# #2026-18
# 290 Congress Parkway –
# Senior Multi-Family Housing Conceptual PUD
# Project Review for Planning and Zoning Commission

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| | |
|---|---|
| **Date:** | February 18, 2026 |
| **Request:** | Conceptual Planned Unit Development review for a 24-unit age-restricted apartment building. |
| **Location:** | 290 Congress Parkway |
| **Acreage:** | Approximately 2.1 acres |
| **Zoning:** | B-2 PUD General Commercial Planned Unit Development |
| **Surrounding Properties:** | North: B-2 PUD General Commercial PUD<br>South: B-2 PUD General Commercial PUD<br>East: B-2 PUD General Commercial PUD<br>West: B-2 PUD General Commercial PUD |
| **Staff Contact**: | Elizabeth Maxwell (815.356.3738) |

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**Background:**

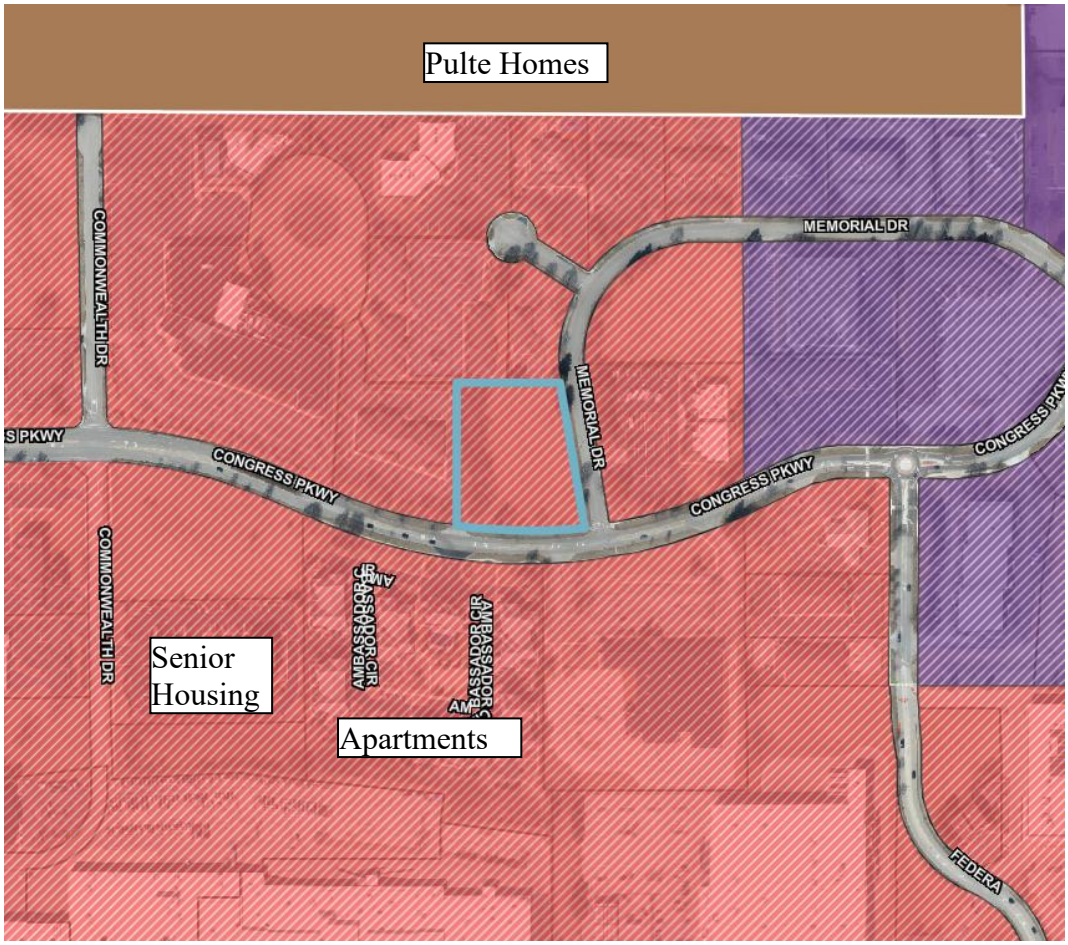
- The site is a vacant lot in the Crystal Lake Business Park.
- The petitioner is proposing an age restricted multi-family apartment development.

**Development Analysis:**

ZONING

- The site is currently zoned B-2 PUD General Commercial.
- The site would need to be rezoned to R-3B PUD Multi-Family Residential.
- The surrounding properties are all zoned B-2 General Commercial. The property to the south, across Congress Parkway is a residential apartment development. Farther to the west is a senior living apartment building.
- Pulte Homes was just approved for the property north of the business park.

*Current Zoning*



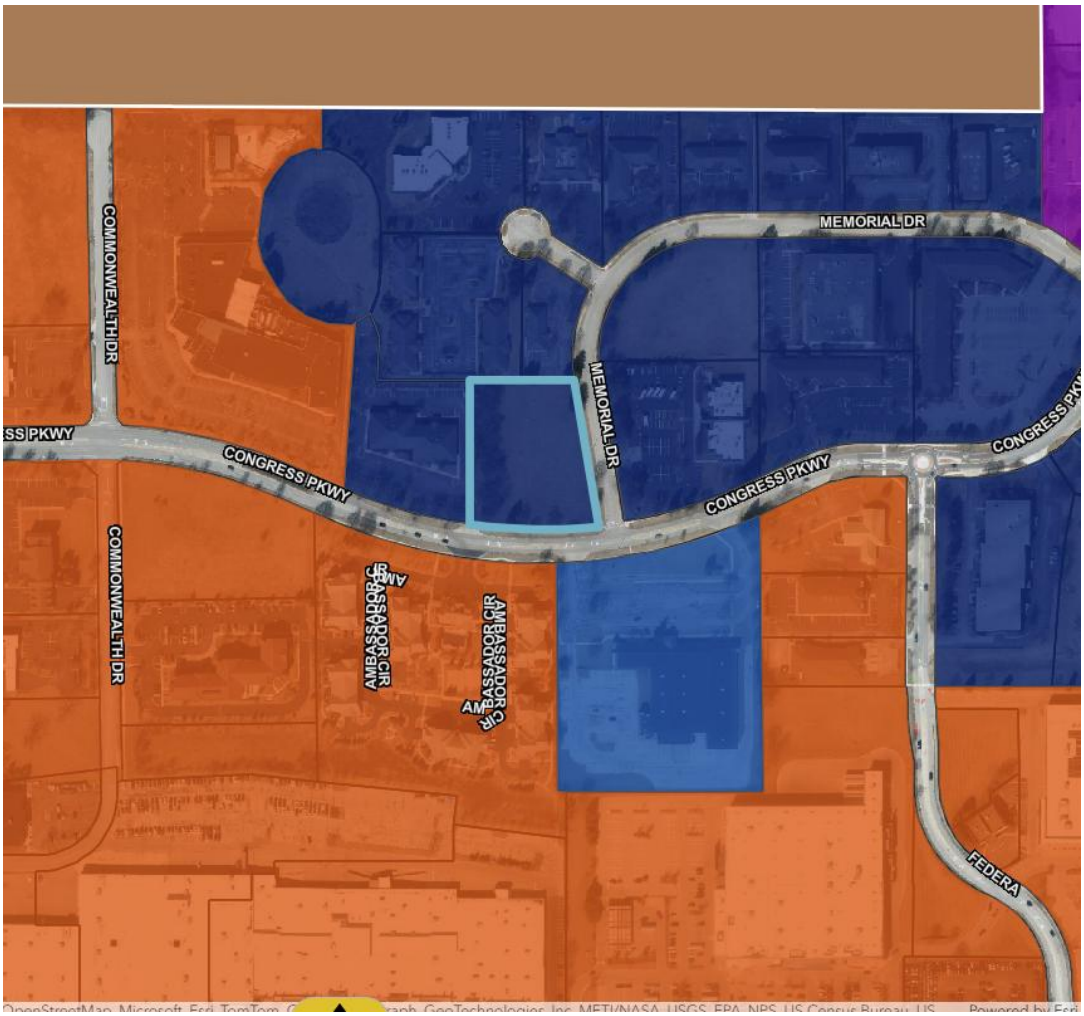

- In looking at the surrounding zoning districts, would the Planning and Zoning Commission support the rezoning of this parcel and why?

  ☐ *Yes* ☐ *No*

LAND USE

- The land use map currently illustrates the site as Office.
- The land use map would need to change to High Density Residential.
- The surrounding land uses are Office and Commerce.

*Current Land Use Map*




- In looking at the surrounding land use districts, would the Planning and Zoning Commission support the Comprehensive Land Use Plan Map Amendment and why?

☐ *Yes* ☐ *No*

SITE LAYOUT

- Access into the site would be provided via two locations, one off Congress and one off Memorial Drive.
- Parking is provided in the front and side, which will need to be screened from the roadways with landscape.
- There are also 25 enclosed garage spaces.

- The building is sited facing Congress Parkway. There is parking in front of the building with the majority of parking behind off Memorial Drive.
- R-3B zoning with the proposed number of units requires a lot area of 97,400 square feet. A lot area of 92,000 square feet exists. This would require a variation from the lot area requirement. Would the Commission support this variation and why?

  ☐ *Yes* ☐ *No*
- R-3B zoning with the proposed number of units requires a lot width of 290 feet. A lot width of 305 feet exists, no variation is necessary.
- The number of units would require 47 parking spaces. The petitioner is proposing 52 parking spaces, no variation is necessary.

BUILDING ELEVATIONS

- The building is three-stories. Each floor contains one and two bedroom units. The mix is 17 two-bedroom units and seven (7) one-bedroom units.
- The buildings will have a combination of horizontal Hardi-Board siding and a masonry base. The brick or stone completes the entire first floor and extends up to the second floor around almost the entire building.
- Each unit has access to a balcony. The balcony area is framed with wide columns and a peaked canopy. The balcony projects out from the main façade of the building.

**Planning and Zoning Commission Discussion:**

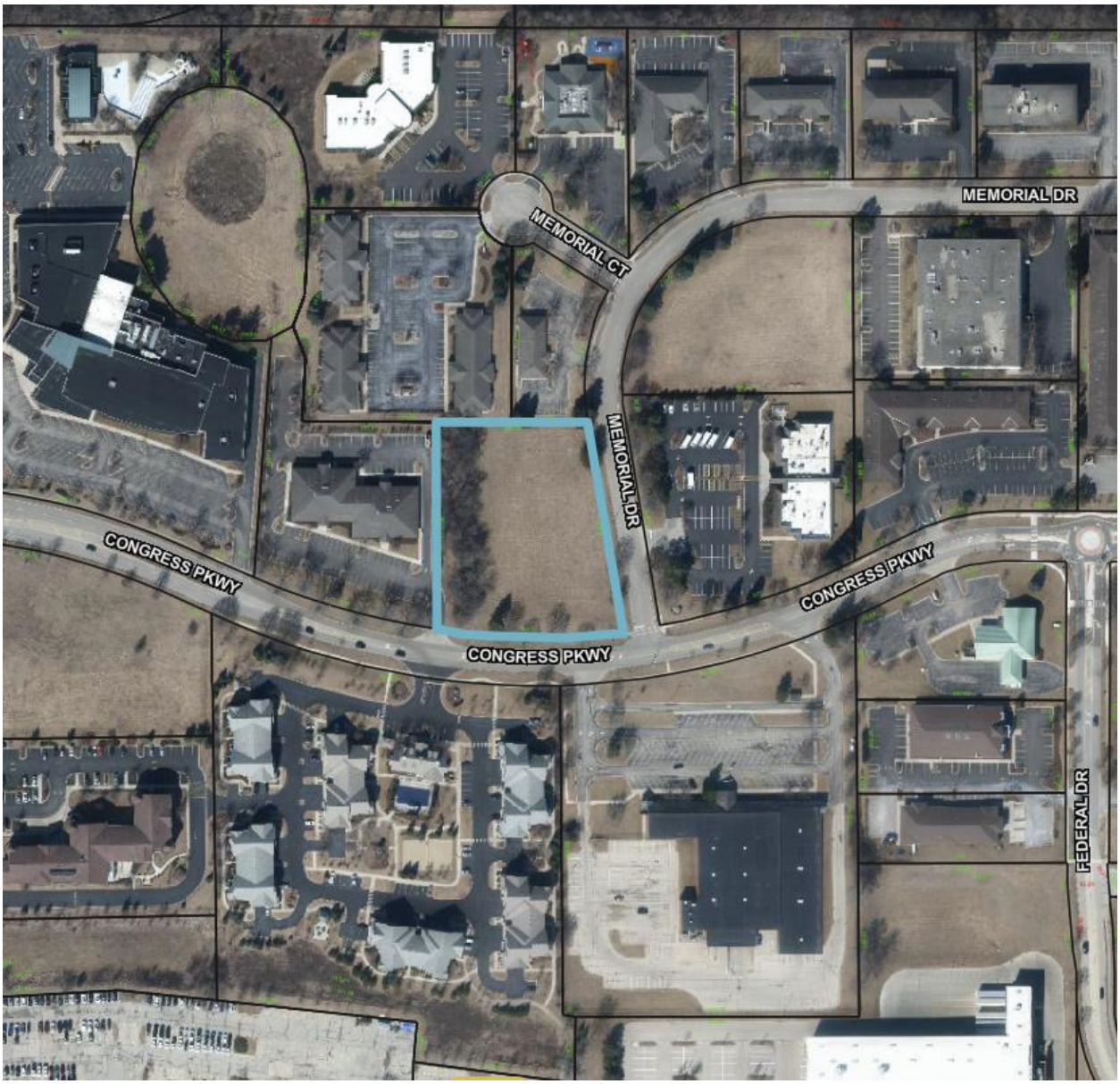
If the Commission recommends the petitioner move forward with an official submittal:

1. Land Use: The property is zoned B-2 General Commercial and the 2030 Comprehensive Plan Land Use is office. Does housing fit into the character of the area and support the required rezoning and Comprehensive Land Use Map Amendment?

2. Site Design: What aspects of the site layout are preferred and can be enhanced to create a well-designed and functional site? For example, rearranged garage and parking layout.

3. Elevations: What architecture elements and/or features could be enhanced? What changes should be made to the architecture?

PIQ Map
290 Congress Parkway



# *City of Crystal Lake*
# *Development Application*

*Office Use Only*
*File #* _____

**Project Title:** Sunshine Apartments, 290 E Congress Crystal Lake

***Action Requested***

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

***Petitioner Information***

**Name:** Sunshine Apartments LLC

**Address:** [redacted]Ln.

Deer Park IL 60010

**Phone:** [redacted]

**Fax:** N/A

**E-mail:** j[redacted]

***Owner Information (if different)***

**Name:** USW Holding Co LLC

**Address:** [redacted]

Wheeling IL 60090

**Phone:** [redacted]

**Fax:** N/A

**E-mail:** [redacted]

***Property Information***

**Project Description:** 24 units 3 story age restricted (55+) Market Rate Apartment Building

**Project Address/Location:** 290 E Congress Parkway, Crystal Lake IL 60014

**PIN Number(s):** 19-04-301-024

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** Sunshine Apartments LLC. [redacted] Deer Park IL 60010 [redacted]

**Architect:** Aspect Design Inc. [redacted] Volo IL 60073 [redacted]

**Attorney:** TBD

**Engineer:** Schmitt Engineering [redacted] Woodstock IL 60098 [redacted]

**Landscape Architect:** The Barn Group Inc. [redacted] Barrington IL 60010 [redacted]

**Planner:** Sunshine Apartments LLC. [redacted] Deer Park IL 60010 [redacted]

**Surveyor:** Vanderstappen Land Surveying Inc. [redacted] Woodstock IL 60098 [redacted]

**Other:**

**Signatures**

John Konsor for Sunshine Apartments LLC [redacted] 01/29/2026

**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.**

Stephen T. Maginty SRVP USW Holdings Comp[redacted]

**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: USW Holding Company, LLC

Addres [redacted]

Project Name & Description: 24 Units age restricted 55+ Market Rent

3 story apartment building with detached garages

Project Address/Location: 290 E Congress Parkway, Crystal Lake IL 60014

Signature

02/02/26

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.




# CONGRESS PARKWAY

1
A 02

## ARCHITECTURAL SITE PLAN

NORTH

SCALE: 1"=20'-0"

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

© COPYRIGHT MMXXVI

REVIEW ONLY-NOT FOR CONSTRUCTION

24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014

| | |
|---|---|
| REVIEW | 11/12/2026 |
| REVIEW | 01/23/2026 |
| REVIEW | 01/26/2026 |

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
STE. 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL. LICENSE # 184-001351

| | |
|---|---|
| PROJECT # | AD26101 |
| DRAWN BY: | DB / MB |

24 UNIT APARTMENTS
SITE PLAN

A 02

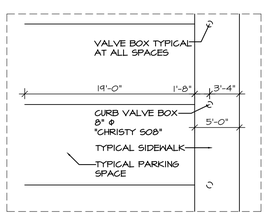
# 2 OF 19 TOTAL SHEETS

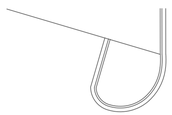
| | |
|---|---|
| GARAGE SPACES: | 25 (2 H.C.) |
| PARKING SPACES: | 27 (2 H.C.) |
| TOTAL SPACES: | 52 SPACES |

| IMPERVIOUS AREA | |
|---|---|
| CONCRETE SIDEWALK: | 4,682.59 |
| ASPHALT DRIVE: | 28,968.80 |
| GARAGE BUILDINGS: | 7,373.76 |
| TRASH ENCLOSURE: | 298.19 |
| BUILDING FOOTPRINT: | 10,608.08 |
| GROUND SIGN: | 22.50 |
| TOTAL: | 51,953.92 |

| LOT COVERAGE | |
|---|---|
| LOT AREA: | 92,904.00 S.F. |
| MAX. LOT COVERAGE: | |
| LOT COVERAGE: | 51,953.92 S.F. |
| LOT COVERAGE %: | 55.92% |

NOTE:
REFER TO CIVIL ENGINEER'S DRAWINGS FOR GRADING, DRAINAGE, UTILITY LOCATIONS, DRIVEWAY AND CURB DETAILS.







NOTE:
ACCESSIBLE PARKING SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 6 FEET HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE AND SET A MINIMUM OF 5 FEET AND A MAXIMUM OF 9 FEET FROM FINISHED GRADE TO THE BOTTOM OF THE R7-8 SIGN.

1
A 02

# ARCHITECTURAL SITE PLAN







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

SAFETY NOTE:
ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE WITHIN GOOD SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR SHALL INDICATE WHATEVER ACTION IN NECESSARY, OR RENDER SAFETY CONDITIONS FOR LIFE AND PROPERTY AS ARE RELATED TO HIS ACTIVITY. IF THE WORK OF OTHER PARTIES OUTSIDE OF THE ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, HE SHOULD STOP WORK IMMEDIATELY AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT, OR OWNER. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION WITH CONDITIONS AND ACCEPTANCE OF THESE REQUIREMENTS.

DISCLAIMER NOTE:
THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWING OR CONTRACT DOCUMENTS.

## SITE WORK
THE CONTRACTOR SHALL VERIFY SITE AND EXISTING CONSTRUCTION CONDITIONS ESPECIALLY UNDERGROUND AND OVERHEAD UTILITY SERVICES.

THE FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL WITH A MINIMUM BEARING CAPACITY OF 2500 P.S.F. VERIFY SOIL BEARING WITH SOILS ENGINEER.

IF THE EXISTING UNDISTURBED SOIL CONDITIONS ARE DETERMINED, BY THE GENERAL CONTRACTOR OR OWNERS AGENT, TO BE OF INADEQUATE BEARING CAPACITY AT THE DESIGN DEPTH AT THE TIME OF EXCAVATION, THEN AN ILLINOIS LICENSED GEOTECHNICAL ENGINEER SHALL REVIEW THE EXISTING CONDITIONS AND PREPARE A WRITTEN REPORT TO BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE THE DEPTH AND CAPACITY OF THE EXISTING SOIL BEARING CONDITIONS AND INCLUDE RECOMMENDATIONS FOR FOOTING DESIGN. THE REPORT SHALL BE SUBMITTED TO THE ARCHITECT AND BUILDING DEPARTMENT PRIOR TO THE START OF FOOTING FORM WORK.

ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW THE FINISHED FINAL GRADE.

VERIFY FOOTING STEPS WITH FINAL APPROVED FINISH GRADE.

PORCH AND STOOP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL.

## CONCRETE NOTES
SEE SHEETS A 11 - A 13

## METALS NOTES
(NOT APPLICABLE)

## CARPENTRY NOTES
ALL INTERIOR PARTITIONS ARE BASED ON 3 1/2" UNLESS OTHERWISE NOTED.

ALL UNSUPPORTED FRAME WALLS 12'-0" OR TALLER SHALL BE FRAMED WITH 2x6 STUDS AT 16" ON CENTER UNLESS NOTED OTHERWISE.

PROVIDE 2 X 6 STUDS IN LIEU OF 2 X 4 FOR FOR FRAME WALLS DRILLED FOR PLUMBING PIPES .

ALL CANTILEVERS TO BE A MINIMUM 2:1 RATIO PER THE CURRENT CODE.

PROVIDE CROSS BRIDGING FOR ALL FLOOR JOISTS SPANNING 15'-0" OR GREATER. MINIMUM 8'-0" ON CENTER OR PER ENGINEERED JOIST MANUFACTURER'S SPECIFICATIONS.

ALL LOAD BEARING HEADERS SHALL BE (2) 2x12 WITH 1/2" PLYWOOD SPACER UNLESS OTHER WISE NOTED. INSTALL DOUBLE CRIPPLES EACH SIDE FOR ALL SPANS OVER 6'-0" OR AS OTHERWISE NOTED ON THE PLANS.

SEE FIREBLOCKING NOTES FOR ALL FIREBLOCKING MATERIALS AND LOCATIONS.

INSTALL SOLID WOOD SQUASH BLOCKING AT ALL JOIST BAYS BELOW CONCENTRATED BEAM AND POST LOADS.

PROVIDE SOLID WOOD BLOCKING IN WALLS FOR ANCHORAGE FOR ALL SHELVING, CABINETRY AND TOILET ACCESSORIES. VERIFY LOCATIONS WITH OWNER.

ALL FLOOR JOISTS FRAMED TO FLUSH HEADERS SHALL BE CONNECTED WITH APPROPRIATE METAL JOIST HANGERS.

ALL ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE SHALL BE PROTECTED WITH MINIMUM 5/8" DRYWALL.

ALL EXTERIOR DECK FRAMING, DECKING MATERIAL, RAILS, TREADS ETC. SHALL BE APPROVED PRESSURE PRESERVATIVE TREATED.

ALL METAL CONNECTORS, HANGERS, BRACKETS, NAILS, SCREWS, ETC., IN CONTACT WITH TREATED LUMBER SHALL BE APPROVED TO BE COMPATIBLE WITH THE TREATED LUMBER AND/OR SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. AND COMPLY WITH THE CODE.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ROOF JUNCTIONS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

## ACCESSIBIL
SEE FLOOR PLAN SHEETS FOR NOTES AND DET

ALL COMMON AREAS AND UNITS SHALL COMPL
CODE (IAC), THE AMERICANS WITH DISABILITIES
ACCESSIBILTY STANDARDS OF THE 2018 INTEP
A117, 2017, STANDARDS FOR ACCESSIBLE AND

ALL PUBLIC/COMMON AREAS, ENTRANCES, STAI
ACCESSIBLE.
THE ILLINOIS ACCESSIBLE CODE REQUIRES THA
ADAPTABLE, PER THE IAC (20% MINIMUM).

THE INTERNATIONAL BUILDING CODE, HUD, AND I
ADAPTABLE, THUS DESCRIBED:
ADAPTABLE DWELLING UNITS SHALL BE BE DES
UPON APPLICATION OF THE OCCUPANT, BE CON
OF STRUCTURAL CHANGES, TO MEET THE NEEDS

## ENERGY
THE NEW CONSTRUCTION HAS BEEN DESIGNED TO
REQUIREMENTS OF THE 2021 INTERNATIONAL ENE
ENERGY CONSERVATION CODE FOR COMMERCIAL

| | |
|---|---|
| WALLS: | R-21 BATT INS |
| ATTIC: | R-44 BATT INS |
| FLOORS | R-30 BATT INS |
| CONCRETE SLAB ON GRADE: | R-10 RIGID FO |
| | FOUNDATION W |
| WINDOWS: | U-0.32 (MINIMU |
| DOORS: | U-0.32 (MINIMU |
| OVERHEAD GARAGE DOORS: | U-0.35 (MINIMU |

MAXIMUM ALLOWABLE AIR LEAKAGE PER SECTIO
WINDOWS 0.3 C
SWING DOORS

ALL AIR BARRIERS AND INSULATION SHALL BE IN

THE 2021 INTERNATIONAL ENERGY CONSERVATIO
PROJECT USING CLIMATE ZONE 5-A.

A PERMANENT CERTIFICATE SHALL BE POSTED O
THE BUILDER OR REGISTERED DESIGN PROFESSIO
CERTIFICATE SHALL LIST ALL PREDOMINANT R V
SOLAR HEAT GAIN COEFFICIENTS. THIS CERTIFIC
EFFICIENCY RATINGS OF THE HEATING, COOLING

THE MAINTENANCE INSTRUCTIONS AND EQUIPMENT
MECHANICAL EQUIPMENT OUTLINING REQUIRED RI

INSULATE ALL HOT WATER PIPING IN ACCORDANC

## BUILDING AREA F

| |
|---|
| CONSTRUCTION TYPE |
| MAXIMUM ALLOWABLE AREA |
| ALLOWABLE INCREASE - AUTOMATIC SPRINKLE |
| MAXIMUM ALLOWABLE HEIGHT |
| PROPOSED TOTAL AREA |
| PROPOSED HEIGHT |

## ROOF TRUSS ST
IT IS THE RESPONSIBILITY OF THE "TRUSS DESIG
TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHAL
COMPLETE ROOF PLAN INDICATING ALL TRUSS
LOADS AND BEARING REQUIREMENTS. THE ROO
ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND A
APPLICABLE AUTHORITIES. THE ARCHITECT SHA
THE ROOF TRUSS SYSTEM REQUIREMENTS. THE R
THE DESIGN INTENT OF THE CONSTRUCTION DOC
MODIFICATIONS TO THESE CONSTRUCTION DOCU
TRUSS SYSTEM, THE ARCHITECT SHOULD BE INV

| | |
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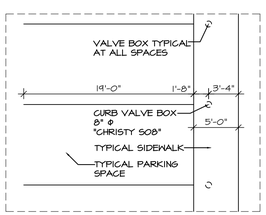
## IMPERVIOUS AREA

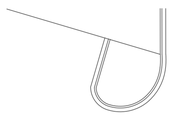
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| TRASH ENCLOSURE: | 298.19 |
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| GROUND SIGN: | 22.50 |
| TOTAL: | 51,953.92 |

## LOT COVERAGE

| | |
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| MAX. LOT COVERAGE: | |
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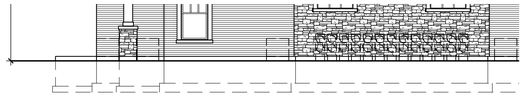




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# ARCHITECTURAL SITE PLAN



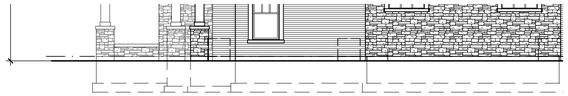
3
A 03

LEFT ELEVATION (W




1
A 03

FRONT ELEVATION (



3
A 04

RIGHT ELEVATION (




1
A 04

REAR ELEVATION (N



1
A 05

PARTIAL FRONT ELEVATION (SOUTH




1
A 06

PARTIAL FRONT ELEVATION (SOUTH



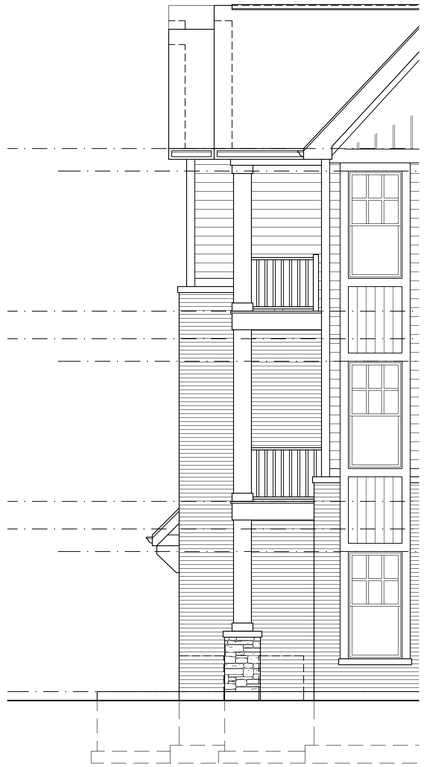
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PARTIAL REAR ELEVATION (NORTH)



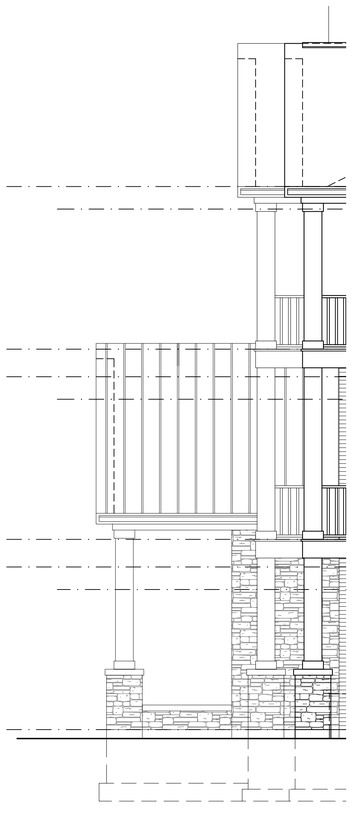

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A 08

PARTIAL REAR ELEVATION (NORTH)

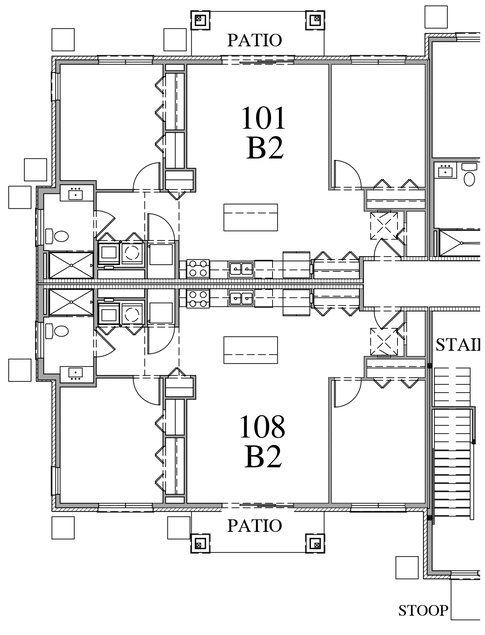


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LEFT EL

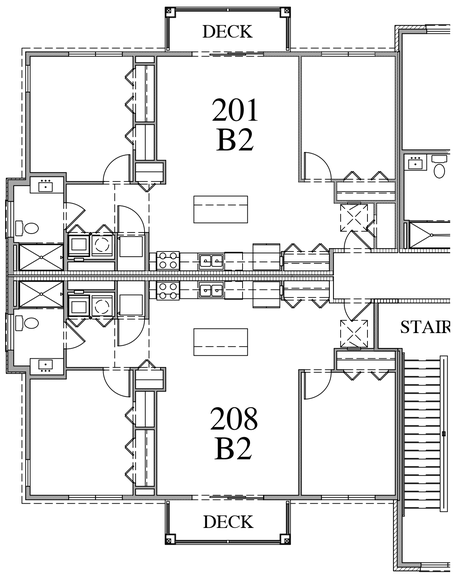


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A 10
RIGHT E



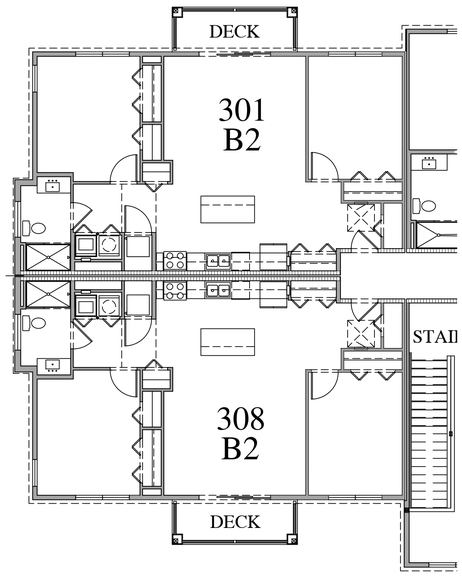

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FIRST FLOOR PLAN (




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A 12

SECOND FLOOR PLA



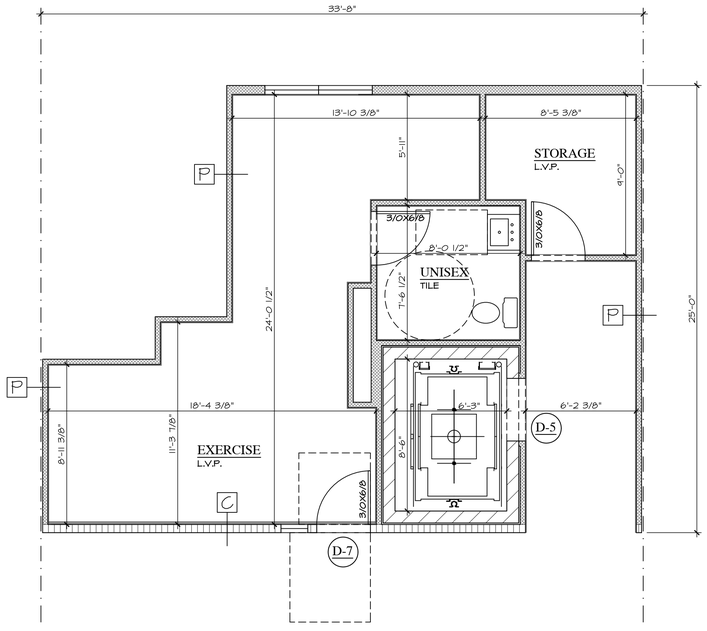

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A 13

THIRD FLOOR PLAN

6
A 14

# COMMON SPACE (THIRD FLOOR)

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




5
A 14

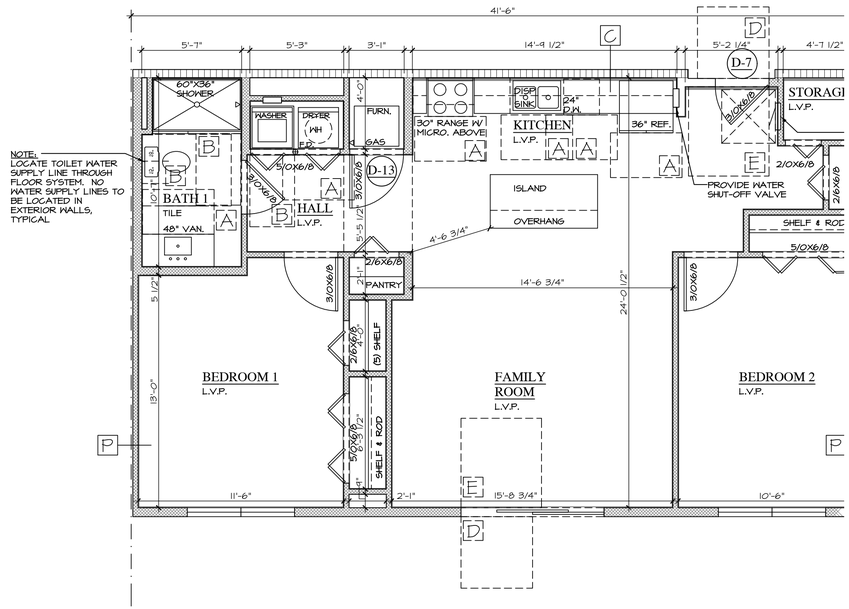
# COMMON SPACE (SECOND FLOOR)

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

4
A 15

# UNIT B2 (1,035.63 BULK S.F.)
# (I.B.C. TYPE B)

SCAL



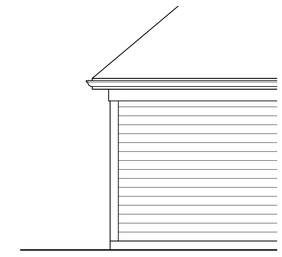

3
A 15

# UNIT B1 (1,035.00 BULK S.F.)
# (I.B.C. TYPE B)

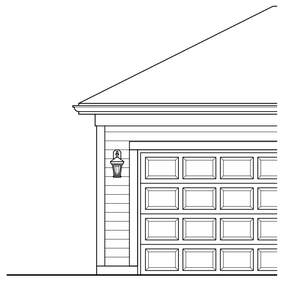
SCAL

NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

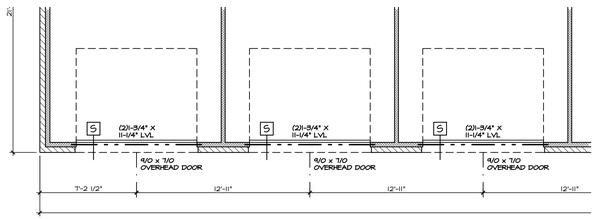
PROVIDE ADA COMPLIANT DOOR LATCH HANDLES AT ALL MAIN ENTRANCE, BEDROOMS, AND BATHROOM DOORS. PROVIDE IN ALL UNITS.



3
A 17
RIGH
5-CAR G



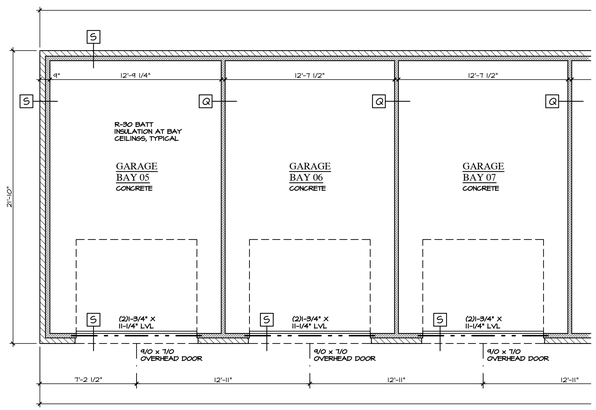
1
A 17
FRO
5-CAR G




1
A 18

# FLOOR PLAN

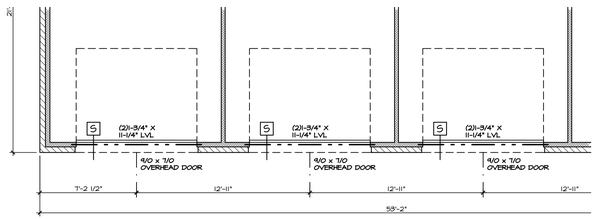
6-CAR GARAGE




1
A 18

# FLOOR PLAN

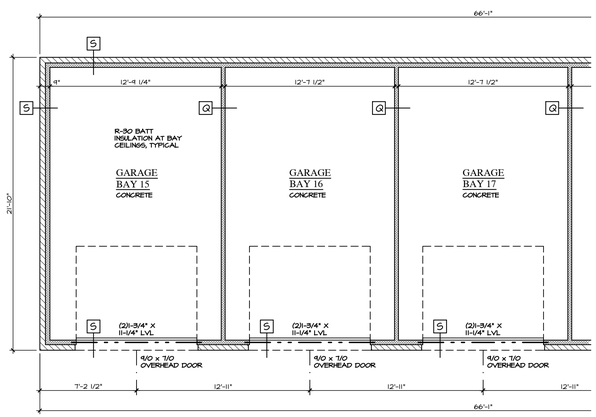
10-CAR GARAGE




1
A 19

# FLOOR PLAN

6-CAR GARAGE




1
A 19

# FLOOR PLAN

5-CAR GARAGE

# MEMORANDUM

November 17, 2025

TO: Abigail Wilgreen, PE – City Engineer, City of Crystal Lake

CC: Darren Olson – CBBEL

FROM: Andie Maertens-Pizzo, PE, CFM
Rensi Pipalia, EI

SUBJECT: Existing Infiltration Basin Capacity and Lot Impervious Area Coverage Analysis for 290 E. Congress Parkway
City of Crystal Lake, McHenry County, IL
(CBBEL Project Number 080364.0001A)

The purpose of this memorandum is to summarize the existing infiltration basin capacity and lot impervious area coverage analysis for the site located at 290 E. Congress Parkway, west of Memorial Drive and north of E. Congress Parkway in the City of Crystal Lake (City), McHenry County, Illinois. The following documents were reviewed:

- Stormwater Memo for 290 E. Congress Parkway Crystal Lake, IL 60014, prepared by Schmitt Engineering, dated November 5, 2025.
- Plat of Easement for Lot 1 (260 E Congress Pkwy), prepared by Vanderstappen Surveying, Inc., recorded on May 18, 2004 (Document #2004R0043894).
- Plat of Survey for Lot 1 (260 E Congress Pkwy), prepared by Vanderstappen Surveying, Inc., dated January 16, 2004.
- Utility Plan for 260 E Congress Pkwy, prepared by Russel L. King & Associates, Inc., dated February 18, 2003, last revised on July 22, 2003.
- Final Plat of Subdivision Crystal Lake Business Center Resubdivision, prepared by Compass Land Surveying and Mapping, dated December 6, 1990, last revised on July 17, 1991.
- Grading and Details Detention Pond No. 1, prepared by Rezek, Henry, Meisenheimer, and Gende, Inc., dated January 1988, last revised on October 11, 1988.
- Engineering Improvement Plans for Crystal Lake Business Center Commercial District, prepared by Smith Engineering Consultants, P.C., dated January 3, 1991, last revised on April 24, 1992.
- State of Illinois, County of McHenry, City of Crystal Lake, Site Infrastructure Improvement Plans for Memorial Court Extension, Crystal Lake Business Center – Unit 1, prepared by SDI Consultants, Ltd., dated February 11, 1993, last revised on May 25, 1993.
- Stormwater Calculations for Detention Pond No. 1, prepared by Rezek, Henry, Meisenheimer and Gende, Inc., dated February 7, 1989.
- Drainage Calculations, prepared by Smith Engineering Consultants, P.C., dated November 28, 1990.
- Storm Water Calculations, prepared by Smith Engineering Consultants, P.C., dated June 24, 1991.

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the submitted documents and offers the following comments:

1. The original infiltration basin—designed in 1989 by Rezek, Henry, Meisenheimer, and Gende, Inc.—was intended to provide 308,057 cubic feet of required storage for the entire Crystal Lake Business Center, of which the 290 E. Congress Parkway lot is a part. A

recent topographic survey by Vanderstappen Land Surveying, Inc., dated October 17, 2025, indicates that the basin currently provides 351,843 cubic feet—exceeding the original design volume.

2. The original design calculations and plat language indicate that the business park was designed assuming a maximum impervious coverage threshold of 60%. When each lot maintains impervious coverage below this threshold, no additional on-site detention is required. Therefore, for the site located at 290 E. Congress Parkway, if the impervious area remains at or below 60% of the total lot area, the site would be exempt from providing new detention. However, if impervious coverage exceeds 60%, or if drainage patterns are modified (e.g., bypassing the approved system), additional detention storage may be required in accordance with §595-26.E of the City of Crystal Lake Stormwater Ordinance.



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