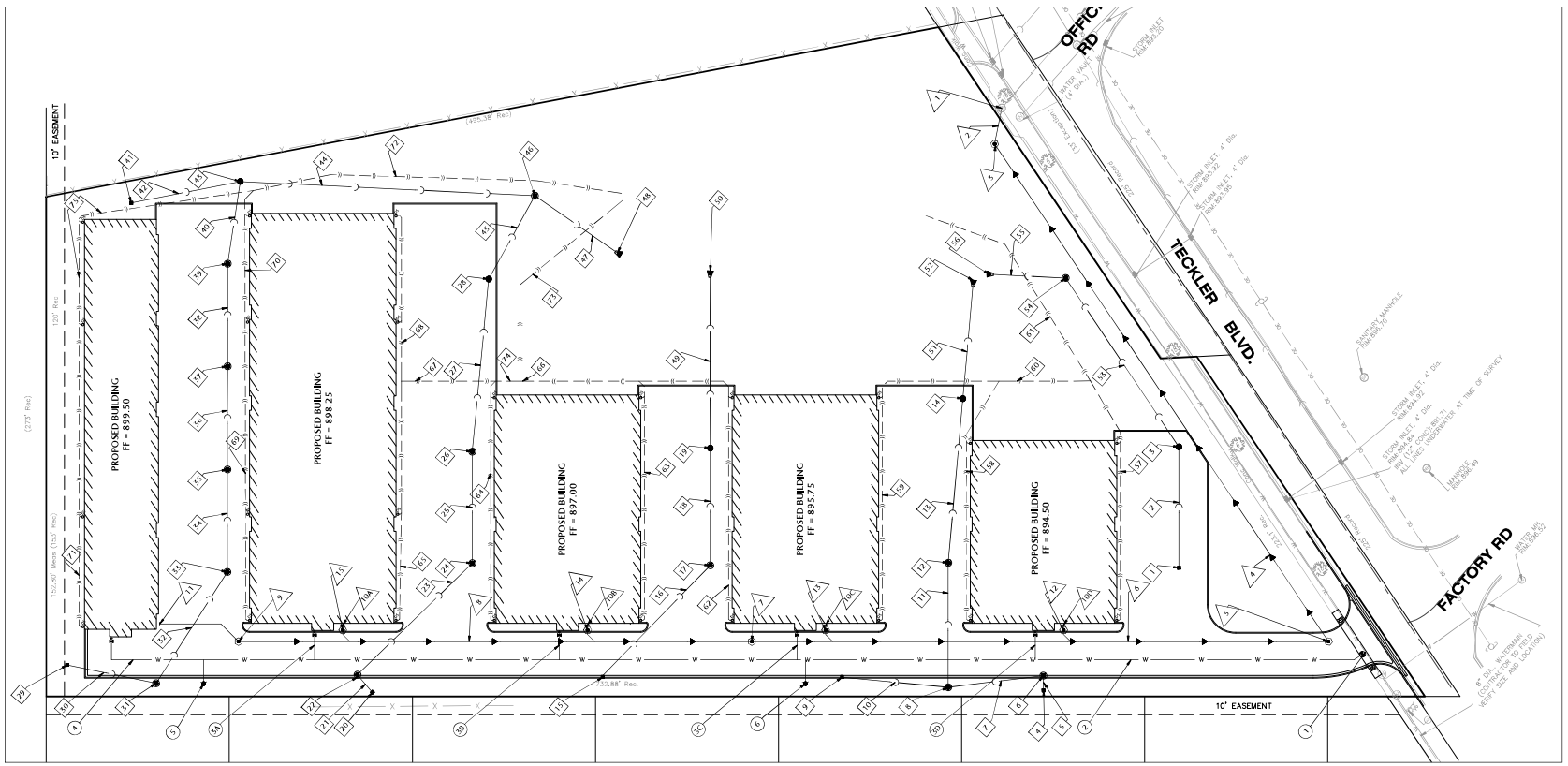
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C2.0



PROP STORM SEWER NOTES

1. PROP INLET TA 2' DIA T1F OL
   RIM = 893.25
   INV = 891.00
2. PROP 65 LF 12" ST SEWER @ 1.00%
3. PROP CB TA 4' DIA T1F OL
   RIM = 893.25
   INV = 890.35
4. PROP INLET TA 2' DIA T8G
   RIM = 891.25
   INV = 889.75
5. PROP 7 LF 12" ST SEWER @ 1.43%
6. PROP MH TA 4' DIA T12 F+G
   T/C = 893.00
   INV = 889.65
7. PROP 52 LF 12" ST SEWER @ 1.25%
8. PROP MH TA 4' DIA T1F CL
   RIM = 893.00
   INV = 889.00
9. PROP INLET TA 2' DIA T12 F+G
   T/C = 894.40
   INV = 891.40
10. PROP 58 LF 12" ST SEWER @ 4.14%
11. PROP 68 LF 12" ST SEWER @ 0.88%
12. PROP MH TA 4' DIA T1F OL
    RIM = 894.20
    INV = 888.40
13. PROP 90 LF 12" ST SEWER @ 0.44%
14. PROP CB TA 4' DIA T1F OL
    RIM = 893.90
    INV = 888.00 SW
    INV = 885.00 NE
15. PROP INLET TA 2' DIA T12 F+G
    T/C = 895.65
    INV = 894.00
16. PROP 84 LF 12" ST SEWER @ 1.19%
17. PROP MH TA 4' DIA T1F OL
    RIM = 895.45
    INV = 893.00
18. PROP 64 LF 12" ST SEWER @ 2.34%
19. PROP CB TA 4' DIA T1F OL
    RIM = 895.45
    INV = 891.50 SW
    INV = 885.00 NE
20. PROP INLET TA 2' DIA T8G
    RIM = 894.80
    INV = 893.00
21. PROP 11 LF 12" ST SEWER @ 0.91%
22. PROP MH TA 4' DIA T12 F+G
    T/C = 896.90
    INV = 892.90
23. PROP 88 LF 12" ST SEWER @ 1.59%
24. PROP MH TA 4' DIA T1F OL
    RIM = 896.70
    INV = 891.50
25. PROP 60 LF 12" ST SEWER @ 0.42%
26. PROP MH TA 4' DIA T1F CL
    RIM = 896.70
    INV = 891.25
27. PROP 92 LF 15" ST SEWER @ 0.65%
28. PROP CB TA 4' DIA T1F OL
    RIM = 896.30
    INV = 890.65 W
    INV = 887.70 SE
29. PROP INLET TA 2' DIA T8G
    RIM = 896.25
    INV = 894.50
30. PROP 50 LF 12" ST SEWER @ 0.50%
31. PROP MH TA 4' DIA T1F CL
    RIM = 898.30
    INV = 894.25
32. PROP 72 LF 12" ST SEWER @ 0.56%
33. PROP MH TA 4' DIA T1F CL
    RIM = 897.95
    INV = 893.85
34. PROP 55 LF 12" ST SEWER @0.27%
35. PROP MH TA 4' DIA T1F OL
    RIM = 897.95
    INV = 895.70
36. PROP 56 LF 12" ST SEWER @ 0.45%
37. PROP MH TA 4' DIA T1F OL
    RIM = 897.95
    INV = 893.45
38. PROP 56 LF 15" ST SEWER @ 0.98%
39. PROP MH TA 4' DIA T1F CL
    RIM = 897.95
    INV = 892.90
40. PROP 45 LF 15" ST SEWER @ 0.44%
41. PROP INLET TA 2' DIA T8G
    RIM = 897.50
    INV = 895.75
42. PROP 60 LF 12" ST SEWER @ 2.50%
43. PROP CB TA 4' DIA T1F CL
    RIM = 897.35
    INV = 894.25 NW
    INV = 892.70 SW
    INV = 888.60 SE
44. PROP 160 LF 18" ST SEWER @ 0.72%
45. PROP 52 LF 12" STORM SEWER @ 0.48%
46. PROP MH TA 4' DIA. T1F CL
    RIM = 892.50
    INV = 884.50 NW, W
    INV = 881.50 SE
47. PROP 54 LF 15" ST SEWER @ 0.93%
48. PROP 15" FES W/ GRATE
    INV = 881.00
49. PROP 95 LF 12" ST SEWER @ 2.11%
50. PROP 12" FES W/ GRATE
    INV = 881.00
51. PROP 62 LF 12" ST SEWER @ 3.23%
52. PROP 12" FES W/ GRATE
    INV = 881.00
53. PROP 110 LF 12" ST SEWER @ 3.95%
54. PROP MH TA 4' DIA T1F CL
    RIM = 888.84
    INV = 886.00 S
    INV = 882.00 NW
55. PROP 45 LF 12" ST SEWER @ 2.22%
56. PROP 12" FES W/ GRATE
    INV = 881.00
57. PROP 140 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
58. PROP 140 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
59. PROP 195 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
60. PROP 30 LF 10" ST DRAIN
61. PROP 50 LF 12" ST DRAIN
62. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
63. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
64. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
65. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
66. PROP 65 LF 10" ST DRAIN
67. PROP 55 LF 8" ST DRAIN
68. PROP 90 LF 8" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTION
69. PROP 165 LF 8" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS
70. PROP 70 LF 10" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS
71. PROP 165 LF 8" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS
72. PROP 205 LF 10" ST DRAIN
73. PROP 125 LF 12" ST DRAIN
74. PROP 20 LF 10" ST DRAIN
75. PROP 155 LF 10" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS

*FOR WATER CALLOUTS, SEE SHEET C3.1

*FOR SANITARY CALLOUTS, SEE SHEET C3.2

STORM DRAIN INVERT ELEVATION = $\frac{\text{INV} = 100.00}{\text{T}}$

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE
1" = 30'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.

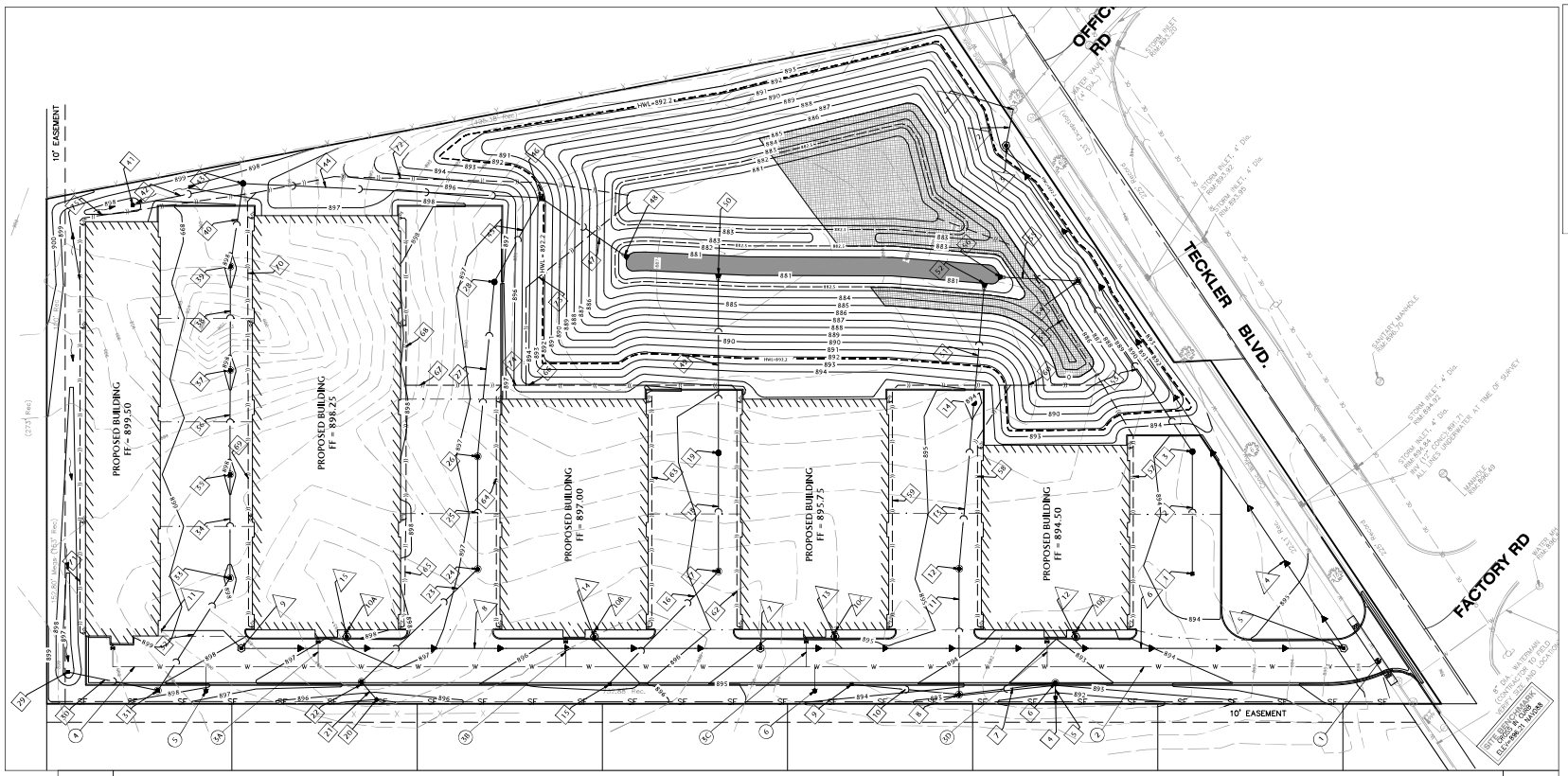
CRYSTAL LAKE, ILLINOIS

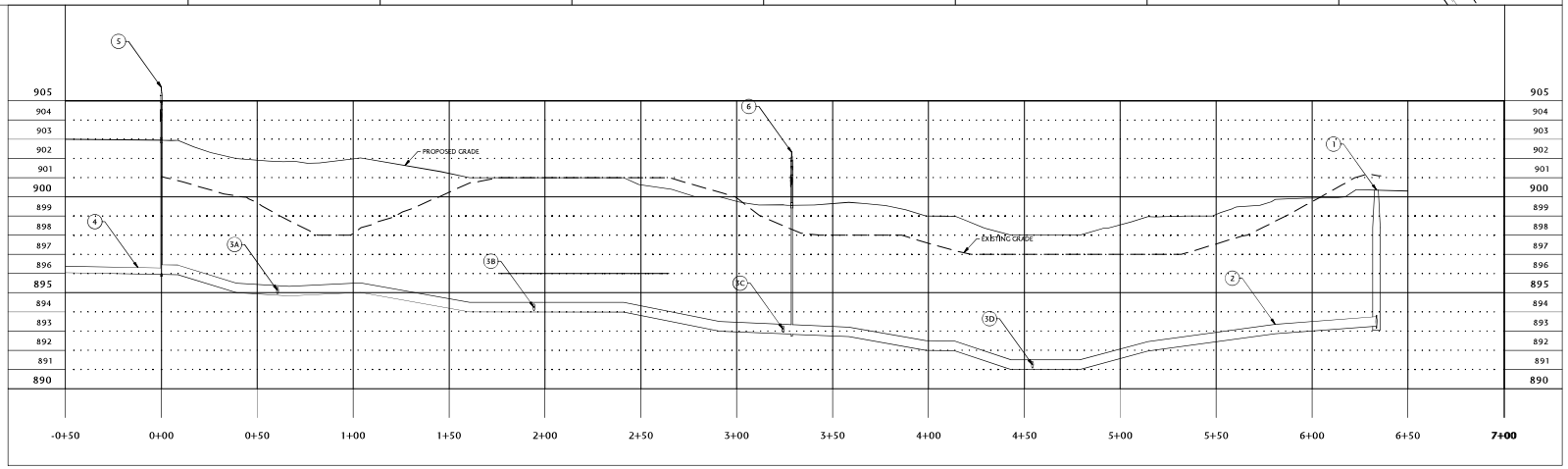
NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C3.0





X PROP WATER NOTES

1. PROP 6" X 8" PRESSURE CONNECTION W/ VALVE VAULT RIM = 895.35
2. PROP 655 LF 6" WATER MAIN
3. PROP 20 LF 4" WATER SERVICE W/ VALVE & VALVE BOX* (4 LOCATIONS A, B, C, D)
4. PROP 63 LF 4" WATER SERVICE W/ VALVE & VALVE BOX*
5. PROP FIRE HYDRANT BURY ELEV = 897.95
6. PROP FIRE HYDRANT BURY ELEV = 894.65

*4" WATER SERVICE SIZE TO BE VERIFIED BY FIRE PROTECTION SPRINKLER DESIGNER

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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CONSULTING ENGINEERS
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RINGWOOD, ILLINOIS 60072
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IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
H 1"=30' V 1"=10'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

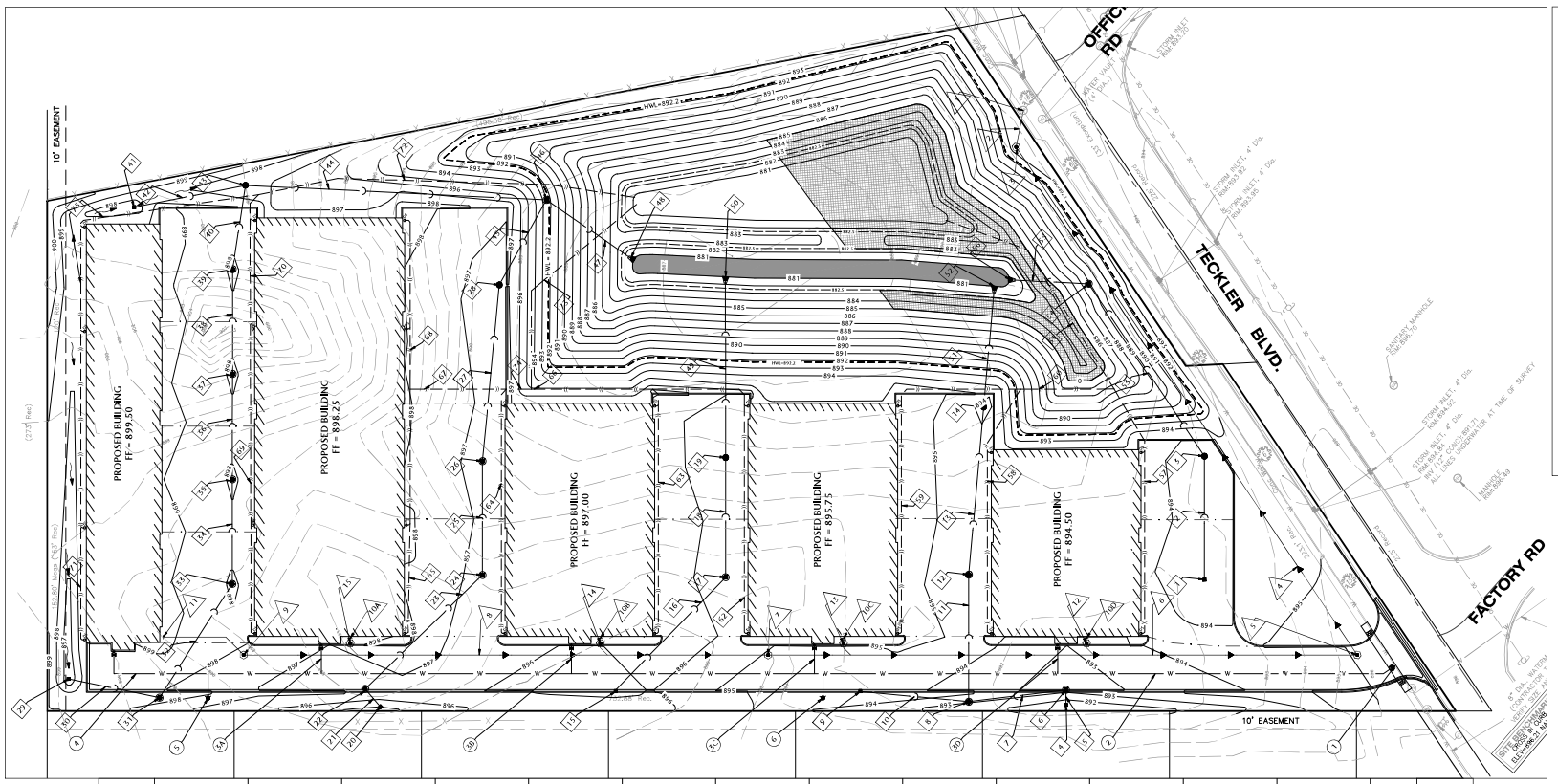
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

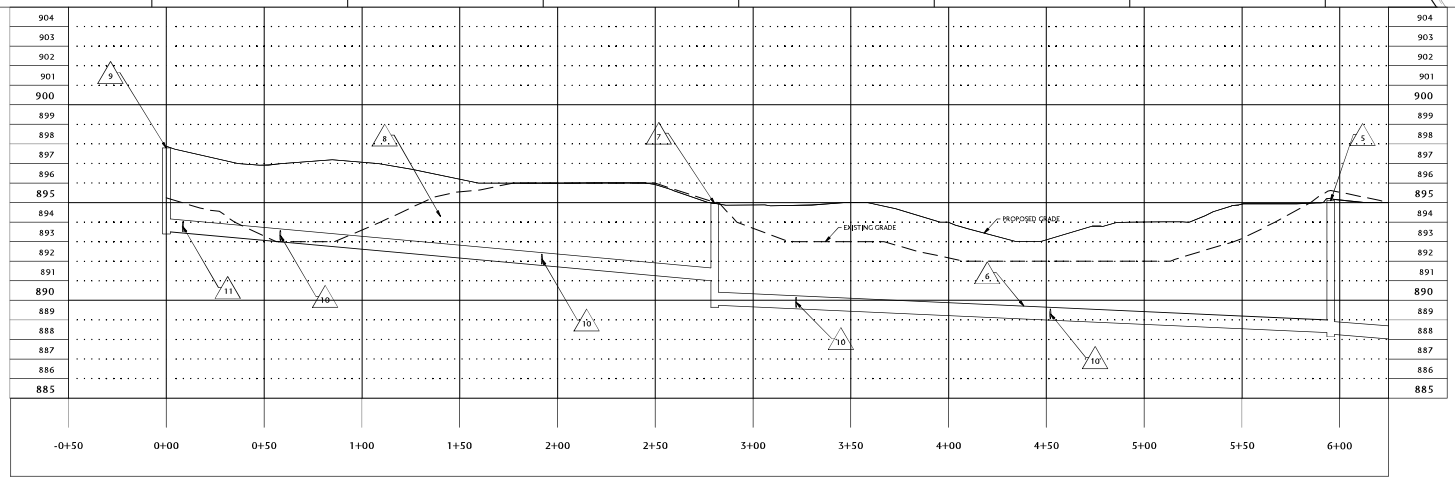
SHEET TITLE
WATERMAIN PLAN & PROFILE

SHEET NUMBER
C3.1



PROP SANITARY SEWER NOTES

1. EX SAN MH
   RIM = 893.63 PROP INV = 885.40 SW
   EX INV = 885.18 E
   W/ CORED AND BOOTED CONNECTION & RECONSTRUCTED BENCH
2. PROP 20 LF 8" SAN SEWER @ 1.00%
3. PROP SAN MH TA 4' DIA T1F CL
   RIM = 893.20
   INV = 885.70 S
   INV = 885.60 NE
4. PROP 325 LF 8" SAN SEWER @ 0.78%
5. PROP SAN MH TA 4' DIA T1F CL
   RIM = 895.10
   INV = 888.35 NW
   INV = 888.25 N
6. PROP 315 LF 8" SAN SEWER @ 0.49%
7. PROP SAN MH TA 4' DIA T1F CL
   RIM = 894.95
   INV = 891.00 NW
   INV = 889.75 SE
8. PROP 280 LF 8" SAN SEWER @ 0.89%
9. PROP SAN MH TA 4' DIA T1F CL
   RIM = 897.80
   INV = 893.50
10. PROP 10 LF 6" SAN SERVICE @ 1.10% MIN. (4 LOCATIONS A, B, C, D)
11. PROP 55 LF 6" SAN SERVICE @ 1.10% MIN.
12. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 895.75
    INV = 889.75
13. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 895.25
    INV = 891.25
14. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 896.50
    INV = 892.50
15. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 897.75
    INV = 893.75



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
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IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
H 1"=30' V 1"=10'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

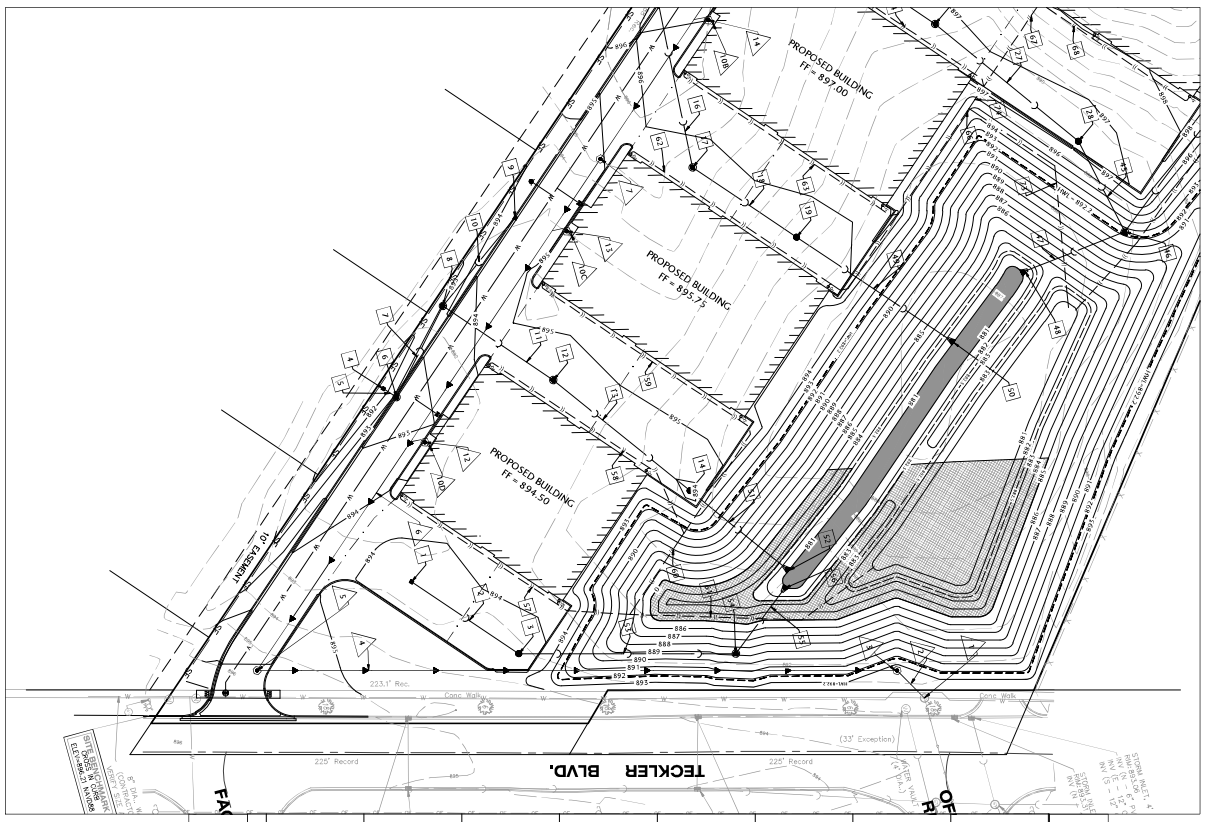
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

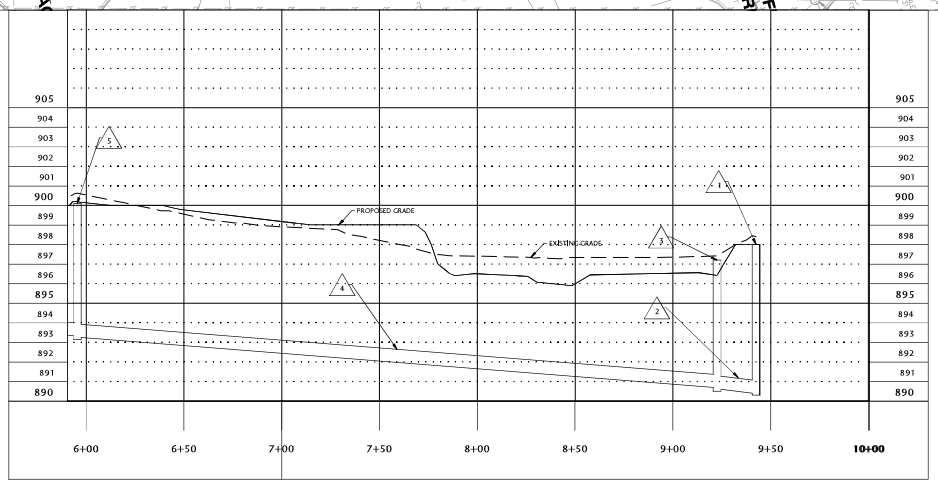
SHEET TITLE
SANITARY SEWER PLAN & PROFILE

SHEET NUMBER
C3.2



PROP SANITARY SEWER NOTES

1. EX SAN MH
   RIM = 893.63 PROP INV = 885.40 SW
   EX INV = 885.18 E
   W/ CORED AND BOOTED CONNECTION
   & RECONSTRUCTED BENCH
2. PROP 20 LF 8" SAN SEWER @ 1.00%
3. PROP SAN MH TA 4' DIA T1F CL
   RIM = 893.20
   INV = 885.70 S
   INV = 885.60 NE
4. PROP 325 LF 8" SAN SEWER @ 0.78%
5. PROP SAN MH TA 4' DIA T1F CL
   RIM = 895.10
   INV = 888.35 NW
   INV = 888.25 N
6. PROP 315 LF 8" SAN SEWER @ 0.44%
7. PROP SAN MH TA 4' DIA T1F CL
   RIM = 894.95
   INV = 891.00 NW
   INV = 889.75 SE
8. PROP 280 LF 8" SAN SEWER @ 0.89%
9. PROP SAN MH TA 4' DIA T1F CL
   RIM = 897.80
   INV = 893.50
10. PROP 10 LF 6" SAN SERVICE @ 1.10% MIN.
    (4 LOCATIONS A, B, C, D)
11. PROP 55 LF 6" SAN SERVICE @ 1.10% MIN.
12. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 893.75
    INV = 889.75
13. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 895.25
    INV = 891.25
14. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 896.50
    INV = 892.50
15. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 897.75
    INV = 893.75



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
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RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM #: 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE
H 1"=30' V 1"=10'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE
MOTOR CONDOS
7225 TECKLER BLVD.

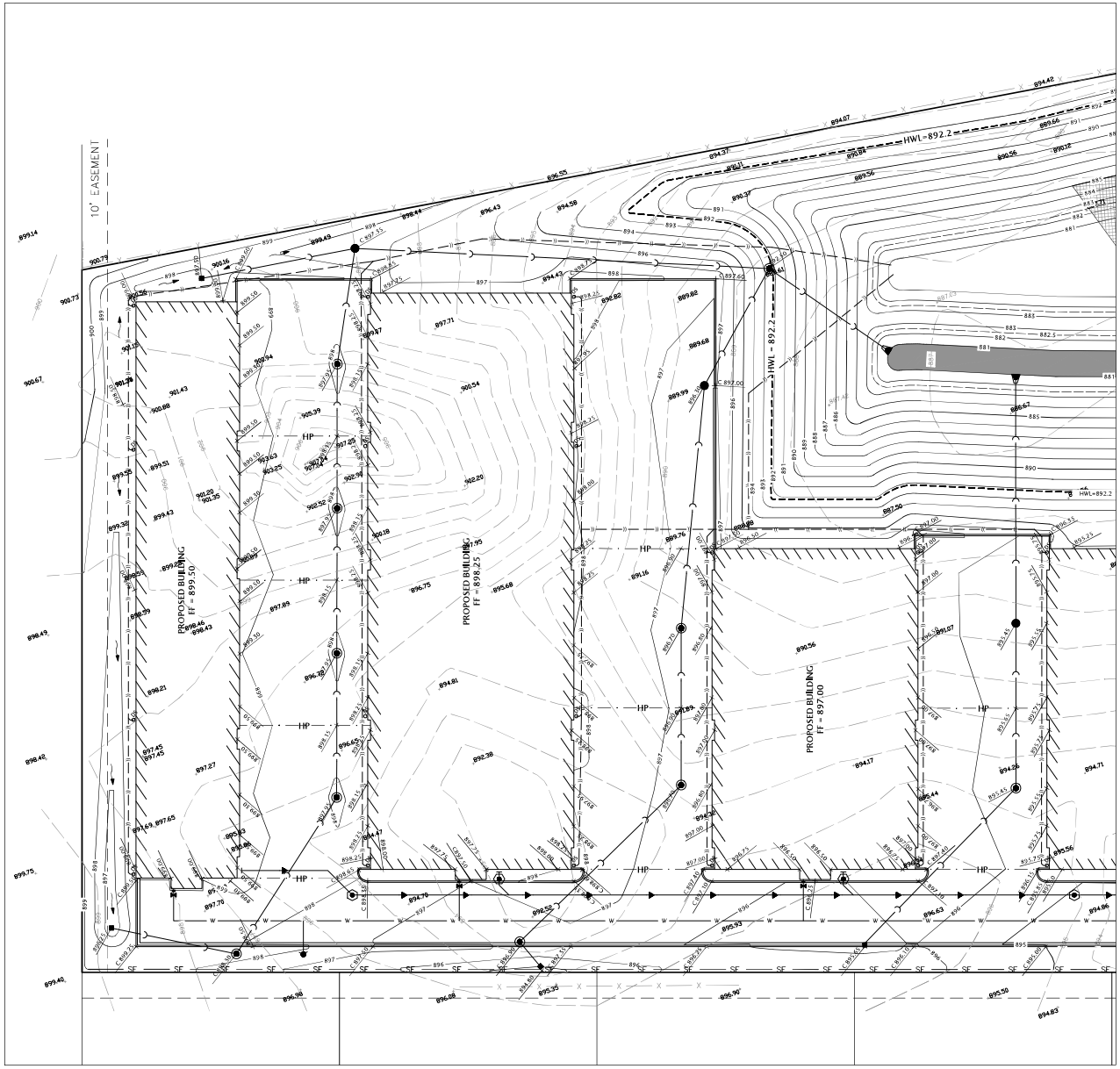
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
SANITARY SEWER PLAN & PROFILE

SHEET NUMBER
C3.3



GRADING & EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN DS75 EROSION BLANKET OR APPROVED EQUAL OR HYDROSEEDED UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE/REPAIR OF EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION GROWTH HAS OCCURRED. MAINTENANCE/REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED OF.
5. IF CONTRACTOR NEEDS TO DEWATER WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUAL.
6. WHERE THE USE OF TREE PROTECTION FENCING DOES NOT PROVIDE AMPLE ROOM FOR CONSTRUCTION, TREE TRUNK PROTECTION SHALL BE USED.
7. TEMPORARY SEEDING SHALL BE REQUIRED TO TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH CONSTRUCTION WILL BE STOPPED FOR A PERIOD OF MORE THAN 14 DAYS. THE COVER CROP SEED MIX SHALL BE UTILIZED FOR TEMPORARY SEEDING.
8. CONTRACTOR IS RESPONSIBLE TO EMPLOY DUST CONTROL METHODS TO REDUCE & PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. IN ADDITION TO MINIMIZATION OF SOIL DISTURBANCE, CONTRACTOR SHALL UTILIZE MULCHING METHODS (IDOT 251.03 OR 251.04), IRRIGATION AND BARRIERS.

GRADING LEGEND

DRAINAGE ARROW

PROPOSED ELEVATIONS:

TOP OF CONCRETE CURB — C XXX.XX

EDGE OF PAVEMENT/FINISHED GRADE — XXX.XX

EDGE OF CONCRETE SIDEWALK — W XXX.XX

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 Inch = 20 ft.

J. CONDON & ASSOCIATES, INC
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RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE: 1"=20'

ISSUE DATE: 04/27/2024

PROJECT MANAGER: JEC

DESIGNER: LRT

QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS

7225 TECKLER BLVD.

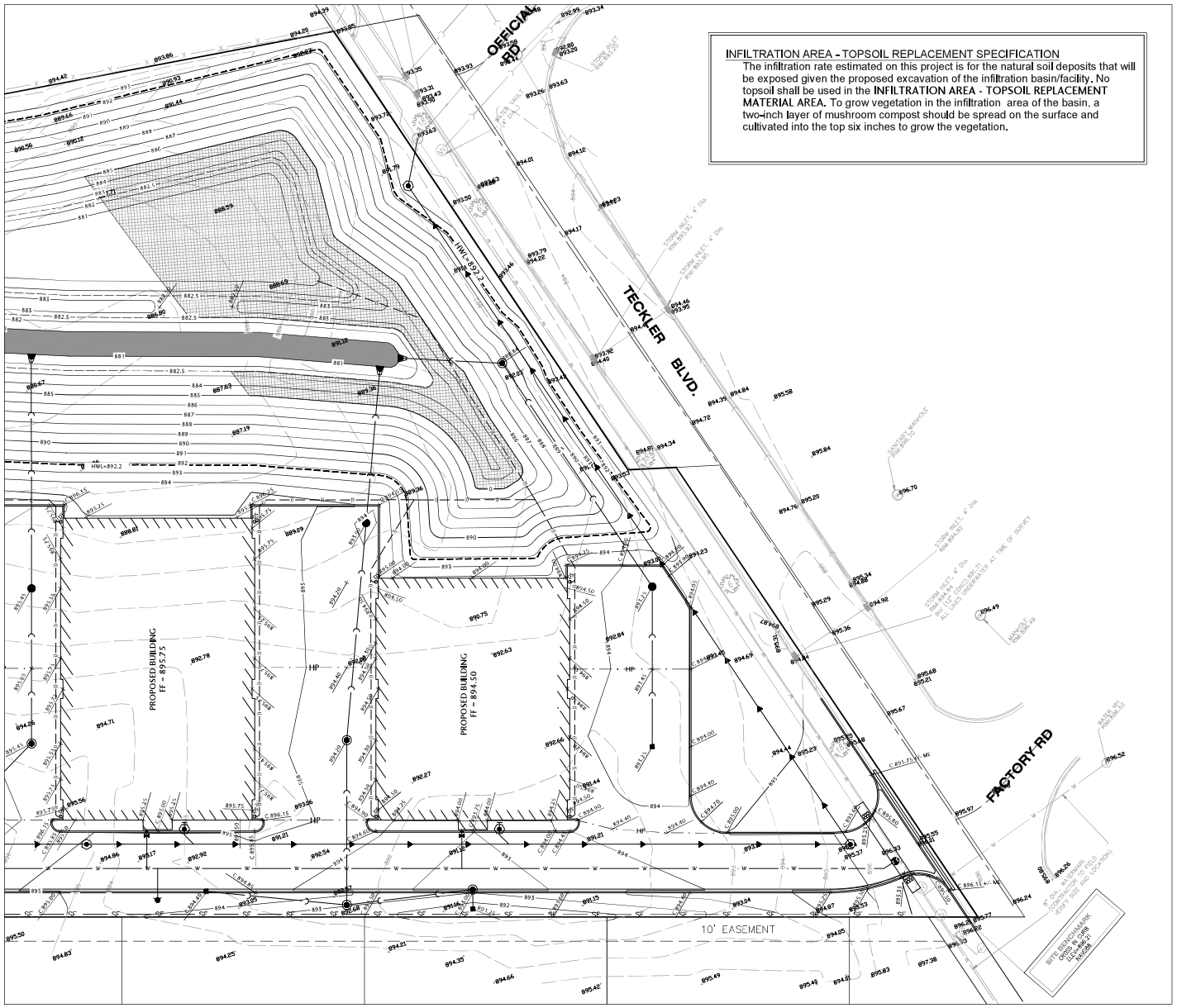
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: GRADING PLAN NORTHWEST

SHEET NUMBER: C4.0



INFILTRATION AREA - TOPSOIL REPLACEMENT SPECIFICATION

The infiltration rate estimated on this project is for the natural soil deposits that will be exposed given the proposed excavation of the infiltration basin/facility. No topsoil shall be used in the **INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA.** To grow vegetation in the infiltration area of the basin, a two-inch layer of mushroom compost should be spread on the surface and cultivated into the top six inches to grow the vegetation.

GRADING & EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN DS75 EROSION BLANKET OR APPROVED EQUAL OR HYDROSEEDED UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE/REPAIR OF EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION GROWTH HAS OCCURRED. MAINTENANCE/REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED OF.
5. IF CONTRACTOR NEEDS TO DEWATER WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUAL.
6. WHERE THE USE OF TREE PROTECTION FENCING DOES NOT PROVIDE AMPLE ROOM FOR CONSTRUCTION. TREE TRUNK PROTECTION SHALL BE USED.
7. TEMPORARY SEEDING SHALL BE REQUIRED TO TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH CONSTRUCTION WILL BE STOPPED FOR A PERIOD OF MORE THAN 14 DAYS. THE COVER CROP SEED MIX SHALL BE UTILIZED FOR TEMPORARY SEEDING.
8. CONTRACTOR IS RESPONSIBLE TO EMPLOY DUST CONTROL METHODS TO REDUCE & PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. IN ADDITION TO MINIMIZATION OF SOIL DISTURBANCE, CONTRACTOR SHALL UTILIZE MULCHING METHODS (IDOT 251.03 OR 251.04), IRRIGATION AND BARRIERS.

- INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA

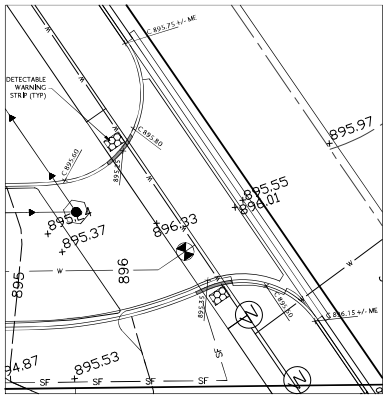
- BIO-INFILTRATION BASIN - INFILTRATION BED AREA

GRADING LEGEND

DRAINAGE ARROW

PROPOSED ELEVATIONS:

TOP OF CONCRETE CURB	C XXX.XX
EDGE PAVEMENT/FINISHED GRADE	XXX.XX
EDGE OF CONCRETE SIDEWALK	W XXX.XX



ENTRANCE DETAIL
SCALE 1"=10'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

J. Condon & Associates, Inc
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
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IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
1"=20'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

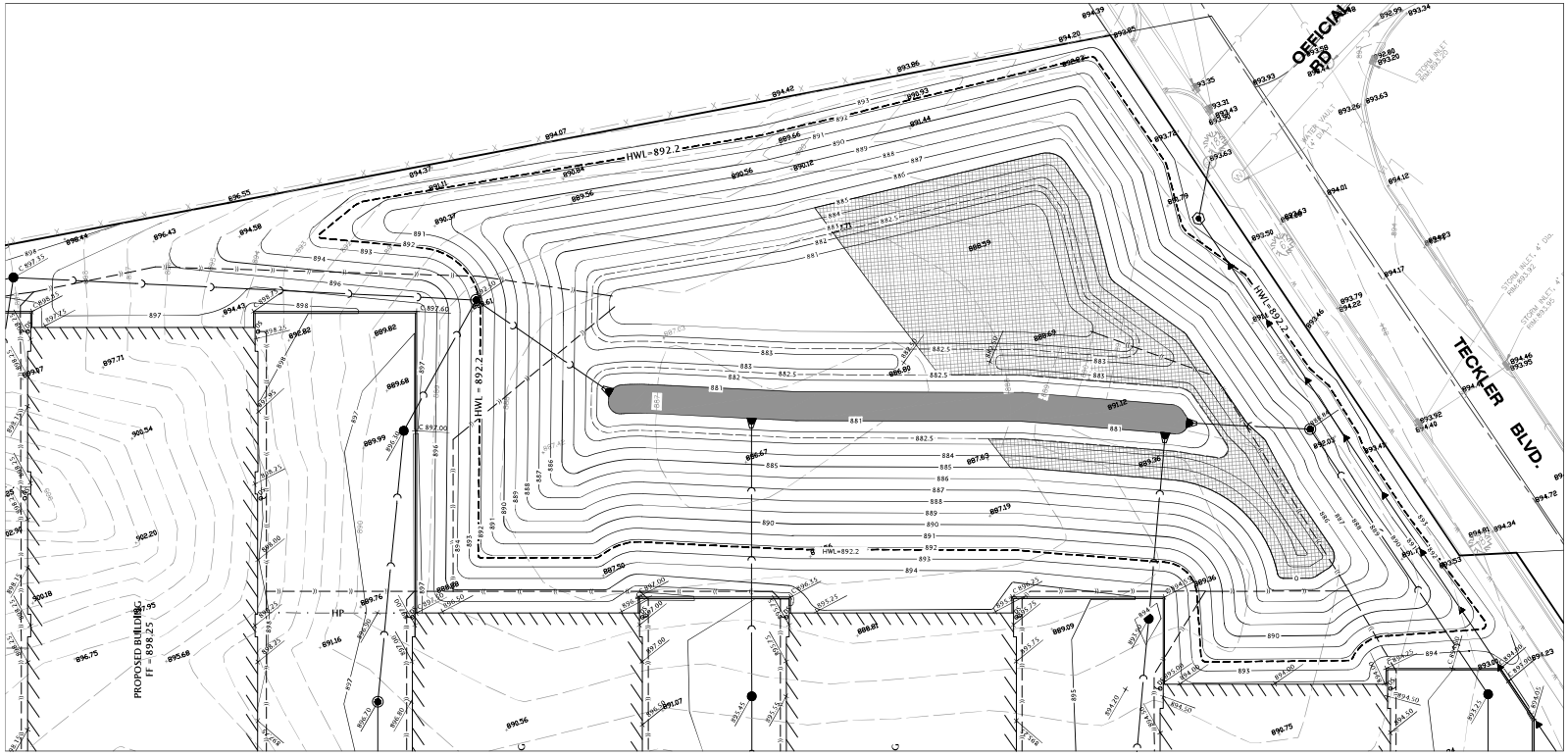
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
GRADING PLAN SOUTHEAST

SHEET NUMBER
C4.1

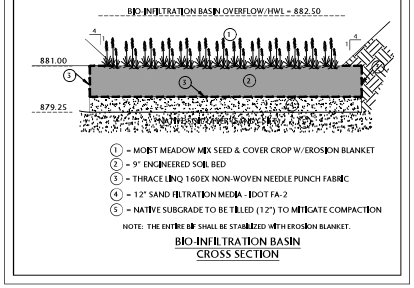


ENGINEERED SOIL

Particle Size	98% passing 075 inch screw
Physical Contaminants	No glass, meta or plastic
Mixture	50% Compost 40% Sand (ASTM-C033) 10% Topsoil
pH	6-8
Moisture Content	No more than 40% by weight
Compost	Resistant to further degradation
Fecal Coliform	<1000 Most Probable number/gram of total solids
Metals	As < 40ppm Cd < 40 ppm Pb < 1000ppm Hg <300ppm Zn < 2800ppm Fe < 20,000–40000ppm

TABLE 3.8 – FILTER FABRIC MATERIAL REQUIREMENTS

Geotextile Property	Value	Test Method
Grab Tensile Strength, N	800 min.	ASTM D4632
Puncture Strength, N	300 min.	ASTM D4833
Apparent Breaking Elongation, Percent	30 min.	ASTM D4632
Apparent Opening Size, µm	300 max.	ASTM D4751
Permittivity, S-1	1.35 min.	ASTM D4491



① = MOIST MEADOW MIX SEED & COVER CROP W/EROSION BLANKET
② = 9" ENGINEERED SOIL BED
③ = THRACE LINQ 160EX NON-WOVEN NEEDLE PUNCH FABRIC
④ = 12" SAND FILTRATION MEDIA - IDOT FA-2
⑤ = NATIVE SUBGRADE TO BE TILLED (12") TO MITIGATE COMPACTION

NOTE: THE ENTIRE BIF SHALL BE STABILIZED WITH EROSION BLANKET.

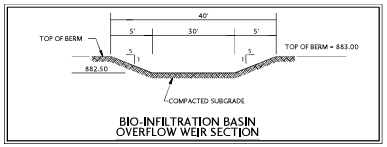
BIO-INFILTRATION BASIN CROSS SECTION

= INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA

= BIO-INFILTRATION BASIN - INFILTRATION BED AREA

BIO-INFILTRATION/TOPSOIL REPLACEMENT MATERIAL CONSTRUCTION GUIDELINES:

1. THE BIO-INFILTRATION BASIN INFILTRATION BED (BIF) AND TOPSOIL REPLACEMENT MATERIAL (TRM) SHOULD NOT BE INSTALLED PRIOR TO SITE STABILIZATION.
2. EXCAVATE THE BIF AND TRM DURING DRY PERIODS USING A BACKHOE OR OTHER EQUIPMENT THAT CAN BE STAGED OUTSIDE THE BIF AND BRF DURING EXCAVATION OPERATIONS. THE BRF AND TRM SHOULD BE DEEP TILLED AND LEVELED AFTER EXCAVATION.
3. STABILIZE THE SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION WITH SPECIFIED BLANKET AND SEEDING.
4. THE FINAL SOIL LAYER CONSTRUCTION FOR THE BIF AND TRM SHOULD NOT BEGIN UNTIL THE UPLAND SLOPES ARE STABILIZED.
5. FOLLOWING THE UPLAND STABILIZATION, EXCAVATE THE LAST 2 FEET OF THE BIF AND TRM USING A BACKHOE OR OTHER EQUIPMENT THAT CAN BE STAGED OUTSIDE THE BIF TO PREVENT COMPACTION. DO NOT USE BULLDOZERS OR FRONT END LOADERS.
6. AFTER THE FINAL BASIN BOTTOM IS GRADED, ROUGHEN OR SCARIFY THE BOTTOMS AND SIDES TO RESTORE INFILTRATION CAPACITY THAT MAY HAVE BEEN COMPROMISED BY RAINFALL OR SMEARING OF THE SOIL SURFACE DURING DIGGING.
7. PERFORM THE INFILTROMETER TESTS TO DOCUMENT THE INFILTRATION IS WORKING.
8. IN THE BIF BED PLACE THE GEOTEXTILE FILTER FABRIC ON THE BOTTOM, OVERLAPPING IT AT THE SEAMS TO PREVENT SOIL FINES FROM ENTERING THE STONE AGGREGATE SAND LAYER. THE FABRIC SHOULD BE FLUSH WITH THE WALLS.
9. PLACE THE SAND LAYER IN THE BASIN. USING UNWASHED SAND MAY RESULT IN PREMATURE CLOGGING FROM THE ATTACHED SEDIMENT.
10. PLACE ENGINEERED SOIL AFTER CITY APPROVAL.



BIO-INFILTRATION BASIN OVERFLOW WEIR SECTION

DETENTION BASIN DATA

TOTAL VOLUME REQ'D = 6.16 AC-FT
TOTAL VOLUME PROVIDED = 6.16 AC-FT
BASIN HWL = 892.20
DEPRESSIONAL STORAGE VOLUME REQUIRED/PROVIDE = 4.6 AC-FT
DEPRESSIONAL STORAGE ELEVATION = 881.0 TO 890.1
DETENTION STORAGE VOLUME REQUIRED/PROVIDE = 2.16 AC-FT
DEPRESSIONAL STORAGE ELEVATION = 890.1 TO 892.2

BIO-INFILTRATION BASIN DATA

VOLUME REQ'D = 0.195 AC-FT
VOLUME PROVIDED = 0.202 AC-FT
BASIN HWL/OVERFLOW = 882.50
DRY STORAGE REQ'D = 0.195 AC-FT
DRY STORAGE PROVIDED = 0.212 AC-FT
DRY STORAGE HWL = 885.00

INFILTRATION AREA - TOPSOIL REPLACEMENT SPECIFICATION

The infiltration rate estimated on this project is for the natural soil deposits that will be exposed given the proposed excavation of the infiltration basin/facility. No topsoil shall be used in the **INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA.** To grow vegetation in the infiltration area of the basin, a two-inch layer of mushroom compost should be spread on the surface and cultivated into the top six inches to grow the vegetation.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 Inch = 20 ft.

J. CONDON & ASSOCIATES, INC
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
1"=20'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

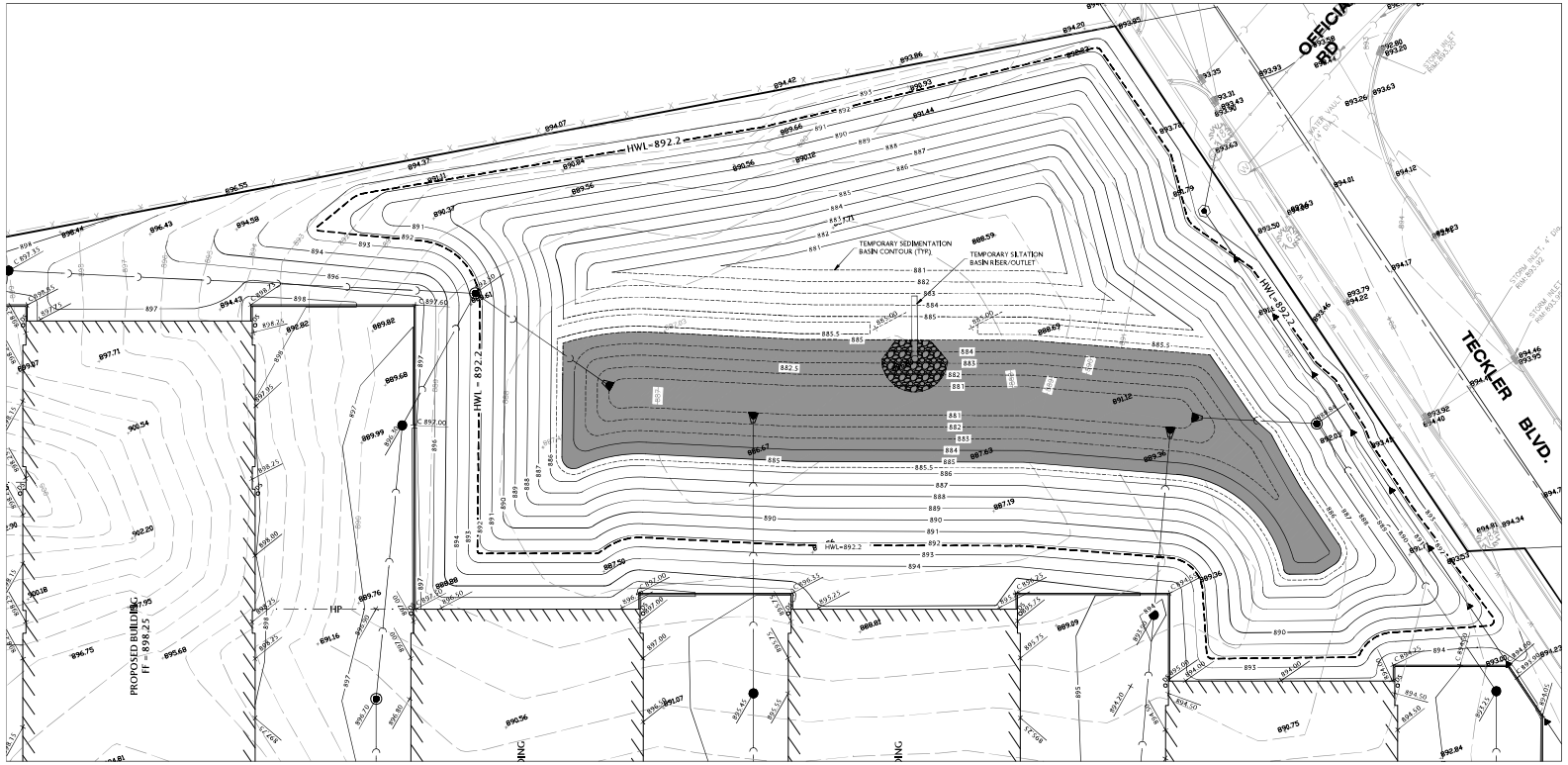
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
GRADING PLAN BIO-INFILTRATION/ DETENTION BASIN

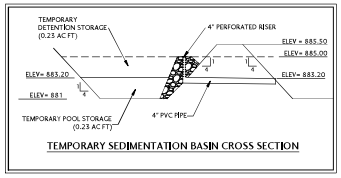
SHEET NUMBER
C4.2



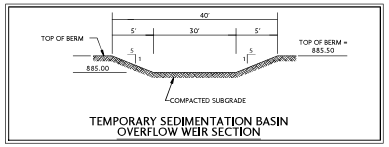
= TEMPORARY SEDIMENTATION BASIN AREA

SEDIMENTATION BASIN

WET STORAGE REQ'D = 0.195 AC-FT
WET STORAGE PROVIDED = 0.202 AC-FT
WET STORAGE HWL = 883.20
DRY STORAGE REQ'D = 0.195 AC-FT
DRY STORAGE PROVIDED = 0.212 AC-FT
DRY STORAGE HWL = 885.00



TEMPORARY SEDIMENTATION BASIN CROSS SECTION



TEMPORARY SEDIMENTATION BASIN OVERFLOW WEIR SECTION

GRAPHIC SCALE

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(IN FEET)
1 Inch = 20 ft.

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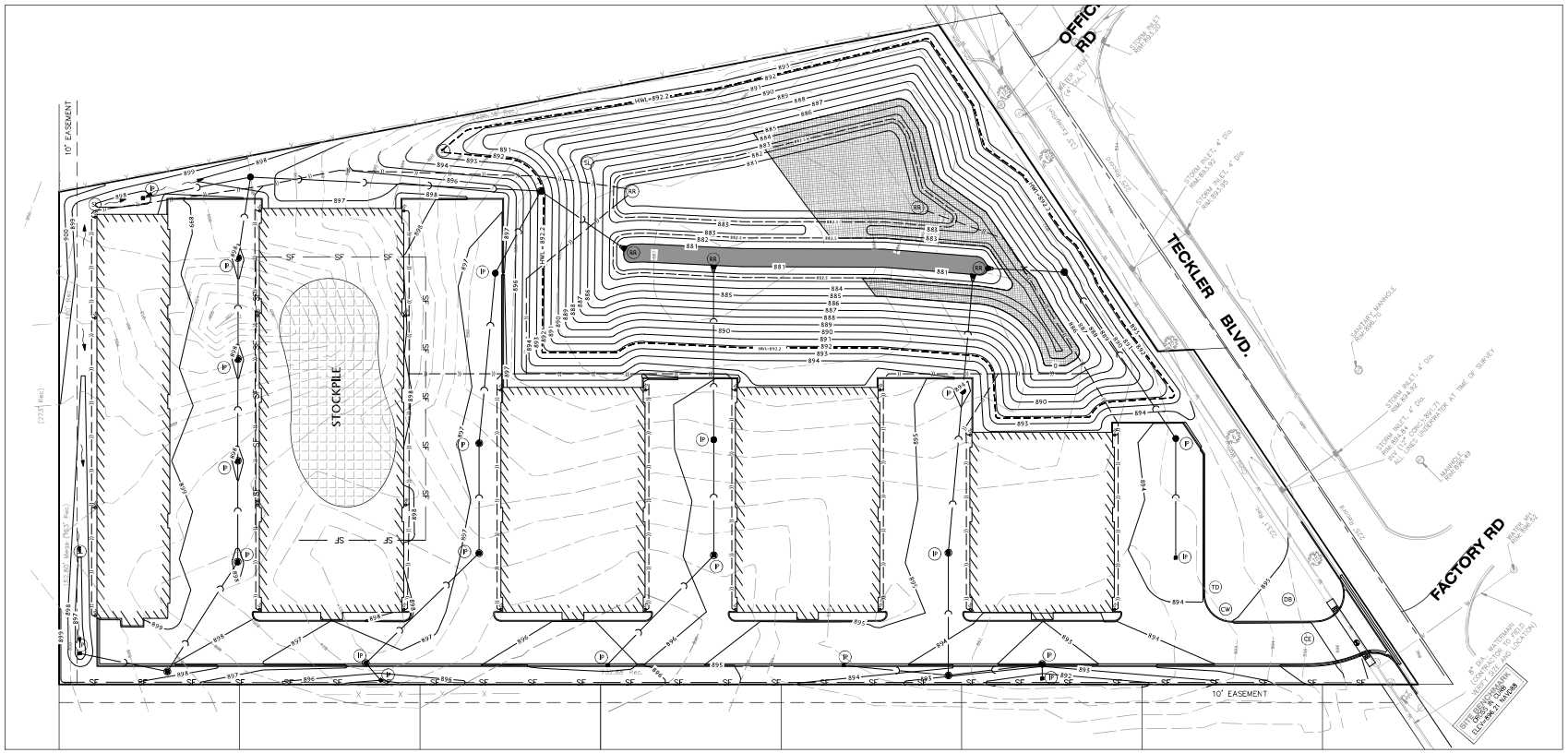
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CRYSTAL LAKE, ILLINOIS

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PROJECT NUMBER
HALE-23074-3

SHEET TITLE
GRADING PLAN TEMPORARY SEDIMENTATION BASIN

SHEET NUMBER
C4.3



EROSION CONTROL LEGEND

DRAINAGE ARROW	
SILT FENCE	SF
OPEN-LID INLET PROTECTION	IP
RIP RAP PROTECTION	RR
SEDIMENT LOG (CURLEX SEDIMENT LOG 6")	SL
STABILIZED CONSTRUCTION ENTRANCE	CE
PERMIT DISPLAY BOARD	DB
PORTABLE CONCRETE WASHOUT AREA	CW
ONSITE TRASH DUMPSTER	TD

Turf Lawns & Edges

*ALL OTHER DISTURBED AREAS

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Poa pratense	Kentucky Bluegrass	115 lbs

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

Basin Seed Mix

DETENTION BASIN (881-882)

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Carex comosa	Bristly Sedge	12 oz.
Carex lacustris	Common Lake Sedge	12 oz.
Carex stipata	Common Fox Sedge	12 oz.
Carex vulpinoidea	Brown Fox Sedge	1 lb. 10 oz.
Scirpus atrovirens	Dark Green Rush	6 oz.
Scirpus cyperinus	Wool Grass	3 oz.
Sparganium eurycarpum	Common Bur Reed	8 oz.
Acorus calamus	Sweet Flag	1 lb.
Asclepias incarnata	Swamp Milkweed	1 lbs. 9 oz.
Eupatorium perfoliatum	Boneset	10 oz.
Iris virginica shrevei	Blue Flag	1 lb. 3 oz.
Lycopus americanus	Common Water Horehound	13 oz.

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

Transitional Seed Mix

DETENTION BASIN (882 - 885)

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Asclepias incarnata	Swamp Milkweed	6 oz.
Aster novae-angliae	New England Aster	1 oz.
Helenium autumnale	Sneezeweed	1 oz.
Liatris spicata	Marsh Blazing Star	12 oz.
Monarda fistulosa	Prairie Bergamot	2 oz.
Physostegia virginiana	Obedient Plant	6 oz.
Pycnanthemum virginianum	Common Mountain Mint	1 oz.
Rudbeckia hirta	Black Eyed Susan	2 oz.
Silphium terebinthinacium	Prairie Dock	11 oz.
Solidago graminifolia	Grass Leaved Goldenrod	1 oz.
Solidago riddellii	Riddell's Goldenrod	1 oz.
Tradescantia ohiensis	Ohio Spiderwort	3 oz.
Veronia fasciculata	Common Ironweed	3 oz.
Veronicastrum virginicum	Culver's Root	1 oz.
Zizia aurea	Golden Alexander	6 oz.
Calamagrostis canadensis	Blue Joint Grass	1 oz.
Elymus virginicus	Virginia Wild Rye	6 lbs 8 oz.
Spartina pectinata	Prairie Cord Grass	1 lb 14 oz.
Poa pratense	Kentucky Bluegrass (Cover Crop)	5 lbs

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

Prairie Seed Mix

DETENTION BASIN (885 TO 893)

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Aster laevis	Smooth Blue Aster	3 oz.
Asclepias tuberosa	Butterfly Milkweed	5 oz.
Baptisia leucantha	White Wild Indigo	6 oz.
Comopsis palmata	Prairie Coneopsis	6 oz.
Echinacea pallida	Pale Purple Coneflower	9 oz.
Eryngium yuccifolium	Rattlesnake Master	9 oz.
Helianthus rigidus	Prairie Sunflower	7 oz.
Lespedeza capitata	Round Headed Bush clover	8 oz.
Liatris pycnostachya	Prairie Blazing Star	4 oz.
Monarda fistulosa	Wild Bergamot	3 oz.
Parthenium integrifolium	Wild Quinine	6 oz.
Penstemon digitalis	Foxglove Beardtongue	2 oz.
Petalostemum candidum	White Prairie Clover	5 oz.
Petalostemum purpureum	Purple Prairie Clover	6 oz.
Ratibida pinnata	Yellow Coneflower	4 oz.
Rudbeckia hirta	Black-Eyed Susan	1 lb.
Silphium laciniatum	Compass Plant	1 lb 1 oz.
Solidago rigida	Stiff Goldenrod	3 oz.
Zizia aurea	Golden Alexander	4 oz.
Argostis alba	Redtop	5 oz.
Andropogon scoparius	Little Blue Stem	1 lb 4 oz.
Bouteloua curtipendula	Side Oats Grama	1 lb.
Elymus canadensis	Canadian Wild Rye	2 lbs. 8 oz.
Sporobolus heterolepis	Prairie Dropseed	12 oz.
Poa pratense	Kentucky Bluegrass (Cover Crop)	5 lbs

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

INFILTRATION AREA - TOPSOIL REPLACEMENT SPECIFICATION

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

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MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE: 1"=30'

ISSUE DATE: 04/27/2024

PROJECT MANAGER: JEC

DESIGNER: LRT

QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS

7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: C5.0