#2025-05
SWC Congress Parkway and Exchange Drive Comprehensive Land Use Plan Amendment, Rezoning, Preliminary/Final PUD and Variations Project Review for Planning and Zoning Commission

Meeting Date:	April 2, 2025
Request:	1. Comprehensive Land Use Map Amendment from Commerce to High Density Residential. 2. Rezoning from B-2 PUD to R-3B Multi-Family Residential Planned Unit Development. 3. Preliminary and Final Planned Unit Development for a 24-unit age-restricted apartment building with variations.
Location:	Southwest corner of Congress Parkway and Exchange Drive
Acreage:	Approximately 2 acres
Zoning:	B-2 General Commercial Planned Unit Development
Proposed Zoning:	R-3B PUD Multi Family Residential
Surrounding Properties:	North: M Manufacturing South: O PUD Office East: M Manufacturing West: B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The site is a vacant lot in the Crystal Lake Business Park. It was originally planned for Al & Joe's Deli.
- The petitioner is proposing an age-restricted multi-family development on an existing lot in the Crystal Lake Business Center.
- Conceptual PUD:
    - The petitioner presented his concept for the apartment building at the October 2, 2024 Planning and Zoning Commission Meeting.
    - The plan illustrated a 24-unit age-restricted three-story apartment building.

- Changes made to the development since the conceptual include enhanced architecture to the building and the garages and a redesigned site plan.
- The commission was favorable to the petitioner requesting the Comprehensive Land Use Plan Amendment, Rezoning and Planned Unit Development with variations.

Development Analysis:

General

- Requests: Comprehensive Land Use Plan Amendment, Rezoning, Preliminary and Final Planned Unit Development and Variations.
- Zoning: The site is currently zoned B-2 PUD General Commercial. The petitioner is requesting a rezoning to R-3B PUD Multi-Family Residential.
- Land Use: The land use map is Commerce. The petitioner is requesting an amendment to High Density Residential.
- Adjacent Properties:
  - The property to the south is zoned O PUD Office and allowed a Continuing Care Residential development for age-restricted assisted housing.
  - 551 Congress, south and kitty corner was rezoned to R-3B Multi-Family Residential in 2022. This is a market rate apartment complex.
- Variations:
  - Minimum lot area. This is an existing parcel that was subdivided previously for a commercial use. The lot met the requirements. Residential lot area is based on the number of units. Based on the design the lot area does not meet the requirements and a variation is necessary.
  - Minimum lot width. This is an existing parcel that was subdivided previously for a commercial use. The lot met the requirements. Residential lot width is based on the number of units. Based on the design the lot width does not meet the requirements and a variation is necessary.
  - Maximum Density. The maximum density allowed in the R-3B zoning district is 9 dwelling units per acre. The development is proposed at 24 units and the site is approximately 2 acres with a density of 12 dwelling units per acre.

Site Plan:

- The site is accessed from Station Drive. A second access point is not required due to the low number of units.
- There is existing detention on the adjacent property.
- A patio, grill and pergola are amenities provided for the residents.

Landscape Plan:

- Landscape is planted throughout the site, around the perimeter and internal to the site.

- Foundation base landscape is planted around the exterior of the building. Additional landscape is featured near the pergola, patio and grill area.
- Trees and shrubs help screen the garages and the parking lot.

Parking:

- Seven one-bedroom units at 1.75 spaces requiring 12.25 spaces.
- Seventeen two-bedroom units at 2.25 spaces requiring 38.25 spaces.
- The UDO requirement results in 51 required parking spaces.
- There are 16 garage spaces and 35 surface parking spaces provided, which meets the requirements.

Architecture:

- The building is a three-story building with balconies on the upper story units and patios for the ground level units.
- The architecture features wider window and door trim, stone and brick on the first floor, up the columns and up the side elevation to the second story. This added masonry will enhance the building elevations. The upper stories are Hardie Board siding.
- The building is complementary to the adjacent building.
- The building exceeds the UDO Design Standards.

Sign:

- One freestanding sign is proposed. Multi-Family development is permitted one free-standing sign four (4) feet in height and 16 square feet in area. This sign complies with the requirements.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

Amendment from the existing Comprehensive Land Use Plan designation of Commerce to allow High Density Residential. High Density Residential would be the appropriate designation for the proposed R-3B zoning district and the proposed apartment building.

REZONING

The petitioner is requesting the rezoning from B-2 General Commerce to R-3B High Density Residential for the site.

Criteria for Rezoning

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

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

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

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

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

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

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

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

PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Preliminary and Final Planned Unit Development and for a 24-unit age-restricted apartment building. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

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

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

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT 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.

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

- Article 3 Minimum Lot Area of 97,400 square feet to allow 82,000 square feet.
- Article 3 Minimum Lot Width of 290 feet to allow 173 feet.
- Article 3 Maximum Density from 9 units per acre to allow 12 units per acre.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Office. A Comprehensive Land Use Plan Amendment has been requested to Multi-Family Residential. Multi-Family Residential allows for existing and future higher density residential developments. The following goals are applicable to this request:

Land Use – Residential

Goal: Encourage 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 senior living developments.
Success Indicators – Approval of multi-family residential developments.

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.

Supporting Actions – 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.

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 (Konsor, received 12/12/24)
   B. Architectural Plan (Aspect Design, dated, 12/12/24, received 02/07/25)
   C. Landscape Plan (The Barn Group, dated 12/02/25, received 02/12/25)
   D. Engineering Plans (Schmitt Engineering, dated 01/08/25, received 102/07/25)

2. Add stone to the base of the balcony pillars on the ground level to match the entryway.

3. Work with staff to determine if a sidewalk from the pergola/patio area to Exchange Drive can be added to the site to provide pedestrian connectivity for the residents.

4. Provide a photometric plan that complies with the UDO requirements for exterior lighting standards.

5. Work with staff to amend the landscape plan to relocate landscape to the eastern edge of the parking lot for screening.

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

PIQ Map

Congress Parkway and Station Drive



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Sunshine Apartments, Crystal Lake

Action Requested

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

Petitioner Information

Name: John Konsor
Address: 20111 Sunshine Ln.
Deer Park IL 60010
Phone: 847 726-8063
Fax: N/A
E-mail: jkonsor@comcast.net

Owner Information (if different)

Name: ALNJ LLC
Address: 10348 W Addison St.
Franklin Park IL 60131
Phone: 630 414-5240
Fax: N/A
E-mail: mikegapa@gmail.com

Property Information

Project Description: 24 units 3 story age restricted (55+), Market rate apartment building

Project Address/Location: SW corner of Congress Pkwy and Exchange Dr in Crystal Lake

PIN Number(s): 19-04-404-001

Development Team

Please include address, phone, fax and e-mail

Developer: John Konsor Realty 20111 Sunshine Ln. Deer Park IL 60010 (847) 726-8063 jkonsor@comcast.net

Architect: Aspect Design inc. 26575 Commerce Dr Suite 607 Volo IL 60073 847 875-4372 jletzter@aspectdesigninc.com

Attorney: TBD

Engineer: Schmitt Engineering 215 Calhoun St. Woodstock IL 60098 (815) 337-7810 als@schmittengineer.com

Landscape Architect: The Barn Group 237 W Main St. Barrington IL 60010 (847) 456-1421 tomkusmerz@barnlandscape.com

Planner: John Konsor 20111 Sunshine Ln. Deer park IL 60010 (847) 863-8803 jkonsor@comcast.net

Surveyor: Vanderstappen Land Surveying Inc. 1316 N Madison St. Woodstock IL 60098 (815) 502-5516 artg@vandersinc.com

Other: TBD

Signatures

John Konsor 12/12/2024

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.

Michael Gapastione 12/12/24

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.

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: ALNJ LLC

Address: 10348 W Addison St

Franklin Park IL 60131

Phone: (630)414-5240

E-mail: mikegapa@gmail.com

Project Name & Description: Sunshine Apartments Crystal Lake

24 units 3 story age restricted (55+), Market rate apartment building

Project Address/Location: SW Corner of Congress Parkway and Exchange Dr

Signature

Michael Capastione Michael Capastione 9-9-2024

Owner: Print and Sign name Date

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

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

IN THE MATTER OF THE PETITION OF Sunshine Apartments LLC.

LEGAL NOTICE

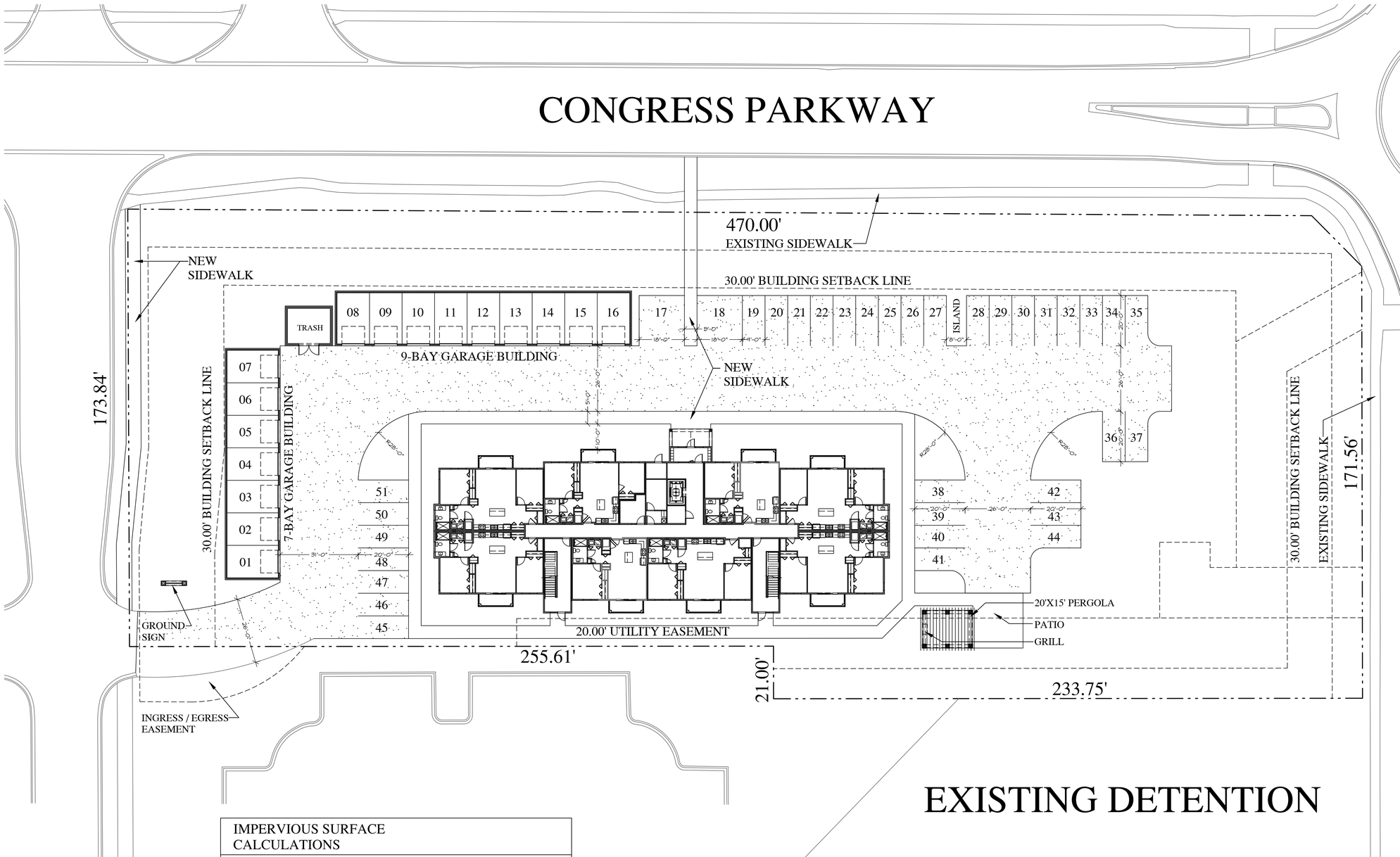
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by John Konsor, with Sunshine Apartments LLC., on behalf of Michael Gapastione with ALNJ LLC, owner for a Comprehensive Land Use Plan Amendment, Rezoning, Preliminary and Final Planned Unit Development and Variations for the property at the southwest corner of Congress Parkway and Exchange Drive in Crystal Lake, Illinois 60014. PIN: 19-04-404-001.

This application is filed for the purpose of seeking a Comprehensive Land Use Plan Amendment from Commerce to High Density Residential, a Rezoning from B-2 PUD General Commercial Planned Unit Development to R-3B PUD Multi-Family Residential Planned Unit Development, Preliminary and Final Planned Unit Development and Variations from the minimum lot area, minimum lot width and maximum permitted density, as well as any other variations as necessary to approve the plans as submitted for a 24 unit age restricted apartment building, 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, April 2, 2025, 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 March 15, 2025 2232135



IMPERVIOUS SURFACE CALCULATIONS	
LOT AREA:	89,044.00 S.F.
CONCRETE SIDEWALK:	3,872.47 S.F.
ASPHALT DRIVE:	22,034.72 S.F.
GARAGES:	4,577.72 S.F.
TRASH:	298.19 S.F.
BUILDING:	9,762.49 S.F.
PERGOLA / PATIO:	735.92 S.F.
GROUND SIGN:	30.00 S.F.
TOTAL:	41,311.51 S.F.
GREEN SPACE:	47,732.49 S.F.

1 / A 02 SITE PLAN

NORTH

SCALE: 1"=20'-0"

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

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REVIEW ONLY-NOT FOR CONSTRUCTION

24-UNIT APARTMENT

MULT-FMAILY
CONGRESS PKWY & EXCHANGE
CRYSTAL LAKE, IL 60014

REVIEW	11/1/2024
REVIEW	11/19/2024
REVIEW	12/02/2024
REVIEW	12/12/2024

REVIEW	08/23/2024
REVIEW	08/28/2024
REVIEW	09/04/2024
REVIEW	09/05/2024
REVIEW	09/11/2024
REVIEW	09/16/2024
REVIEW	09/20/2024
REVIEW	11/06/2024

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
SUITE 647
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE # 184-004354

PROJECT #	AD24182
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24 UNIT APARTMENT
SITE PLAN

A 02

2 OF x TOTAL SHEETS



2 A 03 LEFT ELEVATION (EAST)

SCALE:1/8"=1'-0"



1 A 03 FRONT ELEVATION (NORTH)

SCALE:1/8"=1'-0"

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24 UNIT APARTMENT EXTERIOR ELEVATIONS

A 03

3 OF x TOTAL SHEETS



2 / A 04 RIGHT ELEVATION (WEST)

SCALE: 1/8"=1'-0"



1 / A 04 REAR ELEVATION (SOUTH)

SCALE: 1/8"=1'-0"

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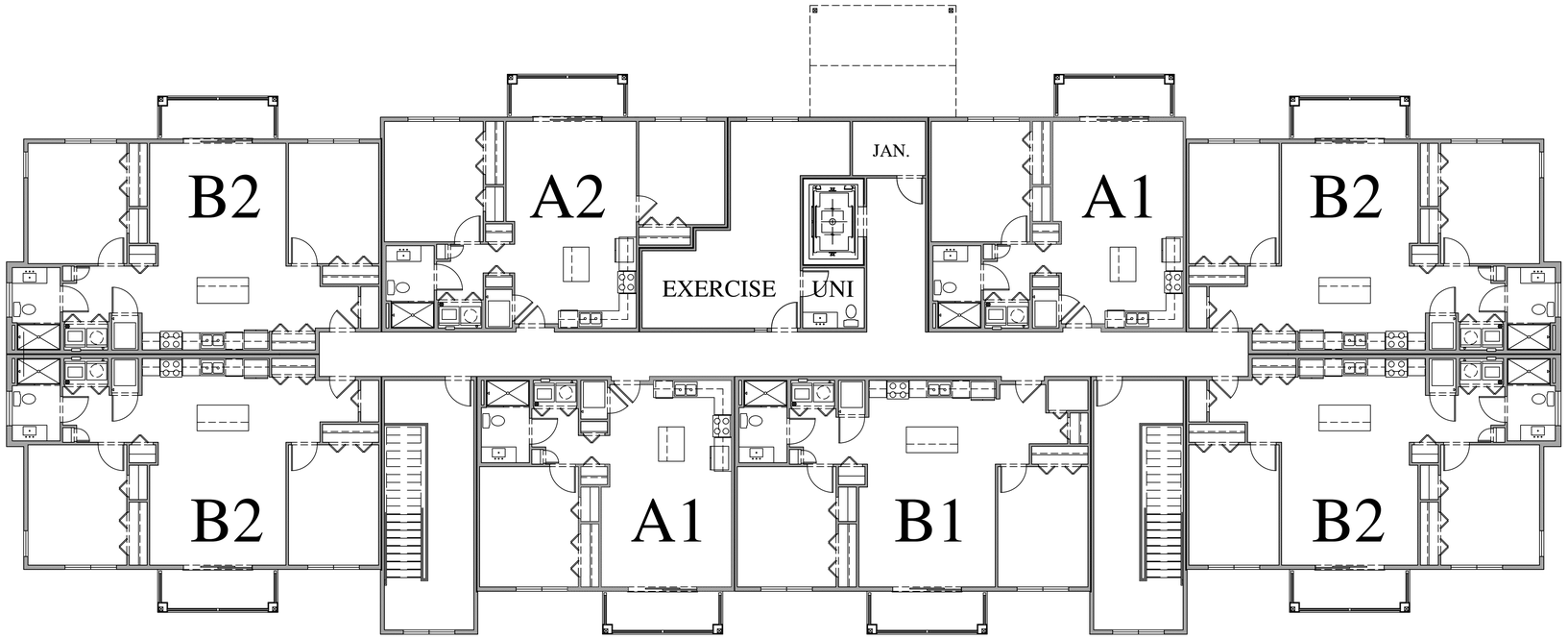
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24 UNIT APARTMENT
EXTERIOR ELEVATIONS

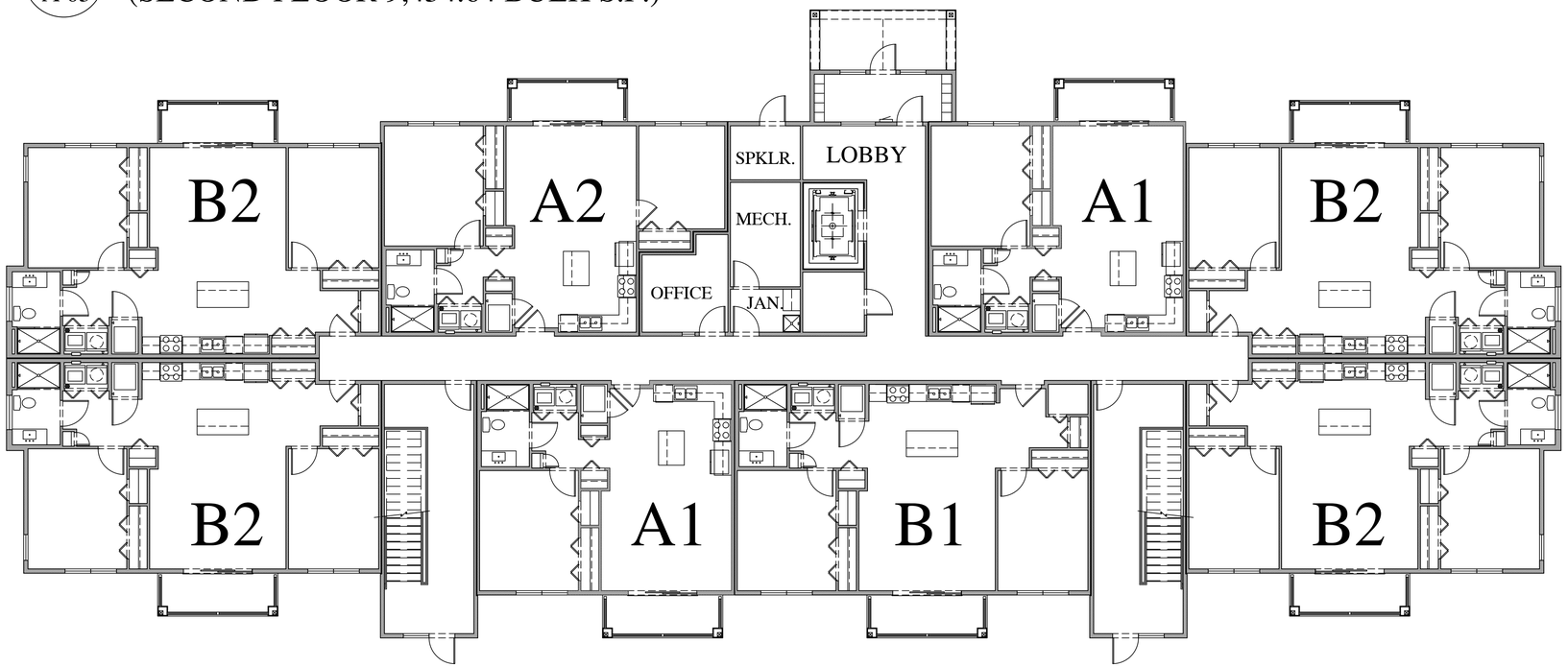
A 04

4 OF x TOTAL SHEETS



2 / A 05 ASSEMBLY PLAN
(SECOND FLOOR 9,454.64 BULK S.F.)

SCALE: 1/8"=1'-0"



1 / A 05 ASSEMBLY PLAN
(FIRST FLOOR 9,454.64 BULK S.F.)

SCALE: 1/8"=1'-0"

UNIT MATRIX	
UNIT A1:	07 UNITS
UNIT A2:	02 UNITS
UNIT B1:	03 UNITS
UNIT B2:	12 UNITS
TOTAL:	24 UNITS

UNIT FOOTAGE	
UNIT A1: (07*746.98)	5,228.86 S.F.
UNIT A2: (02*894.79)	1,789.58 S.F.
UNIT B1: (03*1035.00)	3,105.00 S.F.
UNIT B2: (12*1046.33)	12,555.96 S.F.
TOTAL:	22,679.40 S.F.

BUILDING FOOTAGE	
1ST FLOOR:	9,541.49 S.F.
2ND FLOOR:	9,541.49 S.F.
3RD FLOOR:	9,541.49 S.F.
TOTAL:	28,624.47 S.F.

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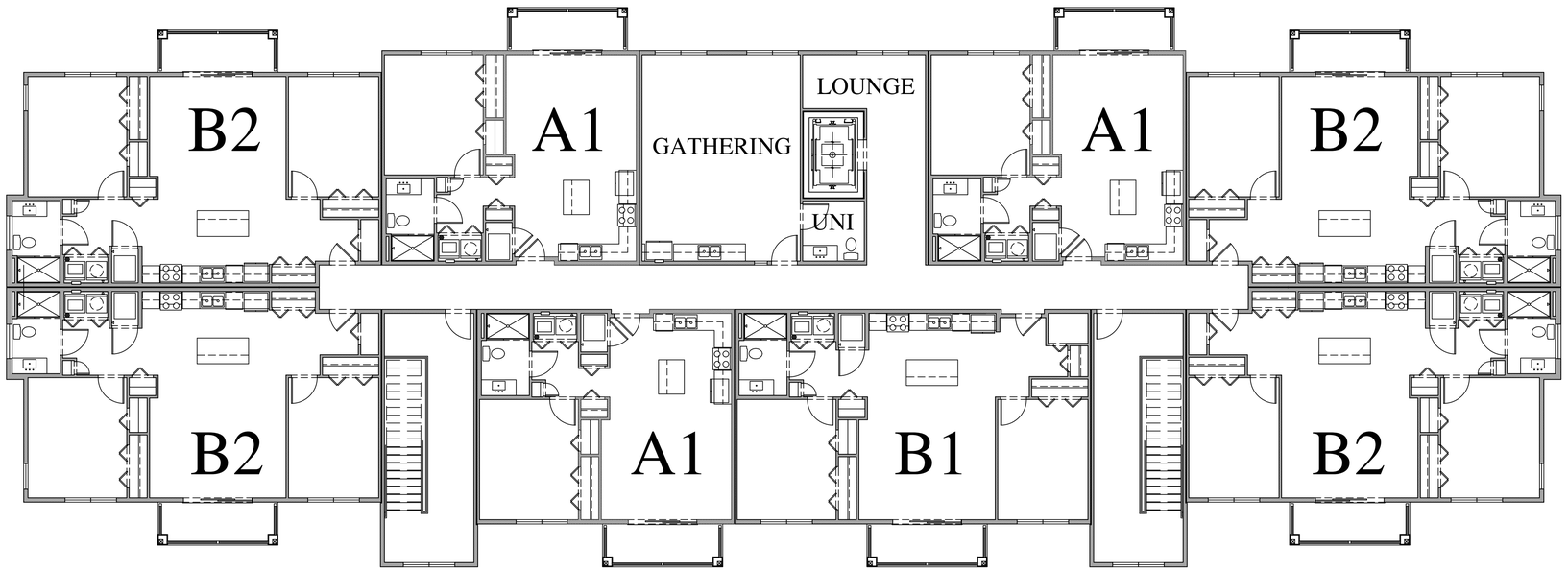
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24 UNIT APARTMENT
ASSEMBLY PLANS

A 05

5 OF x TOTAL SHEETS



1
A 06

ASSEMBLY PLAN
(THIRD FLOOR 9,454.64 BULK S.F.)

SCALE: 1/8"=1'-0"

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24-UNIT
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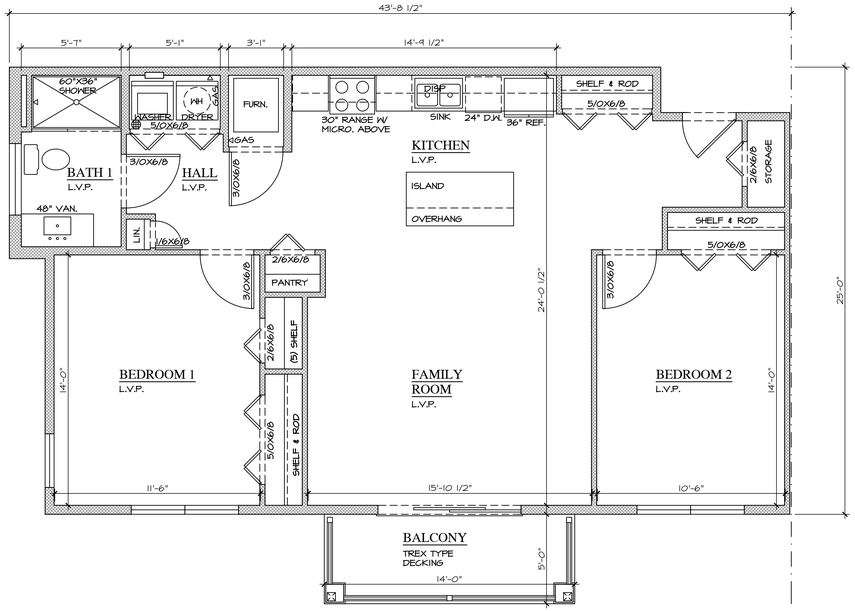
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24 UNIT APARTMENT
ASSEMBLY PLANS

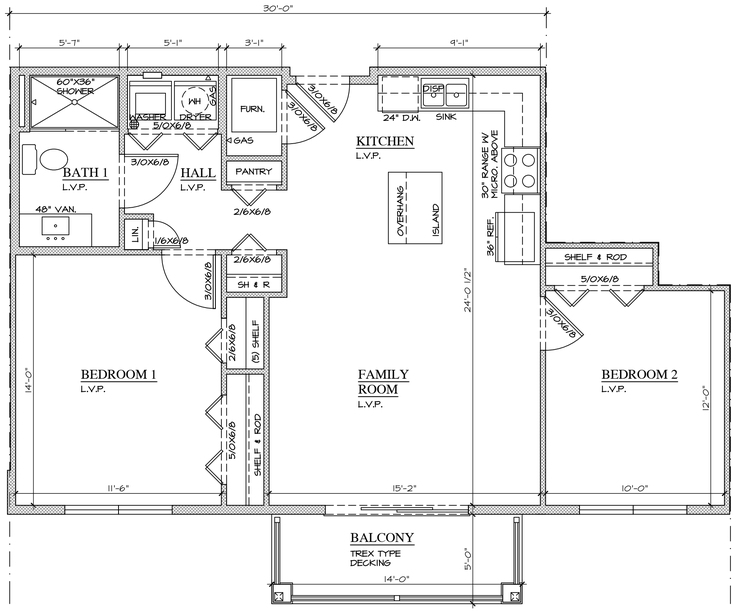
A 06

6 OF x TOTAL SHEETS



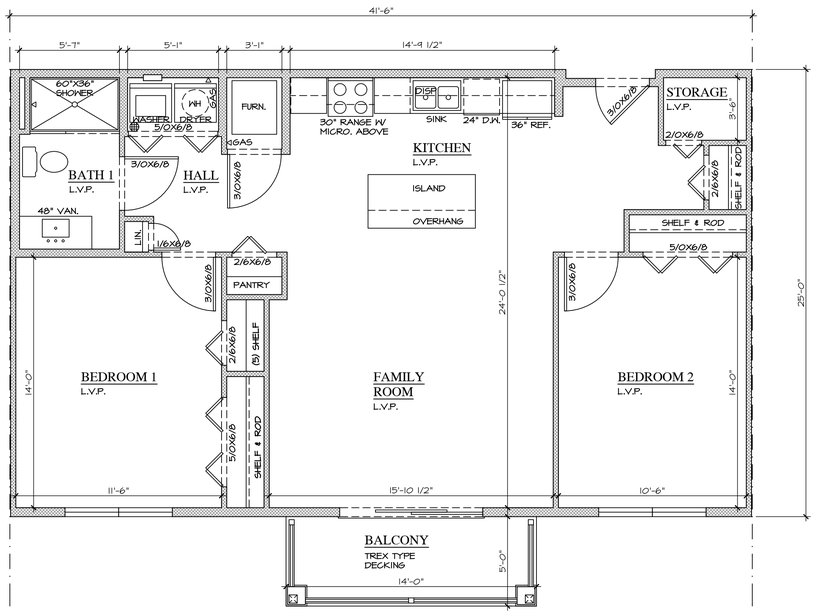
4 A 07 **UNIT B2 (1,035.63 BULK S.F.)**

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



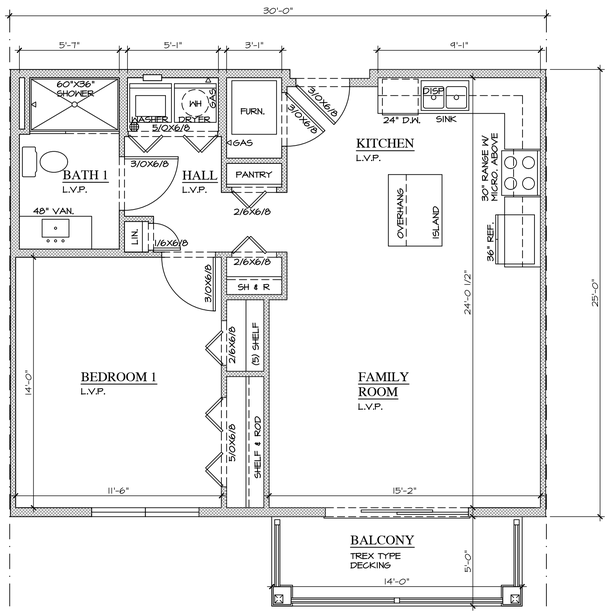
2 A 07 **UNIT A2 (894.79 BULK S.F.)**

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



3 A 07 **UNIT B1 (1,035.00 BULK S.F.)**

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



1 A 07 **UNIT A (746.98 BULK S.F.)**

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

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REVIEW	09/16/2024
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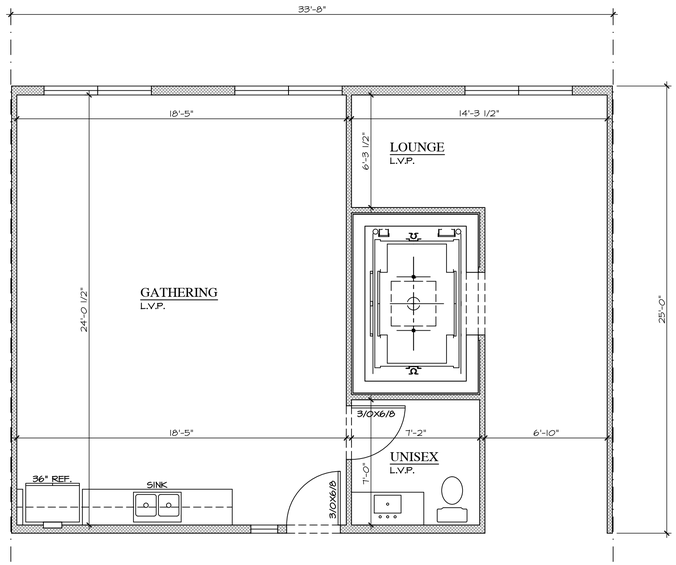
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PROJECT #	AD24182
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24 UNIT APARTMENT
UNIT PLANS

A 07

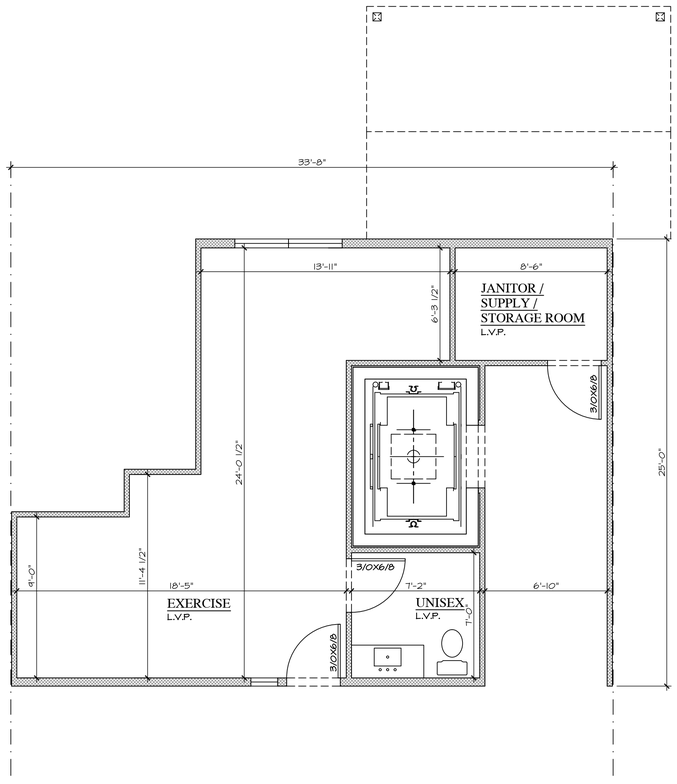
7 OF x TOTAL SHEETS



3
A 08

COMMON SPACE (THIRD FLOOR)

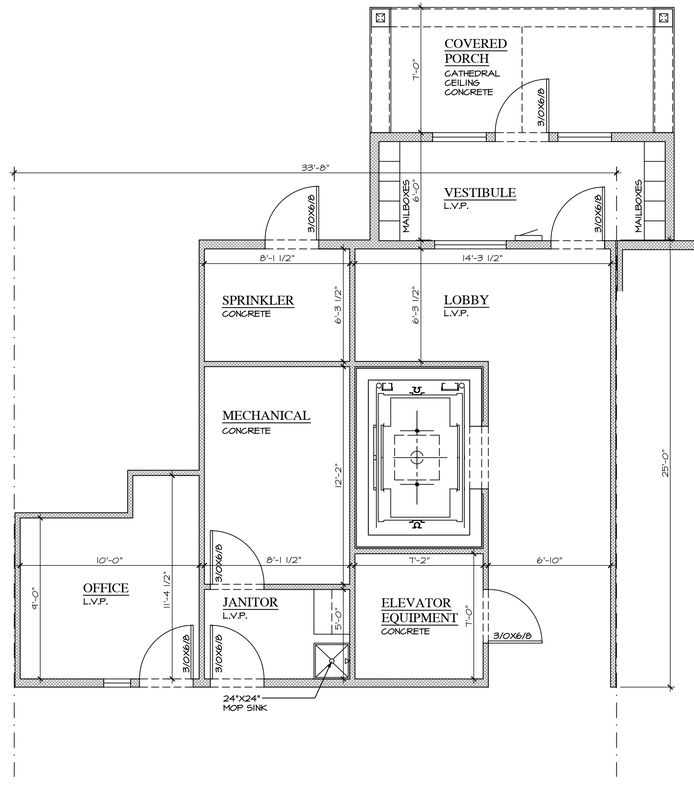
SCALE:1/4"=1'-0"



2
A 08

COMMON SPACE (SECOND FLOOR)

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



1
A 08

COMMON SPACE (FIRST FLOOR)

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

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REVIEW	09/16/2024
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REVIEW	11/06/2024

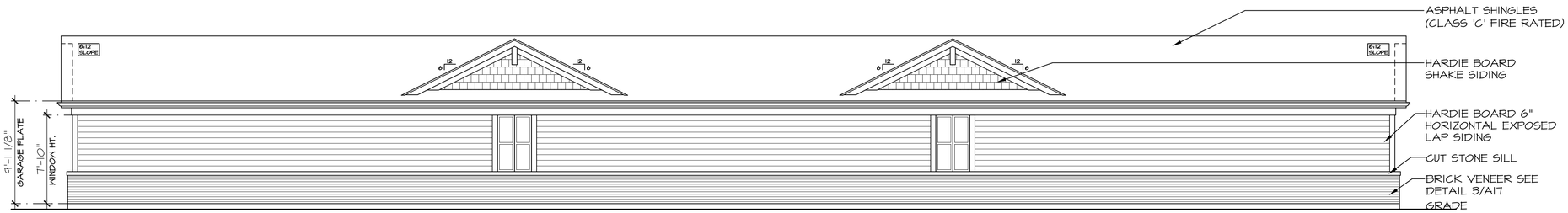
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24 UNIT APARTMENT
COMMON SPACE

A 08

#8 OF x TOTAL SHEETS



4 / A 09

REAR ELEVATION

9-CAR GARAGE

SCALE:3/16"=1'-0"

3 / A 09

LEFT ELEVATION

9-CAR GARAGE

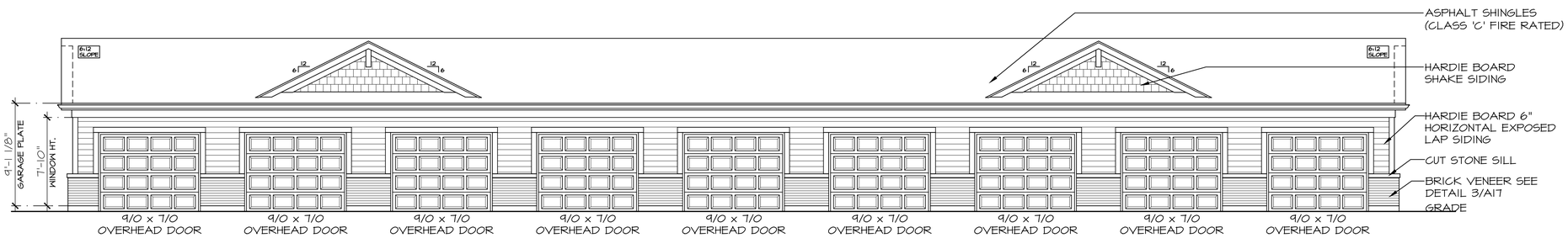
SCALE:3/16"=1'-0"

2 / A 09

RIGHT ELEVATION

9-CAR GARAGE

SCALE:3/16"=1'-0"



1 / A 09

FRONT ELEVATION

9-CAR GARAGE

SCALE:3/16"=1'-0"

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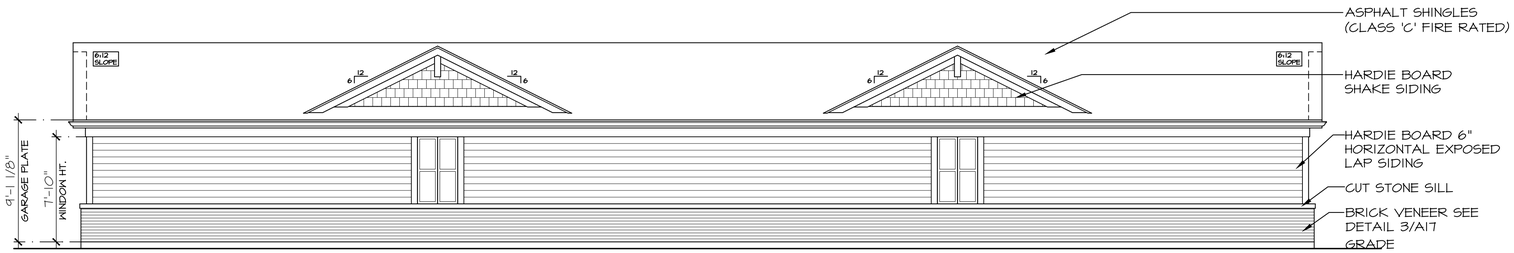
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24 UNIT APARTMENT
9-CAR GARAGE

A 09

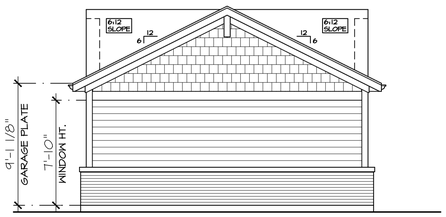
#9 OF x TOTAL SHEETS



4 / A 10 **REAR ELEVATION**

7-CAR GARAGE

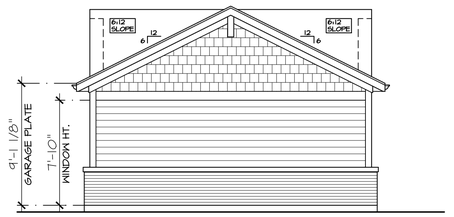
SCALE:3/16"=1'-0"



3 / A 10 **LEFT ELEVATION**

7-CAR GARAGE

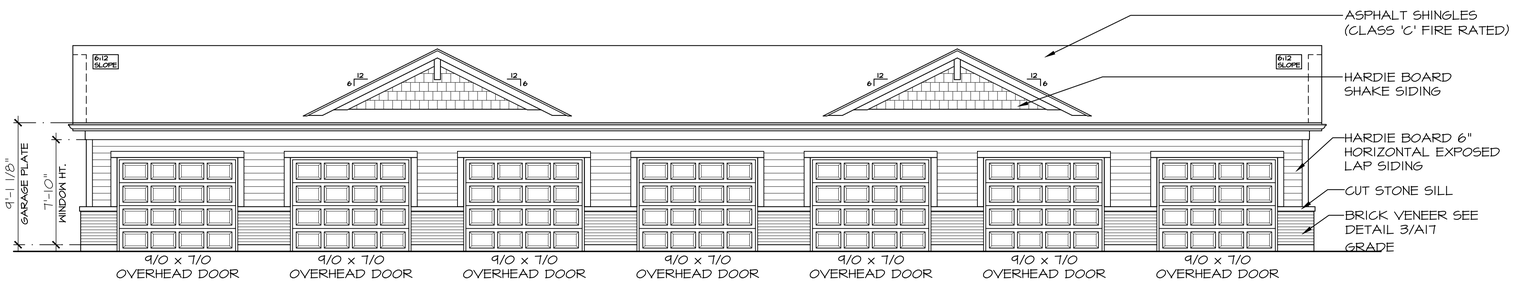
SCALE:3/16"=1'-0"



2 / A 10 **RIGHT ELEVATION**

7-CAR GARAGE

SCALE:3/16"=1'-0"



1 / A 10 **FRONT ELEVATION**

7-CAR GARAGE

SCALE:3/16"=1'-0"

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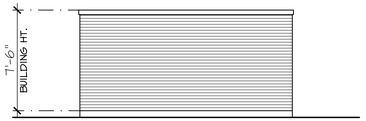
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24 UNIT APARTMENT
7-CAR GARAGE

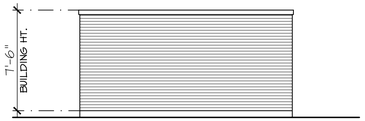
A 10

10 OF x TOTAL SHEETS



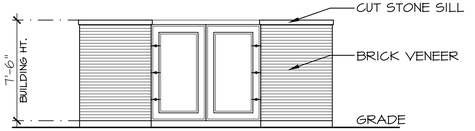
6 / A 11 **RIGHT ELEVATION**

TRASH BUILDING SCALE:3/16"=1'-0"



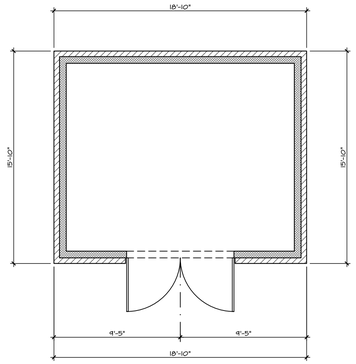
5 / A 11 **LEFT ELEVATION**

TRASH BUILDING SCALE:3/16"=1'-0"



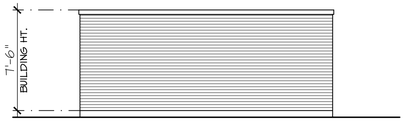
4 / A 11 **FRONT ELEVATION**

TRASH BUILDING SCALE:3/16"=1'-0"



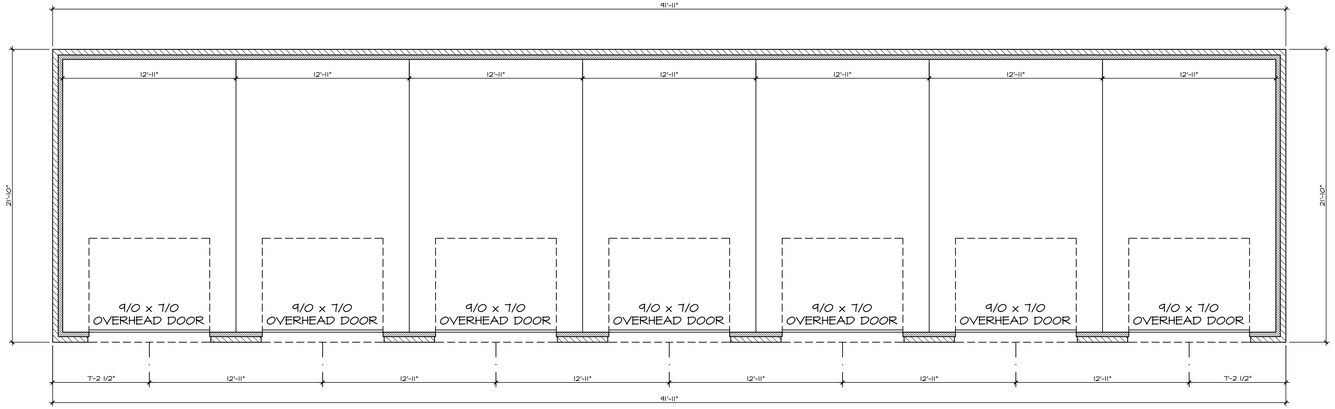
3 / A 11 **FLOOR PLAN**

TRASH BUILDING SCALE:3/16"=1'-0"



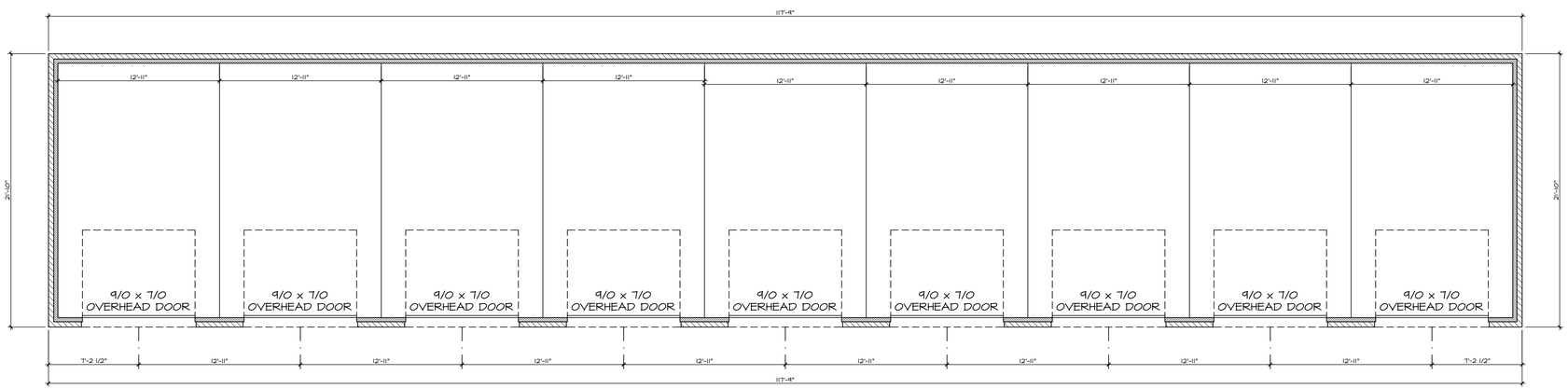
7 / A 11 **REAR ELEVATION**

TRASH BUILDING SCALE:3/16"=1'-0"



2 / A 11 **FLOOR PLAN**

9-CAR GARAGE SCALE:3/16"=1'-0"



1 / A 11 **FLOOR PLAN**

7-CAR GARAGE SCALE:3/16"=1'-0"

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24 UNIT APARTMENT
7-CAR GARAGE

A 11

11 OF x TOTAL SHEETS

4 / A 12 LEFT ELEVATION

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

3 / A 12 REAR ELEVATION

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

2 / A 12 RIGHT ELEVATION

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

1 / A 12 FRONT ELEVATION

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

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24 UNIT APARTMENT GROUND SIGN

A 12

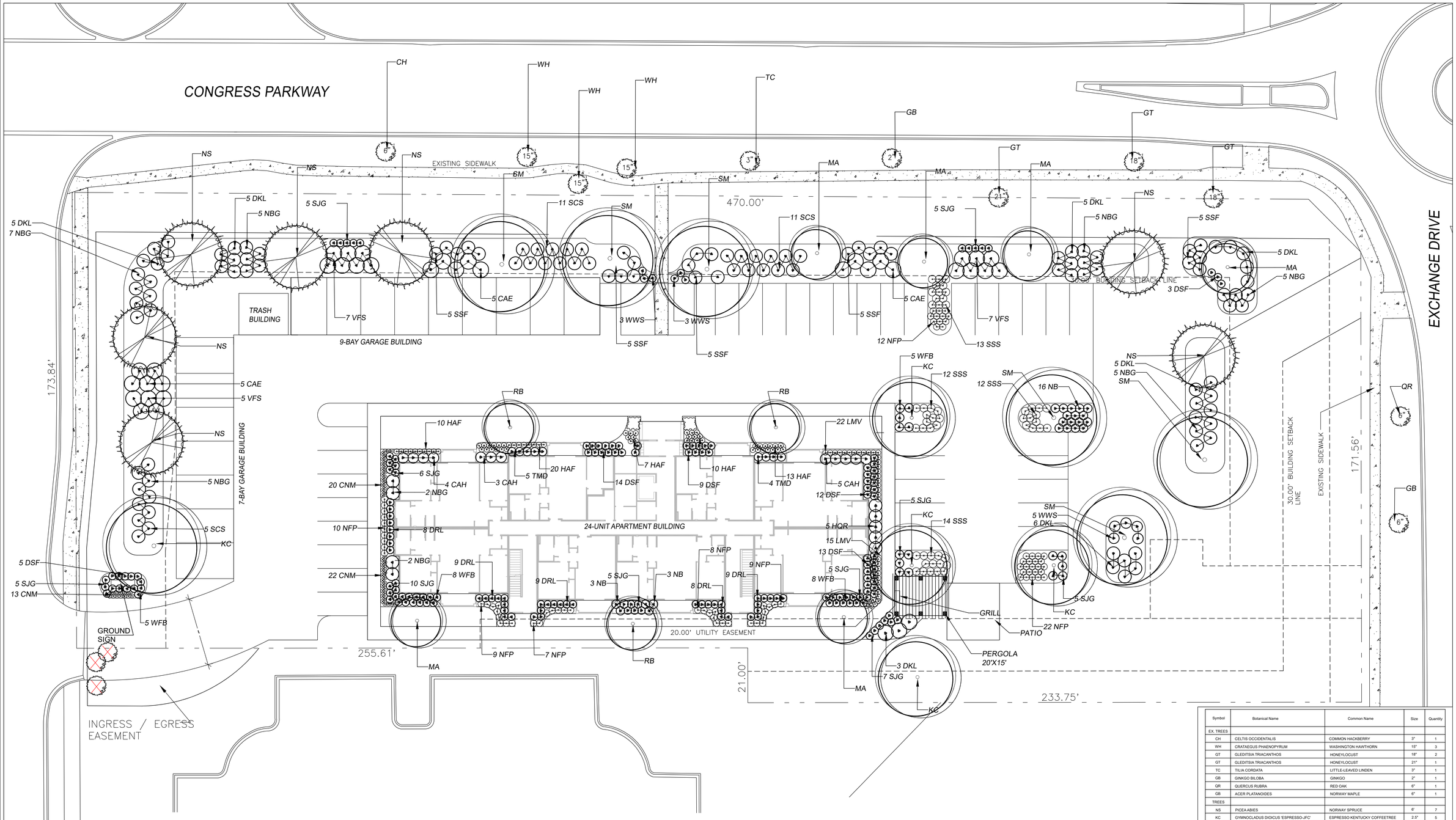
12 OF x TOTAL SHEETS




SUNSHINE
APARTMENTS







Symbol	Botanical Name	Common Name	Size	Quantity
EX. TREES				
CH	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3"	1
WH	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	15"	3
GT	GLEDITSIA TRIACANTHOS	HONEYLOCUST	18"	2
GT	GLEDITSIA TRIACANTHOS	HONEYLOCUST	21"	1
TC	TILIA CORDATA	LITTLE-LEAVED LINDEN	3"	1
GB	GINKGO BILOBA	GINKGO	2"	1
QR	QUERCUS RUBRA	RED OAK	6"	1
GB	ACER PLATANOIDES	NORWAY MAPLE	6"	1
TREES				
NS	PICEA ABIES	NORWAY SPRUCE	6'	7
KC	GYMNOCLADUS DIOICUS 'ESPRESSO-JFC'	ESPRESSO KENTUCKY COFFEETREE	2.5"	5
RB	CERCIS CANADENSIS	EASTERN REDBUD	8'	3
MA	MAACKIA AMURENSIS MAACNFICENT	AMUR MAACKIA	2.5"	6
SM	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2.5"	6
SHRUBS				
WWS	WEIGELA FLORIDA 'SMNWFGC'	WINE & SPIRIT WEIGELIA	36"	11
SCS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	36"	27
VFS	COTINUS COGGYGRIA 'SMNCCPP3'	THE VELVET FOG SMOKEBUSH	36"	19
NBG	PHYSOCARPUS OPULIFOLIUS	GINGER WINE NINEBARK	36"	36
CAE	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	36"	15
DKL	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36"	34
SSF	SORBARIA SORBIFOLIA	URAL FALSESPIREA	36"	25
SJG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#3	58
DSF	DIERVILLA X SPLENDENS	KODIAK FRESH DIERVILLA	#3	56
WFB	WEIGELA FLORIDA 'BOKRASPWI'	SPILLED WINE WEIGELIA	#3	31
NB	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	#3	22
CAH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	#3	12
HQR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAK LEAF HYDRANGEA	#3	5
DRL	BLOOMERANG PURPINKTM REBLOOMING LILAC	DWARF KOREAN LILAC	#3	43
TMD	TAXUS × MEDIA 'DENSIFORMIS'	JAPANESSE YEW	#3	9
PERENNIALS				
SSS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	#1	51
LMV	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	#1	37
HAF	HOSTA SHADOWLAND 'AUTUMN FROST'	AUTUMN FROST HOSTA	#1	60
NFP	NEPETA FAASSENII 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	#1	77
CNM	CALAMINTHA NEPETA 'MONTROSE WHITE'	MONTROSE WHITE CALAMINT	#1	55

THE BARN

The Barn Group Inc.
237 West Main St.
Barrington IL. 60010
847.658.3883
www.barnlandscape.com

Designed By: Dinka Petrova
Drawn By: Dinka Petrova
Project Date: 12/02/2025

REVIEW
REVISED PERIMETER LANDSCAPE
REVISED LANDSCAPE FOR GARAGE SCREENING

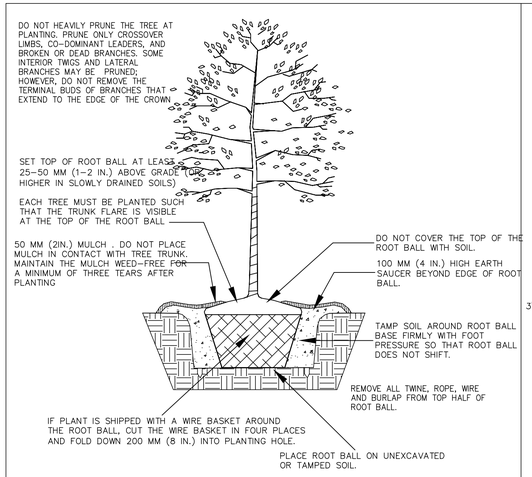
Client: 24-UNIT APARTMENT
MULTI-FAMILY
CONGRESS PKWY & EXCHANGE
CRYSTAL LAKE, IL 60014
Project Name: LANDSCAPE DESIGN

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Scale 1" = 20'

1 of 2

L1.1

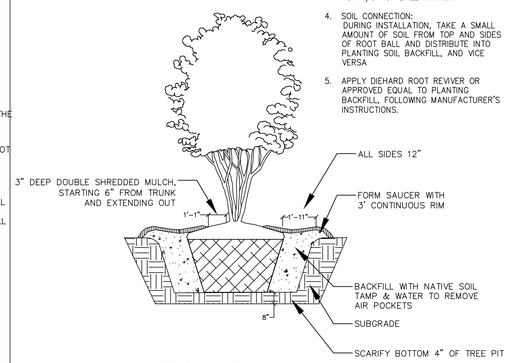


DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION – 3" (75 MM) CALIPER OR LESS

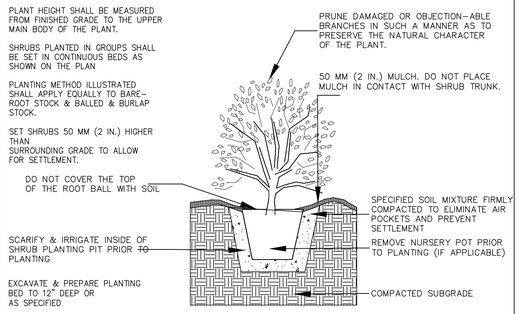
ORNAMENTAL TREE
NOTES:

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE ROOT BALL SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/3 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOT BALL AND DISTRIBUTE INTO PLANTING SOIL BACKFILL, AND VICE VERSA
5. APPLY DIEHARD ROOT REVIVER OR APPROVED EQUAL TO PLANTING BACKFILL, FOLLOWING MANUFACTURER'S INSTRUCTIONS.



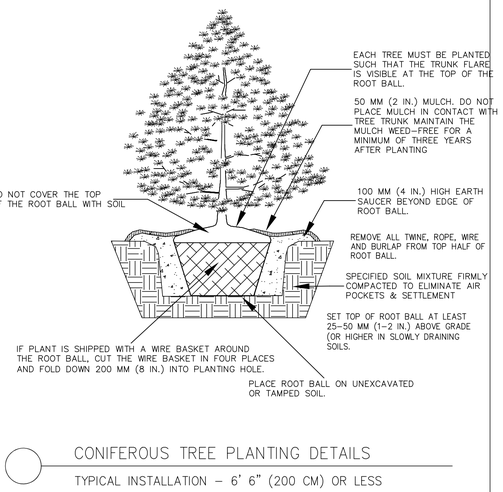
ORNAMENTAL TREE

TYPICAL INSTALLATION



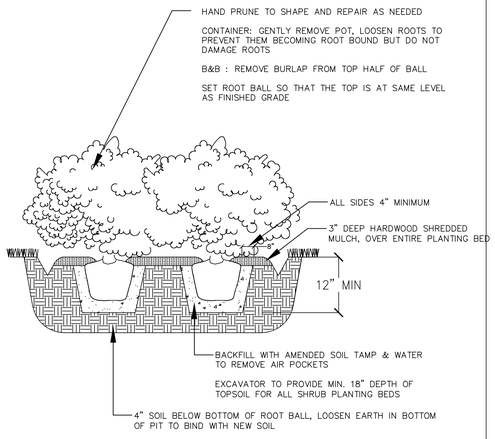
SHRUB PLANTING DETAILS

TYPICAL INSTALLATION



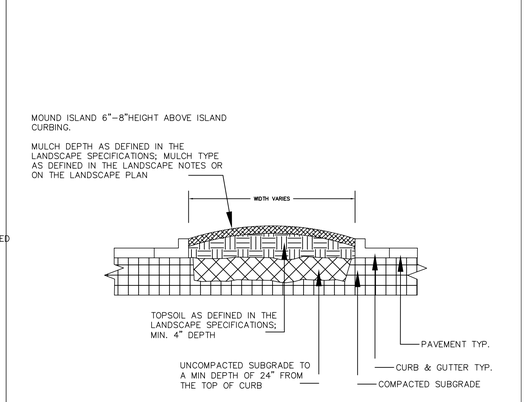
CONIFEROUS TREE PLANTING DETAILS

TYPICAL INSTALLATION – 6' 6" (200 CM) OR LESS



SHRUB AND PLANTING DETAIL

TYPICAL INSTALLATION

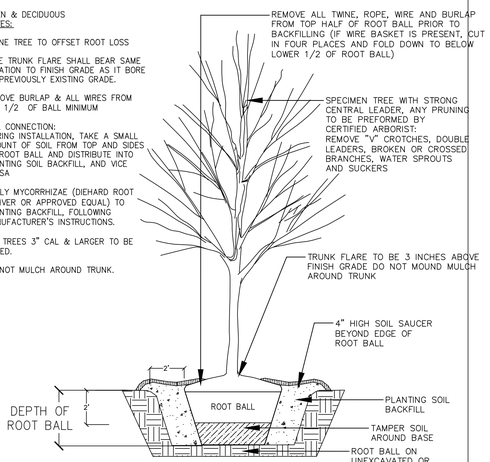


PARKING ISLAND DETAIL

SCALE: NO SCALE

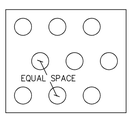
EVERGREEN & DECIDUOUS
TREE NOTES:

1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION: DURING INSTALLATION, TAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOT BALL AND DISTRIBUTE INTO PLANTING SOIL BACKFILL, AND VICE VERSA
5. APPLY MYCORRHIZAE (DIEHARD ROOT REVIVER OR APPROVED EQUAL) TO PLANTING BACKFILL, FOLLOWING MANUFACTURER'S INSTRUCTIONS.
6. ALL TREES 3" CAL & LARGER TO BE GUYED.
7. DO NOT MULCH AROUND TRUNK.



SHADE TREE

TYPICAL INSTALLATION – 3" (75 MM) CALIPER OR LESS



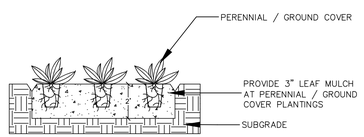
NOTE:
ALL GROUND COVER / PERENNIALS / ANNUAL FLOWERS SHELL BE PLANT USING TRIANGULAR SPACING (STAGGERED ROWS). SEE PLANTING LIST FOR SPECIFIC PLANT SPACING FOR EACH PLANT TYPE.

THE SPACING BETWEEN ADJACENT PLANTS WITH DIFFERENT ON CENTER SPACING REQUIREMENTS WILL BE THE SUM OF HALF THE ON CENTER DISTANCE FOR BOTH PLANTS.

TYPICAL SPACING:
GROUND COVER: 6"-12" ON CENTER
PERENNIALS: 12" -18" ON CENTER
ANNUAL FLOWERS: 6"- 12" ON CENTER

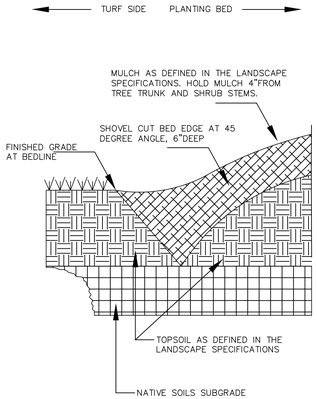
DETAILS TRIANGULAR SPACING

TYPICAL INSTALLATION



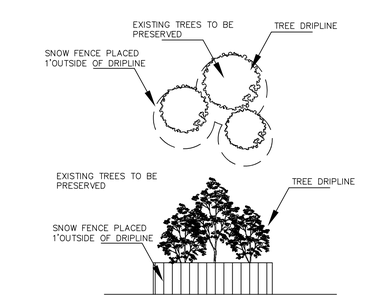
PERENNIAL PLANTING DETAILS

TYPICAL INSTALLATION



SPADED PLANTING BED EDGE DETAIL

SCALE: NO SCALE



TREE FENCING DETAIL

SCALE: NO SCALE

LANDSCAPE NOTES:

LANDSCAPE CONTRACTOR (LC) SHALL FULFILL FOLLOWING SPECIFICATIONS AS PART OF THIS CONTRACT:

1. INFORM CLIENTS AS EACH PHASE OF WORK IS UNDERTAKEN TO ALLOW THE CLIENTS TO BE PRESENT DURING THE WORK.
2. COORDINATE WITH CLIENTS IN FIELD FOR TRANSPLANTS AND REMOVALS.
3. DETERMINE SUBSOIL CONDITIONS AND SUBSURFACE DRAINAGE REQUIREMENTS OF ALL PLANT MATERIALS.
4. AMEND EXISTING SOIL. ASSESS QUALITY OF EXISTING SOIL CONDITIONS ON SITE AND RECOMMEND AMENDMENTS TO OWNER. AMEND EXISTING SOIL IN ALL PLANTING BEDS WITH A MINIMUM OF SOIL CONDITIONER. ROTOTILL AMENDMENTS INTO PLANT BEDS.
5. PLANT INSTALLATION. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. DO NOT FILL AROUND TRUNKS OR STEMS. DO NOT USE FROZEN OR MUDDY MIXTURE FOR BACKFILLING. SUPPLY A MINIMUM OF 12" OF SOIL MIX ALL SIDES OF ROOTBALLS FOR TREES AND SHRUBS UNLESS OTHERWISE NOTED. PLANT GROUNDCOVER AND PERENNIALS AND TAMP DOWN SOIL AROUND POT SO POT DOES NOT HEAVE IN FROST. WATER IN BEFORE APPLYING MULCH. DO NOT COVER FOLIAGE WITH MULCH. BALLED ROOTS SHELL BE PROTECTED FROM DRYING OUT AND CARE TAKEN TO PREVENT THE BALL FROM FREEZING.
6. MULCH. PROVIDE 3" LOOSE MEASURE OF PREMIUM HARDWOOD BARK MULCH THROUGHOUT ALL SHRUB PLANTING AREAS AND 2" LEAF COMPOST FOR PERENNIAL AND GROUNDCOVER BEDS. HARDWOOD MULCH TO BE 6 MONTH OLD, WELL ROTTED, SHREDDED, PREMIUM HARDWOOD BARK MULCH, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
7. WATER. FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR.
8. SEED. SUPPLY AND INSTALL NEW SEED FOR LAWN AREA, SEED BLEND ON MINIMUM 2" DEPTH ROTOTILLED, FINE GRADED, PULVERIZED TOPSOIL. TOPSOIL TO BE PLACED AND FINAL GRADED BY GENERAL CONTRACTOR. STRAW MAT TO COVER SEED.
9. BED EDGE. SPADE EDGE WHERE BED MEETS LAWN IF NO EDGING IS INSTALLED.
10. GUARANTEE. UPON COMPLETION OF ALL LANDSCAPE WORK, THE LC SHALL NOTIFY THE LANDSCAPE DESIGNER AND OWNER FOR APPROVAL AND ACCEPTANCE. LC SHALL GUARANTEE ALL WORK AND PLANT MATERIAL FOR A MINIMUM OF ONE YEAR, AFTER ACCEPTANCE BY THE LD AND OWNERS, OF COMPLETED LANDSCAPE WORK.
11. TEMPORARY WATERING PLAN. MANUAL WATERING IRRIGATION TO BE IN PLACE FOR 3 YEAR PERIOD. PLANT TO SOAK TREES AND SHRUBS EVERY 5-7 DAYS, WEATHER DEPENDING, AT A SLOW TRICKLE FROM A HOSE FOR 30 MINUTES PER SHRUB, AND 60 MINUTES PER TREE. TAKE CARE NOT TO OVER WATER. DEEP, INFREQUENT WATERING IS BEST.

GENERAL CONSTRUCTION NOTES:

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH MONTGOMERY ZONING ORDINANCE.
5. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE MONTGOMERY FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
6. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
8. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
9. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
11. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
12. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
13. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND).
14. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWNG: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
15. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWNG: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
16. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
17. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
18. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
19. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
20. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
21. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

THE BARN
The Barn Group Inc.
237 West Main St.
Barrington IL. 60010
847.658.3883
www.barnlandscape.com

Designed By: Dinka Petrova
Drawn By: Dinka Petrova
Project Date: 12/02/2025
REVIEW

Client: 24-UNIT APARTMENT
MULTI-FAMILY
CONGRESS PKWY & EXCHANGE
CRYSTAL LAKE, IL 60014
Project Name: LANDSCAPE DESIGN

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Scale NO SCALE

2 of 2

L1.2

STORM SEWER TAGS

R1. PROP. TY. C CATCH BASIN
NEENAH R-1713 F & R-2504 LID
RIM = 903.40
INV = 900.20

R2. PROP. 80-LF 12" PRCP STORM SEWER @ 0.54%

R3. PROP. TY. A CATCH BASIN
NEENAH R-1713 F & R-2504 LID
RIM = 903.50
INV 12"= 899.77
INV 8" E =901.50

R4. PROP. 68-LF 12" PRCP STORM SEWER @ 0.54%

R5. PROP. YARD DRAIN WITH INLET GRATE
NDS #1200 WITH #1211 GRATE, OR EQUIVALENT
RIM=903.60
INV=902.79

R6. PROP. 7-LF 6" SDR 26 @ 1.0%

R7. PROP. TY. A MH 2' DIA
NEENAH 1713 CL
RIM= 903.85
INV= 902.72

R8. PROP. 99-LF 6" SDR 26 @ 3.4%

R9. PROP. TY. A CATCH BASIN
NEENAH R-3502-AB F&G
TOP CURB = 902.92
INV = 899.40

R10. PROP. 35-LF 15" PRCP STORM SEWER @ 0.81%

R11. PROP. TY. A MH 5' DIA
NEENAH 1713 CL
RIM= 903.30
INV = 899.12

STORM SEWER TAGS (CONTINUED)

R12. PROP. 80-LF 15" PRCP STORM SEWER @ 0.81%

R13. PROP. TY. C CATCH BASIN
NEENAH R-2535 F&G
RIM = 902.60
INV = 899.38

R14. PROP. 78-LF 8" PRCP STORM SEWER @ 1.00%

R15. PROP. TY. A MH 5' DIA
NEENAH 1713 CL
RIM= 904.2
INV=898.5± (M.E STUB)-CONNECT TO EX. STUB
INV=898.5 SE
INV=898.6 NE

R16. PROP. DOWNSPOUT CONNECTIONS (13-IN-ALL)

R17. PROP. 116-LF 8" SDR 26 FOR DOWNSPOUT UNDERDRAINS 1% MIN.

R18. PROP. 78-LF 8" SDR 26 FOR DOWNSPOUT UNDERDRAINS 1% MIN.

R19. PROP. 74-LF 8" SDR 26 FOR DOWNSPOUT UNDERDRAINS 1% MI

R20. PROP. 193-LF 8" SDR 26 FOR DOWNSPOUT UNDERDRAINS 1% MIN.
INV=897.0 @ BASIN

R21. PROP. RIP RAP 40 SQ.FT.

WATER SERVICE ITEMS

(1) = PROP. 6" PRESSURE CONNECTION TO EX. 8" D.I.W.M IN 5' DIA. VAULT

(2) = PROP. 241-LF 6" D.I.W.M

(3) = PROP. 6" "T" CONNECTION WITH 6"X4" REDUCER & 6"X2" REDUCER

(4) = PROP. 12-LF 4" WATER SERVICE

(5) = PROP. 4" VALVE BOX (B-BOX)
RIM=904.7

(6) = PROP. 15-LF 2" WATER SERVICE

(7) = PROP. 2" VALVE BOX (B-BOX)
RIM=904.7

SANITARY SEWER ITEMS

(1) = PROP. 27-LF 6" PVC SANITARY PIPE @ 1.00% MIN WITH 10' MIN. SEPARATION TO WATER SERVICE
BLDG INV= 897.52

(2) = PROP. SANITARY CLEANOUT
TOP=904.85
INV=897.27

(3) = ADJUST EX. SANITARY M.H RIM WITH ADJUSTING RINGS
EX. RIM= 902.44
EX. INV=896.1
PROP. RIM= 903.85
PROP. INV=896.8; MANHOLE TO BE CORED & BOOTED @ 896.8

X POINTS OF CONFLICT

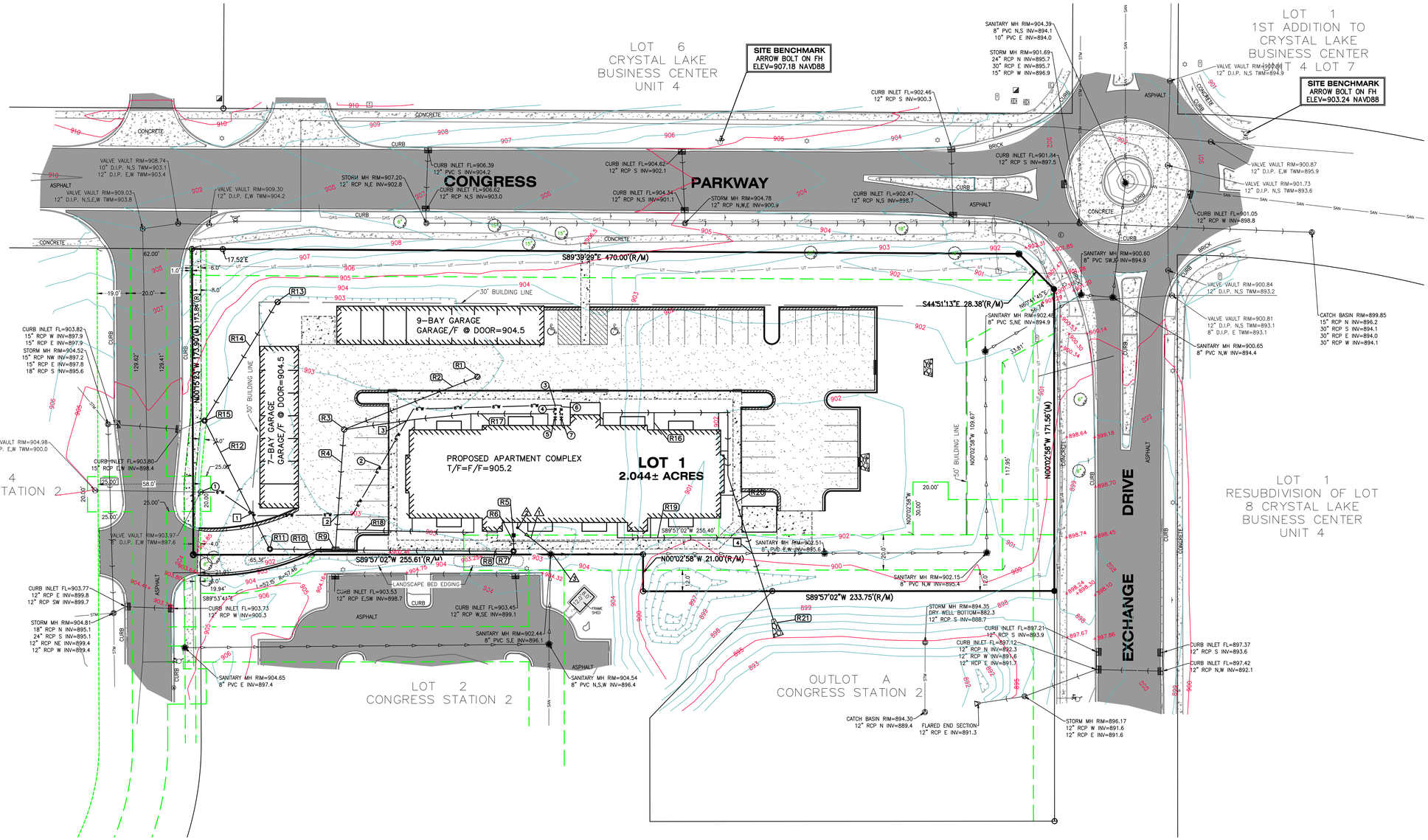
1 TOP OF PROP. WATER SERVICE = 897.20
BOT. OF PROP. STORM SEWER = 898.87

2 TOP OF PROP. WATER SERVICE = 897.85
BOT. OF PROP. STORM SEWER= 899.51

3 TOP OF PROP. WATER SERVICE = 898.50
BOT. OF PROP. STORM SEWER= 901.85

4 TOP OF EX. SANITARY MAIN = 896.55
BOT. OF PROP. STORM SEWER = 897.25

LEGEND	
	SANITARY MANHOLE
	STORM MANHOLE
	CURB INLET
+885.52	EXISTING GRADE
STM	EXISTING STORM SEWER UTILITY
SAN	EXISTING SANITARY SEWER UTILITY
UE	EXISTING UNDERGROUND ELECTRIC UTILITY
GAS	EXISTING GAS UTILITY
UT	EXISTING AT&T UTILITY
T	TELECOMMUNICATION CONNECTION
	LIGHT POLE
	MAG NAIL
	FOUND IRON BAR
	FOUND IRON PIPE
	VALVE VAULT



NORTH

GRAPHIC SCALE
0 30 45 60 90
(IN FEET)
1"=30 FT.

PLANS PREPARED FOR:
JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
847-863-8803

REVISIONS		
DATE	DESCRIPTION	
02/06/25	REVISIONS FOR PUD	

Permit Number
HEALTH
-

Permit Number
PLANNING
-

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-060281
ILLINOIS
EXPIRES: 11-30-2025

UTILITIES PLAN
CONGRESS PARKWAY & EXCHANGE DR
CRYSTAL LAKE, IL 60014
P.I.N. 19-04-404-001

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
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Drawn By
TJM
Checked By
AMS
Date
01/08/2025
Scale
1" = 30 Ft.
Sheet
4 of 8
Job Number
240912

Y:\PLATS\2024\240912-Konsor_T-\240912.dwg-Utilities Plan-2/11/2025 3:04 PM

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 2, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, members Greenman, Gronow, Repholz, Skluzacek, and Teetsov were present. Ms. Mason and Mr. Smith were absent.

Elizabeth Maxwell, City Planner was present from Staff.

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

APPROVE MINUTES OF THE SEPTEMBER 18, 2024 PLANNING AND ZONING COMMISSION MEETING

Mr. Gronow made to approve the minutes from the September 18, 2024 Planning and Zoning Commission meeting. Ms. Repholz seconded the motion. On voice vote, all members voted aye. Motion passed.

2024-172 – CONGRESS PARKWAY – CONCEPTUAL PLANNED UNIT DEVELOPMENT

Conceptual Planned Unit Development for a 24-unit age-restricted apartment building.

Mr. John Konsor, developer, and Mr. Jeffrey Letzter, architect, were present to represent the petition. Mr. Greenman thanked the petitioner for staying so late. Mr. Konsor introduced himself, his wife Joanna, Mr. Al Schmitt the Engineer and Mr. Jeffrey Letzter the architect.

Mr. Konsor stated he has spent 30 years in the residential business. He introduced the project stating this will be 24 age restricted units. This is a good location since there are 60 age restricted unit to the south. It's near medical offices, close to Route 14, easily accessible and not noisy. His market analysis shows there is a need. The subsidized housing units in the area have waiting lists. The site is too small to be viable commercial.

Mr. Letzter described the site layout. They wanted to make it three stories to maximize the units and minimize the footprint on the site. They are only at 44% coverage. They have already started making changes based on the staff cursory comments. There are one and two–bedroom units. There is a 10-unit garage building on the site as well. He talked about the architecture and the design features.

Mr. Greenman stated he is ok with the change to the Comprehensive Land Use Plan change. The plan is an evolving document so it is ok. He asked about the age of the residents. Mr. Konsor stated it is for age 55 and up and some will still be working. There is no nursing care. The costs would be about $1,800 for

a one-bedroom and about $2,100 two-bedroom. This is a smaller development project that will fill a need for a lower price unit.

Ms. Repholz questioned that only 10 residents would have garages.

Ms. Teetsov said she likes the Congress Parkway Apartment's development as it acts like a neighborhood. The detached garages are not great for older residents especially in the snow and rain if they have to carry groceries.

Mr. Greenman said he cannot support the variations. He noted the developer chose this smaller lot so he needed to make a project that fit the standards. So even though they can support this moving forward they may still get no votes about the variations or specifics of the plans.

Mr. Konsor noted that Clover had a parking analysis that showed they needed below what the ordinance said for parking. He drove past the other senior residential developments in the area and noticed their parking lots were not full.

Mr. Greenman said they have a limited purview at this time and there will be more comments during the preliminary review.

Ms. Repholz is concerned about the limited parking and that this could be considered spot zoning. She likes the modest size and the age restrictive. The parcel has been vacant and this is a good use.

Mr. Skluzacek asked if the building will have an elevation. The developer confirmed it would.

Mr. Greenman stated there is a lot of traffic on Congress Parkway. He should make the development look really nice from the roadways. He encouraged them to be creative.

Mr. Konsor asked what criteria are needed to get the same density variations. Mr. Greenman said he should review acquisition of density bonuses from the code. He asked if they would support the rezoning. Based on a straw poll all members stated they would support the rezoning. He had no further questions and they thanked him for coming.

REPORT FROM PLANNING

Ms. Maxwell provided an update on recent petitions and upcoming projects.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Ms. Teetsov made a motion to adjourn the meeting. Ms. Repholz seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 11:02 p.m.