#2025-105
290 W Crystal Lake Ave – Parking Lot / Landscaping Variations
Project Review for Planning and Zoning Commission

Meeting Date: July 16, 2025

Request: Variations related to the removal and replacement of a parking lot, including:

1) A variation to allow the parking lot to have a 0-foot street yard setback, instead of the required 20 feet;

2) A variation to allow a reduction in the number of parking lot landscape islands from 21 to 10;

3) A variation to allow a reduction in the minimum size of parking lot landscape islands, from 152 square feet to approximately 135 square feet for 5 landscape islands;

4) A variation to allow a reduction to the landscaping requirements for parking lot landscape islands, from 18 trees and 90 shrubs on 18 landscape islands to 2 trees and 33 shrubs on 10 landscape islands; and,

5) A variation to allow a reduction to the perimeter landscaping requirements, from 9 trees and 65 shrubs to 0 trees and 0 shrubs.

Location: The Salvation Army, 290 West Crystal Lake Avenue

Acreage: Approximately 2 acres

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:

North:	R-2 Single Family Residential
South:	R-1 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is the location of The Salvation Army, a community center and place of worship. Previously, the location of the Evangelical Free Church, The Salvation Army acquired the property in 1994. By that time, based on historical aerials, the current parking lot footprint was already in place, which included encroachment into the West Crystal Lake Avenue right-of-way.

- The Salvation Army seeks to remove the existing parking lot and replace it with a new one. The Unified Development Ordinance (Table 4-200B-1) states that the removal and replacement of an existing parking lot be designed so as to meet all current standards for: 1) Number of required parking spaces; 2) Parking lot setbacks; 3) Parking lot curbing; 4) Parking lot landscaping; 5) Illinois Accessibility Code compliance; and 6) Wheel stops. The petitioner is requesting variations from some of these requirements (as listed above).
- Previous Approvals:
    - In 1994, a Special Use Permit (#1994-05) was granted to allow "the former church building to continue to be utilized as headquarters for the Crystal Lake Corps of the Salvation Army."
    - In 2006, a Special Use Permit (#2006-81) was granted to allow outside display and storage of two donation drop-boxes.

Aerial: 2022



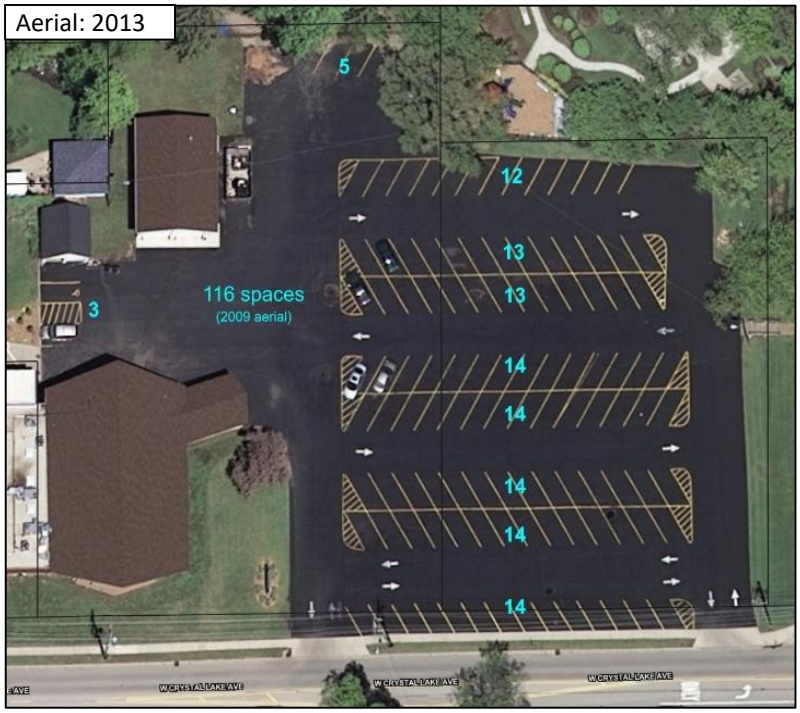
Streetview (2023) facing northwest



Development Analysis:

General

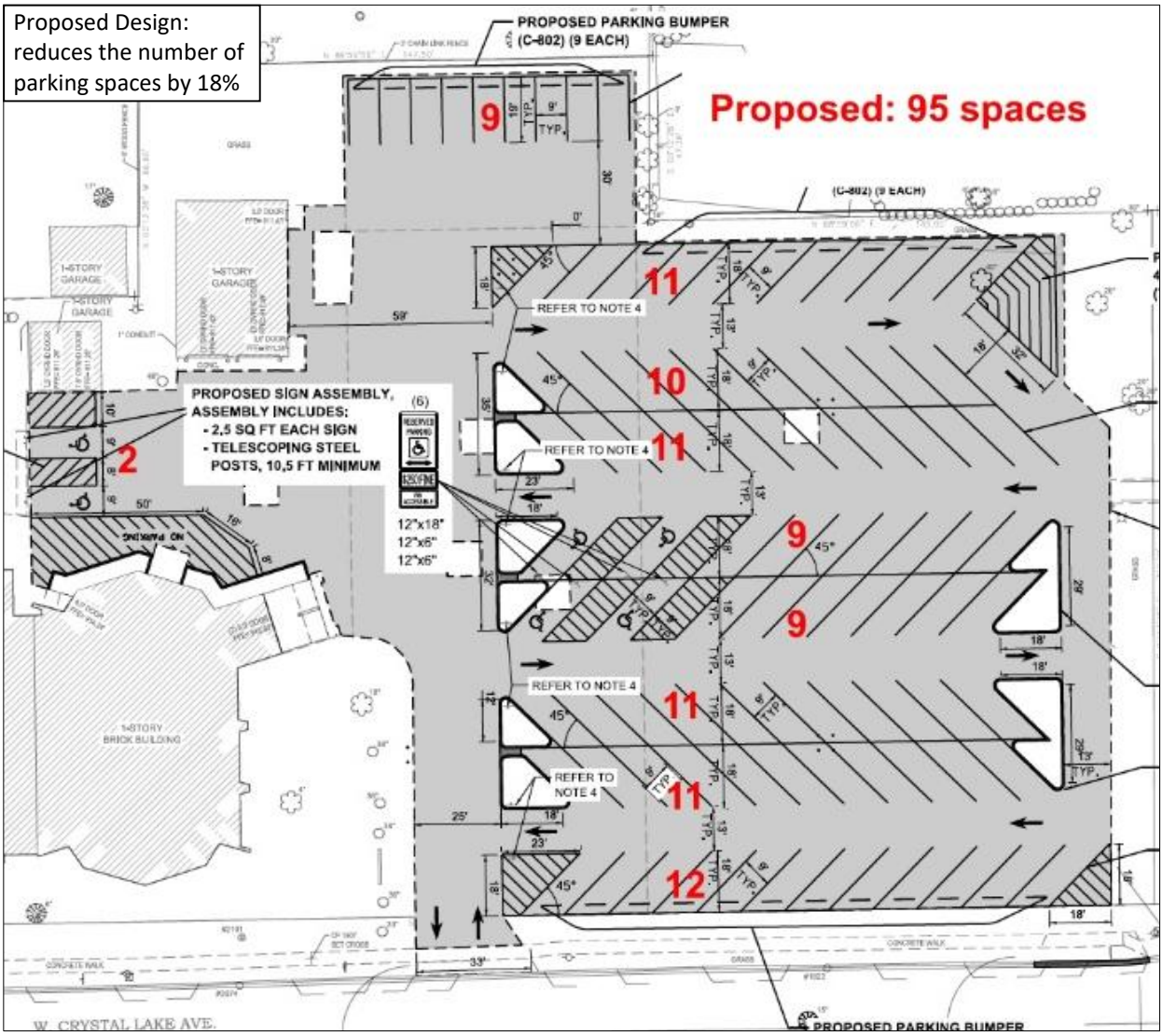
- Request: Variations to allow the removal and replacement of a parking lot, including:
  - A variation to allow the parking lot to have a 0-foot street yard setback, instead of the required 20 feet;
  - A variation to allow a reduction in the number of parking lot landscape islands from 21 to 10;
  - A variation to allow a reduction in the minimum size of parking lot landscape islands, from 152 square feet to approximately 135 square feet for 5 landscape islands;
  - A variation to allow a reduction to the landscaping requirements for parking lot landscape islands, from 18 trees and 90 shrubs on 18 landscape islands to 2 trees and 33 shrubs on 10 landscape islands; and,
  - A variation to allow a reduction to the perimeter landscaping requirements, from 9 trees and 65 shrubs to 0 trees and 0 shrubs.
- Zoning: The site is zoned R-2 Single Family Residential.
- Land Use: The land use map shows the area as Urban Residential.



Petitioner's stated hardship

The petitioner asserts that compliance with the UDO parking lot and landscape design criteria is a hardship, based on the size of the lot. The petitioner contends that operating a place of worship and community center out of the building generates greater parking demand than the number of

spaces that would be provided if all design criteria (i.e. setbacks, islands, landscaping) were met. Even with the proposed design and requested variations, the number of parking spaces will be reduced from 116 to 95. The petitioner states that compliance with the design criteria would further reduce the number of spaces or potentially require the demolition of storage buildings on the property. Finally, the petitioner asserts that the requirement for trees within all landscape islands cannot be met because some islands are too small to support a tree, and that "there is no facility budget for additional maintenance staff/increase in the landscaping budget to maintain the required landscaping."

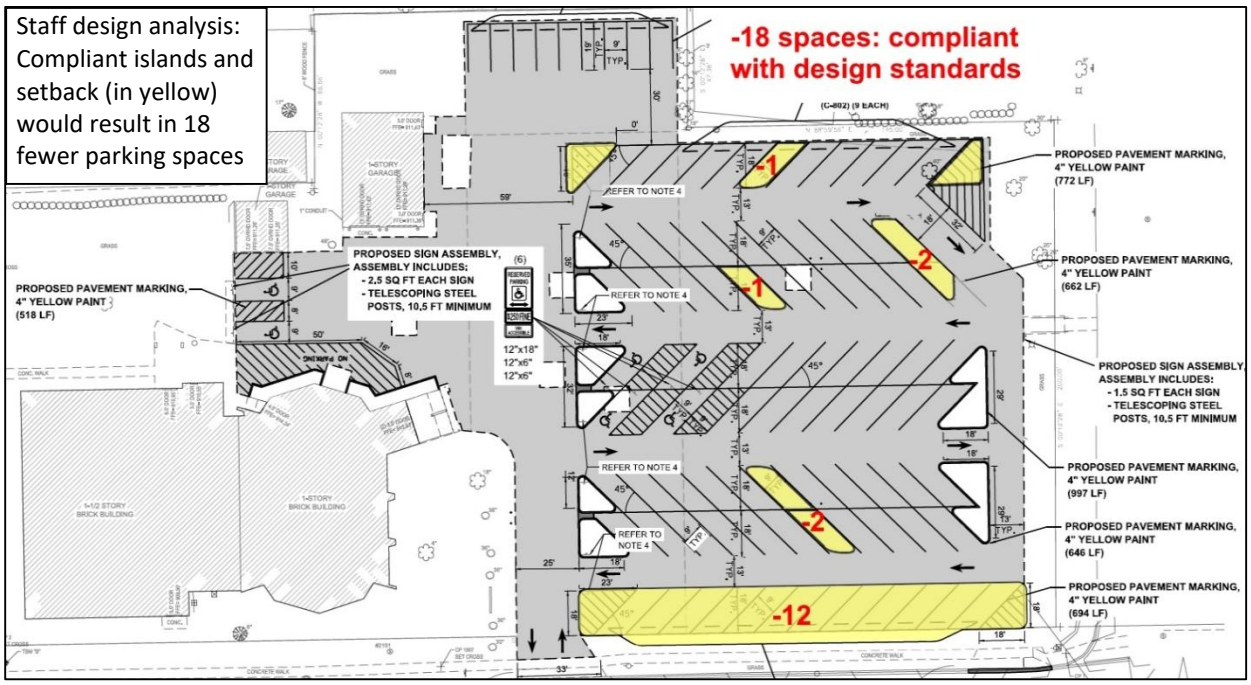


As evidence of the need for the requested number of parking spaces, the petitioner states that the building hosts events that draw more than 500 people. It is noted that the First United Methodist Church of Crystal Lake, which is adjacent to this property, allows the use of its parking lot on these occasions.

Staff analysis

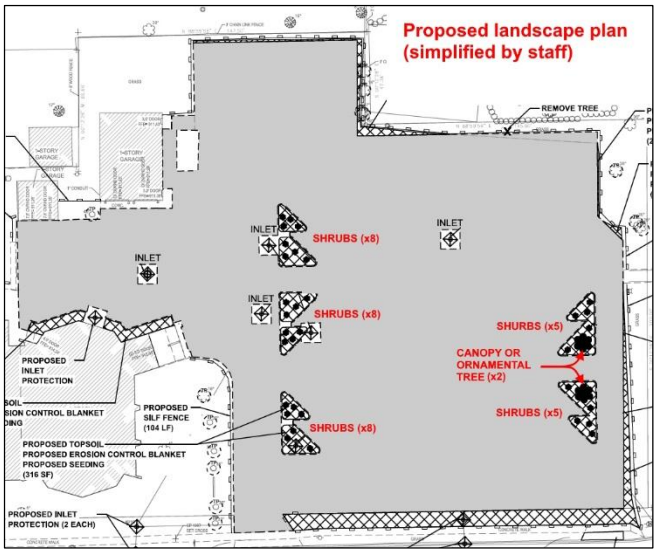
The petitioner has not requested, nor has staff identified a need for, a variation for the number of parking spaces. All variations pertain to parking lot design and landscaping, though the justification offered for the variations is stated as a need to retain as much parking as possible to meet the demand generated by the uses on site—and, that the property is too small to provide the necessary parking while still meeting all design standards.

All of the variations being requested pertain to existing nonconformities which would remain present, to various degrees, in the proposed parking lot design. Two of these nonconformities would be lessened by the proposed design: the portion of the parking lot that encroaches into the right-of-way will be removed and some landscape islands will be created (none currently exist).



The proposed design reduces the number of parking spaces by 18% (116 to 95). Staff estimates that compliance with the requirements for a 20-foot street setback and landscape islands would result in the loss of an additional 18 spaces, for a remaining total of 77. This would be a 34% reduction from the existing number of spaces.

The proposed landscape plan is limited to parking lot island landscaping—no perimeter landscaping is proposed. It includes 34 shrubs and two canopy/ornamental trees between ten islands. Parking lot island landscape requirements call for one tree and five shrubs per island, or a total of 50 shrubs and ten trees based on this design. With the current parking lot design, there is no room for required perimeter landscaping along West Crystal Lake Avenue. Perimeter landscape requirements call for one tree and five shrubs every 40 feet, or a total of four trees and 20 shrubs where room exists along the eastern side.

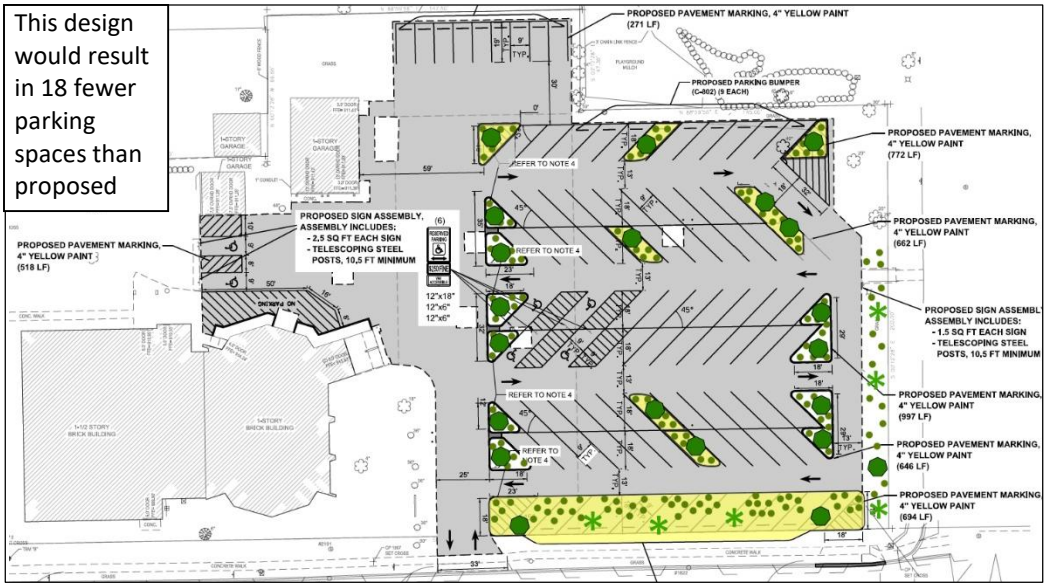


Top: Proposed landscaping by petitioner (10 islands, 2 trees, 33 shrubs, and no perimeter landscaping)

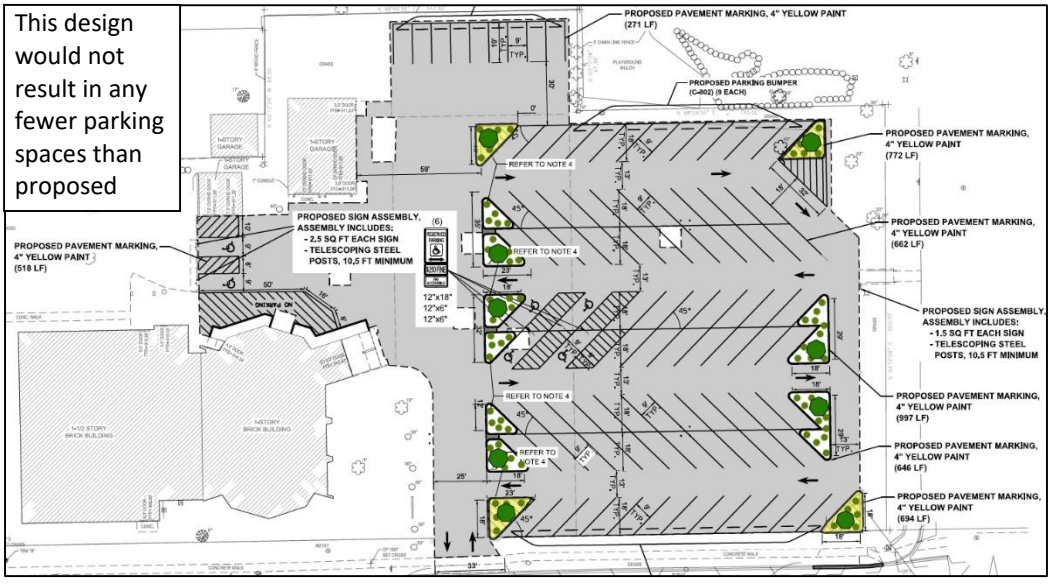
Middle: *STAFF EXHIBIT #1* -- Fully compliant parking lot (20-ft setback, 18 islands, 18 trees, 90 shrubs, plus another 9 trees and 65 shrubs on perimeter)

Bottom: *STAFF EXHIBIT #2* – Hybrid maintains proposed parking spaces (14 islands, 10 trees, 70 shrubs, no perimeter landscaping)

This design would result in 18 fewer parking spaces than proposed



This design would not result in any fewer parking spaces than proposed



Findings of Fact:

ZONING ORDINANCE VARIATION:

The petitioner is requesting:

1) A variation to allow the parking lot to have a 0-foot street yard setback, instead of the required 20 feet;
2) A variation to allow a reduction in the number of parking lot landscape islands from 21 to 10;
3) A variation to allow a reduction in the minimum size of parking lot landscape islands, from 152 square feet to approximately 135 square feet for 5 landscape islands;
4) A variation to allow a reduction to the landscaping requirements for parking lot landscape islands, from 18 trees and 90 shrubs on 18 landscape islands to 2 trees and 33 shrubs on 10 landscape islands; and,
5) A variation to allow a reduction to the perimeter landscaping requirements, from 9 trees and 65 shrubs to 0 trees and 0 shrubs.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

   ☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

   ☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

   ☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Comprehensive Land Use Plan 2030 Vision Summary Review:
Land Use – Urban Residential

Goal: Provide area for high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers, throughout the city to support the diverse and evolving needs of people in the city.

Supporting Actions: The City shall cooperate with the school districts, library, park district, neighboring municipalities, private service providers and other public and semi-public agencies.

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

1. The parking lot application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (The HOH Group, 6/13/25)
    B. Site Plan/Engineering Bid Documents (The HOH Group, 4/7/25)
    C. Amended Site Plan, recommended by the Planning & Zoning Commission

2. That variation requests be amended and plans revised to reflect the amended site plan proposed by city staff.

3. That the property shall be in compliance with the requirements of UDO Section 4-200D (Design Guidelines), Section 4-200E (General Landscaping Requirements), and Section 4-400F (Site Landscaping), except as provided for under this variation.

4. That all review comments and requirements of the departments of Community Development, Public Works and Engineering, and Fire Rescue shall be sufficiently addressed.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 290 W Crystal Lake Ave - Parking Lot & Lighting Improvements

Action Requested

☑ **Administrative Variation**

Petitioner Information

Name: The HOH Group, Inc.
Address: 623 Cooper Court
Schaumburg, IL 60173
Phone: 708.609.4917
Fax: _____
E-mail: baporfilio@hohgroup.com

Owner Information (if different)

Name: The Salvation Army
Address: 5040 N Pulaski Road
Chicago, IL 60630
Phone: 773.892.7532
Fax: _____
E-mail: Mike.Hart@usc.salvationarmy.org

Property Information

Project Description: Repaving and re-striping parking lot, adding landscaping islands per Code, and upgrading lighting.

Project Standard of Approval Being Applied for:

☐ The petitioner is performing maintenance, on a legally permitted structure, which may include removal and replacement, but shall not increase the nonconformity.

☐ The improvement is to meet a building code requirement; such as a stoop or landing for egress purposes that would encroach into the setback, provided the improvement is the minimum necessary to meet the code.

☐ The construction of an accessory structure (deck, fence, etc.) which does not increase the nonconformity as established by the principal structure (e.g., A deck may be constructed off the rear of the house, provided it does not extend farther into the setback than the farthest point of the house. A fence, which does not meet the setback requirement for the proposed height, may be constructed, provided it does not extend farther into the setback than the house.)

☐ The addition/enlargement to a nonconforming structure which does not increase the nonconformity into the setback, as established by the farthest point of the existing structure.

☐ The variation is the result of right-of-way taking.

☑ The minimum parking space requirements of Section 4-200 cannot be met and if one of the following is met:

- ☐ The parking requirements of a specific use or development necessitate fewer parking spaces than required by this Ordinance. In support of such request, the applicant must present a trip generation and parking demand study or such other information deemed to be reliable by the Zoning Administrator which demonstrates the reduced parking demand for the development.
- ☑ For existing buildings in the Downtown District and Virginia Street Corridor, when a change of use to a more intensive use makes compliance with the required number of parking spaces impossible because of specific site constraints, the applicant may request to reduce the required number of off-street parking spaces.

Project Address/Location: 290 W Crystal Lake Avenue

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: The Salvation Army - see contact info above

Architect: The HOH Group, Inc. - see contact info above

Attorney: _____

Other: _____

Signatures

Michael Cho _____ 6-11-25

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

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

_____

OWNER: Print and Sign name **Date**

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

STATE OF ILLINOIS 93R 015182
McHENRY COUNTY
FILED FOR RECORD Mar 22
19 93 AT 154 O'CLOCK M
Phyllis K. Walters
RECORDER

TRUSTEE'S DEED

93R 015182

Know All Men by These Presents, THAT THE GRANTOR, HOME STATE BANK/NATIONAL ASSOCIATION, a duly organized Trust Company, organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a Trust Agreement dated October 11, 1983, and known as Trust No. 2865 and having its principal business office in the City of Crystal Lake, County of McHenry and State of Illinois, for the consideration of Ten and no/100---------- DOLLARS

Conveys to The Salvation Army, an Illinois Corporation

of the City of Chicago County of Cook and State of Illinois ~~not in~~ ~~tenancy in common but in joint tenancy with right of survivorship~~ all interest in the following described premises, to-wit:

See attached legal description

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4, REAL ESTATE TRANSFER ACT.
DATE 3/22/93
Buyer, Seller or Representative

Subject to restrictions appearing of record.

Permanent Index Number 14-32-376-024-027, 026, 025, 024

This conveyance is executed pursuant to the power and authority given to the Trustee in said Trust Agreement and every other power and authority it hereunto enabling.

In Testimony Whereof, the said Home State Bank / National Association, duly organized Trust Company, of Crystal Lake, Illinois as Trustee as aforesaid hath hereunto caused its corporate seal to be affixed, and these presents to be signed by O. Irene Cooper, its Asst. Vice Pres. & Trust Officer and attested by Robert L. Cormier, Jr., its Trust Officer this 28th day of January A.D. 19 93

CORPORATE SEAL

HOME STATE BANK / NATIONAL ASSOCIATION
AS TRUSTEE AS AFORESAID

93R 05182

That part of Lot 6, described as follows: Beginning at the Southwest Corner of said Lot 6; thence East on the Section line, 145 feet to a point; thence North on a line parallel with the West line of said Lot 6, a distance of 233 feet to a point; thence West on a line parallel with the South line of Section 32, for a distance of 145 feet to a point on the West line of said Lot 6, thence South on said West line 233 feet to a place of beginning, in Block 3 in Hickok's Addition to the Original Plat of Crystal Lake (now City of Crystal Lake), a Subdivision of part of the South Half of the Southwest Quarter of Section 32, Township 44 North Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 27, 1874, in Book 55 of Deeds, page 512, in McHenry County, Illinois. ALSO

Lot 10 and Lot 9 (excepting therefrom a piece of property described as follows: Commencing at the Northwest Corner of Lot 9 and running thence East along the North line of Lot 9 a distance of 132.0 feet to a point; thence Southerly along a line parallel with the West line of said Lot 9 a distance of 72 feet to a point; thence Westerly parallel to the North line of Lot 9 for distance of 132.0 feet to a point; thence Northerly along the Westerly line of said Lot for a distance of 72.0 feet to the place of beginning) In Block 1 in Frisbie's Addition to Crystal Lake, a Subdivision of part of the Southwest Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded October 1, 1874 in Book 55 of Deeds, Page 514, in McHenry County, Illinois.

(Approximately 2.06 acres)

Commonly known as: 290 West Crystal Lake Avenue, and
17 North Lincoln Parkway
Crystal Lake, Illinois 60014

Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY
101 North Throop Street, Woodstock, IL 60098 (815) 338-1140 (312) 372-5218

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

This commitment shall not be valid or binding until signed by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

APPLICABLE GENERAL EXCEPTIONS AND SCHEDULE B EXCEPTIONS (1) and (2) APPEAR ON THE INSIDE OF THE COMMITMENT JACKET (FORM NO. 2606).

SCHEDULE A

NUMBER	EFFECTIVE DATE	REFER INQUIRIES TO
G-187422	**September 16, 1991**	**815-338-1140 or 312-372-5218**

1. OWNER'S POLICY TO BE ISSUED: **ALTA FORM B** AMOUNT: **$1,050,000.00**

   PROPOSED INSURED:

   SALVATION ARMY.

   LOAN POLICY TO BE ISSUED: **NONE** AMOUNT: **NONE.**

   PROPOSED INSURED:

   NONE.

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS A FEE SIMPLE AND TITLE THERETO IS AT THE EFFECTIVE DATE HERETO VESTED IN:

   HOME STATE BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1983 AND KNOWN AS TRUST NO. 2865.

3. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

   That part of Lot 6, described as follows: Beginning at the Southwest corner of said Lot 6; thence East on the Section line, 145 feet to a point; thence North on a line parallel with the West line of said Lot 6, a distance of 233 feet to a point; thence West on a line parallel with the South line of Section 32, for a distance of 145 feet to a point on the West line of said Lot 6; thence South on said West line, 233 feet to the place of beginning, in Block 3 in Hickok's Addition to the Village of Crystal Lake, a Subdivision of part of the Southwest Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 27, 1874 in Book 55 of Deeds, page 512, in McHenry County, Illinois. ALSO

   Lot 10 and Lot 9 (excepting therefrom the West 2 chains of the North 1 chain thereof) in Block 1 in Frisbie's Addition to Crystal Lake, a

Subdivision of part of the Southwest Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded October 1, 1874, in Book 55 of Deeds, page 514, in McHenry County, Illinois.

CHICAGO TITLE INSURANCE COMPANY

G-187422

-SCHEDULE B CONTINUED FROM COMMITMENT JACKET (FORM NO. 2606).

3. Taxes for the year 1991, not yet due and payable.

NOTE: Permanent Property Index Nos. 14-32-376-027; 14-32-376-025; 14-32-376-026; and 14-32-376-024.

4. (5a) Mortgage dated January 10, 1991 and recorded on January 15, 1991 as Document No. 91R1539, from Home State Bank/National Association, as Trustee under Trust Agreement dated October 11, 1983 under Trust No. 2865, to Home State Bank/National Association, to secure a Note for $85,000.00. (Conveys the land and other land)

5. (11) Rights of the Public, the State of Illinois and the Municipality in and to any part of the land falling in roads or highways, streets or alleys.

6. (12) Terms, powers, provisions and limitations of the Trust under which title to the land is held.

7. (13) Interest of Salvation Army under an unrecorded Agreement to purchase the land, made with Home State Bank, as Trustee under the provisions of a Trust Agreement dated the 11th day of October, 1983 known as Trust No. 2865 and the Evangelical Free Church of Crystal Lake and of all persons claiming thereunder.

Respectfully,

CHICAGO TITLE INSURANCE COMPANY

By Peggy Sankey
Authorized Signatory

ls

Northwest Herald

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
PLANNING & ZONING

Notice Authentication Number:
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213731298

Notice URL:

Back

Notice Publish Date:
Tuesday, July 01, 2025

Notice Content

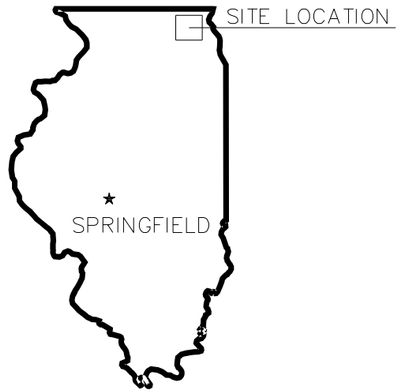
PUBLIC NOTICE NOTICE OF HEARING BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF The HOH Group, Inc. LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by The HOH Group, Inc., on behalf of The Salvation Army for approval of variations at the following real estate known as 290 West Crystal Lake Avenue, Crystal Lake, Illinois 60014, PINs: 14-32-376-045, 14-32-376-025, and 14-32-376-027. This application is filed for the purpose of seeking variations from standards found in UDO Section 4-200 Off-Street Parking and Loading and Section 4-400 Landscaping and Screening Standards, as well as any other variations as presented at the public hearing pursuant UDO Article 4 and Article 9, in order to remove and replace the parking lot on the subject property. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, July 16, 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 Northwest Herald July 1, 2025) 2256525

Back

PARKING LOT AND
LIGHTING IMPROVEMENTS
290 WEST CRYSTAL LAKE AVE.
CRYSTAL LAKE, ILLINOIS

FOR:
THE SALVATION ARMY

BY:
THE HOH GROUP, INC.
623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8131



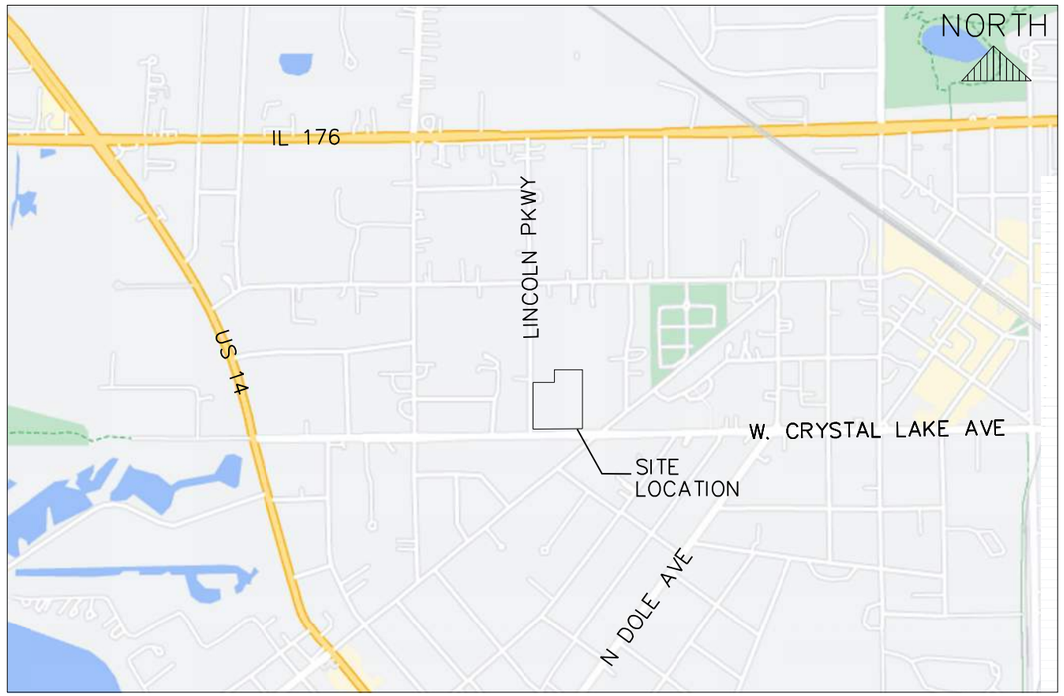
STATE LOCATION PLAN

INDEX OF DRAWINGS

G-100			COVER SHEET
G-200	TO	G-202	GENERAL NOTES
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C-200			DEMO PLAN
C-300			SITE PLAN
C-400			UTILITY PLAN
C-500			LANDSCAPING & EROSION CONTROL PLAN
C-600			PAVEMENT MARKING & SIGNING PLAN
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E-100			ELECTRICAL SPECIFICATIONS, GENERAL NOTES, AND SYMBOLS
E-101			PANEL SCHEDULE
E-200			POWER PLAN
E-300			LIGHTING PLAN
E-400			LIGHTING DETAILS

TOPOGRAPHIC LEGEND

BUFFALO BOX - GAS		BUSH	
BUFFALO BOX - WATER		TRAFFIC SIGN	
CATCH BASIN		DOWN SPOUT-FLOW	
VALVE - GAS	G	SPOT LIGHT	
VALVE - WATER	W	CITY ELEC. (UNDERGROUND)	CE CE
FIRE HYDRANT		ELECTRIC CABLE (UNDERGROUND)	E E
HANDHOLE		AERIAL POWER	
INLET		TELEPHONE CABLE	T T
LIGHT POLE		SANITARY SEWER	SS SS
STORM SEWER MANHOLE	S	STORM SEWER	
SANITARY SEWER MANHOLE	SS	WATER DISTRIBUTION	W W
WATER VAULT	W	GAS LINE	G G
ELECTRIC VAULT	E	VEGETATION LINE	
TELEPHONE VAULT	T	WOODS & BUSH LINE	
GAS VAULT	G	CHAIN LINK FENCE	X
UTILITY POLE		WOOD FENCE	
SPLICE BOX ABOVE GROUND		IRON FENCE	
TELEPHONE SPLICE BOX		EXISTING CONTOUR	780
TRAFFIC SIGNAL		PROPERTY LINE	PL PL
DECIDUOUS TREE / DIAMETER	10"	CURB ELEVATIONS	18.20 TOP OF CURB
EVERGREEN TREE / DIAMETER	10"		



NTS

J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
1-800-892-0123 OR 811

NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

BID DOCUMENTS 04/07/2025

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131
Design Firm Registration Number : 184.004909

PN: 5783

BRENT A. PORFILIO
062-050883
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

DATE SIGNED:
04/07/2025
LIC. EXPIRES:
11/30/2025

DRAWN BY:	KAS
DESIGN BY:	---
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5783

THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

COVER SHEET

SHEET NO.
G-100

4/7/2025
H:\Projects\5783 Salvation Army - Crystal Lake Parking Lot improvement\Drawings\Civil\CADD Sheets\G-100 Cover Sheet.dgn

UTILITY DETAILS

SANITARY MANHOLE #1182
RIM = 911.05'
SW 12" RCP INV = 907.85'
BOTTOM = 907.55'

STORM MANHOLE #1224
RIM = 910.23'
NO PIPES FOUND
DEBRIS = 906.08'

STORM MANHOLE #1225
RIM = 909.87'
N 10" RCP INV = 907.57'
NE 12" RCP INV = 906.27'
SW 12" RCP INV = 906.47'
DEBRIS = 905.97'

SANITARY MANHOLE #1239
RIM = 910.56'
NO PIPES FOUND
DEBRIS = 906.71'

STORM MANHOLE # 1357
RIM = 914.44'
E 15" RCP INV = 907.44'
S 12" RCP INV = 908.94'
W 15" RCP INV = 909.81'
BOTTOM = 907.44'

STORM MANHOLE #1533
RIM = 908.84'
N 12" RCP INV = 905.84'
SE 12" RCP INV = 905.69'
BOTTOM = 905.34

STORM MANHOLE # 1539
RIM = 915.30'
W 15" RCP INV = 908.60'
NW 10" RCP INV = 908.60'
S 12" RCP INV = 911.65'
BOTTOM = 908.60'

STORM MANHOLE #1574
RIM = 910.01'
S 10" RCP INV = 906.61'
DEBRIS = 905.81'

STORM MANHOLE # 1822
RIM = 913.81'
N 12" RCP INV = 907.44'
S 12" RCP INV = 908.94'
W 15" RCP INV = 907.44'
BOTTOM = 908.71'

STORM MANHOLE # 1824
RIM = 815.50'
N, W, E, S 8" DIP
TOP OF PIPE = 910.70'
TOP OF VALVE = 912.00'
DEBRIS = 909.00'

SANITARY MANHOLE #1825
RIM = 915.65'
NE 6" PVC INV = 907.05'
E 6" PVC INV = 906.45'
W 6" PVC INV = 906.45'
BOTTOM = 906.45'

STORM MANHOLE # 1936
RIM = 908.10'
N 12" VCP INV = 899.70'
S 12" VCP INV = 899.70
SW 12" VCP INV = 899.70'
DEBRIS = 899.70'

MANHOLE # 1960
RIM = 909.52'
GREASE TRAP
DEBRIS = 903.32'

STORM MANHOLE # 2010
RIM = 906.66'
SE 12" RCP INV = 903.56'
NO OTHER PIPES FOUND
DEBRIS = 902.01

STORM MANHOLE # 2022
RIM = 906.21'
NW 12" RCP INV = 902.81'
S 12" RCP INV = 902.81
DEBRIS = 902.11'

STORM MANHOLE # 2074
RIM = 909.02'
N 15" RCP INV = 905.52'
S 15" RCP INV = 905.52'
DEBRIS = 905.37'

STORM MANHOLE # 2101
RIM = 909.86'
NE 12" RCP INV = 905.86'
E 15" RCP INV = 905.86'
S 15" RCP INV = 905.86'
BOTTOM = 905.86'

6IN CLEANOUT # 2228
RIM = 910.51'
N/A PIPES

STORM MANHOLE # 2288
RIM = 910.01'
SE 6" PVC INV = 908.71'
DEBRIS = 907.91'

VALVE VAULT # 2462
RIM = 906.99'
W/E 8" DIP
TOP OF PIPE = 902.49'
TOP OF VALVE = 903.74'
DEBRIS = 901.14'

SANITARY MANHOLE # 2464
RIM = 906.93'
N 8" PVC INV = 898.73'
E 8" PVC INV = 898.73'
S 8" PVC INV = 899.58'
W 8" PVC INV = 898.68'
DEBRIS = 898.68'

STORM MANHOLE #2465
RIM = 906.92'
NE 15" DIP INV = 902.42'
NE 12" DIP INV = 902.62'
SW 15" RCP INV = 903.02'
SW 12" DIP INV = 901.92'
NW 10" DIP INV = 902.72'
BOTTOM = 901.82'

SANITARY MANHOLE # 2466
RIM = 906.81'
N 8" VCP INV = 898.91'
S 8" VCP INV = 898.91'
W 12" VCP INV = 898.86'
DEBRIS = 898.86'

SANITARY MANHOLE # 2467
RIM = 906.77
NE 12" VCP INV = 898.77'
E 12" VCP INV = 898.77'
W 12" VCP INV = 898.62'
DEBRIS = 898.62'

VALVE VAULT # 2468
RIM = 906.62'
W/E 8" DIP
TOP OF PIPE = 902.82'
TOP OF VALVE = 904.22'
BOTTOM = 901.17'

PROJECTION SURVEY HORIZONTAL CONTROL POINTS

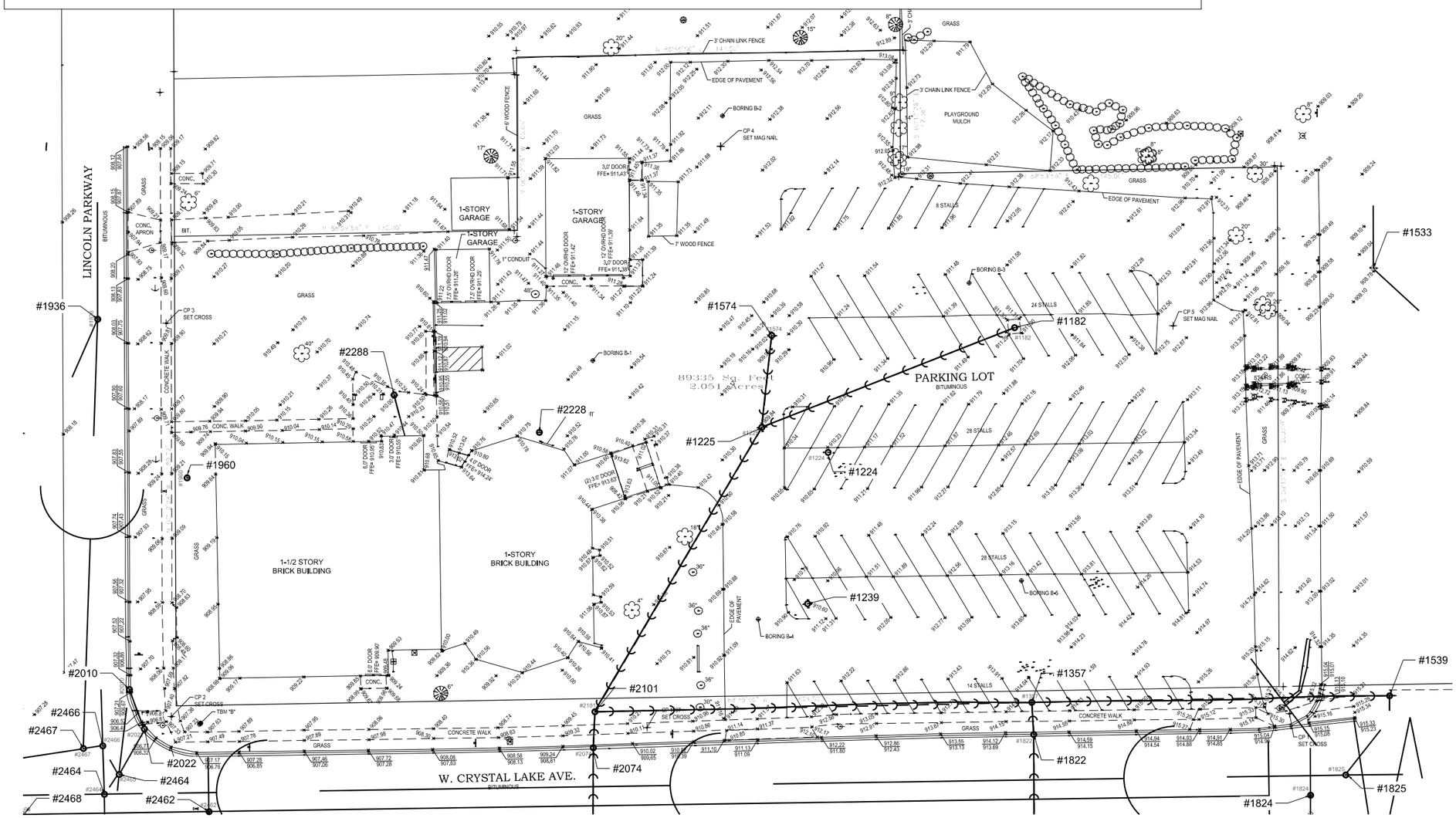
CP 1	CP2	CP4	CP5
N 2030445.10	N 2030443.98	N 2030663.46	N 2030594.40
E 985056.44	E 984626.17	E 984837.55	E 985011.66
ELEV. = 915.343	ELEV. = 907.38	ELEV. = 912.063	ELEV. = 912.793

VERTICAL CONTROL POINTS - PROJECT BENCHMARKS

VETRICAL CONTROL BASED ON NAD 83 VERTICAL DATUM FROM GPS OBSERVATION

TBM #A ELEVATION = 917.663
CHISELED RIM BOLT ON FIRE HYDRANT ON SOUTH SODE OF CRYSTAL LAKE AVE,
ABOUT 115 FEET WEST OF SOUTHWEST CORNER OF CRYSTAL LAKE AVE. AND DOLE AVE.

TBM #B ELEVATION = 910.483
CHISELED RIM BOLT AT NORTHEAST CORNER OF CRYSTAL LAKE AVE AND LINCOLN PARKWAY.



LEGEND

- EXISTING UNDERGROUND POWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER LINE

NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

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SCALE IN FEET

The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

PN: 5783
Design Firm Registration Number : 184.004909

BRENT A. PORFILIO
062-050883
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

DATE SIGNED: 04/07/2025
LIC. EXPIRES: 11/30/2025

DRAWN BY:	KAS
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HOH PROJECT NUMBER:	5783

THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

EXISTING PLAN

SHEET NO.
C-100

4/7/2025
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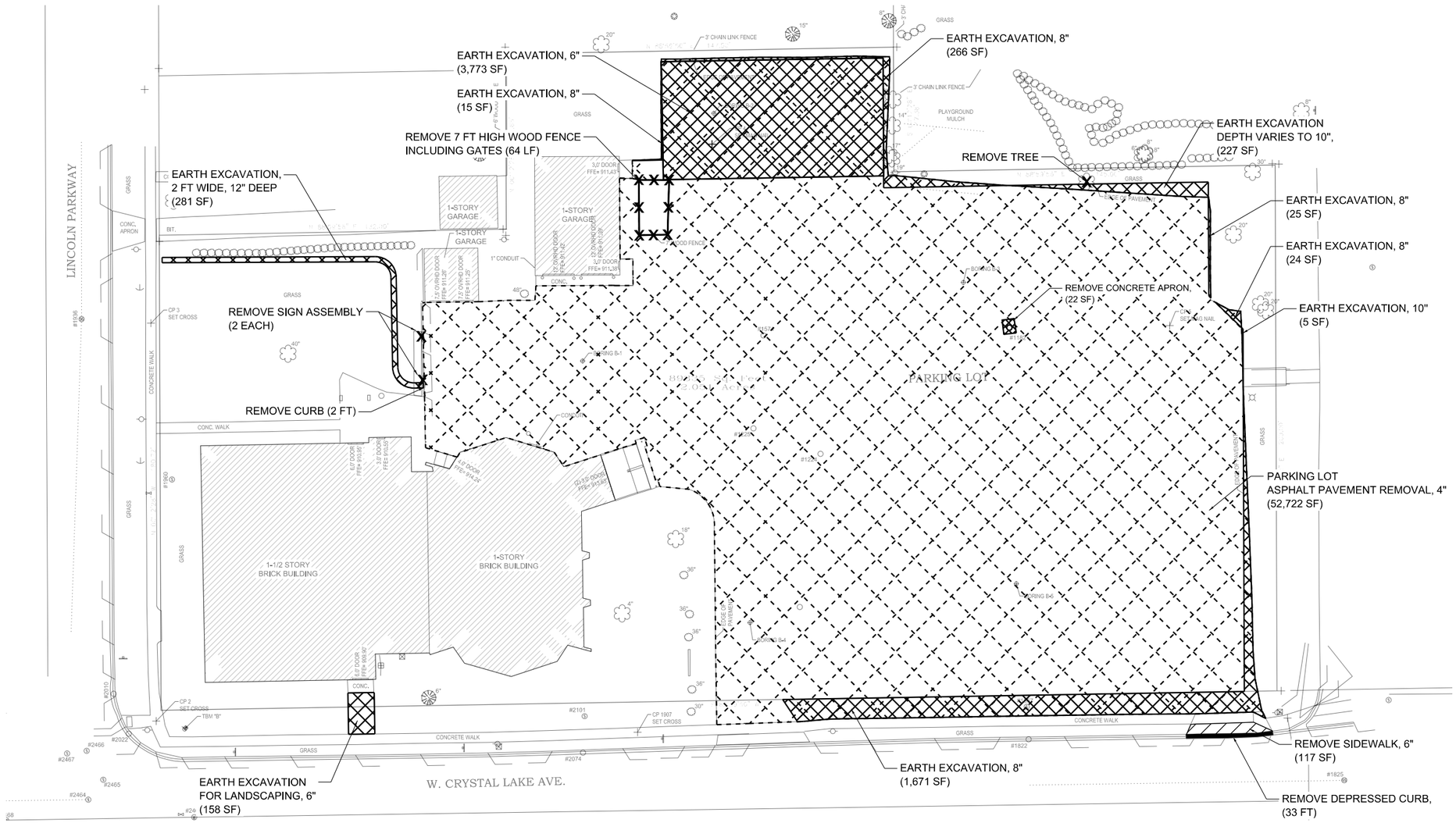
LEGEND

- REMOVE PAVEMENT, 4" (REFER TO PLAN NOTE OR TYPICAL FOR DEPTHS)
- REMOVE CONCRETE DRAINAGE APRON
- REMOVE SIDEWALK
- EARTH EXCAVATION (DEPTH VARIES 6" TO 10")
- REMOVE CURB/CURB & GUTTER
- REMOVE SIGN ASSEMBLY
- REMOVE 7 FT HIGH WOOD FENCE, INCLUDING GATES
- REMOVE TREE
- EXISTING BUILDING (FOR INFORMATION ONLY)

NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
2. DEPTHS OF HMA PAVEMENT, AGGREGATE BASE, AND EARTH EXCAVATION ARE APPROXIMATE AND BASED ON SOIL BORINGS. CONTRACTOR IS RESPONSIBLE FOR ANY VARYING CONDITIONS IN EXISTING PAVEMENT THICKNESSES IN LUMP SUM BID.
3. ASSUME AN UNDERCUTTING QUANTITY OF 5% OF ALL PROJECT PAVEMENT AREAS AND TO A DEPTH OF 2' WITH POROUS GRANULAR EMBANKMENT STONE BACKFILL.

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SCALE IN FEET



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THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

DEMO PLAN

SHEET NO.
C-200

4/7/2025
H:\Projects\5783 Salvation Army - Crystal Lake Parking Lot Improvement\Drawings\Civil\CADD Sheets\C-200 Demo Plan.dgn

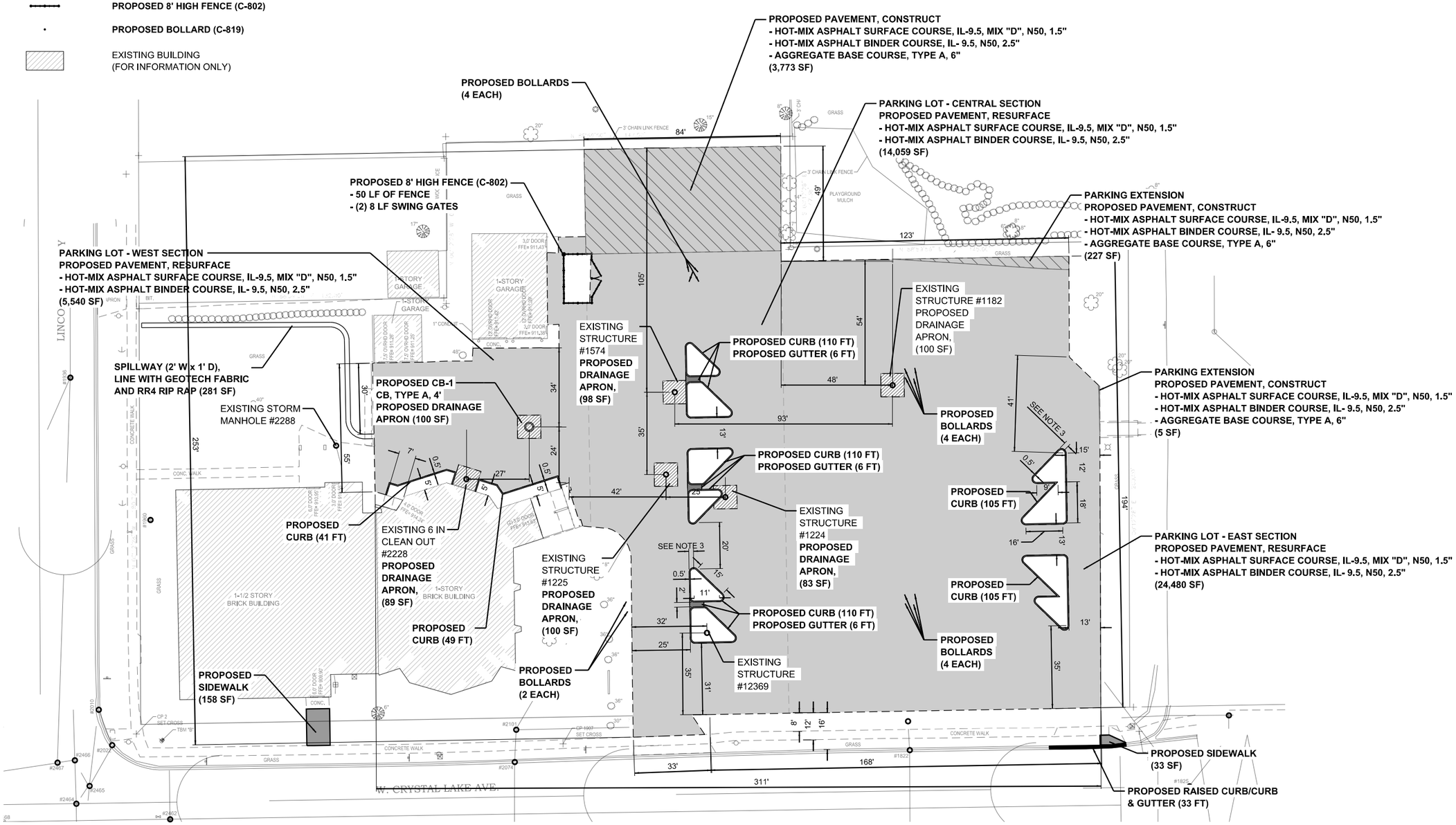
LEGEND

- **PROPOSED PAVEMENT, RESURFACE**
  - HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 1.5"
  - HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50, 2.5"
- **PROPOSED PAVEMENT, CONSTRUCT**
  - HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 1.5"
  - HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50, 2.5"
  - AGGREGATE BASE COURSE, TYPE A, 6"
- **PROPOSED DRAINAGE APRON, 10 FT X 10 FT (C-802)**
- **PROPOSED SIDEWALK (C-808 THRU C-812)**
- **PROPOSED CURB/CURB & GUTTER (C-809 TO C-810)**
- **PROPOSED 8' HIGH FENCE (C-802)**
- **PROPOSED BOLLARD (C-819)**
- EXISTING BUILDING
  (FOR INFORMATION ONLY)

NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
2. EXISTING BASE SHALL BE PROOFROLLED USING A LOADED TANDEM AXLE OR SCRAPER WITH A MINIMUM GROSS WEIGHT OF 20 TONS. SOFT SPOTS IDENTIFIED BY PROOFROLLING SHALL BE REMEDIATED AS DESCRIBED IN THE GEOTECHNICAL REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER.
3. ALL SHOWN CURB CURVES HAVE A 2 FT RADIUS. ALL PROPOSED CURBS INSIDE THE PARKING LOT HAVE A WIDTH OF 0.5 FEET.

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SCALE IN FEET



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HOH PROJECT NUMBER: **5783**

THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

SITE PLAN

SHEET NO.
C-300

4/7/2025
H:\Projects\5783 Salvation Army - Crystal Lake Parking Lot improvement\Drawings\Civil\CADD Sheets\C-300_Site Plan.dgn

LEGEND

- EXISTING CATCH BASIN
- **PROPOSED CATCH BASIN (C-800 & C-801)**
- EXISTING STORM SEWER **(TO BE CLEANED)**
- **PROPOSED 12" STORM SEWER**
- **PROPOSED CLEAN OUT (C-802)**
- **PROPOSED 6" UNDERDRAIN (C-802)**
- **PROPOSED PAVEMENT (FOR INFORMATION ONLY)**
- EXISTING BUILDING (FOR INFORMATION ONLY)

UTILITY DETAILS

SANITARY MANHOLE #1182
EXISTING RIM = 911.05'
PROPOSED EL. = 911.44'
SW 12" RCP INV = 907.85'
BOTTOM = 907.55'
PROPOSED S & N 6" UD INV = 908.05'
(CLEAN STRUCTURE)
(ADJUST STRUCTURE)

STORM MANHOLE #1225
RIM = 909.87'
N 10" RCP INV = 907.57'
NE 12" RCP INV = 906.27'
SW 12" RCP INV = 906.47'
DEBRIS = 905.97'
(CLEAN STRUCTURE)

6IN CLEANOUT # 2228
RIM = 910.51'
N/A PIPES
(CLEAN STRUCTURE)
(SEE NOTE 4)

STORM MANHOLE #1574
RIM = 910.01'
S 10" RCP INV = 906.61'
PROPOSED SW 12" PVC INV = 906.78'
DEBRIS = 905.81'
PROPOSED N, W, & SE 6" UD INV = 907.01'
(RECONSTRUCT)
(CLEAN STRUCTURE)

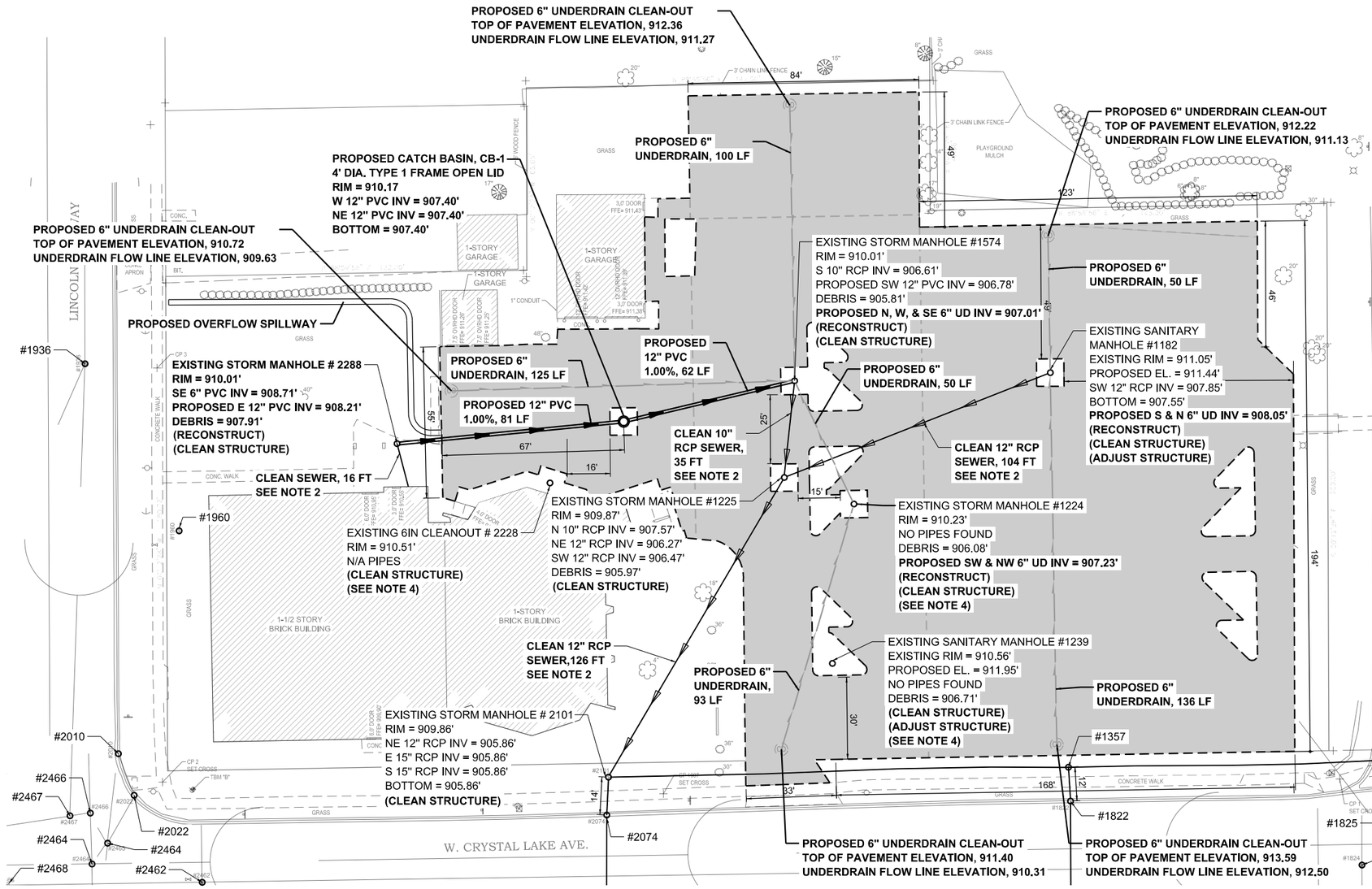
STORM MANHOLE #1224
RIM = 910.23'
NO PIPES FOUND
DEBRIS = 906.08'
PROPOSED SW & NW 6" UD INV = 907.23'
(RECONSTRUCT)
(CLEAN STRUCTURE)
(SEE NOTE 4)

SANITARY MANHOLE #1239
EXISTING RIM = 910.56'
PROPOSED EL. = 911.95'
NO PIPES FOUND
DEBRIS = 906.71'
(CLEAN STRUCTURE)
(ADJUST STRUCTURE)
(SEE NOTE 4)

STORM MANHOLE # 2101
RIM = 909.86'
NE 12" RCP INV = 905.86'
E 15" RCP INV = 905.86'
S 15" RCP INV = 905.86'
BOTTOM = 905.86'
(CLEAN STRUCTURE)

EXISTING STORM MANHOLE # 2288
RIM = 910.01'
SE 6" PVC INV = 908.71'
PROPOSED E 12" PVC INV = 908.21'
DEBRIS = 907.91'
(RECONSTRUCT)
(CLEAN STRUCTURE)

PROPOSED CATCH BASIN, CB-1
4' DIA. TYPE 1 FRAME OPEN LID
RIM = 910.17
W 12" PVC INV = 907.40'
NE 12" PVC INV = 907.40'
BOTTOM = 907.40'



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SCALE IN FEET

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NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
2. ALL DRAINAGE STRUCTURES ON THE PROPERTY ARE TO BE CLEANED. IN ADDITION, ALL STORM SEWER ARE TO BE CLEANED AND TELEVISED FROM THE DRAINAGE STRUCTURES TO THE BLIND CONNECTION TO THE MAIN SEWER.
3. DIGGING TRENCHES FOR LIGHTING SHALL BE INCIDENTAL TO THE COST OF THE LIGHTING CONDUIT.
4. ONCE STRUCTURES ARE CLEANED, IF PIPES ARE FOUND THAT WAS NOT DRAWN ON THE PLAN, ON THE PLAN, CLEAN PIPES ACCORDING TO NOTE #2.
5. CONTRACTOR SHALL PLACE UNDRAINS AT A MINIMUM UPSTREAM INVERT OF 13 INCHES BELOW FINISHED GRADE, AT A 0.1% MIN. SLOPE, DRAINING TO THE CATCH BASIN AS SHOWN.
6. FOR OTHER STRUCTURE INFORMATION, REFER TO THE EXISTING PLAN SHEET.

ADDITIONAL UTILITY DETAILS

STORM MANHOLE # 1357
RIM = 914.44'
E 15" RCP INV = 907.44'
S 12" RCP INV = 908.94'
W 15" RCP INV = 909.81'
BOTTOM = 907.44'

STORM MANHOLE # 1539
RIM = 915.30'
W 15" RCP INV = 908.60'
NW 10" RCP INV = 908.60'
S 12" RCP INV = 911.65'
BOTTOM = 908.60'

STORM MANHOLE # 1822
RIM = 913.81'
N 12" RCP INV = 907.44'
S 12" RCP INV = 908.94'
W 15" RCP INV = 907.44'
BOTTOM = 908.71'

STORM MANHOLE # 1824
RIM = 815.50'
N, W, E, S 8" DIP
TOP OF PIPE = 910.70'
TOP OF VALVE = 912.00'
DEBRIS = 909.00'

SANITARY MANHOLE #1825
RIM = 915.65'
NE 6" PVC INV = 907.05'
E 6" PVC INV = 906.45'
W 6" PVC INV = 906.45'
BOTTOM = 906.45'

STORM MANHOLE # 1936
RIM = 908.10'
N 12" VCP INV = 899.70'
S 12" VCP INV = 899.70
SW 12" VCP INV = 899.70'
DEBRIS = 899.70'

SANITARY MANHOLE #2466
RIM = 906.81'
N 8" VCP INV = 898.91'
S 8" VCP INV = 898.91'
W 12" VCP INV = 898.86'
DEBRIS = 898.86'

SANITARY MANHOLE #2467
RIM = 906.77
NE 12" VCP INV = 898.77'
E 12" VCP INV = 898.77'
W 12" VCP INV = 898.62'
DEBRIS = 898.62'

STORM MANHOLE # 2022
RIM = 906.21'
NW 12" RCP INV = 902.81'
S 12" RCP INV = 902.81
DEBRIS = 902.11'

STORM MANHOLE # 2074
RIM = 909.02'
N 15" RCP INV = 905.52'
S 15" RCP INV = 905.52'
DEBRIS = 905.37'

VALVE VAULT # 2462
RIM = 906.99'
W/E 8" DIP
TOP OF PIPE = 902.49'
TOP OF VALVE = 903.74'
DEBRIS = 901.14'

VALVE VAULT # 2468
RIM = 906.62'
W/E 8" DIP
TOP OF PIPE = 902.82'
TOP OF VALVE = 904.22'
BOTTOM = 901.17'

STORM MANHOLE #2465
RIM = 906.92'
NE 15" DIP INV = 902.42'
NE 12" DIP INV = 902.62'
SW 15" RCP INV = 903.02'
SW 12" DIP INV = 901.92'
NW 10" DIP INV = 902.72'
BOTTOM = 901.82'

STORM MANHOLE #1533
RIM = 908.84'
N 12" RCP INV = 905.84'
SE 12" RCP INV = 905.69'
BOTTOM = 905.34

STORM MANHOLE # 2010
RIM = 906.66'
SE 12" RCP INV = 903.56'
NO OTHER PIPES FOUND
DEBRIS = 902.01

MANHOLE # 1960
RIM = 909.52'
GREASE TRAP
DEBRIS = 903.32'

SANITARY MANHOLE #2464
RIM = 906.93'
N 8" PVC INV = 898.73'
E 8" PVC INV = 898.73'
S 8" PVC INV = 899.58'
W 8" PVC INV = 898.68'
DEBRIS = 898.68'

THE SALVATION ARMY

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REGISTERED PROFESSIONAL ENGINEER
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THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

UTILITY PLAN

SHEET NO.
C-400

4/7/2025
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LEGEND

PROPOSED TOPSOIL
PROPOSED EROSION CONTROL BLANKET
PROPOSED SEEDING

PROPOSED INLET PROTECTION (C-803)

PROPOSED TREE PROTECTION (C-807)

PROPOSED SILT FENCE (C-804 TO C-805)

REMOVE TREE

PROPOSED CANOPY OR ORNAMENTAL NON-FRUIT TREE, 2 EACH

PROPOSED SHRUB, 33 EACH

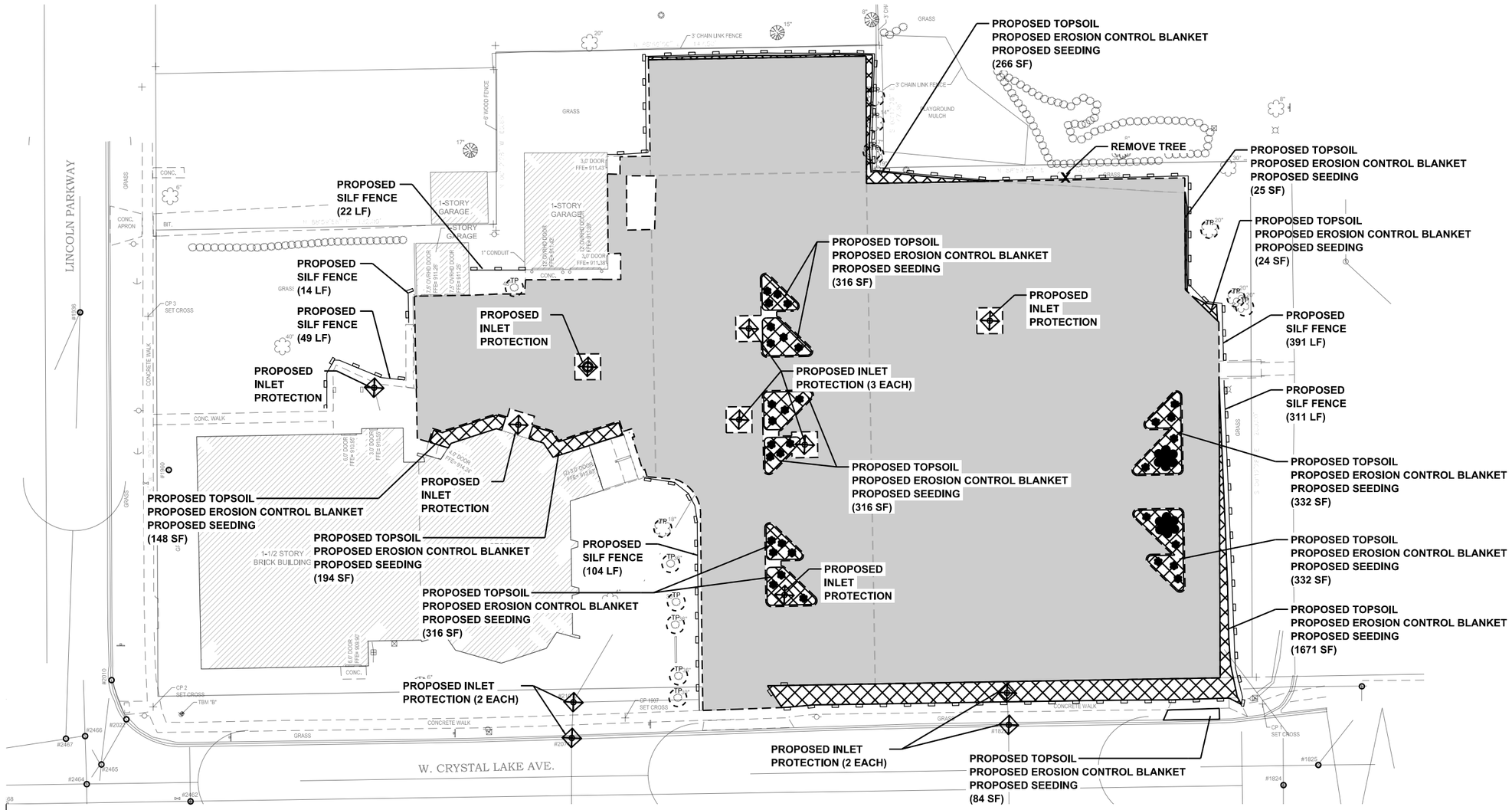
PROPOSED PAVEMENT
(FOR INFORMATION ONLY)

EXISTING BUILDING
(FOR INFORMATION ONLY)

NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
2. ALL DRAINAGE STRUCTURES ON THE PROPERTY ARE TO BE CLEANED. IN ADDITION, ALL STORM SEWER ARE TO BE CLEANED AND TELEVISED FROM THE DRAINAGE STRUCTURES TO THE BLIND CONNECTION TO THE MAIN SEWER.
3. DIGGING TRENCHES FOR LIGHTING SHALL BE INCIDENTAL TO THE COST OF THE LIGHTING CONDUIT
4. PROPOSED STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT ALL SITE ACCESS POINTS WHERE THERE IS NOT A PAVED SURFACE. SEE CIVIL DETAILS FOR LAYOUT (C-806). LOCATIONS TO BE DETERMINED BY ENGINEER.
5. FOR CONCRETE WASHOUT DETAIL, SEE CIVIL DETAILS (C-807). LOCATIONS TO BE DETERMINED BY ENGINEER.

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SCALE IN FEET



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THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

LANDSCAPING AND EROSION CONTROL PLAN

SHEET NO.
C-500

4/7/2025
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LEGEND

- **PROPOSED PAVEMENT MARKING, 4" YELLOW PAINT TOTAL 4,560 LF**
- **PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT MARKING (TYP.) (SEE NOTE 3) (C-816)**
- **PROPOSED PAVEMENT MARKING ARROW, YELLOW PAINT,11.5 SQ FT EACH**
- **PROPOSED PARKING BUMPER (C-802)**
- **PROPOSED SIGN (C-816 TO C-818)**
- PROPOSED BOLLARD (C-819) (FOR INFORMATION ONLY)
- EXISTING BUILDING (FOR INFORMATION ONLY)
- PROPOSED PAVEMENT (FOR INFOMATION ONLY)
- PROPOSED CURB/CURB & GUTTER (FOR INFOMATION ONLY)

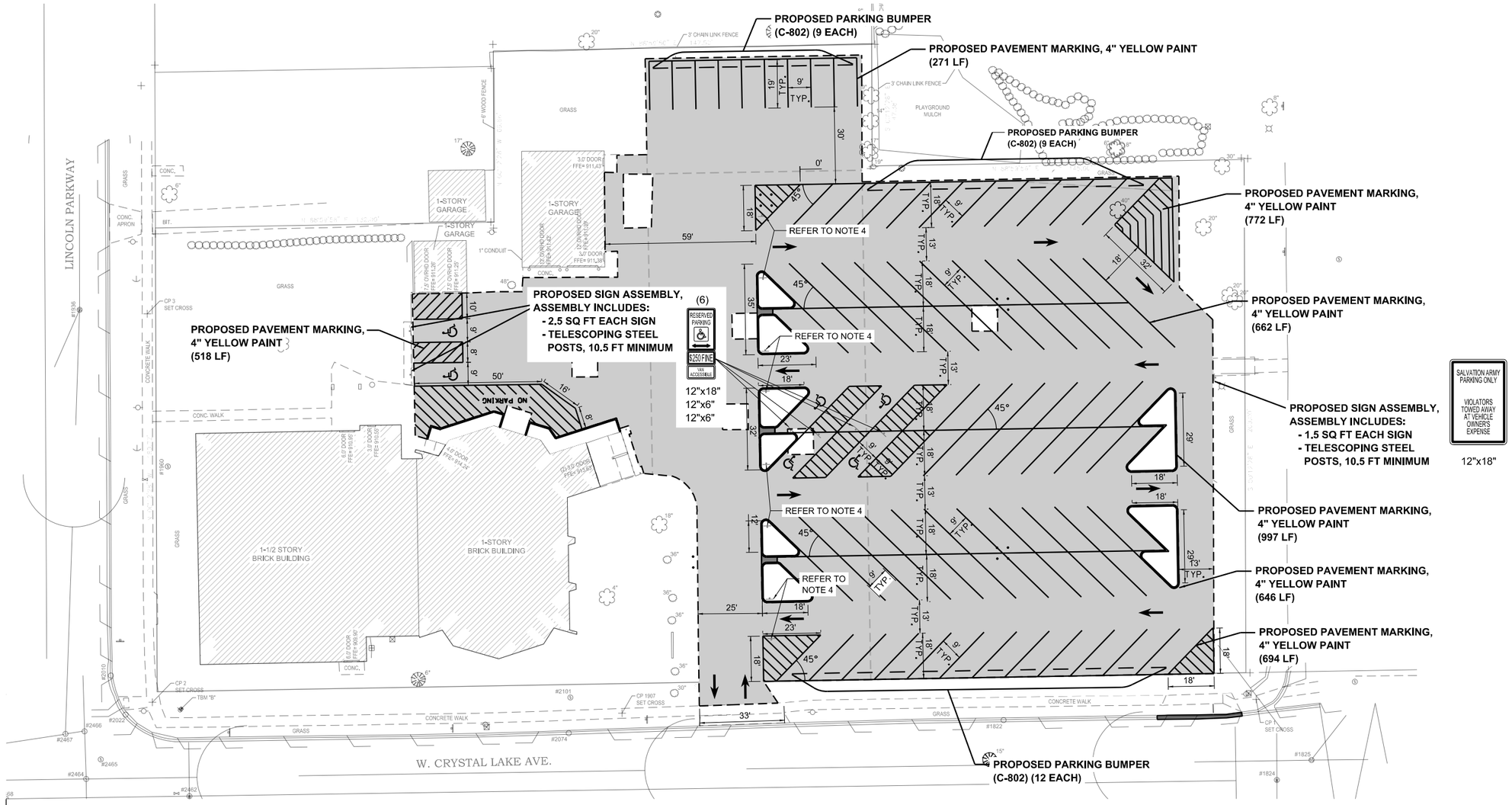
NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
2. THE $250 FINE (R7-I101) PLAQUE SHALL BE USED WITH THE R7-8 SIGN TO MARK PARKING SPACES FOR PERSONS WITH DISABILITIES AS REQUIRED BY THE ILLINOIS VEHICLE CODE.
3. HANDICAPPED SYMBOL WILL CONFORM TO THE SIZE AND DIMENSIONS SPECIFIED IN THE ILMUTC AND IDOT SSRBC MANUAL SECTION 780.14 TABLE 1.
4. PROPOSED SIGN ASSEMBLY INCLUDES:
   - 1.5 SQ FT EACH SIGN
   - TELESCOPING STEEL POSTS, 10.5 FT MINIMUM

(4) ONE WAY 12"x18" (4) ONE WAY 12"x18"

OPEN-TO-PUBLIC PARKING SPACES		
LOT	DESCRIPTION	QTY.
WEST SIDE	9'x19' ADA SPOTS	2
NORTH SIDE	9'x19' REG. SPOTS (STAFF PARKING)	9
CENTER	9'x19' ADA SPOTS	4
CENTER	9'x19' REG. SPOTS	69
	TOTAL	84

N

0 20 40 60
SCALE IN FEET



The HOH Group, Inc.
623 Cooper Court
Schaumburg, IL 60173
(312) 346-8131

PN: 5783
Design Firm Registration Number : 184.004909

BRENT A. PORFILIO
062-050883
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

DATE SIGNED: 04/07/2025
LIC. EXPIRES: 11/30/2025

DRAWN BY:	KAS
DESIGN BY:	---
CHECKED BY:	BAP
APPROVED BY:	BAP
HOH PROJECT NUMBER:	5783

THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

PAVEMENT MARKING & SIGNAGE PLAN

SHEET NO.
C-600

4/7/2025
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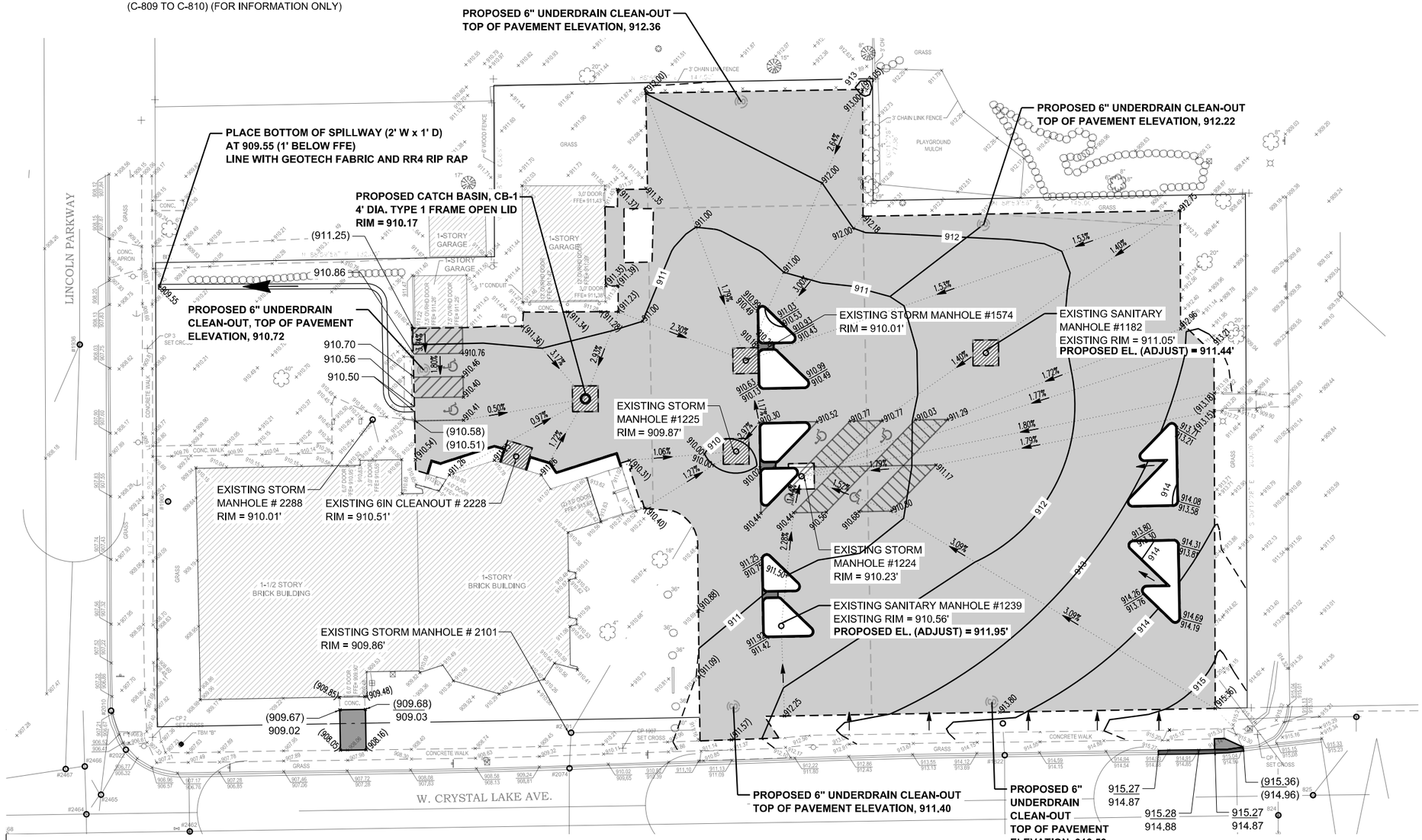
LEGEND

- EXISTING CONTOUR LINE
- **PROPOSED CONTOUR LINE**
- **PROPOSED DRAINAGE FLOW ARROWS**
- +(755.46) — EXISTING CONTOUR
- +755.46 915.27 914.87 — **PROPOSED CONTOUR**
- PROPOSED PAVEMENT (FOR INFORMATION ONLY)
- PROPOSED SIDEWALK (FOR INFORMATION ONLY)
- EXISTING BUILDING (FOR INFORMATION ONLY)
- PROPOSED RAISED CURB/CURB & GUTTER (C-809 TO C-810) (FOR INFORMATION ONLY)

NOTE:
1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.
2. CONTRACTOR SHALL PLACE UNDRAINS AT AN INVERT OF 13 INCHES BELOW FINISHED GRADE, AT A 0.1% MIN. SLOPE, DRAINING TO THE CLOSEST CATCH BASIN AS SHOWN.
3. BOTTOM OF STONE BASE MAY NOT BE GRADED SAME AS SURFACE IN PARKING LOTS.

N

0 20 40 60
SCALE IN FEET



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THE SALVATION ARMY
290 WEST
CRYSTAL LAKE AVE.
CRYSTAL LAKE,
ILLINOIS

DRAWING TITLE

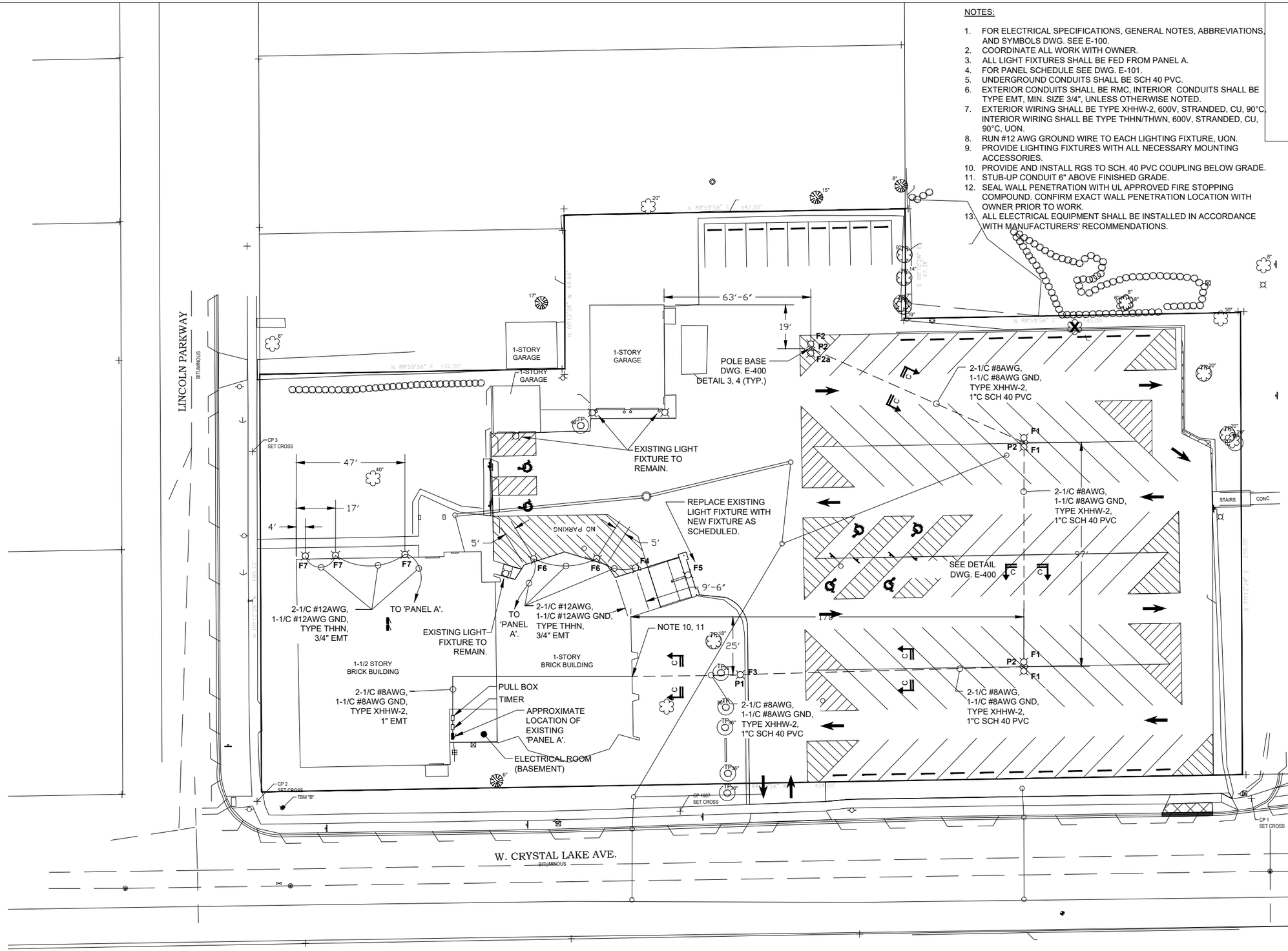
GRADING PLAN

SHEET NO.
C-700

4/7/2025
H:\Projects\5783 Salvation Army - Crystal Lake Parking Lot improvement\Drawings\Civil\CADD Sheets\C-700_Grading Plan.dgn

NOTES:

1. FOR ELECTRICAL SPECIFICATIONS, GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS DWG. SEE E-100.
2. COORDINATE ALL WORK WITH OWNER.
3. ALL LIGHT FIXTURES SHALL BE FED FROM PANEL A.
4. FOR PANEL SCHEDULE SEE DWG. E-101.
5. UNDERGROUND CONDUITS SHALL BE SCH 40 PVC.
6. EXTERIOR CONDUITS SHALL BE RMC, INTERIOR CONDUITS SHALL BE TYPE EMT, MIN. SIZE 3/4", UNLESS OTHERWISE NOTED.
7. EXTERIOR WIRING SHALL BE TYPE XHHW-2, 600V, STRANDED, CU, 90°C. INTERIOR WIRING SHALL BE TYPE THHN/THWN, 600V, STRANDED, CU, 90°C, UON.
8. RUN #12 AWG GROUND WIRE TO EACH LIGHTING FIXTURE, UON.
9. PROVIDE LIGHTING FIXTURES WITH ALL NECESSARY MOUNTING ACCESSORIES.
10. PROVIDE AND INSTALL RGS TO SCH. 40 PVC COUPLING BELOW GRADE.
11. STUB-UP CONDUIT 6" ABOVE FINISHED GRADE.
12. SEAL WALL PENETRATION WITH UL APPROVED FIRE STOPPING COMPOUND. CONFIRM EXACT WALL PENETRATION LOCATION WITH OWNER PRIOR TO WORK.
13. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.



1 LIGHTING PLAN
1" = 20'-0"

N

THE SALVATION ARMY

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
623 COOPER COURT
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(312) 346-8181

PETER B. LEONARD
NO. 062-036361
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
Peter B. Leonard

EXPIRES: 11/30/2025

REV.	ISSUE DESCRIPTION	DATE
-	ISSUE FOR BID / PERMIT	03/07/24

THE SALVATION ARMY

290 W. CRYSTAL LAKE AVE., CRYSTAL LAKE, IL. 60014

PROJECT NO. 5783

LIGHTING PLAN

DESIGN BY: BF
DRAWN BY: JC
CHECKED BY: PBL

SHEET NO.
E-200

LIGHTING FIXTURE SCHEDULE

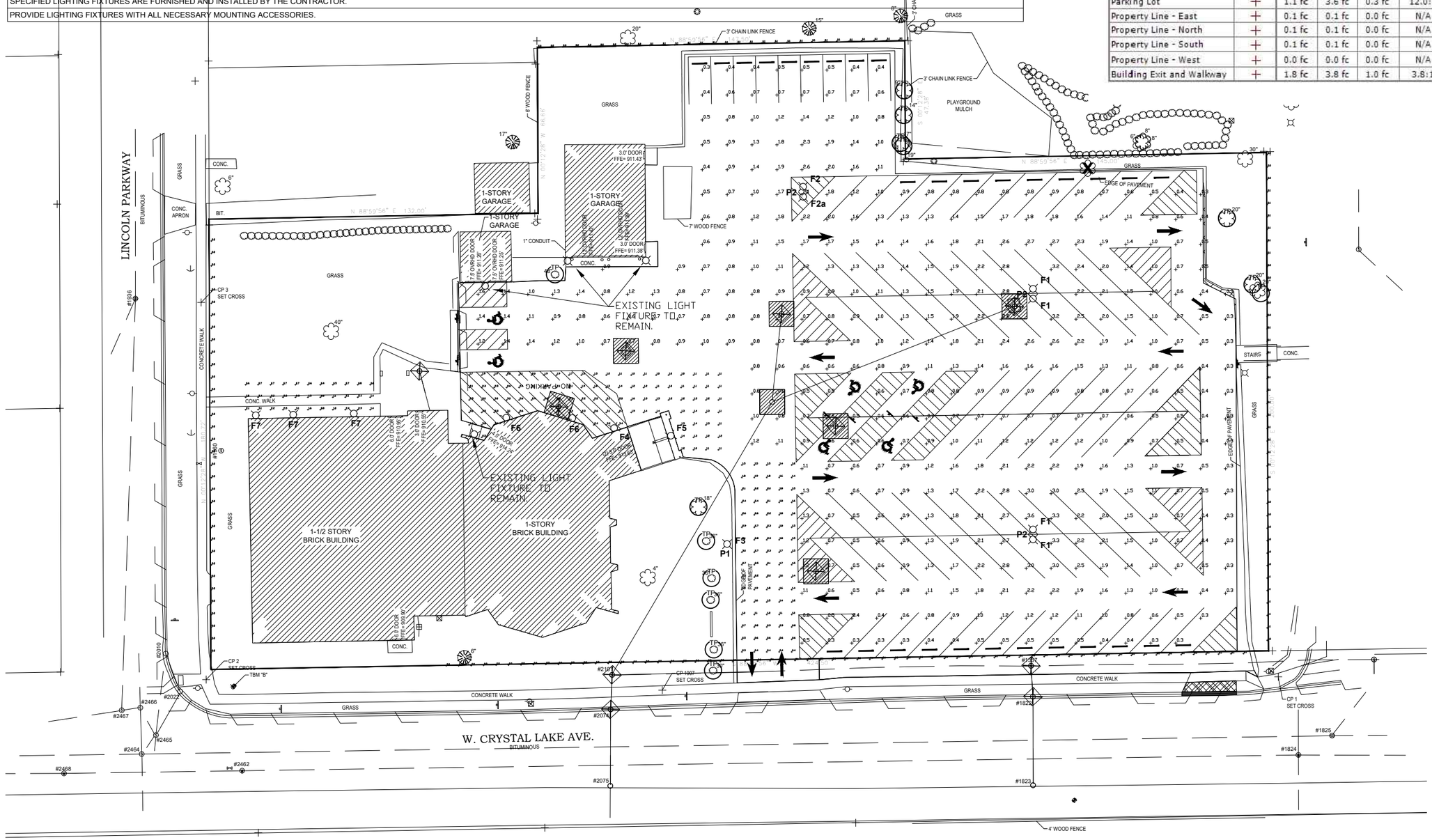
TAG	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP TYPE	COLOR TEMP. (K)	LUMENS	WATTS	VOLTS	REMARKS
F1	4	LITHONIA	DSX1 LED P3 40K 70CRI T2M MVOLT RPA DDBXD	LED PARKING LOT POLE FIXTURE - SIZE 1	LED	4000	13605	102	120-277V	
F2	1	LITHONIA	DSX1 LED P1 40K 70CRI BLC4 MVOLT RPA DDBXD	LED PARKING LOT POLE FIXTURE - SIZE 1 BACKLIGHT CONTROL	LED	4000	5705	51	120-277V	
F2a	1	LITHONIA	DSX1 LED P2 40K 70CRI TFTM MVOLT RPA DDBXD	LED PARKING LOT POLE FIXTURE - SIZE 1	LED	4000	9977	68	120-277V	
F3	1	LITHONIA	DSX1 LED P1 40K 70CRI T3LG MVOLT RPA DDBXD	LED PARKING LOT POLE FIXTURE - SIZE 1	LED	4000	6783	51	120-277V	
F4	1	LITHONIA	WDGE1 LED P0 40K 80CRI VF MVOLT SRM PE DDBXD	LED WALLPACK	LED	4000	759	7	120-277V	MOUNTED APPR. 10' A.F.G.
F5	1	LITHONIA	WDGE2 LED P4 40K 70CRI TFTM MVOLT SRM PE DDBXD	LED WALLPACK	LED	4000	4202	47	120-277V	MOUNTED APPR. 17' A.F.G.
F6	2	LITHONIA	WDGE2 LED P3 40K 80CRI T4M MVOLT SRM PE DDBXD	LED WALLPACK	LED	4000	3147	32	120-277V	MOUNTED APPR. 13' A.F.G.
F7	3	LITHONIA	WDGE1 LED P0 40K 80CRI VW MVOLT SRM PE DDBXD	LED WALLPACK	LED	4000	760	7	120-277V	MOUNTED APPR. 9' A.F.G.
P1	1	LITHONIA	RSS-20-5B-DM19AS-DDBXD	20' HIGH, ROUND STEEL POLE, SINGLE LIGHT	N/A	N/A	N/A	N/A	N/A	
P2	3	LITHONIA	RSS-20-5B-DM28AS-DDBXD	20' HIGH, ROUND STEEL POLE, TWO LIGHTS	N/A	N/A	N/A	N/A	N/A	
SPECIFIED LIGHTING FIXTURES ARE FURNISHED AND INSTALLED BY THE CONTRACTOR.										
PROVIDE LIGHTING FIXTURES WITH ALL NECESSARY MOUNTING ACCESSORIES.										

NOTES:

1. FOR ELECTRICAL SPECIFICATIONS AND GENERAL NOTES SEE DWG. E-100.
2. FOR PANEL SCHEDULE, SEE DWG. E-101.
3. ALL CONDUITS SHALL BE EMT, MIN. SIZE 3/4" UNLESS OTHERWISE NOTED.
4. ALL WIRING SHALL BE TYPE THHN/THWN, 600V, STRANDED, CU, 90°C, UNLESS OTHERWISE NOTED.
5. RUN EQUIPMENT GROUNDING CONDUCTOR TO EACH ELECTRICAL DEVICE.
6. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Walkway West	+	1.5 fc	3.1 fc	0.4 fc	7.8:1	3.8:1
Entrance - Vehicular	+	1.6 fc	3.1 fc	0.3 fc	10.3:1	5.3:1
Parking Lot	+	1.1 fc	3.6 fc	0.3 fc	12.0:1	3.7:1
Property Line - East	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Property Line - North	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Property Line - South	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Property Line - West	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Building Exit and Walkway	+	1.8 fc	3.8 fc	1.0 fc	3.8:1	1.8:1



1 LIGHTING PLAN
1" = 20'-0"

N

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-	ISSUE FOR BID / PERMIT	03/07/24

THE SALVATION ARMY

290 W. CRYSTAL LAKE AVE., CRYSTAL LAKE, IL. 60014

PROJECT NO. 5783

PHOTOMETRIC PLAN AND LIGHTING FIXTURE SCHEDULE

DESIGN BY: BF
DRAWN BY: JC
CHECKED BY: PBL

SHEET NO.
E-300