#2024-159 Pathway Court Apartments
295, 345, and 395 Pathway Court – Preliminary/Final PUD, Comprehensive Land Use Plan Map Amendment, and Rezoning for an Apartment Development
Project Review for Planning and Zoning Commission

Meeting Date: October 2, 2024

Requests:
1) Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential
2) Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential
3) Preliminary and Final Planned Unit Development and Variations for a 220 unit apartment complex

Location: 295, 345 and 395 Pathway Court

Acreage: Approximately 24 acres

Existing Zoning: R-2 Single Family Residential

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

Surrounding Properties:

North:	R-2 Single Family Residential
South:	B-2 PUD General Commercial
East:	(across Main Street) B-2 PUD General Commercial
West:	R-2 Single Family Residential (Immanuel Lutheran Church and school)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The properties are vacant and were originally part of the Pure Oil property that stretched from Route 14 to the residential neighborhood to the north. Following the closure of Pure Oil around 1965. Illinois Institute of Technology and then McHenry County College was located at the property. After the development of the shopping center in the 1980s, the remaining lands were part of the Immanuel Lutheran Subdivision in 2006. The lots are zoned R-2 Single Family Residential.
- The petitioner presented the request for 312 units at the April 3, 2024 Planning and Zoning Commission meeting and at the May 7, 2024 and May 21, 2024 City Council meetings.

- The comments from the Planning and Zoning Commission members were the density was too high, some wanted single-family homes and overall the project had great architecture.
- The comments from the City Council were concerns with the density (multiple members suggested eliminating the buildings on the north side), concern with rental units, the acknowledgement that the seclusion of this property (no neighborhood roadway connections) led to rental not an extension of single family, and safety of the Prairie Trail.

- The developer has revised the plans to address some of the concerns.
  - The density has been reduced to 9.24 dwelling units per acre. The R-3B zoning district allows 9 dwelling units per acre. They reduced it from 13.1 dwelling units per acre.
  - Four (4) 23-unit buildings were removed including the two at the far north end of the site. **A 450-foot green space buffer is now provided to the single-family residents to the north**.
  - The existing trees along the north and along the east adjacent to the Prairie Trail will not be removed.
- In addition, the City is working to clear brush adjacent to the Prairie Trail on the Immanuel Lutheran site. The City contacted the Conservation District to clean up the landscape on their property to increase visibility of the bike trail along South Commons Drive. The City has also installed high visibility signs noting of the bike trail crossing adjacent to the Main Street South Commons Drive intersection.

Development Analysis:

General

- Requests:
  - Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential.
  - Rezoning: The site would be rezoned from R-2 Single-Family Residential to R-3B PUD Multi-Family Residential.
  - A Preliminary and Final Planned Unit Development with Variations to construct 11 apartment buildings.
- Zoning: The site would be rezoned to R-3B PUD Multi-Family Residential Planned Unit Development. This allows up to nine units per acre. A variation to allow up to 9.24 dwelling units per acre is requested. This is the appropriate zoning for apartments.
- Land Use: The land use map would be changed to High Density Residential. This land use designation would be appropriate for this use.

- Site Plan:
  - The site is three separate parcels. Two of the parcels are contiguous and one is south of the Teckler Boulevard right of way.

- There are 11 (20-unit) two-story buildings. Each building has a mix of one, two, and three bedroom units. There would be a total of 121 one-bedroom units, 77 two-bedroom units, and 22 three-bedroom units.
- The buildings are laid out to enclose the majority of the parking areas in the three or four building groupings to better screen the parking.
- Main access into the development is off Pathway Court. A second means of access comes from South Commons Drive stub road adjacent to the shopping center and Main Street.
- Detention is provided offsite as part of the original subdivision. Additional green space and stormwater improvements are provided on this property.
- The traffic impact analysis found that the increase from project site-generated traffic does not include significant delay additions to the surrounding intersections.
- The reduction in units as resulted in approximately 30 fewer trips in the morning and 40 fewer trips in the evening and Saturday.
- The traffic analysis has two recommendations:
  - Install stop signs along the two proposed site entrances onto Teckler Boulevard and Pathway Court for traffic exiting the site.
  - Maintain the existing all-way stop at Teckler Boulevard and Pathway Court traffic pattern through the new site access configuration.

- Landscape Plan:
  - The main portion of the lots are tree free, but some tree removal will take place. A tree removal plan is required.
  - Each building will have landscape planted around the foundation.
  - Screening between the units and amenities, the roadways, and other uses will be critical. A condition has been added to enhance the landscape plan.
  - Landscape buffers are required between different uses. A 20-foot buffer is required. The developer is leaving the existing treeline and creating a 450-foot buffer from this development to the single-family residential property to the north.

- Elevations:
  - The apartment buildings are all two-story and feature a combination of peaked roofs, columns, window types and materials.
  - There are enhanced elevations along any right-of-way view.



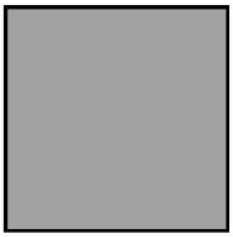
- The color palette is dark greys and wood colors with the lighter stone accent walls and columns.



F1 - LAP SIDING SMOOTH - COLOR A



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



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT



S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

- The elevations **meet** the design standards with the exception of building length.

<u>Findings of Fact</u>:

Preliminary and Final Planned Unit Development/Special Use Permit

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of 220 apartment units. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

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

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.

PLANNED UNIT DEVELOPMENT VARIATIONS
The petitioner is requesting two variations as part of the Planned Unit Development:

- Article 3-200 Maximum Net Density. The maximum density for the R-3B zoning district is nine units per acre. This is a typical zoning density of townhome developments, which was the development type encouraged at the time of writing the UDO. Over the past several years apartment developments have come in which exceed the nine units per acre. The petitioner is requesting 9.24 dwelling units per acre.

- Article 4-900 2b.(ii) IV. The maximum length of a multi-family building shall be 200 feet. The petitioner is requesting 210'-10" feet for the 20-unit building.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Urban Residential. The Comprehensive Land Use Plan would be changed to High Density Residential, which allows for existing and future higher density townhomes and apartment residential buildings. The following goals are 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.

Supporting Actions – 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.

Success Indicators – Approval of multi-family residential developments.

Supporting Actions – Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of City services.

Success Indicators – Number of building permits issued for new construction on infill lots.
Housing – Multi-Family Housing

Goal: Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development.

Success Indicators – Promote the construction of a variety of multi-family housing products.

Success Indicators – Number of new multi-family housing permits broken into categories for apartments, townhomes, and condominiums.

Supporting Actions – Promote well designed unique multi-family communities.

Success Indicators – Number of new multi-family subdivisions with open space or connected to services or each other.

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 (3LP Acquisitions LLC, received 8/18/24)
   B. Site Plan and Elevations (AG Architecture, dated 8/13/24, received 8/19/24)
   C. Landscape Plan (The Sigma Group, dated 8/12/24, received 8/19/24)
   D. Engineering Plans (The Sigma Group, dated 8/12/24, received 8/19/24)
   E. Traffic Memo (Gewalt Hamilton, dated 9/24/24, received 9/24/24)

2. Landscape
   A. Provide a tree removal survey. Tree replacement shall meet the required replacement inches.
   B. Provide a final landscape plan for review.

3. There shall be no roadway connection from Sunset Terrace / Hill Drive into this site.

4. The petitioner shall record a restrictive covenant on the property for the north 50-foot landscape buffer to restrict the area to landscaping only and not allow any future roadways.

5. Should the Park District request donation of the park site, future improvements shall be per the Park District requirements and will not affect this zoning approval.

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

PIQ MAP
295, 345 and 395 Pathway Court



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Jordan Michalkiewicz - 3LP Acquisitions LLC
Address: 504 W. Juneau Ave.
Milwaukee, WI 53203
Phone: 414-775-0857
Fax: _____
E-mail: jmichalkiewicz@threeleafdevelopment.com

Owner Information (if different)

Name: Immanuel Evangelical Lutheran Congregation, Inc.
Address: 300 Pathway Court
Crystal Lake, IL 60014
Phone: 815-459-1441
Fax: _____
E-mail: ltieman@immanuel.org
lmobley@immanuel.org

Property Information

Project Description: Proposed PUD with rezone to R3B to support the development of a Class A market rate multi-family residential community. As proposed, the Project will contain eleven 20-unit residential buildings, club house with fitness center and pool, dog run, pocket park, attached and detached garages, and walking paths.

Project Address/Location: 23.88 acres on Teckler Blvd. and Pathway Court
295 Pathway Ct., Crystal Lake, IL 60014, 345 Pathway Ct., Crystal Lake, Il 60014
395 Teckler Blvd., Crystal Lake, IL 60014

PIN Number(s): 19-05-281-001, 19-05-427-001, and 19-05-428-01

Development Team Please include address, phone, fax and e-mail

Developer: Three Leaf Partners LLC - Jordan Michalkiewicz, 504 W. Juneau Ave., Milwaukee, WI 920-573-6214, j.michalkiewicz@threeleafdevelopment.com

Architect: AG Architecture - Justin Koeppler, 1414 Underwood Ave. #301, Wauwatosa, WI 414-431-3131, jkoeppler@agarch.com

Attorney:

Engineer: The Sigma Group - Chris Carr, 1300 W Canal St., Milwaukee, WI 414-643-4163, ccarr@thesigmagroup.com

Landscape Architect: The Sigma Group - Chris Carr, 1300 W Canal St., Milwaukee, WI 414-643-4163, ccarr@thesigmagroup.com

Planner:

Surveyor: The Sigma Group - Chris Carr, 1300 W Canal St., Milwaukee, WI 414-643-4163, ccarr@thesigmagroup.com

Other: Home State Bank, NA Trustee

Elvira Guerrero VP & TO

Signatures

Jordan Michalkiewicz

Elvira Guerrero
Vice President & Trust Officer
08/16/2024

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

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

Larry W. Lemon 08/18/2024

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.

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

HOME STATE BANK TRUST & WEALTH MANAGEMENT

CERTIFICATION OF TRUSTEE

I, Elviria Guerrero , Vice President for Home State Bank/National Association, Crystal Lake, Illinois, do hereby certify that Home State Bank/NA is the trustee of the following trust:

Land Trust # 4629

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

Beneficial Owner(s)

Immanuel Lutheran Church of Crystal Lake

Collateral Assignee(s)

Lutheran Church Extension Fund Missouri Synod

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

Home State Bank/NA as Trustee Under Trust 4629

By _____
Elvira Guerrero
Vice Pesident

Subscribed and Sworn to before me
this 19th day of August, 2024.

_____
Notary Public

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

ofc : 815.459.2000 • fax : 815.301.2619 • 40 Grant St. • P.O. Box 1738 • Crystal Lake IL 60039-1738
www.homestateonline.com

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

IN THE MATTER OF THE PETITION OF 3LP Acquisitions LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by 3LP Acquisitions LLC, on behalf of Immanuel Evangelical Lutheran Congregation, Inc. for the Rezoning, Preliminary and Final Planned Unit Development and Variations for the properties at 295, 345 and 395 Pathway Court in Crystal Lake, Illinois 60014. PIN: 19-05-281-001, 19-05-427-001, 19-05-428-001.

This application is filed for the purpose of seeking Rezoning from R-2 Single Family Residential to R-3b Multi-Family Residential, Preliminary and Final Planned Unit Development Approval for an apartment complex consisting of (11) 20-unit buildings with a clubhouse, open space and other amenities with a Variation from the maximum density of 9 units per acre to allow 9.24 units per acre, building length, and any other variations as necessary to approve the plans as presented, pursuant to Article 1, Article 2, Article 3, Article 4, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, October 2, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in Northwest Herald September 14, 2024) 2192050

STATE OF WISCONSIN

COUNTY OF DANE

IN THE MATTER OF THE APPLICATION OF
3LP Acquisitions LLC (NAME);

AFFIDAVIT

Jordan Michalkiewicz (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on October 2, 2024, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on September 12, 2024 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on September 16, 2024 (date)

(Jordan Michalkiewicz) ~~(Signature)~~

Subscribed and Sworn to me before
This 19th day of September, 2024

Notary Public

BENJAMIN E. STRECKERT NOTARY PUBLIC STATE OF WISCONSIN

Pathway Court Development

Crystal Lake, Illinois

ARCHITECT

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

CIVIL

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

DEVELOPER

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

PUD REVIEW

240301
SEPTEMBER 26, 2024

AG ARCHITECTURE
Bright Vision. Bold Communities.



SITE SUMMARY

TWO STORY WALK-UP BUILDINGS WITH 20 UNITS PER BUILDING

(11) 20 UNIT -BUILDING AREAS

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

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

PROJECT TOTAL 220

REQUIRED PARKING

1.5 PER ONE BED UNIT	181.5
2 PER 2 BED UNIT	154
2 PER 3 BED UNIT	44
.25 PER UNIT-GUEST	55
TOTAL	434.5 PARKING SPACES

OF STALLS PROVIDED 458

PARKING

ENCLOSED	153 STALLS
SITE STALLS	305 STALLS
TOTAL	458 STALLS (2.08 STALLS/UNIT)
CLUBHOUSE	13 STALLS

SITE AREA

23.8 ACRES
9.24 UNITS/ACRE

GREEN SPACE

SITE AREA: 23.8 ACRES
GREENSPACE: 13.4 ACRES (56%)

Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

SITE PLAN

SCALE 1"=100' SEPTEMBER 16 2024

A01

ARCHITECTURE



SITE AERIAL

ARCHITECTURE

20 UNIT - PATHWAY COURT

ARCHITECTURE

20 UNIT CORNER

ARCHITECTURE

CLUBHOUSE

ARCHITECTURE



CLUBHOUSE

ARCHITECTURE

CLUBHOUSE - POOL DECK

ARCHITECTURE

CLUBHOUSE - POOL DECK

ARCHITECTURE

SITE AMENITIES | GRILL STATION

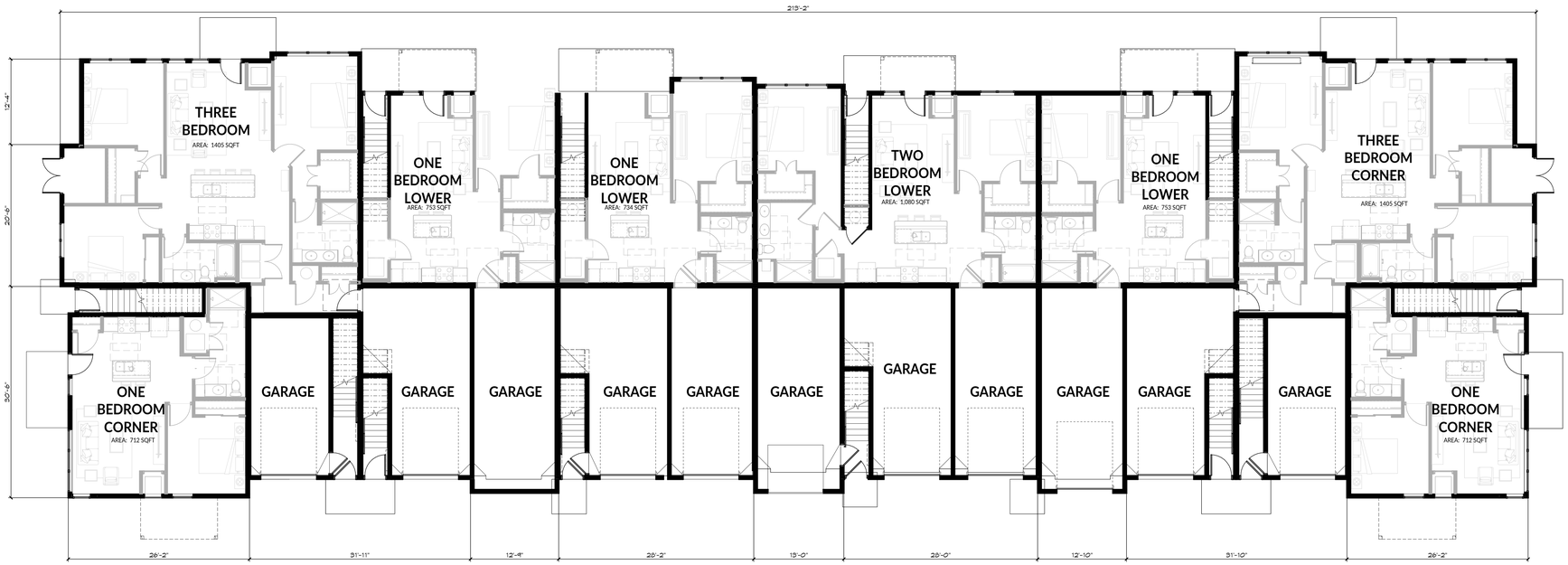
ARCHITECTURE

SITE AMENITIES | DOG PARK

ARCHITECTURE

NEIGHBOR VIEW

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

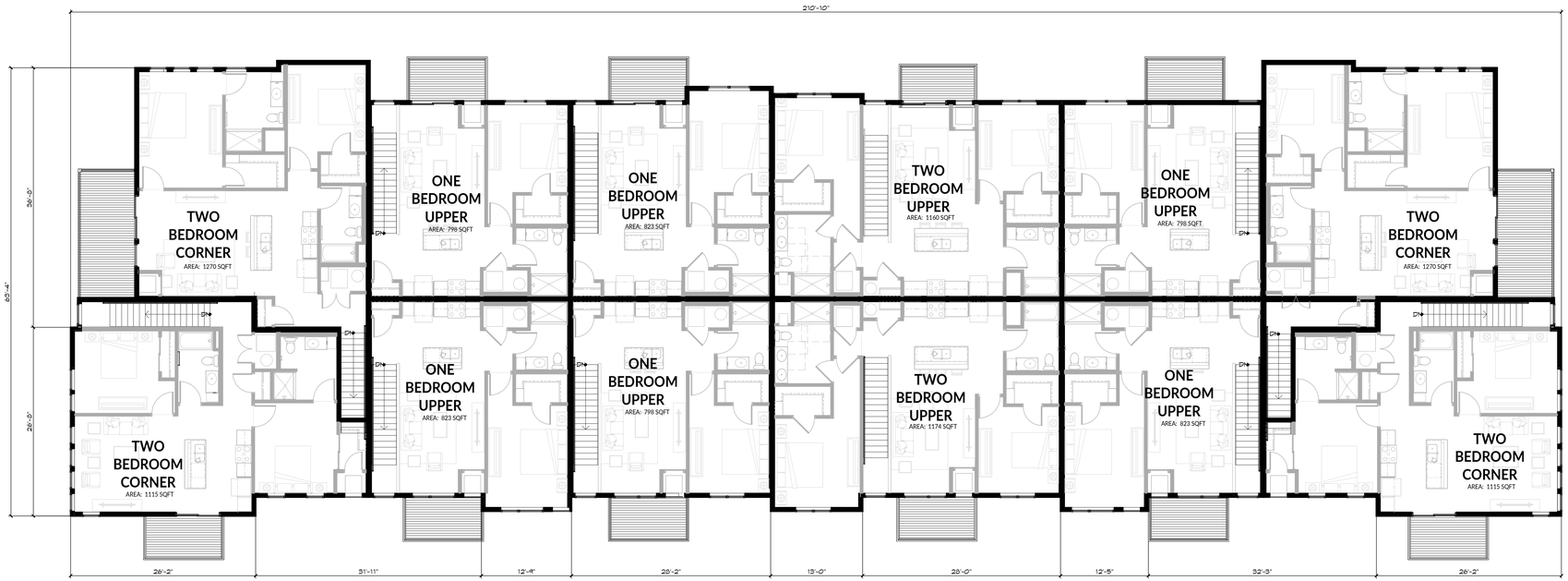
PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 20-UNIT PLANS LEVEL 1

AUGUST 13 2024

1/8" = 1'-0"

ARCHITECTURE



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 20-UNIT PLANS LEVEL 2

AUGUST 13 2024

1/8" = 1'-0"

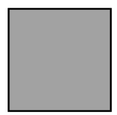
ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



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



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

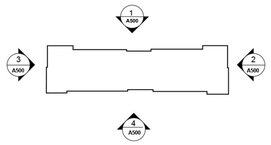


S - MANUFACTURED STONE WINTER POINT WEATHER LEDGE

MATERIAL LEGEND

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

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



KEY PLAN



GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500



LEFT ELEVATION 2 A500

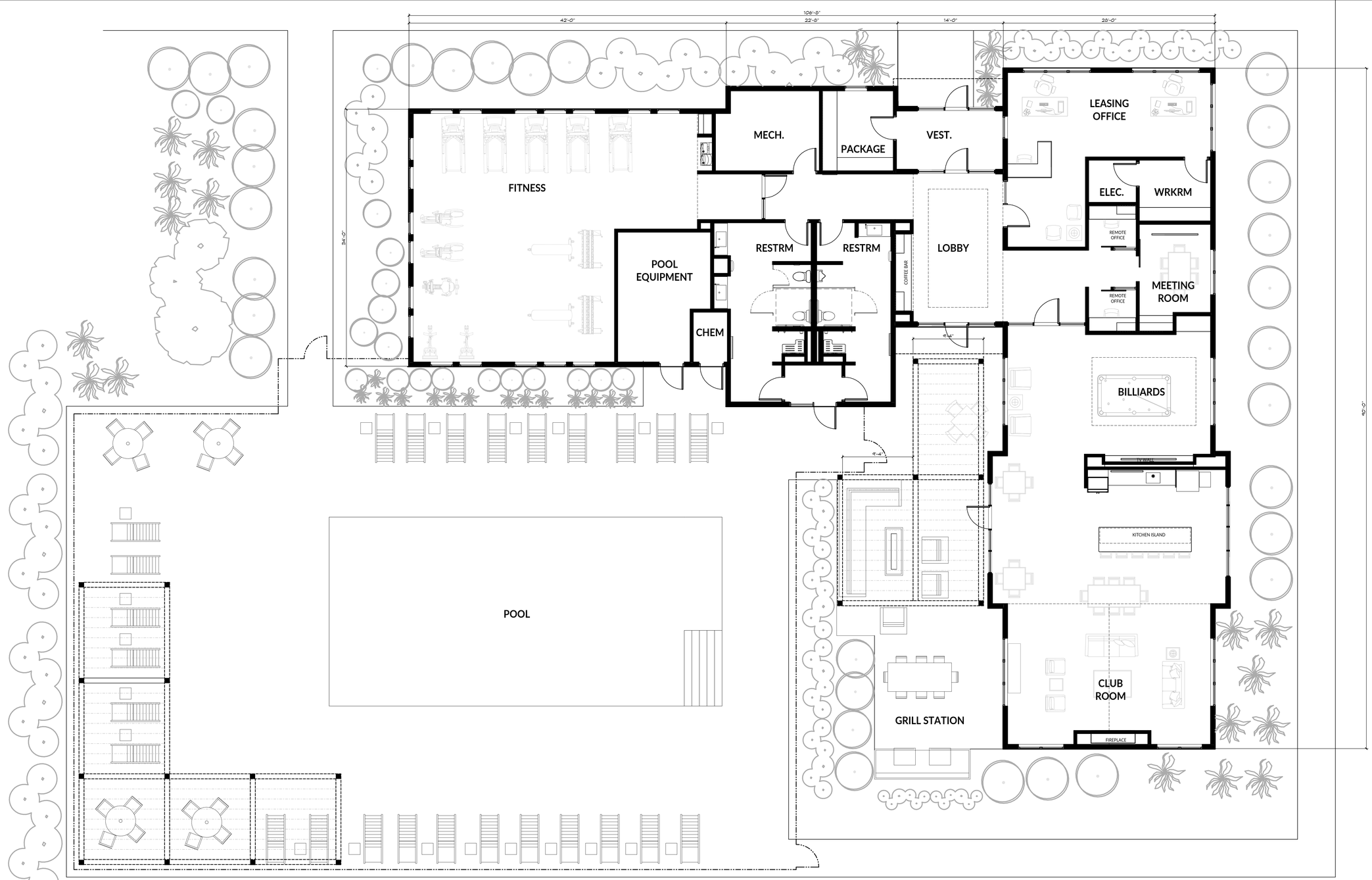


FRONT ELEVATION 1 A500

20 UNIT | CONCEPTUAL ELEVATIONS

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

AUGUST 13 2024
SCALE: 1/8" = 1' **A500**



Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

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

AUGUST 13 2024

AA200 ARCHITECTURE



F1 - LAP SIDING SMOOTH - COLOR A



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



FP2 - PANEL-PANEL SMOOTH



FP3 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

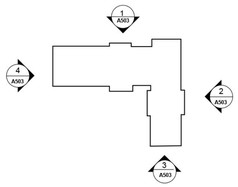


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FP3 - VERTICAL PANEL - SMOOTH - RICH ESPRESSO
W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT

GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



KEY PLAN



WEST ELEVATION 4 A503



SOUTH ELEVATION 3 A503



EAST ELEVATION 2 A503



NORTH ELEVATION 1 A503

CLUBHOUSE | **ELEVATIONS**

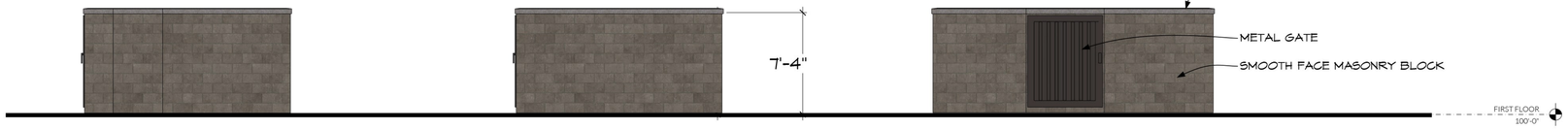
PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

AUGUST 13 2024
SCALE: 1/8" = 1' **A503**

MATERIAL LEGEND

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

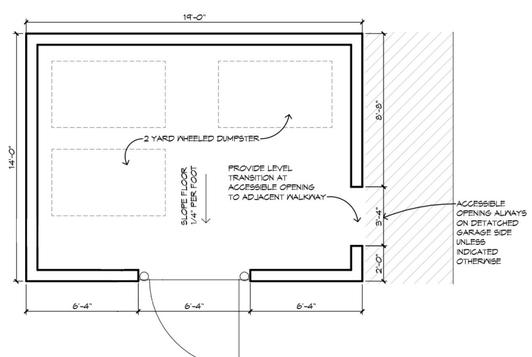
GENERAL NOTE: TRIM TO MATCH ADJACENT SIDING COLOR



TRASH ENCLOSURE SIDE ELEVATION — 7 / A504

TRASH ENCLOSURE BACK ELEVATION — 6 / A504

TRASH ENCLOSURE FRONT ELEVATION — 5 / A504



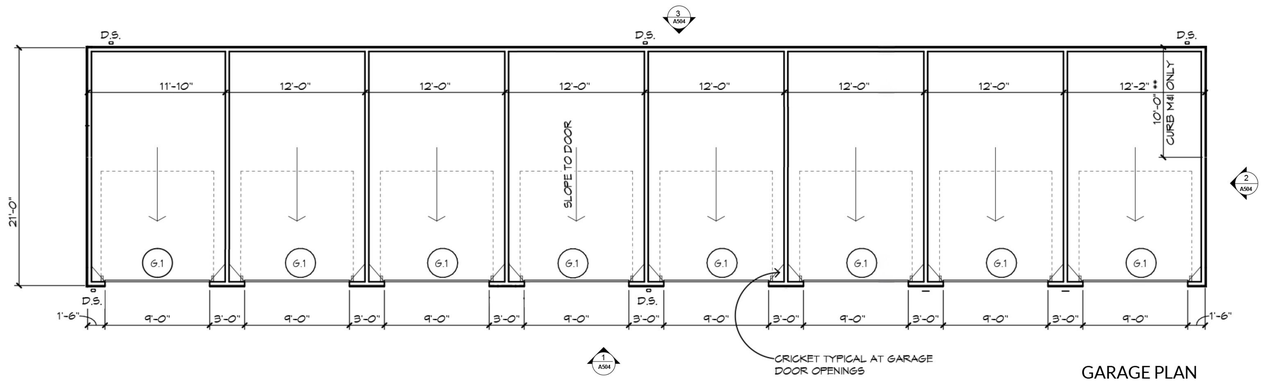
TRASH ENCLOSURE PLAN



BACK ELEVATION — 3 / A504

SIDE ELEVATION — 2 / A504

FRONT ELEVATION — 1 / A504



GARAGE PLAN

SITE STRUCTURES | **ELEVATIONS**

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

AUGUST 13 2024
SCALE: 1/8" = 1' **A504**

PATHWAY COURT RESIDENTIAL

295 & 345 PATHWAY CT, 395 TECKLER BLVD, CRYSTAL LAKE, IL

CIVIL ENGINEERING PLANS

PREPARED BY:

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

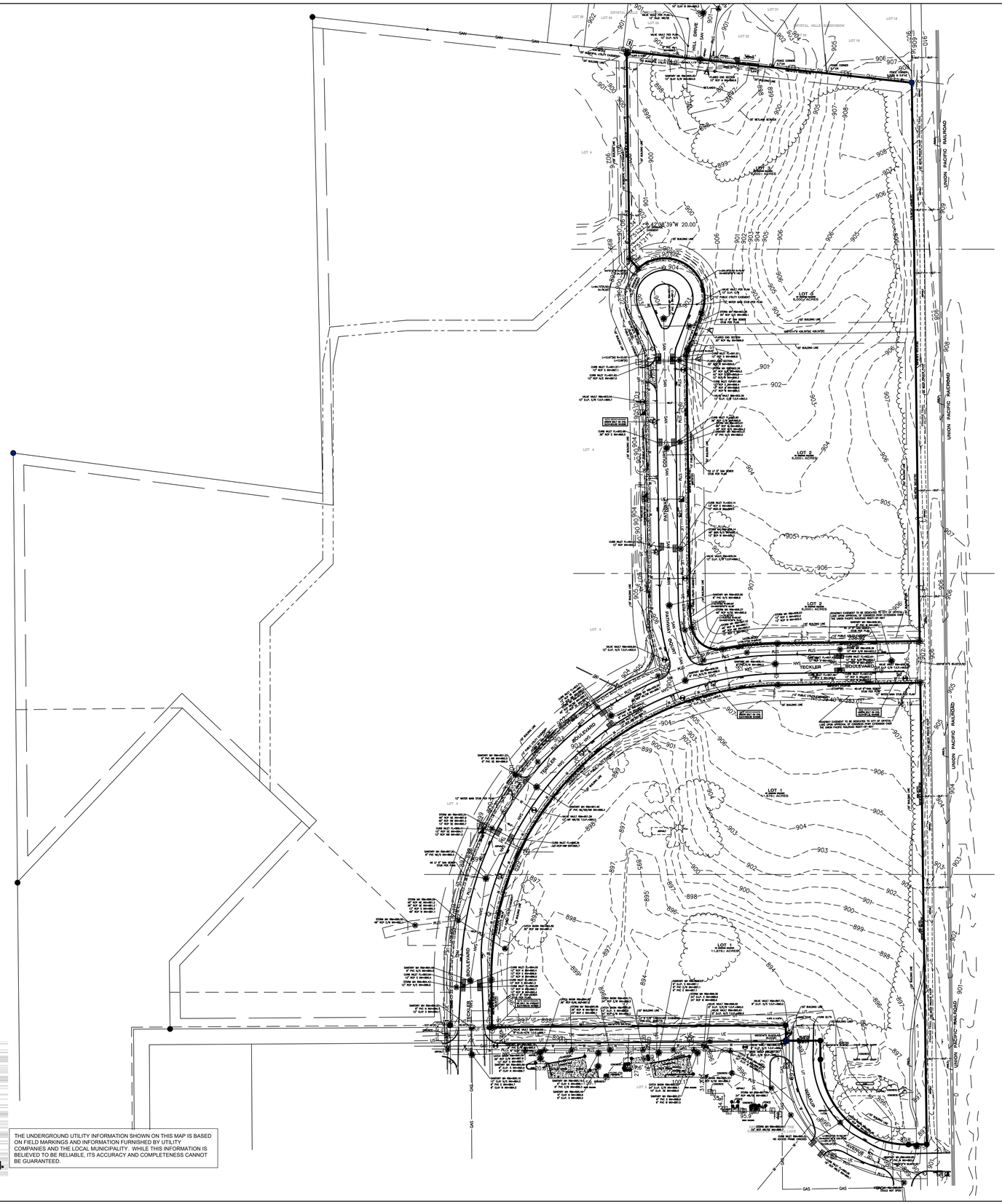
SITE LOCATION MAP:

1" = 500'

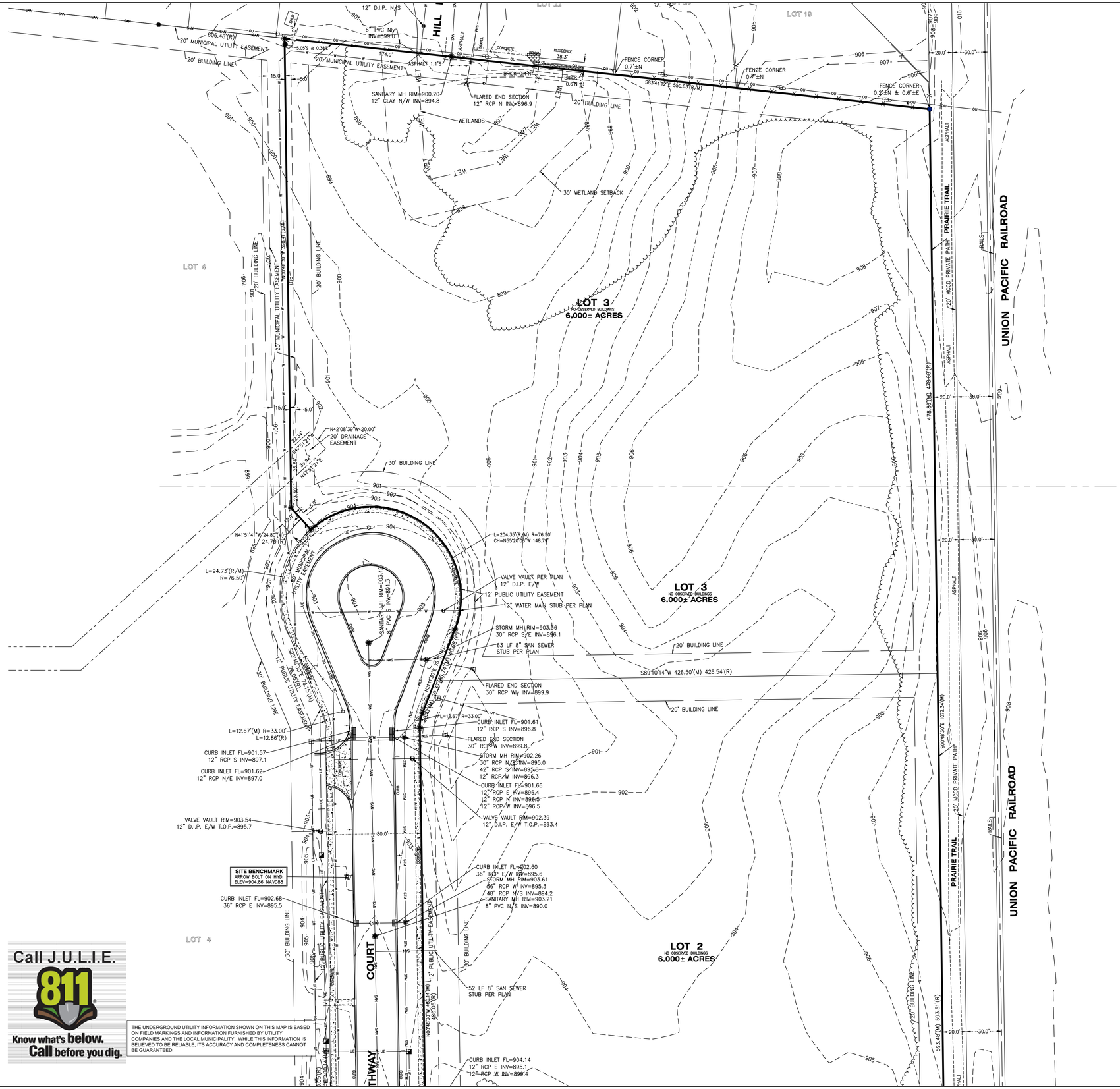
Sheet List Table

SHEET NO.	SHEET NAME
C000	COVER
C001	OVERALL SITE SURVEY
C002	SITE SURVEY
C003	SITE SURVEY
C004	SITE SURVEY
C005	SITE PREPARATION & EROSION CONTROL
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C103	SITE PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C400	EROSION CONTROL DETAILS
C401	PAVEMENT DETAILS
C402	UTILITY DETAILS
C403	UTILITY DETAILS
C404	UTILITY DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
L100	CONCEPTUAL LANDSCAPE PLAN
L200	LANDSCAPE DETAILS
L300	LANDSCAPE SPECIFICATIONS

2024.09.26


PATHWAY COURT
TECKLER BOULEVARD
CRYSTAL HILL DRIVE
UNION PACIFIC RAILROAD
LOT 1
1.3781 ACRES
LOT 2
4.3201 ACRES
LOT 3
4.2001 ACRES
LOT 4
6.3242 ACRES
LOT 5
1.3781 ACRES
LOT 6
1.3781 ACRES
LOT 7
1.3781 ACRES
N 89°08'39" W 20.00'
S 89°08'39" E 283.01'
S 89°08'39" E 283.01'
N 89°08'39" W 283.01'
N 89°08'39" W 283.01

2024.09.26



Call J.U.L.I.E. 811 Know what's below. Call before you dig.

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

LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OU	OVERHEAD UTILITY LINE
UE	ELECTRIC
UT	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
GAS	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
TELEPHONE MANHOLE	SPIKE/NAIL
CLEANOUT	MONUMENT
CATCH BASIN	BENCHMARK
CATCH BASIN (ROUND)	SIGN
HYDRANT	PARKING METER
WATER VALVE	FLAG POLE
WATER VALVE VAULT	8" DECIDUOUS TREE
GAS VALVE	8" CONIFEROUS TREE
GAS METER	BUSH
ELECTRIC METER	POST
ELECTRIC RISER	SOIL BORING
UTILITY PEDESTAL	TRAFFIC SIGNAL
HANDHOLE	LIGHT POLE
VENT	UTILITY POLE
MONITORING WELL	GUY WIRE
FLARED END SECTION	GUY POLE

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY VANDERSTAPPEN LAND SURVEYING ON 01/02/24.

4. DATUM FOR THE PROJECT SURVEY IS IL EAST ZONE NAD83 (2011). BENCHMARK FOR THE PROJECT SURVEY IS MCHENRY COUNTY GEODETIC CONTROL STATION "CRYSTAL LAKE 2A".

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

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GRAPHIC SCALE
0 40 80

PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

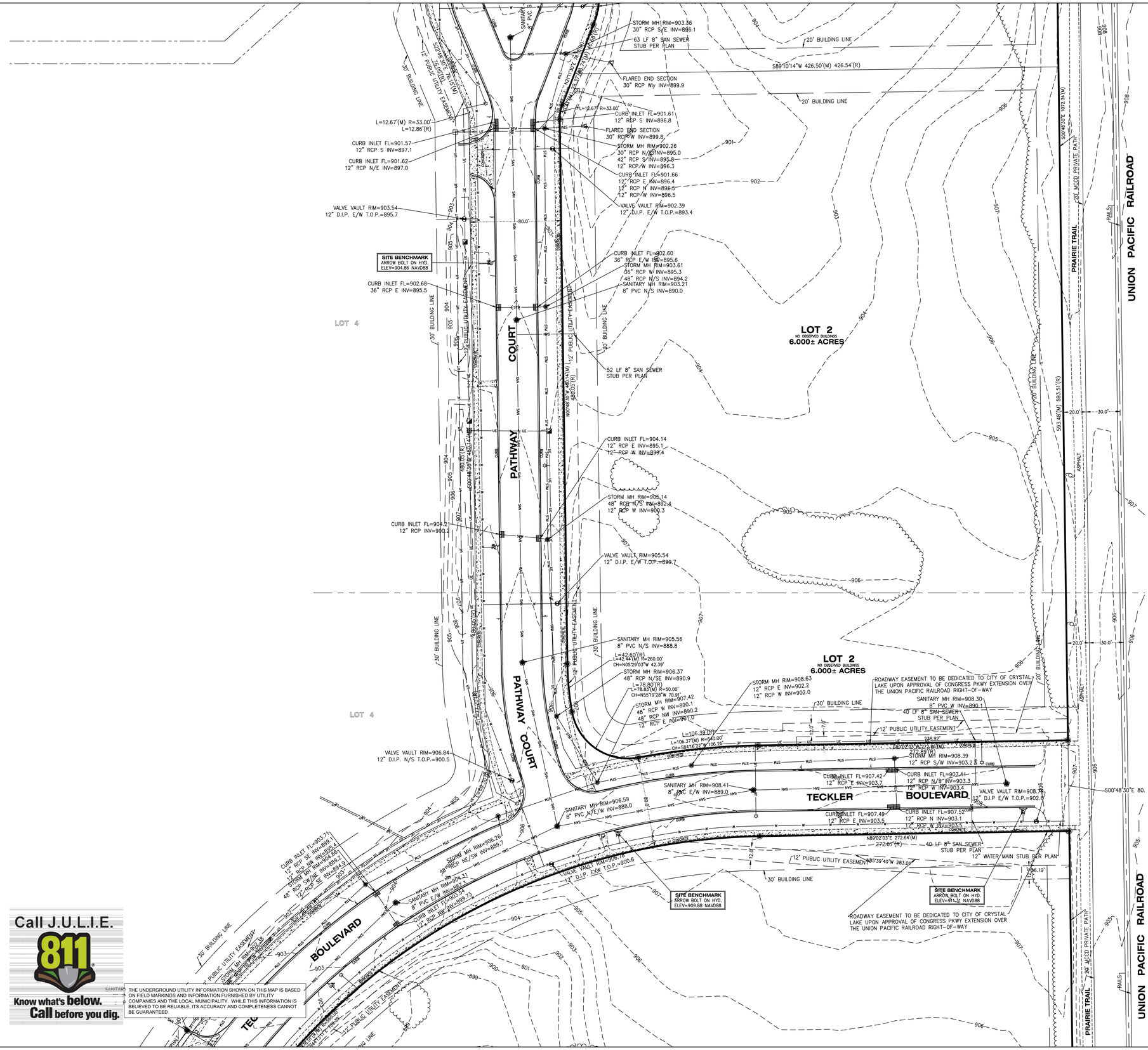
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C002

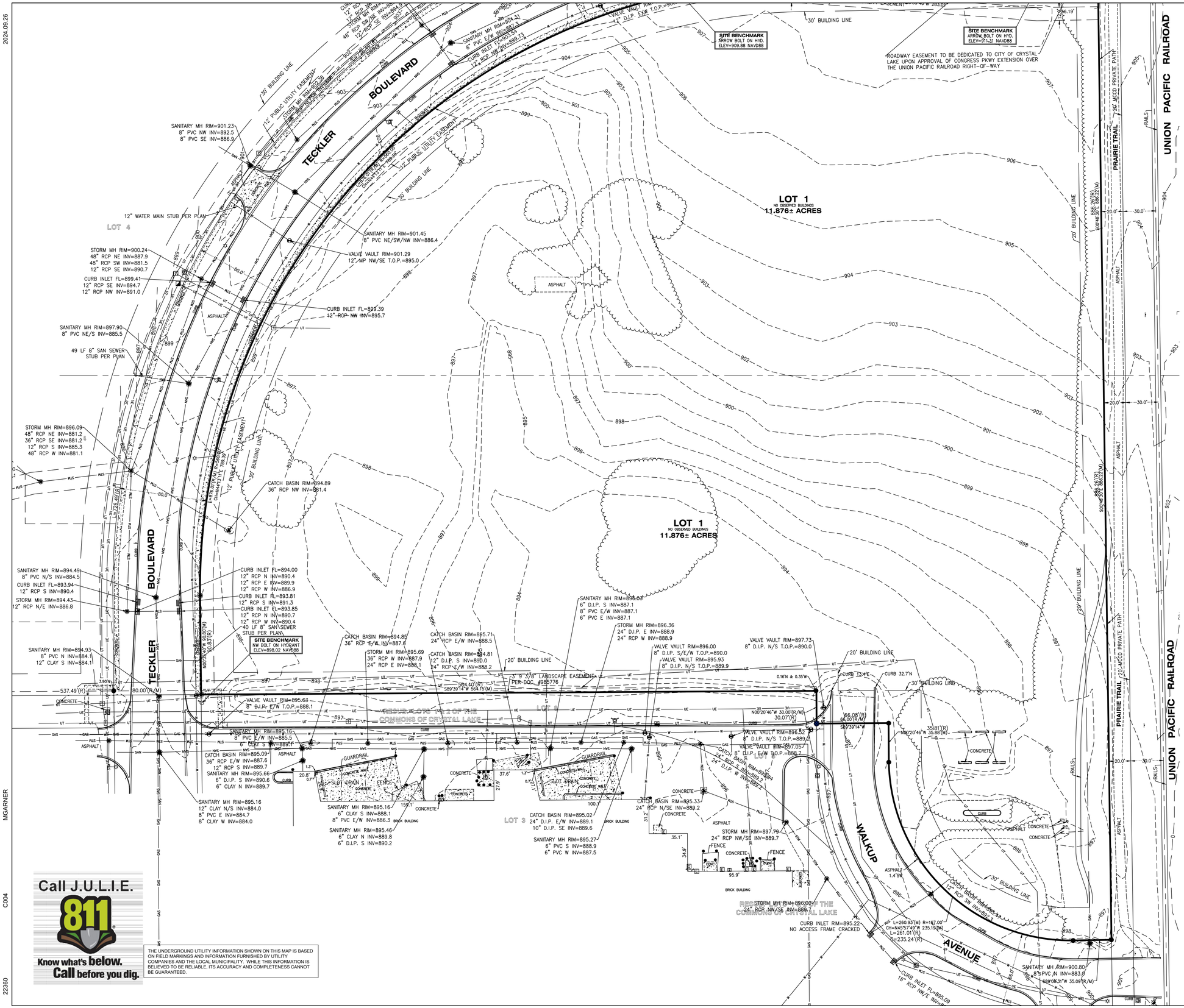
MGARNER C002 22360

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2024.09.26


PATHWAY COURT
TECKLER BOULEVARD
PRAIRIE TRAIL
UNION PACIFIC RAILROAD
LOT 2
NO ORDINED BUILDING
6.000± ACRES
LOT 4
SITE BENCHMARK
ARROW BOLT ON HYD.
ELEV=904.86 NAVD88
SITE BENCHMARK
ARROW BOLT ON HYD.
ELEV=909.88 NAVD88
SITE BENCHMARK
ARROW BOLT ON HYD.
ELEV=911.31 NAVD88
STORM MH RIM=903.36
30" RCP S/E INV=896.1
63 LF 8" SAN SEWER
STUB PER PLAN
FLARED END SECTION
30" RCP Wly INV=899.9
CURB INLET FL=901.61
12" RCP S INV=896.8
FLARED END SECTION
30" RCP W INV=899.8
STORM MH RIM=902.26
30" RCP N/S INV=895.0
42" RCP S INV=895.8
12" RCP W INV=896.3
CURB INLET FL=901.66
12" RCP E INV=896.4
12" RCP N INV=896.5
12" RCP W INV=896.5
VALVE VAULT RIM=902.39
12" D.I.P. E/W T.O.P.=893.4
CURB INLET FL=902.60
36" RCP E/W INV=895.6
STORM MH RIM=903.61
36" RCP W INV=895.3
48" RCP N/S INV=894.2
SANITARY MH RIM=903.21
8" PVC N/S INV=890.0
52 LF 8" SAN SEWER
STUB PER PLAN
CURB INLET FL=904.14
12" RCP E INV=895.1
12" RCP W INV=899.4
STORM MH RIM=905.14
48" RCP N/S INV=892.4
12" RCP W INV=900.3
VALVE VAULT RIM=905.54
12" D.I.P. E/W T.O.P.=899.7
SANITARY MH RIM=905.56
8" PVC N/S INV=888.8
STORM MH RIM=906.37
48" RCP N/SE INV=890.9
STORM MH RIM=907.42
48" RCP W INV=890.1
48" RCP NW INV=890.2
12" RCP E INV=901.0
VALVE VAULT RIM=906.84
12" D.I.P. N/S T.O.P.=900.5
STORM MH RIM=908.63
12" RCP E INV=902.2
12" RCP W INV=902.0
SANITARY MH RIM=908.30
8" PVC W INV=899.1
40 LF 8" SAN SEWER
STUB PER PLAN
STORM MH RIM=908.39
12" RCP S/W INV=903.2
CURB INLET FL=907.42
12" RCP E INV=903.7
CURB INLET FL=907.44
12" RCP N/S INV=903.3
12" RCP W INV=903.4
VALVE VAULT RIM=908.76
12" D.I.P E/W T.O.P.=902.6
SANITARY MH RIM=908.41
8" PVC E/W INV=889.0
SANITARY MH RIM=906.59
8" PVC N/E/W INV=888.0
CURB INLET FL=907.49
12" RCP E INV=903.5
CURB INLET FL=907.52
12" RCP N INV=903.1
12" RCP W INV=903.1
40 LF 8" SAN SEWER
STUB PER PLAN
12" WATER MAIN STUB PER PLAN
CURB INLET FL=903.11
12" RCP SE INV=899.1
12" RCP NW INV=899.4
STORM MH RIM=904.66
48" RCP SW/E INV=894.1
12" RCP SE INV=899.9
STORM MH RIM=906.26
48" RCP NE/SW INV=889.7
SANITARY MH RIM=904.31
8" PVC E/W INV=893.3
CURB INLET FL=903.54
12" RCP NW INV=899.73
VALVE VAULT RIM=906.76
12" D.I.P. E/W T.O.P.=900.6
CURB INLET FL=904.2
12" RCP INV=900.2
VALVE VAULT RIM=903.54
12" D.I.P. E/W T.O.P.=894.2
SANITARY MH RIM=905.56
8" PVC N/S INV=888.8
STORM MH RIM=906.37
48" RCP N/SE INV=890.9
STORM MH RIM=907.42
48" RCP W INV=890.1
48" RCP NW INV=890.2
12" RCP E INV=901.0
VALVE VAULT RIM=906.84
12" D.I.P. N/S T.O.P.=900.5

2024.09.26



LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OU	OVERHEAD UTILITY LINE
UE	ELECTRIC
UT	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
GAS	GAS
670	EXISTING CONTOUR
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TELEPHONE MANHOLE	SPIKE/NAIL
CLEANOUT	MONUMENT
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CATCH BASIN (ROUND)	SIGN
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UTILITY PEDESTAL	TRAFFIC SIGNAL
HANDHOLE	LIGHT POLE
VENT	UTILITY POLE
MONITORING WELL	GUY WIRE
FLARED END SECTION	GUY POLE

GENERAL NOTES:

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GRAPHIC SCALE
0 40 80

PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
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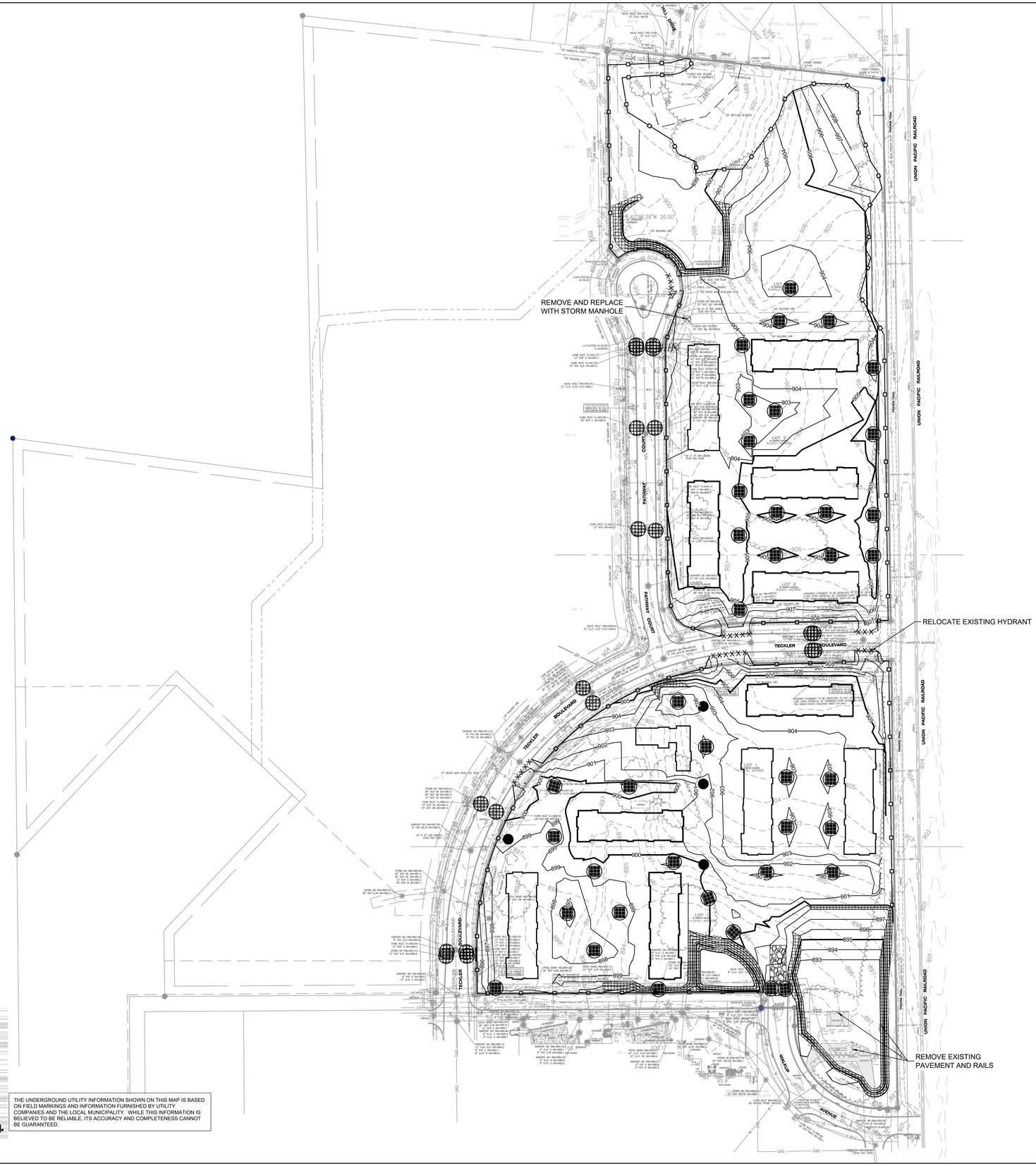
NO.	REVISION	DATE
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PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C004

MGARNER C004 22360

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2024.09.26



LEGEND:

- PROPOSED SILT FENCE (A C400)
- PROPOSED INLET PROTECTION (B C400)
- PROPOSED TRACKING PAD (C C400)
- PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- CURB REMOVAL
- SAWCUT
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL

GENERAL NOTES:

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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N

GRAPHIC SCALE
0 100 200

PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE PREPARATION & EROSION CONTROL

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C005

MGARNER
C005
22360

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2024.09.26



LOTS 2 & 3 (NORTH)			
SITE AREA	522665	11.999 AC	
PROPOSED IMPERVIOUS AREA	175745	4.035 AC	33.6 %
PROPOSED GREENSPACE AREA	346920	7.964 AC	66.4 %

LOT 1 (SOUTH)			
SITE AREA	517339	11.876 AC	
PROPOSED IMPERVIOUS AREA	263150	6.041 AC	50.9 %
PROPOSED GREENSPACE AREA	254189	5.835 AC	49.1 %

SITE INFORMATION			
SITE AREA	1040004	23.875 AC	
SITE DISTURBED AREA	1040004	23.875 AC	
EXISTING IMPERVIOUS AREA	21177	0.486 AC	
PROPOSED IMPERVIOUS AREA	455093	10.447 AC	43.8 %
PROPOSED GREENSPACE AREA	584911	13.428 AC	56.2 %

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- GREEN SPACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)

GENERAL NOTES:

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5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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N

GRAPHIC SCALE
0 100 200

PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

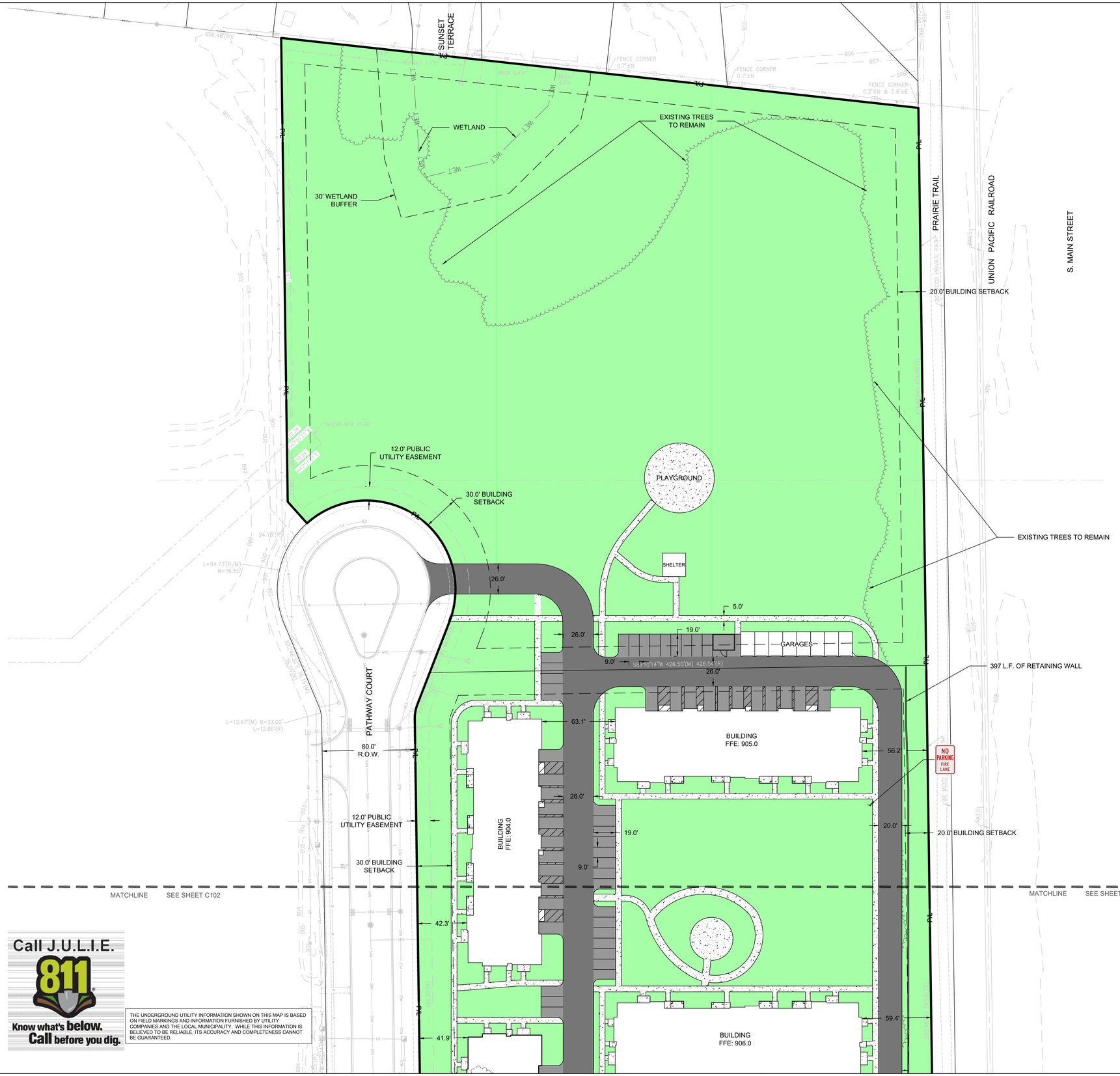
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	----
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C100

MGARNER
C100
22360

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2024.09.26



LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- GREEN SPACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)

GENERAL NOTES:

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GRAPHIC SCALE 0 40 80

PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

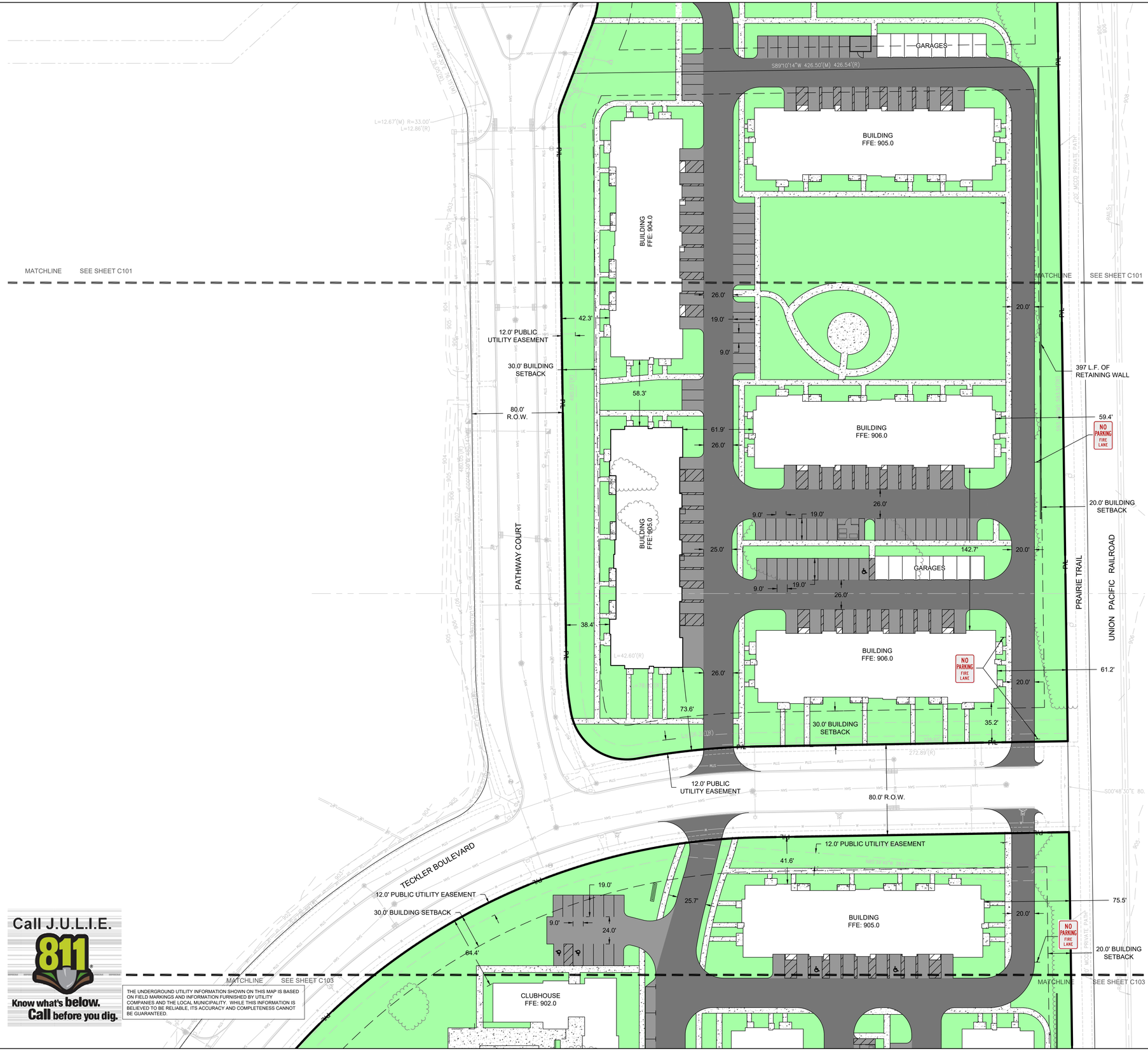
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C101

MGARNER C101 22360

I:\Three Leaf Development\22360 - Crystal Lake Residential\060 CAD\030_Production Sheets\100_Civil\C100 Site Plan.dwg

2024.09.26



LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- GREEN SPACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

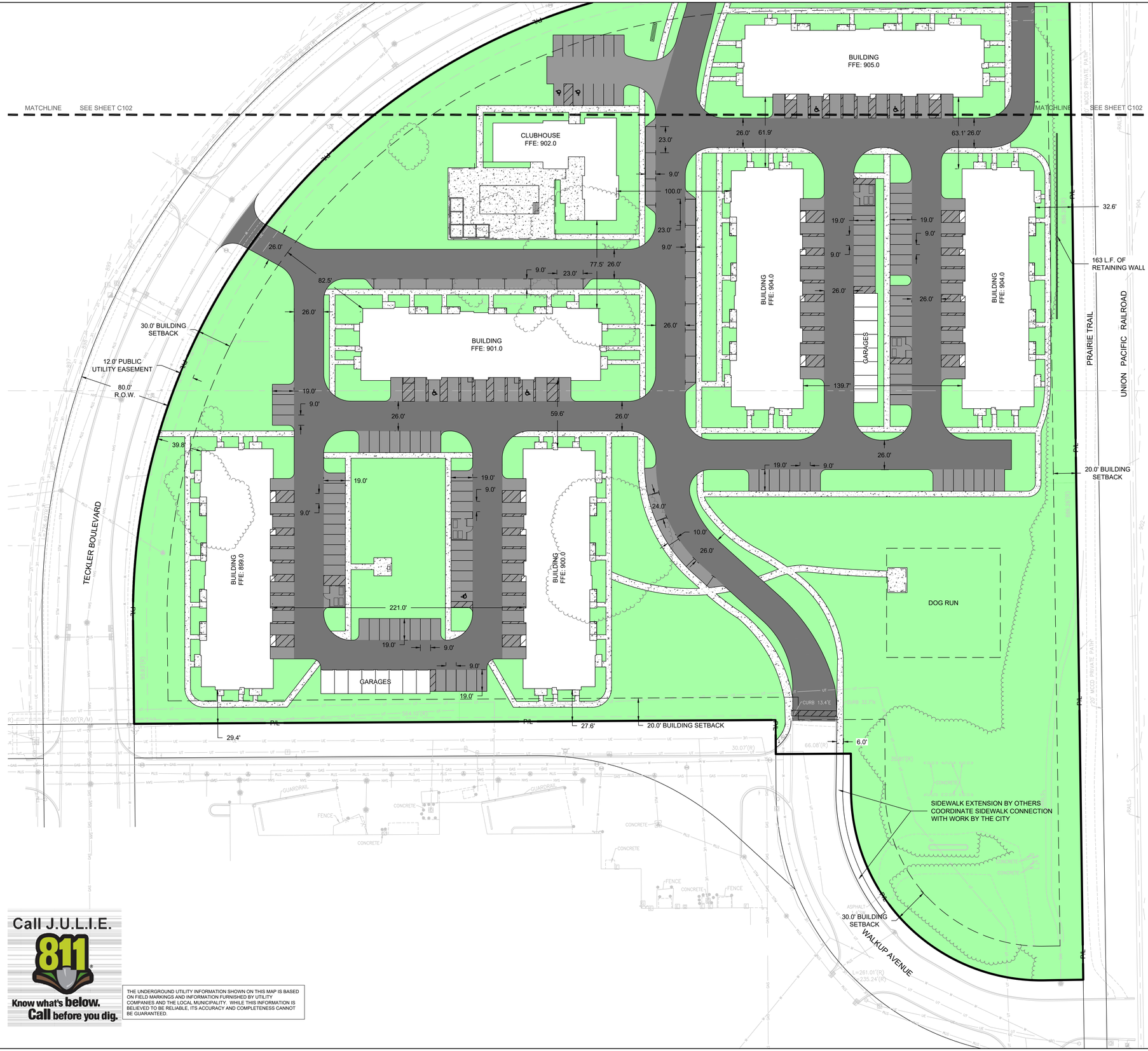
NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	C102

MGARNER
C102
22360

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2024.09.26



MATCHLINE SEE SHEET C102

MATCHLINE SEE SHEET C102

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- GREEN SPACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

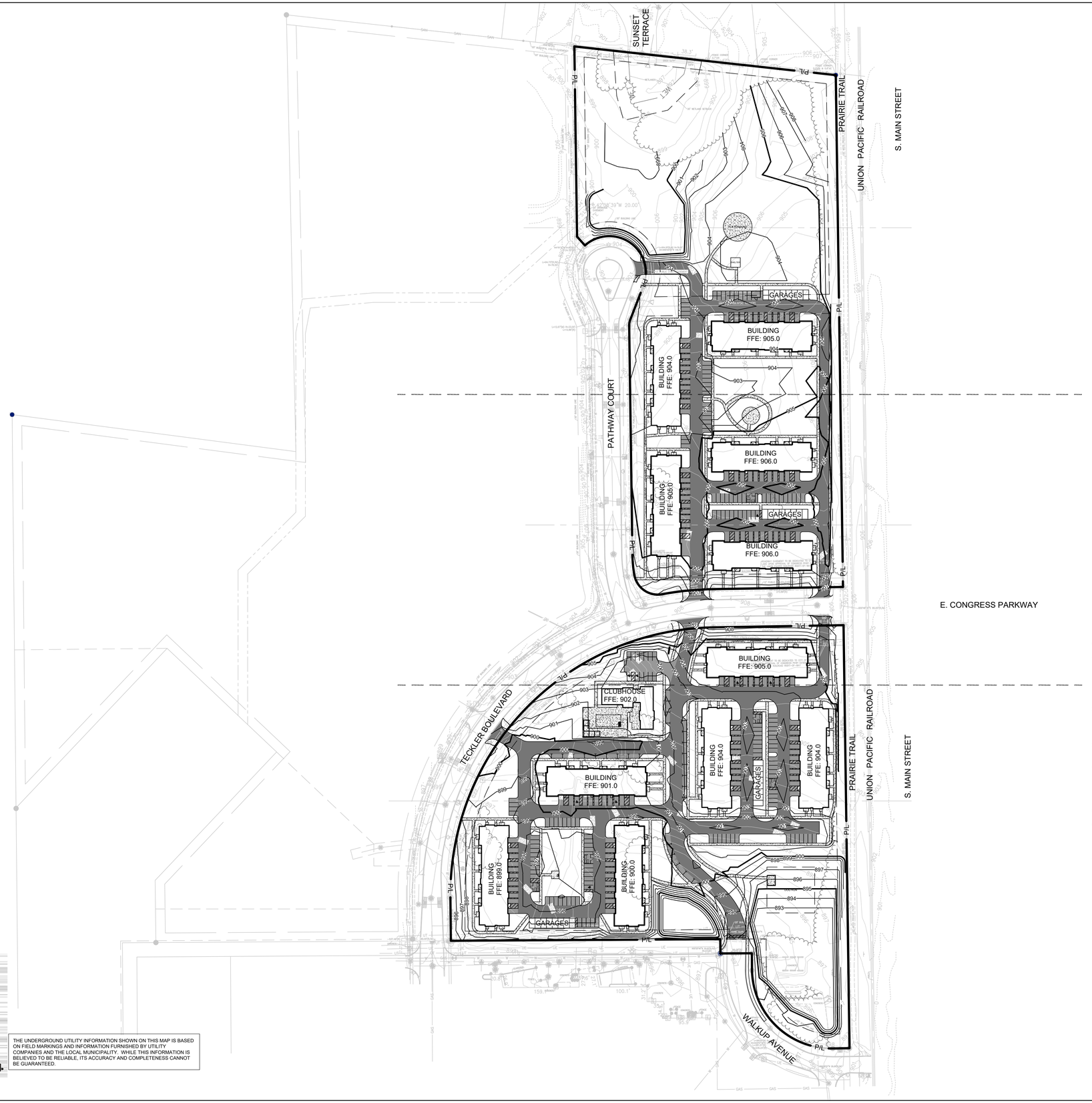
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C103

MGARNER C103 22360

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2024.09.26



LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
- D C401 — HEAVY-DUTY ASPHALT SURFACE
- E C401 — CURB & GUTTER (ACCEPT)
- E C401 — CURB & GUTTER (REJECT)
- GRADE BREAK LINE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACE SPOT GRADE
- TW: 100.00 BW: 100.00 — FINISHED GRADE AT TOP OF WALL FINISHED GRADE AT BOTTOM OF WALL
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

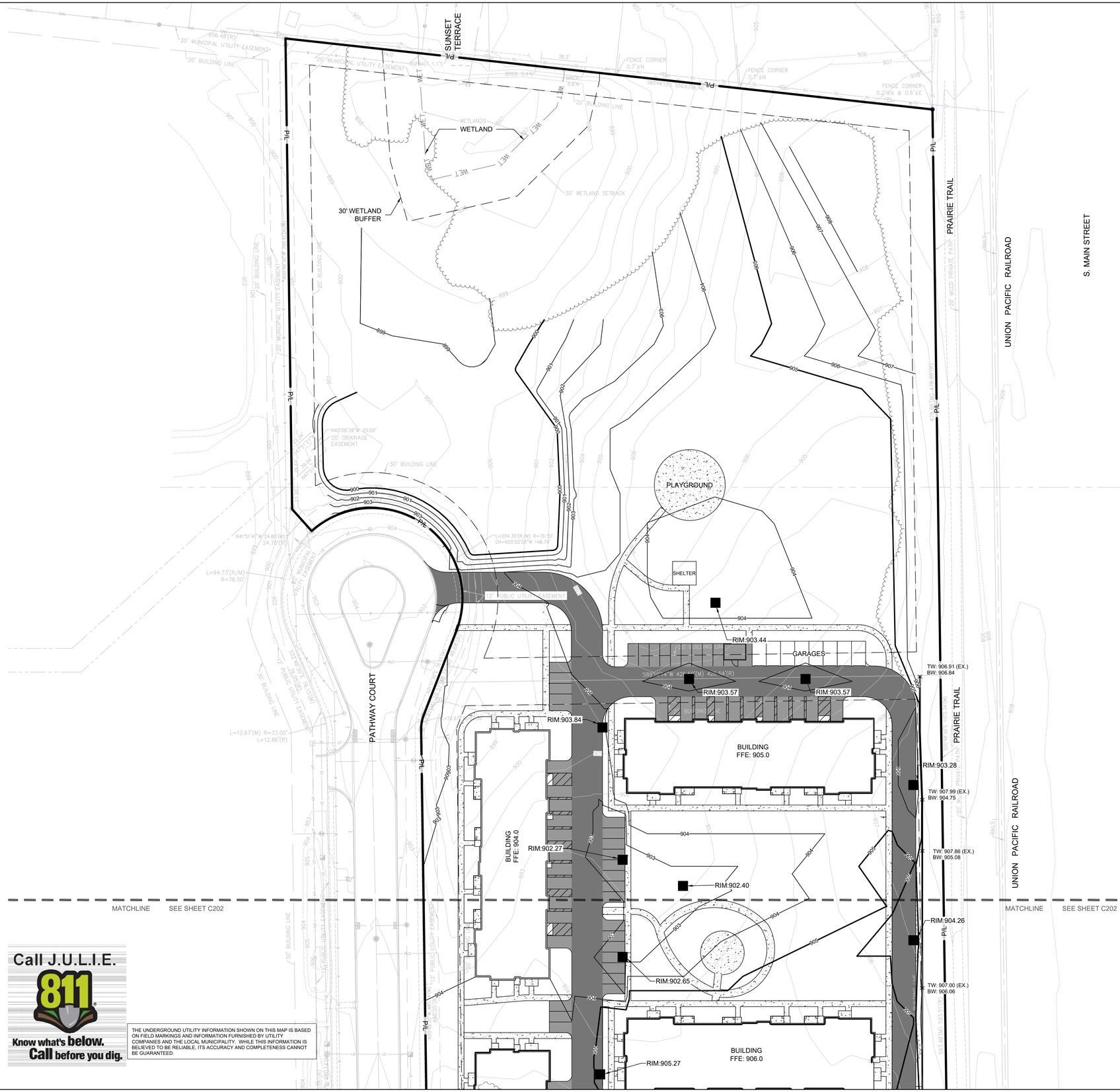
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C200

MGARNER
C200
22360

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2024.09.26



LEGEND:

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- B C401 — CONCRETE PAVEMENT
- C C401 — ASPHALT SURFACE
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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

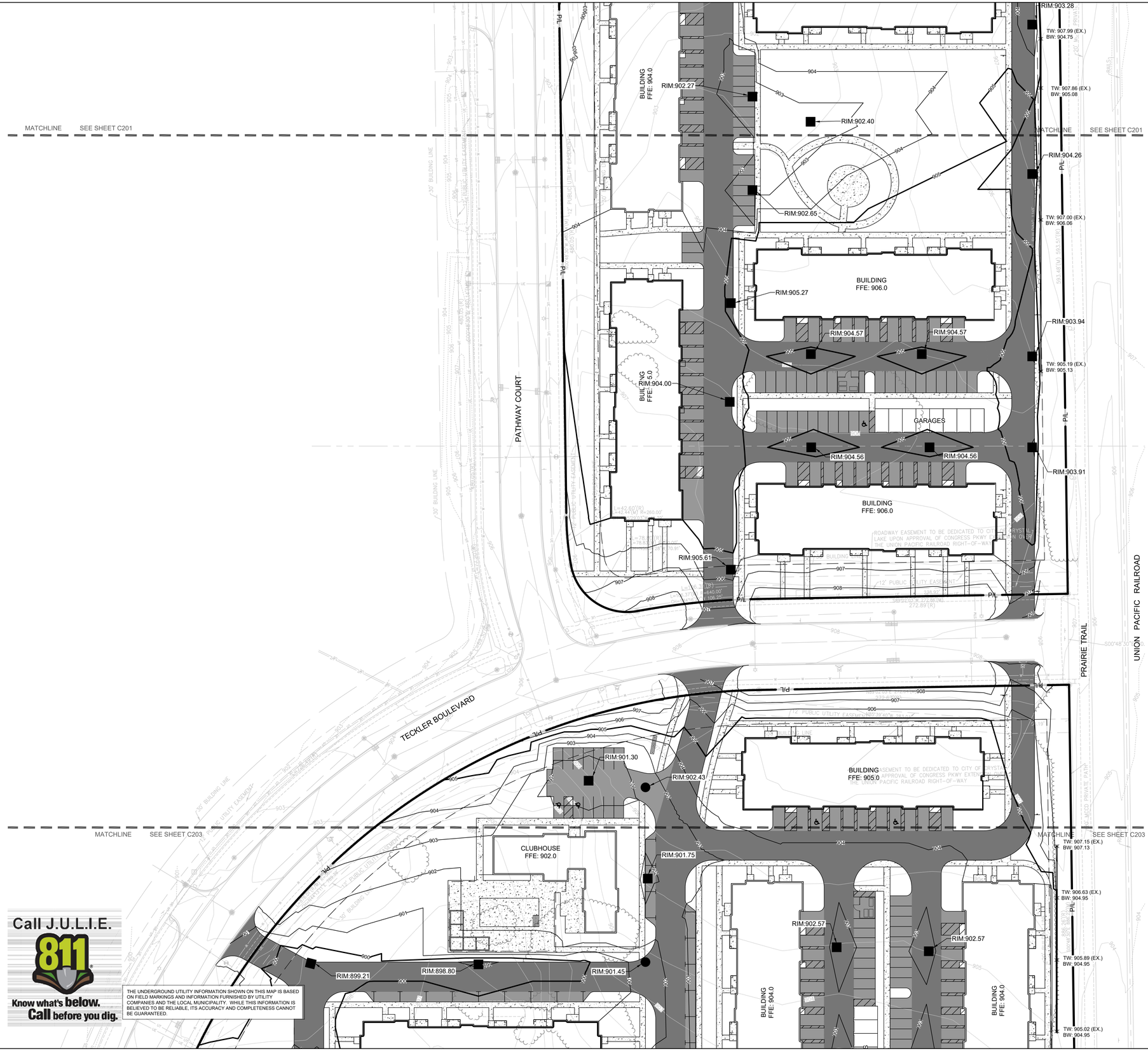
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C201

MGARNER C201 22360

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2024.09.26



LEGEND:

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CRYSTAL LAKE, IL

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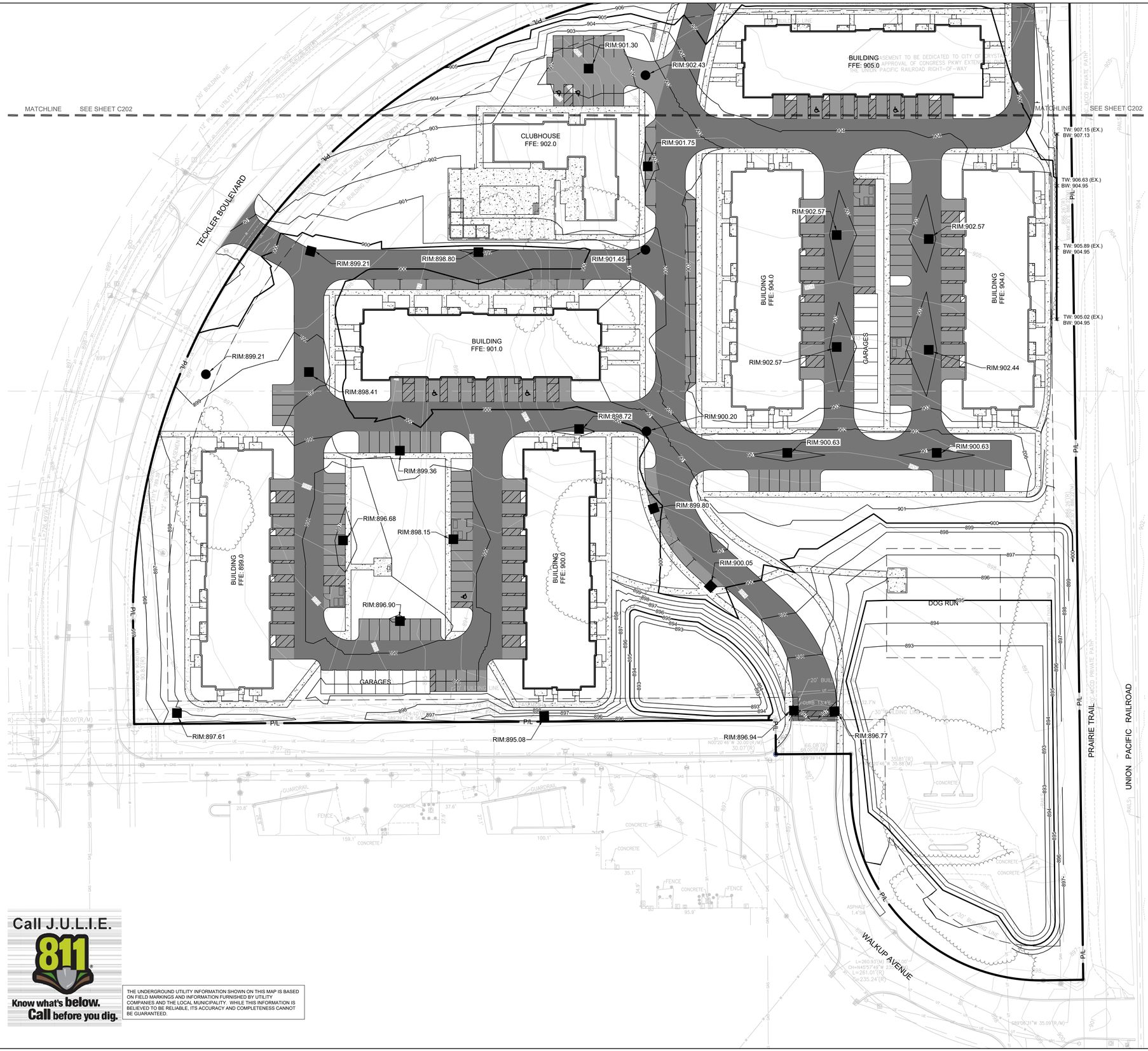
PROJECT NO:	22360
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PLOT DATE:	2024.09.26
DRAWN BY:	JTR
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APPROVED BY:	----

SHEET NO: C202

MGARNER C202 22360

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2024.09.26



LEGEND:

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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PLOT DATE:	2024.09.26
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APPROVED BY:	----

SHEET NO:
C203

MGARNER
C203
22360

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2024.09.26



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE (UNDERDRAIN)
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT ASSEMBLY
- PROPOSED HYDRANT/SERVICE VALVE
- PROPOSED VALVE VAULT

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

OVERALL UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

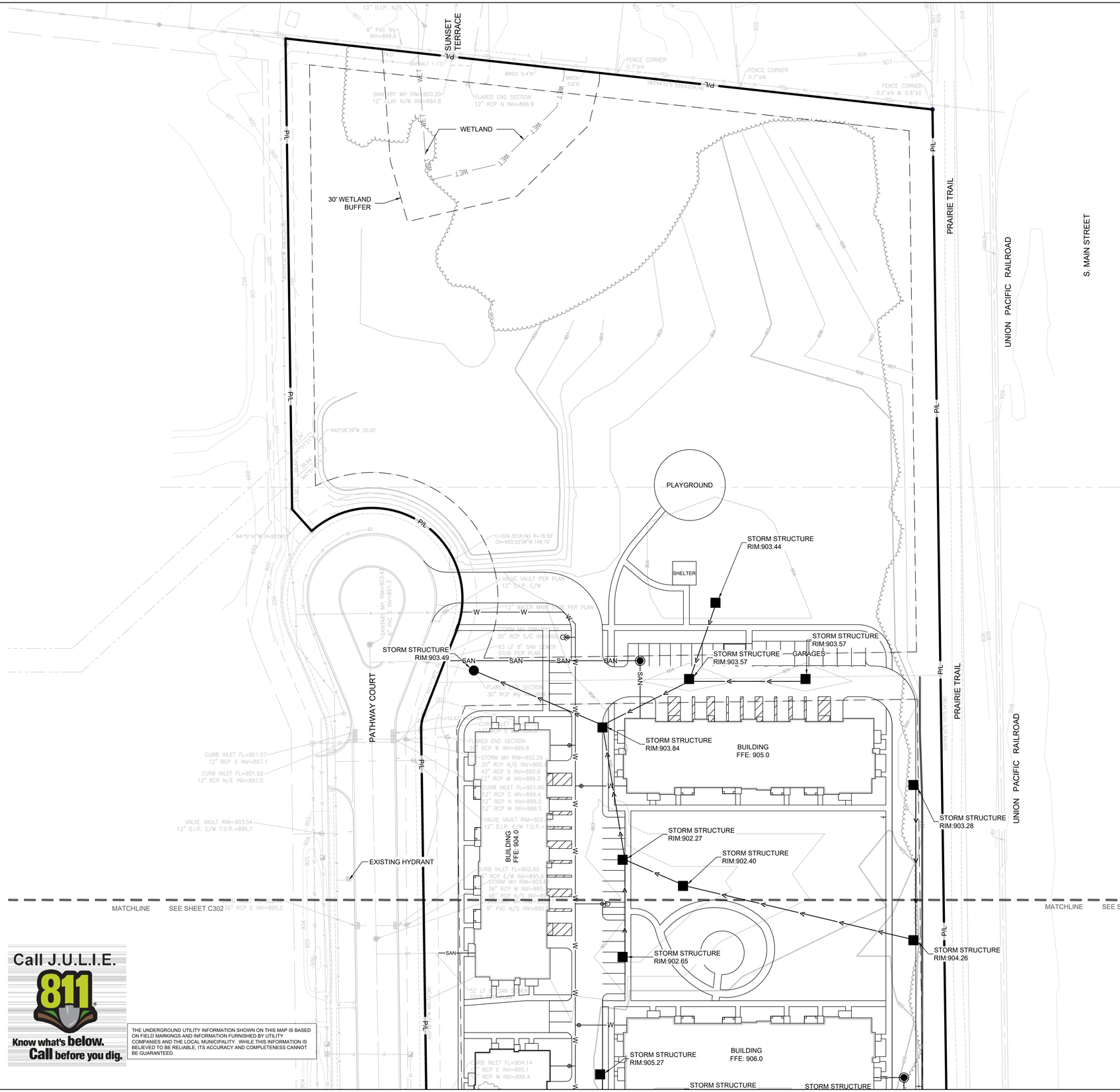
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
C300

MGARNER
C300
22360

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2024.09.26



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE (UNDERDRAIN)
- PROPOSED STORM INLET
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- PROPOSED HYDRANT ASSEMBLY
- PROPOSED HYDRANT/SERVICE VALVE
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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

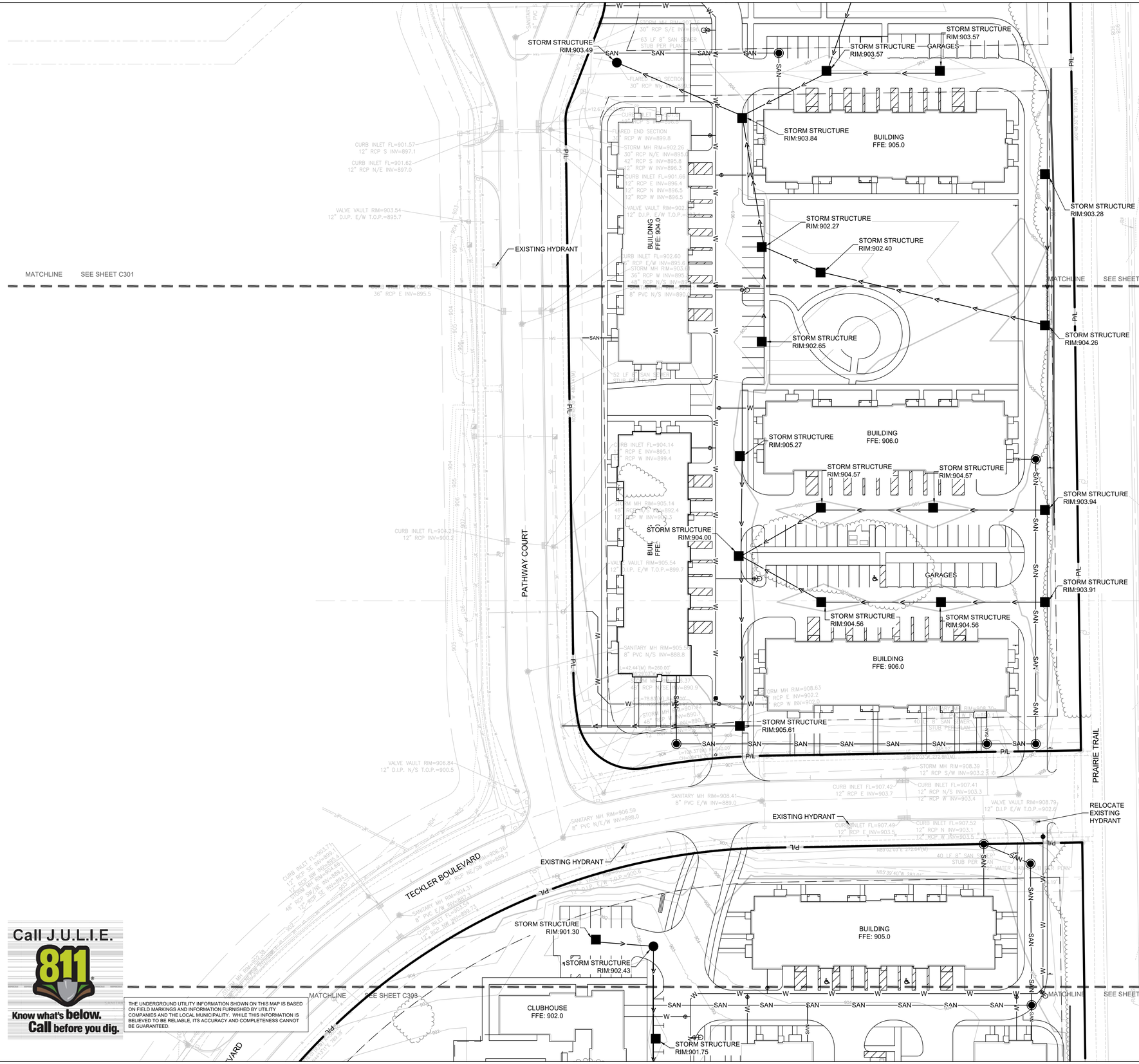
NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C301

MGARNER C301 22360

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LEGEND:

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- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE (UNDERDRAIN)
- A C403 — PROPOSED STORM INLET
- B C403 — PROPOSED STORM MANHOLE
- E C403 — PROPOSED FLARED END SECTION
- A C402 — PROPOSED SANITARY MANHOLE
- D C402 — PROPOSED HYDRANT ASSEMBLY
- D C402 / C C402 — PROPOSED HYDRANT/SERVICE VALVE
- A C404 — PROPOSED VALVE VAULT

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

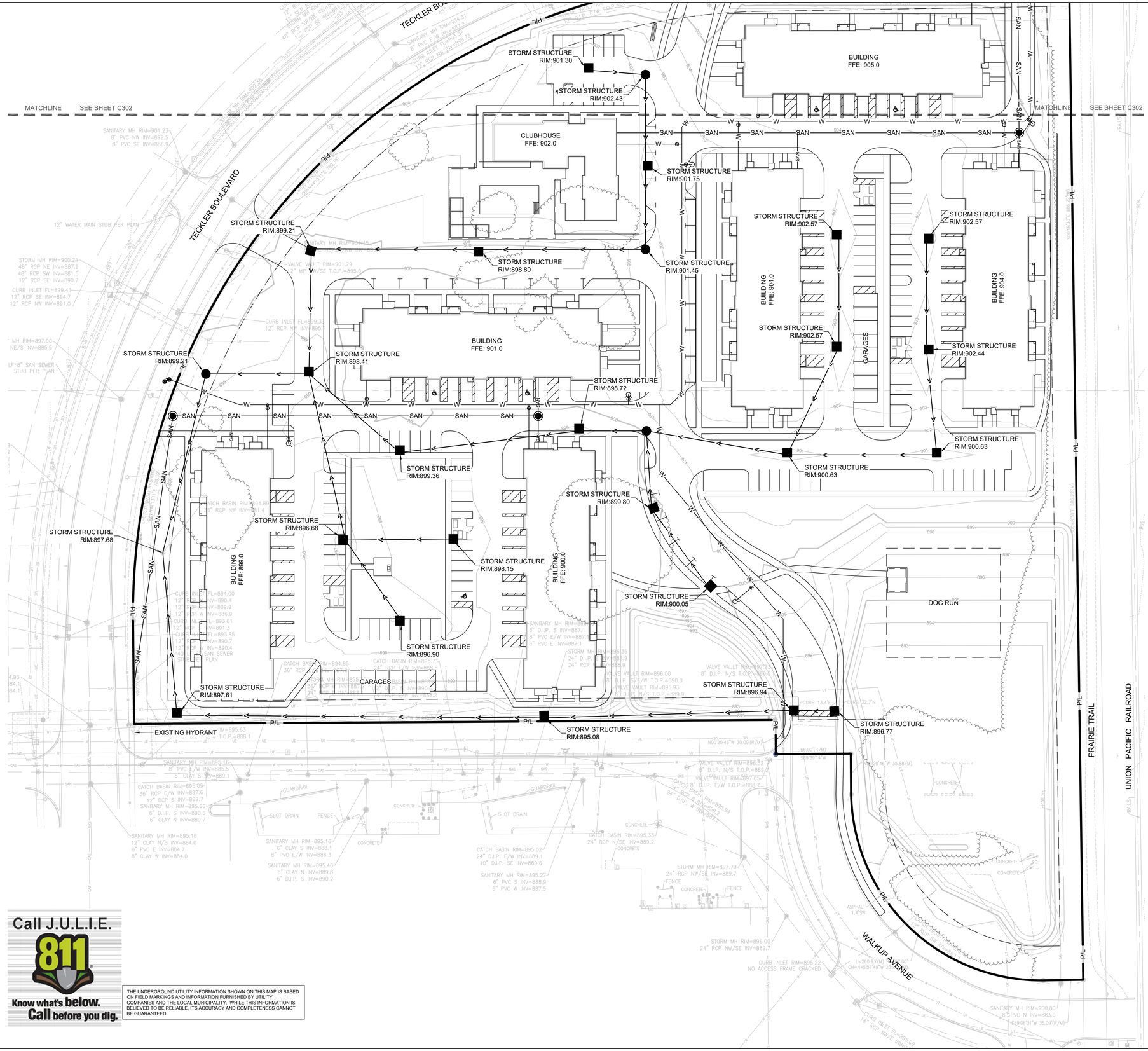
PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C302

2024.09.26 MGARNER C302 22360

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2024.09.26



LEGEND:

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	PROPOSED STORM SEWER
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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	JTR
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO: C303

MGARNER
C303
22360

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2024.09.26



DECIDUOUS TREE — 116
Celtis occidentalis / Common Hackberry
Cercidiphyllum japonicum / Katsura Tree
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
Quercus bicolor / Swamp White Oak
Quercus x schuettei / Swamp Bur Oak
Ulmus americana 'Princeton' / Princeton American Elm

EVERGREEN TREE — 40
Abies concolor / White Fir
Picea abies / Norway Spruce
Pinus strobus / White Pine
Pseudotsuga menziesii / Douglas Fir
Thuja occidentalis 'Dark Green' / Dark American Arborvitae

ORNAMENTAL TREE — 121
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
Carpinus caroliniana / American Hornbeam
Cercis canadensis / Eastern Redbud
Hamamelis virginiana / Common Witch Hazel
Malus x 'Adirondack' / Adirondack Crabapple
Malus x 'Purple Prince' / Purple Prince Crabapple
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac

UPRIGHT EVERGREEN TREE — 61
Juniperus chinensis 'Mountbatten' / Mountbatten Juniper
Juniperus x 'J.N Select Blue' / Star Power® Juniper
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae

NATIVE SEEDING

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

TURF

EXISTING STREET TREE

EXISTING WOODS TO REMAIN

LANDSCAPE GENERAL NOTES:

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

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PATHWAY COURT RESIDENTIAL
295 & 345 PATHWAY CT, 395 TECKLER BLVD
CRYSTAL LAKE, IL

CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22360
DESIGN DATE:	----
PLOT DATE:	2024.09.26
DRAWN BY:	HLY
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:
L100

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L100
22360

i:\three leaf development\22360 - crystal lake residential\060 CAD\030_Production Sheets\400_Landscape\L100 Overall Landscape Plan.dwg

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
847.478.9700 ▪ GHA-Engineers.com

Memorandum

To: Ms. Abigail Wilgreen, PE, CFM
City Engineer
City of Crystal Lake

From: Daniel P. Brinkman, P.E., PTOE
David W. Westergreen, EIT

Date: September 24, 2024

Subject: Proposed Residential Development
Pathway Court Apartment Complex
Teckler Boulevard at Pathway Court
Crystal Lake, IL

Per your request, *Gewalt Hamilton Associates, Inc.* (GHA) has prepared the following brief update of the traffic impacts of the proposed residential development. We offer the following comments:

- Gewalt Hamilton Associates, Inc. (GHA) has previously completed a Traffic Impact Study (TIS) for a proposed residential development dated March 6, 2024, which should be used for reference.

- The petitioner has provided an updated / revised site plan to the City for consideration.

- The previous site plan prepared by AG Architecture and dated November 28, 2023, on which the March 6, 2024, TIS was based, proposed 312 apartment units in 15 buildings. *See* ***Exhibit 1.***

- The current overall site plan prepared by AG Architecture dated August 13, 2024, proposes a total of 220 apartment units in 11 buildings. *See* ***Exhibit 2.***

- The following table compares the anticipated Peak Hour traffic volumes of the two plans based on rate information published by the Institute of Transportation Engineers (ITE) in the 11th edition of the manual *Trip Generation*.

Land Use	Units	ITE Code	Weekday Peak Hours						Saturday		
			Morning			Evening			Midday		
			In	Out	Sum	In	Out	Sum	In	Out	Sum
Apartment Complex - Low Rise Housing											
November 2023 Plan	312 Units	220	29	91	120	98	57	155	64	64	128
August 2024 Plan	220 Units	220	22	69	91	72	43	115	45	45	90
Net Decrease in Trips =			7	22	29	26	14	40	19	19	38

- As can be seen, the new development is expected to generate approximately 30 fewer trips in the Morning, and 40 fewer trips in the Evening and Saturday Midday when compared to the previous plan.

- Where the previous plan proposed a main access as a re-aligned east leg of the Teckler Blvd and Pathway Court intersection, the new plan preserves the current extension of Teckler Blvd and access for the development is from both Teckler Blvd and Pathway Court. This is an improvement for overall traffic flow and operations.

- The previous TIS determined that the adjacent roadway system could accommodate the additional traffic generated by the development without any roadway improvements. Given the reduction in anticipated traffic volumes, this remains the case for the current proposal.

5423.955 Plan Update memo.doc

Exhibit 1



SITE SUMMARY

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

(4) 23 UNIT -BUILDING AREAS

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

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

(11) 20 UNIT -BUILDING AREAS

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

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

PROJECT TOTAL	312

REQUIRED PARKING

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

# OF STALLS PROVIDED	558

PARKING

ENCLOSED	173 STALLS (.55 STALLS/UNIT)
SITE STALLS	385 STALLS
TOTAL	558 STALLS (1.78 STALLS/UNIT)

SITE AREA

24.4 ACRES (1,064,666 SF)
12.77 UNITS/ACRE

IMMANUAL LUTHERAN SITE

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

SITE PLAN

Nov 28 2023

A01 ARCHITECTURE

Exhibit 2



SITE SUMMARY

TWO STORY WALK-UP BUILDINGS WITH 20 UNITS PER BUILDING

(11) 20 UNIT -BUILDING AREAS

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

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

REQUIRED PARKING

1.5 PER ONE BED UNIT	181.5
2 PER 2 BED UNIT	154
2 PER 3 BED UNIT	44
.25 PER UNIT-GUEST	55
TOTAL	434.5 PARKING SPACES

OF STALLS PROVIDED 468

PARKING

ENCLOSED	153 STALLS
SITE STALLS	315 STALLS
TOTAL	468 STALLS (2.12 STALLS/UNIT)
CLUBHOUSE	13 STALLS

SITE AREA

23.8 ACRES
9.24 UNITS/ACRE

GREEN SPACE

SITE AREA: 23.8 ACRES
GREENSPACE: 13.4 ACRES (56%)

Pathway Court Development

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

SITE PLAN

SCALE 1"=100' AUGUST 13 2024

A01

ARCHITECTURE

Pathway Court Apartments - Preliminary/Final Planned Unit Development, Rezoning and Comprehensive Land Use Plan Amendment

Three Leaf Partners has requested zoning approvals for a 220-unit apartment development on the vacant land adjacent to Immanuel Lutheran on Pathway Court.

GENERAL INFORMATION

The developer presented a request for 312 units at the April 3, 2024 Planning and Zoning Commission meeting and at the May 7, 2024 and May 21, 2024 City Council meetings.

- The Planning and Zoning Commission made a positive motion to recommend the request, which failed due to the density and some members wanting single family homes at the subject property.
- The City Council shared concerns with the density (multiple members suggested eliminating the buildings on the north side), rental units and safety of the Prairie Trail at the May 7, 2024 meeting. The petitioner reduced the number of units to 272 and at the May 21, 2024 City Council meeting the request was denied.

The developer requested a waiver from the one-year waiting period for resubmittals and was grant the approval at the August 6, 2024 City Council meeting. The density has been reduced to from 13.1 dwelling units per acre to 9.24 dwelling units per acre.

DEVELOPER HOSTED NEIGHBORHOOD MEETING

The developer hosted a neighborhood meeting on August 29, 2024. As a result of the meeting a list of Frequently Asked Questions has been created and answers are provided to the questions below.

NEXT STEPS:

- Planning and Zoning Commission public hearing: October 2, 2024
- City Council meeting for consideration: October 15, 2024

FAQS

Is the development proposal on a fast track for zoning entitlements?

The developer submitted the first development request on January 30, 2024 and the public hearing was held on April 3, 2024. The request then went before the City Council for consideration on May 7, 2024 and May 21, 2024. The second development request was submitted on August 16, 2024. This is a typical timeline for a development request (average timeline is approximately four months).

Are roadways from the north being connected through the development to Pathway Court?

No, the roadways are not shown nor planned to extend Pathway Court to Walkup Avenue or to Sunset Terrace/Hill Drive. Planned Unit Developments are restricted to the approved site plans, so if a roadway is not illustrated then it cannot be built. An additional restrictive easement will be added along the property line to restrict any connection in the future.

Are the baseball fields being removed?

No, the baseball fields are on a different property adjacent to this site and would remain.

Will traffic from this development create a safety concern?

The traffic study was completed for 312 units (the first submittal request) and found that the existing roadway network is more than sufficient to accommodate the new vehicle trips. The project has been reduced to 220 units and a revised traffic study memo was completed. Vehicles from the proposed development will travel on Teckler Boulevard and South Commons Drive.

Main Street has a weekday evening peak of 1,212 vehicles traveling it daily and Route 14 has 2,101 vehicles. The proposed development will add 115 vehicles to the overall roadway network during the weekday evening peak timeframe.

Are there safety concerns near the bike path?

City staff has received permission from the property owner to remove brush adjacent to the bike path at South Commons Drive to provide more visibility for cyclists heading south on the Prairie Trail. Street signs have been added to the roadways to alert drivers of the bike path crossing at South Commons Drive. In addition, City staff is working with the Union Pacific Railroad to acquire their property at and south of this intersection to remove the train tracks. This would allow for future revisions to this intersection that could further improve visibility.

Is this development required to wait for other projects to lease out before it can move forward?

At the City Council meeting for the first request there was a discussion on rental and owner-occupied residential units in Crystal Lake. The discussion included inquiries on lease rates of other recently approved multi-family developments. A developer has the legal right to request zoning entitlements and the City must process the request.

MORE »

Description of Door-to-Door Community Outreach for Three Leaf Partners, Crystal Lake

August 20, 2024

Drafted by Mary Claire Lanser

Lanser Public Affairs is a grassroots public affairs and community outreach organization retained by clients for over nineteen years. The community outreach for Three Leaf Partners (TLP) followed my usual process, which demonstrates respect to everyone and to all opinions.

Details about Door to Door: Using a database of neighbors provided by the City, I introduced myself and identified the site. I described the upcoming applications to amend the land use plan, rezone the site, and approve a Conditional Use Permit is (describing what a PUD is). I affirmed that I am hired to provide information, answer questions, and write down comments on large index cards; one per household. I had as a resource a binder that contains available information about the current proposal. I gave each person I met with an invitation to the August 29 Informational Open House. I urged people to attend, and to share the invitation with anyone else who might be interested. I underlined my name and phone number on the invitation and suggested people call me anytime if they have questions or advice. Several people provided their contact information and requested that I keep in touch with them. I have already followed up with some neighbors. I informed people that I will summarize their comments in a report that will be given to the City of Crystal Lake. At each home where there was no answer, I placed the invitation in a plastic door hanger bag. I also visited businesses in the shopping center to the south, speaking with available managers.

Dates of Door-to-Door Canvassing: Friday, August 16 and Monday, August 19.

Streets Visited: Sunset Terrace, Hill Drive, Walkup Avenue and Catherine Court

Number of Homes Visited: 53 (3 homes are vacant)

Number of Homes Where I Spoke with Someone: 32

Comments from Door-to-Door Conversations in Random Order:

- Aware but not involved. Denies concerns. (several similar comments)
- Opposed to apartments. There is too much development already. Thinks zoning should stay. This will make the area too hectic. Doubts enough people will rent here and wants to know if all other apartment developments are full. Doesn't care what the market indicates. Young professionals who will rent here aren't good with money.
- (Executive with a major construction company) How long will construction take? What is anticipated start date? Construction route? Will Prairie Trail remain open during construction, or will it be blocked? Will there be a canopy over the trail? Will we use noise cancelling plywood along the trail? Development will increase property values of homes in the subdivision and provide an economic boost to the City of Crystal Lake.
- This is thoughtful growth and investment in the community. It is time for this site to be developed. It has been vacant for too long. Hopes elected officials each walk the site and look at the significant distance between existing homes and proposed new buildings. New roads won't connect with the subdivision. Single family properties increase noise when they have yard parties (vs. multi-family). We need increased business and employees to support downtown vibrancy.
- Has been looking to move to a larger single-family home. Rezoning from single family on this site will eliminate future inventory. Doesn't believe that development won't connect to existing subdivision and thinks PUD will be amended to undo the protections currently proposed.
- Issue was density, now doesn't mind the plans. Wants details about new paths connecting to current ones, which might only benefit troublemakers. 9.2 units/acre is appropriate, and this is a good place for multi-family. This is not a site suitable for single-family. Something will happen here, this is fine. The developers are listening and new changes are great.

- Decrease in density is good and makes the proposal acceptable. Only concern now is how people from this subdivision can cross the railroad tracks. Wants to know if access to the development is sufficient.
- "Neutral/not interested" in information or attending the PIM. (several similar comments)
- Plans to come to information meeting. No time to talk now. (several similar comments)
- This doesn't affect people in this subdivision. Decreased density is good but the City has approved higher density. It is a good commitment not to connect Walkup. We need housing in Crystal Lake. Higher end development will keep out Section 8.
- Concerned about potential connection with the subdivision but "something will go here". Prefers multi-family to industrial or commercial. Fully supports the church and likes that they will continue to be invested in the site. Likes decreased density. Trail for HS students will prevent them from walking in private yards. Likes current one-way in and out of subdivision and wants that to remain.
- This family belongs to the church and lives close to the site. Supports everything about the development proposal; good for the church and good for the neighborhood.
- Grew up in Crystal Lake, now 79 years old. There has been so much change. Hunting grounds have disappeared. Development has replaced farms. Missing how things used to be. Something will happen here but would prefer groundhogs be protected. Glad trees will be protected and added to. Worries someone will later connect this subdivision to the new development. These will look like army barracks. Supports church's opportunities to fund ministries. Was baptized by this church.
- Neutral on this issue. There have been so many apartment developments considered/approved/built/leased in this immediate area. Says Three Leaf's break-even point is 93% and doubts this will happen. So it will turn into subsidized housing and "those people" will take over the neighborhood. Doesn't want any HS students on the bike path so hopes ours doesn't connect. County Treasurer is opposed? Would rather have a development that sells units to residents to fund the church's sanctuary of this growing congregation. This will draw the "wrong kind or people, including gangs and taggers". RR tracks are dangerous to cross. And someone is hit by a car daily in front of Jewel. What happened to the idea of a tunnel under the road?

- Doesn't understand why anyone would rather rent than own. Renters aren't invested in the community. Thought church investment in development would cause it to be tax exempt. Thinks the two access points will be clogged. Frustrated with railroad situation. Wonders if more pedestrians would be good or dangerous.
- Homeowner is an arborist who may be interested in helping with the park, especially a pollinator garden. Spoke with parents who live one block away, also interested in helping with a garden for monarch butterflies. City should also make affordable housing available, somewhere if not here. There aren't enough total apartments available in the community. Likes the outreach.
- What is density based upon? Does the area include the park? Intersection is dangerous and doesn't believe the traffic study. Discussed demographics of renters. People on bike paths will ride into the subdivision. What is the distance between the northernmost proposed building and nearest existing home? What holds the developer to maintain the park? There is a high number of rental units within 3 mile radius, causing safety issues. Traffic is already dangerous without 1-2 more cars/hour. Discussed traffic science. TLP should pay for an overpass or underpass. Thinks the waiver was inappropriate. There isn't too much traffic but the intersection is dangerous. Proposal would cause a "strain on resources", namely staff, sewer, and water. Wants what benefits the community and doesn't care about the church. How will this overwhelm train station parking? New residents won't be bothered to walk there, or even to Jewel. Current bike path shouldn't connect at all. Electric bikes should be prohibited on all paths, which people will want to get downtown.
- Needs to be shown that new taxes paid by the development will be enough to support municipal services and schools. Doesn't want Crystal Lake to grown anymore at all and nothing ever developed on this site. But glad Walkup and Sunset aren't shown to connect to the development.
- Doesn't want anything built here, ever. Wants it to stay open green area. School traffic is bad. Doubts developer will honor conditions of approval and it will look like downtown Chicago. Won't come to open house because he doesn't want information.
- Navigates tax systems because she has a business degree. Doubts existing apartments are even nearly full. Employers need employees and

commutes are too long. There is a need for housing. Doesn't understand what Crystal Lake wants to be, should cater to young adults like her.

- Apartment tenants have different goals because they are at a different stage of life, and transient. This is a family-oriented community, but young people aren't interested in relationships or families. They should live somewhere else that is "hipper". This development will cause too many people walking on the sidewalks, perhaps to restaurants and bars. Still, property rights make this application a reasonable request. Opposed to change.
- Wants to be shown that Walkup won't be put through. HS students sometimes drive through the subdivision but traffic isn't otherwise a problem.
- Up to date on proposal. Developer has made some requested changes. Property owners have rights to develop and decreased density makes this more appealing. Wants a pollinator garden included in the park. What happens if the development is sold? Likes the current plan. Wants more park details. Requests any play equipment be on the southern part of the park, away from neighbors. Will examine traffic details.
- Glad Walkup won't connect. Thinks proposed rents are high for the area. Will the park be open to the public?
- Wants only single-family homes on the site or nothing else, ever. Knows nothing else has been proposed for this site in 20 years "who cares, it can wait another 20 years".
- Original traffic concerns are resolved by not connecting the development to the existing subdivision. But Crystal Lake doesn't have enough police, firefighters, or water. Worried about occupancy.

Conversations with Store Managers of the Shopping Center Anchored by Jewel Osco/Hobby Lobby/Burlington on August 19

I spoke with highest level manager on site at each of eight stores. All believe renters of a new high end apartment development will be positive for their stores and the shopping center overall. It will cause ongoing/increased investment in their interiors. Access from the shopping center "won't be overburdened". "Two hundred and twenty new customers for this store and other businesses would be good for us and for Crystal Lake." Going from tax exempt to fully taxed is needed by the City. Most store managers were unaware of the proposal and found it positive/exciting; "I love this". It is notable that there are at least seven vacant storefronts, plus the temporary use by the Spirit Store.

The petitioner held an open house. Below are the sign in sheets and responses and questions received from that outreach.

Sign in Sheet

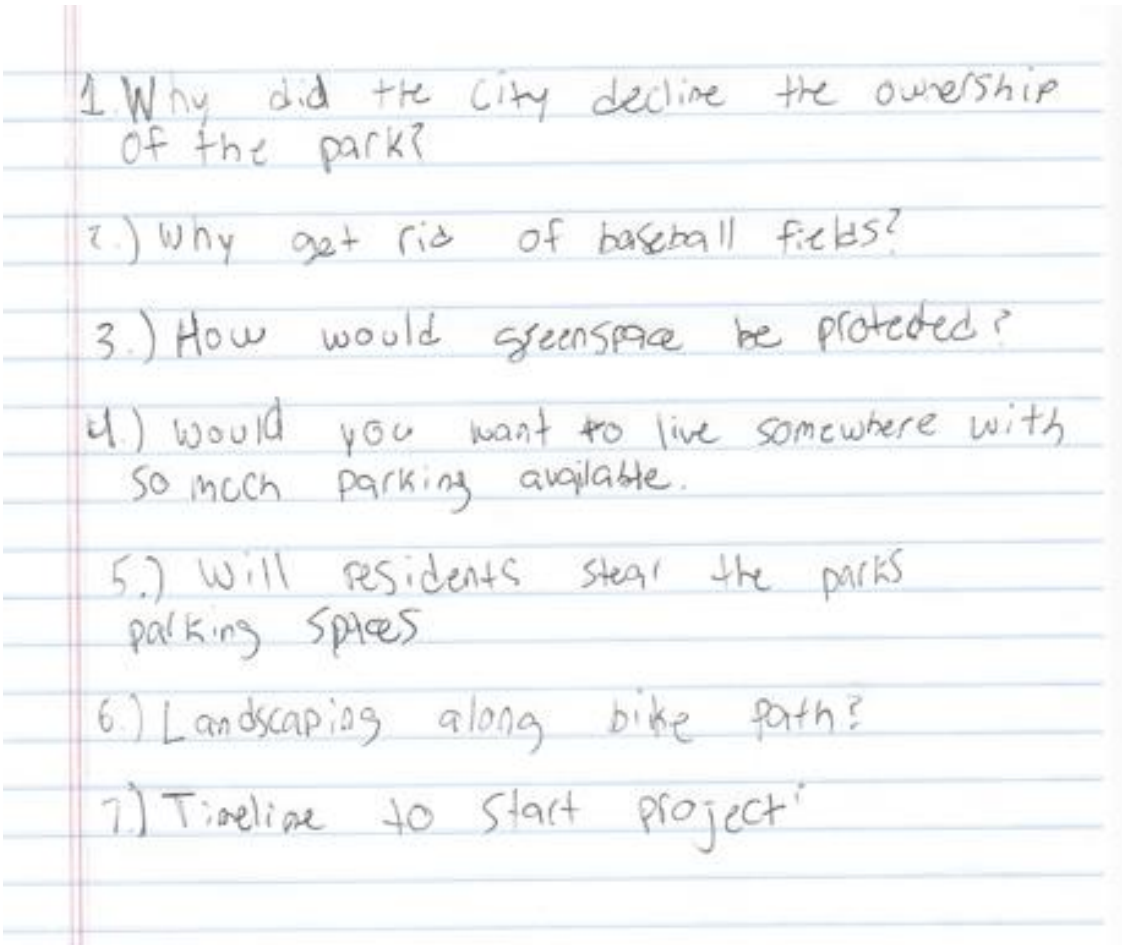
Thursday, August 29, 5:00 – 6:30 PM

Special Informational Open House

Three Leaf Partners, Crystal Lake

Name	Address	
• Eric & Susan Parker	95 S Walkup Ave	60014
Rick & Adrienne Burman	55 Hill Dr.	60014
Barbara & Steve Verseman	27 Hill Dr.	60014
• Larry Joswiak	41 Esther St	60014
• Bob & Sally Weller	15 E. Paddock St.	60014
William Taylor	10 Hill Dr	60014
Bob Vetpe	223 S. Walkup	60014
Nathan Winder	51 S. Walkup Ave	60014
Donna Parente	34 Catherine Ct	60014
Bruce Mazurkiewicz	217 Sunset	
Brad Mazurkiewicz	217 Sunset	

Name	Address
Mary Adams	219 Arnold Jett Ct
Regan Shepley	88 S. Walkup Ave.
• Marcia Cormier	94 S. Walkup Ave.
• Dick Thorn	84 S Walkup Ave
Donna Kurtz	75 S. Walkup Ave
Beverly Hawman	40 Catherine CT
• Paul Markun	
Gregg Warfel	33 Catherine Ct.
Josh First	49 Hill Dr.


1 Why did the City decline the ownership of the park?

2.) Why get rid of baseball fields?

3.) How would greenspace be protected?

4.) Would you want to live somewhere with so much parking available.

5.) Will residents steal the parks parking spaces

6.) Landscaping along bike path?

7.) Timeline to start project

Question received at the open house:
What has changed with regards to waiting and seeing how the other development play out before going ahead with this project. That was one of the reasons this was voted against back in May. I am also concerned about the traffic and added safety issues by the bike path.

Questions received after the open house:
3 Leaf Developers held a meeting with neighbors at City Hall regarding the Immanuel property development. During that meeting we were told we could post questions on the website. I'm not quite sure where to do that. Can you get my questions to the Council?

Question 1: One of the neighbors (Donna Kurtz) spoke addressing the other neighbors in effect trying to rile them up stating that "this project is being fast tracked and rushed through the system". My question to the Council is this... **Is Immanuel fast tracking this project, or in fact have they actually followed the City's process?** This same neighbor said the process needs to be slowed down so the project can be done "right". I'm concerned that what this neighbor views as "right" will be no development at all and all of these neighbors won't stop until they get their way. It's not their land. They're like a dog with a bone that just won't let go, even if many of their requests (as well as the City's) have been met.

Question 2: **Why is the Council allowing 10 or so neighbors to dictate their vote when the Developer has been cooperative and followed the City's process to the "T"?**

Question 3: **Are the Council Members aware that these very few 10 or so neighbors opposing this development have requested many concessions from the developer and received most all of these concessions and then some. Even concessions they wanted that they now don't want: ie a park (first they wanted one, now they don't want one, because there is parking available for the park, and they don't like that).** It seems to me that no matter what is conceded and given to the neighbors, they're unhappy. The City told the developer who to use for the Traffic Study and the analysis regarding the need for apartments, but these neighbors question the results, just because it isn't what they want. **Doesn't that make Council Members and City Staff feel like the neighbors don't have any faith in them and their recommendations?**

Question 4: **Will any Council members (one at a time) join me for a walk on the property?**

I'm quite shocked at how the Mayor and City Council are responding to such a small group of neighbors. This project is good for the City and community, good for the Church and I put my faith in the Council and staff and experts that say the traffic will not impact the community, and that the City needs additional apartments. I feel like my voice isn't being heard nearly as much as the opposition, which is very disheartening.

We Appreciate Your Input

Thank you for attending the August 29 Special Informational Open House to learn about the proposed multi-family development by Three Leaf Partners in Crystal Lake.

We greatly value your comments and questions.

1. Was your visit helpful in understanding the current proposal?
   Yes 15 No 0

2. Are there things that you like about the current proposal?
   If yes, which things and why?
   - Like the high end design & extensive natural area between new property & existing subdivision. Developer seems responsive to neighbors.
   - Development looks good. Nice layout.
   - All of it. We are neighbors (who are) fans and boosters of the project.
   - It's well presented. It looks nice.
   - Removed sidewalks to community to the north.
   - Developer has gone above and beyond to educate people, and respectful of how difficult change is.
   - Nicely done – Quality looking. Smaller # of buildings.
   - I like the Added Green Space to the North End of the property providing a Buffer.
   - It's less dense.
   - I appreciate this evening's information and willingness to hear neighbor's concerns. Reduced density. The look of the buildings. Increased green space buffer.
   - Yes – it's a beautiful, well done development. Thrilled to finally have something done with this property that until only hosted homeless people.
   - Less dense. Glad they won't connect w/ the neighborhood.
   - Open-ness. Your willingness to answer questions has changed my concerns to support.

3. Are there things about which you have questions or concerns? If yes, which things and why?
    - No! I trust the traffic study the City requested as they are the professionals.
    - Young drinking age people traversing the bicycle path. Vehicle traffic.
    - Why is this being rushed through?
    - Why do the haters bring up so many questions (or express opinions) that are not germane to the project? The question of neighbors being rushed; NOT a developer issue.
    - Why would neighbors want "public park" instead if they are worried about connection to the subdivision?
    - The Traffic, Especially the Entrance by the side of Jewel (By the Bike Path) which is Already Somewhat Dangerous.
    - Residents want 3-Leaf to answer city questions. This is unfair.
    - It's unnecessary for Crystal Lake. It's going to change Crystal Lake too much. We already have Enclave and Waters Edge on the way. I thought we were going to see how those do first. I would say my main concern would be citizens of these apartments walking through my yard, possible crime, break-ins, etc. Also, most CL citizens like the small town vibe of CL. This is going to make it more like Schaumberg.
    - Traffic, property taxes, impact on schools, alternatives.
    - Some people won't listen to information and want to oppose based on their misinformation. They tried to hijack the meeting. Very mean and unhelpful for those who genuinely wanted to hear.
    - Main St and Commons Dr is already a very dangerous intersection. This development will make it more so. I don't believe the traffic study is a reflection of what it will actually look like. Also – still too dense. This project is being pushed too fast. I still think we need to see how all of the other hundreds of units being built around town will work out. All of the rentals are changing the feel of C.L.
    - Would rather have what land is zoned for. Traffic, traffic & change in future imminent.
    - How difficult would it be to install a signal on the bike path as it connects to Commerce, Main so cyclists know when it is safe to cross?

- Still too much density (people and cars). The traffic study seems flawed. The danger of exit out/entrance in with railroad tracks, bike path, and delivery semis. The whole process continues to feel rushed. It's only been a month or so since this was denied!

4. Would you like a follow up call from a representative of the proposal?
   Yes 0 No

If yes, please print the following:

Name: _____

Phone: _____

Best time to reach you: _____

Kathryn Cowlin AICP

From: Donna Parente <donna.parente@alight.com>
Sent: Tuesday, September 24, 2024 2:48 PM
To: Kathryn Cowlin AICP
Cc: b.fennessy@gmail.com
Subject: FW: Proposed Pathway Court Questions from the Community
Attachments: Proposed Pathway Court Project - Questions from the Community.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Kathryn!

We appreciate you kindly forwarding this email to the City of Crystal Lake Planning and Zoning Commission members for their reference.

Thank you in advance!

Brad and Donna

From: Donna Parente
Sent: Tuesday, September 24, 2024 3:41 PM
To: Kcowlin@crystallake.org; mnebel@crystallake.org; citycouncil@crystallake.org
Cc: b.fennessy@gmail.com; donnamkurtz21@gmail.com; Sara Joswiak <sarajoswiak@sbcglobal.net>; Larry Joswiak <larryjoswiak@yahoo.com>; dmp5@sbcglobal.net; Bruce Mazurkiewicz <carpetonebem@gmail.com>; donnamkurtz21@gmail.com; Regan Shepley <ERShepley@outlook.com>; Fabric8@sbcglobal.net; bahawman@gmail.com; hmtaylor.1106@gmail.com; farrouthome@gmail.com; Hallowedbethyjosh@gmail.com; wweller@sbcglobal.net; marylynn3931@gmail.com; nemetzkg@gmail.com; parker-susan@att.net; egparker@americanaerosvcs.com; marythennes@gmail.com; mcormier0@gmail.com; cambets11@yahoo.com; rhettelderofpoly@yahoo.com; winder.nathan@gmail.com; boratto@sbcglobal.net; ghwarfel@gmail.com; judehey_2000@yahoo.com; jimges@comcast.net; jim fohlmeister <jfohlmeister1@comcast.net>; Bill Taylor <wjt_74@yahoo.com>; Katie Buxton <kitbuxton@gmail.com>; mc@lanserpublicaffairs.com; jmichalkiewicz@threeleafdevelopment.com
Subject: Proposed Pathway Court Questions from the Community

Hello Kathryn,

As you are aware, the Crystal Lake community is actively engaged with Three Leaf Partners and the City of Crystal Lake to ensure the proposed Pathway Court Development project meets the standards laid out in our City's 2030 Comprehensive Plan. As concerned citizens, we want to make sure this new development fits the overall character represented by the various surrounding neighborhoods.

On August 29th, the Three Leaf Partners held a Special Informational Open House at Crystal Lake City Hall for neighbors to see the updated plan and renderings of the proposed Pathway Court Project based on earlier community input. At the meeting, attendees were offered a form to submit questions and concerns about the project. Instead of each attendee submitting individual forms for input, attendees agreed to collate their questions into a single document so our questions were thoughtful and not rushed. Please see the attached PDF document with our collected questions. It is our

understanding that the City will take the time to answer these questions in a timely manner and post the answers on the City's website for public viewing.

A key concern of community members on August 29th was the 4.5 acre green-space buffer on the northern border of the proposed development was not a planned donation to the Park District, but a privately owned park maintained by the developer. This is not a favorable option, and community members are actively working with the Crystal Lake Park District to accept the donation of the 4.5 acre green space. Additionally, the community has approached Three Leaf Partners to facilitate discussion with Immanuel Lutheran Church to consider donating two Little League fields adjacent to the proposed green space buffer. Adding these fields to the green space would provide valuable park features that would significantly benefit the community, as well as Immanuel Lutheran Church.

The community is asking that the proposed Pathway Court Project agenda on the October 2nd Planning and Zoning meeting be postponed until the community's questions have been answered and plans are finalized for the north border park buffer area.

As concerned community members, we recognize the importance of making sure new developments meet the criteria of the City's vision statement. We're asking for time to make sure this new development adds to the quality and character that makes Crystal Lake a good place to live.

Sincerely,

Betsy Campbell, Beverly Hawman, Bill Taylor, Brad Fennessy, Brandon Skytte, Bruce Mazurkiewicz, Dan Gallagher, Diane Johnson, Diane Gesler, Donna Kurtz, Donna Parente, Eric Parker, Guy Petramale, Heather Taylor, Jeanette Mazur, Jim Gesler, Jim Fohlmeister, Josh Furst, Judy Gallagher, Katie Buxton, Kelly Boratto, Kristin Hayden, Kristina Nemetz, Larry Joswiak, Laura Skytte, Lisa Chenow Elder, Lynette Fennessy, Maria Cormier, Mary Adams, Mary Thennes, Meredith Skytte, Nathan Winder, Patti Noble, Paul Minkus, Regan Shepley, Rhett Elder, Rich Fennessy, Robert Petramale, Ron Mazur, Rosemary Kurtz, Sally Weller, Sara Joswiak, Susan Parker, Tim DeLance, Tom Buxton, Val DeLance, William Weller

Proposed Pathway Court Questions from the Community

REZONING & PUD PROCESS

- What are the dates of the public meetings or hearings on the proposed Pathway Court project development? Has the City granted the developer's any variations or exceptions from the City's Planned Unit Development process work?
- What were the Planning and Zoning Commission's findings on the development to date? Please provide the dates of the public meetings at which the findings were provided and link to the minutes and meeting packet with the staff findings.
- When was the Pre-application meeting? Please provide a link to the resulting staff report.
- When was the PUD application submitted? Please provide a link to the PUD Application.
- When was the first Public hearing before the Planning and Zoning Commission? Please provide a link to the meeting packet staff report.
- What were the fact-findings made by the Planning and Zoning Commission during each hearing before it on this development? Please provide a link to the published findings.
- Did the Planning and Zoning Commission provide findings or suggestions at the public meeting(s) regarding land use compatibility, environmental impact, or community benefit?
- How does the City Council ensure that a planned unit development aligns with the City's zoning and land use regulations?
- What is the difference between the development's status with a preliminary PUD permit and a final PUD permit?
- Does a final PUD plan include all details on engineering drawings, site plans, landscaping plans, and traffic plans?
- Does the final PUD plan and permit include the exact layout of streets, lots, and buffer space?
- Does the final PUD plan and permit include the conditions for maintaining the streets, buffer/open space, and sidewalks?
- Does the final PUD plan and permit include street signage, traffic control and speed limits for the proposed connecting roads for ingress and egress to the development?
- If the traffic plan implemented in a PUD proves to be inadequate after construction of the development, what is the process for changing the final PUD plan and permit and associated final plat?
- Can buffer space on a final PUD and plat be changed after the development is approved to add a road connection? If so, what is the process?

ZONING AMENDMENT/COMP PLAN AMENDMENT PROCESS/REQUIREMENTS

- How does the 220 proposed Pathway Court high-density rentals support or serve our mission to enhance and preserve the history, natural resources, and unique cultural traditions of the community?
- How does the proposed Pathway Court development fall in line with the current zoning characterized by a balance between the landscape and built environment with on-site landscaping and tree-lined streets that shelter the building's open space and low impervious surface ratios characterize the built environment?

- How does the proposed Pathway Court development fall in line with the current zoning uses planned for residential neighborhoods, with a range of housing types to meet all residential needs?

DENSITY

- Has the City researched and compared how our apartment density compares to similar neighboring suburbs? Is CL already carrying a disproportionate number of apartments compared to other surrounding nearby towns?
- Why is the City so focused on building higher density in the City through apartments when it seems we need a larger focus to bring businesses to the City?
- What are the existing (and planned) multi-density apartment numbers within a three-mile radius of the proposed Pathway Court Project in our City?

BUFFER ZONE

- What are the City's requirements for the developer's responsibility with oversite and maintenance of the proposed green-space buffer area?
- If the proposed Pathway Court development PUD must provide for transition areas at the edges of the development that provide appropriate buffering, why aren't more buffering zones being put in place at the southern and eastern borders of the development?

TRAFFIC STUDY/CONCERNS

- What are the proposed traffic safety features to protect users of the bike path crossing at the entrance of the Jewel if the development is constructed with an access road connecting to that commercial development for egress/ingress via Main Street?
- Has the City independently assessed visibility and traffic volume impacts by the proposed developments at the Teckler Avenue / Route 14 and Main Street/ connections?
- Has the City independently assessed pedestrian/bike crossings at these new connections?
- What is the nature of the changes to the Main Street/Jewel access intersection in general and as it relates to the existing train tracks?
- Does the City currently have a petition before the ICC for the alteration of that intersection?
- How was it determined what type of traffic safety features were put in place for the traffic study of this proposed development?
- Based on the traffic study, what percentage of vehicles will use the Teckler entrance versus the Main Street entrance? Will a disproportionate number of cars plan to use the Main street entrance over the Teckler option?
- Were slow street options ever considered for the entrances and exits of Pathway Court's development as traffic enters Teckler and Main Street?
- Were pedestrian and bike traffic considered when the traffic study was conducted?
- Will emergency vehicles have difficulty or delays accessing this development with the curvy entrance being designed off the Main Street entrance?

- How will the City respond to new residents of the proposed Pathway Court development when they complain about the limited entrances and exits to the development?
- How will pedestrians safely access the shopping complex / Jewel with additional vehicles entering and exiting from the proposed Pathway Court development?
- What prior relationship has the traffic study firm had with Three Leaf Developers?
- How is the traffic study that was conducted on Saturday, January 27 and Tuesday, January 30, 2024, an accurate representation of the traffic conditions when trail crossing safety is a big concern for vehicles entering and leaving the south-east corner of the proposed Pathway Court development? The historical weather documented for these two days indicated fog and rain, likely prompting people to stay inside. Whereas we would expect to get different traffic volumes during the warmer months with daily average temperatures above 72 for at least 4 months of the year at a time we can expect increased volumes of trail goers, especially on the weekends.

TRAIN TRACK USAGE/COMMERCIAL CROSSING

- Does the City currently have a petition for the intersection of Congress Pkwy and Mains Street for the removal of the tracks? Please provide a link to the Petition, the case number and status.
- Does the City currently have a petition for the intersection of Main Street and the Jewel access road over the Union Pacific tracks?
- Are there active negotiations with Union Pacific for the improvement of either intersection? If so, please describe.
- Who would bear the costs of any improvements to the Main Street and Jewel access intersections?
- Where are the obligations of the ultimate developer of the parcel for the Congress Pkwy and Jewel access intersection crossing improvements memorialized? Are these obligations in the existing land use permits or plat?
- What is the current usage of the tracks adjacent to the proposed Pathway Court development and will it change in any way as a result of the construction of the development?
- What assurances can the City provide that there will never be a roadway pushed through onto Hill Drive from the Pathway Court development project?
- What assurances can the City provide that there will never be a roadway pushed through onto Walkup Ave from the Pathway Court Development project?
- What assurances exist that the park and green space that are currently proposed as a part of a privately owned park facility will not have plans for redevelopment or other someday?
- Can you explain how the high-income taxes from apartments offer a better source of revenue for the City compared to an increase of business tax monies or tax revenue from single-family homes?

OTHER MULTI FAMILY DEVELOPMENTS – PUD AND REZONING/DENSITY

- Please identify the following information by development name, location and year of approval.
    - Please identify all other developments approved by the City in the last 15 years that required a change in zoning and density similar to that being requested by this Development.

    - Please identify all developments for which approval of a zoning map amendment and preliminary plan and the final plan took place in a single meeting?
    - Please identify all developments for which the City approved an increase in density for a development area designated as multi-family?
- How long did it take to fully plan and execute Water's Edge development? Please provide a chronology of the City's meetings with the developer or links to the public meeting minutes.
- If PUD- is the preliminary plan where final approval is an option, why are we fast-tracking this project? Instead, why aren't we giving the project a full vetting to make sure it's the best proposal and best fit to benefit the community?

COMPREHENSIVE PLAN/ZONING

- What factors does the City consider in changing single-family zoning to high-density multi-family apartment zoning?
- Has the City staff assessed the following in any report, and if so, please provide a link to the report:
    - Based on Crystal Lake's comprehensive plan, people relocated farther from Chicago to places like Crystal Lake in search of more open space, less traffic, affordable land, and safer neighborhoods. How is the proposed Pathway Court plan supporting our comprehensive plan?
    - How will the proposed Pathway Court plan support CL's comprehensive land use plan - focus on the interrelationship of transportation, land use, and housing?
    - How is the proposed Pathway Court development executing a high quality of development based on the Unified Development Ordinance for Crystal Lake?
    - How does the proposed Pathway Court development aim to reduce or diminish the monotonous design patterns in individual lot development, e.g. bookends on Main St with Enclave rentals?
    - How does the proposed Pathway Court development and other recent apartment complexes shift the housing occupancy numbers shared in the City's community profile towards an improved balance of owner-occupied vs renter-occupied spaces (currently 20% renter, 75% owner occupied)?

Declaration of Restrictive Covenant

This Declaration of Restrictive Covenant (the "Covenant") is made this ____ day of _____, 20___ by _____ of _____, (the "Declarant")

WHEREAS, the Declarant is the owner of certain real property located at _____, Crystal Lake, Illinois 60014 and which is legally described as follows:

[Insert Legal Description of the Property] PIN: 19-05-281-001

(the "Property");

WHEREAS, the Property is currently serviced by Pathway Court, which terminates in a cul-de-sac at the southwest corner of the Property; and

WHEREAS, the Property has or will be developed as a Planned Unit Development which will also include PIN's 19-05-427-001 and 19-05-428-00 (the "PUD Development")

WHEREAS, pursuant to City of Crystal Lake Ordinance # _____ adopted by the Crystal Lake City Council on _____ 2024. (the "PUD Ordinance") a planned unit multifamily residential development was approved; and

WHEREAS, the PUD Ordinance is designed to regulate land use and development within the PUD Development to ensure consistency with the planned development goals and to preserve the intended use and character of the Property;

WHEREAS, PUD Ordinance and the plans for the PUD provides for substantially all of the Property to be devoted exclusively to park and greenspace areas; and

WHEREAS, the PUD Ordinance further provides that as condition of approval of the PUD and in order to preserve the intended use of the Property for park and greenspace, that the Declarant shall record a restrictive covenant that would prohibit the construction or use of a roadway for purposes of travel by automobiles, buses, trucks, motorcycles or other motorized vehicles over and upon the northernmost fifty (50) feet of the Property; and

WHEREAS, in accordance with the PUD Ordinance, the Declarant desires to impose this restrictive covenant upon the Property.

NOW, THEREFORE, the Declarant as owner of the Property hereinbefore described hereby declares as follows:

1. **Recitals:** The Foregoing recitals are repeated and incorporated as though fully set forth herein.

2. **Prohibition of Construction or Use of Property for Vehicular Traffic**

No roadway may be constructed or used for purposes of travel by automobiles, trucks, buses, motorcycles or other motorized vehicles upon any portion of the northernmost fifty (50) feet of the Property, as depicted in Exhibit A, attached hereto and denoted therein as the "Roadway Prohibition Area."

The construction of a pedestrian and/or bike path across the Roadway Prohibition Area shall be subject to the prior approval of the Crystal Lake City Council and to such restrictions as to the use of such pedestrian and/or bike path as may be imposed by the City Council, including but limited to the prohibition of and/or restriction pertaining to electric bicycles.

3. **Irrevocability**

This Covenant shall be irrevocable and shall remain in full force effect in perpetuity and may not be terminated or amended except upon approval of an amendment to the PUD Ordinance authorizing such termination or amendment by the Crystal Lake City Council.

4. **Enforcement**

This Covenant shall run with the land and be binding upon and inure to the benefit of the Declarant's heirs, successors, and assigns.

5. **Duration**

This Covenant shall remain in full force and effect perpetually unless amended or terminated as provided herein.

IN WITNESS WHEREOF, the Declarant has executed this Restrictive Covenant as of the date first above written.

_____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, _____, personally known to me to be the _____ of_____ and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such _____ he signed and delivered the said instrument as their free and voluntary act and deed of said _____ for the uses and purposes therein set forth.

Given under my hand and official seal this
_____ day of _____, 2024

_____
(SEAL)