Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests: Final Planned Unit Development Amendment and Final Plat of Subdivision for a 19-unit three-story townhome development

Ram Prashantha, petitioner
South Barrington

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Final Planned Unit Development Amendment and Final Plat of Subdivision for a 19-unit three-story townhome development at 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane

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

Background:

- Request: Final Planned Unit Development Amendment and Final Plat of Subdivision to allow the construction of 19 three-story townhome units.
- Land Use: The land use map shows the area as Mixed Use. This land use designation is appropriate for a mixture of retail, service and residential uses.
- Zoning: The site is zoned B-4 PUD and was approved for a residential multi-family development.
- The original PUD was approved in 1992 and first phase of 14 units was constructed shortly thereafter. This established the PUD and allowed the second phase of 20 units, matching the design of the first phase.
- The developer has requested the PUD Amendment due to the change in the number of units being reduced to 19, the change in the final plat lot configuration and the change in the building elevations. The buildings will feature identical materials and colors with minor styling change and a two-car garages.

- The original approval ordinance had conditions that required the HOA covenants to contain specific restrictions including:
  - A provision shall be added which requires that owners may store no more than two cars on the property.
  - The five off-site guest parking spaces are to be reserved for guest parking only and shall be maintained via lease by the HOA.
  - A lease to be drafted upon the completion of the 20th unit for off-site parking with one of the adjacent office buildings.

- This language was required to help ease any burden the one-car garage and one driveway space design would cause future residents. Downtown areas are limited in on-site parking due to the available on-street and public parking lots.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- Two members of the public got up to speak. The first being the president of the HOA who submitted a letter supporting the development. The second was the mother of a resident who is blind. She noted safety concerns during the construction. She also noted that homeowners use their garage for storage and are parking on this property and would lose their parking spaces.
- The petitioner noted that they are supportive of the City's condition to a Development Agreement that will more closely monitor development activities to ensure the residents are safe and the site remains open.
- The PZC thought the project looked nice and wanted the architecture to match the existing project as closely as possible. The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (6-1)** of the petitioner's request for a Final Planned Unit Development Amendment and Final Plat of Subdivision with the following recommended conditions of approval.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Projades, dated 12/18/25, received 12/20/25)
   B. Site Plan (Unnamed, undated, received 12/20/25)
   C. Final Plat of Subdivision (Vanderstappen, dated 12/18/25, received 1/19/26)
   D. Engineering (Advantage Consulting, dated 09/17/25, received 01/19/26)
   E. Landscape Plan (Daye, dated 01/18/26, received 01/19/26)
   F. Architectural Plans (Gnat, dated 01/18/26, received 01/19/26)

2. This phase 2 Jade Station development will be subject to a Development Agreement approved by the City Council.

3. Architecture:
   A. Maintain the proposed design features of the elevations including the chimneys, stacked stone base and façade, Hardie siding, triangular windows, white band board, balconies, and decorative bracketing.

4. Site Plan:
   A. No free-standing identification sign is permitted.

5. Plat of Subdivision:
   A. A second ownership signature block may be required to on the plat as there is 5.47 feet of lot 35 north of lot 20, 2 feet of lot 35 along lots 16-20 and 4 feet of lot 35 along lots 1-20 of Pingry Place being shown as becoming part new lots of Jade Station Subdivision.
   B. The legal description on the Plat must include Lot 35 of Pingry Place.
   C. Obtain all signatures, except for Recorder's Certificate, then present to the City for signature, then record the final plat and provide a recorded copy of the final plat to the City prior to building permit issuance.

6. Landscape Plan:
   A. The turf between buildings 12 and 13 shall be maintained in good condition.
   B. The native landscape plantings in front and in the back of the units shall be maintained as illustrated.

7. Changes to exterior elevations, materials, landscape and site details that do not match the final approved plans shall be prohibited without a Final Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments.

Development Agreement:

Due to the site configuration and the fact that phase 2 is being constructed years beyond the original first phase, a development agreement is proposed. The development agreement requires cooperation between the developer and the City for items related items such as construction timelines, phasing, and construction parking.

The development agreement is part of the zoning approval ordinance as Exhibit A and has been reviewed by special legal counsel.

Votes Required to Pass: A simple majority vote

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (the "***Agreement***") is dated as of the __ day of _____, 2026, and is by and between the **CITY OF CRYSTAL LAKE**, an Illinois home rule municipality (the "***City***") and **PROJADES L.L.C.,** a Wyoming limited liability company ("***Owner***"). The City and the Owner are hereinafter collectively referred to as the "***Parties***" and individually as a "***Party***" as the context may require.

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS, AND AGREEMENTS SET FORTH HEREIN, THE PARTIES HEREBY AGREE AS FOLLOWS:

SECTION 1. RECITALS.

a. Owner is the owner of certain real property consisting of approximately 0.48 acres, located generally on the westerly side of Grant Street between Brink and Woodstock Streets in the City of Crystal Lake and legally described in Exhibit A (the "***Property***") to this Agreement.

b. The Owner desires and proposes to develop the Property with 19 attached single-family residences as the proposed Jade Station Planned Unit Development (the "***Development***"), all in accordance with the approved plans (the "***Development Plan***") attached in Exhibit B.

c. By application dated December 18, 2025 Owner has requested approval of a Final Planned Unit Development Amendment and a Final Plat of Subdivision ("***Application***") to allow for the Development on the Property in accordance with the Development Plan.

d. Pursuant to notice duly published as provided by statute and the Unified Development Ordinance of the City (the "***UDO***"), a public hearing was held by the Planning and Zoning Commission ("***PZC***") Commission/Zoning Board of Appeals (the "***PZC***") on February 18, 2026, and at the conclusion of the public hearing, the PZC recommended approval of the Development for the Property.

e. On _____, 2026, the Mayor and City Council of the City (the "***City Council***") adopted an ordinance approving the Application and the Development (the "***Approval Ordinance***"), subject to various terms and conditions, including the provisions of this Agreement.

SECTION 2. CITY APPROVALS.

A. Prior Requirements. All notices, publications, procedures, public hearings, and other matters attendant to the implementation of this Agreement have been or will be given, made, held and performed by the City as required by applicable Illinois and federal statute or other requirements and all applicable ordinances, regulations, and procedures of the City, including but not limited to, the UDO.

B. Further Approvals. No further zoning or platting approvals of the City Council shall be required as a prerequisite to the receipt by the Owner of the building permits and land development permits necessary to the development of any portion of the Property in substantial compliance with the Development Plan and the terms of this Agreement. Except as provided herein, no permits for buildings located within the Property shall be issued prior to the recording

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of the final subdivision plat (the "***Final Plat***") as approved by the Approval Ordinance and approval of the "Final Development Plans" (as hereinafter defined). Owner may request approval of minor or immaterial changes in the location, siting, and height of buildings and structures, and the location of streets and ways of public access and engineering changes, but only if required by engineering or other circumstances not foreseen at the time of signing of this Agreement (a "***Technical Adjustment Request***"); the Director of Community Development or the City Engineer may authorize a Technical Adjustment Request but only in writing, which authorization shall be in the sole discretion of the City. In the event that the City does not grant a Technical Adjustment Request, Owner may seek an amendment to the Approval Ordinance relating to the subject of such Technical Adjustment Request.

C. Code Amendments. . No changes to the UDO shall apply to the Property if such changes affect the ability of Owner to plan and develop the Property in accordance with the Development Plan, provided that Owner complies with the "***Implementation Schedule***" attached hereto as Exhibit C and the phasing requirements set forth in Section 12 of this Agreement.

SECTION 3. FINAL DEVELOPMENT PLAN; FINAL PLAT.

A. Final Development Plans. The Approval Ordinance approved the Development Plan for the Property subject to staff and advisory board recommendation and various conditions set forth in the Approval Ordinance (the "***Required Adjustments***"). Owner shall cause to be made such revisions to the Development Plan as necessary to address the Required Adjustments, which revisions shall be submitted to the City for review and approval. Upon the City's determination that all Required Adjustments have been satisfactorily incorporated into the Development Plan, the City Manager (or the Manager's designee) shall issue a letter so informing the Owner, and the revised Development Plan shall be deemed the "***Final Development Plans***."

B. Final Plat. Following approval of the Final Development Plans, the City shall cause all required City signatures and certifications to be affixed to the Final Plat; provided, however, that no such signatures and certifications shall be affixed by the City until the Owner shall have (1) obtained all other approvals, sworn statements, signatures, and certifications required for the Final Development Plans and Final Plat; (2) presented the City with adequate evidence of merchantable fee simple title to the Property; (3) paid the City its legal, engineering, consulting, and administrative fees, costs, and expenses; and (4) met the requirements of Section 4 and Section 14 of this Agreement.

C. Recordation. After final approval, execution, and certification of the Final Plat by the City, delivery of the security in accordance with Section 14 of this Agreement, and City approval of a Declaration of Covenants, the City shall promptly cause the Final Plat and Final Plat of Subdivision to be properly recorded with the Recording Division of the Office of the McHenry County Clerk (the "***County Recorder***").

SECTION 4. DECLARATION OF COVENANTS.

Simultaneously with the recordation of the Final Plat, the Owner shall record against the Property, in a form and substance reasonably acceptable to the City Attorney, a Declaration of Covenants providing for the following:

i. Homeowner's Association: The Owners shall establish a homeowners' association for the Property (the "***HOA***") having adequate means for raising moneys in order to perform the obligations set forth in the Declaration of Covenants

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and to provide for the operation and preservation of the common areas, common easements, and other improvements that serve the residents of the Property including, but not limited to, privately owned streets/alleys (including street lights), walks, paths, detention areas, storm sewers and landscaping on common areas. No alteration of improvements located in the common areas on the Property may be made without the prior consent from the City, which approval shall not be unreasonably withheld. The Declaration of Covenants shall include provisions for the turnover of control and responsibilities relating to the Property from the Owner to the HOA, which turnover shall include a satisfactory reserve fund for carrying out said responsibilities. The Owner shall be responsible for all maintenance of the privately owned streets including the street lighting system on the Property until turnover to the HOA in accordance with the Declaration of Covenants. Notwithstanding the provisions of this Subsection 4.i, as an alternative to establishing the HOA only for the Property, Owner may satisfy the requirements of this Subsection by having the Development and Property incorporated into the Pingry Place Homeowners Association (the "***PP HOA***"); in the event that Owner opts for this alternative, Owner shall deliver to the City adequate evidence of the Property's full inclusion in the PP HOA.

ii. The protection and maintenance (including prohibitions on the removal, relocation, assignment, or transfer of such improvements unless otherwise approved by the City), by the HOA, in perpetuity, of the private improvements, including without limitation:

(a) common area facilities;
(b) private streets and alleys;
(c) private street lighting;
(d) the stormwater system including sewers, ditches, detention areas, and stormwater pollution prevention systems and facilities;
(e) sidewalks and paths;
(f) entryway and directional signage; and
(g) landscaping,

on the Property as depicted on the Final Development Plans.

iii. Access for the owners and residents of the Property to the common areas, bike paths, sidewalks, and pedestrian circulation areas, including the granting of easements over such areas for the benefit of said residents.

and

iv. (a) the right (but not the obligation) of the City to take action to cure any failure of the HOA to properly maintain and repair the improvements or to otherwise fail to abide by the provisions of the declaration or declarations following reasonable notice and cure periods, (b) the right of the City to be reimbursed for all costs and expenses incurred by the City related thereto, and (c) the right of the City to perfect a lien to recover such costs and expenses against any or all of the parcels of property within the Property, subject to reasonable notice and cure periods, and provided that any City lien shall be subordinate to the rights of first mortgages or first trust deeds

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SECTION 5. SANITARY SEWER AND WATER SYSTEMS AND FACILITIES. The City agrees to permit provision of public sanitary sewer and public water services to the Property in accordance with all standard and customary terms and condition, subject to: (a) available capacity, which shall be allocated on a first-come, first-served basis; and (b) payment of all applicable connections, inspection and other fees and costs. All residential units within the Development are required to be served by City water and sanitary sewer.

SECTION 6. REGULATIONS APPLICABLE TO RESIDENTIAL UNITS. Development of the Property shall be undertaken in accordance with the provisions of the Approval Ordinance, the Final Development Plans, and the UDO as the same exists as of the effective date of this Agreement, except to the extent such provisions conflict with other provisions of this Agreement, in which event such latter provision shall govern and control.

SECTION 7. STREET USE AND MAINTENANCE DURING CONSTRUCTION. During construction of the Development:

a. Owner shall employ a street sweeper service that shall continuously clean any streets around the Property during grading and concrete activities. A street sweeper service shall also be employed at any time that construction vehicles are on the Property.

b. The streets (both private and public streets in the immediate area of the Property) shall be passable at all times for emergency and other purposes.

c. During other times not mentioned in Subsection 7.a, the streets within the Property must be swept and cleaned weekly pursuant to a schedule approved by the City. To the extent the City deems necessary or desirable, the Owner shall submit a temporary street closure and signage plan to the City as part of its building permit application, which plan may include traffic control, "No Parking," and any other signage deemed appropriate by the City.

d. Owner shall take special measures to ensure that its employees, its contractors, and their employees (collectively, the "***On-Site Personnel***") do not park vehicles on: (i) the Property; (ii) Petrick or Lesley Lanes or Bryant Court; or (iii) City streets. To this end, as part of any building permit application, Owner shall include a proposed parking plan for the On-Site Personnel, which plan shall include operational steps to cause On-Site Personnel to abide by the terms of such plan (the "***Construction Parking Plan***"). The Construction Parking Plan shall be subject to the review and approval of the City, and any approval of which shall be issued in writing by the City's Community Development Director or the Director's designee. The City will consider utilization of portions of the Alexander Parking Lot as part of the Construction Parking Plan. Violation of the approved Construction Parking Plan shall be deemed a violation of the building permit conditions, and shall subject Owner to a $100.00 fine for every such violation; persistent violation of the approved Construction Parking Plan may result in suspension or revocation of a building permit.

SECTION 8. BUILDING AND OTHER PERMITS. The City shall issue building permits for the Development so long as the applications and plans therefor comply with the Final Development Plans, the terms of this Agreement (including the phasing requirements set forth in Section 12), and all applicable requirements of the UDO, the City Code, and other State, federal, and City or other local requirements (collectively, the "***Requirements of Law***"). No building permit shall be issued unless all applicable administrative fees, costs, and expenses shall have first been paid in

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full (including such administrative fees, costs, and expenses relating to City water and sanitary sewer service) and any required deposits have been delivered to and received by the City. In addition, the City shall have the absolute right to withhold any building permit at any time the Owner is in breach of the terms of this Agreement, subject to the City providing written notice of such violation and providing the Owner with an opportunity for the Owner to cure such violation within 15 days of such notice or such longer period as may be provided herein.

SECTION 9. CERTIFICATES OF OCCUPANCY

A. Issuance. The City shall issue certificates of occupancy for any building, structure, or dwelling constructed on the Property within a reasonable time following proper application therefor and receipt of all documents or information required to support such application in accordance with the Requirements of Law. The City shall have the absolute right to withhold any certificate of occupancy or temporary occupancy permit at any time the Owner is in breach of the terms of this Agreement, subject to the City providing written notice of such violation and providing the Owner with an opportunity for the Owner to cure such violation within 15 days of such notice or such longer period as may be provided herein.

B. Temporary Occupancy Permits. The City may issue temporary occupancy permits for any building, structure, or residential unit subject to such conditions as the City may determine are necessary or appropriate to ensure reasonable compliance with all Requirements of Law. The City may require Owner to deliver an appropriate cash security to guarantee that any punch list items are completed for purposes of issuing a final certificate of occupancy.

SECTION 10. TEMPORARY STRUCTURES. Owner shall have the right, subject to City review and compliance with City permitting requirements, to maintain temporary facilities on any part of the Property, and to use said facilities for purposes of storage of construction materials, supplies and equipment. Such structures and storage shall, however, be maintained in a safe, neat, and sanitary condition, shall be located as approved by the City, and shall be allowed only when site and home construction is ongoing but for a period of no longer than two years after the date of this Agreement unless extended by the City. The Owner shall apply for all required permits for each structure, and the Owner shall be required to remove such structures and restore the Property upon removal. The City may require Owner to provide financial security to ensure compliance with this Section.

SECTION 11. FEES AND DONATIONS. The Owner shall be required to pay all applicable fees, charges, and expenses as currently required under the City Code or UDO, as well as those required pursuant to this Agreement, and Owner agrees not to contest the authority for or reasonableness of such fees, charges, and expenses (including development impact fees as set forth in Section A1400 of the UDO).

SECTION 12. PROJECT IMPROVEMENTS.

A. Description of Project Improvements. In connection with the development of the Property, the Owner shall, at its sole cost and expense, design, construct, and install all of the improvements on and serving the Property that are identified on the Development Plan (or, upon approval, the Final Development Plans) (the "***Project Improvements***"), and such Project Improvements shall be designed, constructed, installed, performed, or otherwise undertaken in accordance with the Final Development Plans, this Agreement, and the Requirements of Law.

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B. Scheduling and Phasing. The Owner shall complete all elements of the Development in accordance with the Implementation Schedule (Exhibit C), and work on the Development shall be further subject to the following phasing plan:

1. The Development consists of three multi-unit residential buildings containing a total of 19 dwelling units. Owner shall seek and obtain building permits for one such building at a time. No construction shall begin on the second building until Owner has received at least a temporary occupancy permit for the first building; no construction shall begin on the third building until Owner has received at least a temporary occupancy permit for the second building. Nothing in this phasing schedule shall preclude Owner from continuing interior work on individual dwelling units in a building after a temporary occupancy permit or certificate of occupancy has been issued for the building in which such unit is located.

2. Prior to issuance of any permits, owner shall provide the City with a construction schedule with a Gantt Chart for review and approval by the City ("***Construction Schedule***"). The Construction Schedule shall detail the scheduling of contractors, the phasing of work, staging of materials, and other matters as the City determines are necessary or relevant to minimize disruption to nearby properties during construction. All activity pursuant to any building permit shall comport with the approved Construction Schedule therefor.

3. Owner shall submit to the City for review and approval a plan to minimize disruption to the residents of the adjacent Pingry Place development, including ongoing provisions for safe routes in and out of the Pingry Place development for pedestrians and that preserve access to the full width of Lesley and Petrick Lanes for vehicles (the "***Logistics Plan***"). Owner shall provide evidence to the City that such Logistics Plan has been presented to the PP HOA for review and comment.

4. Prior to the start of any construction, Owner shall conduct at a pre-construction meeting with all contractors and sub-contractors to review the requirements of this Agreement, the Construction Schedule, and the Logistics Plan. Owner shall provide the City with at least 72-hours' notice of the time and place of such meeting, and the City may have a representative(s) attend such meeting. Upon any new contractors or subcontractors becoming involved in the Development, Owner shall be responsible to ensure that they understand the requirements of this Agreement, the Construction Schedule, and the Logistics Plan.

The terms of this Subsection 12.B shall be deemed to be incorporated into any building permit issued for the Development, and Owner's failure to comply with the terms and requirements of this Subsection shall subject Owner to fines, as well as to stop orders and suspension or revocation of any such building permit. Violations of this Subsection 12.B shall also be deemed a violation of this Agreement, which shall be a basis for the City to deny any future building permits for the development. In addition, Owner's failure to comply with the Implementation Schedule shall be deemed Owner's waiver of any further rights under the Approval Ordinance or this Agreement; provided, however, that:

i. Owner shall have the right to request the City Council for one or more extensions of the Implementation Schedule, which extension(s) the City Council may grant in its legislative discretion by resolution and without any public notice or hearing; and

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ii. To the extent that the Owner is diligently pursuing the Development in accordance with this Agreement and Owner encounters delays resulting from *force majeure* events (including without limitation extreme weather conditions or other acts of God, material supply chain delays, pandemics and epidemics, labor shortages or stoppages, or other causes not reasonably within Owner's control), then the City's Community Development Director shall, in writing, extend the dates in the Implementation Schedule to reflect the number of days that such *force majeure* event(s) have impacted Owner's efforts in completing the Development.

C. Insurance. Prior to the commencement of any development work, Owner shall furnish to the City evidence of comprehensive general liability insurance (with X, C, U coverage) in the amounts of not less than $2,000,000 per occurrence/$5,000,000 aggregate covering all activities of the Owner contemplated by this Agreement. Such limits may be satisfied in part in the form of "umbrella insurance coverage". Such insurance shall be issued by a company authorized to do business in Illinois with a rating A-/VII or better in the most current edition of AM Best's Insurance Reports. Such insurance policy shall name the City and its officers, elected and appointed officials, employees, agents, attorneys, engineers, and representatives (the "***City Indemnified Parties***") as additional insureds, and shall include a provision that the policy shall not be terminated unless the City receives written notice at least 30 days prior such termination. The City Engineer shall specifically be named as an additional insured. In the event Owner allows such insurance to lapse prior to the completion of all Project Improvements (including the City's acceptance of any improvements required pursuant to this Agreement), the City may require all activity on the Property to cease, notwithstanding any other provisions of this Agreement to the contrary, until coverage is restored as approved by the City Manager in consultation with the City attorney. Owner agrees to deliver a certificate of such insurance policy to the City, and Owner shall deliver a copy of the policy to the City upon request; but the policies and all copies shall be retained by Owner. Such insurance shall not relieve Owner from its financial obligations hereunder. Additionally, in the event a claim is pursued against the City Indemnified Parties or Owner arising out of the subject matter of this Agreement, the City, on behalf of the City Indemnified Parties, agrees to the extent available that it will assert all defenses and municipal immunities available at law or equity, including, but not limited to immunities under the Illinois Local Governmental and Governmental Employees Tort Immunity Act, or any successor provisions thereof.

D. Completion of the Project Improvements. Owner shall cause all Project Improvements for the Development on the Property to be completed and made ready for inspection and approval by the City.

E. Engineering Services. The Owner shall provide, at its sole cost and expense, all engineering services for the design and construction of the Project Improvements that are to be constructed, including maintaining an engineer at the Property to monitor construction activities on the Property. In addition, Owner shall be responsible for the costs of City inspections of the Project Improvements as required by the Requirements of Law, including reimbursement of any costs incurred by the City for third-party engineering review and inspection services (including on-site construction monitoring).

F. Guaranty of the Project Improvements. In addition to the requirement of this Agreement, the Owner hereby guarantees the prompt and satisfactory correction of all defects and deficiencies in the Project Improvements, including without limitation landscaping installed by

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the Owner on the Property or in connection with its development, that occur or become evident within one year after completion and approval of the Project Improvements by the City pursuant to this Agreement. If any defect or deficiency occurs or becomes evident during that period, then the Owner shall, after 30 days' prior written notice from the City (subject to Force Majeure), correct it or cause it to be corrected. In the event any Project Improvement is repaired or replaced pursuant to any demand, the Guaranty provided by this Section 12.F shall be extended, as to such repair or replacement item only, for one full year from the date of such repair or replacement.

SECTION 13. PAYMENT OF CITY FEES AND REIMBURSEMENT OF COSTS.

A. General Requirements. In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Owner shall pay to the City, as and when due, all application, inspection, and permit fees, and all other fees, charges, and contributions in accordance with the Requirements of Law.

B. Special Requirements. In addition to any other costs, payments, fees, charges, contributions or dedications required by this Agreement or by the applicable City codes and ordinances or other Requirements of Law, the Owner shall pay to the City, within 14 days of presentation of a written demand or demands therefor, all reasonable legal, engineering and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the review and processing of plans for the development of the Property and in connection with the negotiation, preparation, consideration, and review of this Agreement. Along with the City's written reimbursement request the City shall provide Owner with copies of all invoices from legal, consulting, and engineering review firms supporting said reimbursement request.

SECTION 14. PERFORMANCE SECURITY. In addition to any other security or deposit that the City may require under this Agreement, Owner shall deliver to the City any and all performance, payment, completion, guaranty, or other security as may be required in accordance with the Requirements of Law, including without limitation Section 5-200.G.3,c(iii, iv) of the UDO (collectively, the "***Development Security***"). The Development Security shall be available to ensure Owner's performance and completion of the Development in accordance with this Agreement and the Final Development Plans. Owner shall obtain, pay for, and maintain the Development Security without cost or expense to the City from the date of the recordation of the Final Plat until the completion of the Development. Proof of such current Development Security in conformity with this Agreement shall be a condition precedent to the issuance of any permit for any Property Improvements. The City shall reasonably determine whether any such Development Security is acceptable in form and amount; if not acceptable, Owner shall be required to amend, replace, or supplement such Development Security to meet the reasonable requirements of the City.

SECTION 15. LIABILITY AND INDEMNITY OF CITY.

A. City Review. The Owner acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property or the Property Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Property or the Property Improvements, and that the City's review and approval of any such plans and the Property Improvements and issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Owner, or any of its heirs, successors, assigns, tenants, and licensees, or any third party, against damage or injury of any kind at any time.

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B. City Procedure and Legal Challenges. To the best of the parties' knowledge and understanding, the Owner and City acknowledge and agree that all notices, meetings, and hearings have been properly given and held by the City with respect to the approval of the Approval Ordinance and this Agreement and agree not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right. Furthermore, neither the City nor the Owner shall assert the invalidity or unenforceability of this Agreement, or any provision of this Agreement, nor shall either contest the validity or enforceability of this Agreement, or any provision in this Agreement, or the zoning of the Property pursuant to this Agreement. In the event that the Approval Ordinance is challenged by any person by an action at law or in equity, the City shall, upon request of the Owner (i) vigorously defend such action with the City counsel or such other counsel as is mutually acceptable to the City and the Owner and cooperate with the Owner in the defense of such action, and the Owner shall reimburse the City for all costs and fees, including reasonable attorneys' fees, that the City may incur in defending such action and in rendering such cooperation, and provided further that the Owner shall have the right, upon prior notice to the City, to elect to terminate their future reimbursement obligations but in the event that the Owner exercises such right, the City shall be relieved from any obligation to defend such action or render such cooperation and (ii) take such other actions pursuant authorized by law as are necessary to reconsider and reauthorize the execution of this Agreement by the Mayor and City Clerk, to approve the Development Plan for the Property in the manner contemplated by this Agreement in a legally sustainable manner.

C. Indemnity. The Owner agrees to, and does hereby, hold harmless and indemnify the City Indemnified Parties from any and all claims that may be asserted at any time against any of such parties in connection with (i) the City's review and approval of this Agreement or any plans for the Property or the Property Improvements; (ii) the issuance to the applicable Owner of any approval, permit, certificate, or acceptance for the Property or the Property Improvements; (iii) the Owner's development, construction, maintenance, or use of any portion of the Property or the Property Improvements; and (iv) the performance by the Owner of their obligations under this Agreement, except as may be caused by the City's gross negligence or willful misconduct.

SECTION 16. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS. All obligations assumed by the Owner under this Agreement shall be binding upon the Owner, upon any and all of the Owner's heirs, successors, and assigns, and upon any and all of the respective successor legal or beneficial owners of all or any portion of the Property. To assure that all such heirs, successors, assigns and successor owners have notice of this Agreement and the obligations created by it, the Owner shall:

i. Deposit with the City Clerk, contemporaneously with the City's approval of this Agreement, any consents or other documents necessary to authorize the City to record this Agreement (or a memorandum of this Agreement as mutually acceptable to the Parties) with the County Recorder; and

ii. Notify the City in writing when the Owner transfers a legal or beneficial interest in any portion of the Property to any party not a party to this Agreement (provided that any Owner's failure to do so shall not be a material default hereunder); and

iii. Require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest therein to any party not a party to this Agreement, the transferee of said portion of the Property to execute an enforceable written agreement ("***Transferee Assumption Agreement***") in a form and

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substance acceptable to the City Manager and City Attorney, agreeing to be bound by the provisions of this Agreement.

Provided, however, that the requirements stated in the three preceding clauses shall not apply to any contract for, or transfer of, an individual unit for which all Improvements have been completed and approved pursuant to this Agreement. The City agrees that upon a successor becoming bound to the personal obligation created in the manner provided in this Agreement and providing the financial assurances required herein, the liability of the Owner shall be released to the extent of the transferee's assumption of such liability. The failure of the Owner to provide the City with a fully executed copy of a Transferee Assumption Agreement and, if requested by the City, with the transferee's proposed assurances of financial capability before completing any such transfer shall result in the Owner remaining fully liable for all of the applicable Owner's obligations under this Agreement but shall not relieve the transferee of its liability for all such obligations as a successor to the Owner.

SECTION 17. ENFORCEMENT. The Parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce, or compel the performance of this Agreement; provided, however, that the Owner agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any City Indemnified Parties, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement. Notwithstanding the preceding sentence, in the event of a judicial proceeding brought by one Party to this Agreement against the other Party to this Agreement, the prevailing Party in such judicial proceeding shall be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with such judicial proceeding. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the City shall be entitled to withhold the issuance of building permits or certificates of occupancy for any Project Improvements within the Property at any time the Owner has failed or refused to meet fully any of their obligations under this Agreement. In the event of a breach of this Agreement, the parties agree that the Party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Agreement, 15 days after notice of said breach delivered in accordance with this Agreement to correct the same prior to the non-breaching Party's pursuit of any remedy provided for in this Agreement; provided, however, that said 15-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within said 15-day period, and (ii) if the defaulting Party has promptly initiated the cure of said breach, and (iii) if the defaulting Party diligently and continuously pursues the cure of said breach until its completion.

SECTION 18. GENERAL PROVISIONS.

A. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i), personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("***e-mail***"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise

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expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; or (b) one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (b) three (3) business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to City shall be addressed to, and delivered at, the following address:

City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, Illinois 60014
Attention: City Manager
E-mail: ehelm@crystallake.org

With a copy to:

Victor P. Filippini, Jr.
Filippini Law Firm, LLP
One Rotary Center
1560 Sherman Avenue, Suite 510
Evanston, Illinois 60201
E-mail: victor.filippini@filippinilawfirm.com

Notices and communications to the Owner shall be addressed to, and delivered at, the following address:

_____
_____
_____
_____
E-mail: _____

With a copy to:

_____
_____
_____
_____
E-mail: _____

B. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

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D. Non-Waiver. Neither party shall be under any obligation to exercise any of the rights granted to it in this Agreement. The failure of any party to exercise at any time any such right shall not be deemed or construed to be a waiver thereof, nor shall such failure void or affect that party's right to enforce such right or any other right.

E. Consents. Whenever the consent or approval of any party hereto is required in this Agreement such consent or approval shall be in writing and shall not be unreasonably withheld or delayed, and, in all matters contained herein, all parties shall have an implied obligation of reasonableness, except as may be expressly set forth otherwise.

F. Governing Law. This Agreement shall be governed by, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

G. Severability. It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property shall not be impaired thereby, but such remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

I. Grammatical Usage and Construction. In construing this Agreement, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, and plural terms shall be substituted for singular and singular for plural, in any place in which the context so requires.

J. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

K. Headings. The table of contents, heading, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

L. Exhibits. Exhibits A through C attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

M. Amendments and Modifications. No amendment or modification to this Agreement shall be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

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N. Changes in Laws. Unless otherwise explicitly provided in this Agreement, any reference to any Requirements of Law shall be deemed to include any modifications of, or amendments to such Requirements of Law as may, from time to time, hereinafter occur.

O. Authority to Execute. The City hereby warrants and represents to the Owner that the persons executing this Agreement on its behalf have been properly authorized to do so by the City Council. The Owner hereby warrants and represents to the City (i) that it is the record and beneficial owner of fee simple title to the Property, (ii) that no other person or entity has any legal, beneficial, contractual or security interest in the Property; (iii) that the Owner has the full and complete right, power and authority to enter into this Agreement and to agree to the terms, provisions and conditions set forth in and to bind the Property as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner will (a) result in a breach or default under any agreement to which the Owner is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order or agreement to which the Owner or the Property are subject.

P. Calendar Days and Time. Any reference herein to "day" or "days" shall mean calendar and not business days. If the date for giving of any notice required to be given hereunder or the performance of any obligation hereunder falls on a Saturday, Sunday or Federal holiday, then said notice or obligation may be given or performed on the next business day after such Saturday, Sunday or Federal holiday.

Q. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person, firm or corporation shall be made, or be valid, against the City or the Owner.

R. Effective Date. This Agreement shall be in full force and effect upon the latest of the following: (a) the execution of this Agreement by an authorized representative of the Owner; and (b) the execution of this Agreement by an authorized representative of the City. The City and Owner agree that no development activities shall occur on the Property, nor shall either party be entitled to avail itself to the rights and obligations specified in this Agreement, until this Agreement is in full force and effect.

[Signature pages to follow.]

Draft

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to sign this Agreement on their behalf on the dates indicated below.

ATTEST: **CITY OF CRYSTAL LAKE**

_____ By: _____
City Clerk City Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF McHENRY)

The foregoing instrument was acknowledged before me on _____, 2021, by _____, the Manager and _____, the Clerk, of the **CITY OF CRYSTAL LAKE**, an Illinois municipal corporation.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Signature of Notary

SEAL

My Commission expires:_____

Draft

Owner:_____

By: _____

Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2021, by _____, the _____ of _____, which individual is known to me to be the person who signed the foregoing instrument for and on behalf of said entity, and executed the same as a free and voluntary act and deed, and as the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Signature of Notary

SEAL

My Commission expires:_____

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Table of Exhibits

Exhibit	Title or Description
A	Legal Description of Parcel
B	Development Plan
C	Implementation Schedule

4908-4187-2785, v. 3

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Acknowledgement Form

Regarding the Final Planned Unit Development Amendment and Final Plat of Subdivision for Jade Station at Petrick Lane and Lesley Lane, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: Feb 20th 2026
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Projades, dated 12/18/25, received 12/20/25)
   B. Site Plan (Unnamed, undated, received 12/20/25)
   C. Final Plat of Subdivision (Vanderstappen, dated 12/18/25, received 1/19/26)
   D. Engineering (Advantage Consulting, dated 09/17/25, received 01/19/26)
   E. Landscape Plan (Daye, dated 01/18/26, received 01/19/26)
   F. Architectural Plans (Gnat, dated 01/18/26, received 01/19/26)

2. This phase 2 Jade Station development will be subject to a Development Agreement approved by the City Council.

3. Architecture:
   A. Maintain the proposed design features of the elevations including the chimneys, stacked stone base and façade, Hardie siding, triangular windows, white band board, balconies, and decorative bracketing.

4. Site Plan:
   A. No free-standing identification sign is permitted.

5. Plat of Subdivision:
   A. A second ownership signature block may be required to on the plat as there is 5.47 feet of lot 35 north of lot 20, 2 feet of lot 35 along lots 16-20 and 4 feet of lot 35 along lots 1-20 of Pingry Place being shown as becoming part new lots of Jade Station Subdivision.
   B. The legal description on the Plat must include Lot 35 of Pingry Place.
   C. Obtain all signatures, except for Recorder's Certificate, then present to the City for signature, then record the final plat and provide a recorded copy of the final plat to the City prior to building permit issuance.

6. Landscape Plan:
   A. The turf between buildings 12 and 13 shall be maintained in good condition.
   B. The native landscape plantings in front and in the back of the units shall be maintained as illustrated.

7. Changes to exterior elevations, materials, landscape and site details that do not match the final approved plans shall be prohibited without a Final Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments.

PIQ MAP
Pingry Place Townhomes / Jade Station



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND FINAL PLAT OF SUBDIVISION FOR JADE STATION (PHASE 2 PINGRY PLACE TOWNHOMES) A 19-UNIT TOWNHOME DEVELOPMENT AT PETRICK LANE AND LESLEY LANE

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WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-14) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development Amendment and a Final Plat of Subdivision to allow the construction of 19 unit three-story townhome development at 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on January 29, 2026 in the Northwest Herald, held a public hearing at 7:00 p.m., on February 18, 2026 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on February 18, 2026, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Final Planned Unit Development Amendment and Final Plat of Subdivision be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the request be issued as requested in said Petition, subject to the terms and conditions of this Ordinance.

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

Section I: That a Final Planned Unit Development Amendment and a Final Plat of Subdivision to allow the construction of 19 unit three-story townhome development at 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane (14-32-478-046, -045, -044, -043, -042, -041, -040, -039, -038, -037, -036, -035, -034, -033, -032, -031, -030, -029, -028, -027), Crystal Lake, be approved, subject to:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Projades, dated 12/18/25, received 12/20/25)
   B. Site Plan (Unnamed, undated, received 12/20/25)
   C. Final Plat of Subdivision (Vanderstappen, dated 12/18/25, received 1/19/26)
   D. Engineering (Advantage Consulting, dated 09/17/25, received 01/19/26)
   E. Landscape Plan (Daye, dated 01/18/26, received 01/19/26)
   F. Architectural Plans (Gnat, dated 01/18/26, received 01/19/26)

2. This phase 2 Jade Station development will be subject to a Development Agreement in substantially the form attached as Exhibit A, the final form of which shall be subject to the approval of the City Manager (in consultation with the City's attorney). The City Manager and City Clerk are hereby authorized and directed to sign such Development Agreement on behalf of the City in the form as finally approved by the City Manager.

3. Architecture:
   A. Maintain the proposed design features of the elevations including the chimneys, stacked stone base and façade, Hardie siding, triangular windows, white band board, balconies, and decorative bracketing.

4. Site Plan:
   A. No free-standing identification sign is permitted.

5. Plat of Subdivision:
   A. A second ownership signature block may be required to on the plat as there is 5.47 feet of lot 35 north of lot 20, 2 feet of lot 35 along lots 16-20 and 4 feet of lot 35 along lots 1-20 of Pingry Place being shown as becoming part new lots of Jade Station Subdivision.
   B. The legal description on the Plat must include Lot 35 of Pingry Place.
   C. Obtain all signatures, except for Recorder's Certificate, then present to the City for signature, then record the final plat and provide a recorded copy of the final plat to the City prior to building permit issuance.

6. Landscape Plan:
   A. The turf between buildings 12 and 13 shall be maintained in good condition.
   B. The native landscape plantings in front and in the back of the units shall be maintained as illustrated.

7. Changes to exterior elevations, materials, landscape and site details that do not match the final approved plans shall be prohibited without a Final Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments.

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

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

DATED at Crystal Lake, Illinois, this 3rd day of March, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____

Haig Haleblian, MAYOR

SEAL

ATTEST:

_____

CITY CLERK

Passed: March 3, 2026
Approved: March 3, 2026

Draft

Ord. No.
File No.

EXHIBIT A

Development Agreement

4923-2155-3297, v. 2

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#2025-14
Jade Station (Pingry Place Townhomes Phase 2) – Final Planned Unit Development Amendment and Final Plat of Subdivision
Project Review for Planning and Zoning Commission

Meeting Date: February 18, 2026

Request: Planned Unit Development Amendment and Final Plat of Subdivision for a 19-lot townhome development.

Location: 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane

Acreage: Approximately 21,000 square feet

Current Zoning: B-4 PUD – Mixed Use Business

Surrounding Properties: North: B-4 – Mixed Use Business
South: B-4 – Mixed Use Business
East: B-4 – Mixed Use Business
West: B-4 – Mixed Use Business

Staff Contact: Elizabeth Maxwell (815.356.3605)

Background:

- The Pingry Place Townhomes were originally approved August 4, 1992. The project received a Special Use Permit and Final Planned Unit Development for 34 three-story townhome units. The first phase, 14 units, was constructed.
- Throughout the years numerous property maintenance issues arose with the red brick falling off the building. In 1997, the builder proposed a full brick replacement, which was never done.
- In 2019, a new builder purchased phase 2 and proposed new elevations. The red brick would be removed and a blueish grey siding and off-white stone base was proposed. The PUD Amendment was approved for both phase 2 and the existing townhomes. The HOA of the existing homeowners revised the elevations with the approved colors and materials.
- This petitioner has purchased the second phase. The elevations will match many of the same design elements with the same color siding and stone, as well as balconies, window trim, chimney tops, etc. of the existing townhomes.
- The original 1992 approval noted the Downtown parking requirement was 1 parking space. There was also a condition in the ordinance that stated owners may not have more than 2 vehicles per unit, allowing owners the 1 enclosed parking space and the 1 space outside the garage. These new townhomes will have two car enclosed garages.

Development Analysis:

LAND USE/ZONING
General

- Request: Final Planned Unit Development Amendment and Final Plat of Subdivision to allow the construction of 19 three-story townhome units.
- Zoning: The site is zoned B-4 PUD and was approved for a residential multi-family development.
- Land Use: The land use map shows the area as Mixed Use. This land use designation is appropriate for a mixture of retail, service and residential uses.

SITE

- There are two existing entrances into the site, one off Woodstock Street and one off Grant Street.
- The proposal includes a reduction of one unit from the original PUD plan.
- The homes will front onto Grant Street or Brink Street. The front doors and stairs will lead right to the public sidewalk. This is a change from the original PUD approval as the main entrances were located next to the single-car garage door (see existing units).
- The original PUD plan had 15 lots in one continuous length along Grant Street, the current proposal breaks up lots into two groups of seven lots.
- The interior street of Lesley Lane and Petrick Lane will have access to the rear loaded two car garages. There is a small balcony on this rear elevation.
- The site was previously engineered and the stormwater and utilities have already been installed. The existing water service lines will be abandoned at the main and new service lines with relocated buffalo boxes will be installed.

LANDSCAPE

- There are existing street trees along Grant Street and Brink Street.
- The developer will install native landscape material at the front of the buildings identified as Black-Eyed Susans, Purple Coneflower, Prairie Dropseed and Ninebark.
- The back area between the garages is a small landscape island planned with Black-Eyed Susans, Purple Coneflower, and Prairie Dropseed.
- There is an eight-foot landscape area between lots 12 and 13.

BUILDING ELEVATIONS

- The homes are designed with the front facing out to the public street and the rear facing the interior of the property, opposite of the existing homes where the front door is next to the garage door.
- The front elevations feature Brookhaven colored stacked stone rising the full three-story height. This matches the same stone color as the existing elevations.

- The siding is Hardie board colored Night Gray.
- Additional features are the faux chimneys, the decorative bracketing under the gable roof, the stone front porch columns and the triangular windows.
- The proposed elevations meet the design criteria for multi-family residential.

Proposed Elevations



Existing Elevations







Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision to reorganize the lots from 20 20-foot wide lots to 19 20.67-foot wide lots to accommodate the larger footprint of these units. Final Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;

☒ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;

☒ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;

☒ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☒ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☒ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☒ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☒ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☒ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☒ *Meets* ☐ *Does not meet*

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the construction of Phase 2 of Pingry Place Townhomes known as Jade Estates. This will be 19 attached townhome lots. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Mixed Use, which allows for existing and future retail, service and housing uses. The following goals are applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting actions:

Supporting Action: Encourage a diversity of housing types throughout the City, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future City residents.
Success Indicator: Approval of multi-family residential developments

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.
Success Indicator: Number of building permits issued for new construction on infill lots.

Housing – Multi-Family

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

This can be accomplished with the following supporting action:

Supporting Action: Promote the construction of a variety of multi-family housing products.
Success Indicator: Number of new multi-family housing permits broken into categories for apartments, townhomes, and condominiums.

Supporting Action: Encourage development or redevelopment of areas for multi-family or mixed-use development.

Success Indicator: Number of redevelopment projects approved for multi-family housing or a mix of uses.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Projades, dated 12/18/25, received 12/20/25)
   B. Site Plan (Unnamed, undated, received 12/20/25)
   C. Final Plat of Subdivision (Vanderstappen, dated 12/18/25, received 1/19/26)
   D. Engineering (Advantage Consulting, dated 09/17/25, received 01/19/26)
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2. This phase 2 Jade Station development will be subject to a Development Agreement approved by the City Council.

3. Architecture:
   A. Maintain the proposed design features of the elevations including the chimneys, stacked stone base and façade, Hardie siding, triangular windows, white band board, balconies, and decorative bracketing.

4. Site Plan:
   A. No free-standing identification sign is permitted.

5. Plat of Subdivision:
   A. A second ownership signature block may be required to on the plat as there is 5.47 feet of lot 35 north of lot 20, 2 feet of lot 35 along lots 16-20 and 4 feet of lot 35 along lots 1-20 of Pingry Place being shown as becoming part new lots of Jade Station Subdivision.
   B. The legal description on the Plat must include Lot 35 of Pingry Place.
   C. Obtain all signatures, except for Recorder's Certificate, then present to the City for signature, then record the final plat and provide a recorded copy of the final plat to the City prior to building permit issuance.

6. Landscape Plan:
   A. The turf between buildings 12 and 13 shall be maintained in good condition.
   B. The native landscape plantings in front and in the back of the units shall be maintained as illustrated.

7. Changes to exterior elevations, materials, landscape and site details that do not match the final approved plans shall be prohibited without a Final Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: PROJADES LLC

Address: [redacted]

SOUTH BARRINGTON IL 60010

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: The property was approved as a 20 PUD (Planned Unit Development) with 15 units built in the 1980s. We are currently working on an amendment to the Final PUD to establish a **new HOA with 19 units**.

Project Address/Location: 1-20 Grant Street Crystal Lake, IL 60014

PIN Number(s): 1432478046, 1432478045, 1432478044, 1432478043, 1432478042, 1432478041, 1432478040, 1432478039, 1432478038, 1432478037, 1432478036, 1432478035, 1432478034, 1432478033, 1432478032, 1432478031, 1432478030, 1432478029, 1432478028, 1432478027

Development Team

Please include address, phone, fax and e-mail

Developer: PROJADES LLC, RAM PRASHANTHA

Architect: RICHARD R GNAT , ARCHITECT

Attorney: ADVANTAGE ENGINEERING , THAKOR PATEL

Engineer: ADVANTAGE ENGINEERING , THAKOR PATEL

Landscape Architect: RONALD DAVE, LANDSCAPE ARCHITECT

Planner: ADVANTAGE ENGINEERING

Surveyor: Arthur Gritmacker, VENDORSTEPEN

Other:

Signatures

[redacted]

12/18/2025

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.

RAM PRASHANTHA / PROJADES LLC 12/18/2025

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.

KEOUGH MOODY

NAPERVILLE
114 East Van Buren Avenue
Naperville, IL 60540
phone 630 369 2700
facsimile 630 369 9279

CHICAGO
181 W. Madison, Suite 4700
Chicago, IL 60601
phone 312 899 9989
www.kmlegal.com

Writer's Direct Dial (630) 369-2700
Writer's Email dlm@kmlegal.com

Correspondence response to be sent to the Naperville office.

December 12, 2025

VIA ELECTRONIC MAIL ONLY
tom@burneylaw.org

Projades LLC
c/o Tom Burney
240 Deer Run
Crystal Lake, IL 60012

Re: Pingry Place Homeowners Association - Projades LLC Development Letter of Understanding

Dear Mr. Burney:

As you are aware, our office serves as legal counsel for the Pingry Place Homeowners Association (the "Association") through its duly elected Board of Directors ("Board"). The purpose of this correspondence is to memorialize the understanding and agreement as between the Association and Projades LLC ("Projades"), regarding the Projades development of the remaining lots within the community. Once executed, this correspondence serves as a formal, binding agreement between the Association and Projades.

Projades is the owner of Lots 1 through 20 within the Association. Projades is currently planning the construction of three (3) buildings on these lots, totaling nineteen (19) Dwelling Units – one building with five (5) units and two buildings with seven (7) units. The construction will proceed in three phases, with one building being fully completed before construction of the next building commences. Construction will commence once the City of Crystal Lake approves the development plans and issues the necessary permits. Projades will cooperate with the Association in order to minimize the disruption to current residents during construction and to ensure the completed buildings are harmonious with existing structures.

The Association will cooperate with Projades with respect to seeking approval, as needed, with the City of Crystal Lake. In that regard, the Association will designate one (1) Board member to act on the Association's behalf and appear, as necessary, with Projades at City Council or Planning and Zoning Commission meetings to express the Association's support for the development. The Association shall also cooperate with Projades in working with the City with respect to requested parking accommodations along Grant Street.

Projades agrees that, upon the issuance of each building permit, it shall pay to the Association the full monthly amount of regular assessments due for each individual Dwelling Unit within the building, without any reduction, proration, offset, or limitation, regardless of any contrary provision contained in any other document. Projades shall notify the Association in writing within ten (10) business days of receiving each building permit and shall identify to the Association the number of Dwelling Units within said building. Upon receipt of such notification, the Association shall calculate the per-unit share of all regular assessments applicable to each Dwelling Unit within the building based upon the current, adopted budget, and shall provide the calculated amounts to Projades within ten (10) business days. Projades shall thereafter commence monthly payment of assessments for each such Dwelling Unit, in the full amounts calculated by the Association consistent with the terms of the Association's governing documents. In the event that Projades fails to make assessment payments as agreed herein, the Association may pursue the remedies available under the Association's governing documents.

We appreciate your cooperation and look forward to working together on this project. Please sign below to indicate Projade's acknowledgement and agreement to the statements above and return the counter-signed letter to me. Thank you.

Very truly yours,

DAWN L. MOODY
Attorney at Law

Projades LLC

By: [redacted]

Its: Ram Prashantha

Date: Jan 27th 2026

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 18, 2026
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, commissioners, Jeff Greenman, Bill Gronow, Stacy Mason, Scott Smith, Al Skluzacek, Kathy Repholz and Laura Dzielski were present. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell and Assistant City Planner Darrell Moore were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's website as well as the City's cable channel. He led the group in the Pledge of Allegiance.

2025-14 – PETRICK LANE AND LESLEY LANE – PROJADES JADE ESTATES – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND FINAL PLAT OF SUBDIVISION

Final Planned Unit Development Amendment and Fina Plat of Subdivision at 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane to construct 19-three-sory townhome units.

Carolyn Schofield from Burney Law, and Ram Prashantha of Projades LLC presented a request for the Final Plat of Subdivision and Final PUD Amendment. Ms. Schofield stated Projades has other entitled projects in Crystal Lake and focuses on communities with strong schools, transit proximity, and a strong sense of community. Ms. Schofield presented the request for Jade Station's final plat of subdivision and amendment for a 19-unit townhome development at Grant Street and Woodstock Street, stating the intent is to modernize the project and meet today's homebuyer's needs. She stated the proposed units are three-bedroom, two-and-a-half bath units with two-car garages, reducing the unit count from the currently approved 20 units to 19. Ms. Schofield reviewed project history, stating the PUD was originally approved in the early 1990s for a larger multi-unit development, with a portion constructed. A later amendment addressed elevation changes and façade improvements; however, Phase Two was not constructed. Projades purchased Phase Two and is proposing modifications to the approved plan. Renderings of the proposed buildings were shown, including three buildings totaling 19 units. Proposed façade improvements include additional stonework extending three stories, architectural accent detailing beneath gables, and covered front porches, with the Grant Street side presented as a focal elevation. Ms. Schofield stated stonework would wrap around the building consistent with existing units and includes balconies at the main living level. Ms. Schofield described unit layout, noting existing units include one-car garages, while proposed units include two-car garages and a den on the first floor, main living space on the second floor with balcony, and bedrooms on the third floor. Interior renderings were shown depicting granite

countertops, maple cabinetry, wood flooring, and three-bedroom layouts. A list of amenities was also presented.

Ms. Schofield stated they agree with staff recommendations, but requested consideration of preferred elevations reflected in the packet. Specifically, the petitioner requested removal of faux chimneys, stating they serve no functional purpose with modern fireplace systems and that the commission historically has not favored faux features. She also requested removal of the triangular window beneath the gable to create a sleeker design while retaining architectural accents and stonework. Ms. Schofield stated these design changes are intended to present a premier, high-quality project in the downtown area.

Mr. Greenman asked whether anyone else on the petitioner's team wished to speak at that time; the petitioner indicated no. Mr. Greenman then turned the discussion over to staff for the staff report.

Ms. Maxwell stated this is a Final PUD Amendment and Final Plat of Subdivision for a PUD established in the 1990's and that, once established and partially constructed, it does not expire. Ms. Maxwell identified the already-constructed portion of the development and noted the subject request pertains to the remaining phase along Grant Street and the south side. Ms. Maxwell stated the petitioner is proposing a reduction of one unit from the previously approved plan and is providing a pedestrian path between buildings to allow residents to access Grant Street, with associated landscaping. Ms. Maxwell noted the original developer installed utility stubs and a driveway/parking area intended for Phase Two. The existing driveway areas have been used for overflow parking by existing residents and guests, but will be removed with construction. The driveway alignment will change to match the new unit configuration. She stated the perimeter stone walls would also be removed to accommodate the project.

Ms. Maxwell referenced staff conditions of approval, including a development agreement to be reviewed by City Council. Ms. Maxwell stated a development agreement would address contractor parking (including off-site options such as city parking areas), construction scheduling to limit congestion, and ensuring continued resident access and emergency access due to the constrained downtown site.

Mr. Greenman clarified, for the record, that existing residents' use of the vacant area for overflow parking would no longer be available and asked staff to confirm that resident access would be maintained during construction. Ms. Maxwell confirmed that permit conditions and a development agreement would provide additional protections, that the agreement would be a public document, and that City Council would review it prior to final approval.

Regarding architecture, Ms. Maxwell stated staff's intent is to maintain the appearance of one cohesive development, duplicating key existing design elements such as trim, stonework, and other features. Ms. Maxwell stated faux chimneys help break up long roof expanses, and if changes are requested, staff would seek alternative roof-massing elements to maintain cohesion and design standards.

Mr. Greenman opened the public comment portion of the hearing.

George Sax, 28 Bryant Court, President of the Pingree Place Homeowners Association, stated the HOA had reviewed the PUD Amendment prior to the meeting and appeared in support. Mr. Sachs stated Projades owns the applicable lots and plans to construct three buildings totaling 19 dwelling units. Henoted a letter of understanding between Projades and the HOA outlining phased construction, with each

building completed before commencing the next to preserve access for current residents. Mr. Sax stated Projades would become a dues-paying member of the HOA once development begins. He stated the HOA acknowledges parking impacts and approved support by a vote 4-1, noting the desire to complete the originally envisioned development. Mr. Sax provided the letter of understanding for the record.

Joy Rudar, speaking on behalf of her son at 25 Bryant Court, stated concerns regarding safety during construction based on prior experience and requested that safety be addressed. She also raised concerns regarding reduced parking availability and impacts on resale value, noting limited guest parking and the practical need for garage storage.

Mr. Greenman closed the public comment portion.

Ms. Schofield stated parking has been discussed with the HOA. She stated the original design provided one garage space and one exterior space per unit and met code requirements. The current proposal includes two-car garages, which the petitioner stated improves parking conditions by placing more vehicles inside garages while still allowing driveway parking behind the garages. Ms. Schofield stated the project meets parking code requirements and noted nearby public parking options, including commuter Z Lot parking passes and nearby lots. Ms. Schofield mentioned discussions have occurred regarding additional commuter-lot opportunities and reiterated the project is designed to meet parking requirements.

Ms. Repholz stated appreciation for housing diversity downtown, but expressed concerns regarding lack of guest parking. Mr. Repholz asked whether existing brick features would be removed, Mr. Prashantha confirmed perimeter elements would be removed. Ms. Repholz also asked about building proximity to sidewalk and landscaping; Mr. Prashantha stated the project is constrained by the previously approved lot configuration and includes limited front landscaping. Ms. Repholz asked about window color and was advised windows would match existing and be white.

Mr. Smith stated the relocation of front entrances to face Grant Street is appropriate for the downtown context and expressed support for completing the long-vacant parcel. Mr. Smith stated he does not have significant concerns regarding parking given nearby street and commuter parking and noted the importance of matching materials and maintaining a cohesive development. Mr. Smith stated he has no strong opinion on chimneys or triangular transom windows and would defer to others, but emphasized cohesion with existing units.

Ms. Mason stated the project design appears attractive and appreciated the mid-project separation/walkway. Ms. Mason noted visitor parking would be beneficial, but recognized site constraints.

Ms. Dzielski echoed parking concerns, but stated downtown living often involves tradeoffs and supported the project's improvement to the area. She emphasized ensuring safety coordination regarding Ms. Rudars public comment.

Mr. Gronow stated the project is architecturally improved and asked whether the project would be part of the existing HOA; Mr. Prashantha confirmed it would.

Ms. Repholz asked if the development allowed rentals. Ms. Schofield responded that rentals would be permitted and a portion of existing units are rentals.

Mr. Gronow asked for unit square footage; Mr. Prashantha stated approximately 1,99 and 2,000+ square feet, like the existing units.

Mr. Skluzacek confirmed all units include two-car garages and asked whether driveway width/depth accommodates additional vehicles. Mr. Prashantha confirmed.

Mr. Greenman summarized general support for the project, citing downtown density appropriateness and commuter-lot proximity. Mr. Greenman stated guest parking is less concerning given likely guest visitation periods and nearby commuter parking. He stated support for maintaining cohesion with existing development and indicated he did not support removing faux chimney or triangular windows, preferring consistency with existing improvements.

Mr. Smith noted certain driveways along Grant Street appear shallower than those along Brink Street and may present practical issues for oversized vehicles. Mr. Smith questioned about trash service pick up; Mr. Prashantha stated trash will be typical residential curbside pickup.

Mr. Gronow emphasized the development agreement as a key condition of approval.

Mr. Smith made a motion to recommend approval and stated the motion does not include removal of faux chimneys or triangular windows, but is subject to staff recommendations:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Projades, dated 12/18/25, received 12/20/25)
   B. Site Plan (Unnamed, undated, received 12/20/25)
   C. Final Plat of Subdivision (Vanderstappen, dated 12/18/25, received 1/19/26)
   D. Engineering (Advantage Consulting, dated 09/17/25, received 01/19/26)
   E. Landscape Plan (Daye, dated 01/18/26, received 01/19/26)
   F. Architectural Plans (Gnat, dated 01/18/26, received 01/19/26)

2. This phase 2 Jade Station development will be subject to a Development Agreement approved by the City Council.

3. Architecture:
   A. Maintain the proposed design features of the elevations including the chimneys, stacked stone base and façade, Hardie siding, triangular windows, white band board, balconies, and decorative bracketing.

4. Site Plan:
   A. No free-standing identification sign is permitted.
5. Plat of Subdivision:
   A. A second ownership signature block may be required to on the plat as there is 5.47 feet of lot 35 north of lot 20, 2 feet of lot 35 along lots 16-20 and 4 feet of lot 35 along lots 1-20 of Pingry Place being shown as becoming part new lots of Jade Station Subdivision.
   B. The legal description on the Plat must include Lot 35 of Pingry Place.

C. Obtain all signatures, except for Recorder's Certificate, then present to the City for signature, then record the final plat and provide a recorded copy of the final plat to the City prior to building permit issuance.

6. Landscape Plan:

A. The turf between buildings 12 and 13 shall be maintained in good condition.

B. The native landscape plantings in front and in the back of the units shall be maintained as illustrated.

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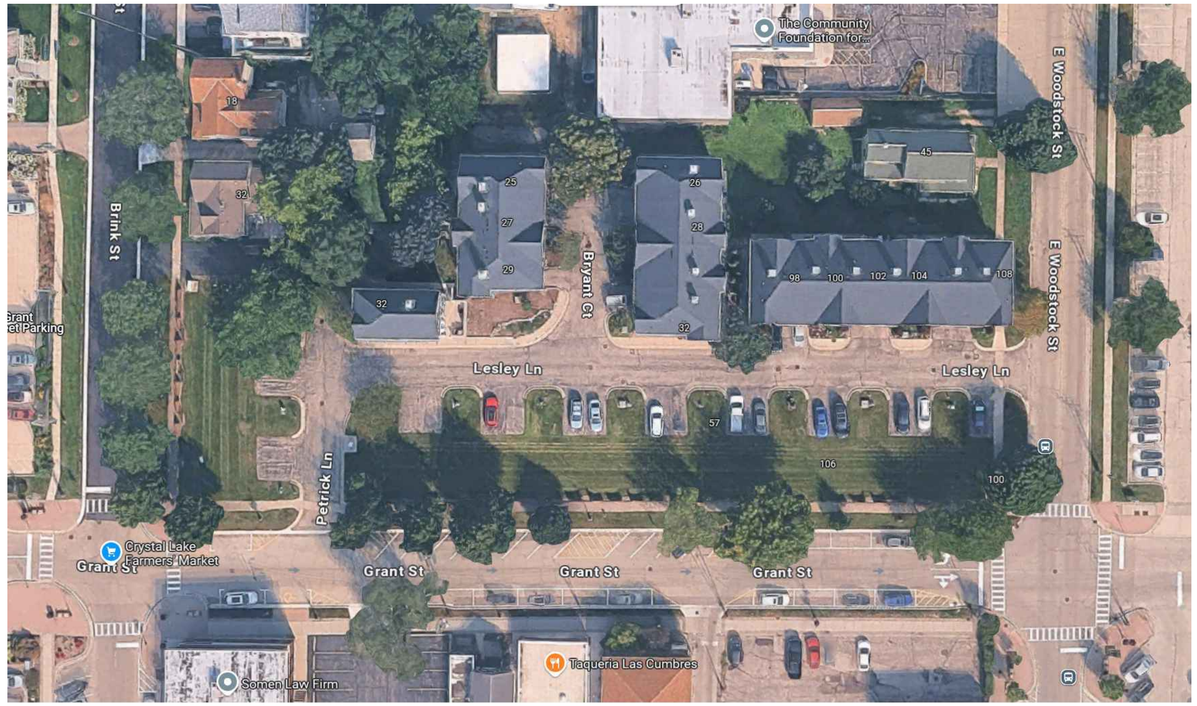
8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments.

Mr. Gronow seconded the motion. On roll call vote, Members Dzielski, Gronow, Mason, Skluzacek, Smith and Greenman voted yes. Ms. Repholz voted no. Motion passed 6-1.


STREET
GRANT
PARCEL
LESLEY
LANE
BRYANT CT.
BLOCK
ORIGINAL PLAT OF NUNDA
2' WIDE EASEMENT VACATION REQUESTED
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
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LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
0.917 ACRES
39,944± Sq.Ft.
SANITARY RIM=939.91
8" PVC E\y-W\y INV=932.8
SANITARY RIM=939.51
8" PVC N-S\y INV=930.1
8" PVC W\y INV=931.7
WATER MH RIM=937.37
TOP OF WATER MAIN
12" METAL N-S =932.2
TOP OF WATER MAIN
12" METAL W =932.1
SANITARY RIM=933.73
6" PVC SW INV=926.1
6" PVC E INV=926.1
STORM MH RIM=931.58
12" RCP W INV=927.0
12" RCP SW INV=927.0
DRY WELL
SANITARY MH RIM=928.55
8" CLAY N-S INV=920.3
STORM MH RIM=928.46
10" METAL W INV=925.1
SANITARY RIM=928.02
8" CLAY E-W INV=920.4
8" CLAY S INV=921.4
WATER MH RIM=928.40
TOP OF WATER MAIN
8" METAL S =921.9
TOP OF WATER MAIN
8" METAL E-W =921.8
WATER MH RIM=929.71
TOP OF WATER MAIN
12" METAL E-W =922.3
SANITARY RIM=928.79
8" PVC S INV=921.9
6" PVC E-W INV=922.0
8" CLAY N INV=921.9
CATCH BASIN RIM=936.60
12" RCP W INV=933.5
12" RCP NW INV=933.5
12" RCP NW INV=933.5
12" RCP E\y INV=936.69
12" RCP E\y INV=923.7
CATCH BASIN RIM=931.01
12" RCP NE INV=927.7
12" RCP W INV=927.7
12" RCP SW INV=927.5
DRY WELL
12" RCP N INV=927.5
STORM MH RIM=933.19
CATCH BASIN RIM=931.16
12" RCP E INV=928.3
DRY WELL
STORM MH RIM=932.72
12" RCP NE INV=926.7
12" RCP S INV=927.1
DRY WELL
CATCH BASIN RIM=930.65
12" RCP E INV=927.1
THREE STORY BRICK & FRAME RESIDENCE
ONE STORY BRICK BUILDING
WOOD WALL
6' DRAINAGE EASEMENT
STONE WALL
CONCRETE
ASPHALT
BRICK
DRY WELL
N80°32'07"E 5.26'(M)
S35°20'52"W 7.61'(R/M)
N54°47'53"W 6.50'(R/M)
S35°39'04"W 60.01'(R/M)
S35°20'52"W 120.79'(R/M)
S54°27'10"E 65.42'(R/M)
S55°12'50"W 44.89'(R/M)
S55°32'40"W 44.89'(R/M)
N54°20'36"W 60.29'(R/M)
S35°39'04"W 48.00'(R/M)
N54°39'08"W 44.00'(R/M)
S35°20'52"W 7.61'(R/M)

LOTS 1-20 GRANT ST CRYSTAL LAKE, IL, 60014, USA

LOCATION MAP

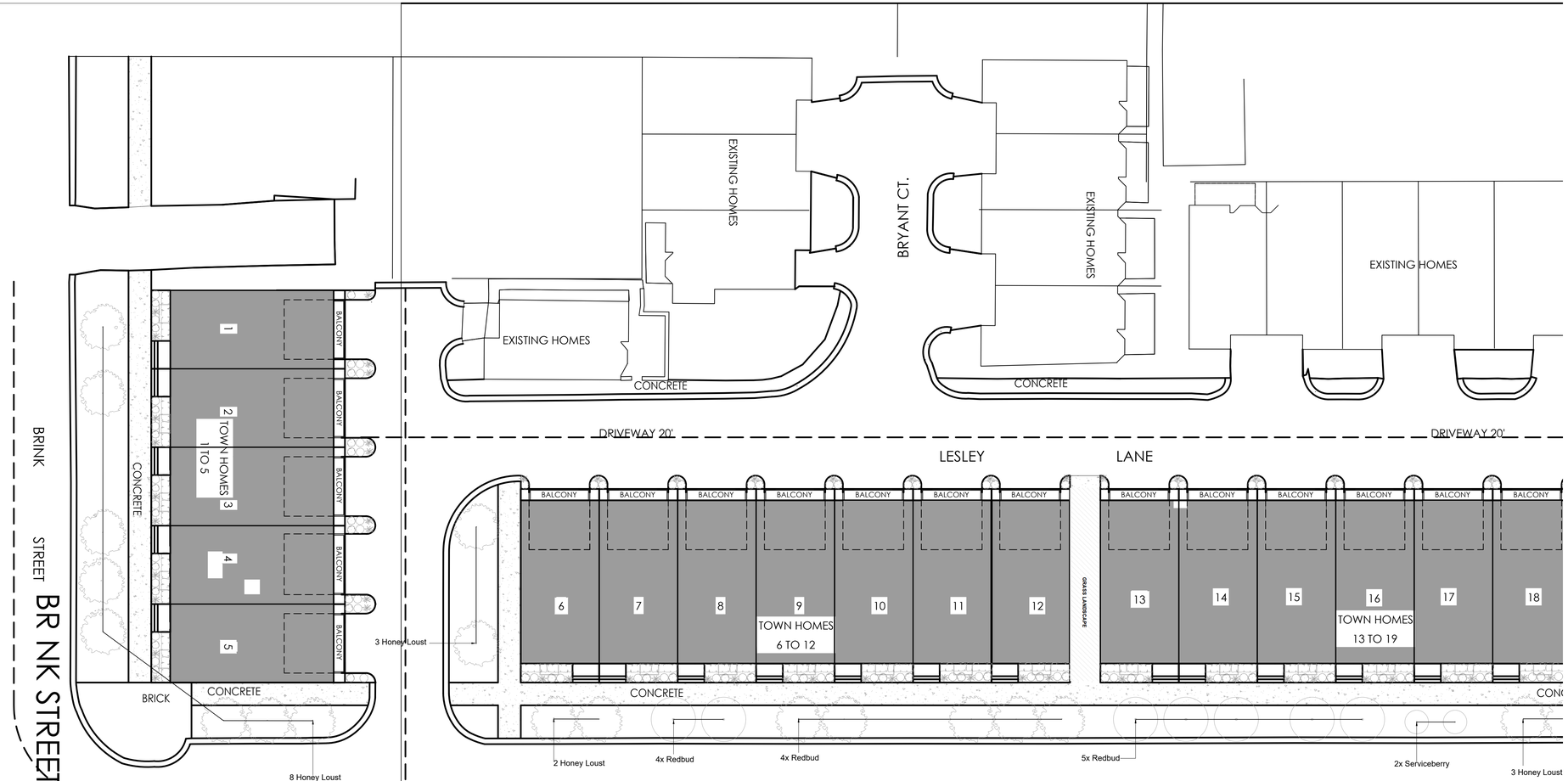


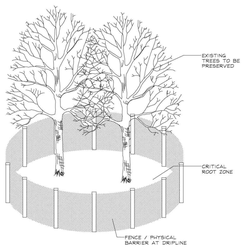
SHEET INDEX:

L01	TITLE SHEET
L02	TREE PLANTING PLAN
L03-L04	SHRUBS PLANTING PLAN
L05	PLANTING SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/28/2026
Expiration Date:

		⚠
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		





TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

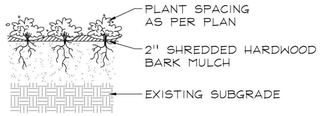
REQUIRED TREE REPLACEMENTS

65.6 CALIPER INCHES OF REPLACEMENT

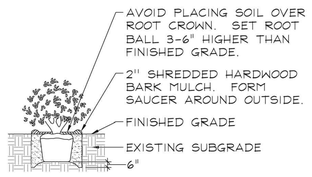
LOCATION OF REQUIRED REPLACEMENT TREES TO BE SHOWN ON FINAL LANDSCAPE PLAN

TREE PRESERVATION NOTES

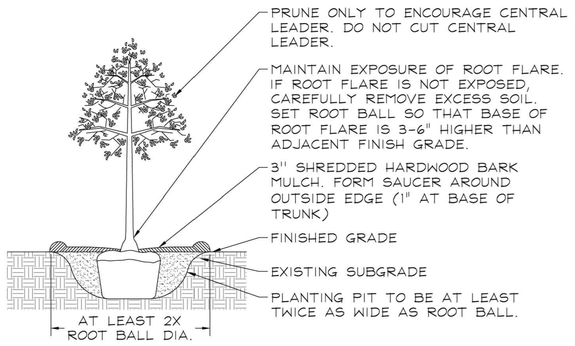
1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



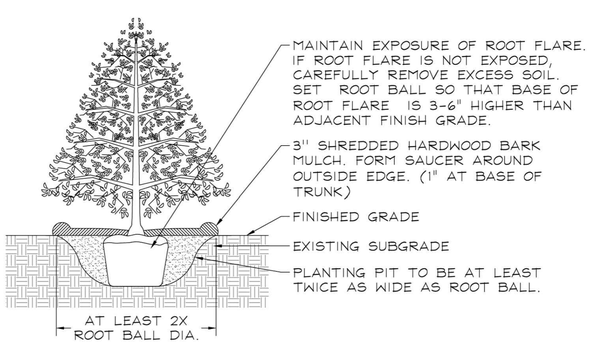
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

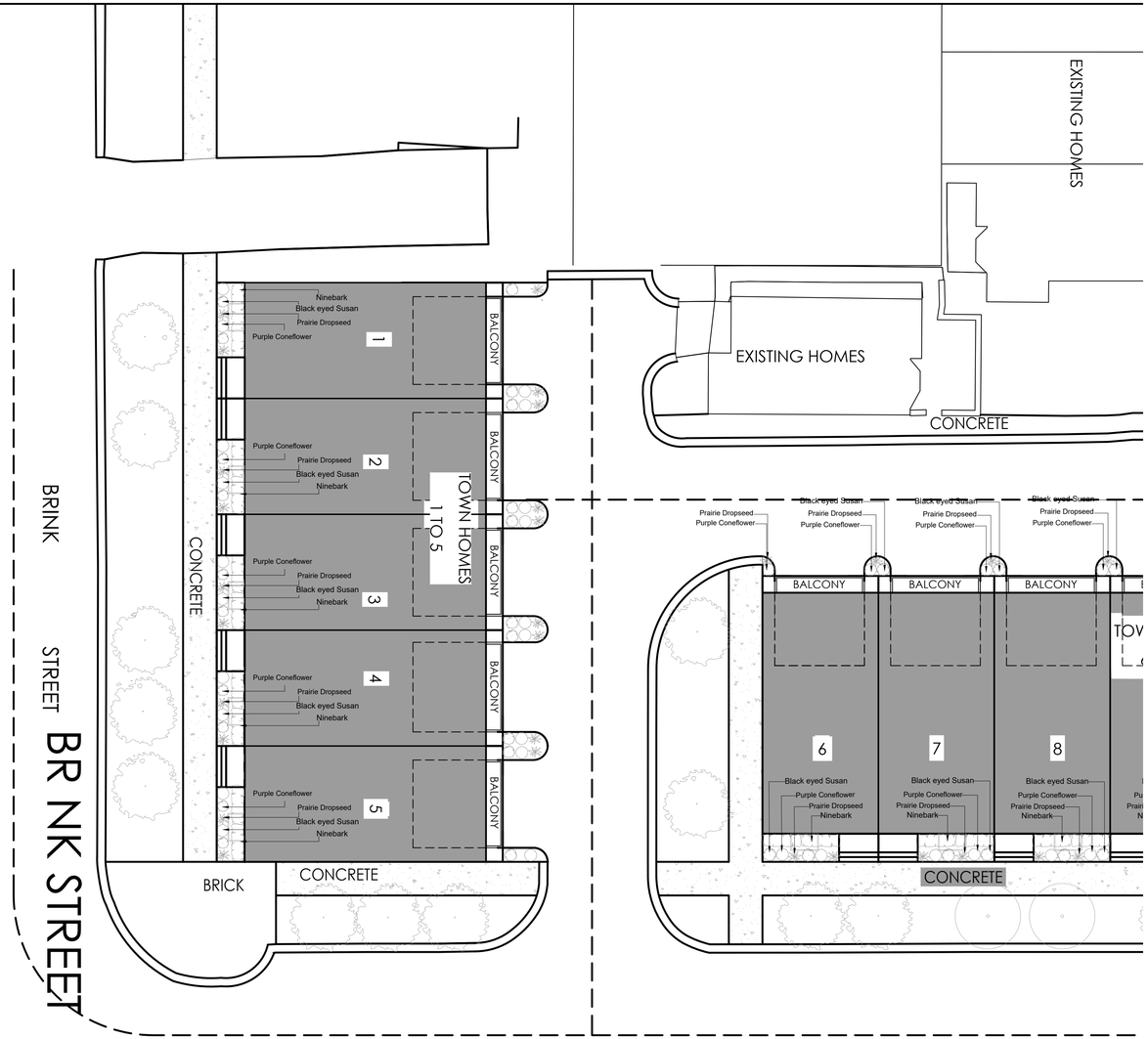
GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/28/2026
Expiration Date:_____

		⚠
DATE	INITIAL	
DESIGNER OF WORK		REVISION DESCRIPTION

png



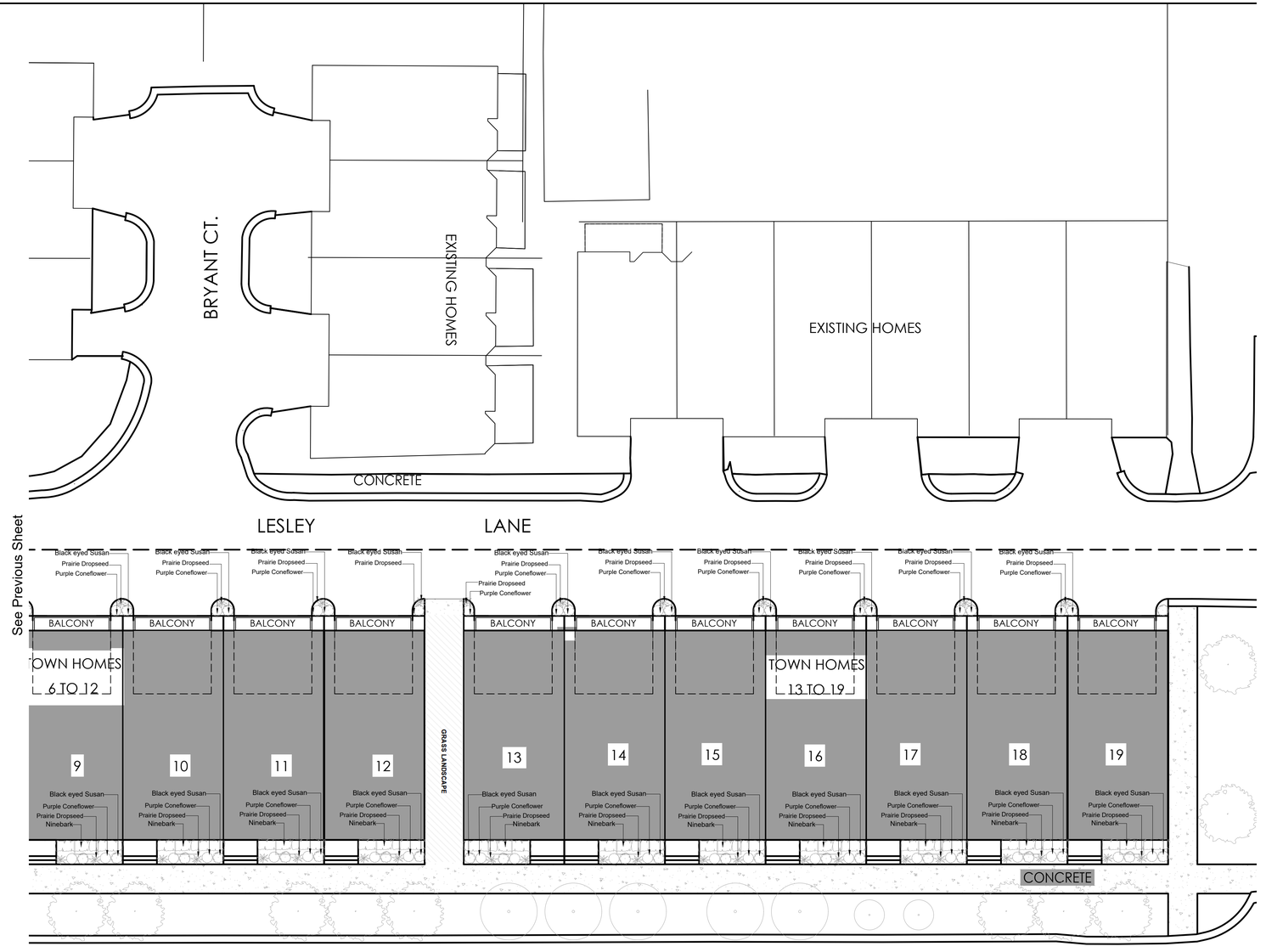
CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	Size At The Time Of planting	QT
TREES					
RB	CERCIS CANADENSIS	REDBUD	20-30 FT X 25 FT	3-5 Feet x 3 Feet	20
SB	AMELANCHIER CANADENSIS	SERVICEBERRY	15-25 FT X 15 FT	3-6 Feet x 4-6 Feet	14
FLOWERING & SHRUBS PERENNIALS					
BES	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1-3 FT X 2 FT	8-12 Inch x 6-12 Inch	63
PCF	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2-4 FT X 2 FT	8-12 Inch x 6-10 Inch	61
PD	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2-3 FT X 3 FT	6-12 Inch x 6-10 Inch	61
NB	PHYSOCARPUS OPULIFOLIUS	NINEBARK	5-8 FT X 6 FT	1-3 Feet x 1- 2 Feet	38
ZG	ZOYSIA GRASS	ZOTSIA GRASS	2 INCH TALL		
Existing Tree					
T1	Acer Campestre	Hedge Maple	3 Inch		
T2	Cornus Florida rubra	PINK Flowering Dogwood	3 Inch		
T3	Gleditsa Treacanthos Var	Honey Loust	3 Inch		
T4	Malus Hybrid Royalty	Royalty Crab Apple	3 Inch		
T5	Cornus Kousa	Korean Dogwood	2.5 Inch		
Existing Shuab					
S1	Berberis Thunbergii	Golden Berberry	3 Feet		
S2	Euonymus Alata	Dwarf Burning Bush	3 Feet		
S3	Forsythia Intermeia	Foesyrhia	3 Feet		
Existing GroundCover					
G1	Euonymus Fortune Colorate	Purplealef wintercreep	QT.Post 12" O.C		

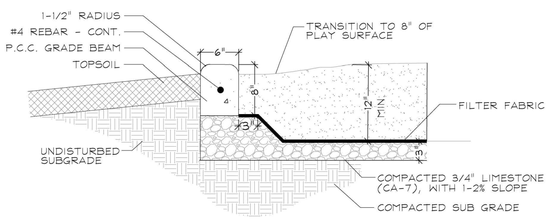
LEGENDS

- Black eyed Susan
- Purple Coneflower
- Prairie Dropseed
- Ninebark

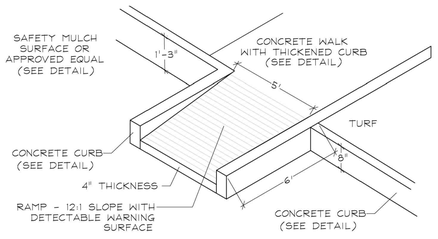
LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/28/2026
Expiration Date:

		1
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		

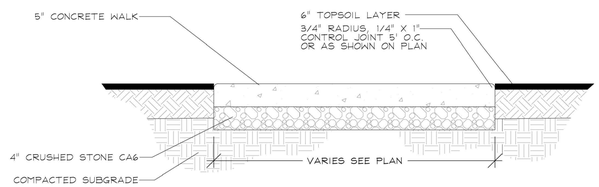




E/7 CONCRETE CURB DETAIL
NOT TO SCALE



B/7 CONCRETE CURB DETAIL
NOT TO SCALE



C/7 CONCRETE WALK
NOT TO SCALE

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
2/20/2026
Expiration Date:

		1
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
- 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be
branches, litter and debris.

b. All mulch beds shall be cultivated to
mulch.

c. Fresh mulch should be applied to any b

d. Monitor plant health and notify homeo
of any dead plants.

e. Debris generated during the cleanup sha

2. Fall Cleanup

a. All lawn areas will have leaves remov
process so as to prevent leaf buildup or

b. All planting beds will have leaves and d

c. Perennials without winter interest shall

d. Monitor plant health and notify homeo
of any dead plants.

e. Debris generated during the cleanup sha

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon comp
Environmental Specialist shall inspect the plar
of the planting locations, species, and quantiti

The Owner's Environmental Specialist shall in
during the three-year term of the Establishm
of Credit, to determine compliance with the
1.5C Guarantees). A monitoring report will b
following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, nat
height of 6" to control annual nonnative and i
Mowing, including weed whipping, should be c
production. Mowing height and timing may ne
Small quantities of undesirable plant species,
the development and maturity of the plant.
all above-ground and below-ground stems, ro
of seeds. Herbicide should be applied as nec
that is competent in the identification of nati
and litter shall be removed from the native
inspected and maintained as necessary.

Second Season

Control of undesirable plant species during th
primarily of precise herbicide application. Mo
as needed during the early growing season an
to prevent annual weeds from producing seed,
the native areas and storm structures shall b

Third Season:

Seasonal mowing and herbicide will continue a
Debris and litter shall be removed from the
inspected and maintained as necessary. At t
(dependent on fuel availability: dominance of
conditions), fire may be introduced to the pl

State and local permits shall be required pric
conducted by trained professionals experienced
Prior to a controlled burn, surrounding proper
departments shall be notified. A burn plan c
speed, location of fire breaks, and necessar
prepared and utilized in planning and burn imp

The initial burn shall be dependent on fuel av
quantity and quality of grasses contained withi
shall be determined based on results of the
composition of the management area and oth
Generally, burns shall be scheduled from spri
frequency shall also be dependent on the spec
area. Generally, a new prairie restoration ar
after the second or third growing season afte
thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management

A final compliance report and Long-Term Op
be submitted by the Developer/Owner's Envir
days prior to the expiration of any landscape
the native areas. Final acceptance and release
County/City/USACE upon inspection of the site

The Long -Term Operation and Maintenance F
and schedules for burning, mowing, applicatior
inspection schedule for storm structures and

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and
pavements clean and work areas and ad

B. Protect landscape work and materials from
operations by other trades and trespass
and maintenance periods. Treat, repair
directed by Landscape Architect.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and
pavements clean and work areas and ad

B. Protect landscape work and materials from
operations by other trades and trespass
and maintenance periods. Treat, repair
directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right
either at place of growth or at site bef
requirements for name, variety, size, q

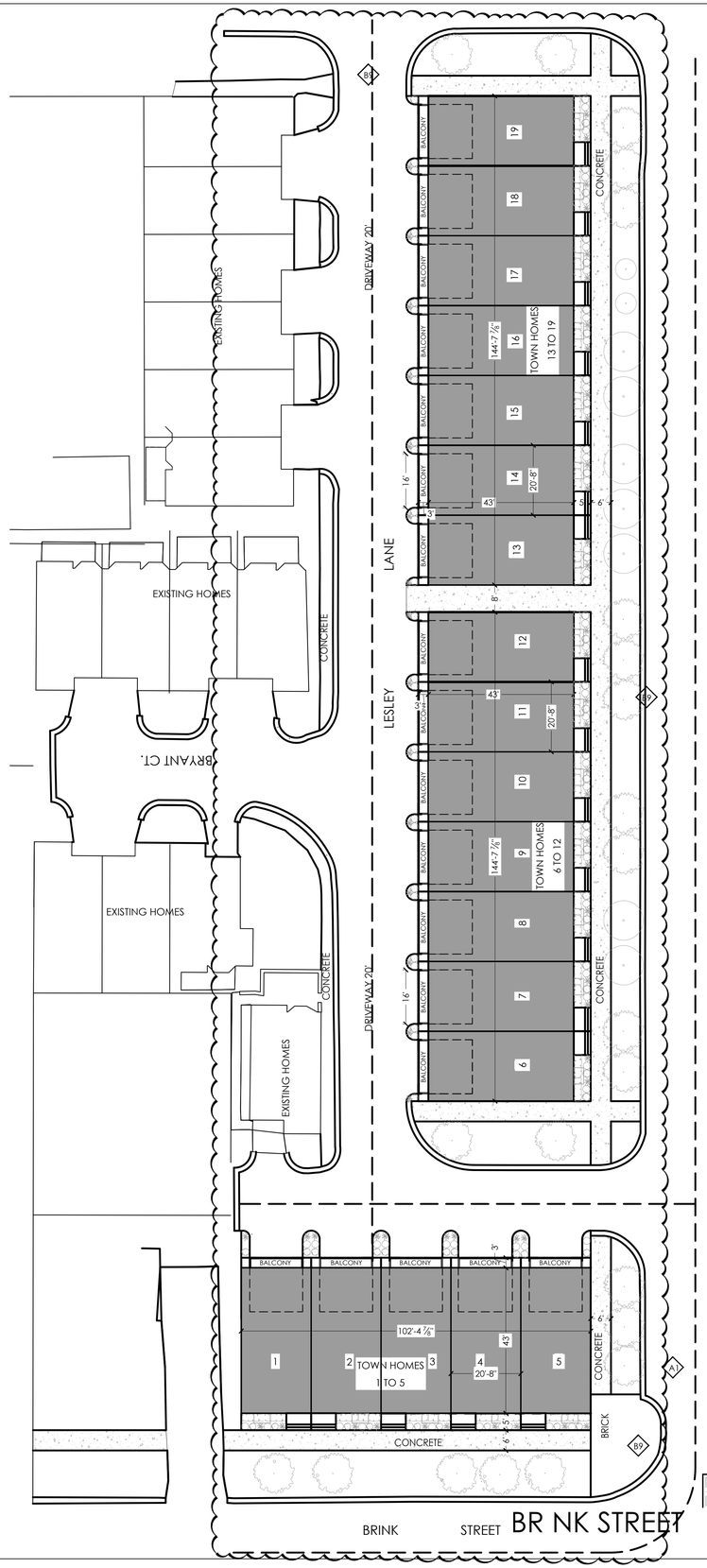
B. Supply written affidavit certifying composit
materials with respect to species, varie

C. Notify the Landscape Architect within five
supplemental plantings in each area.

D. When the landscape work is completed, incl
will, upon request, make a final inspect
acceptance, the Owner will be responsib

LICENSED LANDSCAPE ARCHITECT
RONALD J. DAYE
157-000269
STATE OF ILLINOIS
Expiration Date:_____

		1
DATE	INITIAL	REVISION DESCRIPTION
DESIGNER OF WORK		



SITE PLAN
SCALE: 1:20.

1 G1.00

BUILDING DESIGN CRITERIA & CODE DATA SHEET

1. BUILDING CODE INFORMATION

APPLICABLE CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH ILLINOIS AND CITY OF CRYSTAL LAKE AMENDMENTS.

CONSTRUCTION TYPE: CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION (PER IRC CHAPTERS 3 & 6).

SPRINKLER SYSTEM: PER IRC R313 AND LOCAL AMENDMENTS – AUTOMATIC FIRE SPRINKLERS NOT REQUIRED FOR ONE- AND TWO-FAMILY DWELLINGS/TOWNHOMES WITH CODE-COMPLIANT FIRE SEPARATION.

OCCUPANCY CLASSIFICATION: ONE- AND TWO-FAMILY DWELLINGS/ TOWNHOUSES (IRC SECTION R101.2).

HEIGHT/STORIES:

IRC PERMITS TOWNHOUSES UP TO 3 STORIES ABOVE GRADE PLANE (R301.2.2.3).

PROPOSED: 3 STORIES / 37'-2 ½ ".

AREA LIMITATIONS: IRC HAS NO SPECIFIC FLOOR AREA LIMITS PER UNIT; EACH TOWNHOUSE IS CONSIDERED A SEPARATE DWELLING UNIT.

PROPOSED UNIT SIZE: APPROX. 3,543 SQ.FT. PER BUILDING BLOCK (INDIVIDUAL UNITS SEPARATED BY FIRE WALLS).

2. STRUCTURAL DESIGN CRITERIA

DESIGN CODES: 2018 IRC WITH ILLINOIS AMENDMENTS.

DESIGN LOADS (IRC TABLE R301.2):

GROUND SNOW LOAD: 30 PSF.

BASIC WIND SPEED: 90 MPH, 3-SECOND GUST, EXPOSURE B.

SEISMIC DESIGN CATEGORY: B (CRYSTAL LAKE, IL).

FROST DEPTH: 42 INCHES (PER ILLINOIS/CRYSTAL LAKE AMENDMENTS).

LIVE LOADS (IRC TABLE R301.5):

FLOOR: 40 PSF.

ROOF: 20 PSF.

STAIRS: 40 PSF.

3. FIRE PROTECTION

TOWNHOUSE SEPARATION: 2-HOUR COMMON WALL BETWEEN UNITS, EXTENDING FROM FOUNDATION TO ROOF, PER IRC R302.2.

GARAGE SEPARATION: 1-HOUR RATED SEPARATION BETWEEN GARAGE AND DWELLING UNIT (IRC R302.6).

GARAGE-TO-HOUSE DOOR: 20-MINUTE FIRE-RATED, SELF-CLOSING, SELF-LATCHING (IRC R302.5.1).

SPRINKLERS: NOT REQUIRED PER IRC R313 AND LOCAL AMENDMENT, SINCE 2-HOUR SEPARATION PROVIDED.

FIRE HYDRANTS: PROVIDED AT ±200 FT. SPACING, NO DWELLING >400 FT. FROM A HYDRANT (IFC 507 / LOCAL AMENDMENT).

FIRE DEPARTMENT ACCESS: EXISTING PER APPROVED SITE PLAN, COMPLIANT WITH IFC 503.

ADDRESSING: UNIT ADDRESSES POSTED WITH 4" HIGH CONTRASTING NUMERALS, VISIBLE FROM STREET (IFC 505 / LOCAL AMENDMENT).

4. SITE AND PARKING

TOTAL UNITS: 19 TOWNHOUSE UNITS.

PARKING REQUIREMENT (UDO): 1.5 SPACES PER UNIT = 29 SPACES.

PROVIDED: 38 SPACES

5. ACCESSIBILITY (2018 IBC / IRC)

APPLICABILITY: IRC TOWNHOUSES ARE NOT REQUIRED TO MEET IBC CH. 11, EXCEPT FOR SITE/COMMON AREAS.

COMMON AREAS: ALL NEW OR ALTERED COMMON SITE ELEMENTS MUST COMPLY WITH ILLINOIS ACCESSIBILITY CODE.

PARKING: SINCE ONLY PRIVATE GARAGE SPACES ARE PROVIDED, NO ACCESSIBLE PARKING IS REQUIRED.

ZONING ANALYSIS

PROJECT SITE:	B-4 DOWNTOWN BUSINESS DISTRICT
CONTIGUOUS PARCELS:	B-4 DOWNTOWN BUSINESS DISTRICT
BUILDING CODE:	BOCA 1981 EDITION
LAND AREA:	53,439 SQUARE FEET
TOTAL GROSS TOWNHOME AREA:	67,320

NUMBER OF FLOORS

PROPOSED:	THREE

TOTAL NUMBER OF TOWNHOMES: FINEST (19)

PARKING	
REQUIRED:	1.5 PER DWELLING UNIT
PROVIDED:	2 PER DWELLING UNIT (38 TOTAL SPACES)

LEGENDS:

PROPERTY LINE:

BUILDING:

EXISTING BUILDING:

ALL WORK SHALL BE DONE IN CONFORMANCE WITH AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, WHICH INCLUDE AIA DOCUMENT NO. 201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SUPPLEMENTARY CONDITIONS, AND ALL DIVISION SECTIONS.
- THE CONTRACTOR SHALL VISIT THE SITE, INSPECT THE PROJECT AREA, AND BECOME FULLY FAMILIAR WITH THE ACTUAL WORK CONDITIONS PRIOR TO BIDDING AND COMMENCING ANY WORK. THE CONTRACTOR SHALL CONDUCT DETAILED EXAMINATIONS AT ALL LOCATIONS WHERE WORK IS TO BE INSTALLED, AND WHERE EXISTING CONSTRUCTION IS TO BE MODIFIED OR REMOVED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE SITE, AND SHALL REPORT ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WHERE WORK CONNECTS TO EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE NECESSARY CUTS, FITS, AND FINISHES TO PROVIDE A SURFACE MATCHING ADJACENT EXISTING FINISHES. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO ACCOMPLISH THIS, WHETHER OR NOT SHOWN ON THE DRAWINGS OR SPECIFICATIONS.
- ALL CLAIMS OR DISPUTES ARISING OUT OF THIS PROJECT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION, WHOSE DECISIONS SHALL BE FINAL.
- SINCE THESE DRAWINGS ARE A LIMITED SERVICE INSTRUMENT, ADDITIONAL PROFESSIONAL SERVICES, CONSULTANTS, AND SITE VISITS BY THE ARCHITECT MAY BE REQUIRED IN CONNECTION WITH THE CONSTRUCTION OR MODIFICATION OF THE WORK. SAFETY TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- EACH CONTRACTOR, BY ACCEPTING A CONTRACT FOR WORK ON THIS PROJECT, AGREES TO ASSUME COMPLETE AND EXCLUSIVE RESPONSIBILITY, RISK, AND OBLIGATION AND TO INDEMNIFY, HOLD HARMLESS, AND DEFEND ARCHITECT JOHN ANTHONY NELSON, HIS EMPLOYEES, HEIRS, AGENTS, AND ESTATES FROM ANY CLAIMS, LEGAL FEES, ETC., ARISING FROM THE PERFORMANCE OF THIS WORK.

INSURANCE REQUIREMENTS

- THE CONTRACTOR SHALL SUBMIT, PRIOR TO THE COMMENCEMENT OF WORK, CERTIFICATES OF INSURANCE NAMING THE OWNER, THE ARCHITECT, AND THEIR AGENTS AS ADDITIONALLY INSURED, FOR THE FOLLOWING COVERAGE:
- PUBLIC LIABILITY OF NOT LESS THAN $1,000,000 (INCLUDING) CONTRACTOR'S PROTECTIVE LIABILITY, COVERING EXPLOSION AND COLLAPSE, COMPLETED OPERATIONS COVERAGE (COVERING A PERIOD OF AT LEAST TWO YEARS AFTER THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER), AND BROAD FORM BLANKET CONTRACTUAL LIABILITY COVERAGE AND SHALL INSURE AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO THE PROPERTY OF OTHERS ARISING FROM ITS OPERATIONS UNDER THE CONTRACT WHETHER SUCH OPERATIONS ARE PERFORMED BY SUCH CONTRACTORS OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- WORKMAN'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE AS REQUIRED BY ANY EMPLOYEE BENEFIT ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT OWNER'S CONTRACTORS FROM LIABILITY UNDER AFOREMENTIONED ACTS.
- COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE, INCLUDING THE OWNERSHIP, MAINTENANCE, AND OPERATION OF ANY AUTOMOTIVE EQUIPMENT OWNED, HIRED, AND NON-OWNED $500,000/$1,000,000 LIMITS.

GENERAL NOTES / SCOPE OF WORK:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEETING ALL CODE REQUIREMENTS DURING CONSTRUCTION, INCLUDING ALL APPLICABLE SAFETY REGULATIONS AND REQUIRED INSPECTIONS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD AND REPORT ANY PROBLEMS OR DISCREPANCIES TO THE OWNER PRIOR TO CONTINUING WITH WORK.
3. MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTS WILL BE DESIGN-BUILD. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING ALL BUILDING CODE REQUIREMENTS AND SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR A COMPLETE AND PROFESSIONAL INSTALLATION.
4. LINE VOLTAGE SMOKE DETECTORS SHALL BE 110V WITH BATTERY BACKUP, SHALL BE WIRED IN SERIES, AND LOCATED IN THE BASEMENT, ON EACH LEVEL OF THE HOUSE, AND WITHIN EVERY BEDROOM, & WITHIN 15' OF ANY BEDROOM.
5. CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON EVERY FLOOR, OUTSIDE OF FURNACE CLOSETS, & WITHIN 15' OF ANY SLEEPING ROOM.
6. HVAC CONTRACTOR SHALL MODIFY EXISTING DUCTWORK TO PROVIDE NEW SUPPLY REGISTERS AS SHOWN ON PLANS. VERIFY ALL CONDITIONS IN FIELD.
7. PROVIDE FIRESTOPPING:
FIRESTOP ALL MECHANICAL PENETRATIONS, STUD, JOIST, AND RAFTER SPACES TO MEET CODE REQUIREMENTS.
8. ELECTRICAL OUTLETS SHALL BE SPACED AND LOCATED IN COMPLIANCE WITH 2017 N.E.C. ART 210-52.
9. CLOSET LIGHT FIXTURES SHALL HAVE FLUORESCENT BULBS WITH ENCLOSED COMBUSTIBLE AS PRESCRIBED BY 2017 N.E.C.

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	3'-6"	3'-0"	1
4" X 3" X 1/4"	8'-0"	5'-0"	3'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	3'-6"	2
2'-6" X 3 1/2" X 1/4" (LLV)	20'-0"	11'-0"	5'-0"	4

LOCATION	LIVE LOAD (PSF)
ROOF	30 PSF LIVE
	10 PSF DEAD
FLOOR	40 PSF LIVE
	60 PSF FOR STAIRS & EXT DECKS
WALLS	10 PSF WIND
ATTIC	20 PSF WIND
	PER TABLE R301.5

TYPICAL WALL BRACING SHALL BE ½" CDX PLYWOOD, NAILED AT 4" O.C. ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. SHEATHING SHALL BE INSTALLED AT ALL EXTERIOR BUILDING CORNERS AND AS INDICATED IN FLOOR PLANS. METAL LET-IN BRACING (MTL LET-IN) SHALL BE PROVIDED AT INTERIOR WALLS AS NEEDED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING NOTE:
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

(A) IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPING, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATHTUBS AND WHIRLPOOL DRAINS OR DRAIN TRAPS

ELEV A. & ELEV A. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	01

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	02
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

ELEV B. & ELEV B. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	05
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	08
5016 (FX)	5'-0" X 1'-6"	FX	@ 6'-8" H.H.	01
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

FIRST DOOR SCHEDULE							
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.	NOTES
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	
2868(SC)(FR)(SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	FIRE RATED – 20 MIN – SELF CLOSING/SELF LATCHING
16068 (GD)	16'-0" X 7'-0"	GD	ROLLING DOOR	01	@ 7'-0" H.H.	01	

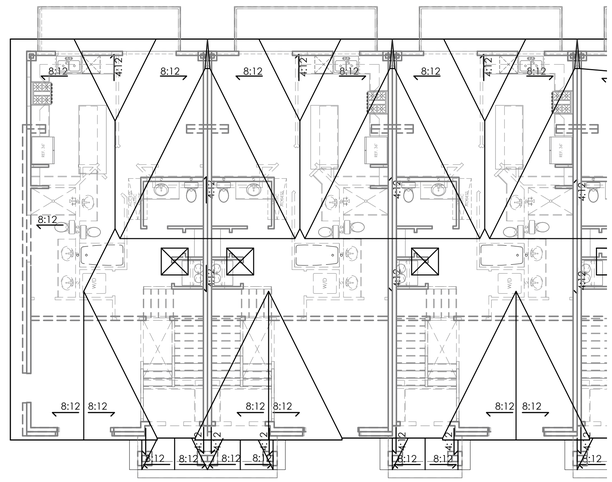
S.C.: SOLID CORE G.D: GARAGE DOOR

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
60710 (GL)	6'-0" X 7'-10"	GL	SLIDING DOOR	02	@ 7'-10" H.H.	01

H.C: HOLLOW CORE S.C.: SOLID CORE G.L: GLASS DOOR

THIRD FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
5068 (HC)	5'-0" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01

H.C: HOLLOW CORE



2 A2.00 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

EXTERIOR COLORS, MATERIALS AND STYLE HAVE BEEN SELECTED TO MATCH THE EXISTING DEVELOPMENT. FINISHES INCLUDE:

HORIZONTAL JAMES HARDIE SIDING (NIGHT GRAY AND IRON GRAY).

WIDE WINDOW AND DOOR TRIM WITH PEAKS.

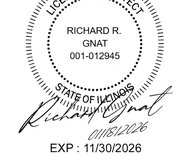
DIVIDED LITE WINDOWS WITH MUNTINS.

DECORATIVE WOOD DETAILS UNDER GABLE ROOFS.

ARCHITECTURAL STYLE, COLORS, AND MATERIALS ARE CONSISTENT WITH THE OVERALL PROJECT TO ENSURE VISUAL CONTINUITY.*



1 A2.00 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 A2.01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	3'-6"	3'-0"	1
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2'-6" X 3 1/2" X 1/4" (LLV)	20'-0"	11'-0"	5'-0"	4

LOCATION	LIVE LOAD (PSF)
ROOF	30 PSF LIVE
	10 PSF DEAD
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WALLS	20 PSF WIND
ATTIC	PER TABLE R301.5

TYPICAL WALL BRACING SHALL BE ½" CDX PLYWOOD, NAILED AT 4" O.C. ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. SHEATHING SHALL BE INSTALLED AT ALL EXTERIOR BUILDING CORNERS AND AS INDICATED IN FLOOR PLANS. METAL LET-IN BRACING (MTL LET-IN) SHALL BE PROVIDED AT INTERIOR WALLS AS NEEDED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING NOTE:
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(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPING, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATHTUBS AND WHIRLPOOL DRAINS OR DRAIN TRAPS

ELEV A. & ELEV A. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	01

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	02
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

ELEV B. & ELEV B. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	05
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	08
5016 (FX)	5'-0" X 1'-6"	FX	@ 6'-8" H.H.	01
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

FIRST DOOR SCHEDULE							
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.	NOTES
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	
2868(SC)(FR)(SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	FIRE RATED – 20 MIN – SELF CLOSING/SELF LATCHING
16068 (GD)	16'-0" X 7'-0"	GD	ROLLING DOOR	01	@ 7'-0" H.H.	01	

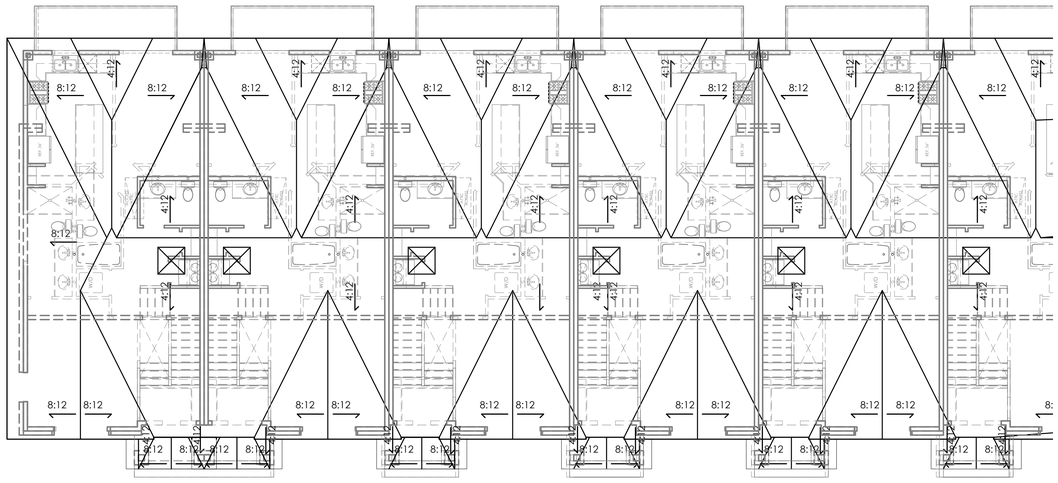
S.C.: SOLID CORE G.D: GARAGE DOOR

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
60710 (GL)	6'-0" X 7'-10"	GL	SLIDING DOOR	02	@ 7'-10" H.H.	01

H.C: HOLLOW CORE S.C.: SOLID CORE G.L.: GLASS DOOR

THIRD FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	Nº PANEL	HEADER HEIGHT	QTY.
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
5068 (HC)	5'-0" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01

H.C: HOLLOW CORE



2 A2.02 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

EXTERIOR COLORS, MATERIALS AND STYLE HAVE BEEN SELECTED TO MATCH THE EXISTING DEVELOPMENT. FINISHES INCLUDE:

HORIZONTAL JAMES HARDIE SIDING (NIGHT GRAY AND IRON GRAY).

WIDE WINDOW AND DOOR TRIM WITH PEAKS.

DIVIDED LITE WINDOWS WITH MUNTINS.

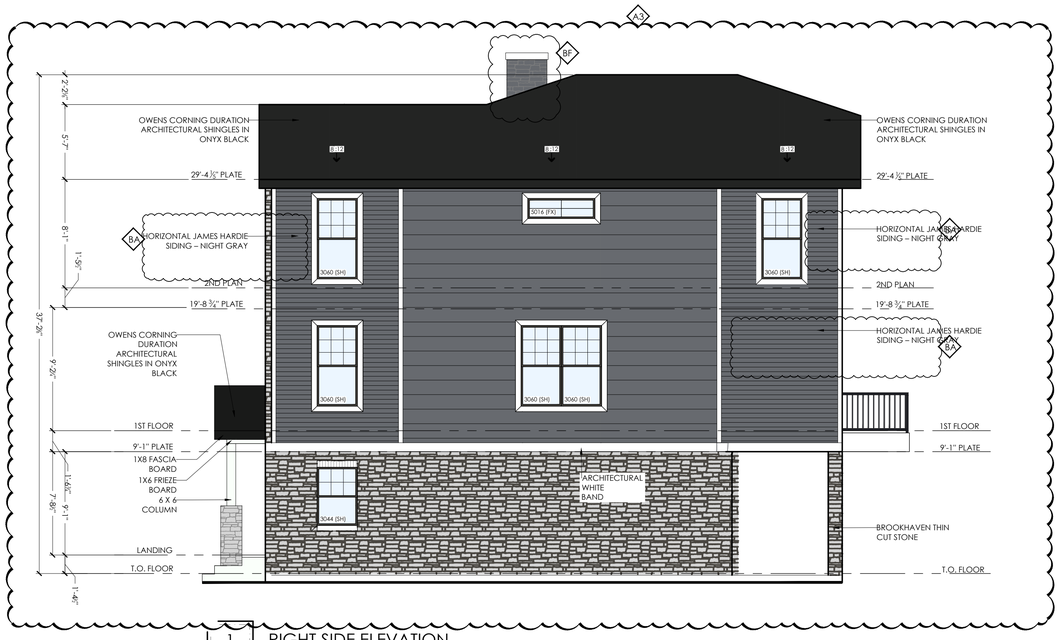
DECORATIVE WOOD DETAILS UNDER GABLE ROOFS.

ARCHITECTURAL STYLE, COLORS, AND MATERIALS ARE CONSISTENT WITH THE OVERALL PROJECT TO ENSURE VISUAL CONTINUITY.*

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/05/2026
EXP : 11/30/2026



1 A2.02 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1 A2.03 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



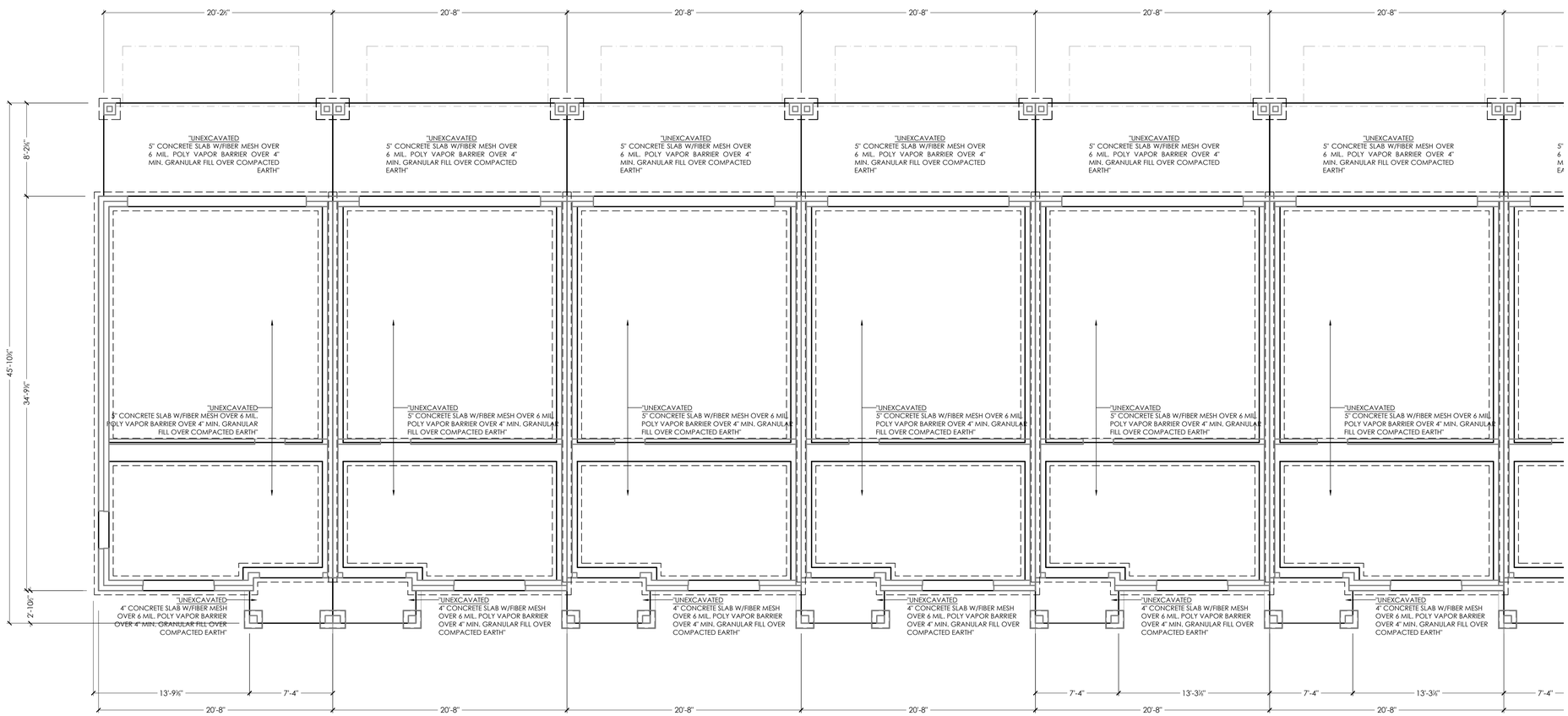
2 A2.03 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R.
GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026


UNIT 12
UNIT 19
ELEV B.
UNIT 11
UNIT 18
ELEV A. (MIRROR)
UNIT 10
UNIT 17
ELEV A. (MIRROR)
UNIT 9
UNIT 16
ELEV A.
UNIT 8
UNIT 15
ELEV A.
UNIT 7
UNIT 14
ELEV A.
A2
BF
OWENS CORNING DURATION ARCHITECTURAL SHINGLES IN ONYX BLACK
29'-4 ½" PLATE
1X8 FASCIA BOARD
1X6 FRIEZE BOARD
2ND PLAN
19'-8 ½" PLATE
WOOD TRIM
HORIZONTAL JAMES HARDIE SIDING – NIGHT GRAY
1ST FLOOR
9'-1" PLATE
BROOKHAVEN THIN CUT STONE
T.O. FLOOR
36'-7"
1'-8"
19'-8"
9'-1"
9'-1"
4020 (TLR)
3050 (SH)
6070 (CAS)
6070 (GD)
6070 (GD)
6070 (GD

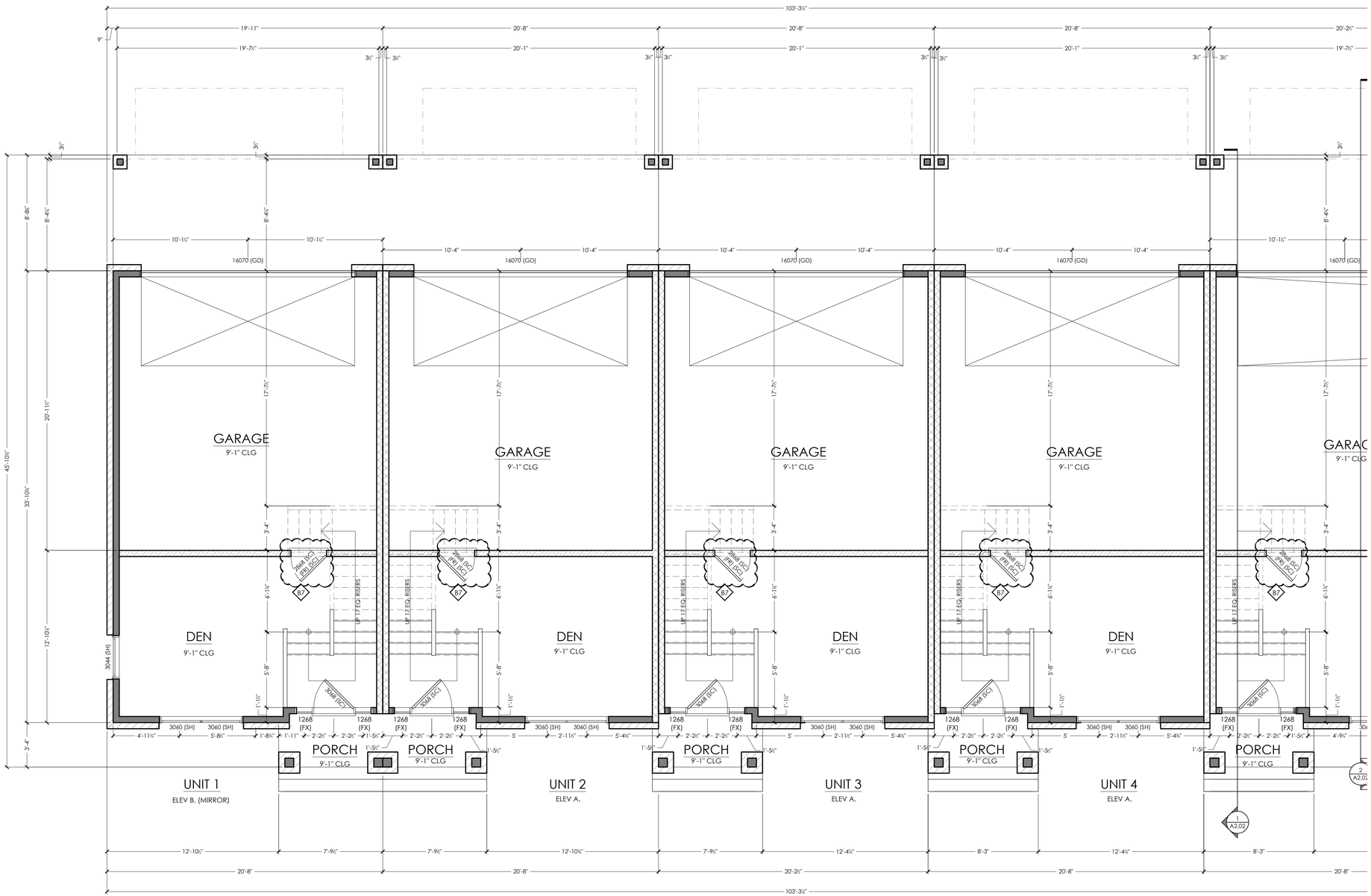
1 S1.00 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 / S1.01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 A1.01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

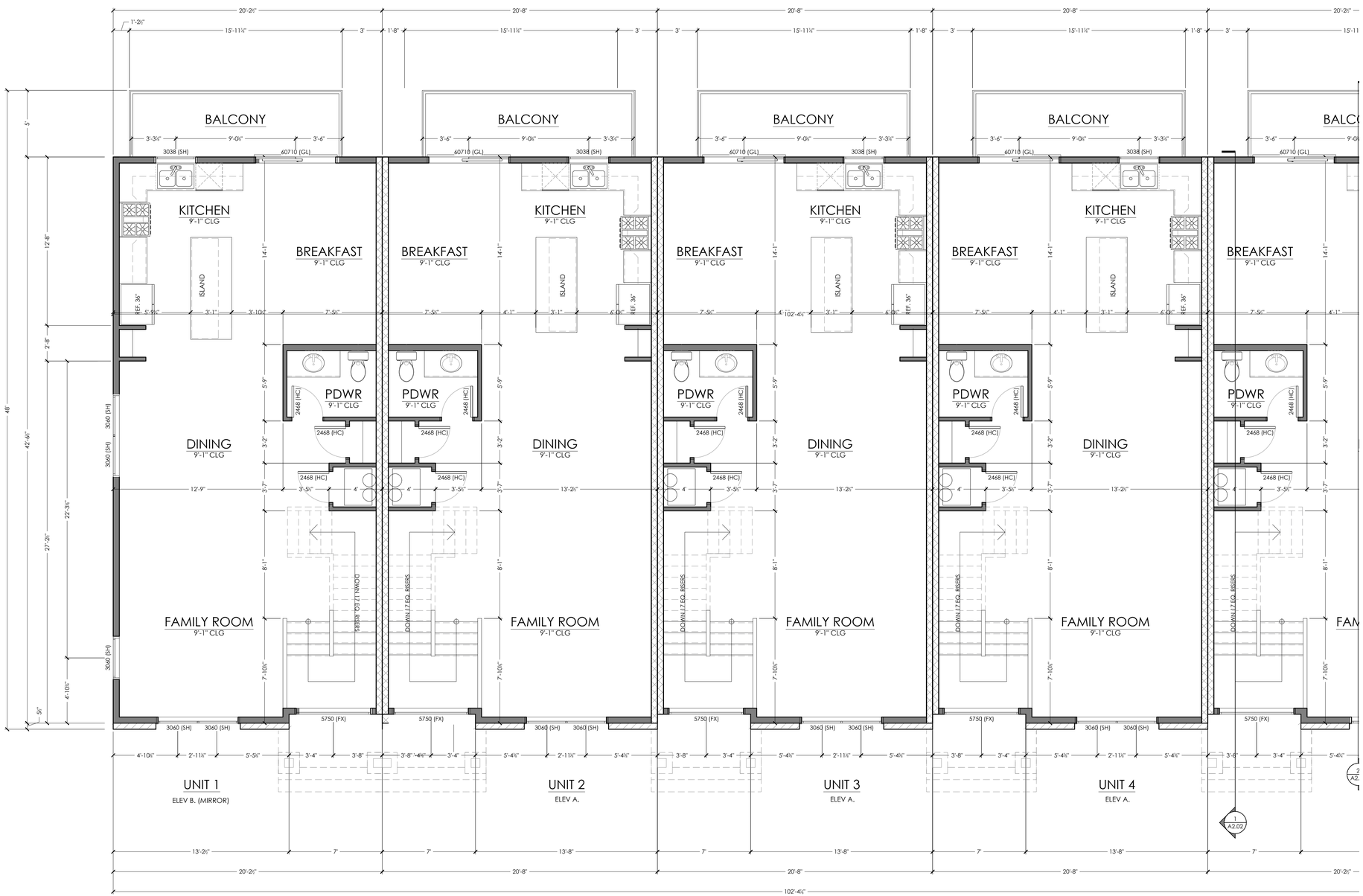
WALL LEGEND

NON-RATED WALL

2-HOUR RATED WALL ASSEMBLY

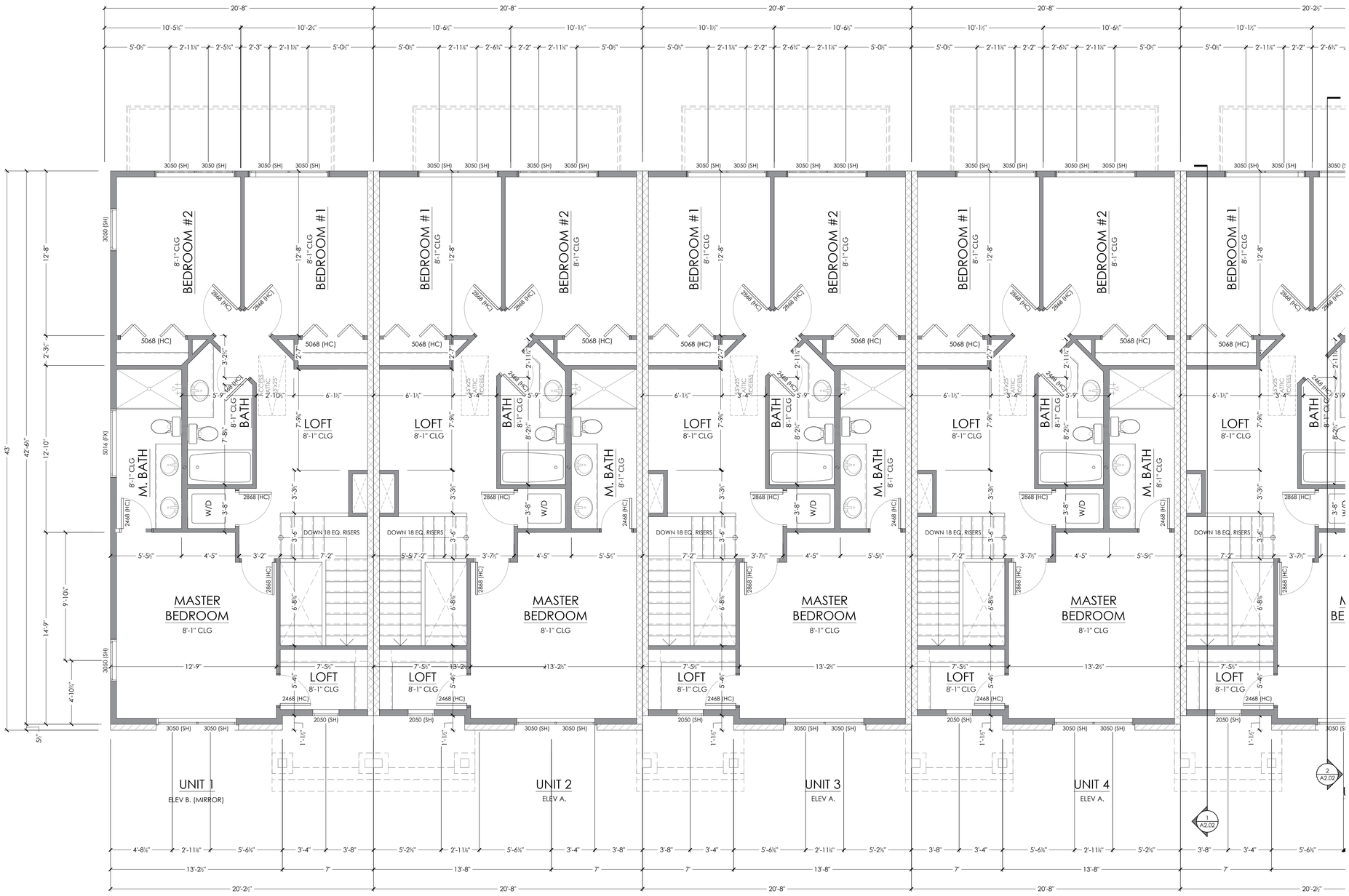
1-HOUR FIRE-RATED WALLS

LICENSED ARCHITECT
RICHARD R.
GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 A1.02 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

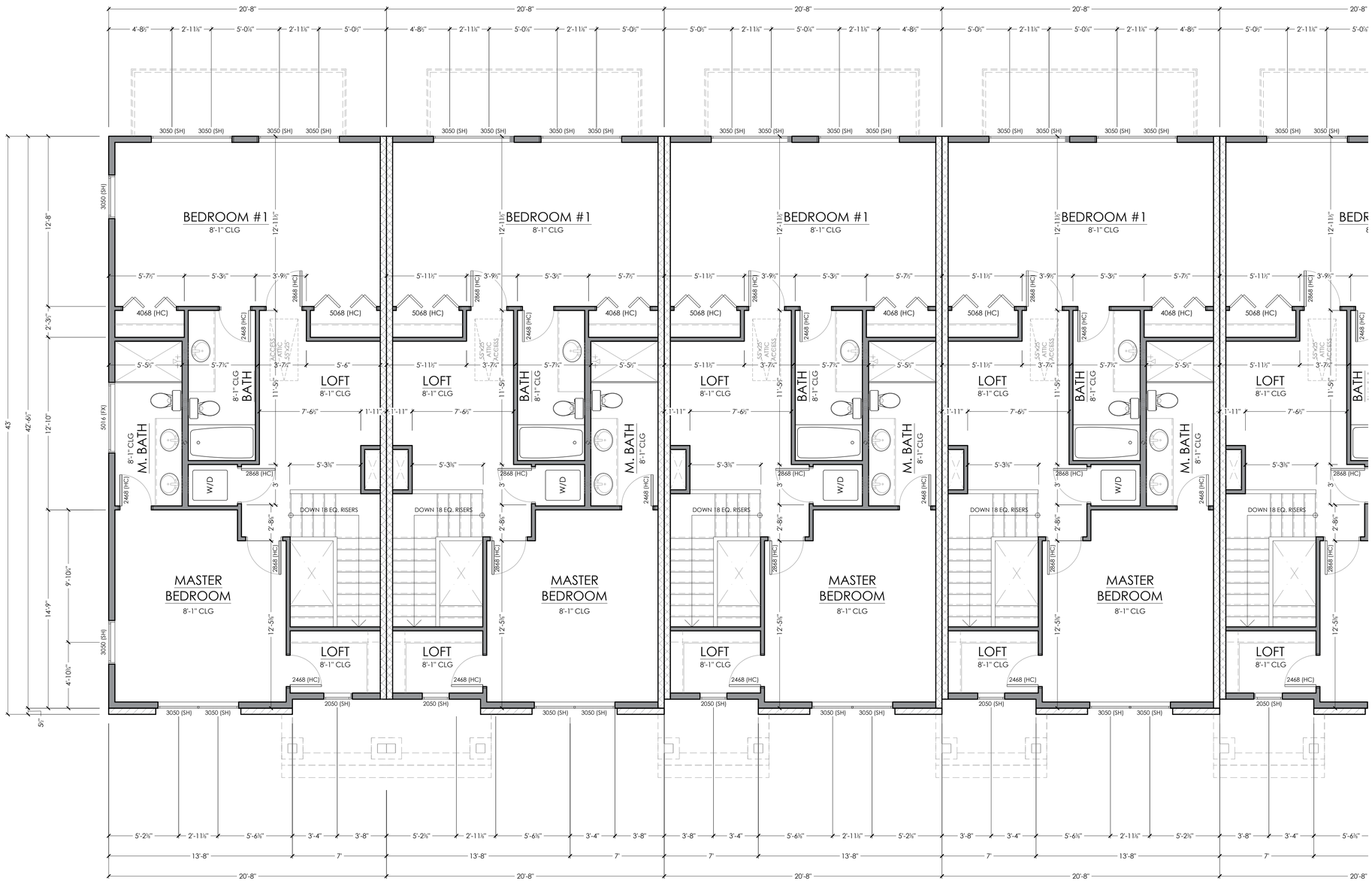
LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
Richard Gnat
01/15/2026
EXP : 11/30/2026



1 / A1.03 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

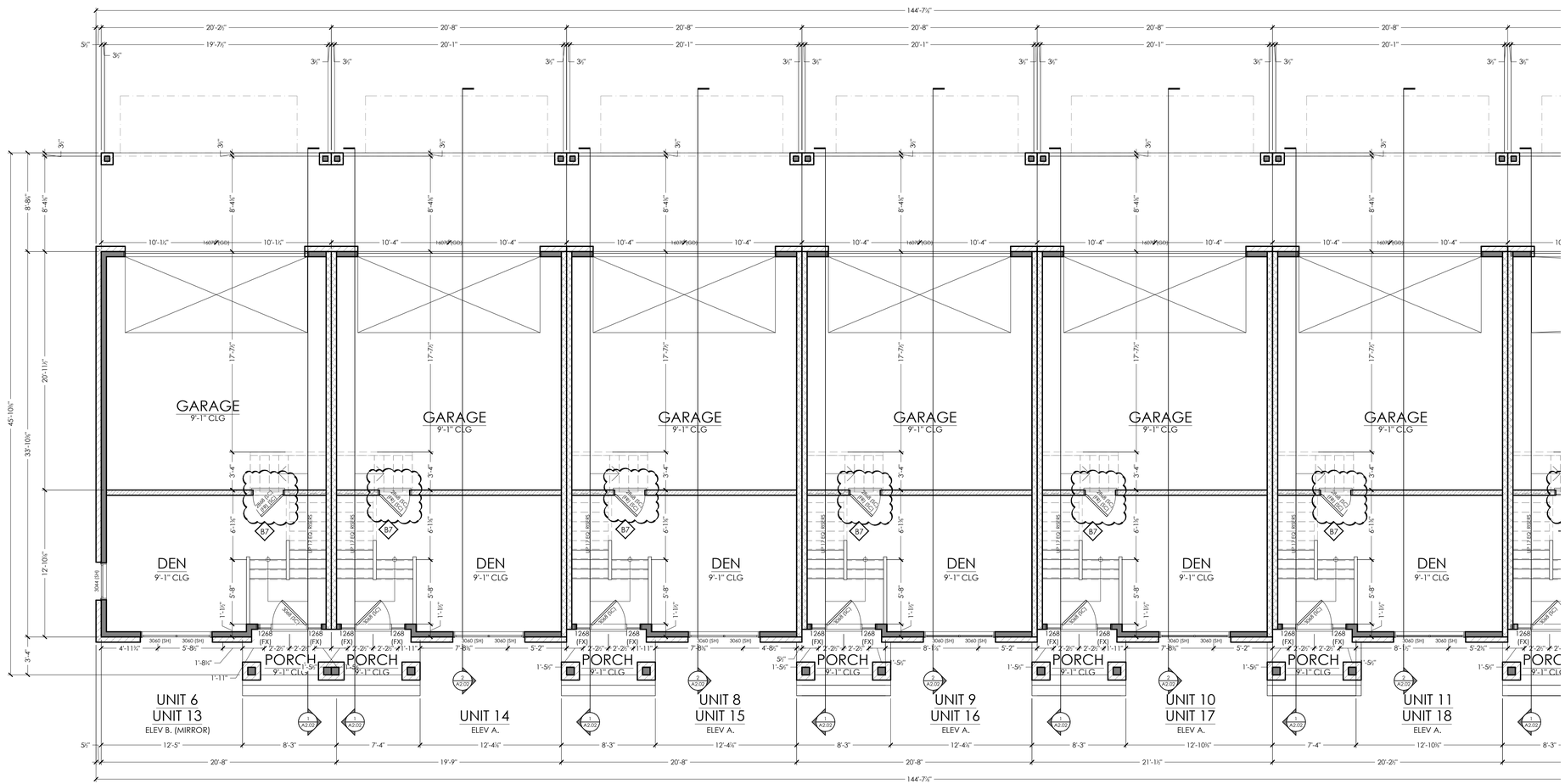
NON-R
2-HOUR
1-HOUR



1 A1.04 OP #2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

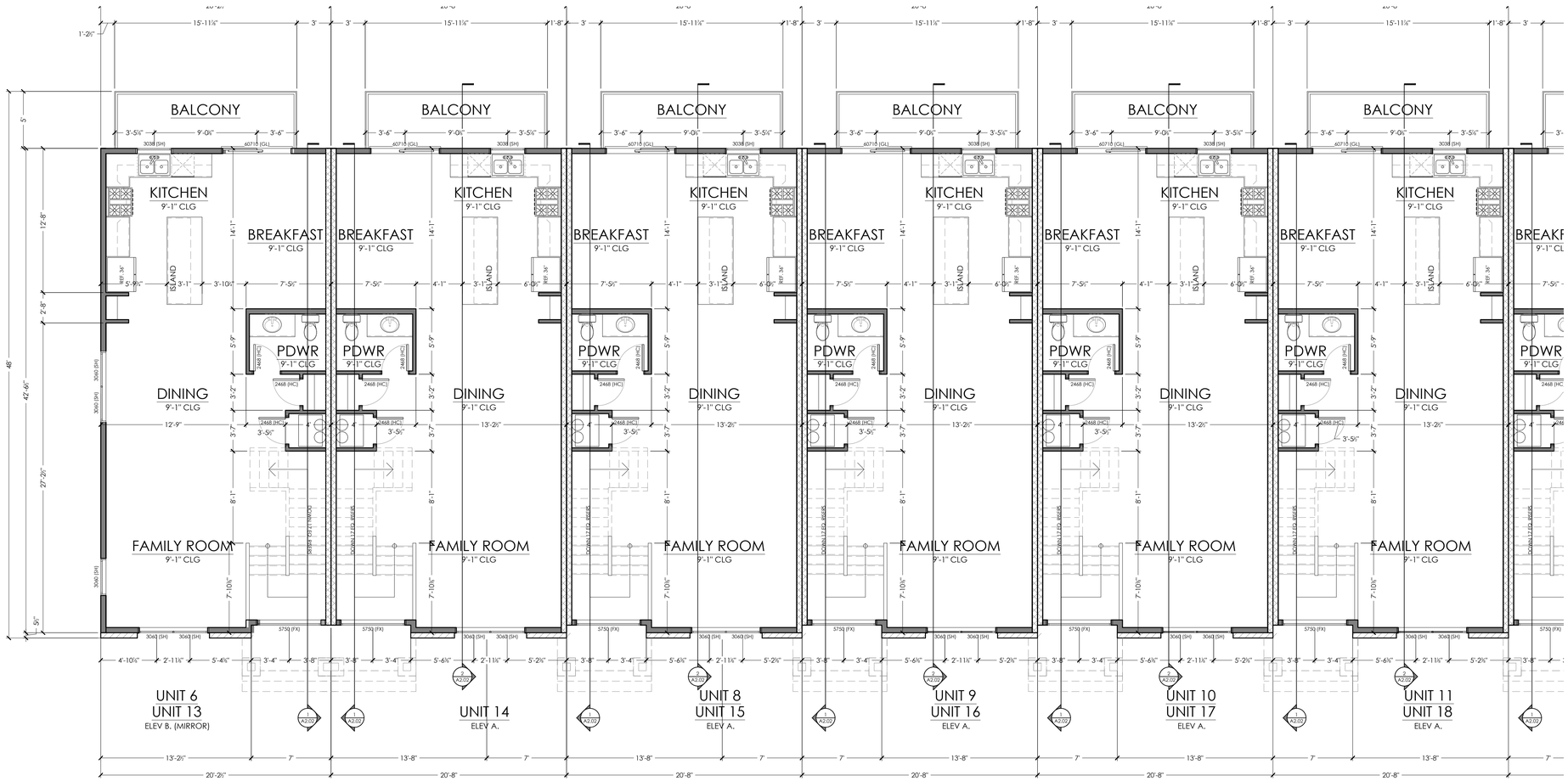
LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NON-R
2-HOUI
1-HOUF



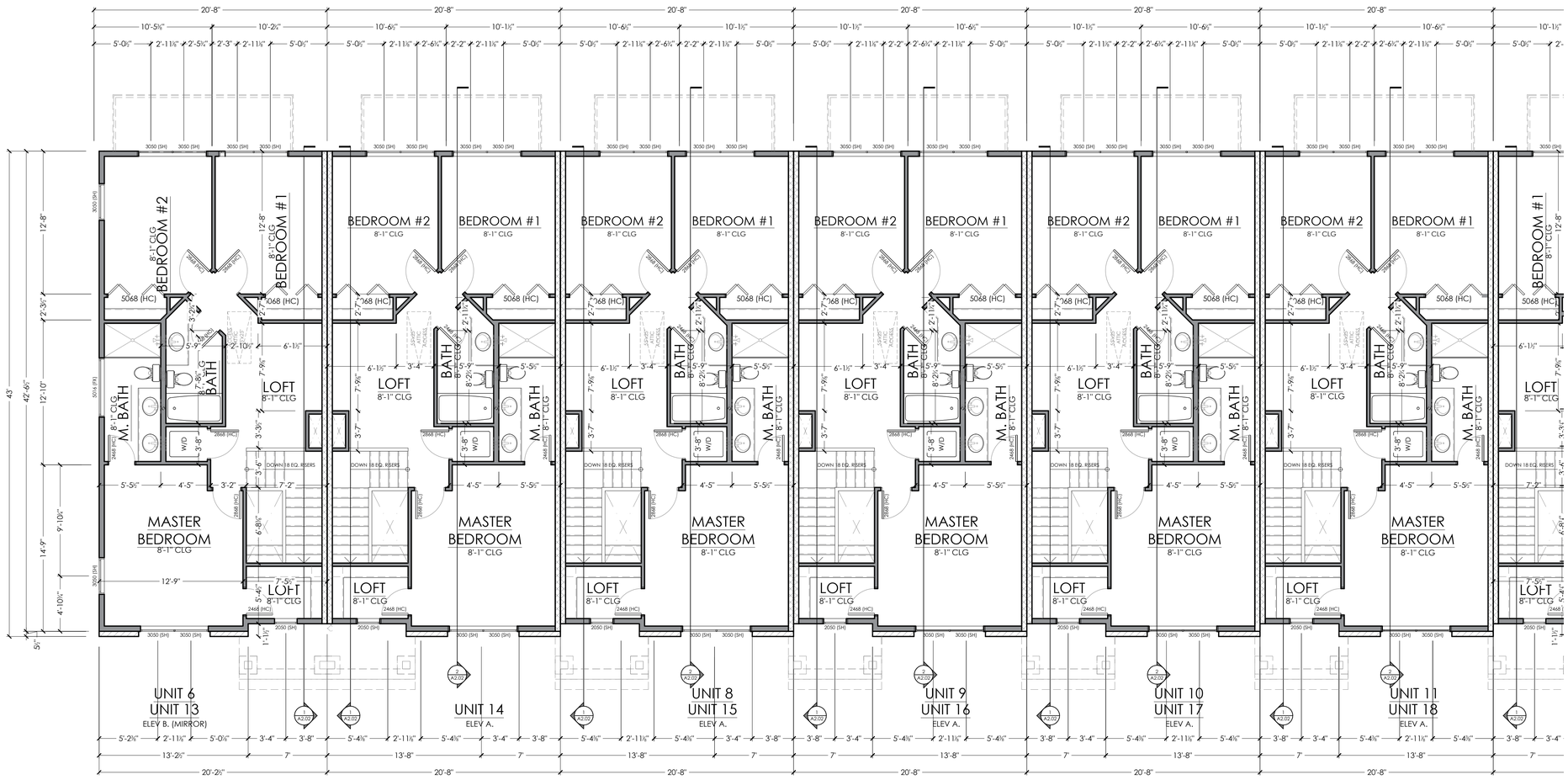
1 / A1.05 FIRTS FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



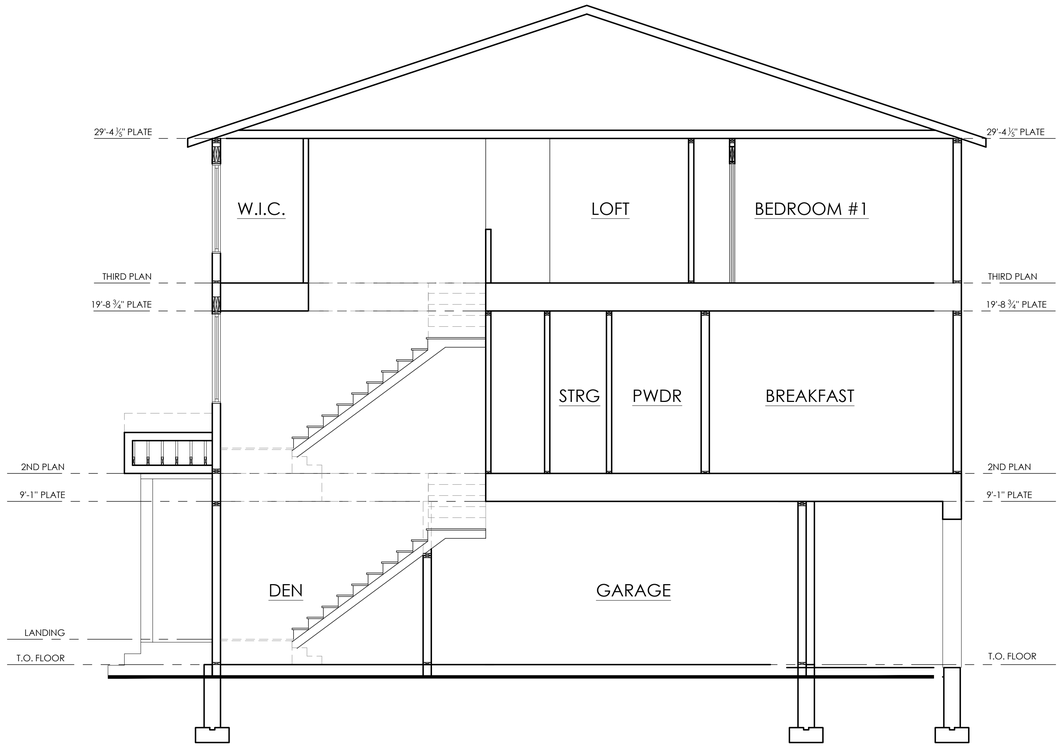
1 A1.06 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

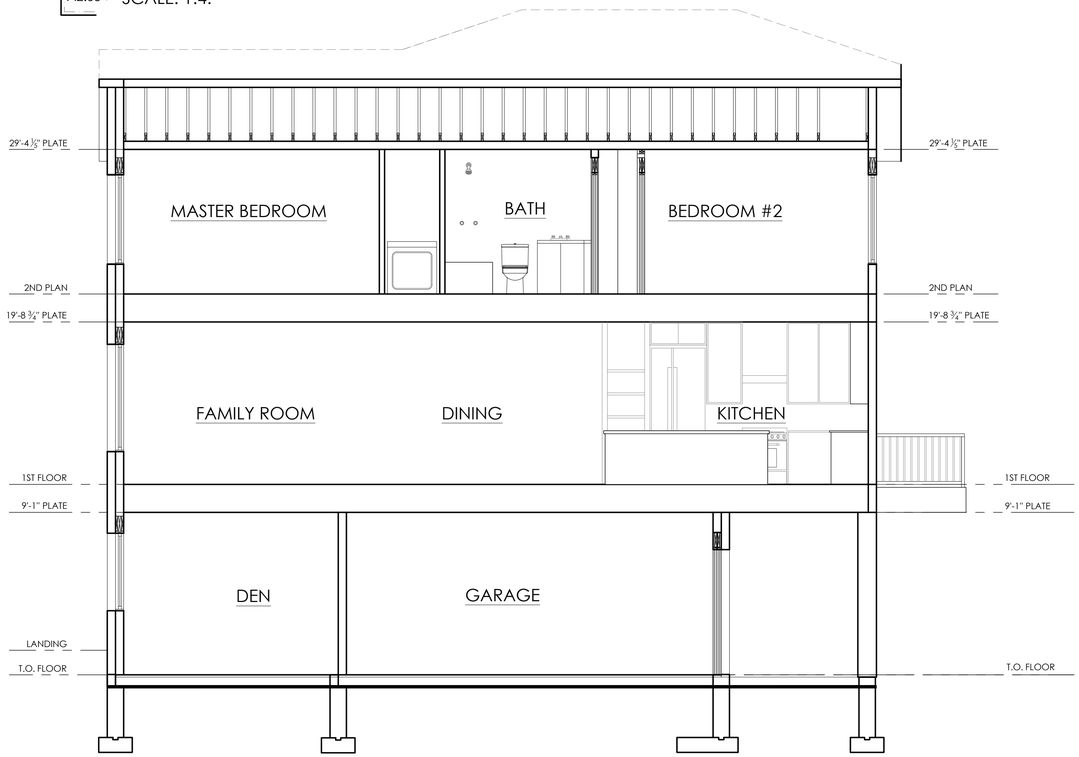


1 A1.07 THIRD FLOOR PLANS
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 A2.05 SECTION #1
SCALE: 1:4.



2 A2.05 SECTION #2
SCALE: 1:4.

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
ELECTRICAL OPENINGS ARE SHOWN SCHEMATICALLY. ELECTRICIAN SHALL VERIFY FINAL LOCATION W/ OWNER PRIOR TO ROUGH-IN.

GENERAL NOTE:
MAJOR APPLIANCES ARE ASSUMED TO BE GAS GENERAL CONTRACTOR TO COORDINATE OWNER'S FINAL APPLIANCE SELECTION WITH ALL TRADES.

ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

ALL ELECTRICAL SWITCHES, OUTLETS, ETC. LOCATIONS ARE TO MEET FEDERAL ACCESSIBILITY GUIDELINES

WHERE ELECTRICAL OPENINGS ARE NEAR OTHER ELECTRICAL OPENINGS, THEY SHALL BE ALIGNED EITHER VERTICAL OR HORIZONTAL

ELECTRICAL OUTLETS ARE TO BE LOCATED 15" A.F.F. UNLESS NOTED OTHERWISE

SWITCHES ARE TO BE LOCATED 42" A.F.F.

G.F.C.I. RECEPTACLES ARE TO BE LOCATED IN WET LOCATIONS

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE 110V LINE VOLTAGE WITH BATTERY BACK-UP AND WIRED IN SERIES AS PER CODE.

NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

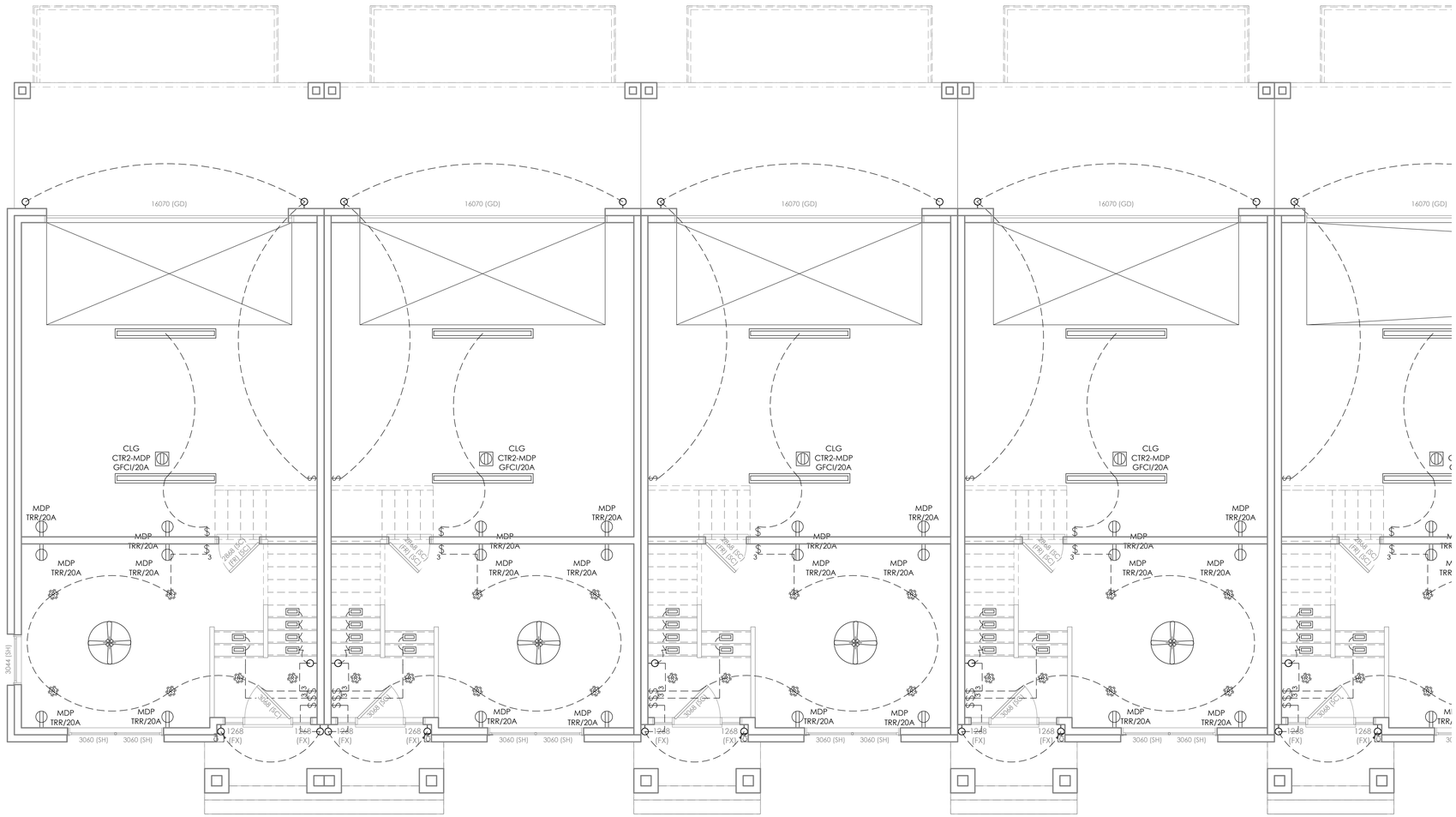
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.00 ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R.
GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
ELECTRICAL OPENINGS ARE SHOWN SCHEMATICALLY. ELECTRICIAN SHALL VERIFY FINAL LOCATION W/ OWNER PRIOR TO ROUGH-IN.

GENERAL NOTE:
MAJOR APPLIANCES ARE ASSUMED TO BE GAS GENERAL CONTRACTOR TO COORDINATE OWNER'S FINAL APPLIANCE SELECTION WITH ALL TRADES.

ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

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SWITCHES ARE TO BE LOCATED 42" A.F.F.

G.F.C.I. RECEPTACLES ARE TO BE LOCATED IN WET LOCATIONS

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE 110V LINE VOLTAGE WITH BATTERY BACK-UP AND WIRED IN SERIES AS PER CODE.

NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

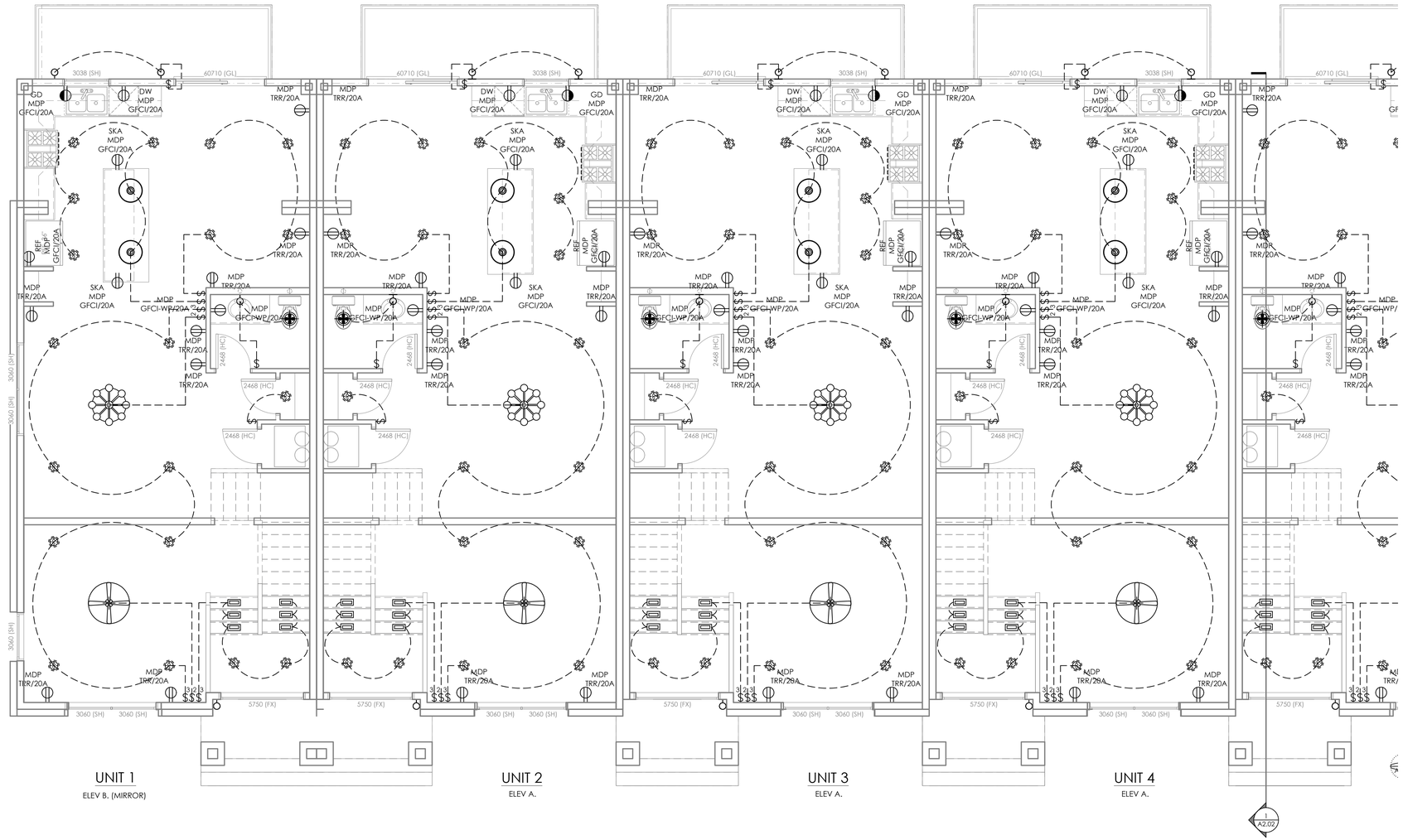
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.01 ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
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GENERAL NOTE:
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ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

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NOTE:
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NOTE:
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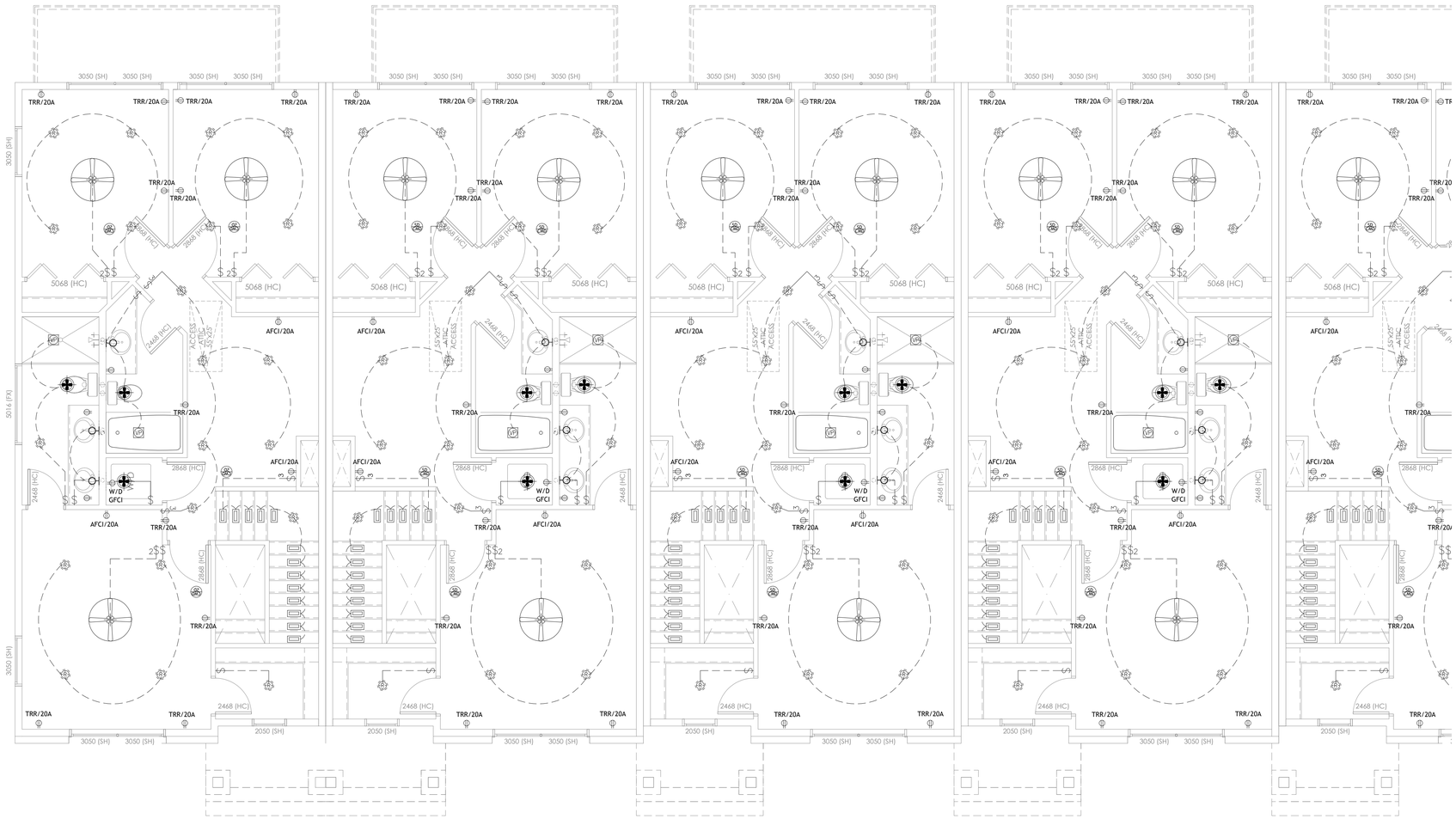
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
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ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.02 ELECTRICAL THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
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GENERAL NOTE:
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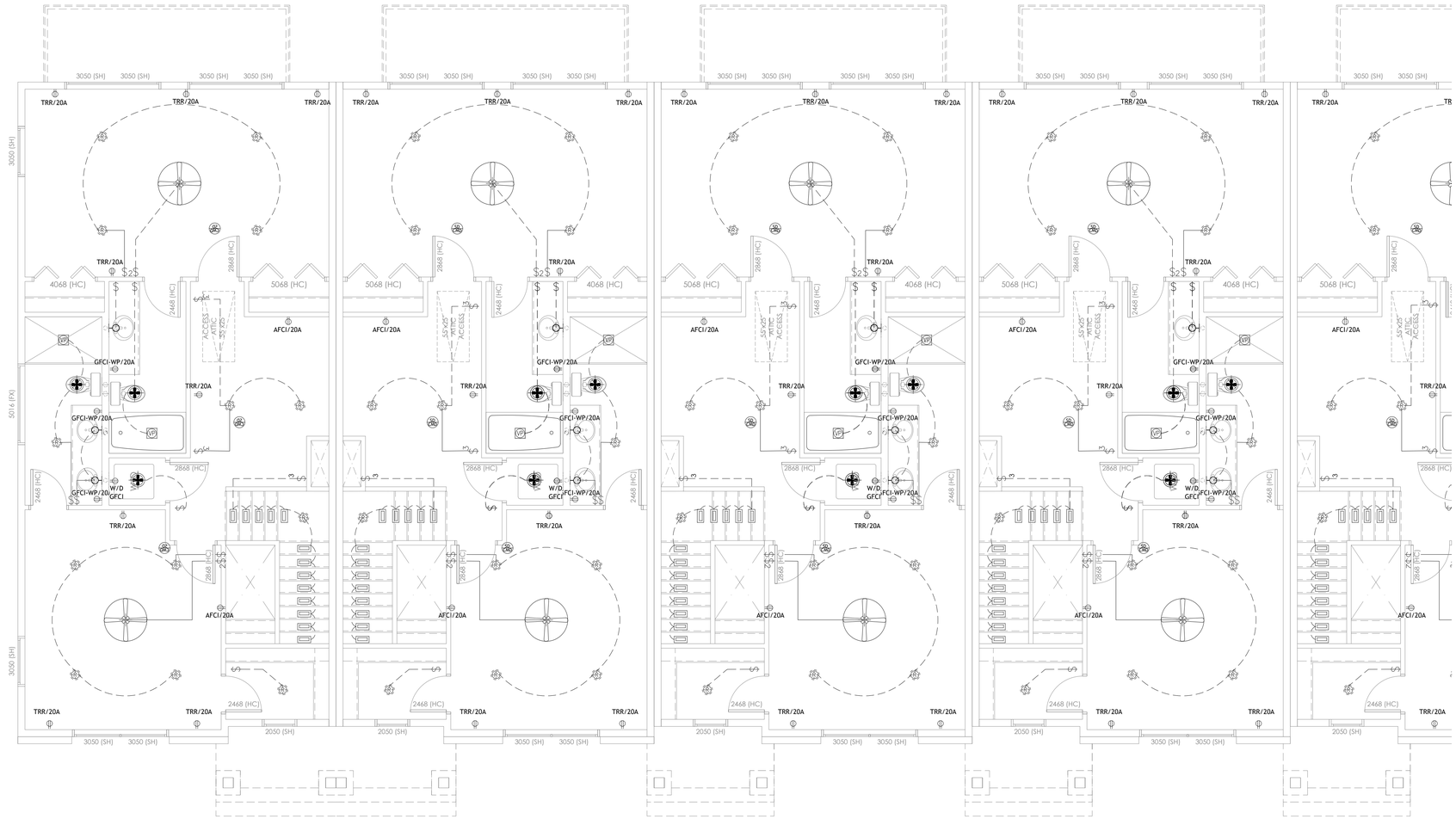
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
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ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 OPT #2
E1.03 ELECTRICAL THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
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GENERAL NOTE:
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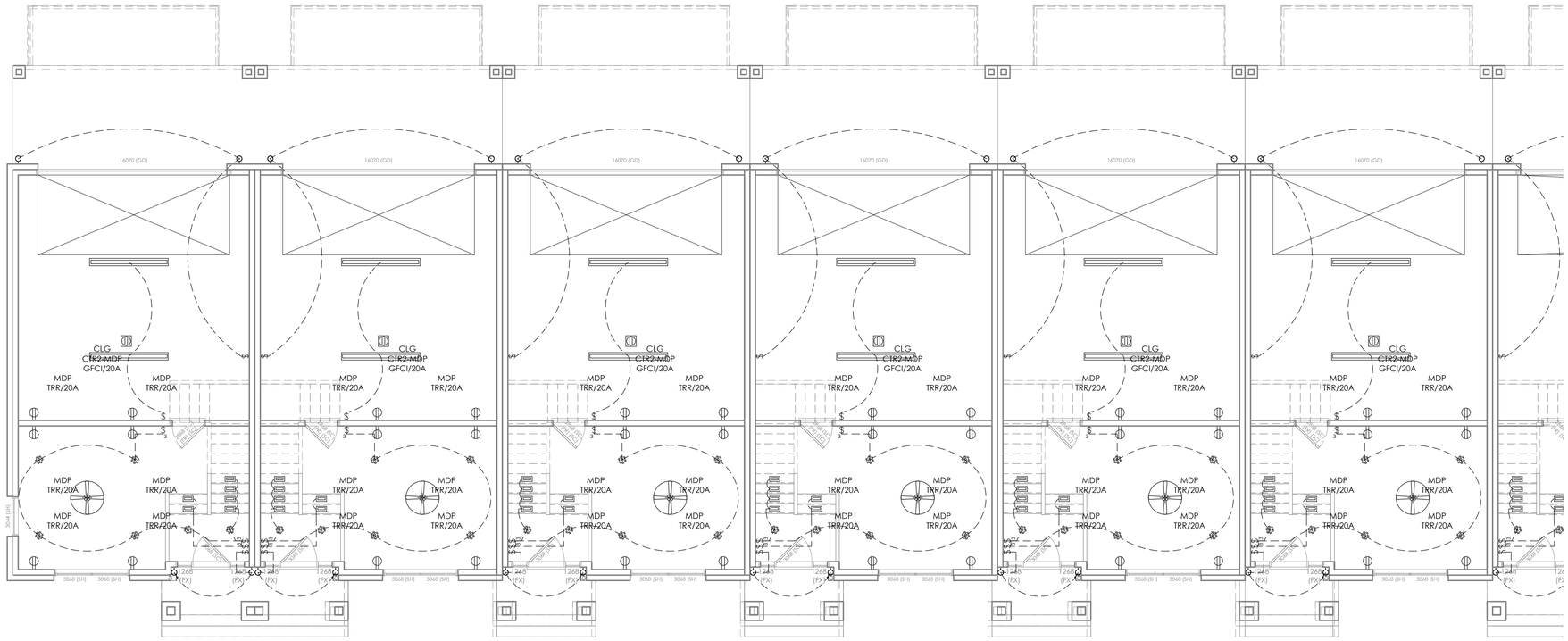
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
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ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$_2$	DOUBLE SWITCH
$	SINGLE SWITCH	$_3$	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.04 ELECTRICAL FIRTS FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
ATTIC ACCESS SHALL HAVE SWITCHED LIGHT FIXTURE 30 AMP OUTLET & SMOKE DETECTOR

NOTE:
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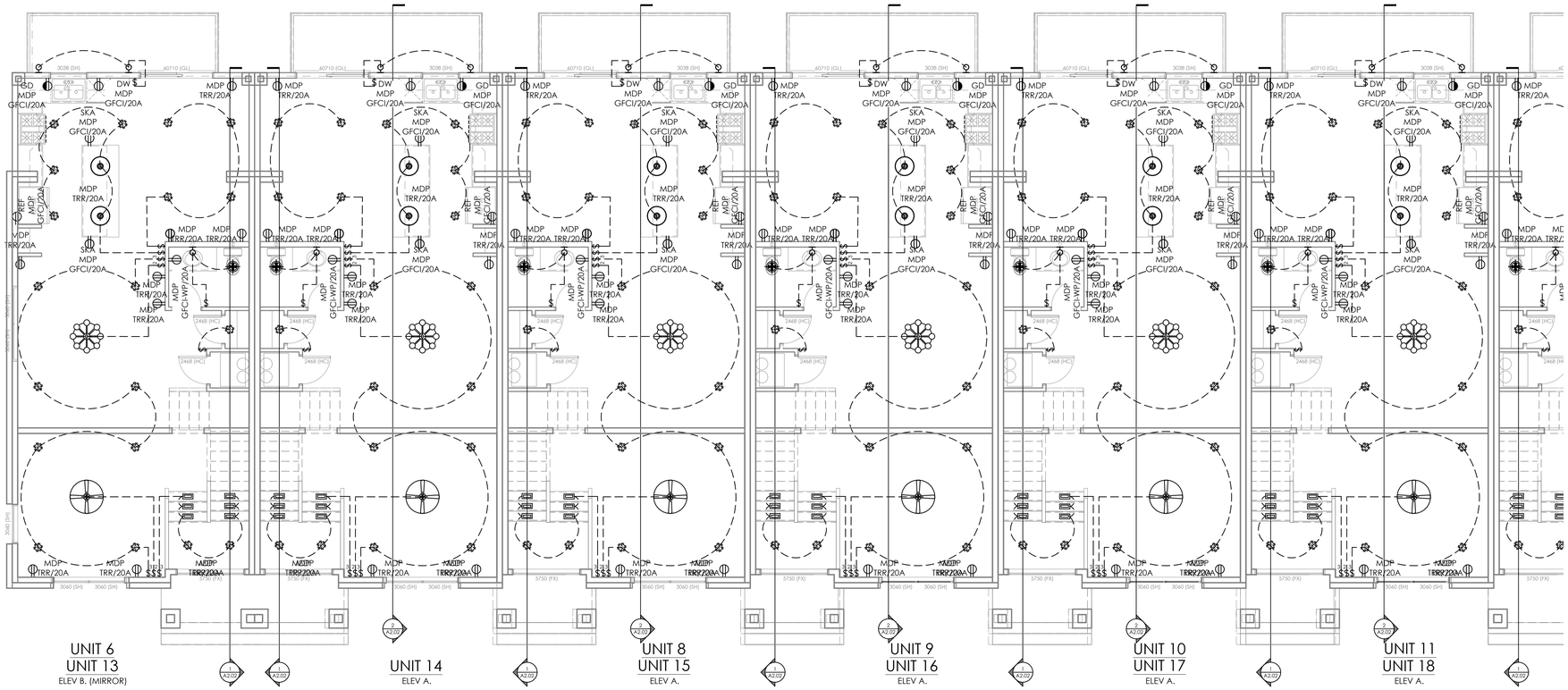
ELECTRICAL POWER LEGEND

	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
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ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$2	DOUBLE SWITCH
$	SINGLE SWITCH	$3	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		



1 E1.05 ELECTRICAL SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026

NOTE:
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NOTE:
ALL OUTLETS IN BEDROOMS SHALL BE ARC FAULT PROTECTED. ALL CLOSET LIGHTS SHALL BE EITHER RECESSED CANS OR FLUORESCENT TYPE FIXTURES AS PER NEC 410.8

GENERAL NOTE:
VERIFY LOCATIONS OF ALL UTILITIES IN FIELD & COORDINATE ALL NEW CONSTRUCTION WITH EXISTING UTILITY LOCATIONS

GENERAL NOTE:
ELECTRICAL OPENINGS ARE SHOWN SCHEMATICALLY. ELECTRICIAN SHALL VERIFY FINAL LOCATION W/ OWNER PRIOR TO ROUGH-IN.

GENERAL NOTE:
MAJOR APPLIANCES ARE ASSUMED TO BE GAS GENERAL CONTRACTOR TO COORDINATE OWNER'S FINAL APPLIANCE SELECTION WITH ALL TRADES.

ALL CLOSET LIGHT FIXTURES TO FOLLOW NEC#410-8

ALL ELECTRICAL SWITCHES, OUTLETS, ETC, LOCATIONS ARE TO MEET FEDERAL ACCESSIBILITY GUIDELINES

WHERE ELECTRICAL OPENINGS ARE NEAR OTHER ELECTRICAL OPENINGS, THEY SHALL BE ALIGNED EITHER VERTICAL OR HORIZONTAL

ELECTRICAL OUTLETS ARE TO BE LOCATED 15" A.F.F. UNLESS NOTED OTHERWISE

SWITCHES ARE TO BE LOCATED 42" A.F.F.

G.F.C.I. RECEPTACLES ARE TO BE LOCATED IN WET LOCATIONS

NOTE:
ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE 110V LINE VOLTAGE WITH BATTERY BACK-UP AND WIRED IN SERIES AS PER CODE.

NOTE:
ALL CIRCUITS IN ALL BATHROOMS SHALL HAVE GFCI PROTECTION AS PER CODE. ALL OUTLETS IN BEDROOMS SHALL HAVE ARC FAULT PROTECTION.

ELECTRICAL POWER LEGEND

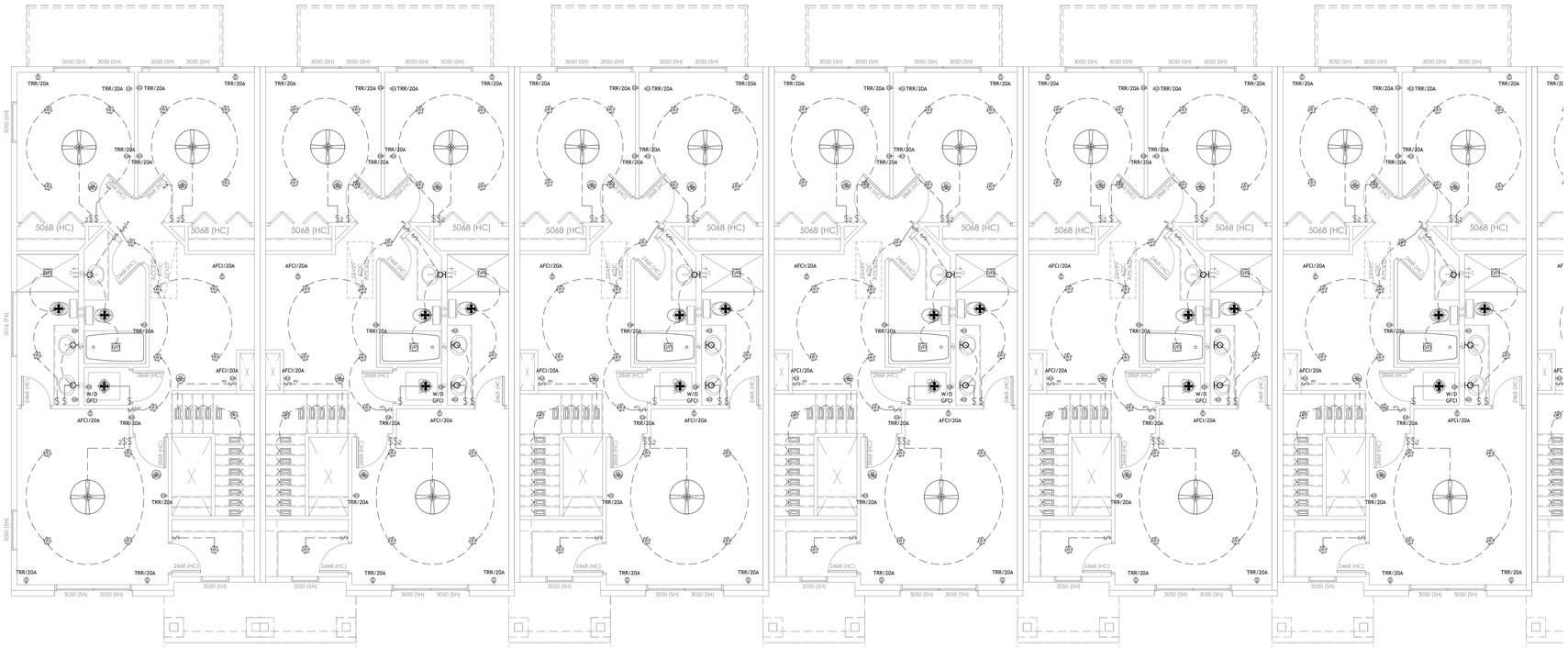
	HVAC DISCONNECT	TRR	TAMPER RESISTANT RECEPTACLE OUTLET
	240V- DEDICATED OUTLET (GFCI)	GFCI-WP	GROUND FAULT CURRENT INTERRUPTED/ WATER PROOF OUTLET
GFCI	GROUND FAULT CURRENT INTERRUPTED		120V - DEDICATED OUTLET (SKA)
	ATTIC OUTLET		

NOTE:
THE MAIN ELECTRICAL PANEL IS LOCATED IN THE BASEMENT OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO; SECURITY SYSTEMS, AUDIO/VISUAL EQUIPMENT, OUTDOOR ELECTRICAL PROVISIONS, PANEL LOCATIONS, AND ANY OTHER RELATED SYSTEMS.

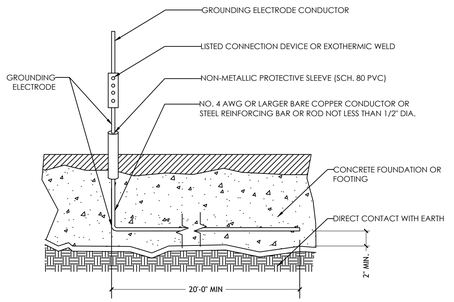
ELECTRICAL LIGHTING LEGEND

	SUSPENDED FAN WITH LIGHT		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBINATED
	RECESSED CAN LIGHT		DIFFUSED ATTIC LIGHT
	DALS LIGHTING	$_2$	DOUBLE SWITCH
$	SINGLE SWITCH	$_3$	THREE WAY SWITCH
	EXHAUST FAN WITH LIGHT		SPOT WALL LIGHT
	WALL MOUNTED LIGHT	VP	VAPOR PROTECTED LIGHT
	SUSPENDED CAN LIGHT		

LICENSED ARCHITECT
RICHARD R. GNAT
001-012945
STATE OF ILLINOIS
01/15/2026
EXP : 11/30/2026



1 ELECTRICAL THIRD FLOOR PLAN
E1.06 SCALE: 3/16" = 1'-0"



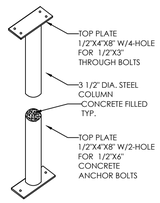
CONCRETE-ENCASED ELECTRODE SHAL CONSIST OF AT LEAST 6.0 M (20 FT.) OR EITHER (1) OR (2)

1. ONE OR MORE BARE ZING GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13 MM (1/2 INCH) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20 FT.) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING OR OTHER AFFECTIVE MEANS TO CREATE A 6.0 M (20 FT.) OR GREATER LENGTH, OR
2. BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.

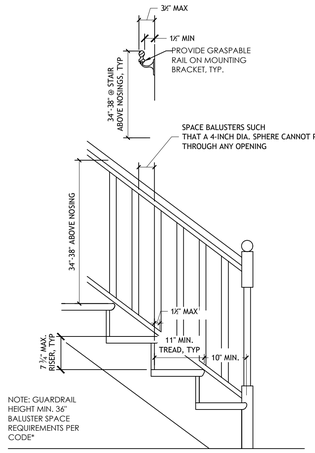
METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 50 MM (2 IN.) OR CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE FOUNDING ELECTRODE SYSTEM.

INFORMATION NOTE: CONCRETE INSTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH

1 D1.00 CONCRETE ENCASED GROUND ELECTRODE DETAIL
SCALE: NTS



2 D1.00 POST DETAIL
SCALE: NTS



3 D1.00 STAIR DETAIL
SCALE: NTS

PROVIDE ICE AND WATER EXTENDING FROM EDGE OF POINT 24" FROM THE INSIDE EXTERIOR WALL

ROOF CONSTRUCTION
45 YEAR FIBERGLASS SHINGLES W/ A STARTER STRIP OVER A ICE AND WATER SHIELD #15 BUILDING PAPER 5/8" OSB ROOF SHEATHING w/ MTL CLIPS PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. W/TIE DOWNS TO BOTH PLATES (IN ACCORDANCE w/ R802.10.5) R-49 COMBINED W/R-13 BATT w/VAPOR BARRIER AND BALANCE TO BE BLOWN INSULATION 5/8" GYP. BD. FINISH

1X8 FRIEZE

GUTTER & DOWNSPOUT
SEAMLESS ALUMINUM GUTTER AND DOWNSPOUT, VERIFY LOCATION PER ROOF PLAN

FASCIA/SOFFIT
1x8 FASCIA BOARD W/MTL ROOF EDGE FLASHING SOFFIT W/REQUIRED VENTS EQUALLY DISTRIBUTED PER ROOF PLAN NOTES 1x8 FRIEZE BOARD TXE

LICENSED ARCHITECT
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NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

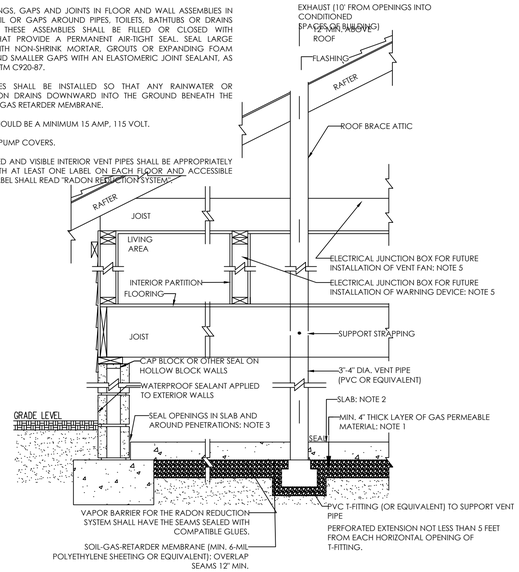
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

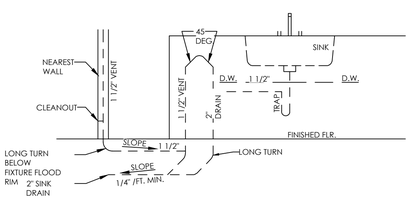
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

6. SEAL SUMP PUMP COVERS.

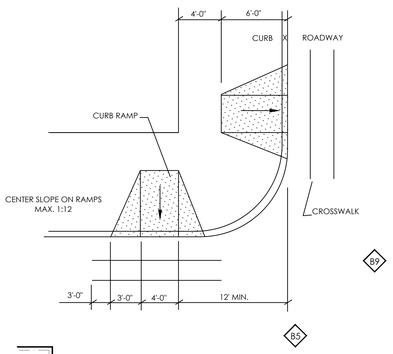
7. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE APPROPRIATELY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM."



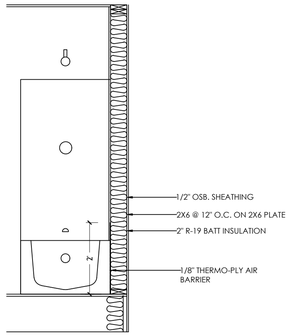
4 D1.00 PASSIVE SUB-SLAB DEPRESSURIZATION RANDON CONTROL SYSTEM FOR NEW CONSTRUCTION
SCALE: NTS



5 D1.00 KITCHEN ISLAND VENTING DETAIL
SCALE: NTS



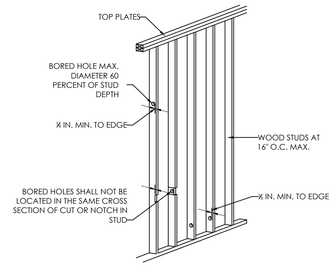
8 D1.00 WIDE CORNER RAMP
SCALE: NTS



6 D1.00 BATH TUB INSULATION
SCALE: NTS

2-2X6 TOP PLATES AND 2X6 SILL PLATE @ FIRST AND SECOND FLOOR

BROOKHAVEN THIN CUT STONE WALL
BROOKHAVEN THIN CUT STONE w/ METAL TIES @ 16" O.C. VERT. & 24" HORIZ. 1" AIR SPACE. TYVEK HOUSEWRAP ON CONTINUOUS 1/2" STRUCTURE OSB SHEATHING (RUN SHEATHING DOWN OVER FLR. SYSTEM) 2x6 STUDS @ 16" O.C. R-21 BATT INSULATION 5/8" GYP BD FINISH PROVIDE CORNER BRACING PER CODE



9 D1.00 NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS
SCALE: NTS

2X6 P.T. SILL PLATE ON SILL SEALER INSULATION W/1/2" DIA X 10" LONG A.B. AT 6'-0" O.C. MIN 8" INTO CONC.

BASE FLASHING W/WEEP HOLES @ 24" O.C.

GRADE

ONE COAT OF ASPHALT DAMP-PROOFING

24" FABRIC WRAP OVER 12" DEEP #8 GRAVEL 4" DIA DRAIN TILE ON OUTSIDE FACE OF FOOTING

HAND EXCAVATED FOOTING IN UNDISTURBED EARTH (MIN 4'-MAX 6') BEARING CAPACITY OF SOIL MIN 3000 PSF

10 D1.00

1- GENERAL NOTES

> THE DRAWINGS, NOTES AND SPECIFICATION HAVE BEEN PREPARED AS A COMPREHENSIVE DOCUMENT, WHICH REPRESENTS THE INTENT OF THE WORK REQUESTED BY THE OWNER FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THIS DOCUMENT SHALL BE CONSIDERED COMPLEMENTARY THROUGHOUT. WHAT IS REQUIRED BY ONE IS REQUIRED BY ALL, AND SHALL BE COORDINATED AS SUCH.

› ARRANGEMENT AND ORGANIZATION OF DRAWINGS, DETAILS, SPECIFICATIONS AND NOTES SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG SUBCONTRACTORS, OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

> THE CURRENT ADDITION OF THE AIA DOCUMENT A201, GENERAL CONDITIONS OF THE THE CONTRACT FOR CONSTRUCTION SHALL BE INCORPORATED AS PART OF THE BINDING CONTRACT DOCUMENTS.

2A-SURVEY WORK

> THE NECESSARY AND REQUIRED SURVEYING WORK AS REQUIRED FOR A CORRECT INSTALLATION OF MATERIALS AND OR AS REQUIRED BY LOCAL JURISDICTION, SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S SCOPE OF WORK. THIS WORK MAY INCLUDE, BUT NOT LIMITED TO: FOUNDATION LAYOUT, FOUNDATION AS-BUILT, & FINAL AS BUILT.

2B TREE PRESERVATION

> ALL CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT MATERIALS OR SPOILS SHALL BE LIMITED TO THE CONSTRUCTION ACTIVITY AREA. > WRAP ALL TREES WITH 2X6X8' BOARDS WIRED TOGETHER TO PROTECT TRUNKS. › CONSTRUCTION FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE TREES DRIP LINE. > NO ATTACHMENTS, FENCES, WIRES OR ROPE OTHER THAN THOSE APPROVED FOR BRACING, GUYING, OR WRAPPING SHALL BE ATTACHED TO TREES DURING CONSTRUCTION.

> CRUSHED LIMESTONE, HYDROCARBONS, AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD ADVERSELY AFFECT THE HEALTH OF OF THE TREE.

> EXISTING PARKWAY AND INTERIOR TREES TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY CONTRACTOR."

2C EXCAVATION AND BACKFILL

> EXCAVATE AS REQUIRED TO INSTALL ALL FOUNDATIONS AND FOOTINGS, INTO VIRGIN SOIL, HAVING THE REQUIRED BEARING CAPACITY. ALL SOIL AND FILL UNDER SLABS OR UNDER AND AROUND THE INSIDE OF FOUNDATION WALLS SHALL BE MECHANICALLY COMPACTED BY OWNER APPROVED METHODS IN LIFTS OF 12". DENSITY OF COMPACTED MATERIAL TO OBTAIN 95%.

> ALL TOPSOIL WITHIN CONSTRUCTION LIMITS TO BE STOCKPILED ON SITE SEPARATE FROM EXCAVATED CLAY, AND UNSUITABLE' SOILS.
> ALL SPOILS NOT REQUIRED FOR BACKFILL SHALL BE REMOVED FROM SITE IMMEDIATELY.

> ALL BACKFILL BENEATH CONCRETE SURFACES SHALL BE CA-1. A MIN, OF 6", OR THE ENTIRE DEPTH OF EXCAVATED AREA.

> VERIFY FINAL CIVIL AND LANDSCAPING REQUIREMENTS WITH OWNER.

> GRADE LOT WITH A MINIMUM OF 6" OF BLACK DIRT IN LANDSCAPED AREAS FROM BLACK DIRT STRIPPED FROM SITE OR HAULED IN BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

> NEW DRIVEWAY AREAS SHALL BE STRIPPED TO VIRGIN SOLL. PROVIDE REQUIRED CUTS, AND FILL WITH CA6 STONE WITH A MINIMUM OF 7".

> COMPACTION REQUIREMENTS FOR CONCRETE SLAB FILL SHALL BE 95% MODIFIED PROCTOR, AND 40% FOR BACKFILL, SIDEWALK FILL ETC.

> ALL BACKFILL AREAS SHALL BE MECHANICALLY COMPACTED IN LIFTS.

> SHOULD UNSTABLE OR UNSUITABLE SOIL CONDITION BE ENCOUNTERED. ANY SPECIAL COSTS INVOLVED IN THE SERVICES OF A "SOIL TESTING LAB" SHALL BE BORNE BY THE OWNER.

> NO BACKFILLING SHALL OCCUR SOONER THAN FOURTEEN DAYS AFTER POURING OF FOUNDATION WALLS WITH NO FLOOR STRUCTURE, OR AS APPROVED BY OWNER. COSTS INVOLVED IN THE SERVICES OF A "SOIL TESTING LAB' SHALL BE BORNE BY THE OWNER.

> EXISTING DRAINAGE PATTERN SHALL BE MAINTAINED DURING AND UPON COMPLETION OF CONSTRUCTION. MODIFY NEW DRAINAGE AS REQUIRED BY NEW CONSTRUCTION TO CONFORM WITH EXISTING DRAINAGE PATTERNS TO REMAIN.

>NO STORMWATER RUNOFF SHALL FLOW TO NEIGHBORING PROPERTIES.

> PROVIDE SILT FENCING/DRAINAGE PROTECTION AS REQUIRED BY THE CONSTRUCTION ACTIVITIES.

> PROVIDE A TEMPORARY STONE DRIVEWAY, TO BE INSTALLED FOR CONSTRUCTION USE, AS REQUIRED.

>THE EXCAVATOR TO GRADE THE SITE WITH THE BLACK DIRT LEFT ON THE SITE.
IF THERE IS NOT ENOUGH BLACK DIRT, ALL FINISH GRADING TO BE DONE BY THE LANDSCAPER AND THE ALLOWANCE SET FORTH, FINISH GRADING INCLUDES MAKING THE GRADE READY FOR GRASS OR SAD AND HAND RAKING.

> GRADING BY THE EXCAVATOR IS ROUGH DRAINABLE GRADING AND NOT READY FOR SOD OR SEED. > ROUGH GRADE ANY DAMAGED/ EFFECTED AREAS DUE TO ANY AND ALL CONSTRUCTION ACTIVITIES.

3 - CONCRETE

> CONCRETE MATERIALS, AGGREGATES AND REINFORCING SHALL CONFORM TO THE LATEST EDITION OF THE ACI CODE.

> CONCRETE MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AFTER 28 DAYS.

>REINFORCING SHALL HAVE A COVERING AS FOLLOWS:
CONCRETE DEPOSITED AGAINST SOIL - 3" CONCRETE EXPOSED TO GROUND - 2"
CONCRETE IN OTHER LOCATIONS - 1 1/2"

> REINFORCING SHALL CONFORM TO ASTM A 325 AND BE INSTALLED IN ACCORDANCE WITH ACT 318-71.
> FOOTINGS AND FOUNDATIONS SHALL BE POURED ON DRY SOIL FREE FROM FROST, AND PROTECTED FROM FROST.

> ALL CONCRETE SLABS TO HAVE A TROWEL FINISH WITH MAXIMUM TOLERANCE OF 1/4" IN 8'-0".

> WELDED WIRE FABRIC AS SHOWN ON PLANS SHALL BE PLACE 2" FROM THE TOP OF SLAB, LAPPED 6" AT THE EDGES, AND 12" AT ENDS.

> ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MIN, BEARING CAPACITY OF 3000 PSL.

> CONCRETE FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.

> ALL CONCRETE PADS SHALL BE BY THE RESPECTIVE CONTRACTORS, AND AS REQUIRED PER MANUFACTURER.

> CONCRETE CONTRACTOR SHALL SUPPLY STEEL SASH, SLEEVES AND BOX OUTS REQUIRED FOR COORDINATION WITH OTHER WORK.

>PROVIDE CONTROL JOINTS IN CONCRETE SLABS SO THAT NO PART IS MORE THAN 30 FT. IN ANY DIRECTION, INSIDE COMERS, OR PENETRATIONS THRU SLAB OR AS SHOWN ON PLANS.

> ALL FOUNDATION WALL DAMP PROOFING TO BE SPRAYED ON DAMP PROOFING WITH FIBERGLASS, > DAMP PROOFING IS TO BE SPRAYED ON ALL EXTERIOR FOUNDATION WALLS ABOVE BASEMENT SLAB ELEVATION AND FOUNDATION WALL BETWEEN GARAGE AND RESIDENCE.

4 - MASONRY
> MASONRY CONTRACTOR SHALL PROVIDE, SIZE AND SET ALL LOOSE LINTELS. ALL LINTELS SHALL HAVE A MINIMUM BEARING OF 8" AT EACH END.
> FLASHING IN MASONRY WALLS SHALL BE PROVIDED AT TOP OF FOUNDATIONS, LINTELS, AND OTHER HORIZONTAL BARRIERS LIMITING CONTINUOUS WATER FLOW. > ALL WORK SHALL BE ERECTED PLUMB AND LEVEL.
>PROVIDE PROTIECTION AGAINST MOISTURE PENETRATION DURING CONSTRUCTION,
> LAY ALL MASONRY WITH COMPLETELY FILLED MORTAR JOINTS. AVERAGE JOINT THICKNESS 3/8", MAXIMUM 1/2", (TOLERANCE 1/8")
> PROVIDE A 4'-0" X 4'-0" MOCK-UP WALL TO SERVE AS A STANDARD OF APPEARANCE AND WORKMANSHIP THROUGHOUT CONSTRUCTION, IF REQUESTED BY OWNER.
> ALL WORK SHALL BE INSTALLED PER ASTM STANDARDS, INCLUDING HOT-WEATHER AND COLD-WEATHER PROTECTION.
> PORTLAND CEMENT - ASTM C 150, TYPE I
> HYDRATE LIME - ASTM C 207, TYPE S › AGGREGATE FOR MORTAR - ASTM C144 > GROUT AGGREGATE - ASTM C 404
> LEAVE OPENINGS IN MASONRY AS REQUIRED FOR SUBSEQUENT INSTALLATION OF EQUIPMENT AND SERVICES. MAKE OPENINGS IN DESIGNATED LOCATIONS AND IN EXACT SIZE REQUIRED IF KNOWN. OTHERWISE ROUGH OPENINGS TO BE APPROXIMATE AND COMPLETED AFTER INSTALLATION OF EQUIPMENT,
> ALL BRICK VENEER SHALL HAVE 22 GA. X 1/8" CORRUGATED METAL WALL TIES. SPACED NOT MORE THAN 24" O.. HORIZONTALLY AND EACH TIE SHALL NOT SUPPORT MORE THAN 2.66'S.. OF WALL AREA.
> MASONRY VENEER WALLS SHALL HAVE A CONTINUOUS BASE FLASHING AND WEEP HOLES AT 33" O.. (MAX)

5 METALS
> ALL STEEL SHALL BE A36 STEEL.
> ALL METALS SHALL RECEIVE ONE COAT SHOP APPLIED PRIMER, FIELD TOUCH-UP & PAINT.
>PROVIDE PLATES, ANGLES, CONNECTIONS, ETC. TO COMPLETE ALL STRUCTURAL
STEEL AND MISCELLANEOUS STEEL AS REQUIRED OR AS INDICATED ON THE DRAWINGS. > STEEL SHIMS SHALL BE USED UNDER STEEL BEAMS AND COLUMNS. WOOD
SHIMS ARE NOT ACCEPTABLE.
> STEEL COLUMNS SHALL HAVE CORROSION PROTECTION, (MIN. 3" IN DIAMETER)

6. CARPENTRY
> EXTERIOR COLUMNS SHALL HAVE DECAY PROTECTION. (MIN. 3" IN DIAMETER)
> ALL JOISTS, RAFTERS, AND HEADERS TO HAVE A MINIMUM FB STRESS RATING OF 1200 PSI. ALL FRAMING LUMBER TO BE STRUCTURAL GRADE NO. 2 DOUGLAS-FIR OR BETTER. ALL LUMBER TO CONFORM TO NLMA STANDARDS, AND SHALL BE DIMENSION LUMBER SPACE A MAX. OF 16" O.C. UNLESS OTHERWISE NOTED
>PROVIDE 2 X 4 BLOCKING AT 24"OC UNDER ALL BATHTUBS AT MID SPAN, OR AT A MAXIMUM OF 8'-0".
> ALL LUMBER TO BE KILN DRIED WITH A MOISTURE CONTENT OF 15% MAX.
> ALL JOISTS AND RAFTERS BEARING ONTO FLUSH HEADERS SHALL BE SUPPORTED BY JOIST HANGERS.
> NOTCHING OF JOISTS SHALL COMPLY WITH CURRENT CODES.
> PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS WITH FLOOR FRAMING, OR (2) JOISTS ON EITHER SIDE OF WALL W/ SOLID BLOCKING @ 24" O.C. AS REQUIRED FOR MECHANICAL/PLUMBING SYSTEMS. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
> PROVIDE DOUBLE JOISTS UNDER ALL BATHTUBS, SHOWERS, KITCHEN ISLANDS AND ALL OTHER FIXTURES WITH CONCENTRATED LOADS.
> PROVIDE IX3 CROSS BRACING IN FLOORS WITH MAXIMUM SPACING OF 8'-0" O.C. FOR CONVENTIONAL LUMBER."
>PROVIDE CROSS BRACING IN FLOORS AS PER TJI MANUFACTURER REQUIREMENTS, UNLESS NOTED OTHERWISE ON THE PLANS.
> PROVIDE SOLID BRACING IN CEILING JOISTS WITH MAXIMUM SPACING OF 8'-0" O.C.
> ALL FINISH WOOD FLOORING, TRIM, DOORS AND JAMBS SHALL BE LEFT IN THE BUILDING FOR A MINIMUM OF 10 DAYS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
> ALL BEARING WALL OPENINGS SHALL BE FRAMED WITH MINIMUM TWO (2) 2X12 HEADERS WITH 1/2 PLYWOOD SPACER EXCEPT WHERE OTHERWISE NOTED.
> ALL NON-BEARING WALL OPENING SHALL BE FRAMED AS FOLLOWS:
LESS THAN 4'-(2) 2X8/4' TO 8' - (2) 2X10 / 8' TO 10' - (2) 2X12
> GLUE-LAMINATED BEAMS SHALL BE 22F GRADE, DOUGLAS FIR AND LARCH, MINIMUM FB: 2200 PSI, AND MINIMUM E-1,900,000 PSI AND SHALL BE APPEARANCE GRADE.
> WOOD SILL PLATES SHALL BE LEVELED AND GROUTED OR FILLED WITH INSULATION. JOISTS, RAFTERS, HEADERS FRAMING INTO BEAMS OR OTHER FRAMING MEMBERS SHALL BE INSTALLED WITH SIMPSON OR EQUAL GALVANIZED METAL HANGERS.
> PROVIDE BLOCKING AS REQUIRED FOR ALL FIXTURES, CABINETS, CLOSET ORGANIZERS, ETC. > 2X FRAMING AS REQUIRED FOR SOFFITS, FALSE CEILINGS, MECHANICAL CHASES SHALL BE INCLUDED IN SCOPE OF WORK AND COORDINATED WITH OTHER TRADES.
> FIRESTOP ALL PENETRATIONS WITH DRYWALL COMPOUND, CEMENTITIOUS MATERIAL, OR APPROVED FIRESTOP MATERIAL (BOTH SIDES)."
> ALL STAIRS TO HAVE APPROVED HANDRAILS. HANDRAIL MAX GRIP SIZE TO BE 2 5/8" CROSS SECTIONAL DIA. (8.25" MAX PERIMETER ALLOWED) INTERIOR HANDRAIL AT 34" A.FF. EXTERIOR HANDRAILS AT 36" AFF.
> STAIRWAYS; MINIMUM WIDTH = 36" MAXIMUM STAIR RISE = 7 3/4"; MINIMUM TREAD = 10" WITH 3/4"-1 1/4" NOSING, MINIMUM HEADROOM 6'-8" OR PER LOCAL CODES.
> ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.
› DESIGN LOADS:
FLOOR JOISTS: 40 LBS/S.F. (LIVE LOAD) + 10 LBS/S.F. (DEAD LOAD) CEILING JOISTS: 30 LBS./S.F. (LIVE LOAD) + 10 LBS/S.F. (DEAD LOAD) ROOF RAFTERS: 30 LBS/S.. (LIVE LOAD)
> LUMBER SPECIFICATIONS:
2X4'S: ALL LENGTHS CANADIAN SPF (SPRUCE PINE FIR) #2 GRADE AND BETTER 2X6'S: ALL LENGTHS CANADIAN SPF (SPRUCE PINE FIR) #2 GRADE AND BETTER 2X8'S: LENGTHS UP TO AND INCLUDING 20' CANADIAN SPF (SPRUCE PINE FIR) #2 GRADE AND BETTER
2X8'S: LENGTHS FROM 22' THRU 32' AMERICAN DOUG FIR #2 GRADE AND BETTER 2X10's: LENGTHS UP TO AND INCLUDING 20' CANADIAN SPF (SPRUCE PINE FIR)
#2 GRADE AND BETTER
2X10's: LENGTHS FROM 22' THRU 32' AMERICAN DOUG FIR #2 GRADE AND BETTER
2X12'S: LENGTHS UP TO AND INCLUDING 20' AMERICAN HEM FIR #2 GRADE AND BETTER
2X12'S: LENGTHS FROM 22' THRU 32' AMERICAN DOUG FIR #2 GRADE AND BETTER L.V.L.'S: MODULUS OF ELASTICITY, E = 1.9 EXTREME FIBER STRESS IN BENDING FB = 2800 PSI FOR 12" L.V.L. PLYWOOD WALL SHEATHING TO BE 5 PLY (DOUGLAS FIR)

7 - FLASHING AND ROOFING

› ATTIC SPACES SHALL BE VENTILATED BY PROVIDING A FREE VENTILATING AREA OF 1/300TH OF THE HORIZONTALLY PROJECTED ROOF AREA. ALL VENTS SHALL HAVE INSECT SCREENS.

› PROVIDE FLASHING UNDER SHINGLES AND SIDING AT ROOF AND WALL INTERSECTIONS.

› ALL FLASHING, DRIPS, "BABY TINS" SHALL BE PREFINISHED ALUMINUM OR 16 OZ. COPPER (MINIMUM).

› PROVIDE 30 LB ROLL FELT PAPER. ASPHALT SHINGLES TO PROJECT 1" BEYOND EDGE OF ROOF SHEATHING AT FACIA BOARD.

› PROVIDE FLASHING AT HEADS OF ALL OPENINGS, SILLS AND TRIM BOARDS TO BE LEAKPROOF.

› STEP FLASHING TO BE PROVIDED AT SLOPED AREAS AT MASONRY. ROOFING CONTRACTOR TO BEND FLASHING INTO MASONRY JOINT REGLET AND CAULK AS REQUIRED.

› PROVIDE ICE AND WATER SHIELD 1'-6" ON EACH SIDE OF VALLEYS, AND 2'-0" EXTEND ON INTERIOR SIDE OF EXTERIOR WALLS, AND AT INTERSECTIONS OF VERTICAL WALLS WITH ROOF SLOPE, IF THEY OCCUR. ALSO, PROVIDE ICE AND WATER SHIELD 1'-6" AT PERIMETER OF ALL SKYLIGHTS IF THEY OCCUR.

› PROVIDE PROPER DRAINAGE AT ALL AREAS WHERE SLOPED ROOFS MEET VERTICAL STRUCTURES (I.E. WALLS, CHIMNEYS, ETC.) AT A PERPENDICULAR ANGLE (I.E., PROVIDE ROOF SADDLES, CRICKETS, ETC.).

7- INSULATION / VAPOR BARRIER / CAULK / FIREBLOCKING
> ALL VAPOR BARRIER JOINTS, EDGES, PUNCTURES AND PENETRATIONS TO BE SEALED WITH VAPOR TAPE TO FORM CONTINUOUS VAPOR BARRIER
› SEAL ENTIRE PERIMETER AT EACH WINDOW UNIT WITH INSULATION AND VAPOR BARRIER.
> INSULATE ALL FLOORS, WALLS AND CEILINGS SURROUNDING BATHROOMS FOR SOUND.
> ALL INSULATION SHALL BE FREE OF MOISTURE. DAMAGED OR INSULATION WHICH WAS, WET AT ONE TIME, INSTALLED OR STORED, SHALL NOT BE USED ON THIS PROJECT.
> INSULATION SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 W/ AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
> ALL CAULKING SHALL BE INCLUDED IN THE BASE SCOPE OF WORK TO PREVENT WATER/ AIR INFILTRATION, AS REQUIRED.
> CAULK JOINTS SHALL NOT EXCEED 1/4". OTHERWISE. ADDITIONAL MATERIALS/WORK SHALL BE REQUIRED TO MODIFY CONDITION.
> EXTERIOR CAULK SHALL BE "SONNEBORNE" NP-1 (NP-2 AT HORIZONTAL JOINTS)
> PROVIDE REQUIRED FIREBLOCKING IN ACCORDANCE W/ R602.8 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE OR CURRENT CODES.
> ALL EXTERIOR DOORS SHALL BE AS NOTED ON DRAWINGS, 1 3/4" THK. W/ TEMPERED INSULATING GLASS IF APPLICABLE, AND TO BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
> ALL SKYLIGHTS SHALL BE TEMPERED SAFETY GLASS.
> ALL INTERIOR DOORS SHALL BE A MIN. OF 1 3/8" SOLID WOOD, PER OWNER.
› MIRRORS SHALL BE PROVIDED BY OWNER, AND ANCHORED W/ CONCEALED FASTENERS BY CONTRACTOR.
› ALL WINDOW SIZES ARE PER PELLA ARCHITECT SERIES OR AS APPROVED BY OWNER.
> ALL GLAZING SHALL BE DOUBLE INSULATED, LOW-E, ARGON FILLED U.N.O.
GLASS AND GLAZING SHALL CONFORM TO ALL REQUIREMENTS OF CURRENT CODES. U=.32 > PROPERLY IDENTIFIED SAFETY GLAZING MUST BE USED AT ALL HAZARDOUS LOCATIONS (IE: STORM DOORS, SHOWER ENCLOSURES, GLASS LOW TO GROUND).
› SCREENS TO BE PROVIDED AT THE END OF THE JOB.
> EXTERIOR GARAGE MAN DOOR TO BE INSULATED STEEL WITH PAINTED FINISH, UNLESS NOTED OTHERWISE, AND TO BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
> PROVIDE COVERS FOR ALL WINDOW WELLS.
› GARAGE DOOR TO BE INSULATED STEEL RAISED PANEL DOOR, CLOPAY OR EQUAL, OR AS NOTED OTHERWISE
WITH AUTOMATIC ELECTRIC GARAGE DOOR OPENER, KEYPAD AND WEATHERSTIP JAMBS/HEAD.

9- FINISHING
DRYWALL
› CONCEALED SPACES OF SOFFITS (WALLS & CEILINGS) SHALL BE FIRESTOPPED WITH GYPSUM BOARD OR PLYWOOD.
> PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS NOT TO RECEIVE TILE > ALL DRYWALL SHALL BE 5/8" TYPE-X GYPSUM BOARD. (EXCEPT AS NOTED)
> ALL DRYWALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE SEPARATE COATS OF TAPING MUD, FOR A SMOOTH FINAL APPEARANCE.
PAINT
> ALL WALL PAINT IS TO BE BENJAMIN MOORE. THE STAIN MANUFACTURER IS "MINWAX" OR EQUAL. ALL WALL PAINTING TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COAT FINISH PAINT.
ALL WOOD (TO BE PAINTED), AND TWO COATS OF ENAMEL. ALL TOUCH UPS AND RE-ROLLING OF WALLS DUE TO CONSTRUCTION ARE INCLUDED, THE BID TO INCLUDE COST FOR FOUR (4) COLORS IN THE HOUSE NOT INCLUDING CEILING.
> ALL WOOD TRIM (TO BE STAINED) TO RECEIVE ONE (1) COAT STAIN, ONE (1) COAT SEALER, AND ONE (1) COAT VARNISH, STAIRS TO RECIEVE ONE (1) COAT STAIN, ONE (1) COAT SEALER, AND ONE (2) COAT VARNISH.
> ALL WOOD SURFACES (TO BE STAINED) SHALL RECEIVE A MINIMUM OF THREE SEPARATE COATS OF STAIN AND FINISH, FOR A CONSISTENT FINAL APPEARANCE ACHIEVING THE REQUIRED COLOR/EFFECT (I STAIN, 2 FINISH COATS).
> ALL DRYWALL AND WOOD SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE SEPARATE COATS OF PAINT. FOR A CONSISTENT FINAL APPEARANCE ACHIEVING THE DESIRED COLOR/EFFECT (I PRIMER, 2 FINISH COATS).
> ALL INTERIOR FINISHES TO HAVE A CLASS I FLAME SPREAD.
WOOD FLOORING
> ALL FINISH WOOD FLOORING, TRIM, DOORS AND JAMBS SHALL BE LEFT IN THE BUILDING FOR A MINIMUM OF 10 DAYS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
> WOOD FLOORING TO BE 2 1/4" OAK LAID PERPENDICULAR TO FLOOR JOIST. > WOOD FLOORING TO BE INSTALLED OVER 15 BUILDING PAPER AND NAILED.
> FINISH TO BE DONE ONLY WHEN MOISTURE CONTENT IS PER MANUFACTURER'S REQUIREMENTS
> FINISH TO BE ONE (1) COAT STAIN / SEALER AND THREE (3) FINISH COATS, SATIN, SEMIGLOSS, OR GLOSS AS SELECTED BY OWNER.

HARDWOOD STAIRS
> ALL STAIRS TO BE OAK, STAINED FROM BASEMENT TO THIRD FLOOR. STAIR PRICING TO INCLUDE SQUARE 1 3/8" BALUSTERS WITH SQUARE NEWEL AND HEAVY HANDRAIL.
(SIMILAR TO DESIGN STAIR'S FARMINGTON NEWEL AND GEORGIAN HANDRAIL)
PROVIDE CONTINOUS COVE.
> THE HANDRAILS SHALL NOT TERMINATED BY A NEWEL POST AND RETURNED TO THE WALL. HANDRAILS SHALL RUN THE FULL LENGTH AND ON AT LEAST ONE (1) SIDE OF THE STAIRS.
TILE
> ALL TILE FLOORING TO BE SET OVER 1/4" DURROCK UNDERLAYMENT SET IN MUD. > PROVIDE 1/2" DUROCK UNDERLAYMENT AT ALL TILED WALL AREAS. INSTALL TO FLOOR LINE AT TUB AND SHOWER AREAS FOR PROPER FIRESTOPPING.
> MAXIMUM TILE SIZE ON FLOORS IS 13"X13" AND 8"X10" ON THE WALLS.
> LAYOUT TO BE APPROVED BY OWNER AND BUILDER. TILE LAID IN RECTANGULAR PATTERN. NO GROUT IS SEALED.
> INCLUDE TILE WORK FOR LISTELS IN ALL SHOWER/TUB AREAS.

TILE
> ALL TILE FLOORING TO BE SET OVER 1/4" DURROCK UNDERLAYMENT SET IN MUD.
› PROVIDE 1/2" DUROCK UNDERLAYMENT AT ALL TILED WALL AREAS. INSTALL TO FLOOR LINE AT TUB AND SHOWER AREAS FOR PROPER FIRESTOPPING.
> MAXIMUM TILE SIZE ON FLOORS IS 13"X13" AND 8"X10" ON THE WALLS.
> LAYOUT TO BE APPROVED BY OWNER AND BUILDER. TILE LAID IN RECTANGULAR PATTERN. NO GROUT IS SEALED.
> INCLUDE TILE WORK FOR LISTELS IN ALL SHOWER/TUB AREAS.

15A - MECHANICAL
> ALL WORK SHALL BE COMPLETED ON A DESIGN/BUILD BASES. DESIGN AND LAYOUT SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF ANY WORK.
> MECHANICAL PLANS ARE SCHEMATIC IN NATURE, AND IS THE CONTRACTOR'S RESPONSIBILITY FOR FINAL VERIFICATION OF SIZING, AND COORDINATION WITH EXISTING CONDITIONS, NEW CONDITIONS, AND WORK OF OTHER TRADES.
> ALL ROUTING, TRANSITIONS AND FITTINGS SHALL BE PROVIDED AS REQUIRED. › VERIFICATION, ADDITIONAL DRAWINGS AND CALCULATIONS REQUIRED BY LOCAL JURISDICTION SHALL BE CONSIDERED PART OF THIS SCOPE OF WORK.
> PROVIDE A COMPLETE GAS FIRED FURNACE SYSTEM, INCLUDING BUT NOT LIMITED TO: COMBUSTION TYPE FURNACES, DUCTWORK, REGISTERS, BALANCING DAMPERS, FILTERS, D-X COILS, PLENUMS, REFRIGERANT PIPING, CONDENSING UNITS, CONCRETE PADS, THERMOSTATS AND CONTROLS WITH ALL NECESSARY CONTROL WIRING. PROVIDE TEMPORAY FILTERS, AS REQUIRED DURING CONSTRUCTION, AND PROVIDE (1) ONE HEPA FILTER/ HONEYWELL ELECTRIC AIR CLEANER AFTER ALL CONSTRUCTION WORK IS COMPLETE.
> PROVIDE A PLENUM MOUNTED "APRIL AIR" HUMIDIFIER FOR THE NEW HEATING/AIR CONDITIONING FURNACE COMPLETE WITH WATER CONNECTION, 3/4" DRAIN PIPING TO FLOOR DRAIN, ROOM TYPE HUMIDISTAT & CONTROL WIRING, INTERLOCK HUMIDIFIER TO THE HEATING CYCLE GAS VALVE CONTROL CIRCUIT.
› PROVIDE ALL NECESSARY REFRIGERANT PIPING FROM EACH CONDENSING UNIT TO THE D-X COOLING COIL WITH EXPANSION VALVE & NECESSARY REFRIGERANTS. INSULATE ALL REFRIGERANT SUCTION PIPING. ALL REFRIGERANT PIPING SHALL BE TYPE "K" COPPER.
> REMOVE EXPANSION VALVE DEVICES AND CONNECTIONS FROM AIR STREAM FOR REFRIGERATION SYSTEM. INSTALL PRESSURE RELIEF VALVE ON HIGH PRESSURE SIDE OF SYSTEM, UPSTREAM FROM ANY LIQUID SHUT-OFF VALVES. ALL JOINTS TO BE BRAZED.
> OWNER SHALL APPROVE LOCATIONS OF ALL DIFFUSERS PRIOR TO PLACEMENT.
› COORDINATE ALL DUCTWORK WITH OTHER TRADES.
> ALL DUCTWORK SHALL BE INSTALLED TO MAXIMIZE HEAD CLEARANCE AND MINIMIZE REQUIREMENT FOR SOFFITS OR CHASES. (ALL TJ'S TO BE DRILLED PER MANUFACTURES REQUIREMENTS) >PROVIDE BALANCING DAMPERS AT EACH BRANCH DUCT TAKE-OFF WITH LOCKING DEVICE.
> ALL TOILET EXHAUSTS SHALL BE VENTED TO THE EXTERIOR THRU ROOF/EAVE.
› DRYER VENT SHALL BE HARD PIPE VENTED TO EXTERIOR WITH BACKDRAFT DAMPER, AS PER CURRENT CODES.
› ALL DIFFUSERS SHALL BE FULLY ADJUSTABLE. ALL SUPPLY DIFFUSERS SHALL BE BASEBOARD AND ALL RETURN DIFFUSERS SHALL BE DUCTED HIGH AND LOW.
> PROVIDE TYPE-B FLUE STACKS FOR FURNACE AND DOMESTIC WATER HEATERS. FLUES SHALL BE DOUBLE WALL, U.L. LISTED WITH ALL NECESSARY FITTINGS, CURBS, FLASHINGS AND BELMONT CAPS. ALL WORK SHALL BE INSTALLED PER MFR. SPECS. (TYPE-C FLUES ARE NOT PERMITTED).
›FLUES FOR HIGH EFFICIENCIES SHALL COMPLY WITH LOCAL CODES AND MANUF. REQUIREMENTS AND PAINTED TO MATCH SIDING/SHINGLES."
>PROVIDE PROGRAMMABLE ROOM TYPE THERMOSTAT WITH SUB-BASE FOR THE FURNACE, WITH ALL NECESSARY 24 VOLT CONTROL TRANFORMERS (HONEYWELL).
> SYSTEM SHALL BE DESIGNED TO MAINTAIN 12DEGREES INSIDE AT MINUS 20 DEGREES OUTSIDE WITH 15 MPH WIND. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATE STATING
THIS TO BE SUCH.
> ALL DUCTWORK SHALL BE A METAL CLOSED SYSTEM, OF GALVANIZED STEEL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS AND REQUIREMENTS OF CHAPTER 16 IRC. "PANNING" IS NOT PERMITTED.
> FLEXIBLE DUCTS SHALL BE METAL FLEX WITH A MAXIMUM LENGTH OF 6 FT.
> PROVIDE A MINIMUM 1 1/2" PRECAST CONCRETE PAD UNDER ALL FURNACES SET ON WOOD, OR (2) LAYERS 1/2" DURAROCK, OR 2" THICK POURED CONCRETE.
› CONTRACTOR SHALL PROVIDE ALL AIR BALANCING WORK TO OBTAIN SPECIFIED, OR REQUIRED CFM.
> ALL NOISE GENERATED FROM MECHANICAL EQUIPMENT SHALL NOT EXCEED 55DB FROM LOT LINES.
> EXHAUST FANS SHALL BE BROAN, OF CFM SPECIFIED (REMOTE FAN).
> FIRESTOP ALL PENETRATIONS WITH DRYWALL COMPOUND, CEMENTITIOUS MATERIAL, OR APPROVED FIRESTOP MATERIAL (BOTH SIDES)."
> CLOTHES DRYER EXHAUST AND DUCT SIZES, RANGE HOODS, MICROWAVE OVENS, OVERHEAD
EXHAUST HOODS AND EXHAUST DUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 IRC.

156 PLUMBING
> ALL WORK SHALL COMPLY TO ASTM STANDARDS AND PASS FINAL INSPECTION BY THE BUILDING DEPARTMENT.
> PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER TOP FEES, SEWER CONNECTION FEES, LICENSE AND APPROVALS AND REMOVAL OF ALL EXISTING UNUSED SEWER CONNECTIONS.
> CONTRACTOR SHALL PROVIDE ALL EXCAVATION AND BACKFILL AS REQUIRED, AND AS SPECIFIED IN EXCAVATION/BACKFILL SECTION.
› CONTRACTOR SHALL PROVIDE COMPLETE WATER SERVICE TO BUILDING, INCLUDING BUT NOT LIMITED TO: CURB STOP, VALVE BOX, SHUT-OFF VALVE, BACKFLOW PREVENTER, METER AND ALL FEES, AS REQUIRED.
› CONTRACTOR SHALL PROVIDE COMPLETE DOMESTIC WATER DISTRIBUTION SYSTEM, INCLUDING BUT NOT LIMITED TO: WATER PIPING, PIPE INSTALLATION, HANGERS, SHUT-OFF VALVES, WALL WALL PLATES, CHECK VALVES, FROST PROOF HOSE BIBBS W/ VACUUM BREAKER, THERMAL INSULATION AND FINAL CONNECTIONS, AS REQ'D.
› CONTRACTOR SHALL PROVIDE COMPLETE SANITARY WASTE SYSTEM, INCLUDING BUT NOT LIMITED TO: VENT PIPING, SOIL PIPING, DRAINS, TRAPS, FIXTURES, AND CLEAN OUTS, AS REQ'D.
> CONTRACTOR SHALL

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	3'-6"	3'-0"	1
4" X 3" X 1/4"	8'-0"	5'-0"	3'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	3'-6"	2
2'-6" X 3 1/2" X 1/4" (LLV)	20'-0"	11'-0"	5'-0"	4

LOCATION	LIVE LOAD (PSF)
ROOF	30 PSF LIVE
	10 PSF DEAD
FLOOR	40 PSF LIVE
	60 PSF FOR STAIRS & EXT DECKS
WALLS	10 PSF WIND
ATTIC	20 PSF WIND
	PER TABLE R301.5

TYPICAL WALL BRACING SHALL BE ½" CDX PLYWOOD, NAILED AT 4" O.C. ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. SHEATHING SHALL BE INSTALLED AT ALL EXTERIOR BUILDING CORNERS AND AS INDICATED IN FLOOR PLANS. METAL LET-IN BRACING (MTL LET-IN) SHALL BE PROVIDED AT INTERIOR WALLS AS NEEDED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING NOTE:
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

(A) IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPING, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATHTUBS AND WHIRLPOOL DRAINS OR DRAIN TRAPS

ELEV A. & ELEV A. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	01

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	02
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	06
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

ELEV B. & ELEV B. (MIRROR)

FIRST FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
1268 (FX)	1'-2" X 6'-8"	FX	@ 6'-8" H.H.	02
3044 (SH)	3'-0" X 4'-4"	SHG	@ 8'-0" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

SECOND FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
5750 (FX)	5'-7" X 5'-0"	FX	@ 8'-5" H.H.	01
3060 (SH)	3'-0" X 6'-0"	SHG	@ 7'-10" H.H.	05
3038 (SH)	3'-0" X 3'-8"	SHG	@ 7'-10" H.H.	02

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS

THIRD FLOOR WINDOWS SCHEDULE				
TAG	SIZE	DESCRIPTION	HEADER HEIGHT	QTY.
2050 (SH)	2'-0" X 5'-0"	SHG	@ 6'-8" H.H.	01
3050 (SH)	3'-0" X 5'-0"	SHG	@ 6'-8" H.H.	08
5016 (FX)	5'-0" X 1'-6"	FX	@ 6'-8" H.H.	01
6020 (TLR)	6'-0" X 2'-0"	TLR	@ 29'-11 ½" H.H.	03

FX: FIXED WINDOWS S.H.G: SINGLE HUNG GLASS
T.L.R: TRIANGLE WINDOWS

FIRST DOOR SCHEDULE							
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.	NOTES
3068 (SC)	3'-0" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	
2868(SC)(FR)(SC)	2'-8" X 6'-8"	SC	SWING DOOR	01	@ 6'-8" H.H.	01	FIRE RATED – 20 MIN – SELF CLOSING/SELF LATCHING
16068 (GD)	16'-0" X 7'-0"	GD	ROLLING DOOR	01	@ 7'-0" H.H.	01	

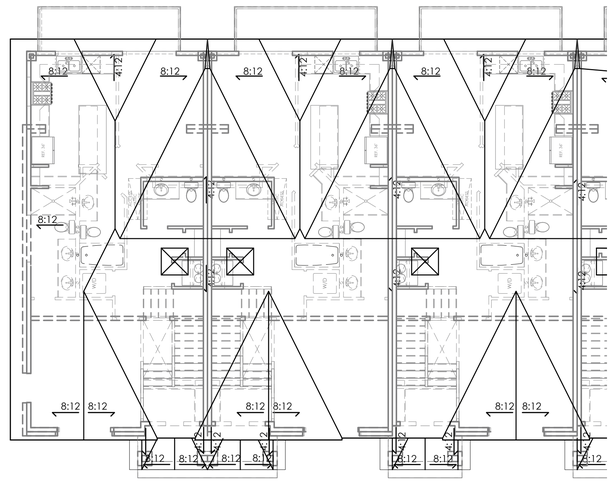
S.C.: SOLID CORE G.D: GARAGE DOOR

SECOND FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	03
60710 (GL)	6'-0" X 7'-10"	GL	SLIDING DOOR	02	@ 7'-10" H.H.	01

H.C: HOLLOW CORE S.C.: SOLID CORE G.L: GLASS DOOR

THIRD FLOOR DOOR SCHEDULE						
TAG	SIZE	DESCRIPTION	TYPE DOOR	N° PANEL	HEADER HEIGHT	QTY.
2868 (HC)	2'-8" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	04
2468 (HC)	2'-4" X 6'-8"	HC	SWING DOOR	01	@ 6'-8" H.H.	02
5068 (HC)	5'-0" X 6'-8"	HC	SWING DOOR	02	@ 6'-8" H.H.	01

H.C: HOLLOW CORE



2 A2.00 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

EXTERIOR COLORS, MATERIALS AND STYLE HAVE BEEN SELECTED TO MATCH THE EXISTING DEVELOPMENT. FINISHES INCLUDE:

HORIZONTAL JAMES HARDIE SIDING (NIGHT GRAY AND IRON GRAY).

WIDE WINDOW AND DOOR TRIM WITH PEAKS.

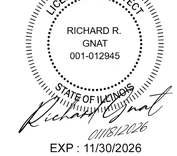
DIVIDED LITE WINDOWS WITH MUNTINS.

DECORATIVE WOOD DETAILS UNDER GABLE ROOFS.

ARCHITECTURAL STYLE, COLORS, AND MATERIALS ARE CONSISTENT WITH THE OVERALL PROJECT TO ENSURE VISUAL CONTINUITY.*



1 A2.00 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

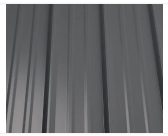


1 A2.01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DATED : 7/15/2025

PROJECT	CRYSTAL LAKE STATION

MATERIAL SUMMARY

REF	MATERIAL TYPE	MANUFACTURE	PRODUCT	CUT SHEET	REF
1	EXTERIOR STONE	EDEN STONE	EDEN MACHINE CUT VENNER	ATTACHED	
2	WINDOW	JELDWEN	DUAL PANE LOW-E BLACK WINDOW	ATTACHED	
3	SIDING	JAMES HARDIE	VERTICLE SIDING ARCTIC WHITE	ATTACHED	
4	SIDING	JAMES HARDIE	HORIZANTAL SIDING , 7 " COBBLE STONE	ATTACHED	
5	ROOF	GAF TIMBERLINE	Charcoal	ATTACHED	
6	METAL ROOF	GIBRALTOR	Charcoal Metal Roof	ATTACHED	

PROJADES
SATISFYING CUSTOMERS

Dated Jan 19 2026

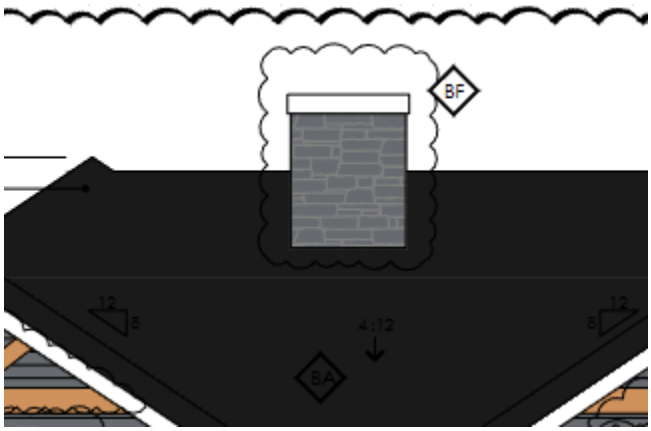
Proposed Changes for Jade Station at Crystal Lake

Requested Building Changes

1. **Chimney Removal:** We request the removal of the existing chimney from the building. This is a faux chimney which is non-functional.
2. **Clean Design Aesthetic:** We seek approval for a clean and uncluttered design aesthetic for the building.
3. **Modified Design:** We wish to proceed with a modified design with the current trend and have it have a more Crystal Lake modern look. Matches the comprehensive plan.

The desired modifications involve updating the design to align with current trends, specifically adopting a "Crystal Lake modern look" that is consistent with the comprehensive plan. The Pingry Place Homeowners Association has reviewed and approved the trim/material changes.

1) Remove Chimney from the Building



2) Allow us to have clean design

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

FINAL PLAT OF SUBDIVISION

JADE STATION SUBDIVISION

A resubdivision of Lots 1 through 20 in Pingry Place, being part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

ZONED B4

CITY OF CRYSTAL LAKE



CLIENT: ADVANTAGE CONSULTING ENGINEERS
DRAWN BY: CKV CHECKED BY: ____
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-32-478-027 THRU 14-32-478-046
JOB NO.: 250152 I.D. FPS
FIELDWORK COMP.: N/A BK. ___ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 250152

LEGEND	
✖	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊛	SET CROSS
◉	SET IRON BAR

20' 0' 20' 40'
SCALE: 1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/18/25	CERTIFICATES ADDED	APG

JADE STATION SUBDIVISION SHEET NO. 1 OF 1

Y:\PLATS\2025\0001-0199\250152_V-250152\250152-FPS-GRID.dwg-Layout1-12/18/2025 11:21 AM

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

FINAL PLAT OF SUBDIVISION

JADE STATION SUBDIVISION

A resubdivision of Lots 1 through 20 in Pingry Place, being part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

ZONED B4

CITY OF CRYSTAL LAKE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that _____ are the owner/owner's of the land described on this plat hereon drawn and shown as subdivided; that he (they) has (have) caused said land to be surveyed, resubdivided, staked and platted as shown hereon, for the purposes therein set forth as allowed and provided by statute, the resubdivision to be known as "Jade Station Subdivision", City of Crystal Lake, McHenry County, Illinois and does hereby acknowledge and adopt same, and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. In witness where I (we) have hereunder set my (our) hand (s) of Seal (s),

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

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

this _____ day of _____, 20__ A.D.

_____ _____
President (print name of signer)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

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

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

Given under my hand and notarial seal, this _____ day of_____, 20__ A.D.

_____ _____ _____
Notary Public My Commission Expires

TRUSTEE'S OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

_____, as Trustee under the provisions of Trust Agreement

dated _____, 20____, and known as Trust No. _____, is the Owner of a portion the land described in the Surveyor's Certificate on the foregoing Plat of Subdivision, that the trustee has caused said land to be surveyed, subdivided and platted as shown by the foregoing plat, for the uses and purposes therein set forth, as prescribed by the statutes of the State of Illinois, and acknowledges said plat and adopts the same in witness whereof said _____, a Banking Corporation of the State of Illinois, hath hereto caused its seal to be affixed and its presents to be signed

by _____ its _____ and attested by

_____, its Trust Officer,

this _____ day of _____,A.D., 20____.

BY: _____

Title: _____

Attest: _____
Trust Officer

State of Illinois)
) S.S.
County of McHenry)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ of _____ corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such _____ and _____signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial Sea

this _____ day of _____, A.D., 20_____.

_____ _____
Notary Public My Commission Expires

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, Owner(s) and I, _____, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof, or, if such changes occur, adequate provisions have been made for the collection and diversion of such waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

this _____ day of _____, 20__ A.D.

_____
Owner(s)

_____
Registered Professional Engineer of Illinois

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Plat approved by the City Council of Crystal Lake, Illinois, this

_____ day of _____, 20__ A.D.

Signed this _____ day of _____ 20__ A.D.

_____
Mayor

Attest: _____
City Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Approved by the Planning and Zoning Commission of the City of Crystal Lake, Illinois,

this _____ day of _____, 20__ A.D.

_____
Chairman

EASEMENT PROVISIONS

NOTE: FOR WATER EASEMENT PREVISIONS, SEE DOC #93R56034

HOMEOWNER'S ASSOCIATION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

The Pingry Place Homeowners Association has reviewed and approved this Plat of Subdivision and plan of development associated thereto.

furthermore, The Pingry Place Homeowners Association consents to the four foot encroachment into the common area immediately adjacent to Lots 1–19 for the purposes of a second floor balcony on each of said Lots 1–19.

this _____ day of_____, 20__ A.D.

_____
President

_____
Attest – Secretary

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

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

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

Given under my hand and seal of the County at Woodstock, Illinois,

this _____ day of _____, 20__ A.D.

_____
McHenry County Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

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

PARCEL 1:
Lots 1 through 20 in Pingry Place, being a Resubdivision of part of Block 11 in the Original Plat of Nunda, being part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1993 as Document No. 93R56034, in McHenry County, Illinois.

I, further certify, that Jade Estates of Crystal Lake contains: 0.917 Acres, 39,943± Sq.Ft.

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

I, further certify; that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17111C0327J with an effective date of November 16, 2006 indicates subject property residing within Zone "X" an area determined to be outside the 0.2% chance of annual flooding.

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

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

Given under my hand and seal at, Woodstock, Illinois this the 26th, day of September, 2025.

_____
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184–002792

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this

_____ day of _____, 20__ A.D., at ___ o'clock __M. and

recorded as Document Number: _____

_____
County Recorder

N

CLIENT: ADVANTAGE CONSULTING ENGINEERS
DRAWN BY: CKV CHECKED BY: _____
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/18/25	CERTIFICATES ADDED	APG

JADE STATION SUBDIVISION SHEET NO. 2 OF 2

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NOT FOR CONSTRUCTION

FINAL SITE IMPROVEMENT PLANS

FOR

JADE STATION

GRANT STREET @ WOODSTOCK STREET
CRYSTAL LAKE, ILLINOIS 60014

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY MCHENRY
CITY, TOWNSHIP CRYSTAL LAKE, NUNDA
SEC. & SEC. NO. SEC 32, T44N, R8E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DEVELOPER

PROJADES
33 W HIGGINS ROAD, SUITE 723-725
SOUTH BARRINGTON, IL 60010

ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

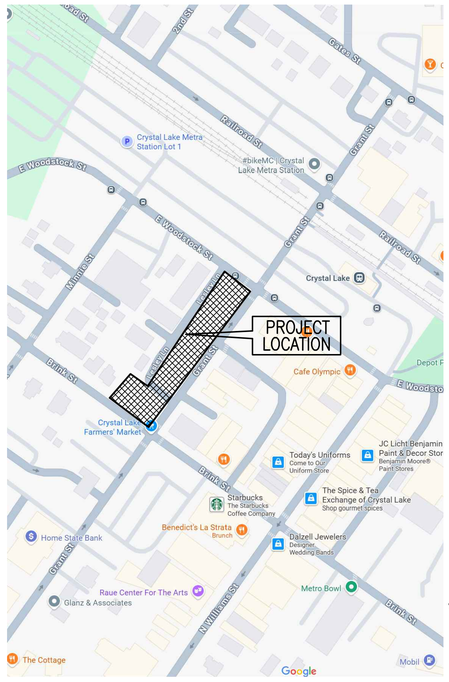
THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

BENCHMARK

ELEVATION:
DESCRIPTION: SEE SHEET EX1 FOR BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 0.41 ACRES
PROPOSED PROJECT AREA: 0.41 ACRES

LOCATION MAP



N.T.S.

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	GENERAL NOTES AND TYPICAL SECTIONS
3	EX1	EXISTING CONDITIONS PLAN
4	DM1	DEMOLITION PLAN
5-6	L1-L2	GEOMETRIC PLAN
7-8	G1-G2	GRADING PLAN
9-10	U1-U2	UTILITY PLAN
11-12	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN
13	SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
14	S1	SPECIFICATIONS
15-16	D1-D2	DETAILS
17	DR1	IMPERVIOUS AREA EXHIBIT

ORIGINAL

#	SHE
1	A
2	A

ENGINEER
WILLIAM J
BILL@ACE
ILLINOIS RE
EXPIRATIOF
PROFESSIO
EXPIRATIOF
THESE PLA
THE SIGNAT

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, MUNICIPALITY CODE SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.

3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

6. NOTIFICATION OF COMMENCING CONSTRUCTION

   A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.

14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.

17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.

21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

22. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.

29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

31. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.

33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.

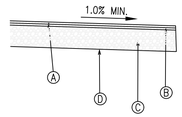
34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

37. THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.

38. ANY CONFLICTS BETWEEN CONSTRUCTION PLANS AND CITY CODE AND DETAILS, THE CITY CODE AND DETAILS SHALL PREVAIL.



(A) 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
(B) 2.5" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, MIX. C, IL19, N50
(C) 12" CRUSHED AGGREGATE BASE COURSE, CA6, GRADE 9
(D) COMPACTED SUBGRADE

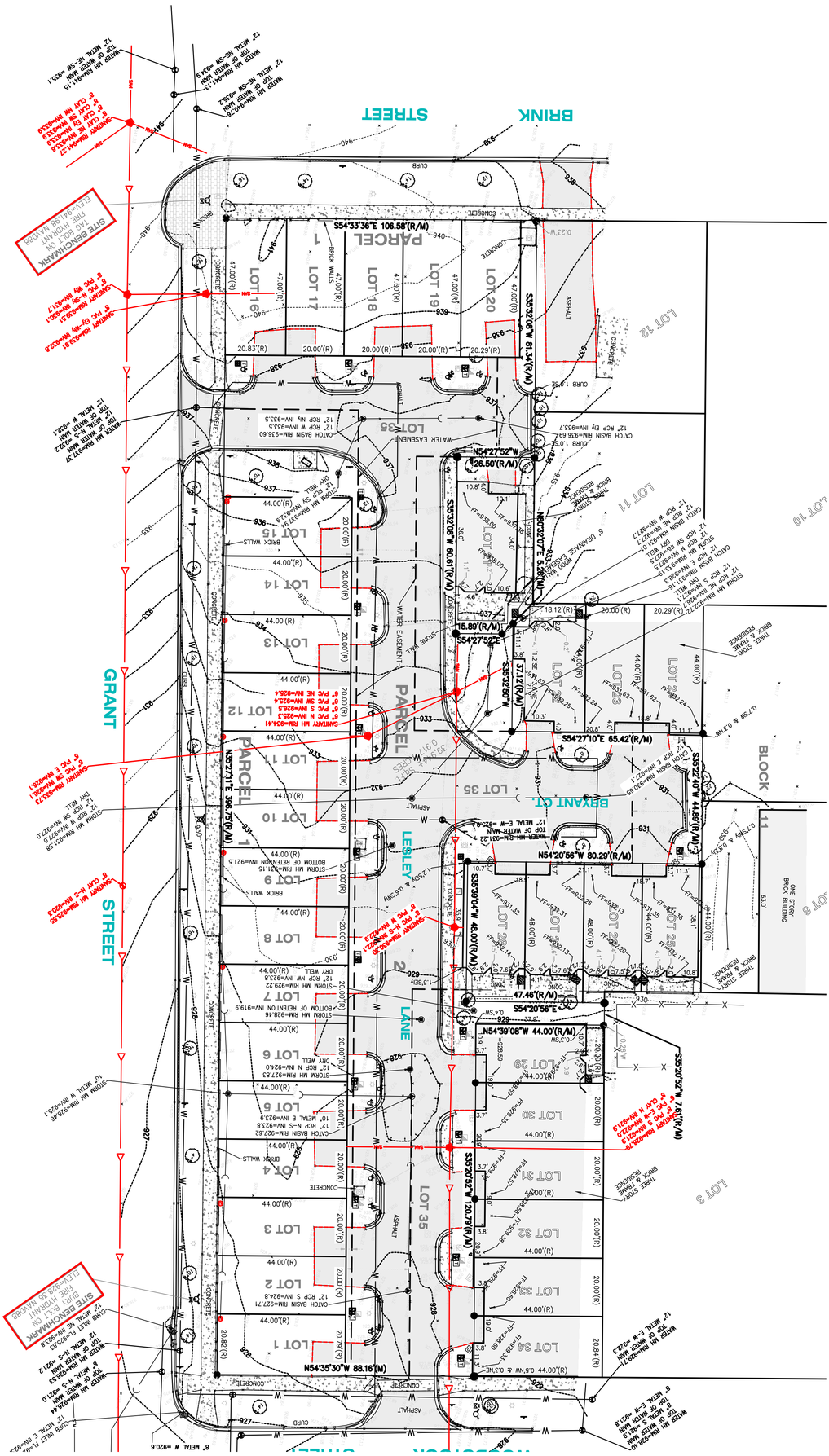
ASPHALT PAVEMENT SECTION - AISLE

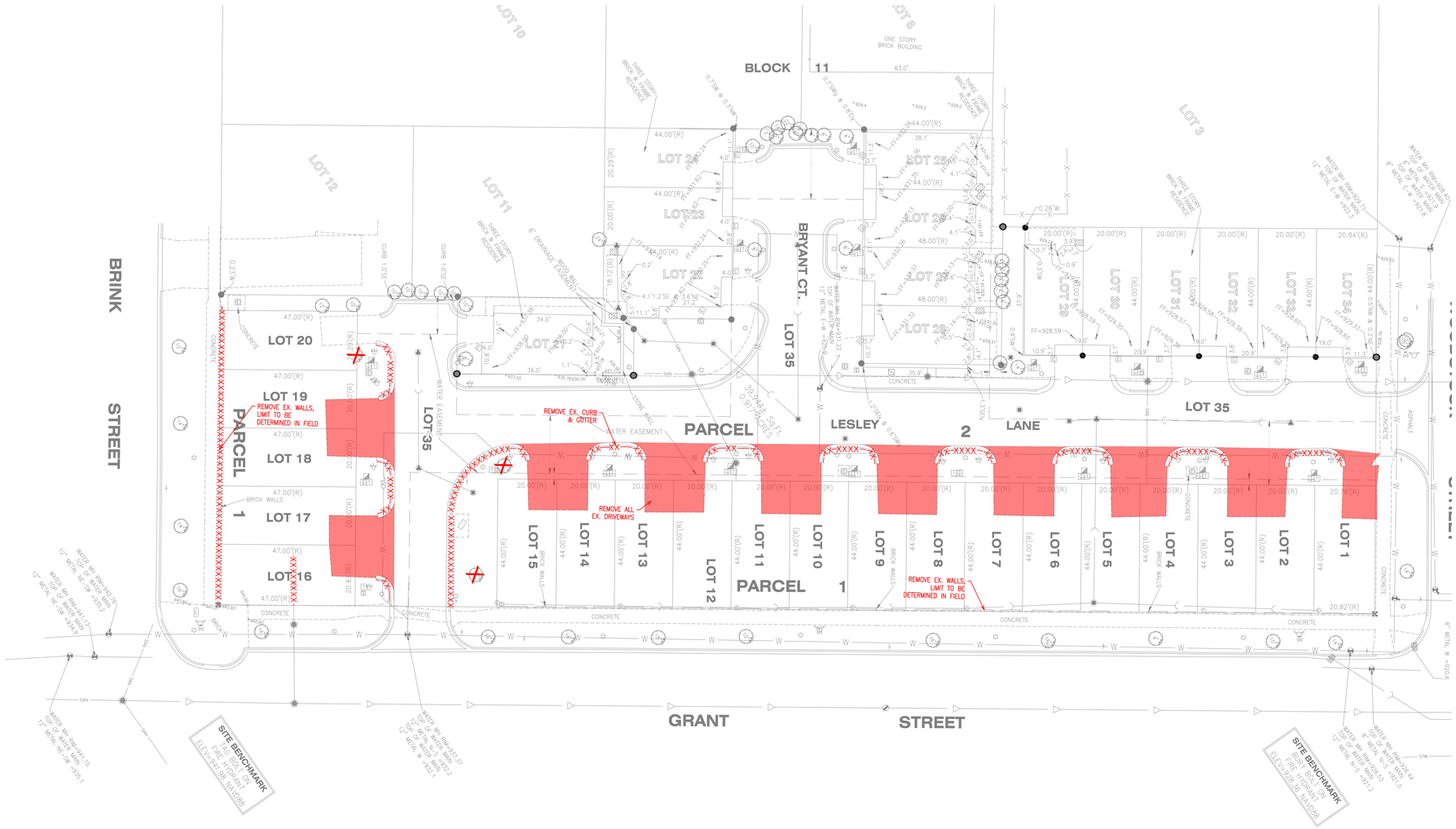
STANDARD DRAIN TILE NOTES

1. DRAIN TILES DISTURBED DURING REGULATED DEVELOPMENT SHALL BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE, UNLESS THE DEVELOPMENT PLANS SPECIFY ABANDONMENT OF THE DRAIN TILES.

2. ALL ABANDONED DRAIN TILES WITHIN DISTURBED AREAS SHALL BE REMOVED IN THEIR ENTIRETY.

3. DRAIN TILES WITHIN THE DISTURBED AREA OF A DEVELOPMENT SITE SHALL BE REPLACED, BYPASSED AROUND THE DEVELOPMENT SITE OR INTERCEPTED AND CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT SITE. THE SIZE OF THE REPLACED OR BYPASSED DRAIN TILE SHALL BE EQUIVALENT TO THE EXISTING DRAIN TILE.


BRINK STREET
GRANT STREET
LESLEY LANE
BEXANT CT
BLOCK 11
PARCEL 1
PARCEL 2
LOT 35
S54°33'36"E 106.56'(R/M)
S54°27'52"W 26.50'(R/M)
S54°27'52"E 5.89'(R/M)
S54°27'10"E 65.42'(R/M)
N54°20'56"W 80.29'(R/M)
S54°20'56"E 47.46'(R/M)
N54°39'08"W 44.00'(R/M)
N54°35'30"W 88.16'(M)
S35°32'50"W 120.79'(R/M)
S35°32'50"W 44.89'(R/M)
N35°27'10"E 386.75'(R/M)
SITE BENCHMARK
ELEVATION NUMBER


BLOCK 11
BRYANT CT.
LESLEY LANE
PARCEL 1
PARCEL 2
BRINK STREET
GRANT STREET
LOT 10
LOT 12
LOT 11
LOT 6
LOT 3
LOT 35
LOT 20
LOT 19
REMOVE EX. WALLS, LIMIT TO BE DETERMINED IN FIELD
LOT 18
LOT 17
LOT 16
LOT 23
LOT 22
LOT 21
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
REMOVE EX. CURB & GUTTER
REMOVE ALL EX. DRIVEWAYS
REMOVE EX. WALLS, LIMIT TO BE DETERMINED IN FIELD
WATER EASEMENT
ONE STORY BRICK BUILDING
THREE STORY BRICK & STONE RESIDENCE
6' DRAINAGE EASEMENT
30,944± SQ.FT. 0.91± ACRES
SITE BENCHMARK
BENT BOLT IN FIRE HYDRANT
ELEV.=941.39 (NAVD88)
SITE BENCHMARK
BENT BOLT IN FIRE HYDRANT
ELEV.=926.36 (NAVD88)

BRINK STREET

BRYANT CT.

LESI

GRANT

STRI

LOT 12

LOT 11

LOT 24

LOT 23

LOT 22

LOT 21

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 35

THREE STORY BRICK & FRAME RESIDENCE

WOOD WALL

6' DRAINAGE EASEMENT

CURB 1.0'SE

CONCRETE

BRICK WALLS

STONE WALL

WATER EASEMENT

MATCHLINE SEE SHEET L2

S35°32'08"W 60.61'(R/M)

N80°32'07"E 95.26'(M)

S35°32'50"W 37.12'(R/M)

S54°27'10"E 65.42'(R/M)

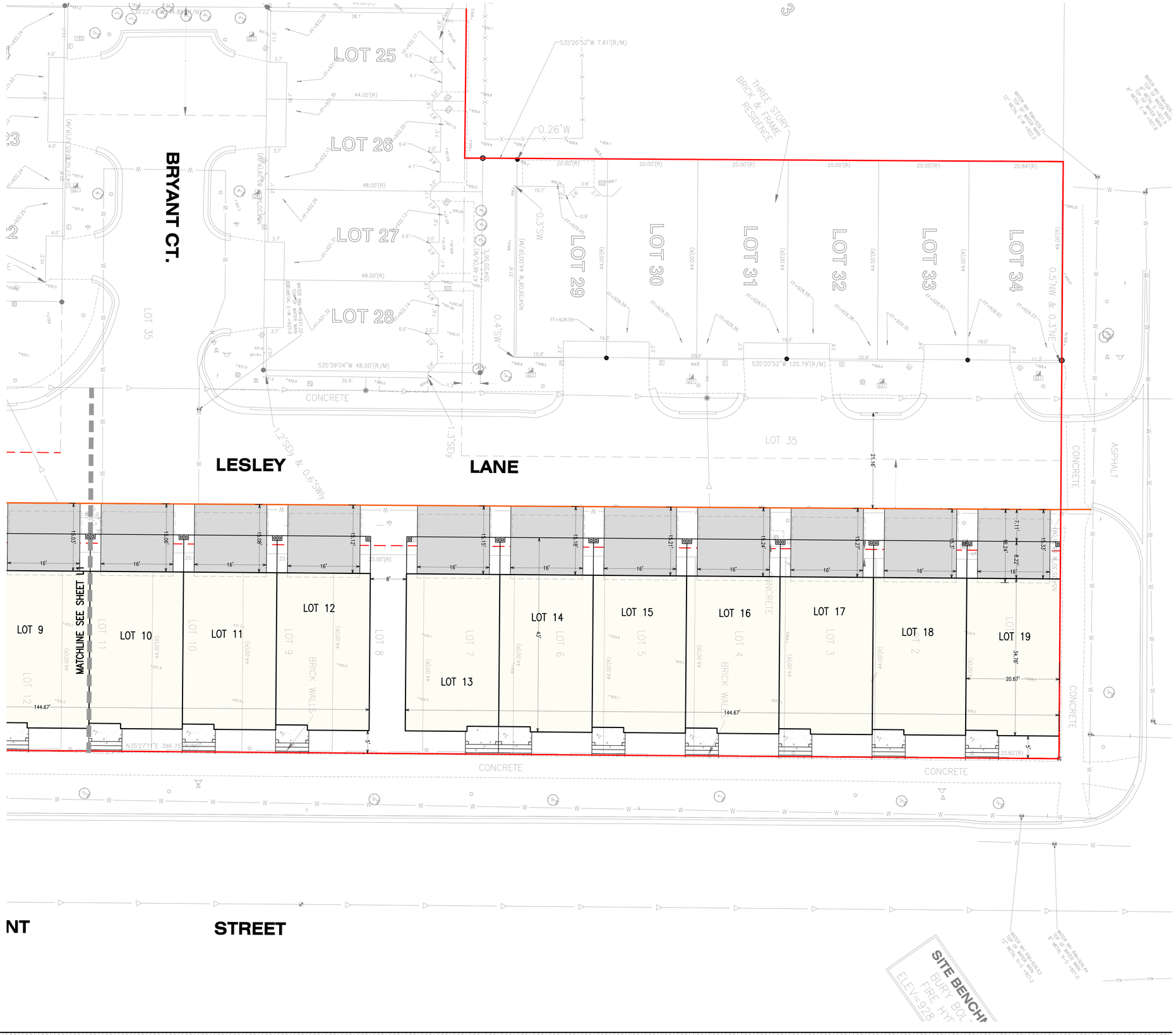
S54°27'52"E 15.89'(R/M)

N35°27'11"E 396.75'(M)

SITE BENCHMARK

TAG BOLT ON FIRE HYDRANT

ELEV=941.98


BRYANT CT.
LESLEY
LANE
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
THREE STORY BRICK & FRAME RESIDENCE
MATCHLINE SEE SHEET L1
CONCRETE
ASPHALT
BRICK WALL
S35°20'52"W 120.79'(R/M)
S35°20'52"W 7.61'(R/M)
S35°39'04"W 48.00'(R/M)
N35°27'11"E 396.75'(R/M)
N54°20'56"W 84.29'(R/M)
S54°22'10"E 85.21'(R/M)
N54°39'08"W 44.00'(R/M)
S54°20'56"E 47.46'(R/M)
0.26'W
0.3'SW
0.4'SW
0.5'NW & 0.3'NE
1.2'SE\W & 0.6'SW\
1.3'SE\W
20.00'(R)
44.00'(R)
48.00'(R)
20.84'(R)
20.82'(R)
144.67'
SITE BENCH
BURY BOL
FIRE HYD
ELEV=928
NT
STREET

BRINK STREET

BRYANT CT.

GRANT

LOT 1
FF=940.0
GF=938.4

LOT 2
FF=940.0
GF=938.4

LOT 3
FF=940.5
GF=938.1

LOT 4
FF=941.0
GF=938.1

LOT 5
FF=941.5
GF=938.1

LOT 6
FF=938.4
GF=936.7

LOT 7
FF=937.4
GF=936.0

LOT 8
FF=936.4
GF=935.0

LOT 9
FF=935.4
GF=934.0

LOT 10
FF=934.4
GF=932.9

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 35

MATCHLINE SEE SHEET G2

SITE BENCHMARK
TAG BOLT ON FIRE HYDRANT
ELEV=941.98

LOT 24

LOT 25

LOT 23

LOT 26

LOT 22

LOT 27

LOT 28

BRYANT CT.

LESLEY

LANE

GRANT

STREET

MATCHLINE SEE SHEET G1

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

THREE STORY BRICK & FRAME RESIDENCE

LOT 35

CONCRETE

BRICK WALLS

LOT 9 FF=935.4

LOT 10 FF=934.4

LOT 11 FF=933.4

LOT 12 FF=932.4

LOT 13 FF=931.2

LOT 14 FF=930.2

LOT 15 FF=930.2

LOT 16 FF=930.2

LOT 17 FF=930.2

LOT 18 FF=930.2

LOT 19 FF=930.2

SITE BENCHMARK
BURY BOLT ON FIRE HYDRANT
ELEV=928.36 NA

BRINK STREET

BRYANT CT.

LESLE

GRANT

STREE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 35
LOT 21
LOT 22
LOT 23
LOT 24

THREE STORY BRICK & FRAME RESIDENCE

BRICK WALLS

WOOD WALL

6' DRAINAGE EASEMENT

WATER EASEMENT

CONCRETE

BRICK

CURB 1.0'SE

0.23'W

0.3'NW

0.8'EY

S35°32'08"W 81.34'(R/M)

N80°32'07"E 75.26'(M)

S35°32'50"W 37.12'(R/M)

S35°32'08"W 60.61'(R/M)

N54°27'52"W 26.50'(R/M)

S54°27'52"E 15.89'(R/M)

N35°27'10"E 396.75'(M)

212.42'

47.00'(R)

44.00'(R)

20.00'(R)

20.29'(R)

RELOCATE BOXES

RELOCATE LIGHT POLE

1.5" TYPE K COPPER WATER SERVICE, TYP

B-BOX, TYP

EXISTING WATER SERVICE TO BE VERIFIED IF IT IS BUILT. IF NOT INSTALL NEW TAP FROM WATER MAIN

EXISTING SANITARY SERVICE TO REMAIN UP TO BUILDING MAIN LINE, ABANDON REST OF SERVICE

ALL EXISTING WATER SERVICES TO BE ABANDONED BY TURNING OFF CORP AND CAP AT MAIN, TYP

EXTEND EXISTING SANITARY SERVICE

EXISTING SANITARY SERVICE TO REMAIN UP TO BUILDING MAIN LINE, ABANDON REST OF SERVICE

MATCHLINE SEE SHEET U2

SITE PLAN

LOT 24
LOT 23
LOT 22
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 3
LOT 35
BRYANT CT.
LESLEY LANE
GRANT STREET
MATCHLINE SEE SHEET U1
THREE STORY BRICK & FRAME RESIDENCE
CONCRETE
BRICK WALLS
S35°20'52"W 7.61'(R/M)
0.26'W
S35°32'50"W 37.12'(R/M)
S35°39'04"W 48.00'(R/M)
S35°20'52"W 120.79'(R/M)
N35°29'11"E 396.75'(R/M)
197.68'
164.54'
RELOCATE LIGHT POLE
RELOCATE BOXES
B-BOX, TYP.
EXTEND EXISTING SANITARY SERVICE
EXISTING SANITARY SERVICE TO REMAIN UP TO BUILDING MAIN LINE, ABANDON REST OF SERVICE
1.5" TYPE K COPPER WATER SERVICE, TYP.
SIT

1. SOIL EROSION CONTROL

THIS SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN HAS BEEN PREPARED TO FULFILL ONE OF THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10**xxxxx**.

THE SESC PLAN SHOULD BE MAINTAINED ON-SITE AS AN INTEGRAL COMPONENT OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP, INCLUDING THE SESC PLAN, SHOULD BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE THAT SIGNIFICANTLY AFFECTS THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP. THE SWPPP SHALL ALSO BE AMENDED IF IT PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS OR IN OTHERWISE ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. ADDITIONALLY, THE SWPPP SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE SWPPP.

ALL STORMWATER POLLUTION PREVENTION PLANS AND ALL COMPLETED INSPECTION FORMS/REPORTS REQUIRED UNDER GENERAL NPDES PERMIT NO. ILR10 ARE CONSIDERED REPORTS THAT SHALL BE AVAILABLE TO THE PUBLIC WITHIN 30 DAYS UPON REQUEST. IF A STORMWATER POLLUTION PREVENTION PLAN OR INSPECTION FORM/REPORT CANNOT BE PROVIDED, THE PERMITTEE SHALL RESPOND TO THE REQUEST WITHIN 30 DAYS WITH A STATEMENT EXPLAINING WHY THE DOCUMENT CANNOT BE PROVIDED. HOWEVER, THE PERMITTEE MAY CLAIM ANY PORTION OF A STORMWATER POLLUTION PREVENTION PLAN AS CONFIDENTIAL IN ACCORDANCE WITH 40 CFR PART 2.

1. SITE DESCRIPTION

A.THE FOLLOWING IS A DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY:
CONSTRUCTION OF MULTIFAMILY DEVELOPMENT.

B.THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:

DESCRIBE PROPOSED CONSTRUCTION SEQUENCE, SAMPLE FOLLOWS:

1) INSTALL PERIMETER SEDIMENT CONTROL MEASURES:
   A) SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   B) SILT FENCE INSTALLATION
   C) CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
2) CLEAR AND GRUB (AS NECESSARY)
3) CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, SEDIMENT BASINS, ETC.)
4) STRIP TOPSOIL, STOCKPILE TOPSOIL, AND GRADE SITE
5) TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND THE TOE OF SLOPE)
6) TEMPORARILY STABILIZE ALL AREAS, INCLUDING LOTS THAT HAVE REACHED MASS GRADE
7) PERMANENTLY STABILIZE OUTLOT AREAS
8) INSTALL BUILDINGS AND GRADE INDIVIDUAL LOTS
9) PERMANENTLY STABILIZE LOTS
10) REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

C.THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 0.4 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 0.4 ACRES OF THE SITE.

D.
1) THE ESTIMATED RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS 0.6.
   EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY DISCHARGE FROM THE SITE IS INCLUDED IN REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING SERVICES, NOT AVAILABLE

E.REFER TO THE SOIL EROSION & SEDIMENT CONTROL PLAN FOR A SITE PLAN INDICATING:

1) DRAINAGE PATTERNS;
2) APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES;
3) LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO MINIMIZE OFF-SITE SEDIMENT TRACKING;
4) AREAS OF SOIL DISTURBANCE;
5) THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS;
6) THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR;
7) SURFACE WATERS (INCLUDING WETLANDS); AND
8) LOCATIONS WHERE STORMWATER IS DISCHARGED TO A SURFACE WATER.

F.
1) THE NAME OF THE RECEIVING WATER(S) IS: EXISTING STORM SEWER
2) THE NAME OF THE ULTIMATE RECEIVING WATER IS: FOX RIVER
3) THE EXTENT OF WETLAND ACREAGE AT THE SITE IS N/A ACRES.

G.POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:

- SEDIMENT FROM DISTURBED SOILS
- PORTABLE SANITARY STATIONS
- FUEL TANKS
- STAGING AREAS
- WASTE CONTAINERS
- CHEMICAL STORAGE AREAS
- OIL OR OTHER PETROLEUM PRODUCTS
- ADHESIVES
- TAR
- SOLVENTS
- DETERGENTS
- FERTILIZERS
- RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)
- CONSTRUCTION DEBRIS
- LANDSCAPE WASTE
- CONCRETE AND CONCRETE TRUCKS
- LITTER

2. CONTROLS

THIS SECTION OF THE SESC PLAN ADDRESSES THE VARIOUS CONTROLS THAT SHOULD BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN THE "SITE DESCRIPTION" SECTION. FOR EACH MEASURE IDENTIFIED IN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT THE MEASURE SHOULD BE IDENTIFIED. ALL CONTRACTORS AND SUBCONTRACTORS THAT ARE IDENTIFIED SHOULD BE REQUIRED TO SIGN A COPY OF THE CERTIFICATION STATEMENT FROM PART IV.F. OF THE ILR10 PERMIT (IN ACCORDANCE WITH PART VI.G. – SIGNATORY REQUIREMENTS, OF THE ILR10 PERMIT). ALL SIGNED CERTIFICATION STATEMENTS SHOULD BE MAINTAINED IN THE SWPPP.

A. APPROVED STATE OR LOCAL PLANS

THE MANAGEMENT PRACTICES, CONTROLS AND OTHER PROVISIONS CONTAINED IN THE SWPPP SHOULD BE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S (IEPA) AND THE UNITED STATES DEPARTMENT OF AGRICULTURE'S NATURAL RESOURCE CONSERVATION SERVICE ILLINOIS URBAN MANUAL, 2012. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF A NOTICE OF INTENT (NOI) TO BE AUTHORIZED TO DISCHARGE UNDER THE ILR10 PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THE ILR10 PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN A SWPPP REQUIRED UNDER THE ILR10 PERMIT. THIS PROVISION DOES NOT APPLY TO PROVISIONS OF MASTER PLANS, COMPREHENSIVE PLANS, NON-ENFORCEABLE GUIDELINES OR TECHNICAL GUIDANCE DOCUMENTS THAT ARE NOT IDENTIFIED IN A SPECIFIC PLAN OR PERMIT THAT IS ISSUED FOR THE CONSTRUCTION SITE.

THE SOIL EROSION AND SEDIMENT CONTROL MEASURES FOR THIS SITE SHOULD MEET THE REQUIREMENTS OF THE FOLLOWING AGENCIES:

- CRYSTAL LAKE

B. CONTROL IMPLEMENTATION SCHEDULE

BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED ON AN AS-NEEDED BASIS TO PROTECT WATER QUALITY. PERIMETER CONTROLS OF THE SITE SHOULD BE INSTALLED PRIOR TO SOIL DISTURBANCE (EXCLUDING SOIL DISTURBANCE NECESSARY TO INSTALL THE CONTROLS), INCLUDING DEMOLITION ACTIVITIES. PERIMETER CONTROLS, INCLUDING THE SILT FENCE, SHOULD BE ACTIVELY MAINTAINED UNTIL FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPWARD OF THE PERIMETER CONTROL. STABILIZED CONSTRUCTION ENTRANCE(S) AND SEDIMENT TRAPS SHOULD BE INSTALLED AS DESCRIBED IN THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE PROTECTION (INCLUDING SEDIMENT CONTROL) OF EXISTING SEWERS AND SEWER STRUCTURES DURING CONSTRUCTION OPERATIONS. AS NECESSARY, THE APPROPRIATE SEDIMENT CONTROL MEASURE SHOULD BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

STABILIZATION MEASURES SHOULD BE INITIATED WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS, AS DESCRIBED BELOW. ONCE CONSTRUCTION ACTIVITY IN AN AREA HAS PERMANENTLY CEASED, THAT AREA SHOULD BE PERMANENTLY STABILIZED. TEMPORARY PERIMETER CONTROLS SHOULD BE REMOVED AFTER FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE UPWARD OF THE PERIMETER CONTROL.

C. EROSION AND SEDIMENT CONTROLS

THE APPROPRIATE SOIL EROSION AND SEDIMENT CONTROLS SHOULD BE IMPLEMENTED ON SITE AND SHOULD BE MODIFIED TO REFLECT THE CURRENT PHASE OF CONSTRUCTION. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED AS SOON AS PRACTICABLE TO MAINTAIN NPDES COMPLIANCE. PERMITTEE OR AN AUTHORIZED AGENT IS RESPONSIBLE FOR INSPECTING ALL SEDIMENT AND EROSION CONTROL MEASURES AT A MINIMUM OF EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS, OR ONE WORKING DAY, OF THE END OF A 0.5-INCH (OR GREATER) RAIN EVENT.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHOULD BE INSTALLED TO THE STANDARD PRACTICE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO MINIMIZE EROSION AND SEDIMENTATION AS DETERMINED BY THE ENGINEER OR PRIMARY CONTACT.

1) STABILIZATION PRACTICES – AREAS THAT WILL NOT BE PAVED OR COVERED WITH NON-EROSIVE MATERIAL SHOULD BE STABILIZED USING PROCEDURES IN SUBSTANTIAL CONFORMANCE WITH THE ILLINOIS URBAN MANUAL. THIS SESC PLAN INCLUDES SITE-SPECIFIC SOIL EROSION AND SEDIMENT CONTROL MEASURES. ADDITIONAL EROSION CONTROLS SHOULD BE IMPLEMENTED AS NECESSARY, AS DETERMINED BY THE ENGINEER OR PRIMARY CONTACT.

THE FOLLOWING TEMPORARY AND PERMANENT STABILIZATION PRACTICES, AT A MINIMUM, ARE PROPOSED:

- PERMANENT SEEDING
- TEMPORARY SEEDING
- EROSION CONTROL BLANKET
- STORM STRUCTURE SILT PROTECTION
- OTHER MEASURES

SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THESE PRACTICES IS INCLUDED IN THE SOIL PROTECTION CHART. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED SHOULD BE INCLUDED IN THE SWPPP.

STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIALIZATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED BELOW.

A WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
B ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. TEMPORARY STABILIZATION TECHNIQUES AND MATERIALS SHALL CONFORM TO THE SWPPP.

2) STRUCTURAL PRACTICES PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT SHOULD BE IMPLEMENTED, TO THE DEGREE ATTAINABLE TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. STRUCTURAL PRACTICES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE PRACTICABLE. THE INSTALLATION OF THE FOLLOWING DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT:

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SEDIMENT TRAPS (PROVIDE LOCATIONS AND DIMENSIONS IN PLAN SET)
- OTHER MEASURES

THE FOLLOWING REQUIREMENTS APPLY TO PROTECTING STORM DRAIN INLETS:

- CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.

D. STORM WATER MANAGEMENT

PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL THE POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER THE CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

1) THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF TECHNICAL GUIDANCE CONTAINED IN IEPA'S ILLINOIS URBAN MANUAL, FEDERAL, STATE, AND/OR LOCAL REQUIREMENTS. THE STORM WATER MANAGEMENT MEASURES INCLUDE:

- DETENTION BASINS (WET BASINS, DRY BASINS, ETC.)
- RETENTION BASINS
- VEGETATED SWALES
- INFILTRATION TRENCHES
- OTHER MEASURES

2) VELOCITY DISSIPATION DEVICES, SUCH AS RIP-RAP APRONS AT FLARED END SECTIONS OR LEVEL SPREADERS, SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATERCOURSE SO THAT THE NATURAL, PHYSICAL, AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

3) FOR ANY SITE WHICH DISCHARGES DIRECTLY TO AN IMPAIRED WATER LISTED FOR SUSPENDED SOLIDS, TURBIDITY, OR SILTATION, THE SWPPP MUST BE DESIGNED FOR A STORM EVENT EQUAL TO OR GREATER THAN A 25-YEAR 24-HOUR RAINFALL EVENT. IF REQUIRED BY FEDERAL REGULATIONS OR THE ILLINOIS URBAN MANUAL, THE SWPPP MUST ADHERE TO A MORE RESTRICTIVE DESIGN CRITERION.

E. WASTE MANAGEMENT

SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

F. CONCRETE WASTE MANAGEMENT

CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 66% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.

IF EQUIPMENT AND VEHICLES ARE WASHED ON-SITE, THE WASH WATER MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL PROVIDING EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE. IF THERE ARE CHEMICALS AND/OR PETROLEUM PRODUCTS STORED ON-SITE IN CONTAINERS WITH A STORAGE OF 55 GALLONS OR MORE, THE CONTAINERS MUST BE STORED A MINIMUM OF 50 FEET FROM THE RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS. IF THIS IS INFEASIBLE DUE TO SITE CONSTRAINTS, THE CONTAINERS MUST BE STORED AS FAR AWAY AS ALLOWED AND THE SWPPP MUST DOCUMENT THE REASON WHY THE 50-FOOT SETBACK IS INFEASIBLE AND HOW THE CONTAINERS WILL BE STORED.

G. CONCRETE CUTTING

CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

H. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND IEPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

I. MATERIAL STORAGE AND GOOD HOUSEKEEPING

MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ON SITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS SHOULD BE RETAINED ON SITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ON SITE SHOULD BE STORED IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER OR LOCAL AND STATE RECOMMENDED METHODS.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT.
- PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.
- WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHOULD BE FOLLOWED.

J. MANAGEMENT OF PORTABLE SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD NOT CREATE OR ALLOW UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

K. SPILL PREVENTION AND CLEAN-UP PROCEDURES

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THE ILR10 PERMIT. IF A SPILL OCCURS, NOTIFY THE PRIMARY CONTACT IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS, IF THEY OCCUR. SPILLS SHOULD BE CLEANED UP IMMEDIATELY (AFTER DISCOVERY) IN ACCORDANCE WITH MSDS AND SHOULD NOT BE BURIED ON SITE OR WASHED INTO STORM SEWER DRAINAGE INLETS, DRAINAGE-WAYS, OR WATERS OF THE STATE.

SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110, 117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OFTEN INCLUDE INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, AS REQUIRED. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

IN ADDITION TO THE GOOD HOUSEKEEPING AND OTHER MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THESE NOTES, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:

- ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE, STORAGE, AND DISPOSAL OF MATERIALS. EXCESS MATERIALS SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER OR WATERBODY.
- ANY CHEMICAL CONTAINER WITH A STORAGE OF 55 GALLONS OR MORE MUST BE STORED A MINIMUM OF 50 FEET FROM ANY RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS.

L. DE-WATERING OPERATIONS

DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

M. OFF-SITE VEHICLE TRACKING

THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEPT AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

N. TOPSOIL STOCKPILE MANAGEMENT

IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WIT

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		MC	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON		LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET		EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	IP	USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HLAF-FULL OF SILT.
	DITCH CHECK		DIC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HLAF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG	X	PB	USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.	X		CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

RIP-RAP DIMENSION TABLE

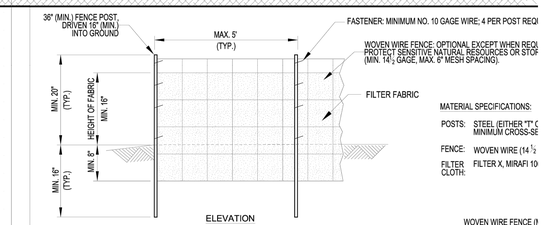
STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

OBSERVATION & MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

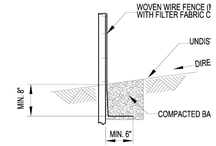
CONSTRUCTION SCHEDULE-2025-26

DESCRIPTION	MON-1	MON-2	MON-3	MON-4	MON-5	MON-6	MON-7	MON-8	MON-9
EROSION CONTROL									
SITE CLEARING									
MASS GRADING									
UTILITIES									
PAVING									
SITE STABILIZATION									



NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

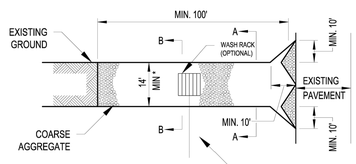


FABRIC ANCHOR DETAIL

Revised:	Drawing Name	Drawing Numi
1. 06/12/2015	SILT FENCE	EC-(
2.		Date: 12/4/2(
3.		Drawn C
4.		DD

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EC-02

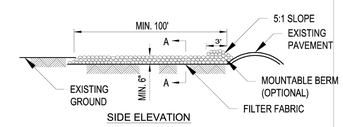


* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

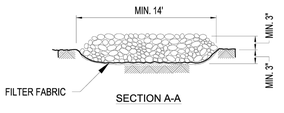
PLAN VIEW

NOTES:

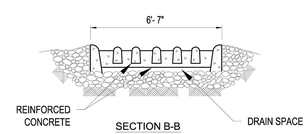
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



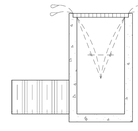
SIDE ELEVATION



SECTION A-A



SECTION B-B



INSTALLATION DETAIL



BAG DETAIL

Revised:	Drawing Name	Drawing Number		Revised:
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02	City of Crystal Lake Illinois	1. 06/12/2015
2.		Date: 07/31/2012		2.
3.		Drawn Checked		3.
4.		DD AW		4.

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BRINK STREET

BRYANT CT.

LESLEY LANE

WOODSTOCK STREET

GRANT STREET

SITE BENCHMARK
FIRE HYDRANT
ELEV=941.28 (NAVD88)

SITE BENCHMARK
FIRE HYDRANT
ELEV=928.19 (NAVD88)

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City of Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

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TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manhole or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

EROSION

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Revised:	Drawing Name
1. 06/12/2015	STANDARD N AND SPECIFIC/
2. 02/25/2020	
3.	
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GE-02c

SANITARY SEWER:

1. Non-shear stainless steel couplings shall be used when connecting sewer pipes of dissimilar materials and pipes with no hub joints. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a Sewer-Tap and hub-wye or hub-tee saddle.
2. Unless an alternate method is approved, water stop gaskets shall be provided at all sanitary sewer manhole connections. Type and manufacturer to be approved by the City.
3. PVC plastic sewer pipe and fittings of sizes 4-inch through 15-inch shall conform to the latest revised specification requirements of ASTM D3034 for type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR 26.
4. Joints shall be either the solvent weld type conforming to the latest revised specification requirements of ASTM D2564 and ASTM D2855, or elastomeric gasket type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212.
5. A thicker walled pipe such as SDR 18 may be specified by the engineer depending on design and/or field conditions.
6. PVC plastic sewer pipe and fittings of sizes 18-inch through 36-inch shall conform to the latest revised specification requirements of ASTM F679 or polyvinyl chloride (PVC) large diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and elastomeric gaskets to form a watertight seal conforming to the latest revised specification requirements of ASTM F477 or ASTM D3212.
7. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers between manholes.
8. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.
9. Gasket-type waterstop collars consist of a neoprene collar and a stainless steel band or other approved manhole waterstop shall be installed wherever the pipe passes through the manhole walls to provide a watertight joint to prohibit infiltration into the sewer system.
10. PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted class I or class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed five percent of the pipe's original internal diameter.
11. The Contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than ten percent (10%) of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of five percent (5%), the Contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to ninety-five percent (95%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
12. The Contractor shall subject all sanitary sewers, including service lines, to an air test. Air testing shall be performed in accordance with the latest Standard Specifications for Water and Sewer.
13. The Contractor shall subject all newly constructed sanitary manholes to the Negative Pressure (Vacuum) Test in accordance with ASTM C 1244.The Contractor shall also televise all public sanitary sewers. Televising of sanitary sewer, cost for televising, and testing shall be the responsibility of the Contractor.
14. Cast Iron Soil Pipe: service weight cast iron soil pipe and fittings conforming C.I.S.P.I. Specification HS-67 with compression type rubber gasket joints conforming to ASTM specification C564, or other suitable materials approved by the City Engineer.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02c	
2. 01/25/2021 KL Vacuum Test Note 13		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

City of Crystal Lake Illinois

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WATER MAIN:

1. Water main shall be Ductile Iron or ~~Molecularly Oriented Polyvinyl Chloride (PVCO).~~
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Ductile iron fittings shall conform to ANSI/AWA C153/A21.53 with mechanical joint gaskets.
   c) ~~PVCO - See City Detail UW-12 and UW-13.~~
2. All bolted connections shall be torqued to the manufacturer's specification. The Contractor shall verify the manufacturer's specification with an approved torque wrench.
3. Thrust blocking or Mega-Lugs with Mega-Bond coating or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
4. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
5. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
6. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
7. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
8. All water mains shall be subjected to a pressure test and a separate leakage test at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage test shall be based on 125 PSI for two (2) hours. Water mains shall be chlorinated in accordance with the Standard Specifications.
9. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.

PAVING:

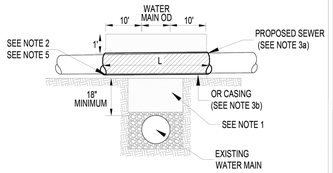
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1. 06/12/2015	STANDARD N AND SPECIFIC/
2. KL 01/25/2021 Torque Specification	
3.	
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UG-04a

PROPOSED SEWER LINE ABOVE EXISTING WATER MAIN WITH 18" MINIMUM SEPARATION.



NOTES

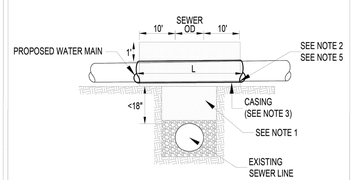
1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".

3a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR

3b. USE CASING LENGTH "L" FOR PROPOSED SEWER AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.

4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" SEPARATION.



NOTES

1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
3. USE A CASING PIPE FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT OF WATER MAIN TRENCH.

ADDITIONAL NOTES:
**THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION*
CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY
OUTER DIAMETER = OD

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04a	
2. 8/30/2021 KL - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM	Checked AW
4.			

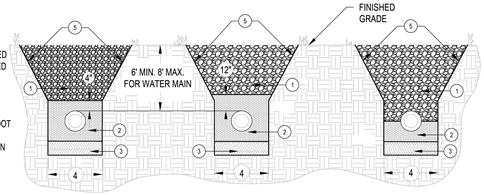
City of Crystal Lake Illinois

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UG-03

LEGEND:

1. TRENCH BACKFILL TO SUBGRADE AND WITHIN 2 FEET OF PROPOSED PAVEMENT, DRIVEWAY, CURB AND GUTTER OR SIDEWALK. TRENCH BACKFILL MATERIALS SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9 COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. IN NON-STRUCTURAL AREAS BACKFILL WITH APPROVED EXCAVATED MATERIALS.
2. PIPE BEDDING SHALL BE WASHED MATERIAL IDOT GRADATION CA-7 OR CA-11 FROM 4 INCHES BELOW BOTTOM OF PIPE TO HEIGHT SHOWN ON EACH SECTION
3. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
4. TRENCH WIDTH:
   PIPE O.D. + 12 INCHES MINIMUM
   PIPE I.D. + 18 INCHES MAXIMUM
5. CONTRACTORS SHALL COMPLY WITH ALL CURRENT OSHA STANDARDS.



SECTION A:
WATER MAIN DIP
FORCE MAIN DIP
SANITARY SEWER MAIN & SERVICES DIP

SECTION B:
SANITARY SEWER MAIN & SERVICES (PVC)
STORM SEWER (PVC)
WATER MAIN, C909 FORCE MAIN (PVC) (HDPE)

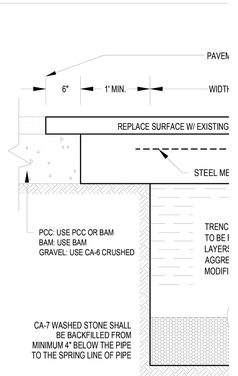
SECTION C:
STORM SEWER (RCP)

* NOTE: ALL DUCTILE IRON SHALL BE WRAPPED WITH APPROVED POLYETHYLENE PIPE WRAP

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	TYPICAL TRENCH CROSS SECTION	UG-03	
2. 02/04/2021 KL CA-7 WASHED STONE		Date: 05/29/2015	
3.		Drawn JH	Checked AW
4.			

City of Crystal Lake Illinois

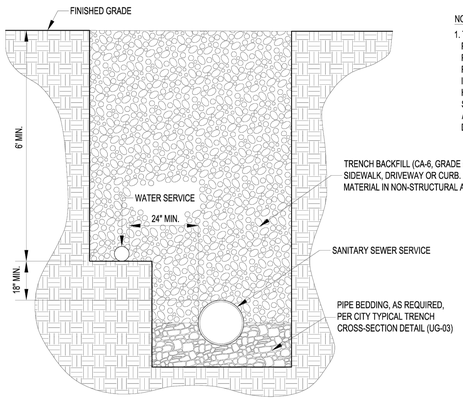
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Revised:	Drawing
1. 06/12/2015	
2. 9/8/2021 KL - CA-7 TO SPRING LINE OF PIPE	
3.	
4.	

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UG-02



TRENCH BACKFILL (CA-6, GRADE No.9 STONE) WITHIN 2' OF PAVEMENT, SIDEWALK, DRIVEWAY OR CURB. BACKFILL WITH SUITABLE EXCAVATED MATERIAL IN NON-STRUCTURAL AREAS.

NOTES:

1. THE WATER SERVICE PIPING AND BUILDING SEWER PIPING MAY BE INSTALLED IN A COMMON TRENCH PROVIDED THAT THE WATER SERVICE PIPE IS PLACED ON A SHELF A MINIMUM OF EIGHTEEN (18) INCHES ABOVE AND TWENTY-FOUR (24) INCHES HORIZONTALLY FROM THE BUILDING SEWER PIPING SUCH INSTALLATION SHALL USE SEWER MATERIAL AS SPECIFIED IN THE CITY CODE FOR A BUILDING DRAIN.

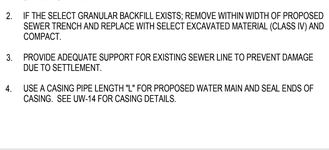
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	COMMON WATER/SANITARY SERVICE TRENCH	UG-02	
2.		Date: 04/15/2007	
3.		Drawn EM	Checked LZ
4.			

City of Crystal Lake Illinois

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UG-04b

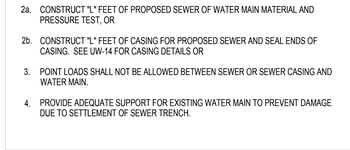
PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION



NOTES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PROPOSED WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
2. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE A CASING PIPE LENGTH "L" FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" SEPARATION



NOTES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PROPOSED SEWER LINE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".

2a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR

2b. CONSTRUCT "L" FEET OF CASING FOR PROPOSED SEWER AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS OR

3. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

ADDITIONAL NOTES

**THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 160-173)*

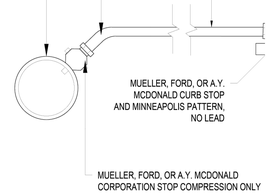
CLASS IV MATERIALS SHALL BE COMPACTED TO 95% OF STANDARDS PROCTOR DENSITY.

OD = OUTSIDE DIAMETER

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04b	
2. 8/30/2021 KL - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM	Checked AW
4.			

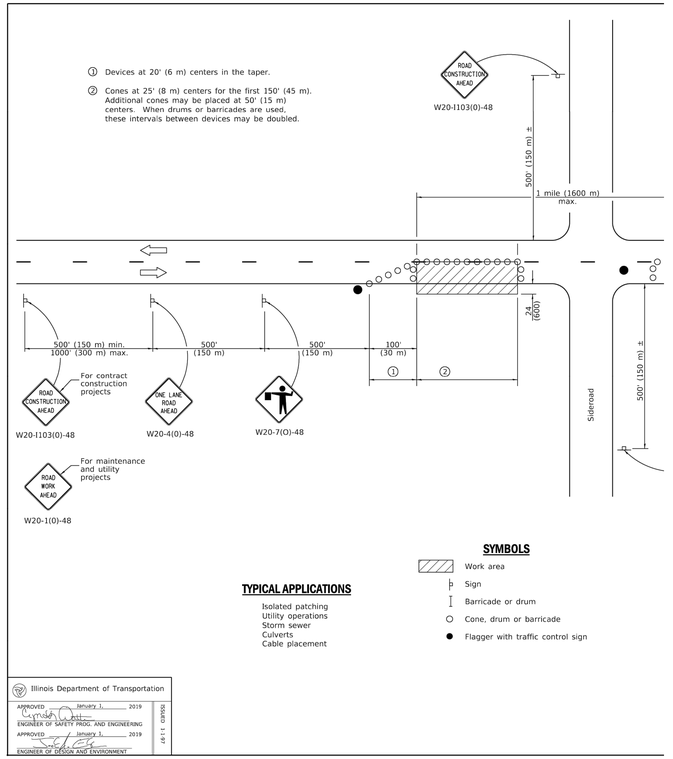
City of Crystal Lake Illinois

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Revised:	Drawing Name
1. 06/12/2015	DI
2. 01/25/2021 KL Eliminate 1.25" Services	
3.	
4.	

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\



TYPICAL APPLICATIONS

Isolated patching
Utility operations
Storm sewer
Culverts
Cable placement

SYMBOLS

- Work area
- Sign
- Barricade or drum
- Cone, drum or barricade
- Flagger with traffic control sign

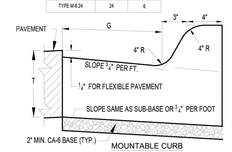
Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BD400 1-1-07

MOUNTABLE CURB DIMENSIONS FOR "G" AND "T"		
CURB TYPE	"G" (INCHES)	"T" (INCHES)
TYPE M-3.24	24	3
TYPE M-4.12	12	4
TYPE M-6.06	6	6
TYPE M-6.12	12	6
TYPE M-6.18	18	6
TYPE M-6.24	24	6



MOUNTABLE CURB

NOTES:

THICKNESS - T - THICKNESS OF PAVEMENT WHEN CURB AND GU
CONSTRUCTED ADJACENT TO FLEXIBLE OR RIGID PAVEMENT. TH
THICKNESS OF THE GUTTER FLAG SHALL BE 9". ALSO, TIE BARS

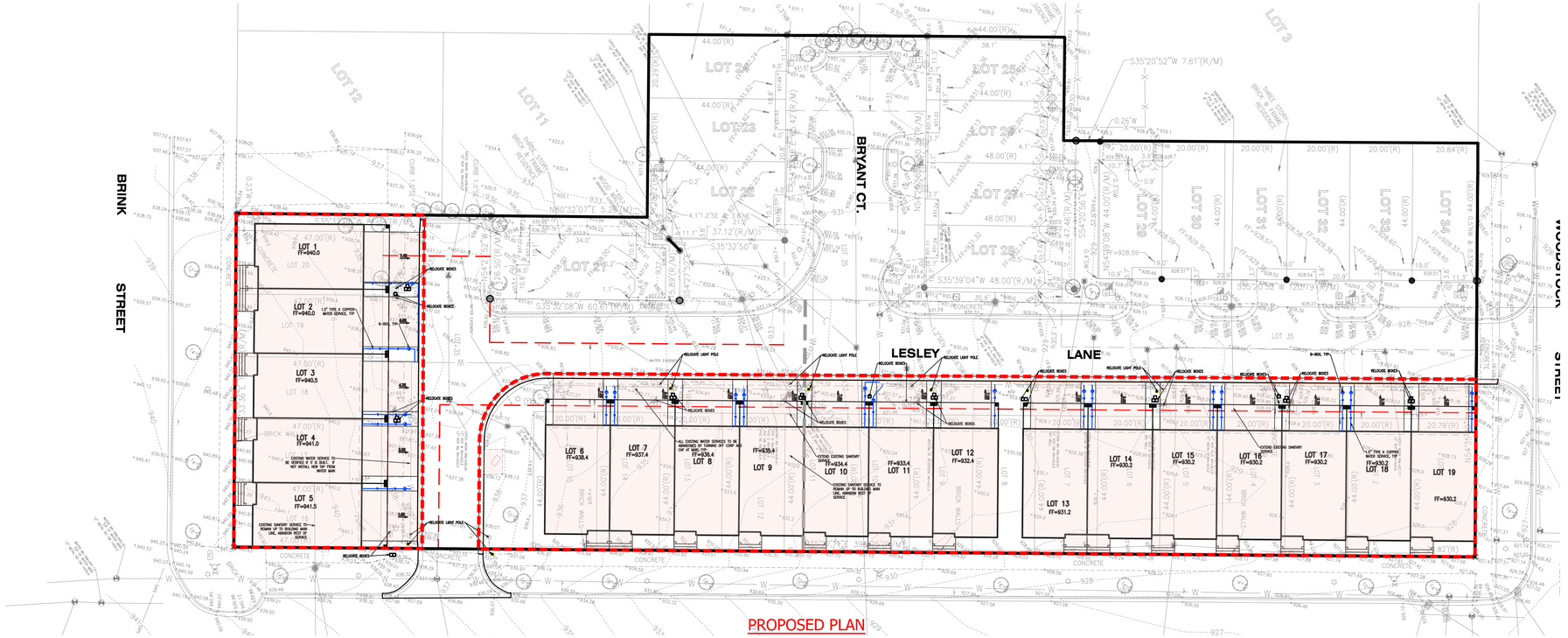
DRAINAGE OPENINGS - AT ALL LOCATIONS WHERE METAL CASTI
INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PRE FOR
JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE C
SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF
SIDE OF THE METAL CASTING. WHEN THE WIDTH OF THE METAL C
THAN THE WIDTH OF THE CURB AND GUTTER, 2 - NO. 4 REBARS (
LENGTH = 12") SHALL BE INCORPORATED IN THE CONTINUOUS CI
IN FRONT OF THE CASTING.

TRANSITIONS - THE TRANSITION FROM FULL HEIGHT CURB TO DE
SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FL

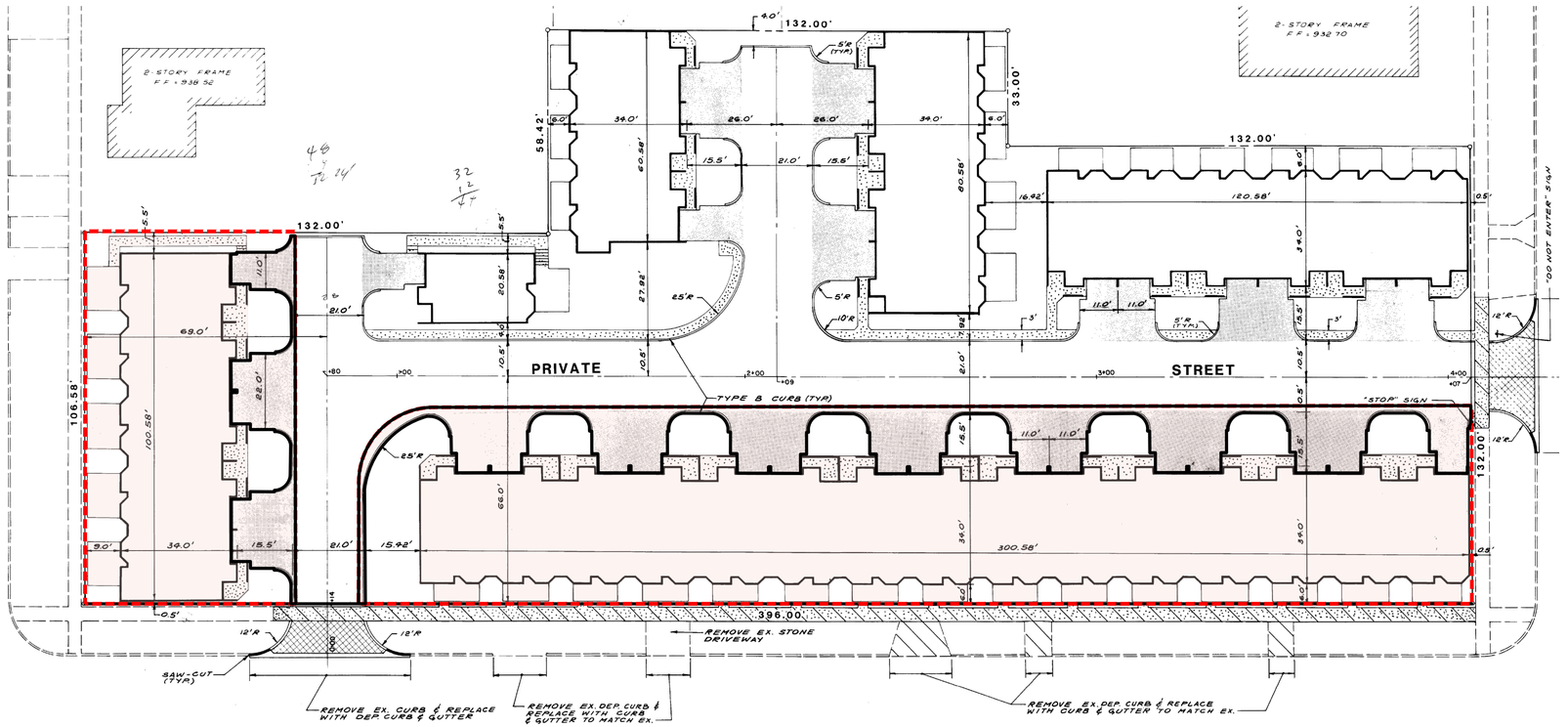
(2) - NO. 4 STEEL REINFORCING BARS SHALL BE INCORPORATED
CROSSINGS IF REQUIRED BY THE CITY ENGINEER.

JOINTS - IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606.06
SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS

Revised:	Dra
1. 06/12/2015	
2. KL 1/25/2021 M-4.12 ADDED	
3.	
4.	



PROPOSED PLAN



APPROVED PLAN

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: March 3, 2026, continued from December 2, 2025 and February 3, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Special Use Permit for a Drive-Through Limited Service Restaurant adjacent to a residence with Variations from:

a. The maximum hard-surface coverage of 65% to allow 69.7%
b. The buffer requirement of a trash enclosure to a residential property line
c. The minimum number of parking spaces to allow six

Sumish Parikh, applicant
154 S. Virginia Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Special Use Permit and Variations for Dunkin Donuts at 154 S. Virginia Street

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

Update:

- **This item was continued from the February 3, 2026 City Council meeting. After reviewing drive-through users and bypass lane designs, city staff has determined that the mobile order lane does act as a bypass lane as the vehicles merge into the pick-up lane. Therefore, the variation related to the bypass lane has been removed.**
- Following the December 2, 2025 City Council meeting the petitioner and city staff worked on a site plan that would limit the access on Lake Shore Drive, add a second right-out on Route 14 and restrict the intersection of Lake Shore Drive and Route 14 to right-in/right-out only. This plan was presented to IDOT and the following feedback was provided:
    - IDOT would only permit one access point on Route 14 (the full access proposed at the north edge of the property).
    - The existing painted median on Route 14 would be removed to extend the two-way left turn lane.
    - The Lake Shore Drive access must be 30 feet from the edge of pavement of Route 14.
    - IDOT supports the change of Lake Shore Drive and Route 14 to right-in/right-out and the 'pork chop' must comply with IDOT standards (concrete).

- On January 27, 2026, a neighborhood meeting was held at City Hall. The petitioners, City Representatives, and 12 neighbors attended the meeting. There was a discussion on the access points, pedestrian walkability and the number of on-site parking spaces. The meeting resulted in a consensus (see attached drawing):
    - Restrict right hand turns out of Dunkin onto Lake Shore Drive by designing an entrance that would allow customers to exit towards Route 14 and enter the site.
    - Add the restricted access ('pork chop') to Lake Shore Drive and Route 14.

Background:

- Request: The request is for a Special Use Permit for fast food drive-through use adjacent to a residential use with Variations.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Zoning: The site is zoned B-2. The use of the property as a Limited Service Restaurant is appropriate.
- Site Analysis: The main access into the site is from Virginia Street (Route 14). Traffic patterns during their peak hours in the AM function as a right-in / right-out with customers entering from Route 14 and exiting back to head east on Route 14.
- Building Analysis: The building is designed with high quality Hardi Board siding in modern neutral colors with Dunkin Donuts signature colors as accents.
- The building meets all the Design Standards.
- Variations: The petitioner is requested several variations on the site.
    - The maximum hard surface coverage of 65% to allow 69.7%. The drive-through use dictates a higher amount of paved surface for maneuvering around the site. To mitigate this overage, the petitioner is installing water quality treatment improvements on the site in the form of rain gardens.
    - The buffer from a residence for a trash enclosure. The UDO states that trash containers serving nonresidential uses shall not be located in a yard abutting residential property. The trash is located along the west side of the site, which is along the shared property line with the residence. Trash enclosures also cannot be located in any yard abutting a street limiting the location of the enclosure to the west and northwest side of the site.
    - The parking requirement of 13 spaces to allow 6 spaces. The parking requirement for limited service restaurants is based on the gross square footage of the restaurant. This accounts for the parking needed for the customer area inside the facility. There is no inside seating and only a pick up window for mobile orders. The parking is for the employees and is sufficient based on the maximum number of employees on the largest shift.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The PZC had several questions about the on-site circulation and traffic, which staff and the petitioner answered.
- The Commission felt they met the Findings of Fact.

The Planning and Zoning Commission recommended **approval (4-1)** of the petitioner's request.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Sumish, received 01/17/25)
   B. Site Plan/Engineering (Larson Engineering, dated 10/17/25, received 10/27/25)
   C. Landscape Plan (Dowden Design Group, dated 10/17/25, received 10/27/25)
   D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 08/11/25)
   E. Elevations (Architects 127, dated 12/17/21, received 08/11/25)
   F. Traffic Study (GHA, dated 06/04/25, received 06/04/25)
   G. Photometric Plan (Villa Lighting, dated 11/06/25, received 11/06/25)

2. Create an operations plan for opening that discusses onsite circulation, traffic control and alternatives if stacking and backups on Route 14 occur. Work with staff on the operations plan.

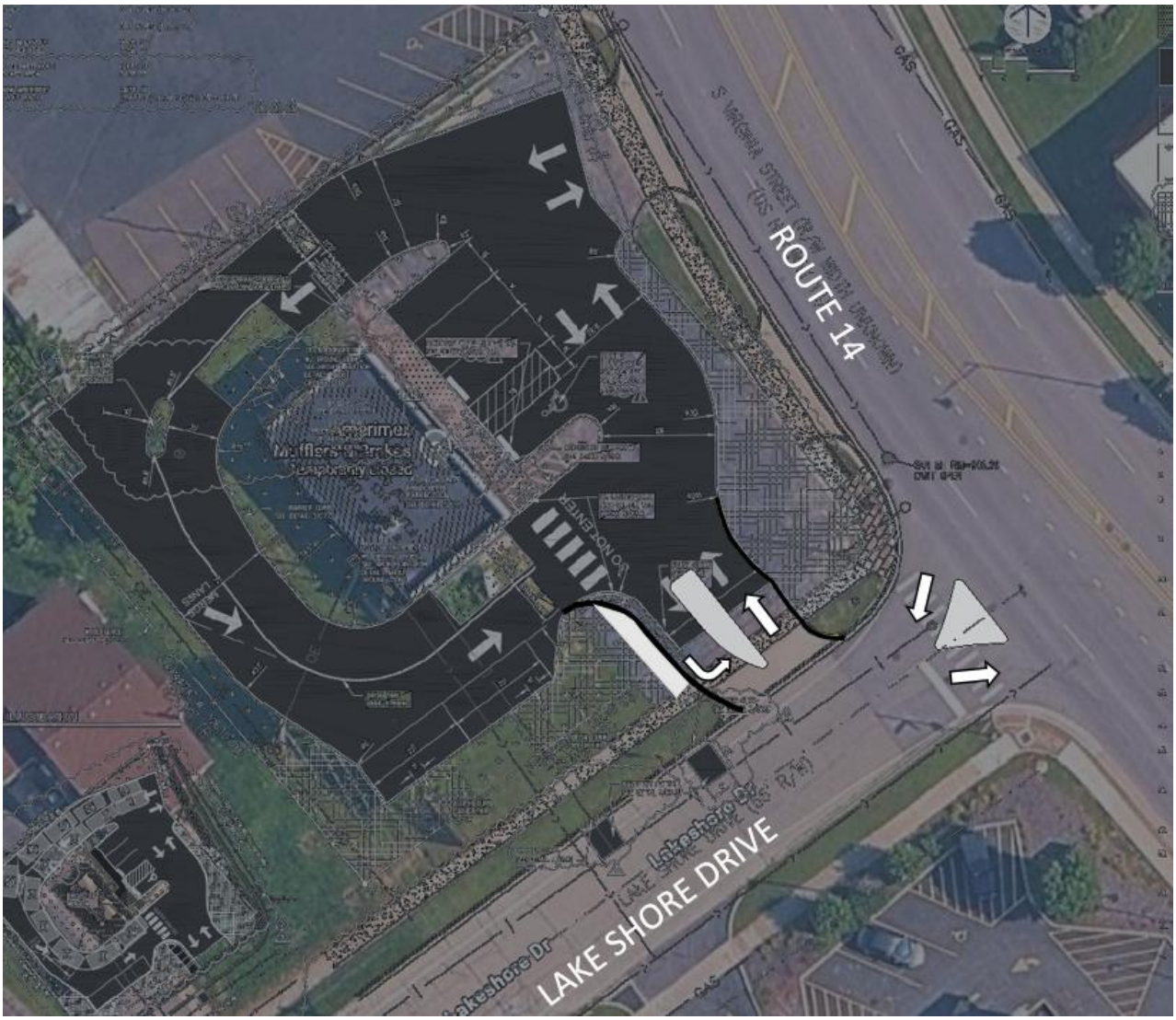
3. Lighting.
   A. The light plan must be revised to meet the ordinance of 0.3 foot candles at the property lines adjacent to residential uses.
   B. Lighting standard must meet the Virginia Street Corridor standard. Provide cut sheets for wall packs and pole lighting for staff review.

4. Landscape plan:
   A. No more than 10% of landscape beds can be nonliving materials such as mulch or gravel.
   B. Install larger plant material along Virginia Street for parking lot screening. Replace some plugs with established native plants of the same species.
   C. Work with staff on the final landscape plan along the perimeter of the property. There appears to be room for additional plantings.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, the City's Stormwater Consultant Christopher B. Burke and the City's Traffic Consultant Gewalt Hamilton.

6. ~~**The petitioner with work with staff to mitigate the ingress and egress on Lake Shore Drive during peak hours for safety. Added by the PZC**~~ **The petitioner will work with staff on a final engineering plan that includes: restricted right out (southbound) onto Lake Shore Drive, add a concrete median per IDOT standards to Lake Shore Drive and Route 14, restripe Route 14 and comply with the access point width and distancing requirements of IDOT. Modified as a result of the neighborhood meeting and feedback from IDOT.**

Votes Required to Pass: A simple majority vote


ROUTE 14
LAKE SHORE DRIVE
Lakeshore Dr
Lakeshore Dr

Outlook

Letter of Support – 154 S. Virginia Street Project

From Amy Nuccio [redacted]
Date Thu 2/26/2026 10:06 AM
To CityCouncil <CityCouncil@crystallakeil.mail.onmicrosoft.com>

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

Dear Crystal Lake City Council,

I am writing to express my strong support for the proposed Dunkin' development at 154 South Virginia Street.

This project will revitalize the Virginia Street corridor, remove five years of blight, create local jobs for youth, and support a lifelong Crystal Lake resident who is investing his own savings back into our community.

Please vote YES on March 3rd.

Sincerely,
Amy Nuccio
450 Warwick Ln
Lakewood, IL 60014

Sent from my iPhone

Outlook

Letter of Support – 154 S. Virginia Street Project

From Jackson Hopkins [redacted]
Date Wed 2/25/2026 7:08 PM
To CityCouncil <CityCouncil@crystallakeil.mail.onmicrosoft.com>

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

Dear Crystal Lake City Council,

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This project will revitalize the Virginia Street corridor, remove five years of blight, create local jobs for youth, and support a lifelong Crystal Lake resident who is investing his own savings back into our community.

Please vote YES on March 3rd.

Jackson Hopkins
461 Oxford Lane, Crystal Lake, IL

Get Outlook for iOS

Acknowledgement Form

Regarding the Special Use Permit for the Dunkin Donuts at 154 Virginia Street, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 11-26-2025
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Sumish, received 01/17/25)
   B. Site Plan/Engineering (Larson Engineering, dated 10/17/25, received 10/27/25)
   C. Landscape Plan (Dowden Design Group, dated 10/17/25, received 10/27/25)
   D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 08/11/25)
   E. Elevations (Architects 127, dated 12/17/21, received 08/11/25)
   F. Traffic Study (GHA, dated 06/04/25, received 06/04/25)
   G. Photometric Plan (Villa Lighting, dated 05/15/25, received 10/27/25)

2. Create an operations plan for opening that discusses onsite circulation, traffic control and alternatives if stacking and backups on Route 14 occur. Work with staff on the operations plan.

3. Lighting.
   A. The light plan must be revised to meet the ordinance of 0.3 foot candles at the property lines adjacent to residential uses.
   B. Lighting standard must meet the Virginia Street Corridor standard. Provide cut sheets for wall packs and pole lighting for staff review.

4. Landscape plan:
   A. No more than 10% of landscape beds can be nonliving materials such as mulch or gravel.
   B. Install larger plant material along Virginia Street for parking lot screening. Replace some plugs with established native plants of the same species.
   C. Work with staff on the final landscape plan along the perimeter of the property. There appears to be room for additional plantings.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, the City's Stormwater Consultant Christopher B. Burke and the City's Traffic Consultant Gewalt Hamilton.

6. The petitioner with work with staff to mitigate the ingress and egress on Lake Shore Drive during peak hours for safety.

PIQ Map
154 S. Virginia Street



Ord. No.
File No. 440

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS TO ALLOW A LIMITED SERVICE DRIVE-THROUGH RESTAURANT FOR DUNKIN DONUTS AT 154 S. VIRGINIA STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-08) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit with Variation to allow a Drive-Through Limited Service Restaurant with no dedicated bypass lane, maximum hard surface coverage of 69.7%, a trash enclosure abutting a residential property and a maximum of 6 parking space for a Dunkin Donuts at 154 S. Virginia Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 1, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 19, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit; and

WHEREAS, on November 19, 2025, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Special Use Permit with Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit with Variations be issued as requested in said Petition.

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

Section I: That a Special Use Permit with Variation to allow a Drive-Through Limited Service Restaurant, maximum hard surface coverage of 69.7%, a trash enclosure abutting a residential property and a maximum of 6 parking space for a Dunkin Donuts at 154 S. Virginia Street (19-06-204-025), Crystal Lake, IL is hereby approved with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Sumish, received 01/17/25)
   B. Site Plan/Engineering (Larson Engineering, dated 10/17/25, received 10/27/25)
   C. Landscape Plan (Dowden Design Group, dated 10/17/25, received 10/27/25)
   D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 08/11/25)

Draft

E. Elevations (Architects 127, dated 12/17/21, received 08/11/25)
F. Traffic Study (GHA, dated 06/04/25, received 06/04/25)
G. Photometric Plan (Villa Lighting, dated 11/06/25, received 11/06/25)

2. Create an operations plan for opening that discusses onsite circulation, traffic control and alternatives if stacking and backups on Route 14 occur. Work with staff on the operations plan.

3. Lighting.
   A. The light plan must be revised to meet the ordinance of 0.3 foot candles at the property lines adjacent to residential uses.
   B. Lighting standard must meet the Virginia Street Corridor standard. Provide cut sheets for wall packs and pole lighting for staff review.

4. Landscape plan:
   A. No more than 10% of landscape beds can be nonliving materials such as mulch or gravel.
   B. Install larger plant material along Virginia Street for parking lot screening. Replace some plugs with established native plants of the same species.
   C. Work with staff on the final landscape plan along the perimeter of the property. There appears to be room for additional plantings.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, the City's Stormwater Consultant Christopher B. Burke and the City's Traffic Consultant Gewalt Hamilton.

6. The petitioner will work with staff on a final engineering plan that includes: restricted right out (southbound) onto Lake Shore Drive, add a concrete median per IDOT standards to Lake Shore Drive and Route 14, restripe Route 14 and comply with the access point width and distancing requirements of IDOT.

Draft

Section II: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit with Variations with the provisions of this Ordinance, as provided by law.

Ord. No.
File No. 440

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

DATED at Crystal Lake, Illinois, this 3rd day of March, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: March 3, 2026
Approved: March 3, 2026

Draft

#2025-08
154 S. Virginia Street – Special Use Permit &Variations
Project Review for Planning and Zoning Commission

Meeting Date: November 19, 2025

Requests: Special Use Permit for a Drive-Through Limited Service Restaurant adjacent to a residence with Variations from:

a. Article 2 from the drive-through standards to have a bypass lane.
b. Article 3 from the maximum hard surface coverage of 65% to allow 69.7%, a variation of 4.7%
c. Article 4 to allow a trash enclosure abutting a residential property
d. Article 4 from the required parking of 13 parking spaces to allow 6 spaces, a variation of 7 spaces.

Location: 154 Virginia Street

Acreage: Approximately 16,761 square feet

Existing Zoning: B-2 General Commercial

Surrounding Properties:

North:	B-2 General Commercial
South:	B-2 General Commercial
East:	(Across Route 14) O Office
West:	R-3A Two Family Residential and R-3B Multi-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site is a former auto repair shop. The building has been vacant for some time.
- UDO Requirements: The Unified Development Ordinance (UDO) states that a drive-through use adjacent to a residential use shall be a Special Use Permit.
- The petitioner would reuse the existing building by removing the grass area to make room for the drive-through lanes. The position of the building makes it difficult to meet the drive-through requirements and there is concern with stacking onto Route 14. Early on in the process staff suggested demolishing the building and building new building closer to Route 14 to accommodate a longer drive-through queue, a bypass lane and buffer to the adjoining residential property.

Development Analysis:

General

- Request: The request is for a Special Use Permit for fast food drive through use adjacent to a residential use with Variations.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Zoning: The site is zoned B-2. The use of the property as a Limited Service Restaurant is appropriate.

Site Plan

- The primary access is from Route 14 / Virginia Street as a full access on the northeastern corner of the site.
- There are two drive-through lanes each with an ordering board. The outside lane also functions for mobile ordering and allows patrons to pull around and merge into the main lane to get to the pickup window.
- There is no inside seating just a walk up window and the drive-through reducing the need for traditional parking requirements. The parking is for walk up customers and employees.
- Customers can exit back onto Route 14 or onto Lake Shore Drive.
- The site plan includes the recommendations from the traffic consultant's review.

Landscape

- Landscape is planned around the site with a large rain garden along Route 14 to comply with watershed requirements.
- Foundation base landscape is proposed around the building.
- There is a solid fence and shrubs proposed along the west side adjacent to the residential property.

Elevations

- The building is constructed of Hardi Board panels and siding, which is a masonry product.
- They are illustrating a thick black top cap to the building. A dark charcoal brick base and black metal canopy. Vertical siding allows the main tower element to stand out from the rest of the structure.
- The color scheme is classic and bold. White and black contract with accents of pink and orange in the signage.
- The building meets the design standards.

Comprehensive Land Use Plan 2030 Plan Review:

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

Land Use - Commerce

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

This can be accomplished with the following supporting action:

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

Economic Development – Revitalize and Enhance Key Commercial Corridors

Goal: Establish funding sources and work with property owners to assist with and encourage the redevelopment of commercial areas.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Success Indicator: The number of retail businesses – grocery, restaurants, coffee/juice shops, apparel, electronics, and comparison goods – contacted, started and/or relocated.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a Drive-Through Limited Service restaurant. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

DRIVE THROUGH
Drive-Through Uses. All drive-through uses must comply with the following standards:

1. General:
   a. Drive-through windows and lanes shall not be placed between the right-of-way of the primary street and the associated building.

      ☒ *Meets* ☐ *Does not meet*

   b. Drive-through windows and lanes shall be placed to the side or rear of the building served. Where allowed, as part of a planned unit development approval or through a variation, drive-through windows and lanes placed between the right-of-way of primary street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-through lane, located between the drive-through lane and the adjacent right-of-way in accordance with the provision of Section 4-400, Landscaping and Screening standards..

☒ *Meets* ☐ *Does not meet*

c. Drive-through windows shall not be permitted on the side of a building adjoining any residential property.

☒ *Meets* ☐ *Does not meet*

2. Special Use Required. Where a drive-through is adjacent to a residential property, a special use is required.

☒ *Meets* ☐ *Does not meet*

3. Stacking space criteria: Stacking spaces shall be provided for any use having a drive-through. The following general standards shall apply to all stacking spaces for drive-through stations:

☒ *Meets* ☐ *Does not meet*

a. Stacking spaces and lanes for drive-through stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

☒ *Meets* ☐ *Does not meet*

b. Drive-through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.

☒ *Meets* ☐ *Does not meet*

c. Bypass lanes and other parking lot drive aisles immediately adjacent to the drive-through lanes(s) shall maintain the same direction of traffic flow as the drive-through.

☒ *Meets* ☐ *Does not meet*

d. Approach lanes for drive-through facilities shall have a minimum width of 12 feet as measured from the face of the curb. The City Engineer may administrate approve the following reductions in width for constrained sites:

One lane: Reduction to 11 feet

Two or more lanes: Reduction to 10 feet per lane.

☒ *Meets* ☐ *Does not meet*

e. All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.

☐ *Meets* ☒ *Does not meet*

f. Alleys or driveways in residentially zoned areas adjacent to drive-through facilities shall not be used for the circulation of customer traffic.

☒ *Meets* ☐ *Does not meet*

g. Each stacking space shall be a minimum of 10 feet wide by 20 feet long.

☒ *Meets* ☐ *Does not meet*

h. All drive-through facilities shall be provided with an "escape" route from an existing queue.

☐ *Meets* ☒ *Does not meet*

i. Estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities shall be provided.

☒ *Meets* ☐ *Does not meet*

4. Required number of stacking spaces for specific uses: The required number of stacking spaces are to be provided before the location of the first stop (order window, order pedestal, order board, etc.) The uses below shall provide the following minimum numbers of stacking spaces:

☒ *Meets* ☐ *Does not meet*

a. Limited service (fast food) restaurant. Total nine stacking spaces with a minimum of four stacking spaces between the order board and the pick-up window.

☒ *Meets* ☐ *Does not meet*

5. Traffic Study: A traffic study or impact analysis will be required if, in the opinion of the City Engineer, the standards provided in this section cannot be met or where the traffic impact for the proposed use reaches or exceeds the threshold for requiring a traffic study or analysis.

☒ *Meets* ☐ *Does not meet*

VARIATION

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.

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 (Sumish, received 01/17/25)

B. Site Plan/Engineering (Larson Engineering, dated 10/17/25, received 10/27/25)
C. Landscape Plan (Dowden Design Group, dated 10/17/25, received 10/27/25)
D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 08/11/25)
E. Elevations (Architects 127, dated 12/17/21, received 08/11/25)
F. Traffic Study (GHA, dated 06/04/25, received 06/04/25)
G. Photometric Plan (Villa Lighting, dated 05/15/25, received 10/27/25)

2. Create an operations plan for opening that discusses onsite circulation, traffic control and alternatives if stacking and backups on Route 14 occur. Work with staff on the operations plan.

3. Lighting.
   A. The light plan must be revised to meet the ordinance of 0.3 foot candles at the property lines adjacent to residential uses.
   B. Lighting standard must meet the Virginia Street Corridor standard. Provide cut sheets for wall packs and pole lighting for staff review.

4. Landscape plan:
   A. No more than 10% of landscape beds can be nonliving materials such as mulch or gravel.
   B. Install larger plant material along Virginia Street for parking lot screening. Replace some plugs with established native plants of the same species.
   C. Work with staff on the final landscape plan along the perimeter of the property. There appears to be room for additional plantings.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, the City's Stormwater Consultant Christopher B. Burke and the City's Traffic Consultant Gewalt Hamilton.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Quick Service Restaurant Drive Thru Only

Action Requested

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

Petitioner Information

Name: Star Coffee of Virginia LLC

Address: 709 Oak Hollow Court Crystal Lake, IL 60014

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: Lotus Real Estate LLC

Address: 709 Oak Hollow Court Crystal Lake, IL 60014

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Property Information

Project Description: _____

Project Address/Location: 154 South Virginia Ave Crystal Lake 60014

PIN Number(s): 19-06-204-025

Development Team

Please include address, phone, fax and e-mail

Developer [redacted]

Architect: [redacted]

Attorney: [redacted]

Engineer: [redacted]

Landscape Architect: [redacted]

Planner: _____

Surveyor: [redacted]

Other: _____

Signatures

Sumish Parikh 12-1-2024

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.

Sumish Parikh 12-1-2024

OWNER: Print and Sign name **Date**

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 19, 2025
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, commissioners, Jeff Greenman, Bill Gronow, Kathy Repholz, Al Skluzacek, and Scott Smith were present. Stacy Mason and Laura Dzielski were absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell, Assistant City Planner Darrell Moore and City Engineer Abby Wilgreen were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's website. He led the group in the Pledge of Allegiance.

2025-08 – 154 VIRGINIA STREET – DUNKIN DONUTS – SPECIAL USE PERMIT AND VARIATIONS

Special Use Permit to allow a drive-through limited service restaurant adjacent to a residence with Variations from maximum hard surface coverage, the requirement for a bypass lane, allowing a trash enclosure adjacent to a residence, and the minimum parking requirement.

Petitioner, Sumish Parikh, stated he intends to construct his third Dunkin' Donuts in Crystal Lake. He proposed a drive-through only operation to serve the surrounding community. He is a 40-year Crystal Lake resident and has operated Dunkin' locations for over 20 years. He noted the proposal would update and beautify the Virginia Street Corridor.

Mr. Greenman asked if the petitioner had reviewed the staff report and conditions. Mr. Parikh confirmed he had and was comfortable meeting all conditions, including lighting, landscaping, and operations planning.

Mr. Greenman opened the public comment portion of the public hearing.

Erin Philpot, 186 Lake Shore Dr, opposed the request, stating the site is inappropriate due to proximity to residences and existing traffic issues. She noted stacking concerns, outdated stacking data, the presence of school bus stops, bike lanes, and inadequate parking.

Jen Oliver, 195 Lake Shore Dr, also opposed the request, citing ongoing congestion from Lake Roots Coffee causing queues on Dole Avenue. She stressed safety concerns for children at a bus stop approximately 60 feet from subject location.

Mr. Parikh addressed public comments and expressed his understanding to public concerns, particularly about school buses. He emphasized that drive-through-only locations require minimal parking, with parking only needed for the 4-5 employees that will be working during business hours. He noted that operations have become significantly faster since 2020, and that more customers would enter from Virginia Street. He noted the walk-up window is for mobile orders only, not general customer walk ups.

Mr. Greenman closed the public comment portion of the hearing and turned to staff to present the staff report.

Ms. Maxwell outlined the request, including variations for hard surface coverage, bypass lane, parking, and trash enclosure location. She explained how the site complies with architectural standards using neutral classic color palette and dark trim elements in the brick base, canopy and roof top cap. The walk-up window would be for mobile orders only.

Ms. Wilgreen summarized coordination with the traffic consultant. A second order board was added at the City's request to prevent stacking on Route 14. Historical IDOT practices suggest difficulty in obtaining two full access points on Route 14. The petitioner will need to submit to IDOT for approval with the change of use and it very likely they will require at least one of the drives onto Route 14 be closed.

Ms. Repholz stated she does not support the Special Use Permit for this property due to location and proximity to residential homes.

Mr. Gronow felt the location itself could work, but expressed concern about the site restraints, limited parking, and escape routes. He understood neighborhood concerns regarding traffic.

Mr. Smith asked petitioner if two-lane configurations where a person could exit and bring the drinks out rather than an order pick up window were ever considered. Mr. Parikh noted that Dunkin' Corporate has no standard for a permanent dual-lane layout. He explored the possibility of eliminating the Lake Shore Drive access, but acknowledged the challenge of providing adequate egress. Mr. Smith's primary concern was traffic, though he recognized the petitioner's long-term effort to refine the site plan.

Mr. Greenman struggled with the impact to Lake Shore Drive, particularly during school bus hours. He stated he could not support the current layout, even if the overall use could be acceptable. He asked whether reorienting the building could improve circulation. Ms. Wilgreen indicated the site is constrained by both Route 14 and Lake Shore Drive, and significant layout improvements were unlikely to change the access points. Mr. Greenman noted that even limited peak-hour impacts pose concerns given residential adjacency.

Mr. Greenman asked petitioner if he was comfortable looking into traffic mitigation strategies in regards to Lake Shore Drive. Mr. Parikh reiterated his intent to avoid impacting neighbors and was willing to add signage or mitigation measures.

Mr. Smith made a motion to approve the request with the following conditions, including an added condition to work with staff on mitigation techniques for Lake Shore Drive during peak hours to enhance traffic flow:

1. Approve plans, reflecting staff and advisory board recommendations, as approved by the City Council.
    A. Application (Sumish, received 01/17/25)
    B. Site Plan/Engineering (Larson Engineering, dated 10/17/25, received 10/27/25)
    C. Landscape Plan (Dowden Design Group, dated 10/17/25, received 10/27/25)
    D. Floor Plan (Steep Architecture Studio, dated 12/16/21, received 08/11/25)
    E. Elevations (Architects 127, dated 12/17/21, received 08/11/25)
    F. Traffic Study (GHA, dated 06/04/25, received 06/04/25)
    G. Photometric Plan (Villa Lighting, dated 05/15/25, received 10/27/25)

2. Create an operations plan for opening that discusses onsite circulation, traffic control and alternatives if stacking and backups on Route 14 occur. Work with staff on the operations plan.

3. Lighting:
    A. The light plan must be revised to meet the ordinance of 0.3 foot candles at the property lines adjacent to residential uses.
    B. Lighting standard must meet the Virginia Street Corridor standard. Provide cut sheets for wall packs and pole lighting for staff review.

4. Landscape Plan:
    A. No more than 10% of landscape beds can be nonliving materials such as mulch or gravel.
    B. Install larger plant material along Virginia Street for parking lot screening. Replace some plugs with established native plants of the same species.
    C. Work with staff on the final landscape plan along the perimeter of the property. There appears to be room for additional plantings.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, the City's Stormwater Consultant Christopher B. Burke and the City's Traffic Consultant Gewalt Hamilton.

6. The petitioner with work with staff to mitigate the ingress and egress on Lake Shore Drive during peak hours for safety

Ms. Repholz seconded the motion. On roll call vote Members Skluzacek, Gronow, Smith, and Greenman voted yes. Ms. Repholz voted no. Motion passed 4-1.

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

Project Traffic Review #2

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

From: Dan Brinkman, P.E., PTOE

Date: June 4, 2025

Subject: Proposed Dunkin' Crystal Lake Redevelopment
154 S Virginia Street
US Rte 14 at Lake Shore Drive
Crystal Lake, Illinois

Per your request, Gewalt Hamilton Associates, Inc. (GHA) has reviewed the following documents provided for the above referenced project related to traffic, parking, and on-site circulation:

1. Geometric and Paving Plan (Sheet C3.0) prepared by Larson Engineering, Inc. last revised February 25, 2025.
2. Memorandum to Sumish Parikh from Stephen Corcoran of Eriksson Engineering Associates, Ltd. dated June 11, 2015, regarding a proposed Dunkin Donuts on Northwest Highway in Cary, Illinois.
3. Email to Abigail Wilgreen from Sumish Parikh dated May 20, 2024, regarding proposed operations at the subject site.

It is our understanding that the proposed location will operate as a **drive-thru only**, with no opportunities for customers to park and walk into the building to make purchases. Our analysis assumes all transactions occur via the drive-thru lane(s).

Access / Circulation

- One of the two existing access driveways along US Rte 14 (S Virginia Street) is shown to remain operational for the proposed Dunkin' development. This driveway is approximately 28 feet wide on-site and is expected to operate as a full-movement driveway. The on-site curb is not shown connecting / aligning with the existing curb within the US Rte 14 ROW where the access is approximately 25-feet wide. *We recommend that the on-site curb and access be widened to provide for additional stacking in the "Mobile Order" queue and be clearly marked for two-way (full) movements.* Exiting traffic should be under Stop sign control at the driveway.
- As the proposed use is more intense than the previous auto repair facility, access to US Rte 14 will require review and approval from the Illinois Department of Transportation (IDOT). Considering the pattern of adjacent development, we believe it is likely that IDOT will allow one full-movement driveway for the proposed project.
- The second / eastern driveway (the one closest to Lake Shore Drive) is shown as remaining and simply not connected to the proposed parking lot. This access should be completely removed and the curb along US Rte 14 be restored.
- The existing access to Lake Shore Drive is shown as being widened to 24-feet, which will provide adequate width for two-way traffic.
- While most movements in and out of the US Rte 14 drive are expected to be right turns, most turns onto Lake Shore Drive exiting the site are expected to be left turns. The location of the existing/proposed Lake Shore Drive access with respect to US Rte 14 provides limited stacking on Lake Shore Drive to accommodate vehicles exiting the site and attempting to make right or left turns onto US Rte 14.

- A proposed trash enclosure is located at the northwest corner of the subject site accessed via the drive thru and bypass lanes. It is our experience / understanding that deliveries and trash removal typically occur within the drive-thru and bypass lanes during off-peak hours.

Stacking

- The unscaled "Stacking Illustration" on Larson's sheet C3.0 shows nine (9) vehicles between the drive-up window and the existing curb along US Rte 14, four (4) of those from the "order sign" to the curb on US Rte 14. Three (3) additional vehicles are shown stacked in the "Mobile Order" line. Per the City's Unified Development Ordinance eight (8) spaces are required for "Restaurant, with Drive-Through Coffee/Smoothie/Donut/Bakery" sales with four (4) spaces between the "order box" and the pick-up window (which is provided).
- The 2015 Eriksson Engineering memorandum references parking and queuing observations of Dunkin Donuts facilities completed by Gewalt Hamilton Associates, Inc. in 2011. These observations were updated in July 2017 and September 2019 (see attached). Of the eight (8) locations observed, most had an average Morning Peak Period queue of six (6) spaces from the "order sign" with a maximum observed queue of ten (10) spaces from the "order sign".
- A majority (85% per the operations email) of Dunkin' business is conducted via the drive-thru and is typically a function of adjacent street traffic. The average adjacent street volume from the previous study was 26,362 vehicles per day. For reference, in comparison to the sites observed in 2017 and 2019, US Rte 14 carried 25,600 vehicles per day in 2023 along the site frontage.
- The operations email indicates increased usage of mobile ordering, but once there are three (3) vehicles at the "order sign" the mobile order/bypass lane is not accessible.
- Drive through customers are generally interested in convenience and should the queue extend beyond 4-5 vehicles, we feel that it is unlikely that traffic would "sit" on US Rte 14. More likely they would enter the site from Lake Shore Drive and create a second queue across the front of the building.
- Drive-thru stacking could theoretically be increased by one space by moving the "order sign" closer to the pick-up window. Any vehicles that attempted to extend the stacking on-site along the front of the building (parallel to US Rte 14) would effectively block the parking spaces and the on-site circulation.

Parking

- A total of six (6) parking spaces are proposed, including two parallel spaces only accessible from the Drive Thru lanes and one handicapped accessible space. Per the City's Unified Development Ordinance 1 space for each 100 square feet of gross floor area is required. The 1,314 square foot building requires thirteen (13) spaces. However, as the proposed project is within the City's Virginia Street Corridor Overlay District a reduction to 70% of the required parking is allowed. Accordingly, the requirement for the proposed building would be nine (9) spaces. The site is short three (3) spaces from the reduced requirement.
- The 2015 Eriksson Engineering memorandum also references Institute of Transportation Engineers (ITE) parking data. See attached a chart from the current 6th Edition of the ITE *Parking Generation Manual.* Per the ITE data, the proposed Dunkin' would be expected to have a peak parking demand of seven (7) spaces, two more than are provided (not including the accessible space).
- The average parking demand observed in 2017 and 2019 was 6.875 or approximately seven (7) spaces consistent with the ITE data. Peak parking demands as high as thirteen (13) spaces were observed.
- It is possible that the parking supply is sufficient (depending on the number of employees expected), being only one short of other observed peak demands in the Chicago area and the estimated ITE peak, and the heavy reliance on drive-thru traffic during the Morning Peak periods.
- Employees should be required to park in the parallel spaces along the Drive-thru.
- For reference, there is no parking allowed along Lake Shore Drive.

Summary and Recommendations

- The proposed Dunkin' site as proposed on the attached site plan is deficient in parking supply per City Code, but meets the minimum of eight (8) stacking spaces.
- As the proposed use is more intense than the previous auto repair facility, access to US Rte 14 will require review and approval from the Illinois Department of Transportation (IDOT). Considering the pattern of adjacent development, we believe it is likely that IDOT will allow one full-movement driveway for the proposed project.
- We recommend that the on-site curb and existing west access be widened to provide for additional stacking in the "Mobile Order" queue and be clearly marked for two-way (full) movements.
- The second / eastern driveway (the one closest to Lake Shore Drive) is shown as remaining and simply not connected to the proposed parking lot. This access should be completely removed and the curb along US Rte 14 be restored.
- The existing access to Lake Shore Drive is shown as being widened to 24-feet, which will provide adequate width for two-way traffic.
- The petitioner could consider widening the approach to the drive thru and providing a double drive thru that could provide additional stacking spaces (this would require a variance to not provide a full bypass lane). It may be possible to provide a total of eight (8) stacking spaces in two queues of four (4) vehicles between "order signs" and the US Rte 14 curb line while maintaining space to get back to a single line before the "pick-up window".
- The petitioner could also consider an alternative of removing both existing US Rte 14 driveways and constructing a new access on US Rte 14 that allows cars full-movements in and out while also providing appropriate stacking space.
- The location and orientation of the building appear to be limiting / dictating some of the operations. The Petitioner could consider demolishing the existing building and constructing a purpose-built facility that would provide greater flexibility for on-site circulation and improved stacking capacity.

6096.900 CL Dunkin Donuts TPR#2-060425.docx

Exhibit 2
Dunkin' Brands Coffee Shop Survey Data Summary - July 2017 and September 2019

Group 1 - Morning Peak Period (6 AM to 9 AM) - July 2017

Location	Parking Demand		Drive-Thru Queue		Drive-Thru Average Service Time	Annual Average Daily Traffic (Year)
	Maximum	Average	Maximum	Average		
Chicago, IL 6332 N. Broadway	9	5	10	6	2:25	20,000 (2018)
Round Lake Beach, IL 369 Rollins Rd	13	10	7	6	2:26	33,000 (2016)
Northbrook, IL 2775 Dundee Rd	13	8	9	6	1:51	29,900 (2017)
Niles, IL 8080 N. Milwaukee	7	4	7	5	2:23	29,600 (2017)
Waukegan, IL 2900 Belvidere Rd	9	8	7	4	2:19	27,900 (2017)

Group 2 - Morning Peak Period (6 AM to 9 AM) - September 2019

Location	Parking Demand		Drive-Thru Queue		Drive-Thru Average Service Time	Annual Average Daily Traffic (Year)
	Maximum	Average	Maximum	Average		
Chicago, IL. 6250 N. Clark Avenue	6	5	7	5	1:20	15,000 (2018)
Chicago, IL. 3132 W. Devon Avenue	7	6	7	6	1:08	24,800 (2018)
Chicago, IL. 3401 W. Peterson Avenue	10	9	9	6	1:33	30,700 (2017)

GHA GEWALT HAMILTON ASSOCIATES, INC.

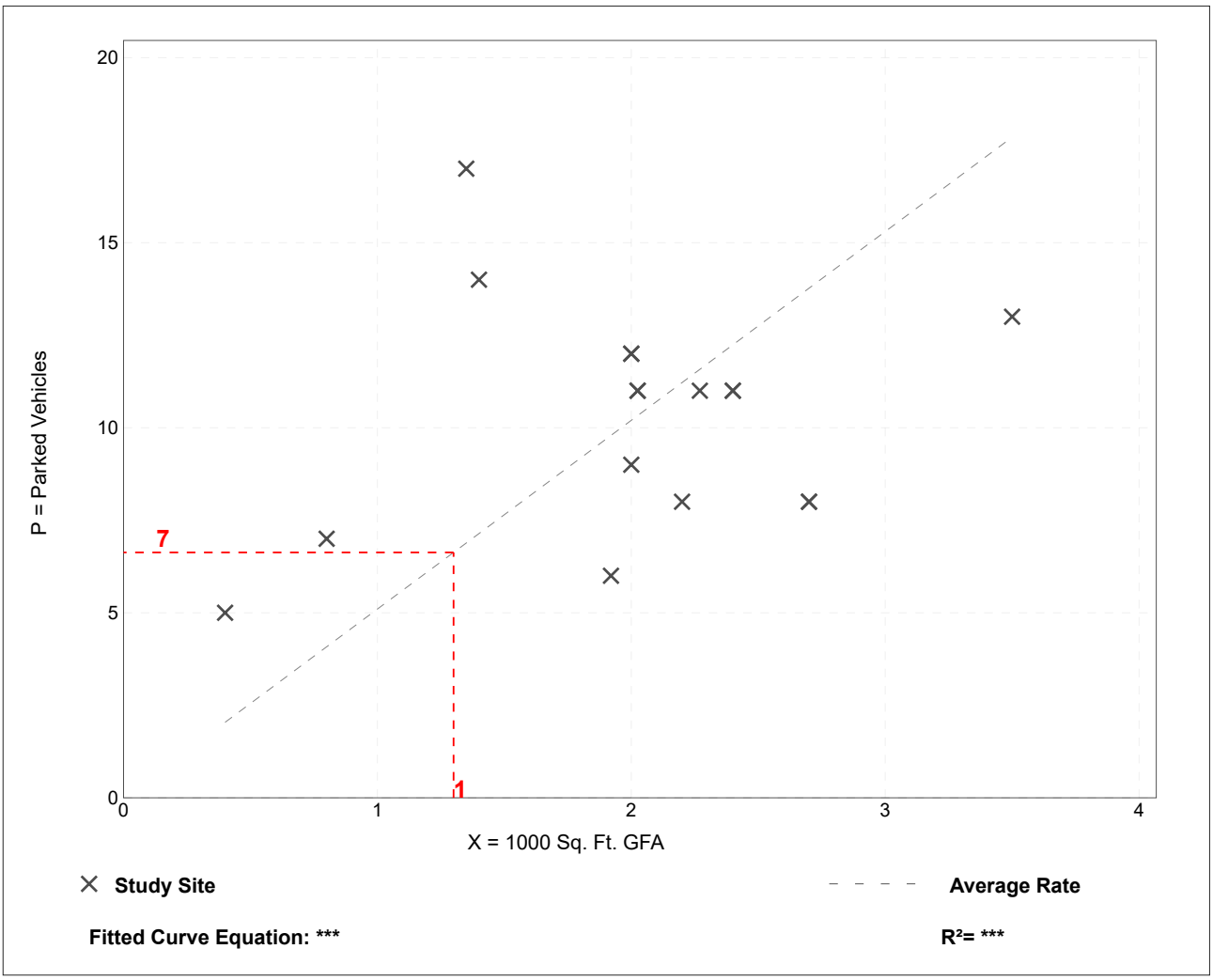
Coffee/Donut Shop with Drive-Through Window
(937)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 17
Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.10	2.96 - 12.59	4.45 / 10.75	***	2.44 (48%)

Data Plot and Equation



SITE DATA

TOTAL SITE AREA	0.38 ACRES (16,761 SF)
PROJECT AREA	0.38 ACRES (16,761 SF)
EXISTING IMPERVIOUS	9,005 SF
EXISTING PERVIOUS	7,756 SF
PROPOSED IMPERVIOUS	11,683 SF
LANDSCAPE AREA	5,078 SF
NET NEW IMPERVIOUS	2,678 SF
IMPERVIOUS RATIO	(11,683 SF/16,761 SF) x 100% = 69.7%

1 2 3

NORTH

SCALE: 1"= 10'

0 5 10 20

SET MAG NAIL

S 14°39'39" E 30.90' (C)

S VIRGINIA STREET (R/W WIDTH UNKNOWN)
(US HIGHWAY 14)

S 40°56'00" E 88.78' (C)

88.78' (R)

GAS GAS GAS GAS

SAN MH RIM=905.29
CANT OPEN

147.20' (R)
N 39°44'24" W 147.20' (M)

DRIVE-THRU ONLY
ENTRANCE ONLY
EXIT ONLY
DO NOT ENTER
MERGE
11' LANES

VEHICLE CLEARANCE BAR, SEE ARCH PLAN FOR DETAILS

10' BYPASS LANE
21.5'
11.5' DRIVE THRU LANE

20'x10' CONCRETE PAD, W/ GROUND LOOPS, SEE ARCH PLANS FOR DETAILS ABOUT GROUND LOOPS

BOLLARD (TYP), SEE DETAIL 12/C7.1

DRIVE-THRU ORDERING SYSTEM, SEE ARCH PLANS FOR DETAIL

CONCRETE WHEEL STOP (TYP), SEE DETAIL 4/C7.1

PAINTED HANDICAPPED SYMBOL, SEE DETAIL 4/C7.0 & 10/C7.0

ACCESSIBLE CURB RAMP, SEE DETAIL 7/C7.0

GROUND-MOUNTED HANDICAPPED PARKING SIGN, SEE DETAIL 5/C7.0

DEPRESSED CURB AND GUTTER, SEE DETAIL 5/C7.2

FLUSH CURB, SEE DETAIL 3/C7.1

TRASH ENCLOSURE, SEE ARCH PLANS

BARRIER CURB, SEE DETAIL 3/C7.0

20'x10' CONCRETE PAD, W/ GROUND LOOPS, SEE ARCH PLANS FOR DETAILS ABOUT GROUND LOOPS

11' DRIVE THRU LANE

10' BYPASS LANE

WOOD FENCE
SEE DETAIL 10/C7.1

N 39°44'24" W 126.10' (R)
126.10' (M)

DRIVE THRU LANE STRIPING

COMM. BLDG #1
1 STORY BLOCK
BLDG. SQ.FT. = 1314 SQ.FT.±
BLDG. HEIGHT = 10.76'±

S 53°19'50" E 132.00' (M)
132.00' (R)

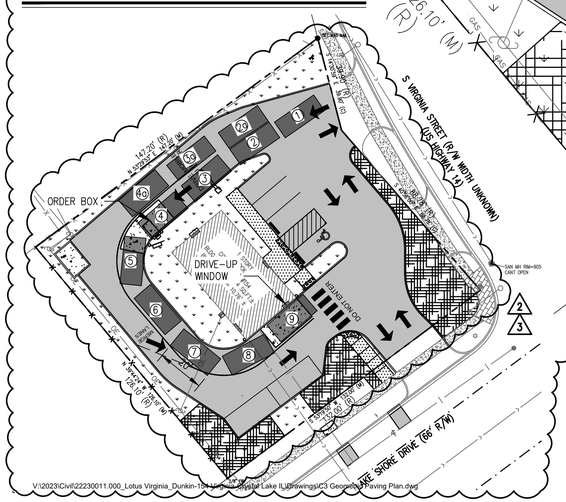
PAVEMENT PATCH, SEE DETAIL 1/C7.3

BARRIER CURB, SEE DETAIL 3/C7.0

LAKE SHORE DRIVE (66' R/W)

3/8" FIR

STACKING ILLUSTRATION



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NOTES

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21. ALL NON-P OF 6" TOPS

DOUGLAS H. KEZDY
062-060676
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

PROJECT:

DUNKIN' SITE DESIGN
154 VIRGINIA AVE
CRYSTAL LAKE, IL 60014

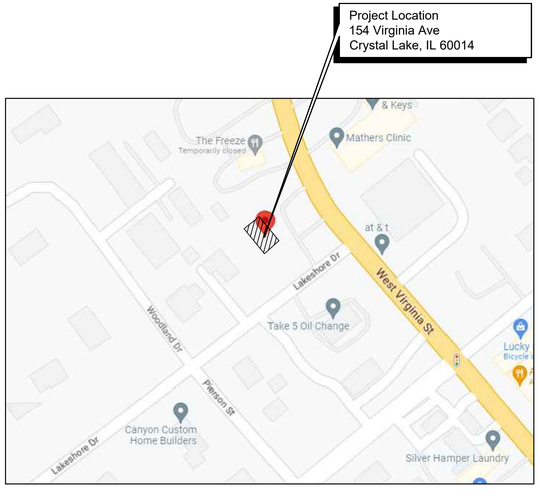
PROJECT CONTACTS

Civil Engineer:
Douglas H. Keppy, P.E.
Larson Engineering, Inc.
1488 Bond Street
Naperville, IL 60563
Tel: 630.357.0540
Fax: 630.357.0164

Land Surveyor:
Terry L. VanAlstine
Vanderstappen Land Surveying, Inc.
1316 N. Madison Street
Woodstock, IL 60098
Tel: 815.337.8310
Fax: 815.337.8314

LOTUS VIRGINIA
709 OAK HOLLOW COURT
CRYSTAL LAKE, IL 60014

VICINITY MAP



INDEX OF DRAWINGS

C0.0	Cover Sheet
C1.0	Existing Conditions
C2.0	Demolition Plan
C3.0	Geometric Paving Plan
C4.0	Grading Plan
C5.0	Erosion Control Plan
C6.0	Utility Plan
C7.0-C7.3	Details
O&M	Operation & Maintenance Plan
TTE	Truck Turning Exhibit

GENERA

1. All site improvements shall be i
   sections of the following, excep
   - Standard Specifications fo
   (latest edition), by the Illinc
   all improvements except s
   construction,
   - Standard Specifications fo
   Construction in Illinois (late
   water main construction,
   - Codes and Regulations of
   - In case of conflict between
   stringent shall take preced
   construction.
2. The contractor shall contact "JU
   certain utility companies field lo
   two (2) full working days notice
3. The contractor shall examine th
   site of the work and inform hims
   general and local conditions, all
   ordinances, rules and regulatio
   may affect the cost and time of
   submitting a proposal.
4. The contractor shall be required
   proper bracing, shoring and oth
   roadways, structures, poles, cal
   construction begins. He shall be
   streets or roadways and associ
   repairs as necessary to the sati
   his own expense.
5. No holes are to be left open in t
   holiday, weekend, or after 3 p.m
   weekend, or any time the excav
   with snow fence and lighted.
6. The contractor shall restore any
   to or better than its original use.
   establishment of a vegetative c
   cleanup. The contractor shall n
   property line boundaries, unless
7. The following must be notified t
   construction:
   - City Building Department
   - Department of Public Work
12. All lot irons damaged or remove
    shall be replaced by the engine
    be paid by the contractor.
12. All work performed shall be dor
    subcontractors familiar with the
13. Permits and licenses of a tempo
    prosecution of the work shall be
    contractor. Prior to submitting h
    attention of the engineer to any
    inadequate and to any item of w
14. The contractor will have in his p
    the plans and specifications pric

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OF
ILLINOIS

NORTH

SCALE: 1"= 10'

0 5 10 20

S 14°30'59" E 39.90' (R)
39.90' (C)

S 40°56'00" E 88.78' (R)
88.78' (C)

S 53°19'50" W 132.00' (M)
132.00' (R)

N 53°29'53" W 147.20' (M)
147.20' (R)

N 39°44'24" W 126.10' (M)
126.10' (R)

S VIRGINIA STREET (R/W WIDTH UNKNOWN)
(US HIGHWAY 14)

LAKE SHORE DRIVE (66' R/W)

GAS

OE

SET MAG NAIL

FF=901.34

FF=905.25

FF=905.30

FF=906.02

FF=905.92

FF=905.91

RIM=905.14

ABOVE GROUND PIPE (VIF)

PIPE GOES UNDERGROUND (VIF)

3/8" FIR

COMM. BLDG #154
1 STORY BLOCK
BLDG. SQ.FT. = 1314 SQ.FT.±
BLDG. HEIGHT = 10.76'±

CONC. CURB & GUTTER

SAN MH RIM=905.29
CANT OPEN

LIGHT POLE (TYP.)

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NORTH

SCALE: 1"= 10'

0 5 10 20

REMOVE AND DISPOSE OF CONCRETE PAD. CONTRACTOR SHALL IDENTIFY A NEW SITE BENCMARK

SET MAG NAIL

REMOVE AND DISPOSE OF CONCRETE SIDEWALK

REMOVE AND DISPOSE OF LANDSCAPING

REMOVE AND DISPOSE OF FENCE

REMOVE AND DISPOSE FULL DEPTH OF ASPHALT PARKING LOT

PROTECT EXISTING POWER POLES

REMOVE AND DISPOSE OF CONCRETE CURB

REMOVE AND DISPOSE OF CONCRETE CURB

REMOVE AND DISPOSE OF STORM SEWER

REMOVE AND DISPOSE OF FENCE

RELOCATE EXISTING TELEPHONE & GAS UTILITIES. ELECTRICAL TO REMAIN AS-IS. SEE ARCH PLANS FOR DISCONNECTIONS.

REMOVE AND DISPOSE OF PAVER PATIO

REMOVE AND DISPOSE OF CONCRETE CURB

REMOVE AND DISPOSE OF LANDSCAPING

REMOVE AND DISPOSE OF FENCE

REMOVE AND DISPOSE OF ASPHALT PARKING LOT

REMOVE AND DISPOSE OF FENCE

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK FOLLOWING UTILITY INSTALLATION

REMOVE AND REPLACE EXISTING CURB & ASPHALT PAVEMENT FOLLOWING UTILITY INSTALLATION

REMOVE AND DISPOSE OF LANDSCAPING

REMOVE AND REPLACE EXISTING CURB & ASPHALT PAVEMENT FOLLOWING UTILITY INSTALLATION

REMOVE AND REPLACE EXISTING CURB & ASPHALT PAVEMENT FOLLOWING UTILITY INSTALLATION

S VIRGINIA STREET (R/W WIDTH UNKNOWN)
(US HIGHWAY 14)

LAKE SHORE DRIVE (66')

S 14°30'59" E 39.90' (R)
39.90' (C)

S 40°56'00" E 88.78' (R)
88.78' (C)

N 53°29'53" W 147.20' (R)
147.20' (M)

N 39°44'24" W 126.10' (R)
126.10' (M)

S 53°19'50" W 132.00' (R)
132.00' (M)

CONC. CURB & GUTTER

PIPE GOES UNDERGROUND (VIF)

ABOVE GROUND (VIF)

COMM. BLDG #154
1 STORY BLOCK
BLDG. SQ.FT. = 1314 SQ.FT.
BLDG. HEIGHT = 10.5'

FF=905.30

FF=905.92

FF=905.91

RIM=905.14

SAN MH RIM=905.29
CANT OPEN

LIGHT POLE (TYP.)

3/8" FIR

GAS GAS GAS GAS GAS

OE OE OE

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SITE DATA

TOTAL SITE AREA	0.38 ACRES (16,761 SF)
PROJECT AREA	0.38 ACRES (16,761 SF)
EXISTING IMPERVIOUS	9,005 SF
EXISTING PERVIOUS	7,756 SF
PROPOSED IMPERVIOUS	11,683 SF
LANDSCAPE AREA	5,078 SF
NET NEW IMPERVIOUS	2,678 SF
IMPERVIOUS RATIO	(11,683 SF/16,761 SF) x 100% = 69.7%

1 2 3

NORTH

SCALE: 1"= 10'

0 5 10 20

SET MAG NAIL

S 14°39'00" E 39.90' (C)

33'

S VIRGINIA STREET (R/W WIDTH UNKNOWN)
(US HIGHWAY 14)

S 40°56'00" E 88.78' (C)

88.78' (R)

GAS GAS GAS GAS

SAN MH RIM=905.29
CANT OPEN

40.7'

147.20' (R)
N 39°44'24" W 147.20' (M)

R30'

21'

R15'

R2'

R5'

9'

9'

9'

9'

24.7'

19'

10' BYPASS LANE

11.5' DRIVE THRU LANE

VEHICLE CLEARANCE BAR, SEE ARCH PLAN FOR DETAILS

CONCRETE WHEEL STOP (TYP), SEE DETAIL 4/C7.1

PAINTED HANDICAPPED SYMBOL, SEE DETAIL 4/C7.0 & 10/C7.0

SPEAKERBOX SYSTEM, SEE ARCH PLANS FOR DETAIL

20'x10' CONCRETE PAD, W/ GROUND LOOPS, SEE ARCH PLANS FOR DETAILS ABOUT GROUND LOOPS

BOLLARD (TYP), SEE DETAIL 12/C7.1

DRIVE-THRU ORDERING SYSTEM, SEE ARCH PLANS FOR DETAIL

R4'

R30'

24'

ACCESSIBLE CURB RAMP, SEE DETAIL 7/C7.0

10'

4'

11'

R15'

R1.5'

13.3'

TRASH ENCLOSURE, SEE ARCH PLANS

1 STORY BUILDING HEIGHT = 10.76' ± SQ.FT.± BLDG #1 1314

GROUND-MOUNTED HANDICAPPED PARKING SIGN, SEE DETAIL 5/C7.0

14.17'

DEPRESSED CURB AND GUTTER, SEE DETAIL 5/C7.2

DO NOT ENTER

R10'

R25'

FLUSH CURB, SEE DETAIL 3/C7.1

24'

BARRIER CURB, SEE DETAIL 3/C7.0

14.5'

20'x10' CONCRETE PAD, W/ GROUND LOOPS, SEE ARCH PLANS FOR DETAILS ABOUT GROUND LOOPS

11' DRIVE THRU LANE

10' BYPASS LANE

MERGE 12' LANES

WOOD FENCE
SEE DETAIL 10/C7.1

R37'

N 39°44'24" W 126.10' (M)
126.10' (R)

DRIVE THRU LANE STRIPING

22'

3'

R5'

10'

5'

3'

10.9'

S 53°19'50" E 132.00' (M)
132.00' (R)

FLUSH CURB, SEE DETAIL 3/C7.1

BARRIER CURB, SEE DETAIL 3/C7.0

7.3'

6'

PAVEMENT PATCH, SEE DETAIL 1/C7.3

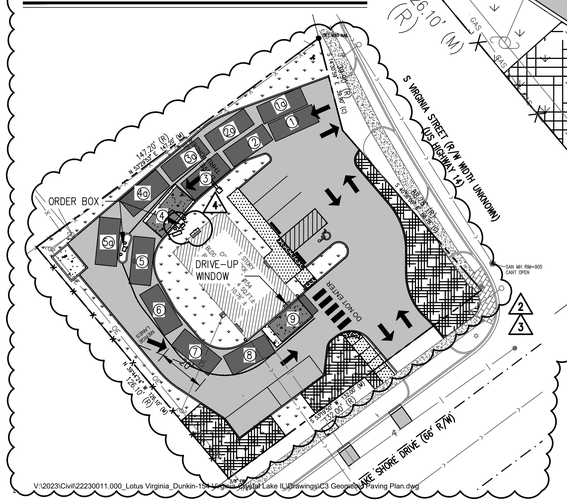
BARRIER CURB, SEE DETAIL 3/C7.0

3/8" FIR

LAKE SHORE DRIVE (66' R/W)

OE GAS

STACKING ILLUSTRATION



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SYMBOL L

NOTES

1. ALL WORK F
WELL AS TH
EDITION) BY

2. DO NOT SCA
DRAWINGS F

3. ALL DIMENSI
OF STALL LI
DIMENSIONS

4. PARKING ST
MEETING IDC
AND SHALL

5. BASE AGGRE
1004.01 ANE

6. BEDDING, JC
IN ACCORDA

7. DRAINAGE/S
WITH ART. 1

8. THE CONCRE
AGGREGATE,
MEET ART.
ON THE DRA

9. HOT MIX AS
SPECIFICATIC
9.1. H
9.2. H

10. THE INSTALL
PROOF-ROLL
EXPENSE, TI

11. WHERE NEW
TRANSITIONA
SHALL BE G
TO THE CUF
ACCOMPLISH
NOT BE ALL

12. TIE NEW CUI
EPOXIED INT

13. ALL CURBS
WITH TWO (:
SIDEWALKS

14. ALL B6.12
PLANS.

15. THE GRANUL
GRADED GR
CURB SUBGI
DRAINED TO

16. CONTRACTIO
EXPANSION
ALL DRAINA
CONCRETE

17. ALL CONCRE
CS-309 CUI

18. ALL CONCRE
OR APPROVE
BE AT A RA
MUST BE TH

19. DRAINAGE F
MANUFACTUI
ILLINOIS UR

20. SEPARATION
MANUFACTUI
SPECIFICATIC

21. ALL NON-P
OF 6" TOPS

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OF
ILLINOIS

NORTH

SCALE: 1"= 10'

0 5 10 20

GRADING NOTES

1. ALL WORK PERFORMED SHALL MEET STANDARD SPECIFICATIONS FOR RO... OF TRANSPORTATION, UNLESS OTHE...
2. ALL WORK RELATIVE TO PAD AND F... GRAVEL INSTALLATION, AS SHOWN ... DATA, STATEMENTS, AND INTERPRE... 7.21.2023.
3. THE CONTRACTOR SHALL VERIFY AL... BE IMMEDIATELY REPORTED TO THE ... DISCREPANCY IS CHECKED AND COR...
4. ELEVATIONS ARE USGS NAVD88 DA...
5. ALL PROPOSED ELEVATIONS SHOWN ... EXISTING STRUCTURES TO MEET NE...
6. IN ALL AREAS WHERE DETAILED SP... MEET EXISTING GUTTER FLAGS. RE... BASINS.
7. SIDEWALK SLOPES THROUGHOUT THI... SLOPE.
8. UNSUITABLE MATERIAL ENCOUNTERE... REPLACED WITH SUITABLE MATERIAL ... EXCAVATED SHALL BE DISPOSED OF...
9. TOPSOIL EXCAVATED SHALL BE STO... THAT THE TOPSOIL CAN BE USED F...
10. DEWATERING:
    - A. PREVENT SURFACE WATER ... SUBGRADES, AND FROM FLO...
    - B. PROTECT SUBGRADES FROM ... ACCUMULATION
        - REROUTE SURFACE W... ACCUMULATE IN EXC...
        - INSTALL DEWATERING ... AWAY FROM EXCAVAT... AFOREMENTIONED GEO...
        - DEWATERING SYSTEM ... WITH ILLINOIS URBAN ...

FILL PLACEMENT NOTES

1. BEFORE PLACING ANY FILL WITHIN F... COMPACTED AS INDICATED IN THE ... UNSUITABLE MATERIALS SHALL BE ...
2. SUITABLE STRUCTURAL FILL MATERI... SATISFACTORY TO THE GEOTECHNIC... MATERIAL WHICH, BY DECAY OR OT...
3. MATERIAL TYPES FOR STRUCTURAL ...
    - A. SUITABLE FINE-GRAINED SOILS ... GROUP CL AND MEET THE FOL...
        - LABORATORY MODIFIED DR... ASTM D1557
        - PLASTICITY INDEX OF GRE...
        - LIQUID LIMIT LESS THAN 4...
        - PARTICLE SIZE DISTRIBUTI...
    - B. SUITABLE COARSE-GRAINED SO... GROUPS GW, GP, GM, SW, SP ...
    - C. UNSUITABLE FILL – SOIL MATE... NOT BE USED AS STRUCTURAL ...
    - D. BITUMINOUS CONCRETE AND GR... USED AS STRUCTURAL FILL, SU... GEOTECHNICAL ENGINEER.
4. INSTALLED FILL LAYERS SOFTENED ... SHALL BE SCARIFIED, DRIED AND RI... AFTER LIFT OR FILL ACCEPTANCE, ...
5. UNSUITABLE SUBGRADE CONDITIONS ...
    - A. WITHIN AREAS OF NEW OR RE... MATERIALS SHALL TYPICALLY E... COMPRESSIVE STRENGTH IS 2.0... ABOVE THE OPTIMUM MOISTURE ... EXCESSIVE AND DOES NOT WA... PLACEMENT OF A GEOTEXTILE ... (I.D.O.T. CA-1 OR ALTERNATE ... INSTALLATION OF PROPERLY C... PROCEDURES MAY BE REQUIRE... REMOVAL AND REMEDIAL PROC... EARTHWORK OPERATIONS.
    - B. REMOVAL OF UNSUITABLE MATE... ADJACENT TO PROPOSED BUILD... ENGINEER.
6. SUITABLE FILL MATERIALS SHALL BE ... BUILDINGS AND STRUCTURES, WHER... REQUIRED TO INSTALL THE SPECIFIE... PAVEMENTS AND GROUND SURFACE ...
7. UNSUITABLE MATERIALS MAY BE PL... OBTAIN FINAL SUBGRADE LEVELS. ... MATERIALS MAY BE USED TO BRIN... LIMITED TO AREAS AND DEPTHS AU... PLACEMENT AREAS ARE NOT AVAIL... FROM THE SITE AND DISPOSED OF.
8. IF NECESSARY, THE CONTRACTOR S... SOURCES AS NECESSARY TO COMPL... SUITABILITY OF MATERIALS SUPPLIE... SPECIFICATIONS. THE CONTRACTOR ... OFF-SITE SOURCES TO TAKE SAMPL...

COMPACTION NOTES

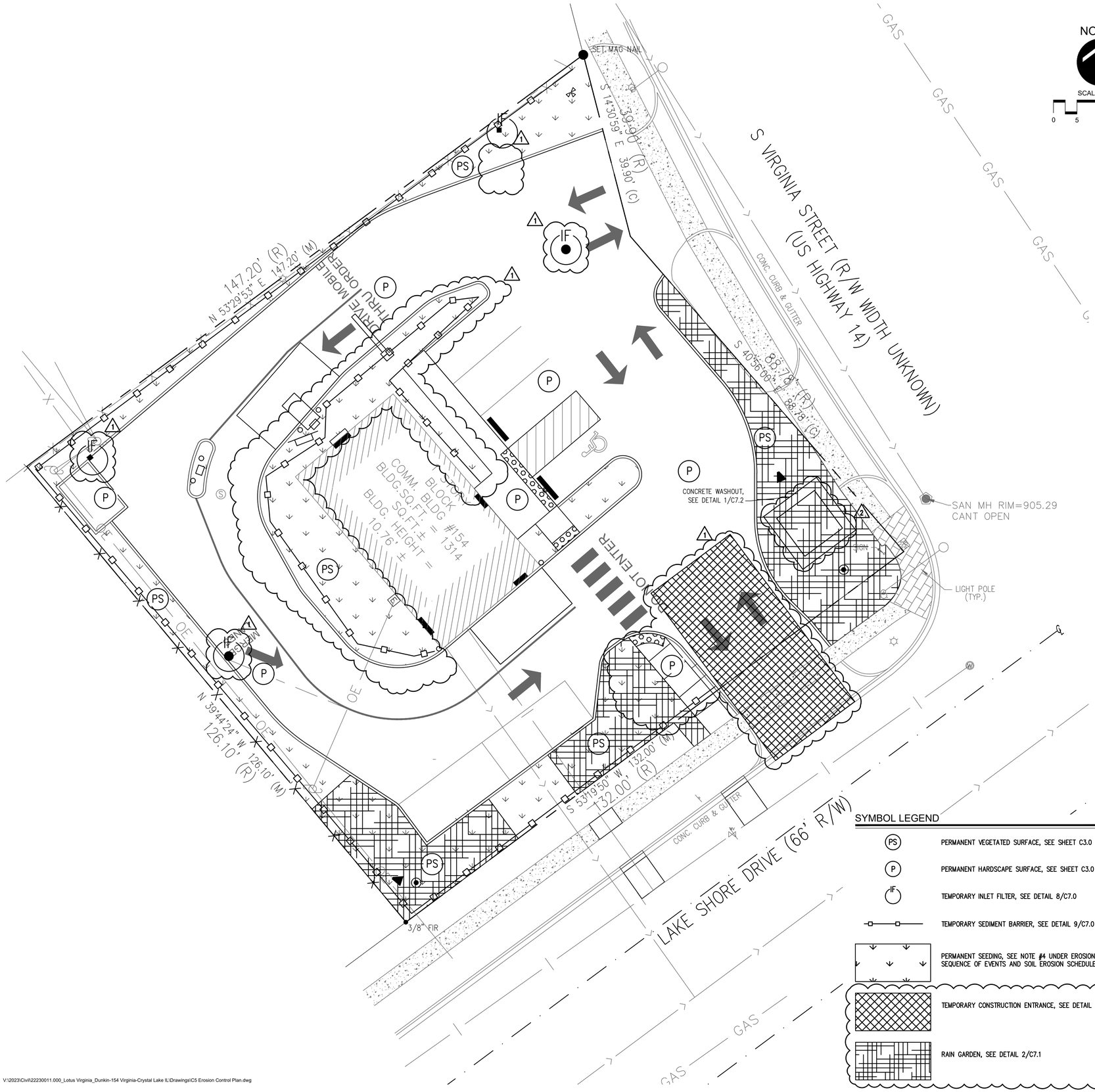
1. FILL MATERIAL SHALL BE PLACED I... SPECIFIED REQUIREMENTS. TYPICAL ... FILL MATERIAL (WHEN COMPACTED) ... POINTS OF ITS OPTIMUM VALUE. N... BY THE GEOTECHNICAL ENGINEER T...
2. UNPAVED AREAS: COMPACT TOP ... THICKNESS OF LOOSE MEASURE) OF ... FREE-DRAINING COHESIONLESS SOIL ... MATERIAL, AS DETERMINED BY THE ...
3. PAVEMENT AREAS: COMPACT TOP ... MINIMUM OF 80% RELATIVE DENSITY ... MAXIMUM DRY DENSITY FOR COHESI... PROCTOR METHOD (ASTM D1557)

ABBREVIATIONS

C	TOP OF CONCRETE
CB	PRECAST CONCRETE CATCH BASIN
EX	EXISTING
FG	FINISH GRADE
INV	INVERT
P	TOP OF PAVEMENT
PVC	POLYVINYL CHLORIDE
RIM	TOP OF UTILITY STRUCTURE
STM	STORM DRAIN
TC	TOP OF CURB
TW	TOP OF SIDEWALK

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NORTH

SCALE: 1"= 10'

0 5 10 20

SYMBOL LEGEND

- PS — PERMANENT VEGETATED SURFACE, SEE SHEET C3.0
- P — PERMANENT HARDSCAPE SURFACE, SEE SHEET C3.0
- IF — TEMPORARY INLET FILTER, SEE DETAIL 8/C7.0
- TEMPORARY SEDIMENT BARRIER, SEE DETAIL 9/C7.0
- PERMANENT SEEDING, SEE NOTE #4 UNDER EROSION CONTROL SEQUENCE OF EVENTS AND SOIL EROSION SCHEDULE
- 1 — TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL 9/C7.1
- RAIN GARDEN, SEE DETAIL 2/C7.1

EROSION CONTRO

1. ALL WORK PERFORMED SH THE STANDARDS AND SPE
2. OWNER AND CONTRACTOR SHALL BE RESPONSIBLE F AT ALL TIMES.
3. INSTALL TEMPORARY ERO CONSTRUCTION ENTRANCE
4. EROSION CONTROL MEASU THE CONTRACTOR SHALL SILTATION FENCING, AND/ FURTHER CONTROL EROSI
5. ALL CONSTRUCTION SITE I WIDTH OF THE ENTRANCE
6. THE TOE OF THE SILT FEI BE COMPACTED WITH A V
7. ALL GRADING OPERATION EROSION. SEDIMENT CON BEFORE ANY UP GRADIEN
8. ALL EXPOSED SOIL AREA

TYPE OF SLOPE

SLOPES STEEPER THAN
SLOPES BETWEEN 10:1
SLOPES FLATTER THAN

THESE AREAS INCLUDE CO EXPOSED SOIL AREAS WH CURB AND GUTTER SYSTE OTHER NATURAL OR MAN

9. ALL RIPRAP MATERIAL SH COMPLY WITH THE ILLINO
10. IN AREAS WHERE CONCEN CATCH BASINS AND INTA STRUCTURE TO PROTECT
11. ALL STORM SEWER CATCH COVERED TO PREVENT RU FOR SITE DRAINAGE DURIN BASKETS SHALL BE MAIN
12. INSPECT THE CONSTRUCTI 24 HOURS AFTER A RAIN BE RECORDED IN THE SW
13. ALL SILT FENCES MUST B NONFUNCTIONAL OR THE BE MADE WITHIN 24 HOU REPAIRS SHALL BE RECOR
14. IF SEDIMENT ESCAPES TH REMOVED IN A MANNER A
15. ALL SOILS TRACKED ONTO
16. ALL PERMANENT SEDIMEN FOLLOWING STABILIZATION
17. COLLECTED SEDIMENT, ASI CONSTRUCTION AND DEMO MUST COMPLY WITH ILLINO
18. OIL, GASOLINE, PAINT, AN SECONDARY CONTAINMENT STORAGE AREAS MUST BE WASTE MUST BE IN COMP
19. EXTERNAL WASHING OF TR AREA OF THE SITE. RUNO DEGREASING IS ALLOWED
20. ALL LIQUID AND SOLID WA A LEAK-PROOF CONTAINM NOT CONTACT THE GROUN OPERATIONS OR AREAS. L COMPLIANCE WITH ILLINOI WASHOUT FACILITY TO INF
21. UPON COMPLETION OF TH EROSION CONTROL FACILI
22. SEE ADDITIONAL NOTES O

EROSION CONTRO

1. INSTALL CONSTRUCTION EI
2. INSTALL SILT FENCE AND
3. AGGREGATE BASE COURSE PRACTICAL.
4. GREEN SPACE AREAS WHI SHALL BE TOPSOILED, SEE OPERATION.
5. PRIOR TO REMOVING INLET DISPOSE OF ALL ACCUMUL

	STABILIZATION TYPE	
A	PERMANENT SEEDING	
B	DORMANT SEEDING	
C	SODDING	
D	MULCHING	

A. KENTUCKY BLUEGR
B. KENTUCKY BLUEGR PLUS 2 TONS STRA
C. SOD
D. STRAW MULCH @ 2

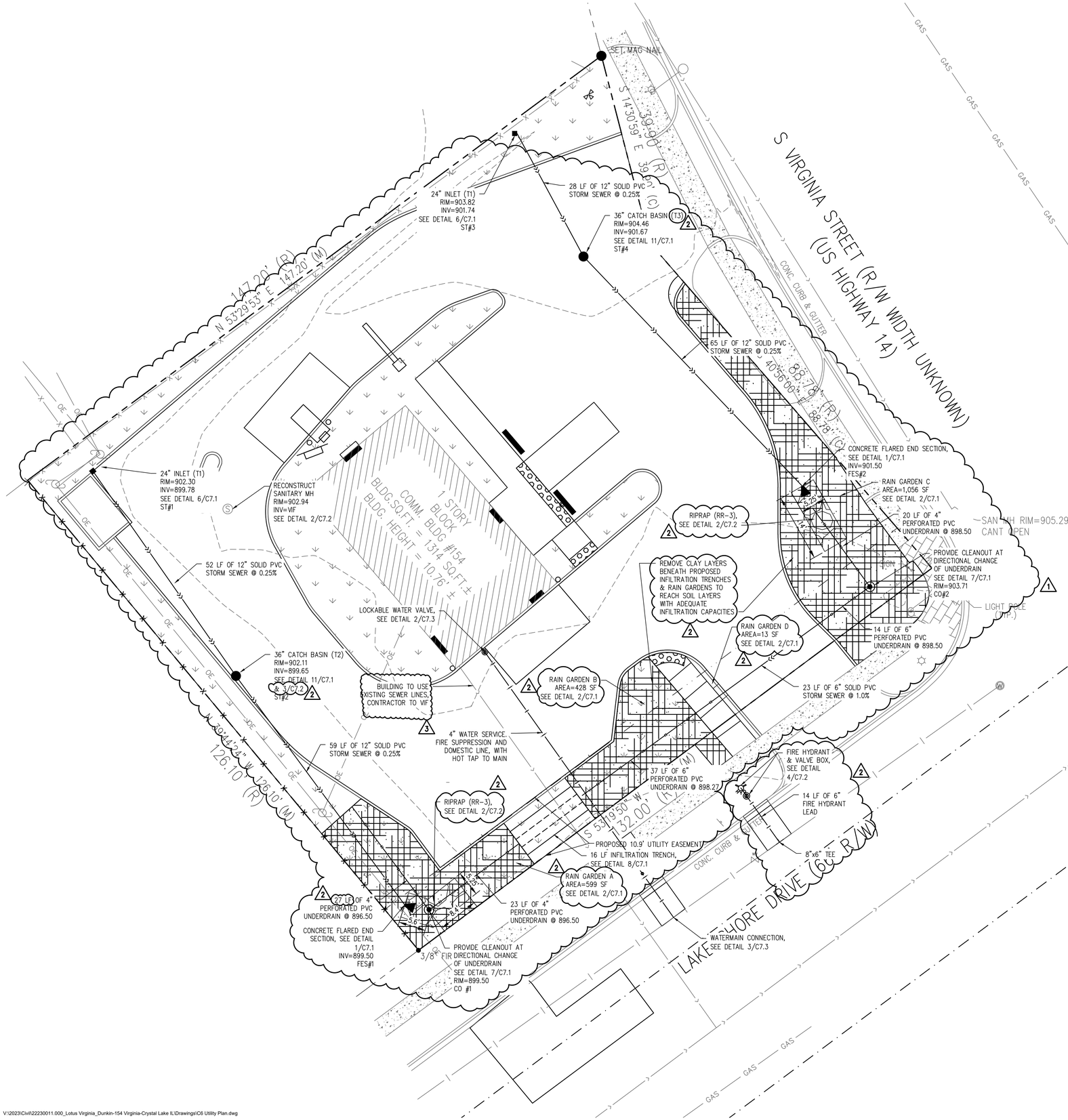
NOTE:

THE CONTRACTOR SHALL B SEDIMENTATION CONTROLS, CONTROLS AS FOLLOWS:

1. FOR 90 DAYS, AFTER O TIME ALL SODDED & SE OF GRASS WHICH SHALL

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NORTH

SCALE: 1"= 10'

0 5 10 20

1

DRAINAGE STR

TYPE OF CASTING TO BE
FOLLOWING MANNER:

48" CATCH BA

CASTING NUMBER	NEENAH C
T1	R-2535 (C
T2	R-3281-A
T3	R-1713 W

UTILITY NOTES

A. IT IS THE RESPONSIBILITY OF THE CONTRA
RELOCATIONS FROM EXISTING UTILITY LOCA
CONNECTIONS INCLUDE, BUT ARE NOT LIMIT
LIGHTING, ETC.

B. ALL WORK PERFORMED SHALL MEET THE S
SPECIFICATIONS FOR ROAD AND BRIDGE CO
AND THE STANDARD SPECIFICATIONS FOR V
OTHERWISE NOTED.

C. THE ACCURACY AND COMPLETE INCLUSION
SHALL BE RESPONSIBLE FOR THE IDENTIFIC
THEY MAY NOT BE SHOWN ON THE PLANS.
SATISFACTION OF THE ENGINEER, OWNER, A

D. THE CONTRACTOR SHALL VERIFY THE ELEV
DEMOLITION OR EXCAVATION.

E. ALL SEWER AND WATER MAIN WHICH FALLS
BE BACKFILLED WITH TRENCH BACKFILL MA
SHALL EXTEND A DISTANCE OF 2'-0" BEYC
FROM THE HARDSCAPE.

F. NEW AND EXISTING STRUCTURES ONSITE SH
ADJUSTMENTS UPWARD SHALL BE MADE U
SHALL BE USED. IF THE TOTAL HEIGHT OF
ADDING/REMOVING COMPLETE BARREL SECT
IN BUTYL ROPE JOINT SEALANT.

G. PIPES OF DISSIMILAR MATERIALS SHALL BE

H. ALL MANHOLES, CATCH BASINS, AND INLET
C-478.

STORM SEWERS & SANITARY SEWERS

A. SEWERS SHALL BE POLYVINYL CHLORIC
TO ASTM D3212 AND ASTM F477 ELA
B. "WATER MAIN QUALITY" PVC SEWER SH
ASTM F477 ELASTOMERIC GASKETS.
C. REINFORCED CONCRETE PIPE (RCP) SE
WITH CONFINED "O-RING" JOINTS CONF
D. DUCTILE IRON (DIP) SEWER, WHERE SH
WITH "PUSH-ON" OR "MECHANICAL" JC
E. WHEN CONNECTING TO AN EXISTING SE
MANHOLE, ONE OF THE FOLLOWING ME
- CIRCULAR SAW-CUT OF SEWER M
INSTALLATION OF HUB-WYE SADD
- REMOVE AN ENTIRE SECTION OF F
BRANCH SECTION,
- WITH A PIPE CUTTER, NEATLY AN
FITTING USING "BANDSEAL" OR SI

WATER MAINS AND SERVICES

A. ALL WATER MAINS AND SERVICE PIPES
CONFORMING TO ANSI 21.51 (AWWA C1
C111 AND C600).
B. ALL GATE VALVES, VALVE BOXES, HYD
ACCORDANCE WITH LOCAL REQUIREMEI
C. ALL TEES, BENDS, HYDRANTS, AND VA
LATERALLY WITH POURED IN PLACE TH
WITH RETAINER GLANDS.
D. ALL WATER MAINS SHALL HAVE A MINI
POLYSTYRENE INSULATION WITH A THE
25 PSI. INSULATION SHALL BE 8' WIDE
E. PRESSURE TEST AND DISINFECT ALL N

UTILITY CROSSINGS

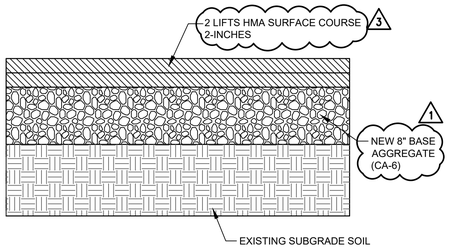
A. WATER MAINS AND SERVICES SHALL BI
ACCORDANCE WITH TITLE 35: ENVIRON
ENVIRONMENTAL PROTECTION AGENCY.
B. AT ALL LOCATIONS WHERE A SANITAR
MAIN QUALITY" SEWER PIPE WITHIN 10
C. AT LOCATIONS WHERE WATER MAINS C
SHALL BE DEPRESSED BELOW THE MIN
CLEAR SEPARATION.

WATER SERVICE TESTING REQUIREMENTS

A. AFTER WATER SERVICE HAS BEEN INSF
COMMUNITY DEVELOPMENT DEPARTMEN
HOURS ADVANCE NOTICE IS REQUIRED.
B. DO NOT INSTALL THE RPZ BACKFLOW
C. ILLINOIS ENVIRONMENTAL PROTECTION
BUILDING, IF APPLICABLE.
D. FULL-BORE FLUSH OF WATER SERVICE
FOREIGN DEBRIS.
E. INSTALL PERMANENT VALVES FOR FIRE
LOCKABLE TYPE IF THERE A SINGLE W
F. A HYDROSTATIC TEST OF A FIRE SERV
OR VALVES IN BUILDING. THE TEST IS
PRESSURE.
G. AFTER COMPLETION OF THE PRESSURE
H. SAMPLES ARE REQUIRED AT EACH COI
CHLORINATION IN THE SYSTEM THE FIF
CAN BE TAKEN.
I. SUBMIT THE RESULTS FROM AN APPRO
DEPARTMENT. AFTER RECEIPT OF APPF

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ILLINOIS

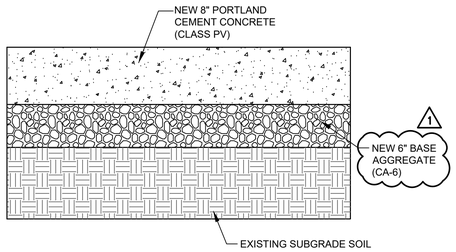
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HEAVY-DUTY BITUMINOUS SURFACE PAVEMENT SECTION

1 / C7.0

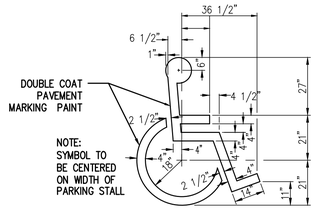
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CONCRETE CONSTRUCTION DETAIL

2 / C7.0

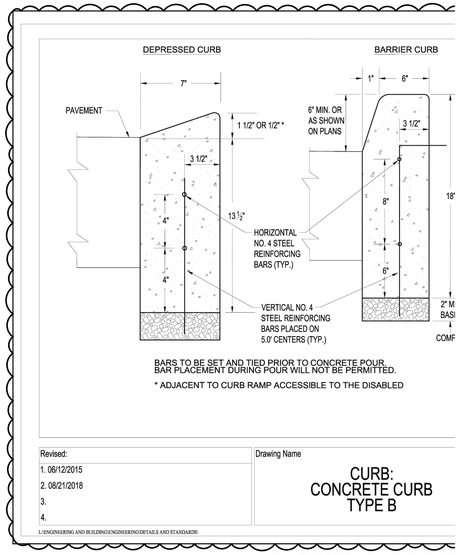
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HANDICAPPED PAINTED SYMBOL

4 / C7.0

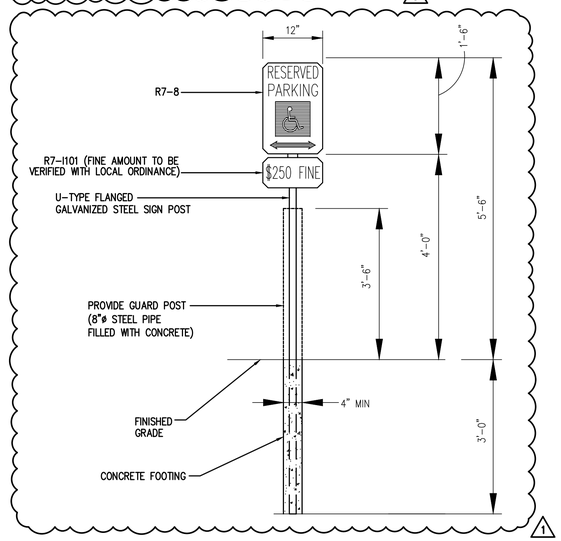
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BARRIER CURB DE

3 / C7.0

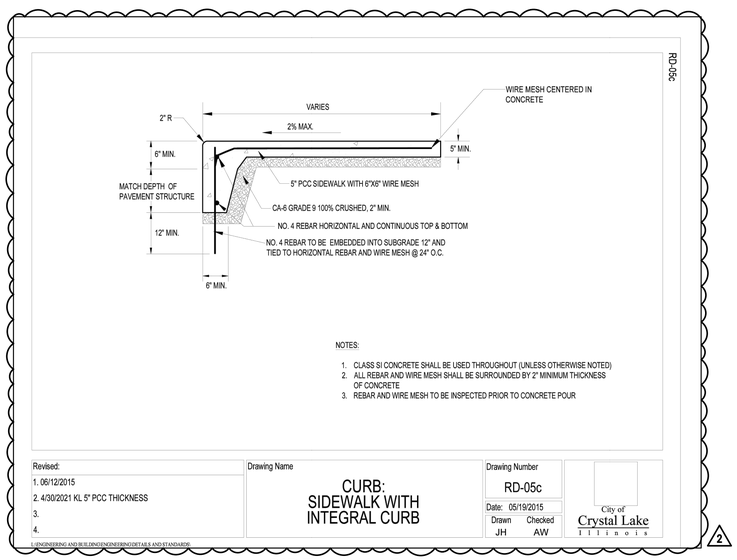
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

5 / C7.0

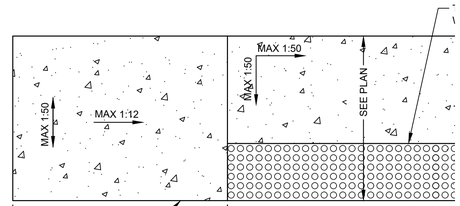
NOT TO SCALE



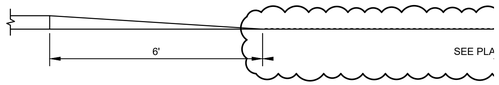
SIDEWALK AS CURB AGAINST PAVEMENT

6 / C7.0

NOT TO SCALE



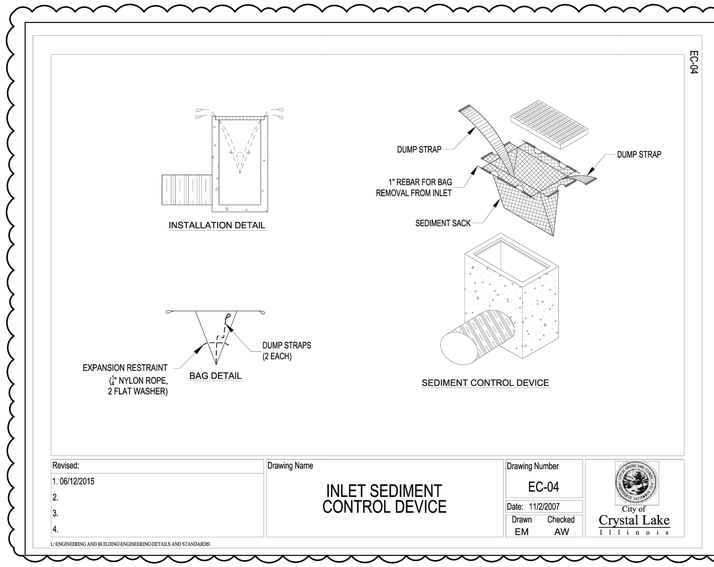
PLAN



ACCESSIBLE CURB RAM

7 / C7.0

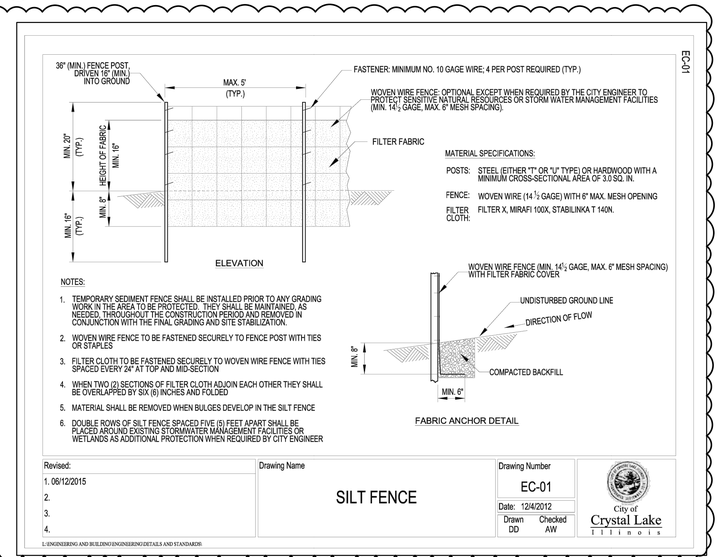
NOT TO SCALE



INLET FILTER BASKET

8 / C7.0

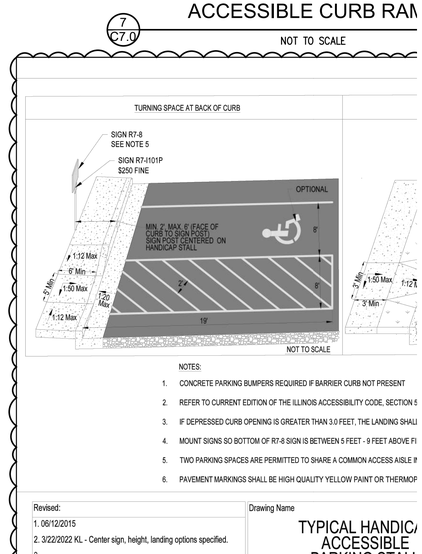
NOT TO SCALE



SILT FENCE DETAIL

9 / C7.0

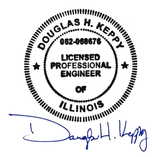
NOT TO SCALE



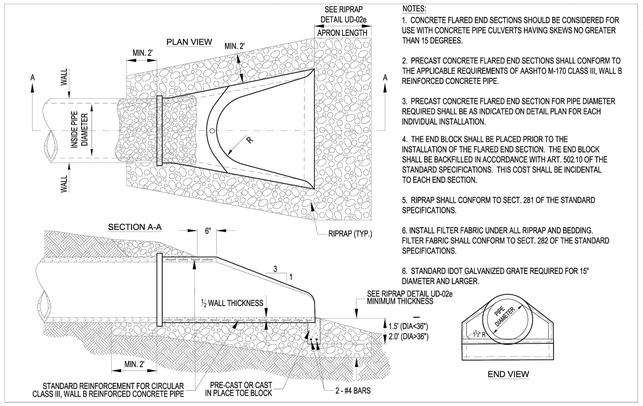
ACCESSIBL PARKING STALL

10 / C7.0

NOT TO SCALE



V:\2023\Civil\22230011.000_Lotus Virginia_Dunkin-154 Virginia-Crystal Lake IL\Drawings\C7 Details.dwg



NOTES:

1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.
6. STANDARD IDOT GALVANIZED GRATE REQUIRED FOR 15" DIAMETER AND LARGER.

UD-02d

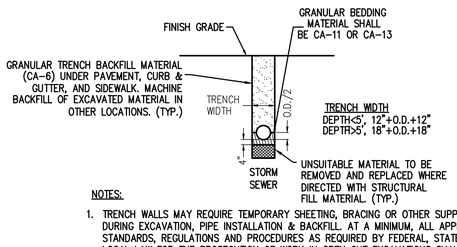
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	FLARED END SECTION (PRECAST CONCRETE PIPE)	UD-02d	
2. 8/27/2015		Date: 04/15/2007	
3.		Drawn DD	Checked AW
4.		City of Crystal Lake Illinois	

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PRECAST REINFORCED CONCRETE FLARED END SECTION

1 / C7.1

NOT TO SCALE



TRENCH WIDTH
DEPTH≤5', 12"+O.D.+12"
DEPTH>5', 18"+O.D.+18"

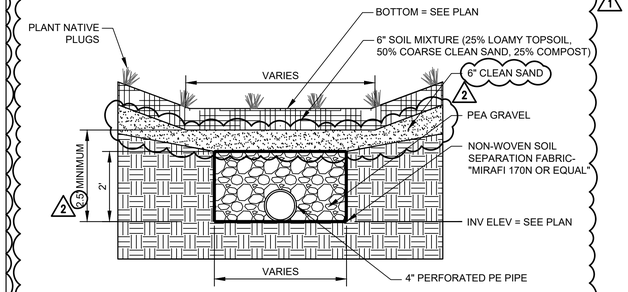
NOTES:

1. TRENCH WALLS MAY REQUIRE TEMPORARY SHEETING, BRACING OR OTHER SUPPORT DURING EXCAVATION, PIPE INSTALLATION & BACKFILL. AT A MINIMUM, ALL APPLICABLE STANDARDS, REGULATIONS AND PROCEDURES AS REQUIRED BY FEDERAL, STATE AND LOCAL LAW FOR THE PROSECUTION OF WORK IN OPEN CUT EXCAVATIONS SHALL BE ADHERED TO FOR THE PROTECTION OF PERSONNEL & PROPERTY.
2. GRANULAR TRENCH BACKFILL REQUIRED FOR UTILITIES LOCATED LESS THAN 3' FROM THE OUTSIDE EDGE OF PAVEMENT
   GRANULAR BEDDING MATERIAL SHALL BE TAMPED INTO PLACE AS SHOWN (ONLY TO ½
3. POINT OF PIPE IF DUCTILE IRON PIPE IS TO BE USED, TYP.) FOR THERMOPLASTIC PIPE, THE BEDDING MATERIAL SHALL CONFORM TO ASTM D-2321 (CLASS I) AND SHALL EXTEND 12" (MIN) ABOVE THE TOP OF PIPE

UTILITY TRENCH

1 / 5 / C7.1

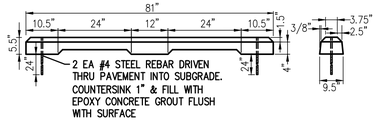
NOT TO SCALE



RAIN GARDEN DETAIL

2 / C7.1

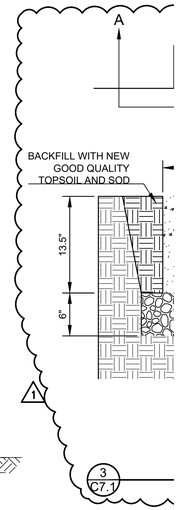
NOT TO SCALE



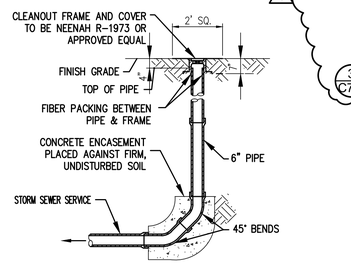
CONCRETE WHEEL STOP DETAIL

4 / C7.1

NOT TO SCALE



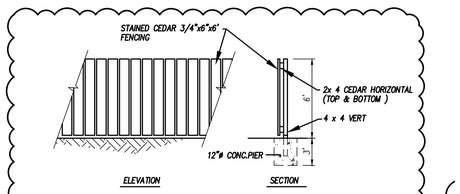
1 / 3 / C7.1



CLEANOUT

7 / C7.1

NOT TO SCALE

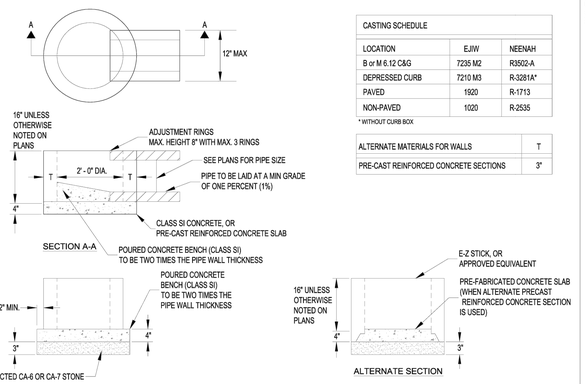


FENCE DETAIL

10 / C7.1

NOT TO SCALE

UD-01a



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-3281A*
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

* WITHOUT CURB BOX

ALTERNATE MATERIALS FOR WALLS	T
PRE-CAST REINFORCED CONCRETE SECTIONS	3"

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	DRAINAGE STRUCTURES: INLET, TYPE A	UD-01a	
2.		Date: 05/28/2015	
3.		Drawn JH	Checked AW
4.		City of Crystal Lake Illinois	

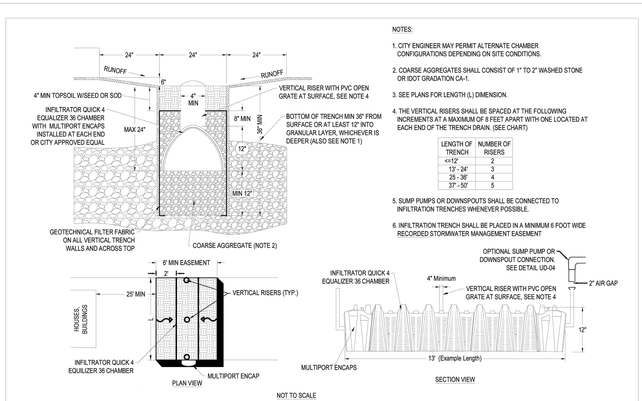
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24" STORM INLET

6 / C7.1

NOT TO SCALE

UD-05



NOT TO SCALE

NOTES:

1. CITY ENGINEER MAY PERMIT ALTERNATE CHAMBER CONFIGURATIONS DEPENDING ON SITE CONDITIONS.
2. COARSE AGGREGATES SHALL CONSIST OF 1" TO 2" WASHED STONE OR IDOT GRADATION CA-1.
3. SEE PLANS FOR LENGTH (L) DIMENSION.
4. THE VERTICAL RISERS SHALL BE SPACED AT THE FOLLOWING INCREMENTS AT A MAXIMUM OF 8 FEET APART WITH ONE LOCATED AT EACH END OF THE TRENCH DRAIN. (SEE CHART)

LENGTH OF TRENCH	NUMBER OF RISERS
<=12'	2
13' - 24'	3
25 - 36'	4
37' - 50'	5

5. SUMP PUMPS OR DOWNSPOUTS SHALL BE CONNECTED TO INFILTRATION TRENCHES WHENEVER POSSIBLE.
6. INFILTRATION TRENCH SHALL BE PLACED IN A MINIMUM 6 FOOT WIDE RECORDED STORMWATER MANAGEMENT EASEMENT

Revised:	Drawing Name	Drawing Number	
1. KL 4/16/2020 Quick 4 Chamber	INFILTRATION TRENCH	UD-05	
2.KL 1/25/2021 Sump Pump/Downspout Connection		Date: 08/01/2019	
3.		Drawn DD	Checked MM
4.		City of Crystal Lake Illinois	

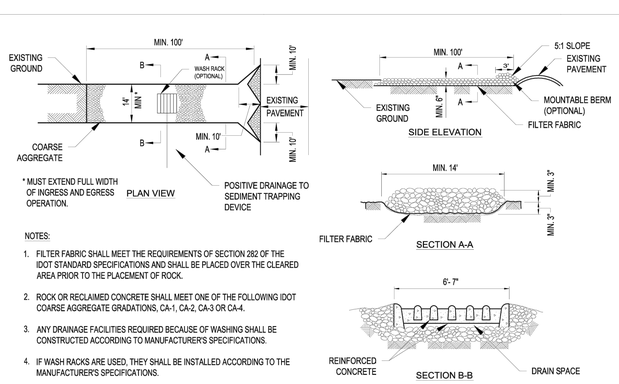
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INFILTRATION TRENCH

8 / C7.1

NOT TO SCALE

EC-02



NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

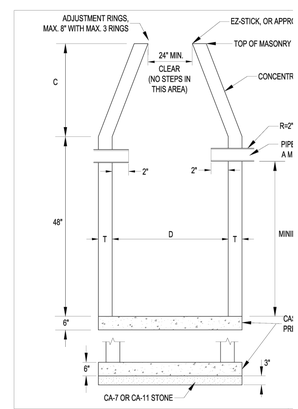
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02	
2.		Date: 07/31/2012	
3.		Drawn DD	Checked AW
4.		City of Crystal Lake Illinois	

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CONSTRUCTION ENTRANCE DETAIL

9 / C7.1

NOT TO SCALE



Revised:	Drawing Name
1. 06/12/2015	
2. 08/18/2023	
3.	
4.	

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11 / C7.1

DOUGLAS H. KEPPY 062-066576 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

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STORMWATER MANAGEMENT

595 Attachment 2

City of Crystal Lake

Appendix 2
Standard Soil Erosion and Sediment Control Notes

1. Control measures shall meet the minimum standards and specifications of the Illinois Urban Manual unless stated otherwise. **[Amended 11-17-2020 by Ord. No. 7671]**

2. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.

3. Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.

4. Stabilization by seeding shall include topsoil placement and fertilization, as necessary.

5. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.

6. Off-site property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.

7. Sediment control measures shall be installed prior to the disturbance of tributary areas.

8. Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth-disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within one working day of permanent or temporary cessation of earth-disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and

   b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.

9. Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked-in-place sod, erosion control blankets in combination with seeding, or an equivalent control measure.

CRYSTAL LAKE CODE

10. Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.

11. The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet, shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.

12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The enforcement officer shall be notified prior to the commencement of dewatering activities.

13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.

14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.

15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:

   a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and

   b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.

16. Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.

17. The enforcement officer may require additional or alternate soil erosion and sediment control measures, based on development-site-specific considerations and the effectiveness of the installed control measures.

STORMWATER MANAGEMENT

595 Attachment 3

City of Crystal Lake

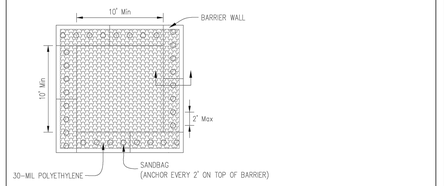
Appendix 3
Standard Drain Tile Notes

1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.

2. All abandoned drain tiles within disturbed areas shall be removed in their entirety.

3. Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

AUTOCAD2006



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL	UD-02
2. 01/25/2021 KL ADDED SIGN DETAIL		Date: 08/27/2015
3.		Drawn: DD Checked: AW
4.		

Designed: Date:
Drawn: S. JOHNSON 6/26
Checked:
Approved:

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1 C7.2 CONCRETE WASHOUT
NOT TO SCALE

ROCK RIPRAP SPECIFICATIONS AND BEDDING

IDOT GRADATION	MAXIMUM ROCK SIZE (lb)*	EQUIVALENT DIAMETER (SPHERICAL)(in)*	MINIMUM BEDDING THICKNESS (in)	MINIMUM THICKNESS (in)
RR-3	50	10	-	8
RR-4	150	15	6	16
RR-5	400	21	8	22
RR-6	600	24	10	26
RR-7	1000	28	12	30

*ASSUMES A MINIMUM SPECIFIC GRAVITY OF 2.450 AND A MINIMUM UNIT WEIGHT OF 153 lb/cf

NOTES:

1. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.

2. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

ROCK RIPRAP SIZE REQUIREMENTS AND THICKNESS

CULVERT DIAMETER (in)	MINIMUM TAILWATER				MAXIMUM TAILWATER			
	MAX CONDUIT VELOCITY = 5 fps		MAX CONDUIT VELOCITY = 10 fps		MAX CONDUIT VELOCITY = 5 fps		MAX CONDUIT VELOCITY = 10 fps	
	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)	IDOT GRADATION	APRON LENGTH (ft)
12	RR-3	10	RR-3	12	RR-3	12	RR-3	15
18	RR-3	14	RR-4	16	RR-3	12	RR-3	16
24	RR-3	16	RR-4	20	RR-3	14	RR-4	17
30	RR-3	18	RR-4	22	RR-3	16	RR-4	20
36	RR-4	20	RR-5	24	RR-3	16	RR-4	22
48	RR-4	24	RR-6	28	RR-4	20	RR-4	24
60	RR-5	32	RR-6	36	RR-4	22	RR-5	26
72	RR-6	40	RR-6	44	RR-5	24	RR-5	29
96	RR-7	50	RR-7	54	RR-5	26	RR-5	32

NOTES:

1. IF TAILWATER DEPTH FROM THE PIPE INVERT IS LESS THAN HALF THE DIAMETER OF THE PIPE, THEN MINIMUM TAILWATER CONDITIONS EXIST.

2. ADAPTED FROM THE ILLINOIS URBAN MANUAL

UD-02e

Revised:	Drawing Name	Drawing Number
1.	RIPRAP DETAILS	UD-02e
2.		Date: 08/27/2015
3.		Drawn: DD Checked: AW
4.		

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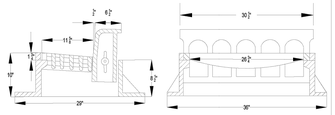
2 C7.2 RIPRAP DETAILS
NOT TO SCALE

Larson Engineering, Inc.
1488 Bond Street, Suite 100
Naperville, IL 60563-6503
630.357.0540 (f) 630.357.0164
www.larsonengr.com
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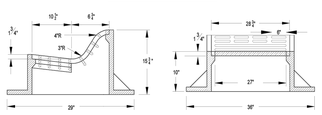
Client:
LOTUS VIRGINIA
709 OAK HOLLOW COURT
CRYSTAL LAKE, IL 60014

Project Title:
DUNKIN'
SITE DESIGN
154 VIRGINIA AVE
CRYSTAL LAKE, IL 60014

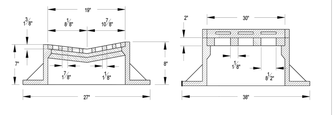
BARRIER CURB
NEENAH FOUNDRY COMPANY: R-3281-A
EJIW: 7210Z2 / T2 / M1 SET



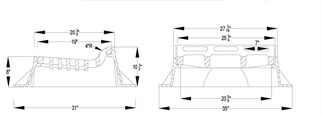
M6.12 MOUNTABLE CURB
NEENAH FOUNDRY COMPANY: R-3503-B
EJIW: 7180Z / M1 SET



DEPRESSED CURB
NEENAH FOUNDRY COMPANY: R-3511



M4.12 MOUNTABLE CURB
NEENAH FOUNDRY COMPANY: R-3501-P
EJIW: 7250Z / 7250M GRATE



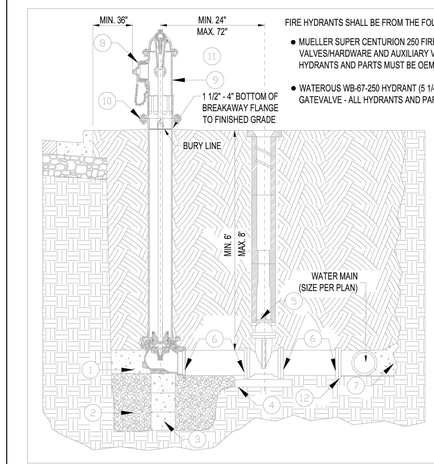
CITY REQUIREMENTS
1) CONCRETE MUST BE POURED A MINIMUM OF 6" AROUND THE CIRCUMFERENCE OF THE FRAME AND AT LEAST 6" BELOW THE FRAME TO ENSURE THAT THERE WILL BE NO INFILTRATION BETWEEN THE FRAME AND STRUCTURE.
2) FRAMES SHALL BE SET IN LINE WITH THE EDGE OF PAVEMENT.

UD-02a

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CURB INLET FRAME AND GRATE	UD-02a
2. 01/25/2021 KL ADDED R-3281-A, R-3503-B, AND R3501-P		Date: 5/28/2015
3.		Drawn: JH Checked: AW
4.		

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3 C7.2 36" CURB INLET
NOT TO SCALE



FIRE HYDRANTS SHALL BE FROM THE FOLLOWING LIST, AS APPROVED BY THE CITY:

- MUELLER SUPER CENTURION 250 FIRE HYDRANT, A423 (5 1/4" BARREL) WITH MUELLER VALVES/HARDWARE AND AUXILIARY VALVE 6" GATE VALVE NO. 2361RESILIENT WEDGE - ALL HYDRANTS AND PARTS MUST BE OEM AND COMPLY WITH NO LEAD REQUIREMENTS.
- WATEROUS WB-67-250 HYDRANT (5 1/4" PACER) WITH SERIES 2500-1 RESILIENT WEDGE GATEVALVE - ALL HYDRANTS AND PARTS MUST COMPLY WITH NO LEAD REQUIREMENTS

LEGEND:

1. PROVIDE CLASS SI CONCRETE BASE AND BLOCKING AGAINST UNDISTURBED EARTH
2. DRAIN SUMP TO BE ^{3}/$_4$ CUBIC YARD OF ^{3}/$_4$" WASHED STONE
3. CONCRETE SUPPORT
4. CONCRETE BLOCK OR BRICK SUPPORT
5. RUBBER VALVE BOX STABILIZER
6. USE MEGALUG RESTRAINTS WITH GRADE 304 STAINLESS STEEL NUTS AND BOLTS AT ALL MECHANICAL JOINTS.
7. CONCRETE BLOCKING
8. 4 ^{1}/$_2$" PORT TO FACE PAVEMENT OR AS DIRECTED BY CITY ENGINEER
9. ALL NEWLY INSTALLED HYDRANTS MUST HAVE 2.4 MILS AMERICO AT PRIMER OR EQUAL AND FINISH COAT SHERWIN WILLIAMS POLANE B MIN 4.1 MILS = 6.5 MILS TOTAL DRY FILM THICKNESS. COLOR (SAFETY RED)
10. MIN. 48" BETWEEN HYDRANT AND ANY VERTICAL OBSTRUCTIONS.
11. MIN. 72" BETWEEN HYDRANT AND ANY LANDSCAPING WITH A MATURE HEIGHT GREATER THAN 12".
12. ALL UNDERGROUND HARDWARE MUST BE STAINLESS STEEL INCLUDING NUTS, BOLTS, AND WASHERS.

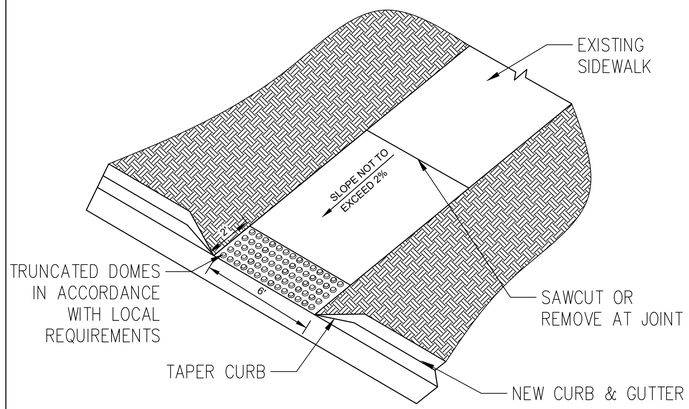
UW-06

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	FIRE HYDRANT	UW-06
2. 01/25/2021 KL Mueller Super Centurion 250 FH Specification		Date: 06/01/2015
3.		Drawn: JH Checked: VR
4.		

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4 C7.2 FIRE HYDRANT
NOT TO SCALE

TRUNCATED DOMES IN ACCORDANCE WITH LOCAL REQUIREMENTS



5 C7.2 ACCESSIBLE RAMP DETAIL WITH TRUNCATED DOMES
NOT TO SCALE

Seal:
DOUGLAS H. KEPPY
062-066676
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS
Date: October 17, 2025
Expires: November 30, 2027

Rev.	Date	Description
1	03.05.24	City Comments
2	10.29.24	City Comments
3	02.25.25	City Comments
4	10.17.25	City Comments

Project #: 22230011.000
Drawn By: NLF
Checked By: DHK
Issue Date: 10.04.2023

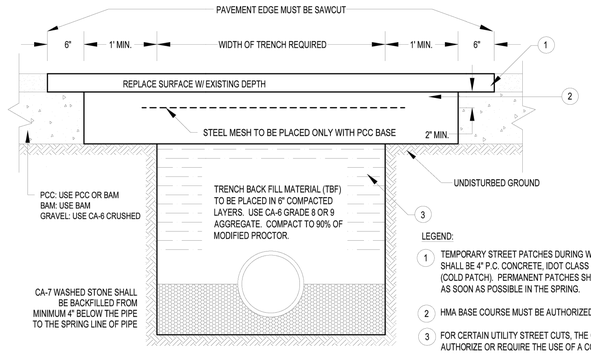
Sheet Title:
DETAILS

C7.2

Sheet: 10 of 13

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RD-06



LEGEND:

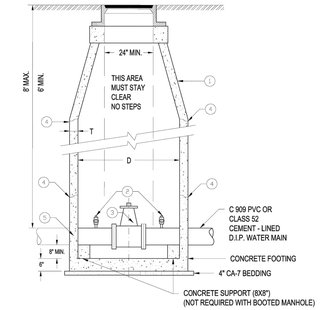
1. TEMPORARY STREET PATCHES DURING WINTER CONSTRUCTION SHALL BE 4" P.C. CONCRETE, IDOT CLASS SI OR A MIN. 3" OF UPM (COLD PATCH). PERMANENT PATCHES SHALL BE COMPLETED AS SOON AS POSSIBLE IN THE SPRING.
2. HMA BASE COURSE MUST BE AUTHORIZED BY THE CITY ENGINEER.
3. FOR CERTAIN UTILITY STREET CUTS, THE CITY ENGINEER MAY AUTHORIZE OR REQUIRE THE USE OF A CONTROLLED LOW-STRENGTH MATERIAL (CLSM) AS PER THE IDOT SPECIAL PROVISIONS.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	PAVEMENT CUT AND REPLACEMENT	RD-06	
2. 9/8/2021 KL - CA-7 TO SPRING LINE OF PIPE		Date: 05/19/2015	
3.		Drawn: JH	Checked: AW
4.			

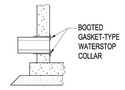
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1 C7.3 PAVEMENT PATCH
NOT TO SCALE

UW-01



DIAMETER OF WATER MAIN	VAULT SIZE DIAMETER	VAULT SIZE WALL THICKNESS
4" AND 6"	4 FT.	4"
UP TO 12"	5 FT.	5"
16" AND OVER	6 FT.	6"



LEGEND:

1. CONCENTRIC CONES REQUIRED
2. 1" (MIN) MUELLER, A.Y. McDONALD, OR FORD NO LEAD CORPORATION STOP EACH SIDE OF VALVE MUST BE A COMPRESSION FITTING.
3. MUELLER 2361 OR AMERICAN FLOW CONTROL 2500-1 RESILIENT SEAT GATE VALVE
4. WATERTIGHT JOINTS USING EZ-STIK PREMIUM BUTYL SEALANT ASTM C990 OR EQUAL FOR FRAMES ADJUSTING RINGS AND BARREL SECTIONS.
5. GASKET-TYPE WATERSTOP COLLAR FOR ALL WATER MAIN CONNECTIONS

NOTES:

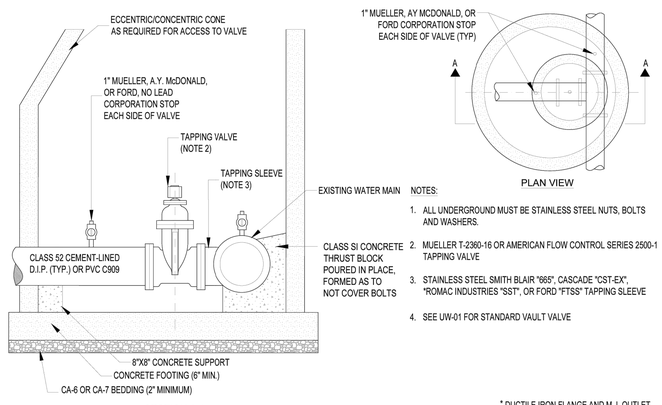
1. ALL MANHOLES MUST BE DAMP PROOF PER IDOT SPECIFICATIONS 1060.
2. DRAIN FOR VALVE VAULT SHALL BE CONSTRUCTED ONLY WHEN SHOWN ON THE PLANS.
3. CAST IRON MANHOLE FRAME & COVER SIMILAR TO NEENAH R-1712, OR EQUAL WITH STANDARD DUTY, NON-ROCKING TYPE LIDS WITH "CITY OF CRYSTAL LAKE WATER" CAST INTO LID. (NEENAH R-2535, OR EQUAL MAY BE USED IN GRASSY AREAS)
4. HDPE PLASTIC MANHOLE ADJUSTING RINGS CONFORMING TO THE REQUIREMENTS OF HS26 OF THE AASHTO STANDARD SPECIFICATIONS AND ASTM D1248-84. ALL ADJUSTING RINGS SHALL BE STABALIZED AGAINST ULTRA VIOLET LIGHT. ADJUSTING RING HEIGHT NOT TO EXCEED 8" WITH A MAXIMUM OF THREE (3) ADJUSTMEVT RINGS. THE ANNULAR SPACE BETWEEN RINGS AND CONE BASIN, THE RINGS AND THE RINGS COVER FRAME SHALL BE SEALED UTILIZING AND APPROVED BUTYL SEALANT. ALL ADJUSTMENT FOR MATCHING ROAD GRADE SHALL BE MADE UTILIZING A MOLDED AND INDEXED SLOPE RING.
5. ALL UNDERGROUND NUTS, BOLTS & WASHERS MUST BE STAINLESS STEEL.
6. VALVE VAULT REQUIRED FOR WATER SERVICES GREATER THAN OR EQUAL TO 4". SEE VAULT SIZE TABLE.
7. STEPS WITHIN VAULT TO BE REMOVED PRIOR TO CITY ACCEPTANCE.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD VALVE VAULT	UW-01	
2. 08/18/2023 - JRG 1" CORP AND STEPS REMOVED		Date: 05/29/2015	
3.		Drawn: JH	Checked: VR
4.			

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2 C7.3 VALVE VAULT
NOT TO SCALE

UW-02



SECTION A-A

PLAN VIEW

NOTES:

1. ALL UNDERGROUND MUST BE STAINLESS STEEL NUTS, BOLTS AND WASHERS.
2. MUELLER T-2360-16 OR AMERICAN FLOW CONTROL SERIES 2500-1 TAPPING VALVE
3. STAINLESS STEEL SMITH BLAIR "665", CASCADE "CST-EX", "ROMAC INDUSTRIES "SST", OR FORD "FTSS" TAPPING SLEEVE
4. SEE UW-01 FOR STANDARD VAULT VALVE

* DUCTILE IRON FLANGE AND M.J. OUTLET NOT APPROVED FOR USE W/ROMAC SST

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER MAIN PRESSURE CONNECTION	UW-02	
2. KL 1-25-2021 1" CORPORATION STOPS		Date: 05/29/2015	
3.		Drawn: JH	Checked: VR
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

3 C7.3 WATER MAIN CONNECTION
NOT TO SCALE

3

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630.357.0540 (f) 630.357.0164
www.larsonengr.com
ILLINOIS LICENSE NO. 184-001442

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Client:
LOTUS VIRGINIA
709 OAK HOLLOW COURT
CRYSTAL LAKE, IL 60014

Project Title:
DUNKIN'
SITE DESIGN
154 VIRGINIA AVE
CRYSTAL LAKE, IL 60014

Seal:
DOUGLAS H. KEPP
062-060676
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

Date: October 17, 2025
Expires: November 30, 2027

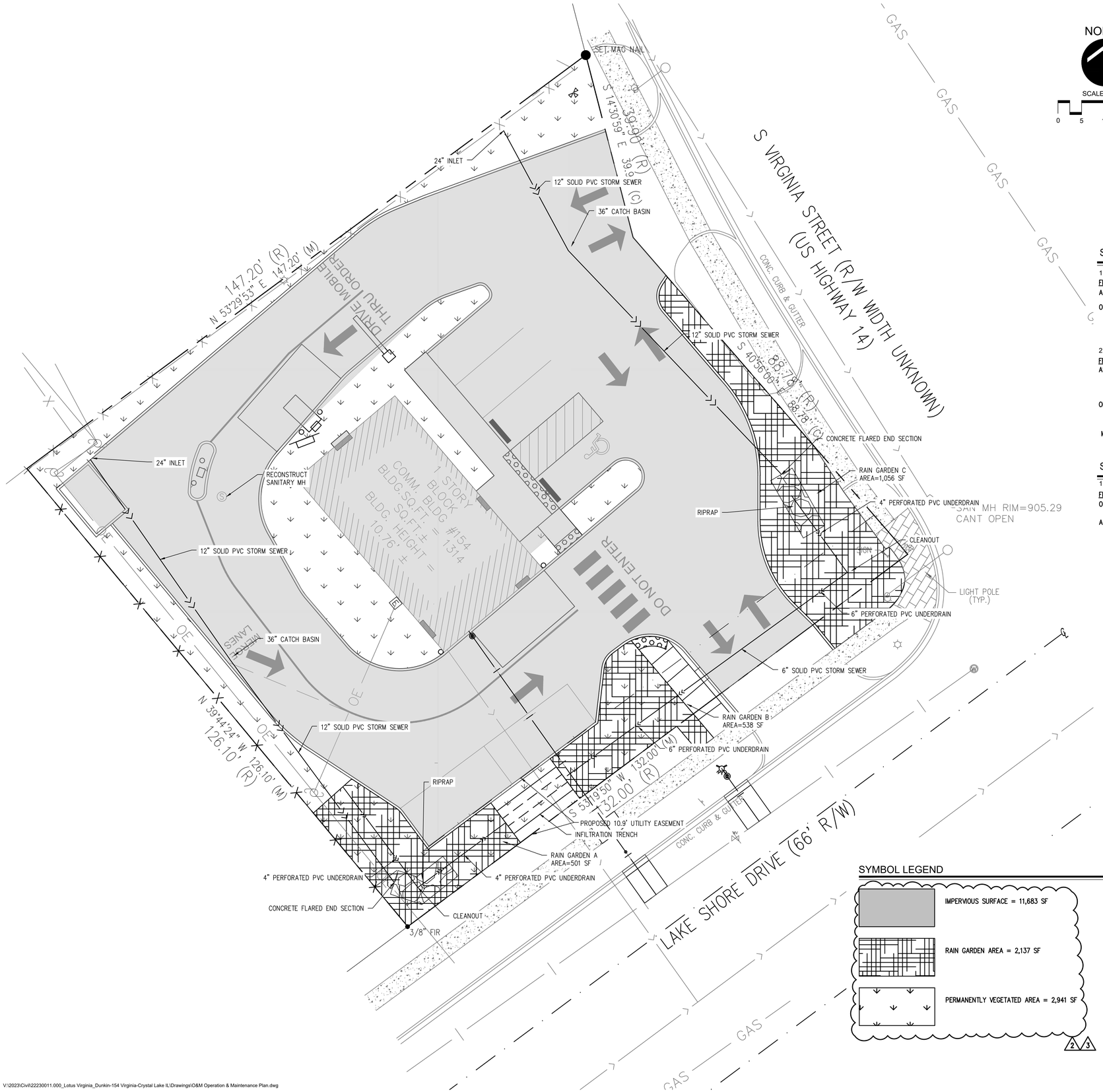
Rev.	Date	Description
1	03.05.24	City Comments
2	10.29.24	City Comments
3	02.25.25	City Comments
4	10.17.25	City Comments

Project #: 22230011.000
Drawn By: NLF
Checked By: DHK
Issue Date: 10.04.2023

Sheet Title:
DETAILS

C7.3

Sheet: 11 of 13



NORTH

SCALE: 1"= 10'

0 5 10 20

OPERATION & PLAI

1. O&M PLAN PROCEDURES
2. ACCESS ROUTES INCLUDIN MAINTAINED AS NEEDED.
3. DRAINAGE STRUCTURES M
4. VOLUME CONTROL BMPs ! EVENTS EXCEEDING 1.5 IN
5. THE OWNER SHALL KEEP O&M ACTIVITIES FOR PERF INSPECTOR.
6. VEGETATION SHALL BE MA
7. PEST CONTROL MEASURE !
8. SIGNAGE AND FENCING SH PROPERTY AND THE PUBL
9. THE SANITARY SEWERS MI CLEANED ON A PERFORM
10. VOLUME CONTROL PROCEI ACCESS ROUTES, INCLUDI MUST BE INSPECTED, CLE

STORMWATER BMP ACTIVITY SCH

1.) CATCH BASINS, INLETS, MANHOLES, ROOF I

FREQUENCY:	ACTIVITY:
AS NEEDED:	CLEAR LEAVES AND DE
ONCE PER YEAR:	KEEP CATCH BASIN CLE MAINTAIN SEDIMENT–TR VISUALLY INSPECT PIPE STORM SEWERS AND RC PIPES USING HIGH PRE

2.) RAIN GARDENS, INFILTRATION TRENCH, & T

FREQUENCY:	ACTIVITY:
AS NEEDED:	INSPECT AFTER RUNOFF SEDIMENT FROM BASIN DISPOSING OF SEDIMEN OBSERVED.
ONCE PER YEAR:	ADD ADDITIONAL STONE EXCESS VEGETATIVE GR SPILLS/CONTAMINATION.
MONTHLY:	INSPECT SURFACE STOR AND DEBRIS FROM OVE

SANITARY SEWER MAINTENANCE

1.) SANITARY MANHOLES AND SEWERS:

FREQUENCY:	ACTIVITY:
ONCE PER YEAR:	INSPECT MANHOLES AN SAFETY HAZARDS.
AS NEEDED:	CLEAN BLOCKAGES USI

SYMBOL LEGEND

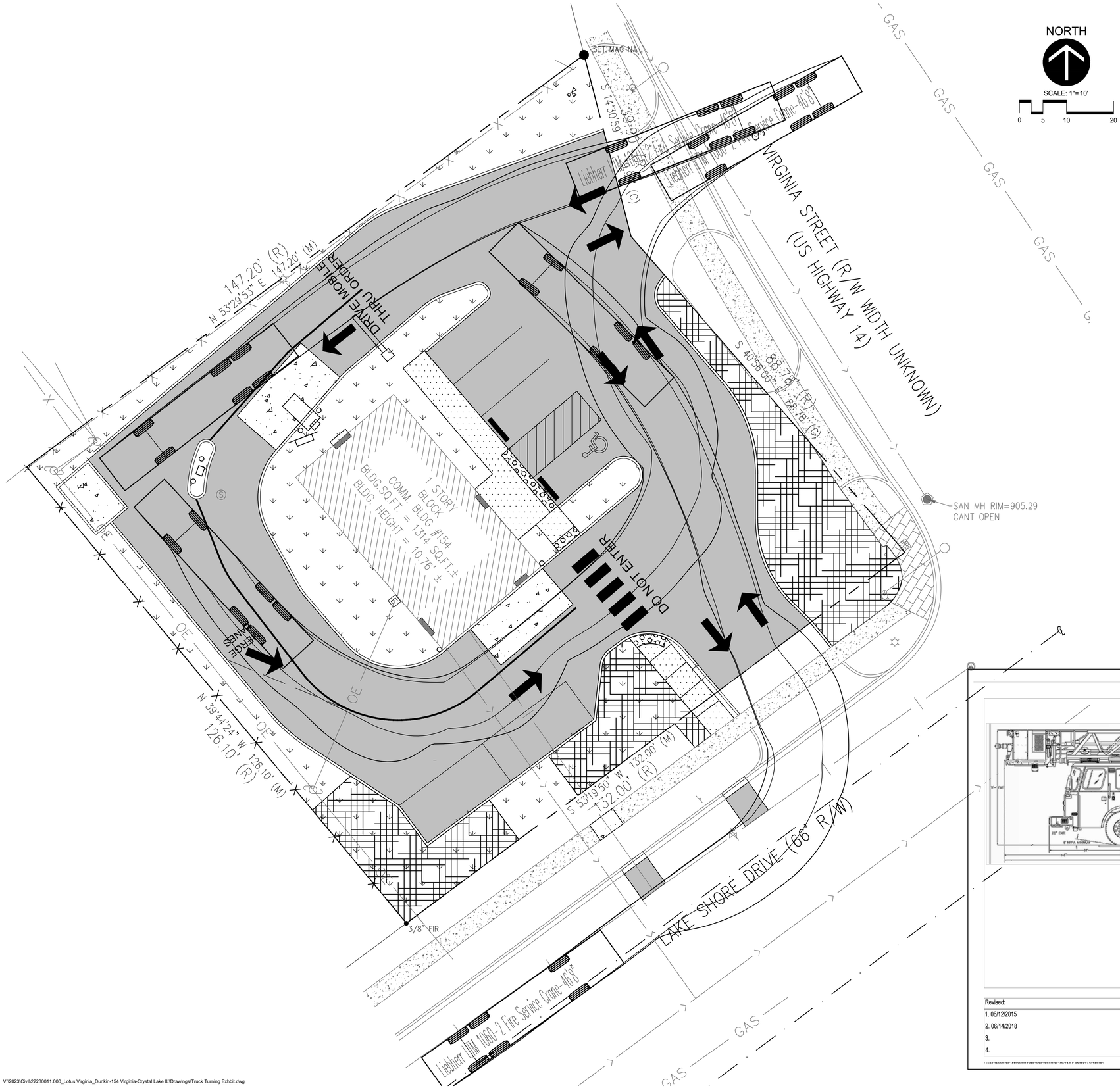
IMPERVIOUS SURFACE = 11,683 SF

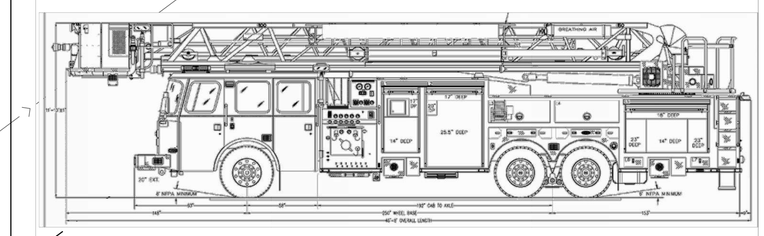
RAIN GARDEN AREA = 2,137 SF

PERMANENTLY VEGETATED AREA = 2,941 SF

DOUGLAS H. KEPPY
062-066676
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

V:\2023\Civil\22230011.000_Lotus Virginia_Dunkin-154 Virginia-Crystal Lake IL\Drawings\O&M Operation & Maintenance Plan.dwg





NOTES

1. THIS DESIGN VEHICLE SHALL BE USED AS THE BASIS FOR ROADWAY AND PARKING LOT GEOMETRICS IN THE ABSENCE OF A SPECIFIC DESIGN TRUCK (e.g., WB-65)
2. THIS INFORMATION IS PROVIDED FOR REFERENCE ONLY.
3. A VEHICLE MANEUVERABILITY ANALYSIS SHOULD BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER TO VERIFY THE TURNING CAPABILITIES OF THIS DESIGN VEHICLE.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 06/14/2018 3. 4.	TURNING TEMPLATES: LADDER TRUCK (CITY DESIGN VEHICLE)	TR-05 Date: 04/15/2007 Drawn EM Checked AW

City of Crystal Lake Illinois

V:\2023\Civil\22230011.000_Lotus Virginia_Dunkin-154 Virginia-Crystal Lake IL\Drawings\Truck Turning Exhbit.dwg

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Client:
LOTUS VIRGINIA
709 OAK HOLLOW COURT
CRYSTAL LAKE, IL 60014

Project Title:
DUNKIN'
SITE DESIGN
154 VIRGINIA AVE
CRYSTAL LAKE, IL 60014

Seal:
DOUGLAS H. KEPPY
062-066676
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

Date: October 17, 2025
Expires: November 30, 2027

Rev.	Date	Description
1	03.05.24	City Comments
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4	10.17.25	City Comments

Project #: 22230011.000
Drawn By: NLF
Checked By: DHK
Issue Date: 10.04.2023

Sheet Title:
TRUCK TURNING EXHIBIT

TTE

Sheet: 13 of 13

= OPTIONAL OSB VDU

= VIDEO DISPLAY UNIT

= PRINTER

= PRINTER UNDERCOUNTER

= FLOOR SINK

= ELECTRICAL DUPLEX OUTLET

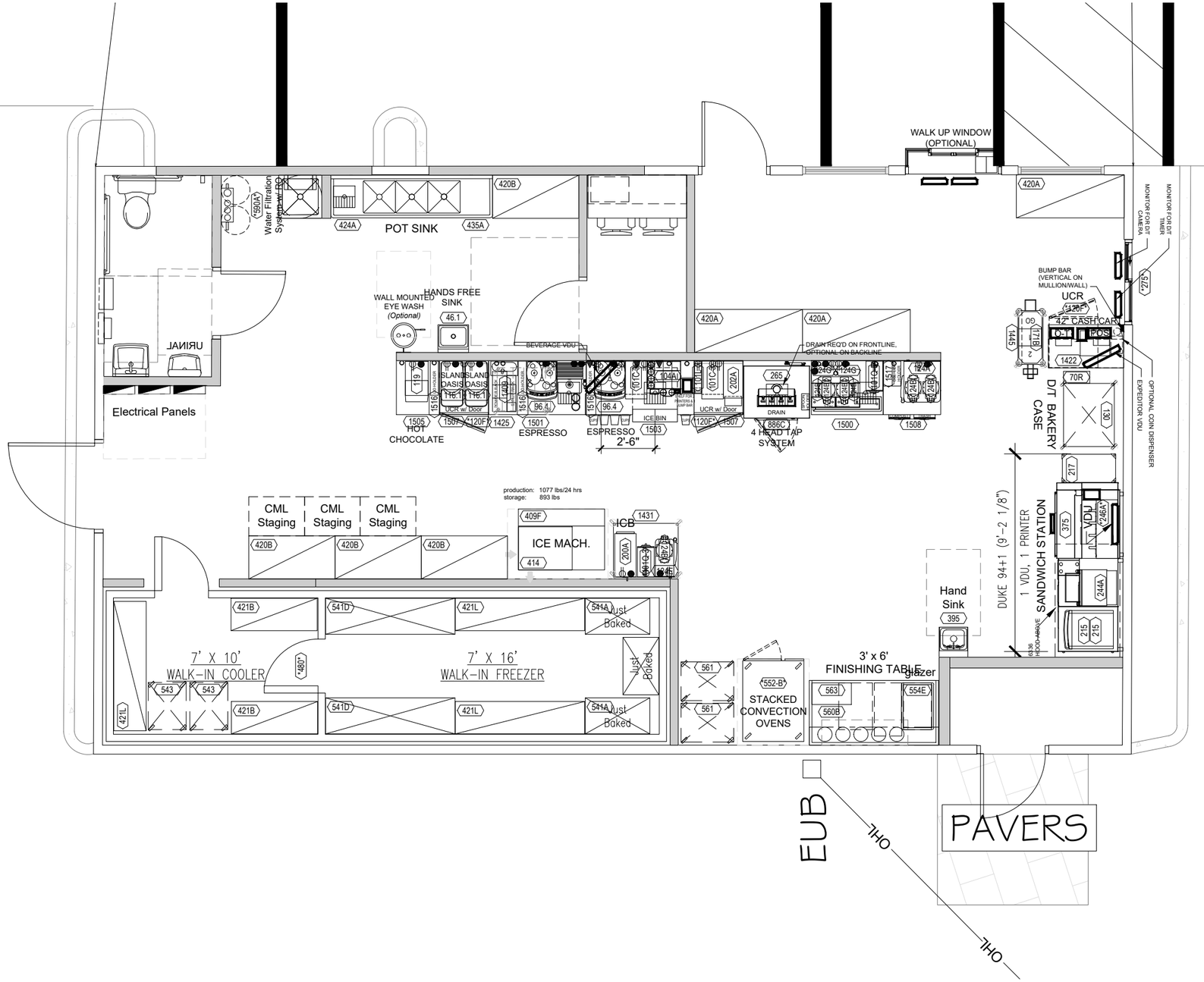
= ELECTRICAL SINGLE OUTLET

= RECESSED PLUMBING

= RECESSED TECHNOLOGY

1,314 SF Total
2 DRY DELIVERIES per WK.
2 REF'D DELIVERIES per WK.
400 DZNS. of DONUTS per WK.
100 DZNS. of Munchkins per WK.
38 LF Dry Storage Shelving

0 5' 10'



NOTES:

1. FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
2. FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
3. WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.
4. UNSIGHTLY UTILITIES:

   TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
5. DEFAULT WATER FILTRATION SYSTEM SHOWN. ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.

NORTH

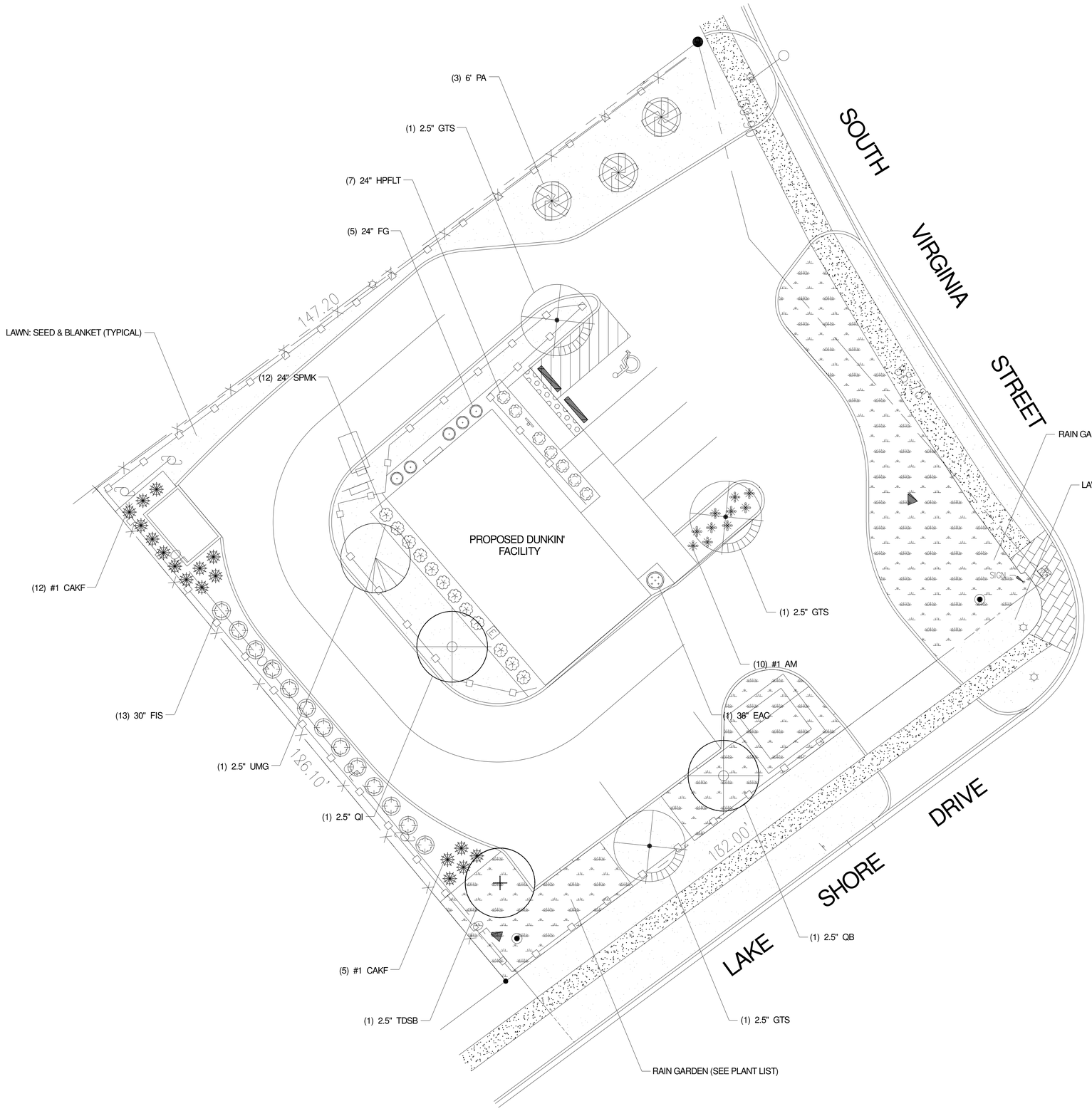
PRELIMINARY KITCHEN LAYOUT

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

DUNKIN'

DUNKIN' (PC#364510)
154 S VIRGINIA AVE, CRYSTAL LAKE, IL
1 JUNE 2023

KORU



PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
1	Swamp White Oak	Quercus bicolor	2.5"	B&B	QB
1	Shingle Oak	Quercus imbricaria	2.5"	B&B	QI
1	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	2.5"	B&B	TDSB
1	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
3	Norway Spruce	Picea abies	6'	B&B	PA
1	Dwarf Burning Bush	Euonymus alatus 'Compactus'	36"	Cont.	EAC
5	Dwarf Fothergilla	Fothergilla gardenii	24"	Cont.	FG
13	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
7	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
12	Miss Mik Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
10	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
17	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF

RAIN GARDEN PLANT LIST *(24"-30" Spacing)*

Qty.	Common Name	Botanical Name	Size
Bank			
75	Prairie Dropseed	Sporobolus heterolepis	Plugs
75	Golden Alexander	Zizia aurea	Plugs
Slope			
50	Dwarf Joe Pye Weed	Eupatorium dubium 'Baby Joe'	Plugs
50	Kobold Spiked Gayfeather	Liatris 'Kobold'	Plugs
50	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	Plugs
Basin			
50	Cinderella Swamp Milkweed	Asclepias incarnata 'Cinderella'	Plugs
75	Fox Sedge	Carex vulpinoidea	Plugs
50	Great Blue Lobelia	Lobelia siphilitica	Plugs

0 5 10 20 30

SCALE: 1"=10'

REVISIONS:
10.22.24 (OWNER REVIEW)
10.31.24 (OWNER REVIEW)

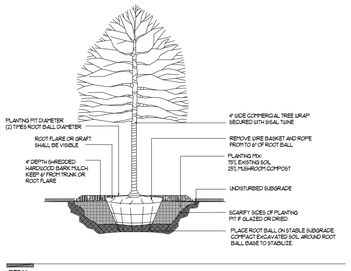
DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

DUNKIN' BRANDS
154 VIRGINIA AVENUE
CRYSTAL LAKE, ILLINOIS

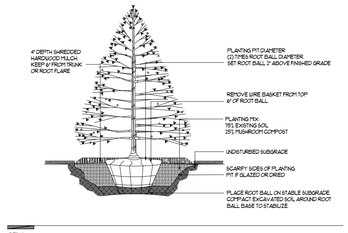
LANDSCAPE PLAN

DATE: 10.17.24
SCALE: 1"=10'
DRAWN: CJD

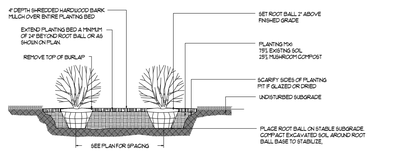
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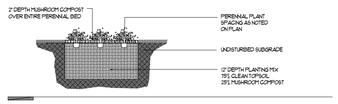
DETAIL
DECIDUOUS TREE PLANTING



DETAIL
EVERGREEN TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

NOTES:

1) The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list No plants are to be changed of substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.

2) All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.

3) Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting.
It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.

4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2') from the base of a tree so the base of the trunk and root crown are exposed.

5) Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.

6) All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.

7) Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.

8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with. And verify. Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.

9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.

10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.

11) Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.

12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.

13) Bare root plants shall not be allowed.

14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.

PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)

MIX %	*SEED*	*GERMINATION*	*ORIGIN*
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NuGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

DUNKIN' BRANDS
154 VIRGINIA AVENUE
CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN

DATE: 10.17.24
SCALE: NONE
DRAWN: CJD

L102

01 GRAY
SW 7019
"GAUNTLET GRAY"

02 CHARCOAL
SW 7069
"IRON ORE"

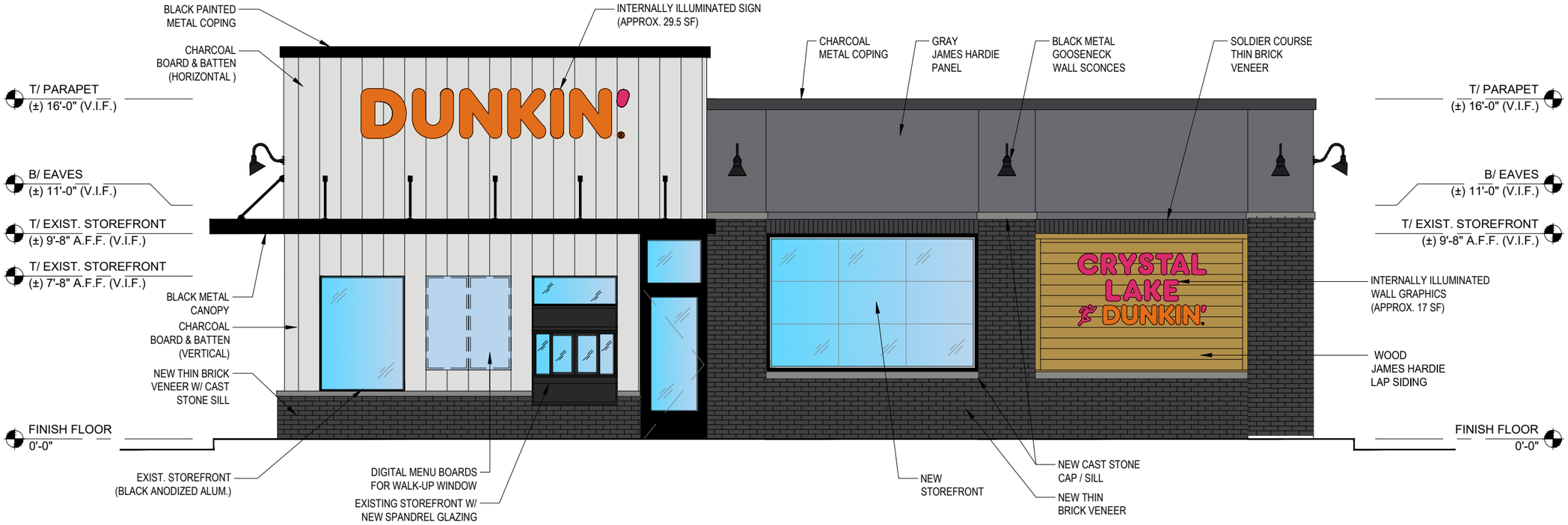
03 WOOD
PATTERN
COLOR:
"HONEY GLAZE"

04 OFF-WHITE
SW 7063
"NEBULOUS WHITE"

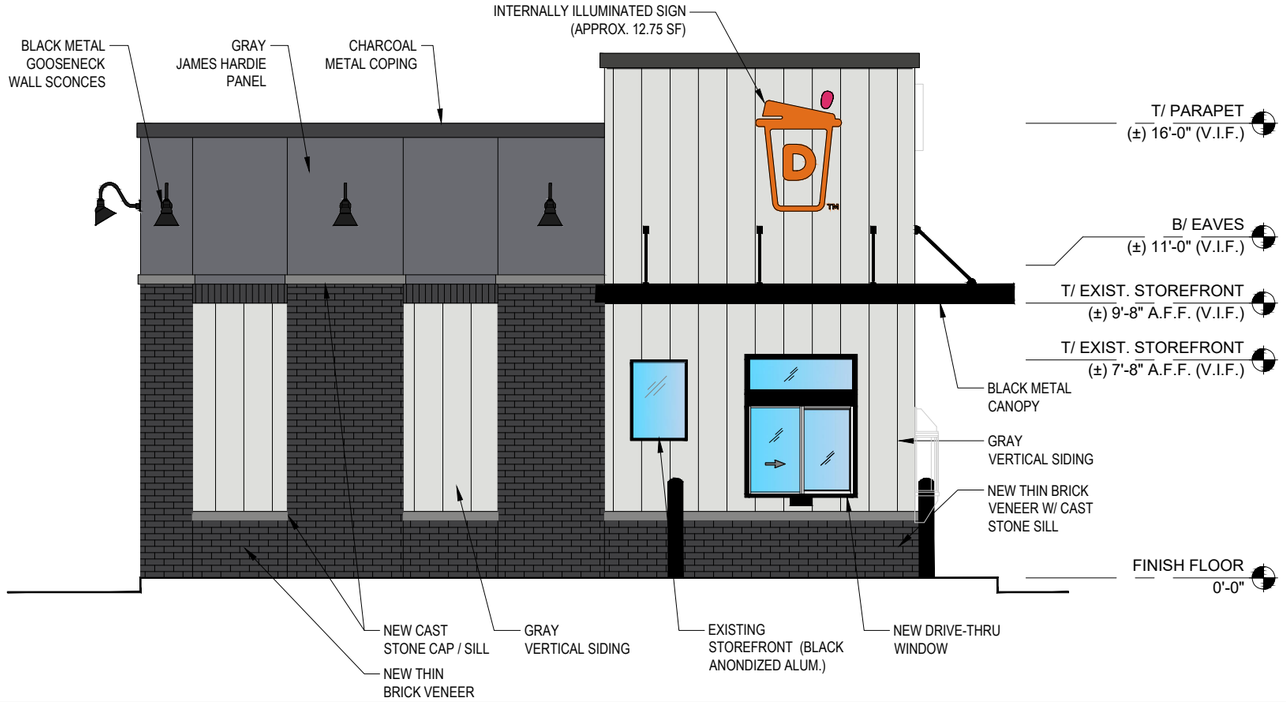
09 CHARCOAL
SW 7069
"IRON ORE"

12 DD PINK
PMS 7635C

13 DD ORANGE
PMS 3564C



NORTHEAST (FRONT) ELEVATION



SOUTHEAST (SIDE) ELEVATION

PRELIMINARY
EXTERIOR ELEVATIONS (1 of 2)

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

DUNKIN'

PC# 364510
154 W VIRGINIA ST, CRYSTAL LAKE, IL
9 MAY 2025

KORU

01 GRAY
SW 7019
"GAUNTLET GRAY"

02 CHARCOAL
SW 7069
"IRON ORE"

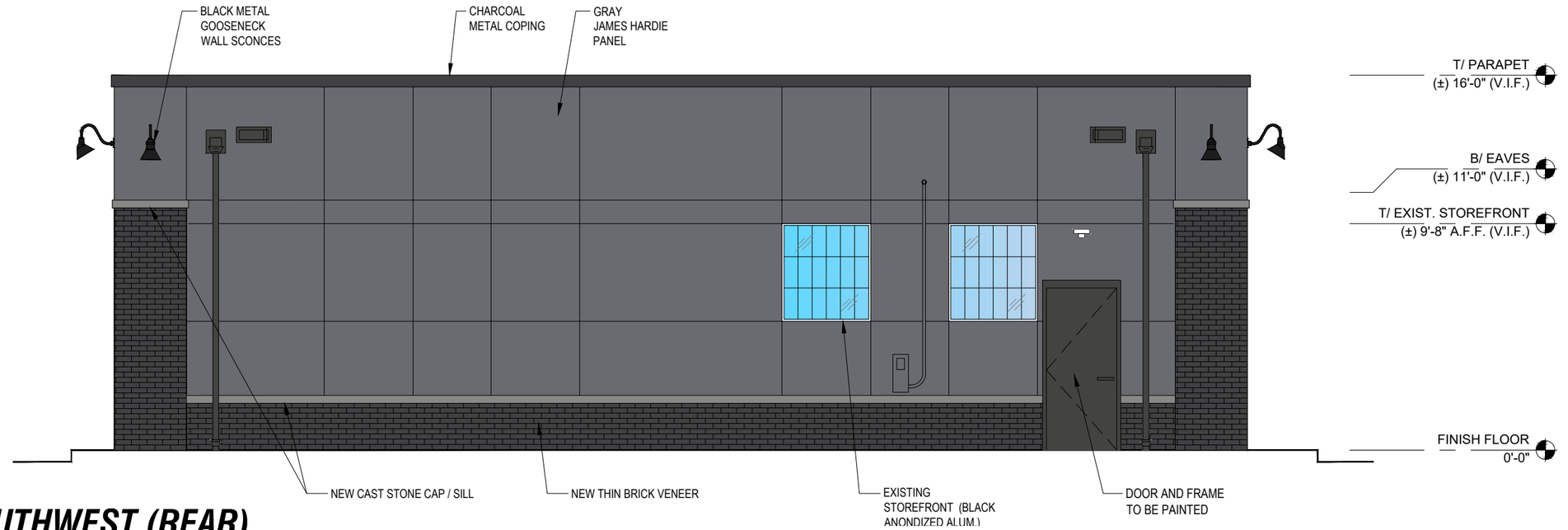
03 WOOD
PATTERN
COLOR:
"HONEY GLAZE"

04 OFF-WHITE
SW 7063
"NEBULOUS WHITE"

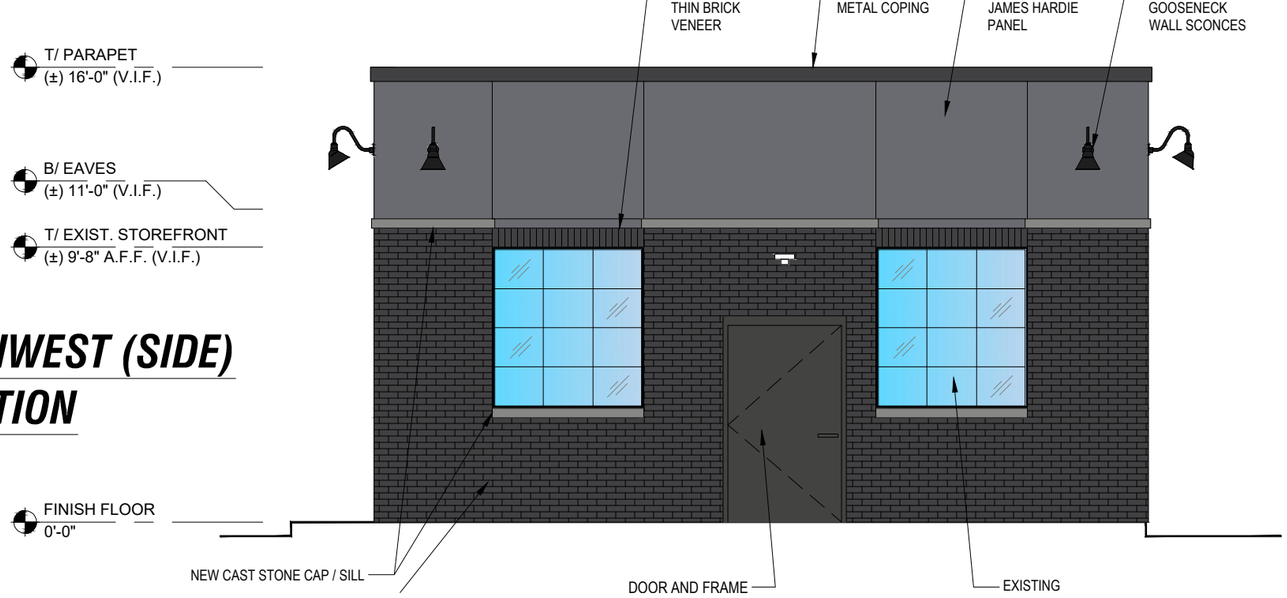
09 CHARCOAL
SW 7069
"IRON ORE"

12 DD PINK
PMS 7635C

13 DD ORANGE
PMS 3564C



SOUTHWEST (REAR) ELEVATION



NORTHWEST (SIDE) ELEVATION

PRELIMINARY
EXTERIOR ELEVATIONS (2 of 2)

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

DUNKIN'

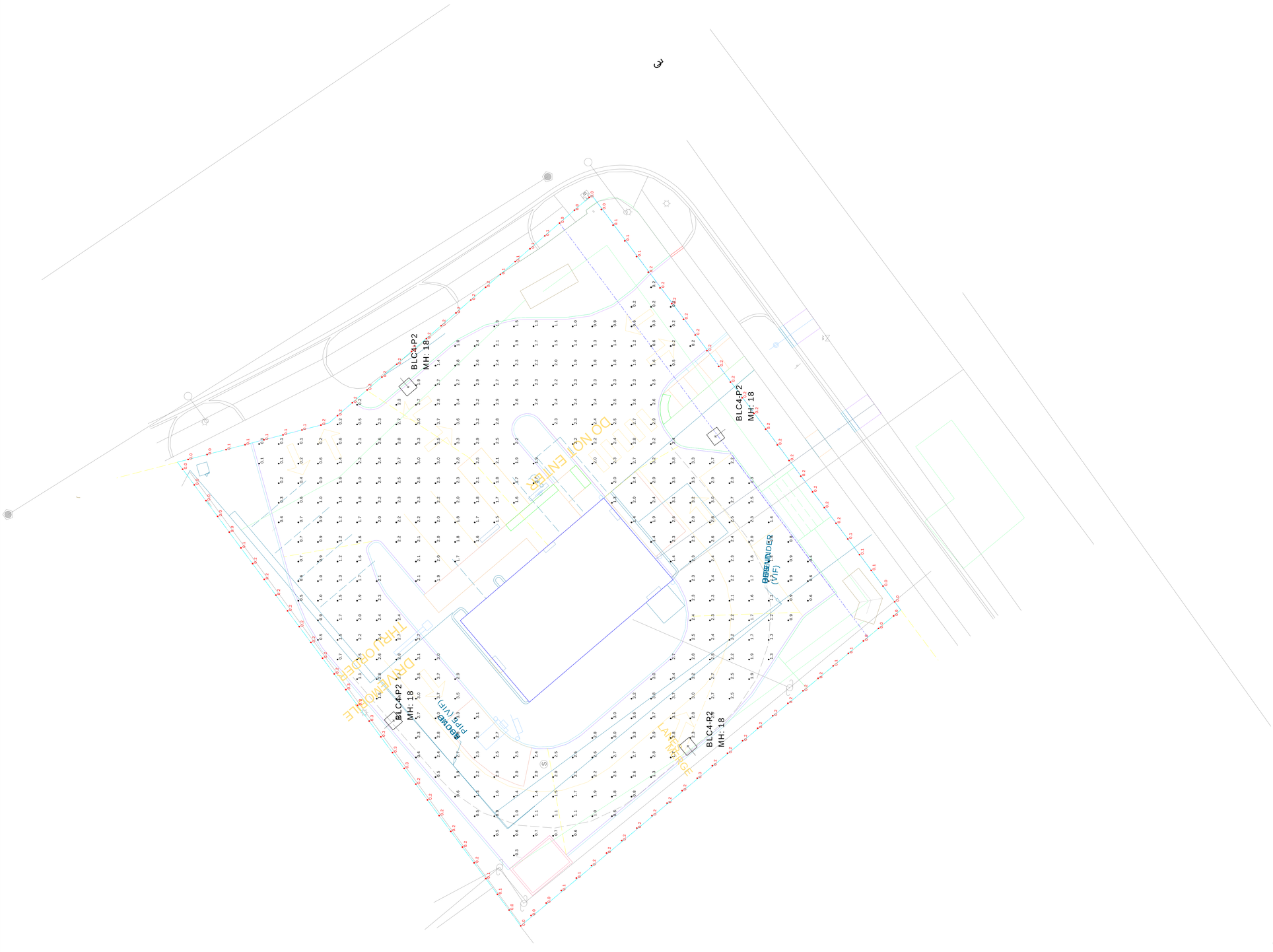
PC# 364510
154 W VIRGINIA ST, CRYSTAL LAKE, IL
24 APRIL 2025

KORU

DUNKIN DONUTS
CRYSTAL LAKE, IL

Date: 11/6/2025

Revisions		
#	Date	Comments



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	BUG Rating
	4	BLC4-P2	DSX1 LED P2 40K 70CRI BLC4	1.000	7333	67.79	B0-U0-G3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.99	3.8	0.1	19.90	38.00
Property Line	Illuminance	Fc	0.15	0.3	0.0	N.A.	N.A.

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
(800)325-0963
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 15' pole & 3' base
Light level calculated on the ground

villa LIGHTING

Comments
Date
#
Revisions

Date:11/6/2025

DUNKIN DONUTS
CRYSTAL LAKE, IL

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Three Oaks Concessionaire Operation

City Council Discretion: A motion awarding the proposal for the Three Oaks Concessionaire Operation and adopting a Resolution authorizing the City Manager to execute a five-year agreement with Gianelli's Café for the operation of the Three Oaks Concessions, with two optional three-year agreement extensions.

Staff Contact: Nick Hammonds, Deputy City Manager
Ryan Oates, Assistant to the City Manager

Background:
The Cottage on the Beach has operated the concessions at the Three Oaks Recreation Area since 2018. The Cottage notified the City of their desire to cease operations of the concessions at the park for the 2026 season. Due to this fact, City staff subsequently prepared a request for proposals to evaluate submissions from local restaurants to operate the concessions.

On Friday, January 30, 2026, the City of Crystal Lake opened the proposals received for the Three Oaks Recreation Area Concessionaire. A total of three local vendors submitted proposals for the concessions operation:

- Gianelli's
- Patty's Shack
- El Poblanito

It should be noted that Gianelli's scored the highest ranking among the submitted proposals.

All vendors have expressed a willingness to enter into an acceptable lease with the City based on their proposed lease compensation. The submittal information is summarized below.

Review of Submittals:

The RFP contained criteria that can be used to evaluate each vendor. The criteria are years of experience, menu suitability, menu price point, proposed monthly lease rate, proximity or availability of services, pervasiveness of name recognition, and efficiency of service.

Evaluation Criteria 1: Years of Experience

The RFP included experience in the food industry as a criteria for evaluation. The table below details the years of experience.

Vendor	Business Years in Operation
Gianelli's	30+ Years
Patty's Shack	5 Years
El Poblanito	6 Years

Evaluation Criteria 2: Menu Suitability / Quality

Each proposer has experience serving food in a restaurant setting and has submitted menu options that will be prepared on site at the Three Oaks concessions. Giannelli's proposed a menu that mirrors their existing restaurant offerings and reflects similar food served at Three Oaks by the Cottage and Culver's. Patty's Shack offers similar food options at their current operations and has proposed a menu reflecting the menu previously supplied by the Cottage on the Beach. El Poblanito proposed a menu reflecting the Cottage on the Beach menu as well.

Vendor	Experience with Menu Proposed
Gianelli's	Proposed menu mirrors existing restaurant offerings and matches food previously served at the beach. Gianelli's currently serves the same core menu options at their restaurant that would be served at the beach, including burgers, hot dogs, chicken fingers, and ice cream.
Patty's Shack	Proposed menu mirrors existing restaurant offerings and matches food previously served at the beach.
El Poblanito	Proposed menu mirrors food previously served at the beach.

Evaluation Criteria 3: Menu Price

The submitted proposals included similar menu options and pricing, which is attached to this supplement. Below is a breakdown of four common menu items and pricing proposed by each vendor. The items have also been totaled, to get a total meal price.

Vendor	Hamburger	Fries	Medium Soft Drink	Ice Cream	Total for Meal
Gianelli's	$7.00	$3.00	$2.75	$4.00	$16.75
Patty's Shack	$6.00	$4.50	$2.00	$3.50	$16.00
El Poblanito	$10.00	$7.00	$3.00	$5.00	$25.00

Evaluation Criteria 4: Proposed Compensation

Below is a breakdown of the proposals received and the monthly rent proposed by each vendor. The Cottage on the Beach's lease rate from 2023-2025 was 9.5%.

	Gianelli's	Patty's Shack	El Poblanito
2026	9.00%	10.00%	8.00%
2027	9.25%	10.00%	8.00%
2028	9.50%	10.00%	8.00%
2029	9.75%	10.50%	9.00%
2030	10.00%	10.50%	9.00%
Add. Term	10%	10.50%	-
Add. Term	10%	11.00%	-

Evaluation Criteria 5: Proximity/Availability of Services

All proposers operate or have operated restaurants in Crystal Lake or the surrounding area. City staff has met with each vendor at the concessions site. All proposers have indicated their ability to use staff and resources from their existing location to supplement the Three Oaks concessions operation. Gianelli's scored highest in this area due to the proximity of their full service restaurant and availability of additional staff as needed during peak hours.

Evaluation Criteria 6: Efficiency of Service

The RFP included evaluative criteria for efficiency measures submitted by proposers. The food offering and efficiency of serving the food is included, as well as ideas presented by the proposers to reduce wait times during increased volumes of beach attendance. All proposers submitted ideas to address efficiency of service. The table below ranks the potential efficiency of each vendor.

	Efficiency Ranking	Reason for Ranking
Gianelli's	1	Vendor currently has a "fast food" concept restaurant. Vendor proposed additional staff and operational efficiencies within the concessions area to improve wait times.
Patty's Shack	2	Vendor proposed additional staff during high volume times.
El Poblanito	3	Vendor proposed a simplified menu to maintain fast delivery times.

Evaluation Criteria Summary

The RFP included objective and subjective evaluation criteria for submittals for the Three Oaks concessionaire operation. To provide a breakdown of City staff's evaluation, a number from 1 (highest rank/more desirable) to 3 (lowest rank/less desirable) has been assigned to each vendor based on their submittal.

Evaluation Criteria	1	2	3	4	5	6	Total
	Years of Experience in Crystal Lake/Area	Menu Suitability / Quality	Pricing	Proposed Compensation	Proximity or Availability of Services	Efficiency of Services	*Lowest Number indicates best scoring*
Gianelli's	1	1	2	2	1	1	8
Patty's Shack	3	3	1	1	2	2	12
El Poblanito	2	2	3	3	3	3	16

Recommendation:

City staff recommends a motion to authorize the City Manager to execute a five-year agreement with Gianelli's Café, with two optional three-year extensions, for the Three Oaks recreation Area Beach Concessions.

Votes Required to Pass:

Simple Majority.

Res. 26R-___

RESOLUTION

WHEREAS, proposals were publicly solicited for the operation of the Three Oaks Recreation Area beach concessions on January 30, 2026; and

WHEREAS, based upon a review of the proposals received, Gianelli's Café offered a proposal that is most advantageous to the City.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to execute a five-year agreement between the City of Crystal Lake and Gianelli's Cafe in the submitted proposal amounts, with two optional three-year extensions.

DATED this 3rd day of March, 2026.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By: _____
Haig Helablian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Gianellis Cafe Concession Proposal

Thank you for the opportunity to provide you with my vision of how the concessions at Three Oaks can evolve. My goal is to serve our residents and guests consistently great and affordable food in a warm and welcoming atmosphere in partnership with the city of Crystal Lake. I understand that I am a bit late to the party with this proposal - I only found out the city was looking for tenants at Three Oaks earlier this week, and the city's preferred menu aligns perfectly with what we've been doing for over a decade. Ryan was kind enough to meet me yesterday for the walk through on the space despite not feeling well and I finished my menu and sales projections this morning.

I've been in food service for pretty much my whole life. I started bussing tables at the lunch counter owned by my great grandmother Pearl in Peoria, IL back in the 80s. She taught me then that the secret to success in the restaurant business is simple - make good food, fresh and fast to order and serve it with a smile. I took that lesson to heart and its impact upon me and the food service operations that I have owned and managed since then have excelled because of it. Our reviews (google, yelp, trip advisor, etc) are a testament to my commitment to quality and customer service, and I hope that you look some of them up during your evaluation process.

Based on sales figures from the last three years I am projecting sales of around $90k for the 2026 season. After seeing the space I figure it will need around $7-10k in additional equipment to successfully pull off an abridged version of our current menu at the cafe (another fryer, fry warmer, cheese and chili warmer, warm holding cabinet for pretzels & churros, ice cream dipping cabinet, steam warmer for holding hotdogs, additional beverage cooler if the tropicana cooler on site is not available, assorted pots, pans, etc). That is an investment I am happy to make if we're able to come to agreement on the finer

details of the lease. The menu I have put together is focused on food items that are easy and quick to prepare while also being competitively priced. My family has hosted friends from out of town and brought them to Three Oaks, and it was not cheap. I feel that focusing on the affordability of food at the park is important, because while the Three Oaks recreation area is definitely one of the 'crown jewels' of our lovely community the costs to enjoy it should be within reach of everyone.

I am excited about the prospect of this opportunity and being able to partner with the city of Crystal Lake. While I understand I am not the only vendor submitting a proposal, I do feel I am the best candidate for operating the concessions at Three Oaks. Should you decide to go in another direction, I welcome the chance to partner with the city on other ventures in the future. Should you have any questions going forward please don't hesitate to reach out via email or text.

Thank you.

Dru Melton

Please utilize separate sheets if the below spaceis not adequate for your response.

1. Please describe your organization, including how long your business has been in existence under your control and/or ownership.

Gianellis is a quick service restaurant focusing on burgers, gyros, Italian beef, chicken sandwiches, wraps, appetizers, shakes & smoothies. We've been in business for twelve years and I have run it completely on my own for the last three years.

2. Attach information on other locations you currently operate or have operated in the last three years. If space was leased, include the name of specific representative of the company you leased space from and a business phone number for each location. In addition, provide a minimum of three business/government related references including the business/government name, contact person and current daytime phone number. Please list these references on page 12 of this proposal.

No other locations in the last three years.

References provided below, more references available upon request

3. Please indicate if a restaurant or food service operation that you have owned or managed has ever suspended operation due to a local, county or state health code violation.

Never in over thirty years of food service operations.

4. Please indicate if you or any other principal in your organization has been involved in a legal dispute related to your business operations. If applicable, describe the status or disposition of the lawsuit.

Never in over thirty years of food service operations.

5. Has owner or officer of your company ever been declared bankrupt (voluntary or involuntary) or insolvent or entered into an arrangement for the benefit of creditors? If yes, please explain.

Never in over thirty years of food service operations.

6. Describe Concessionaire's training in food service sanitation.

I possess a ServSafe Food Service Manager Certificate and have successfully completed the Illinois Food Allergens Course. Both courses are certified by ANSI. Two members of my team also have the the same certificates.

7. Do you propose any other food service activities? If you propose to utilize satellite food operations or mobile food carts, how will you execute this service?

I propose no other food service activities aside from any vending machines desired by the city, which I am able to provide if and when needed.

8. Attach your proposed menu, along with a sale price for each item. This menu will be used by the City as a component of the decision-making process. Changes in menu from the City's suggested menu may be allowed for good cause. **Also, include estimated prices for the 2026 and 2027 season.**

Proposed menu attached with estimated prices for the 2026 season

9. Ifawarded a lease, can you agree to the attached City Lease language?
☐ Yes No

Yes

Doyou propose any deviations from the attached City Lease?

No

10. Indicate the compensation that you will provide the City each year for the concessions operation. **All proposals must include this information in order to be considered.**
Percentage of Gross Revenues Paid to City for Concessions Operation:

_____*9*_____*% (2026)* _____*9.25*_____*% (2027)*

_____*9.5*_____*% (2028)* _____*9.75*_____*% (2029)*

_____*10*_____*% (2030)* _____*% (Additional*

Term, subject to the conditions of the

Agreement)

_____*at least 10, to be negotiated*__*% (Second Additional Term, subject to the conditions of the Agreement)*

11.Ifawarded a lease, can you commit to opening facilities by the Friday before Memorial Dayweekend, 2026?
Yes No

Yes

12. Attach any additional comments you feel relevant in assisting the City with selection of your company as Concessionaire.

REFERENCES

Business/Gov'tName:
Address
City, State, ZipCode
Telephone Number
Contact Person
Dates of Service

Business/Gov't Name:
Address
City, State, Zip Code
Telephone Number
Contact Person
Dates of Service

Business/Gov't Name:
Address
City, State, Zip Code
Telephone Number
Contact Person
Dates of Service

Three Oaks Concessions Sample Menu 2026

Starters and Snacks:
Soft Pretzel - $4 Add cheese - $5
Nachos with Cheese - $ 4 Add jalapenos - $5
French Fries - $3 Cheese Fries - $4 Chili Cheese Fries - $5
3 piece Chicken Tenders - $5 5 piece Chicken Tenders - $7
Mozzarella Sticks - $5
Onion Rings - $5
Breaded Mushrooms - $5
Assorted Potato Chips - $1.75
Assorted Candy - $1.75

Sandwiches and Hot Dogs:
Hot Dog - $4 Cheese or Chili Dog - $5 Chili Cheese Dog - $6
Hamburger - $7 Cheeseburger - $7.50
Double Hamburger - $9.50 Double Cheeseburger - $10.50
Grilled Chicken Sandwich - $8 Breaded Chicken Sandwich - $8
Grilled Fish Sandwich - $8
Italian Beef Sandwich - $8 *

Meal Combos:
Hot Dog/Fries/Drink - $7.50 Cheese or Chili Dog Combo - $8.50
Chili Cheese Dog Combo - $9.50
Hamburger Combo - $9.00 Cheeseburger Combo - $10
Double Hamburger Combo - $12 Double Cheeseburger Combo - $13
Grilled Chicken Combo - $11
Breaded Chicken Combo - $11
3 piece Tenders Combo - $9
Grilled Fish Sandwich Combo - $11
Italian Beef Combo - $11 *

* Potential Menu item depending on logistics & approval

Drinks:
12 oz small - $2
16 oz regular - $2.75
24 oz medium - $3.50
32 oz large - $4.25
Bottled Water - $2
Assorted Juice - $2
Real Fruit Smoothies - $5

Kids Meals:
Hot Dog/PB&J/Tenders - $7

Sweets:
Churros - $4
Funnel Cakes - $4
Ice Cream - single scoop $4 double scoop $6 (cup or cone)

Patty's Shack Concessions

Tom Paul:

Abby Paul

1. Patty's Shack was founded by Tom Paul in the midst of Covid in 2022, filling the vacancy at Crystal Ice House's concessions. In 2023, Tom was approached by the president of Crystal Lake Little League to operate the concessions at Crystal Lake Park District's very own Lippold park, which also includes the operation of the small concessions at Central High School's baseball field during little league games. Through the years a lot has been learned about the concession business, and each location has proven to be lucrative and successful, maintaining staffing, inventory, and keeping the patrons at the recreational facilities happy.

2. Crystal Ice House location: 320 East Prairie Ave, 60012. Phone
Lippold Location: 851 W. Route 176, Crystal Lake, IL 60014. No primary #. CLLLB Park district president phone number provided in references.

3. During Patty's Shack time in operation, there has been no violations leading to suspension.

4. There has been no legal disputes related to Patty's Shack.

5. The owner has not claimed bankruptcy.

6. All staff are certified in Food Handler Training, along with owner and one additional employee being a Certified Food Protection Manager.

7. At Crystal Ice House's concessions, we offer party packages which we are willing to propose for organized events being held at Three Oaks Beach.

8. Proposed menu and pricing on second page.

9. We are willing to agree to City Lease.

10. See packet.

11. We commit to opening the Friday before Memorial Day.

12. See packet for business references.

Thank you so much for your consideration in Patty's Shack.

Menu & pricing

Grill
Hot dog: $5
Hamburger/combo: $6/$11.50
Add cheese: $.75
Add patty: $1.50
Chicken sandwich/combo: $7/$12.50
Nachos with cheese: $4.50
Add jalapeño: $1.00
Chicken strips/combo: $6/11.50
Grilled Fish Combo: need to research into fish options and supply. Willing to offer but will need to see storage and cooking layout/conditions.

Snacks
Soft pretzels: $4.50
Add cheese: $.75
Churros: $3.50
Add chocolate/raspberry sauce: $.75
Funnel Cake: $5.50
Ice Cream: $3.50 (ice cream bars)
French fries: $4.50
Add cheese: $.75
Candy: $2
Chips: $3
Mozzarella Sticks: $4

Kids Meals: $9 each

Any additional sauces excluding mustard and ketchup: $.75

Drinks
Fountain Drinks/Ice Tea- 12 oz: $1.50, 22 oz $2, 34 oz $2.50
Smoothies - 16 oz: $6, 22 oz $7
Juice - $4

Three Oaks Recreation Area
City of Crystal Lake, Illinois
Concessions Operation

REQUEST FOR PROPOSALS

PROPOSAL OPENING:
Friday, January 30, 2026, 10:00 AM

Project Milestones	
Release RFP	January 5, 2026
Pre-Proposal Meeting Period (optional)	January 5, 2026 – January 23,2026
Deadline for Questions	January 23, 2026
Deadline for Submission of Proposals	January 30, 2026
Evaluation of Proposals and Selection Process	February 2, 2026
Interview Finalists (optional)	TBD
Award of Agreement	February 16, 2026

City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014
Ryan Oates, Assistant to the City Manager
roates@crystallake.org

INSTRUCTIONS FOR SUBMISSION OF PROPOSAL

1. GENERAL

1.1 Overview: This Request for Proposals (including any addenda that may be issued) (collectively the "RFP") is issued by the City of Crystal Lake ("City"). The RFP process is a method of procurement permitting discussions with responsible consultants and revisions to proposals prior to award of an agreement. Proposals will be opened and evaluated in private. Award will be based on the criteria set forth herein.

1.2 Examination of Documents: Prior to submitting a proposal, vendors are advised to carefully examine the project scope and work tasks to be accomplished, specifications, insurance requirements and required affidavits; it is a consultant's responsibility to be thoroughly familiar with all conditions, instructions and specifications governing this proposal. If a proposal is accepted, the vendor shall be responsible for compliance with all requirements of this RFP, and the City will make no allowance for any errors in the vendor's proposal resulting from failure or neglect to comply with these instructions and the terms of this RFP.

1.3 Form of Proposal: Proposals shall be made in accordance with these instructions. Proposals shall be submitted on the forms provided herein by the City. Additional information, as requested by the City, shall be submitted in accordance with instructions contained within these documents. Failure to execute proposals as required may be, at the sole discretion of the City, a cause for rejection.

1.4 Execution of Proposal: Proposals shall be signed by an authorized officer or manager of the vendor. If the vendor is a corporation, the proposal shall bear the name of the vendor, and be signed by the president and secretary of the corporation. Should the proposal be signed by an officer(s) other than the president and secretary of the corporation, the proposal must be accompanied by an affidavit authorizing such officer(s) to bind the corporation.

1.5 Incurred Costs: The City will not be liable in any way for any costs incurred by vendors in replying to this Request for Proposal.

1.6 Questions: **Should the vendor require additional information or have questions about this proposal, submit questions via email to only the following City staff member: Assistant to the City Manager, Ryan Oates at roates@crystallake.org. *Questions must be submitted prior to 5:00 PM on January 23, 2025.***

1.7 Optional Pre-Proposal Meeting – Prospective vendors may schedule a pre-proposal meeting between January 5, 2026, and January 23, 2026. The purpose of the meeting will be to review the specifications and offer an opportunity for questions regarding the specifications. If prospective vendors are looking to schedule a pre-proposal, they must contact Ryan Oates at (815) 356-3687 or roates@crystallake.org.

2. SUBMITTAL INSTRUCTIONS

2.1 Copies: Vendors must submit a sealed envelope with one copy of the proposal. E-mailed copies will not be considered compliant with this criteria.

2.2 Delivery: All proposals shall be submitted in a sealed envelope to the Crystal Lake City Manager's Office by the specified closing time for receipt of the proposals. The sealed envelope shall carry the following information on the face: vendors name and address, and labeled as follows:

Three Oaks Recreation Area City of Crystal Lake, Illinois Concessions Operation Proposal
ATTN: Ryan Oates, Assistant to the City Manager
100 W. Woodstock Street, Crystal Lake, IL 60014

2.3 Delivery Method: Proposals may be submitted in person at City Hall during regular office hours, Monday through Friday, between 8:00 am and 5:00 pm. Where proposals are sent by mail or courier service, the vendor shall be responsible for actual delivery to the City prior to the designated date and hour for opening.

Subject to the RFP Process Schedule, ***proposals must be submitted no later than 10:00 AM, local time on Friday, January 30, 2026 (the "Submission Deadline").*** No consideration will be given to Proposals received after the Submission Deadline. If delivery is delayed beyond the Submission Deadline, proposals thus delayed will not be considered and will be returned unopened.

2.4 Electronic Delivery: Proposals transmitted by facsimile (fax) or e-mail will not be accepted.

2.5 Disclaimer: No responsibility will be attached to the City for the premature opening or non-opening of a proposal not properly addressed and identified in accordance with these instructions, except as otherwise provided by law.

2.6 Withdrawal: Proposals may be withdrawn prior to the Submission Deadline by written request. However, no offer shall be withdrawn within the one hundred twenty (120) calendar day period after the Submission Deadline. Vendors withdrawing their proposal prior to the Submission Deadline may still submit another proposal if done in accordance with these instructions.

2.7 Exceptions to Specifications: Any exceptions to these specifications shall be identified in the proposal and fully explained on a separate page entitled "Exceptions to Specifications." Any "Exceptions to Specifications" should be prepared by the vendor on its business letterhead, to be attached to and submitted as part of the proposal with all the required documents by the Submission Deadline. Each exception must refer to the page number and paragraph to which it pertains. The nature of each exception shall be fully explained. Vendors are cautioned that any exceptions to these specifications may be cause for rejection of the proposal. Should a consultant submit a proposal where any exception is not clearly marked, described and explained, the City will consider the proposal to be in strict compliance with these specifications. If then awarded an agreement, the successful vendor shall comply with all requirements in accordance with these specifications.

The Opportunity

The City of Crystal Lake, Illinois seeks a high quality, experienced, and customer service-oriented vendor to provide concession services at the beach, playground, spray park and patio at the Three Oaks Recreation Area (5517 Northwest Highway/Route 14). The City is currently at the end of a multi-year lease agreement with a private vendor and seeks to enter into a new agreement with a qualified concessionaire.

Facility Overview

This tranquil, 500-acre recreational facility contains two lakes and is in the heart of the City, located near a major commercial center. The park offers the public a recreational experience that is unique to McHenry County. The Three Oaks Recreation Area is a prime venue for swimming, boating, hiking and fishing. The facility has a controlled parking gate, which allows entry from Illinois Route 14 and Main Street. Once patrons enter the park, they have the option of utilizing the trails, marina, swim beach, and/or picnic grove.

Access to the beach, playground, spray park and patio are available through a controlled entrance point. Crystal Lake residents receive free admission to the entire facility and non-residents pay an admission fee.

Customer Profile

47,147 patrons visited the beach in 2025. The park draws customers from the entire Chicago region. *Figure 1* shows the responses from a customer survey conducted in 2025. The majority of park guests are not from the incorporated boundaries of Crystal Lake.

Figure 1 – Park Customer Profile

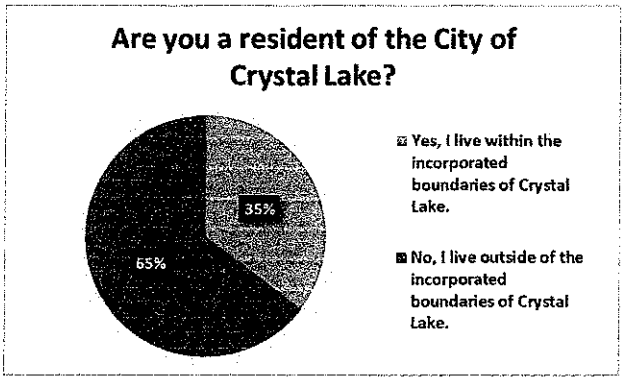
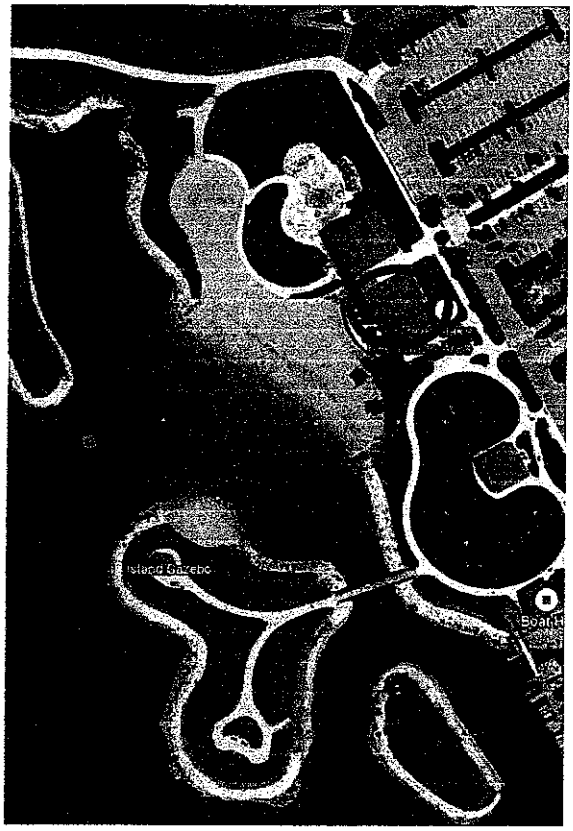


Figure 2 – Patio view



Concession Service Area

The concessionaire will operate within the swim beach and patio area. This area also includes locker rooms, a spray park, and playground. Access to this area is controlled, with the following fee structure:



Parking Fee (paid at parking gate)

- Crystal Lake Residents: No Fee. Only individuals within the incorporated boundaries are eligible to receive free parking with a valid driver's license.
- Vehicles without a valid Crystal Lake Driver's License: $5 per vehicle, per day.
- No fee to walk or bike into the facility.

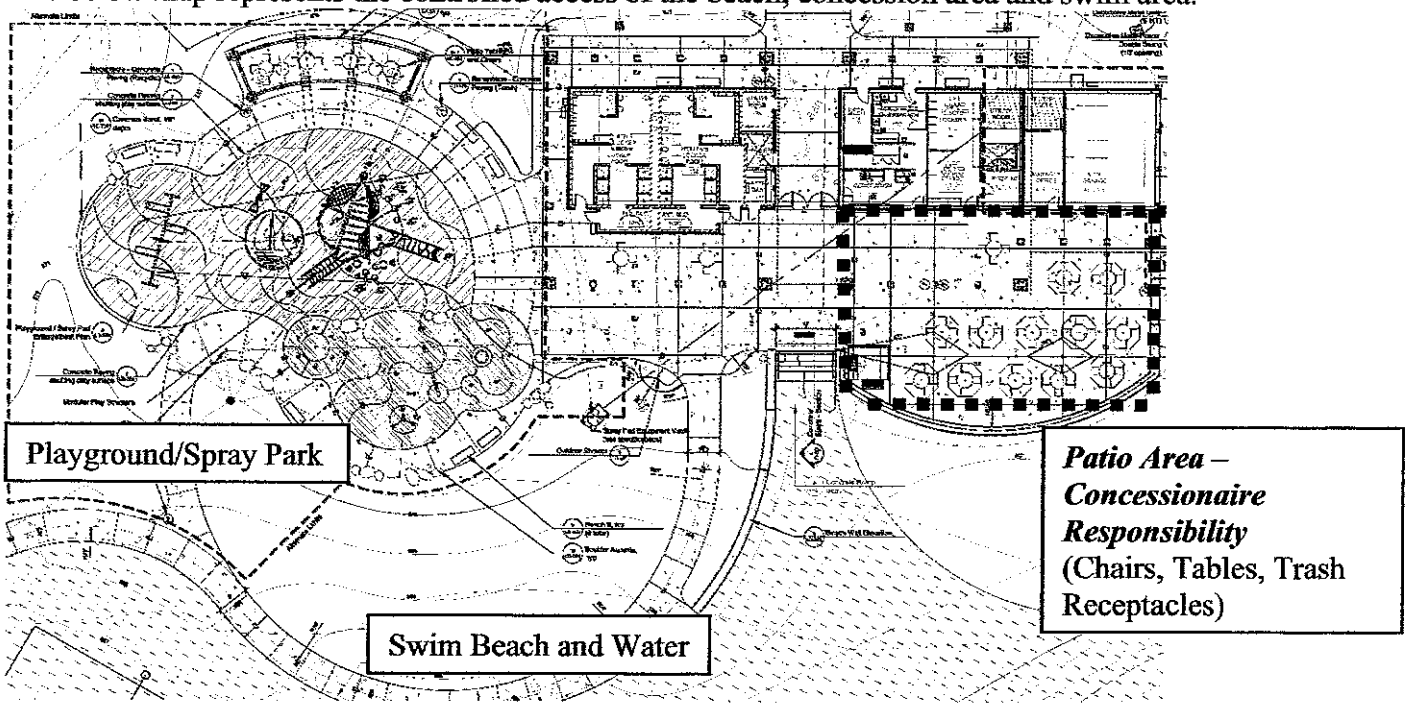
Beach / Concession Area Fee (paid at beach gate)

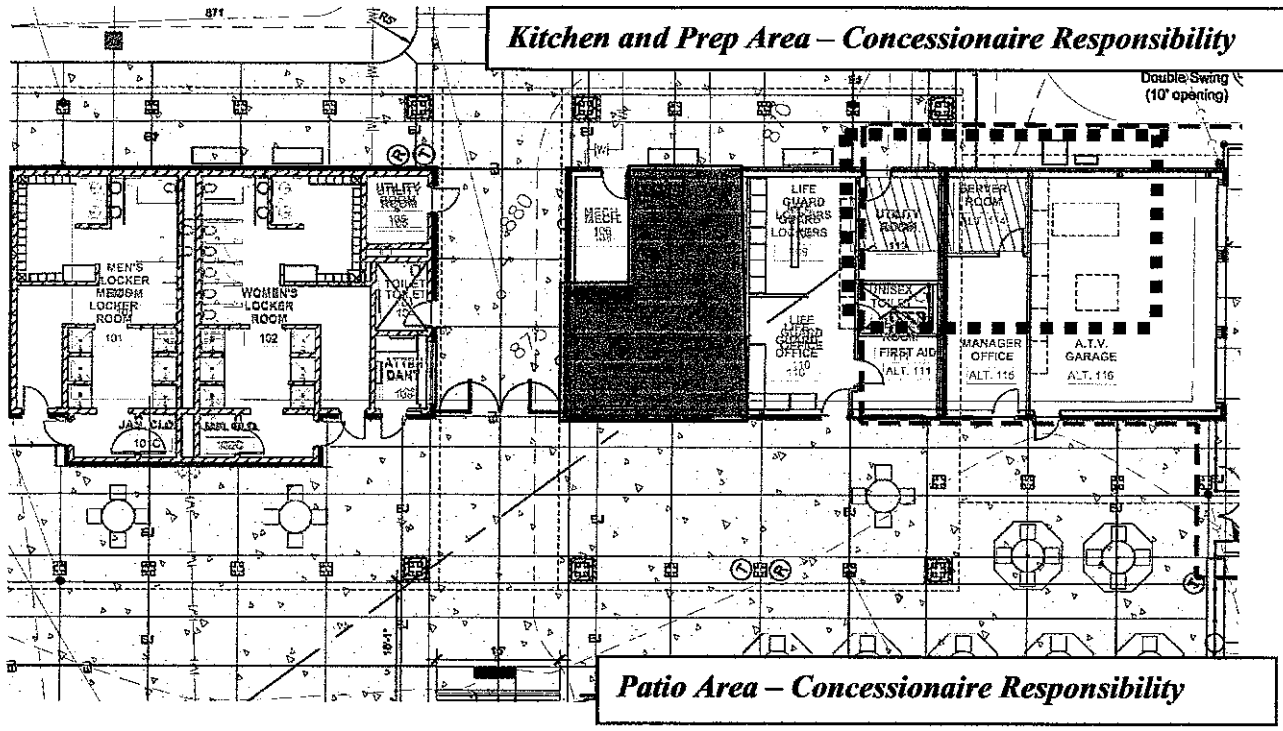
- Crystal Lake Residents: No Fee
- Non-Residents:

Adults (16 and older):	$12 ($6 after 4 PM)
Senior (62 and older):	$7 ($4 after 4 PM)
Youth (4-15 yrs.):	$7 ($4 after 4 PM)
Veterans	$7 ($4 after 4 PM)
Ages 3 and Under:	Free

A small service window exists for non-resident customers who wish to purchase food and beverages from the concessionaire, but do not wish to enter the beach area and pay the beach fee.

The below map represents the controlled access of the beach, concession area and swim area.





The Concessionaire shall be required to provide the following services:

- Operation, cleaning and maintenance of a concessions building, kitchen and outdoor patio
- Vending Operation

Upon execution of an agreement by the City Council, the concessionaire shall begin selling food and beverage items to the public, at the latest, on Friday, May 22, 2026. The selected concessions operator shall pay a monthly rent. The below tables show the gross revenues, less sales taxes, that were collected by the previous concessionaire. Historical utility costs are shown.

Historical Figures

Year	Gross Revenue	% of Gross Revenues Paid	Rent Payment	Water Utility Payments
2015	$125,388	8.5%	$10,658	$219
2016	$146,047	8.5%	$12,414	$282
2017	$119,458	8.5%	$10,154	$207
2018	$129,788	8.5%	$11,032	$145
2019	$87,235	8.5%	$7,415	$295
2020	$24,544	9.0%	$2,209	$241
2021	$64,856	9.0%	$5,837	$273
2022	$85,378	9.0%	$7,684	$313
2023	$65,000	9.5%	$6,175	$417
2024	$71,442	9.5%	$6,787	$292
2025	$83,698	9.5%	$7,951	$356

* Electricity and natural gas are paid by the City. The concessionaire shall be responsible for water utility, cable, internet, refuse collection (including grease disposal) and telephone service.

RFP Process Schedule

It is anticipated that the selection and approval process will follow the following timeline.

January 5, 2026 – January 30, 2026:	RFP Submittal Period
January 30, 2026, 10:00 AM:	RFP Due Date
February 2, 2026 – February 6, 2026	City Review of RFP Submittals and Interviews
February 16, 2026:	City Council Review of Submittals and Agreement
February 17, 2026:	Anticipated Date of Execution of Agreement Between the Concessionaire and the City
April 1, 2026:	Concessionaire Occupancy Period Begins
Friday, May 22, 2026:	Concessionaire Begins Sales to Public

Specifications/Minimum Requirements

The selected concessions operator shall perform the following:

1. *Customer Service*: The selected concessions operator shall maintain and provide all staff necessary for the kitchen and outdoor patio, and provide food service to patrons. Customer service is extremely important to the City. Any failure to appropriately resolve customer service complaints may result in default by the concessionaire of the agreement terms. The concessionaire shall have a manager on duty at all times, who is able to address customer concerns and maintain service quality.

2. *Lease Term and Occupancy Period*: The initial lease term shall be five years, beginning on April 1, 2026, and expiring on October 1st, 2030. Extensions to this initial term shall be considered per the agreement. The annual occupancy period shall be April 1st to October 1st. During the occupancy period, the concessionaire shall provide annual concession services from, at least, the Friday before Memorial Day to Labor Day.

3. *Facility Design*: The facility is designed with the following elements:
   - **Indoor Kitchen and Food Preparation Area:** An indoor kitchen is available for the concession's operator, including food preparation of approximately 456 square feet.
   - **Outdoor Patio and Table**: An outdoor patio with tables, chairs, and trash receptacles are provided. The area is approximately 1,875 square feet. ***There is no indoor dining area.***
   - **Vending**: The concessions operator shall supply adequate vending machines for the facility. Currently vending machines are located at the lake house and the marina. The City desires to keep vending machines at these locations.

4. *Facility Schedule and Hours Requirements*: Concessionaire shall have the following mandatory hours, seven days a week, in which a full menu is served:

   Friday before Memorial Day to July 31: 11 AM – 7:30 PM (from 6 PM – 7:30 PM, the Concessionaire is allowed to service a limited menu including ice cream, drinks, and packaged items)

   August 1 to Period when Crystal Lake Schools Begin: 11 AM – 7:00 PM (from 6 PM – 7:00 PM, the Concessionaire is allowed to service a limited menu including ice cream, drinks, and packaged items)

Period when Crystal Lake Schools Begin – Labor Day: Weekdays, if the beach is open (3 PM – 6 PM); Weekends (11 AM – Beach Close)

If the beach is closed due to inclement weather, the concessions stand would not be expected to remain open.

5. *Comply with all applicable codes, laws, ordinances and regulations of the City of Crystal Lake, McHenry County, State of Illinois, and Federal requirements:* Including compliance with, but not limited to, health and sanitation, age, minimum wage, workers compensation, sales tax, and equal opportunity. The concessions operator shall be responsible for all sales tax arising under the agreement, due and owing, during the term of the agreement, shall provide all personnel, materials, and equipment (except as noted) and shall meet and procure applicable permit requirements of the McHenry County Department of Health.

   In addition, the concession operator shall successfully obtain and procure all McHenry County Department of Health and State of Illinois permit requirements. This includes the maintenance of all McHenry County Department of Health and State of Illinois permit requirements.

   The selected operator shall address any issues that are noted during the annual or ongoing Health Department inspections at the vendor's cost.

6. *Insurance*: Comply with City insurance requirements as outlined in this Request for Proposal document and attached lease agreement.

7. *Enter into a Lease Agreement with the City of Crystal Lake (Exhibit A)*: The selected concessions operator shall enter into a lease agreement with the City of Crystal Lake. A copy of the proposed lease language is attached. Any proposed deviations from the enclosed lease language must be outlined in the concessions operator's proposal.

8. *Compensation and Rent*: The concessions operator shall pay the City a monthly rent as determined through this RFP process. Rent shall be payable per the attached lease agreement. The current vendor compensates the City as a percentage of gross revenues.

9. *Utilities*: The City shall supply equipment for heating, air conditioning and ventilation. The City shall also pay for electricity and natural gas costs. The concessions operator will be responsible to pay for all water, sewer, refuse fees associated with fry grease, any special refuse pickups, telephone, cable, and internet associated with the operations.

10. *Facility Cleaning:* The concession premises and kitchen and patio area, and all equipment and other personal property located therein shall be cleaned by the concession's operator on a daily basis in accordance with standard operating procedures and the requirements of applicable laws, codes, and regulations. This includes cleaning and degreasing of all hoods, fans, vents, pipes, flues, and grease traps, per the attached lease agreement.

    During the hours of operation, the patio area must be cleaned every 20 minutes, or sooner, as tables are vacated by customers. The tables must be wiped, trash cleaned from the floor, trash collected from containers, and chairs rearranged/organized.

11. *Preferred Menu Offerings*: The concessions operator shall support the following menu; however, substitutions or additions may be considered. The City will entertain modifications to the City's plan (i.e. menu, equipment, etc.) based on the proposer's submittal.

GRILL ITEMS	SNACK ITEMS
Hot Dogs	Soft Pretzels
Hamburgers	Churros
Cheeseburgers	Funnel Cakes
Double Hamburgers	Ice Cream
Double Cheeseburgers	French Fries
Chicken Sandwiches	Cheese Fries
Cheeseburger Combo*	Candy
Regular Nachos	Chips
Chicken Combo*	Mozzarella Sticks
Chicken Strips / Fries / beverage	
Grilled Fish Combo	

(*combo includes fries and a medium drink)

BEVERAGES
Fountain Soda (4 sizes), Bottled Water, Juice, Smoothies

KIDS MEAL
Kids Hot Dog / Kids PB&J / Kids Chicken Nuggets (3 separate keys)
(choice of chips or apple and kid's soda or juice)

Per the attached lease agreement, the concessions operator's menu and pricing shall be subject to the City's approval prior to each year.

12. *Signage:* Limited building signage will be allowed, with prior City approval of the sign's design and wording. Signage shall be governed by the City's sign ordinance. No signage shall be allowed at the Main Street or Route 14 entrance areas, without prior approval.

13. *Security*: Cameras are in place at the concessions point of purchase, which will be monitored by the City for security and monitoring purposes. In the lease agreement, the concessions operator will allow the City to install and maintain cameras and to monitor same, agrees that it will not interfere with, or disable or otherwise damage such cameras, and that the images captured by such cameras may be utilized by the City to enforce compliance with the terms of the Lease.

14. Concessionaire Supplied Equipment:

- Concessions operator shall be responsible for all the costs and labor to install and maintain the fountain syrup CO2 Line from the CO2 tanks to the fountain machine. The line shall run above the ceiling in an unobtrusive manner. This includes the cost for all conduit, brackets, supports and sleeves.
- Point of Sale Cash Registers and Required software.
- Menu Signage, subject to the approval of the City of Crystal Lake, not to exceed the sign ordinance regulations.

- Line Control Bollards
- Miscellaneous cleaning supplies (i.e., mops, detergents, etc.)
- Miscellaneous wall-mounted paper towel dispensers and soap dispensers
- Miscellaneous splash guards around sinks and prep tables
- Accessories to the City Supplied Equipment (necessary castors, splash guards, misc. shelving, kitchen utensils, storage bins etc.)

15. City Supplied Equipment: The City intends to supply some basic kitchen fixtures and apparatus. This is not intended to be a complete list of items needed by the concession's operator, and the selected operator will need to supply any accessories to the below items. The City reserves the right to inspect any equipment supplied by the concessionaire prior to installation or use. The concessionaire's equipment must be fully operational, without defects, and shall not damage the City's facilities or overload the electric circuit(s) in the concessions area.

    The below items are in "used" condition. Per the agreement, the concessionaire shall bear 50% of the cost to repair or replace the below items. Following replacement, the equipment shall continue to be owned by the City. The concessionaire shall bear 100% of the maintenance costs.

City Supplied Equipment			
	ITEM	**Model #**	**Remarks**
	Flat Top Griddle	Anets (A24x36G)	
	Fryer	Pitco (SFSG14R)	
	Fry Warmer	Ultra Glo	
	Door Fly Fan	Berner (1) ASR-1-36	Mounted above the front door
	Hand Sink	Advance 7-PS-84	
	Work Table	Advance Custom	w/stainless steel shelf underneath.
	4' Work Table	Advance SS-304	w/stainless steel shelf underneath.
	1 Door Freezer	True T-23F	
	2' Work Table	Advance KSS-302	no casters
	6' Work Table	Advance KSS-306	no casters
	Ice Machine	Hoshizaki KM-901MRH	
	3-Door Fridge	True T-72	Add casters and 6 extra shelves
	Hand Sink	Advance 7-PS-84	Add s/s sides on the left and right. Paper towel holder/soap dispenser mounted on the wall above
	4' Work Table	Advance KSS-304	Two outlets are for future power needs
	Prep Table	Advance KSS-304 w/ TA-11B sink	Sink on the right.
	Wall Shelves	Advance (2) WS-12-48 (2) WS-12-60	Located above the prep tables.
	Mop Sink	Advance 9-OP-40	With K-240 faucet. Add a K-242 mop holder.
	Corner Triple Sink	Advance 94-K2-24D	With K-11 faucets and K-5 lever operated drains.
	Wall Shelves	Advance (2) WS-12-72 (2) WS-12-60	Located above the triple sink.
	Fly Fan	Berner (1) ASR-1-36	Mounted above the back door
	2 Door Freezer	True T-49F	Add casters and 2 extra shelves.
	2 Door Freezer	True T-49F	Add casters and 2 extra shelves.
	Ticket Wheel		
	Iced Tea Machine	Curtis (TCTS10000)	
	Hand Cart	Harper	
	Coffee Pot Warmer	Sysco (BS-13536)	
	Soup Warmer	Server (FS-11)	
	Open Sign	Newon (4908)	
	2 Door Freezer	Delfield	
	Cash Register and Monitor	NEC (93-24V)	Does not include software and operating system.
	Outdoor		
	Patio Tables and Patio Chairs		
	Trash Recept.		32 gallon containers

Please utilize separate sheets if the below space is not adequate for your response.

1. Please describe your organization, including how long your business has been in existence under your control and/or ownership.

2. Attach information on other locations you currently operate or have operated in the last three years. If space was leased, include the name of specific representative of the company you leased space from and a business phone number for each location. In addition, provide a minimum of three business/government related references including the business/government name, contact person and current daytime phone number. Please list these references on page 12 of this proposal.

3. Please indicate if a restaurant or food service operation that you have owned or managed has ever suspended operation due to a local, county or state health code violation.

4. Please indicate if you or any other principal in your organization has been involved in a legal dispute related to your business operations. If applicable, describe the status or disposition of the lawsuit.

5. Has owner or officer of your company ever been declared bankrupt (voluntary or involuntary) or insolvent or entered into an arrangement for the benefit of creditors? If yes, please explain.

6. Describe Concessionaire's training in food service sanitation.

7. Do you propose any other food service activities? If you propose to utilize satellite food operations or mobile food carts, how will you execute this service?

8. Attach your proposed menu, along with a sale price for each item. This menu will be used by the City as a component of the decision-making process. Changes in menu from the City's suggested menu may be allowed for good cause. **Also, include estimated prices for the 2026 and 2027 season.**

9. If awarded a lease, can you agree to the attached City Lease language?
☒ Yes ☐ No

Do you propose any deviations from the attached City Lease?

10. Indicate the compensation that you will provide the City each year for the concessions operation. **All proposals must include this information in order to be considered.**

Percentage of Gross Revenues Paid to City for Concessions Operation:

10 ***% (2026)***

10 ***% (2027)***

10 ***% (2028)***

10.5 ***% (2029)***

10.5 ***% (2030)***

10.5 ***% (Additional Term, subject to the conditions of the Agreement)***

11 ***% (Second Additional Term, subject to the conditions of the Agreement)***

11. If awarded a lease, can you commit to opening facilities by the Friday before Memorial Day weekend, 2026?
☒ Yes ☐ No

12. Attach any additional comments you feel relevant in assisting the City with selection of your company as Concessionaire.

REFERENCES

Business/Gov't Name:
Address
City, State, Zip Code
Telephone Number
Contact Person
Dates of Service

Business/Gov't Name:
Address
City, State, Zip Code
Telephone Number
Contact Person
Dates of Service

Business/Gov't Name:
Address
City, State, Zip Code
Telephone Number
Contact Person
Dates of Service

CONCESSIONS OPERATOR SELECTION PROCESS

Selection Panel Interview

The purpose of this Request for Proposals is to obtain information and compensation proposals from prospective concessions operators, offering the above-described program. Prospective concessions operators may be selected as finalists and may be invited to participate in interviews with the City's selection panel in an effort to select a final concessions operator.

Evaluation Procedures

A. Selection Committee

The Selection Committee will be made up of the Deputy City Manager and other members of the City staff that may include department directors, managers, supervisors and employees.

B. Evaluation Criteria

Submissions will be evaluated based on number of years of experience, quality of food services offered, proposed compensation, suggested menu, proximity or availability of services, and quality, efficiency of service, and willingness to enter into an acceptable lease with the City.

C. Oral Presentations

During the evaluation process, the Selection Committee may, at its discretion, request concessions operators that submitted a proposal to make oral presentations. Such presentations will provide concessions operators with an opportunity to answer any questions the Selection Committee may have on the submitted proposal. Not all proposal submitters may be asked to make such oral presentations.

D. Final Selection

The City Council will review the recommendation of the Selection Committee and a final decision will be made.

E. Right to Reject Proposals

Submission of a proposal indicates acceptance by the concessions operator of the conditions contained in this request for proposal unless clearly and specifically noted in the proposal submitted and confirmed in a lease between the City of Crystal Lake and the operator selected. The City of Crystal Lake reserves the right without prejudice to reject any or all proposals.

The City of Crystal Lake does not discriminate in admission, access to, treatment, or employment in its programs and activities.

Proposals must be valid for a minimum of 120 days from the date of the proposal opening.

El Poblanito

Please utilize separate sheets if the below space is not adequate for your response.

1. Please describe your organization, including how long your business has been in existence under your control and/or ownership.

I am a 50% shareholder and operator of an authentic Mexican restaurant. The corporation was incorporated on November 17, 202

2. Attach information on other locations you currently operate or have operated in the last three years. If space was leased, include the name of specific representative of the company you leased space from and a business phone number for each location. In addition, provide a minimum of three business/government related references including the business/government name, contact person and current daytime phone number. Please list these references on page 12 of this proposal.

I currently lease my restaurant space from FPA/WC Commons, LLC.

Contact Name: Michael B. Earl, VP 4560 Mangels Blvd, Fairfield, CA 94534

The business is located at 1220 E US HWY 45, Suite C-500, Vernon Hills, IL 60045

3. Please indicate if a restaurant or food service operation that you have owned or managed has ever suspended operation due to a local, county or state health code violation.

No.

4. Please indicate if you or any other principal in your organization has been involved in a legal dispute related to your business operations. If applicable, describe the status or disposition of the lawsuit.

No.

5. Has owner or officer of your company ever been declared bankrupt (voluntary or involuntary) or insolvent or entered into an arrangement for the benefit of creditors? If yes, please explain.

No.

6. Describe Concessionaire's training in food service sanitation.

Please see attached document.

7. Do you propose any other food service activities? If you propose to utilize satellite food operations or mobile food carts, how will you execute this service?

   No.

8. Attach your proposed menu, along with a sale price for each item. This menu will be used by the City as a component of the decision-making process. Changes in menu from the City's suggested menu may be allowed for good cause. **Also, include estimated prices for the 2026 and 2027 season.**

   SEE ATTACHED DOCUMENT.

9. If awarded a lease, can you agree to the attached City Lease language?
   ☑ Yes ☐ No

   Do you propose any deviations from the attached City Lease?

   No.

10. Indicate the compensation that you will provide the City each year for the concessions operation. **All proposals must include this information in order to be considered.**

    Percentage of Gross Revenues Paid to City for Concessions Operation:

    8 _____ *% (2026)*

    8 _____ *% (2027)*

    8 _____ *% (2028)*

    9 _____ *% (2029)*

    9 _____ *% (2030)*

    _____ *% (Additional Term, subject to the conditions of the Agreement)*

    _____ *% (Second Additional Term, subject to the conditions of the Agreement)*

11. If awarded a lease, can you commit to opening facilities by the Friday before Memorial Day weekend, 2026?
    ☑ Yes ☐ No

12. Attach any additional comments you feel relevant in assisting the City with selection of your company as Concessionaire.

REFERENCES

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Address
City, State, Zip Code
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Address
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Contact Person
Dates of Service

Business/Gov't Name:
Address
City, State, Zip Code
Telephone Number
Contact Person
Dates of Service

2026 THREE OAKS MENU PROPOSAL

$15: Cheeseburger w/ fries or tots
Served w/ Lettuce, Tomato, Cheese (American or Cheddar)
Add Bacon for $2

$10 Chicken Fingers w/ fries

$15 Chicken Panini w/ fries or tots
Served w/ Pepper Jack Cheese, Tomato, Avocado, and Roasted Red Pepper Aoli

$5 Hot Dog

$7 Chicago Style Hot Dog
Served w/ Tomato, Onion, relish

$8 LA Style Hot Dog: Wrapped in bacon and fried
Served w/ Grilled Onions and Peppers

$10 Kids Cheeseburger w/ fries

$9 Kids Grilled Cheese w/ fries

$7 Cheese Fries

$8 Garden Salad
Romaine lettuce, Tomato, Carrots, Red Onions.
Served w/ Ranch
Add Grilled Chicken $4

$15 Chicken Quesadilla
Served w/ Lettuce, Sour Cream, Pico de Gallo, and Guacamole

$10 Cheese Quesadilla

$6 Cheese Nachos

$5 Churros

$5 Elotes (Street Corn)
Served w/ Mayo, Cotija Cheese, and Chili Powder

Ice Cream (flavors tbd)
$5 Cup
$6 Cone

$3 Fountain Drinks (Pepsi Products)

2027 THREE OAKS MENU PROPOSAL

$17: Cheeseburger w/ fries or tots
Served w/ Lettuce, Tomato, Cheese (American or Cheddar)
Add Bacon for $3

$12 Chicken Fingers w/ fries

$17 Chicken Panini w/ fries or tots
Served w/ Pepper Jack Cheese, Tomato, Avocado, and Roasted Red Pepper Aoli

$6 Hot Dog

$8 Chicago Style Hot Dog
Served w/ Tomato, Onion, relish

$9 LA Style Hot Dog: Wrapped in bacon and fried
Served w/ Grilled Onions and Peppers

$11 Kids Cheeseburger w/ fries

$10 Kids Grilled Cheese w/ fries

$7 Cheese Fries

$10 Garden Salad
Romaine lettuce, Tomato, Carrots, Red Onions
Served w/ Ranch
Add Grilled Chicken $4

$16 Chicken Quesadilla
Served w/ Lettuce, Sour Cream, Pico de Gallo, and Guacamole

$12 Cheese Quesadilla

$7 Cheese Nachos

$6 Churros

$6 Elotes (Street Corn)
Served w/ Mayo, Cotija Cheese, and Chili Powder

Ice Cream (flavors tbd)
$6 Cup
$7 Cone

$3 Fountain Drinks (Pepsi Products)

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and approving a partial year ten-month consultant contract with A5 Branding + Digital from March 3, 2026 to December 31, 2026, a year subscription to Placerai and marketing initiatives for Fiscal Year 2026

Staff Recommendation: Motion to approve an ordinance waiving competitive bidding and: 1) approving an extension for a partial year contract with a5 Branding + Digital for marketing services in the not-to-exceed amount of $48,000 and authorizing execution of the contract by the City Manager; and 2) authorizing the City Manager to implement the marketing initiatives in the not-to-exceed amount of $75,000 recently approved in the FY2026 budget; and 3) approving an extension of the Placerai contract in the amount of $27,000, recently approved in the FY2026 budget, and authorizing execution of the contract by the City Manager.

Staff Contact: Kathryn Cowlin, Director of Community Development
Heather Maieritsch, Economic Development Manager

Background:
As part of the FY2026 Budget, funds for a marketing consultant were included to continue the marketing campaign that was created and implemented in 2020. The City sent out an RFP in 2020 that provided for an initial phase and a potential second phase. An initial contract was awarded to a5 Branding + Digital and the initial phase was approved and implemented in 2020 with great results developing the new Clearly Crystal Lake brand. Last year, the City continued and expanded its marketing campaign in partnership with a5 Branding + Digital and received strong feedback and measurable results.

a5- $48,000
A waiver of competitive bidding is requested due to the short length of the contract (less than one year), a5 knowledge of the Clearly Crystal Lake program, and added costs of onboarding a

new consultant. Working with a firm already familiar with the City's brand, messaging, and established media relationships will allow the City to meet the 30-day or less turnaround required for upcoming opportunities, including Shaw Media geofencing ads, the Bisnow May event (flyers, booth materials, and presentation), and a Shopping Center Business article.

Staff is proposing a ten-month contract with a5 Branding + Digital to align with the budget year and to develop the content and coding needed for these marketing placements. Extending the contract will provide continuity in the City's marketing efforts and maintain brand consistency.

The proposed agreement is a professional service that may be approved by City Council as a sole-source selection due to a5's familiarity with the City, its marketing needs and reasons listed above. Due to the shortened contract period, services have been scaled back and the a5 contract amount reduced by $8,000. Next year, the City anticipates issuing an RFP for a full contract year.

Continuing professional marketing services with a5 Branding + Digital is in the City's best interest. The City has worked with a5 for the past five years and has invested significant time and resources in developing its brand and image. Last year's campaign increased Crystal Lake's visibility and reputation, supporting economic development efforts and fostering community pride.

Marketing- $75,000

Marketing campaigns help to tell a community's story by understanding our community, developing our brand, and professionally marketing to targeted audiences. A good marketing campaign raises awareness of what makes a city a good place to live, work, shop, dine, and play.

Benefits of a Marketing Plan for Crystal Lake

- ✓ Reinforces our "Brand".
- ✓ Positions Crystal Lake amongst other municipalities in the Chicagoland Marketplace.
- ✓ Heightens the awareness and positive perception of Crystal Lake.
- ✓ Targets positive image to specific markets to build awareness and spur growth.
- ✓ Builds pride and confirms beliefs of current residents and businesses.
- ✓ Helps to attract new business prospects.
- ✓ The Plan serves as a tool to measure what works and is cost effective.

Last year, the City invested in targeted marketing initiatives to attract sit-down restaurants and retail interest to the Crystal Lake market. Efforts included advertising on two restaurant industry platforms, implementing geofencing campaigns during the two major ICSC retailer and broker events, and hiring a local photographer to capture high-quality special event imagery to support ongoing promotional efforts.

This year, the City will continue to expand its outreach through sponsored content highlighting community growth and development opportunities. Planned placements include Crain's Chicago Business, Bisnow, Heartland Real Estate Business, Illinois Real Estate Journal, Restaurant Business, and additional geofencing campaigns. These marketing efforts have generated

significant leads and increased awareness of the Crystal Lake market among retailers, restaurants, developers, and commercial brokers.

The City remains committed to evaluating new initiatives that enhance marketing effectiveness, showcase growth, and promote key projects such as Water's Edge. New efforts for this year include a sponsored content article in Shopping Center Business and a targeted material seat drop and market presentation at a Bisnow Chicagoland suburban event, further positioning Crystal Lake as a competitive destination for investment and development.

Placerai- $27,000

Placer.ai is a strategic data tool to strengthen recruitment, retention, and development efforts. By obtaining a license, we have access to real-time and historical mobile location analytics that provide deeper insights into visitation patterns, customer demographics, cross-shopping behavior, and competitor performance. This data allows staff to better understand market demand, identify retail and restaurant gaps, and proactively target potential tenants that align with demonstrated consumer trends. Placer.ai can also support broker conversations, site selection discussions, and recruitment efforts by providing data-backed narratives that showcase Crystal Lake's regional draw and spending power. Overall, the platform enhances the City's ability to make informed decisions, present compelling market intelligence, and compete more effectively for high-quality investment and development opportunities.

The following services are being proposed:

Contracts	*Marketing Plan FY2026*	*Marketing Initiatives*	*a5 Fees*	*License*	
a5					
a5 Contract	Media & Account Management ($2,000 per month) Coordinate Media Buys, write/edit copy for as campaign, resize ads, LinkedIn campaign management, meetings and calls		$20,000.00		
	Advertising Creative, Production		$22,000.00		
	Photography Coordination and editing		$6,000.00		
MARKETING					
Heartland Real Estate Business- August EDC Spotlight	Custom-content 1/2 page article with color images in the August edition and receive a bonus full page ad for the advertorial	$1,985.00			
IL Real Estate Journal	Dedicated Spotlight Blast with Custom, Sponsored Content-	$2,800.00			
Bisnow	Native content article housed on website, list of who clicks links, featured 2 times in email blast	$8,800.00			
Crain's	Native content article housed on Crain's website and right rail ad for 3 weeks to link to article	$10,600.00			
Geofencing for ICSC Events	Shaw Media ICSC Recon- Vegas	$2,250.00			
	Shaw Media ICSC Central- Navy Pier Chicago	$1,700.00			

Shopping Center Business	Article in the June 2026 EDC Edition	$2,950.00			
Restaurant Business		$5,715.00			
Bisnow Speaker	Logo branding, seat drop of Crystal Lake material for every attendee, 2 tickets to event, booth and short pitch during presentation	$2,500.00			
Newsletter	Quarterly ED Newsletter	Free			
Marketing Giveaways		$200.00			
PHOTOGRAPHY					
2 days of photography	12 spots, editing and sizing for ads	$4,600.00			
LICENSE					
Placerai	License Fee			$27,000.00	
WEBSITE					
Website ADA Compliance	Compliance Required	$17,900.00			
VIDEO					
Chamber Video	Annual Recap Video	$13,000.00			
	TOTAL	$75,000.00	$48,000.00	$27,000.00	$150,000.00

Recommendation
It is staff's recommendation to move forward with the contract amount of up to $48,000 for a5 Branding + Digital, for Placerai contract in the amount of $27,000 and for the other marketing initiatives in an amount not to exceed $75,000 that was budgeted in the FY 2026 budget.

Votes Required to Pass:

A vote of two-thirds of the Council members holding office is required to waive competitive bidding. Consequently, four affirmative votes of Council members are required for adoption of the attached ordinance.

Ordinance No.:
File No. :

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR THE A5 BRANDING AND DIGITAL MARKETING CONSULTANT CONTRACT AND MARKETING INITATIVES

WHEREAS, the City sent out an RFP in 2020; and

WHEREAS, the City entered into a two-year contract with a5 Branding + Digital ("a5") and due to the successful creation and implementation of the new Clearly Crystal Lake brand the contract and campaign was expanded and extended last year; and

WHEREAS, with the change in our website the City is looking to extend the current a5 contract ten months so we can align our media buys with the marketing and design contract;

WHEREAS, the City's branding and media campaign by a5 has been highly successful; and

WHEREAS, it is in the best interest of the City to waive competitive bidding and continue the agreement with a5 in a not-to exceed amount of $48,000 for March 3, 2026 through December 31, 2026, approve the Placerai contract in the amount of $27,000, and to implement the marketing initiatives recently approved in the Fiscal Year 2026 budget not to exceed amount of $75,000.

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

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

SECTION TWO. Waiver of Competitive Bidding and authorization to enter into Agreements with a5 and media buy marketing initiatives. The City Manager is hereby authorized to enter into agreements, in such form as may be approved by the City Manager, for

Draft

the a5 Branding + Digital Marketing contract in the not-to-exceed amount of $48,000, the Placerai contract in the not-to-exceed amount of $27,000 and the marketing in the not-to-exceed amount of $75,000, without the necessity of seeking competitive bids.

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

DATED this 3rd day of March, 2026

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

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

Draft

a5 Project Authorization / City of Crystal Lake

Contract: March 1, 2026 to December 31, 2026

Updated February 16, 2026

Scope of Work

Category 1: Media and Account Management

a5 will negotiate and secure media contracts targeting economic development audiences (business owners, site selection professionals, developers, etc.) and other audiences if needed. This could include continued media buys with Crain's Chicago, Bisnow, Heartland Business, Real Estate Journal and ICSC digital ads. Additional advertising opportunities will be explored in place of restaurant publications.

a5 will also:

- Coordinate media buys
- Write and/or edit copy for up to six media properties
- Hold bi-weekly meetings/calls with City staff as needed

Total for Category 1: Media and Account Management

a5 Account Management .....$20,000 ($2,000/month for 10 months)
Advertising Creative + Production $22,000
City proposed 2026 marketing media budget .....$103,400 (paid directly to media for 2026)

Media authorized by the City for purchase shall be billed directly by the media company to the City and paid directly by the City to the media company. No media purchases shall be made without prior written approval by the City.

Category 2: Photography

a5 will oversee new photography to augment the image library to be used for the campaign components. The imagery will complement the existing campaign creative and feature business owners. a5 will coordinate shoot days with the chosen photographer and the City, and art direct the two-day shoot. For two days of photography, we will photograph up to 10 business owners.

Total for Category 2: Photography

a5 Fees, coordination and art direction $6,000
Two days, one or two a5 staff (JH & JA)
Photographer fees .....$2,200/day for two days
Miscellaneous expenses, up to $100 per day

Draft

a5 Branding
& Digital

a5 Project Authorization / City of Crystal Lake

Contract: March 1, 2026 to December 31, 2026

Updated February 16, 2026

Terms

- Estimates are based on a5's experience with similar projects, using a blended billing rate of $175/hour. If hours exceed the estimated fees, the additional time will be billed at $175/hour.
- Terms are net 15. Secure online payment via QuickBooks is preferred.
- Payment of fees and expenses is not contingent on the client's acceptance of recommendations.
- Outside expenses such as printing, FedEx, etc. are additional.
- Invoices for outside vendors used for photography, printing, etc. will be billed to the client to avoid agency markup. If client prefers a5 to pay vendor directly, a 15% markup will be added to vendor invoice.
- Final proofreading is the exclusive responsibility of the client; neither a5 Branding & Digital, nor their suppliers, will accept responsibility for errors in copy.

If the contents of all pages of this contract meet with your approval, please countersign this form (below) and email to John Harris as authorization to proceed.

John Harris jharris@a5inc.com 312.877.5500 office / 708.227.5313 mobile

Submitted by

John Harris Date
Principal, a5 Group Inc.

Accepted by

Authorized Signature Date

Draft

The City of Crystal Lake: FY 2026 Media Plan

March 3, 2026 to December 31st, 2026

a5 Branding
& Digital

Budget

- Shopping Center Business……..$2,950
- Heartland Real Estate Business……..$1,985
- Real Estate Journal……..$2,800
- Bisnow……$8,800
- Bisnow speaking……..$2,500
- Crain's……..$10,600
- TBD (formerly restaurants)……..….$5,715
- ICSC Vegas……..….$2,250
- ICSC Midwest……$1,700
- Photography……....$6,000

2026 Calendar

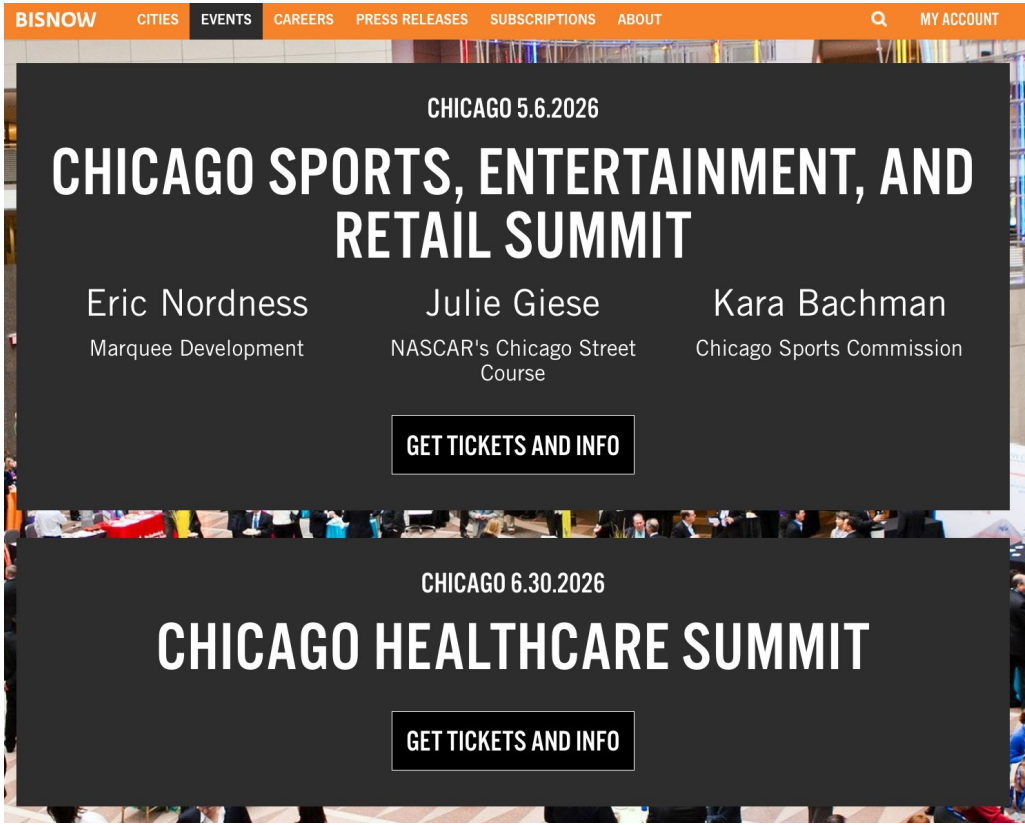
Media:	April	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Bisnow Speaking									
ICSC Vegas									
Shopping Center Biz									
Photography									
HREB									
Crain's									
REJ									
Bisnow									
ICSC Midwest									
TBD									

2026 Media Buy

Bisnow Speaking (May)

Bisnow event presence

- $2,500



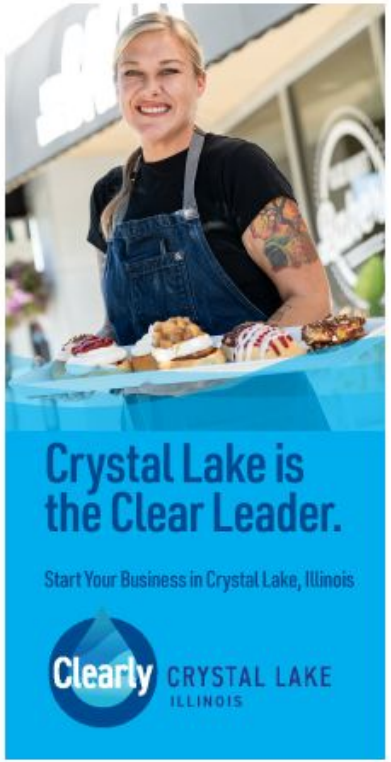
ICSC Vegas (May)

Geofencing digital ads with the Daily Herald

- $2,250

ICSC / **600x300**





Shopping Center Business (June)

Article in June 2026 EDC spotlight:

- $2,950



Heartland REB (August)

August Economic Development Spotlight

- Readership: 30,845
- ½ page editorial + full-page ad: $1,985

ADVERTISEMENT

BUSINESS IN CRYSTAL LAKE, ILLINOIS IS BOOMING

Year after year, Crystal Lake continues to be a hub for national and regional restaurants and retailers, seeing success across multiple different industries. From business expansion to reinvestment in retail, residential and healthcare facilities, the community continues to grow and the market remains strong.

In 2022, residents and visitors spent more than $147 million at restaurants in Crystal Lake, and according to the Illinois Department of Revenue, Crystal Lake had more than $1.4 billion in retail sales placing it in the top 20 for Chicagoland metropolitan area retail sales. With a historically low vacancy rate, it's clear that businesses in Crystal Lake stay in Crystal Lake due to the business-focused mindset of the city.

On the regional and national level, Crystal Lake has welcomed Guzman y Gomez, Crumbl Cookies, Raising Cane's, Summer Moon and Rookies All American Pub and Grill, alongside retailers such as Boot Barn, Banfield Pet Hospital, Hallmark and Ollie's Bargain Outlet.

While there are plenty of new additions coming to Crystal Lake to be excited about, there are also developments filling vacant parcels and redeveloping underutilized properties. Water's Edge is a 30-acre mixed-use redevelopment project that will transform a tired shopping center into a vibrant neighborhood, offering a cohesive mix of apartments, restaurants and entertainment that will accommodate for the demand Crystal Lake sees for commercial property along Northwest Highway on a consistent basis.

The healthcare industry in Crystal Lake is also booming with the recent expansion of Mercyhealth Hospital. This project was a $105 million hospital and multi-specialty medical campus employing over 150 individuals, drawing many new families to the Crystal Lake area.



Mercyhealth Hospital recently expanded with a $105 million project encompassing a hospital and multi-specialty medical campus.

Part of what makes Crystal Lake the perfect hub for business and life is plenty of new living options. More than 1,000 housing units have been approved for construction in the last few years. Recent housing developments include The Enclave, located at 95 E. Crystal Lake Ave. that will bring 99 units to downtown Crystal Lake, and Redwood, which will bring 304 ranch-style rental townhomes to the Route 31 corridor.

The manufacturing industry in Crystal Lake is also thriving. Recently Clayens, a French company that specializes in the processing of high-performance polymers, composites and precision metal parts, opened its first U.S. location here in Crystal Lake and has 240 employees. Matthews Co., a leading provider of agricultural equipment headquartered in Crystal Lake, created new grain dryer equipment and the first of its kind technology to operate it. New and old manufacturers based in Crystal Lake see the community as a place for innovation and the right home to grow their businesses.

On top of the booming market and innovative technology in Crystal Lake, the city also touts impressive education opportunities for residents. Recently, McHenry County College announced plans and will begin construction on a new Center for Advanced Technology and Innovation (CATI). The $22 million project will support advanced technology and manufacturing program growth as well as support the existing manufacturing companies and help prepare the future workforce.

In addition, McHenry County College announced plans to launch partnerships with several universities to offer access to four-year degrees right here in McHenry County. This expansion of academic opportunity gives residents and workers the ability to obtain an education where they live, work and play.

It's no secret that Crystal Lake continues pushing forward in the McHenry County and Chicagoland areas. The market in Crystal Lake is thriving and the future of the city holds many opportunities. Clearly, when it comes to business growth and opportunity, Crystal Lake is the clear leader.



Rookies All American Pub and Grill

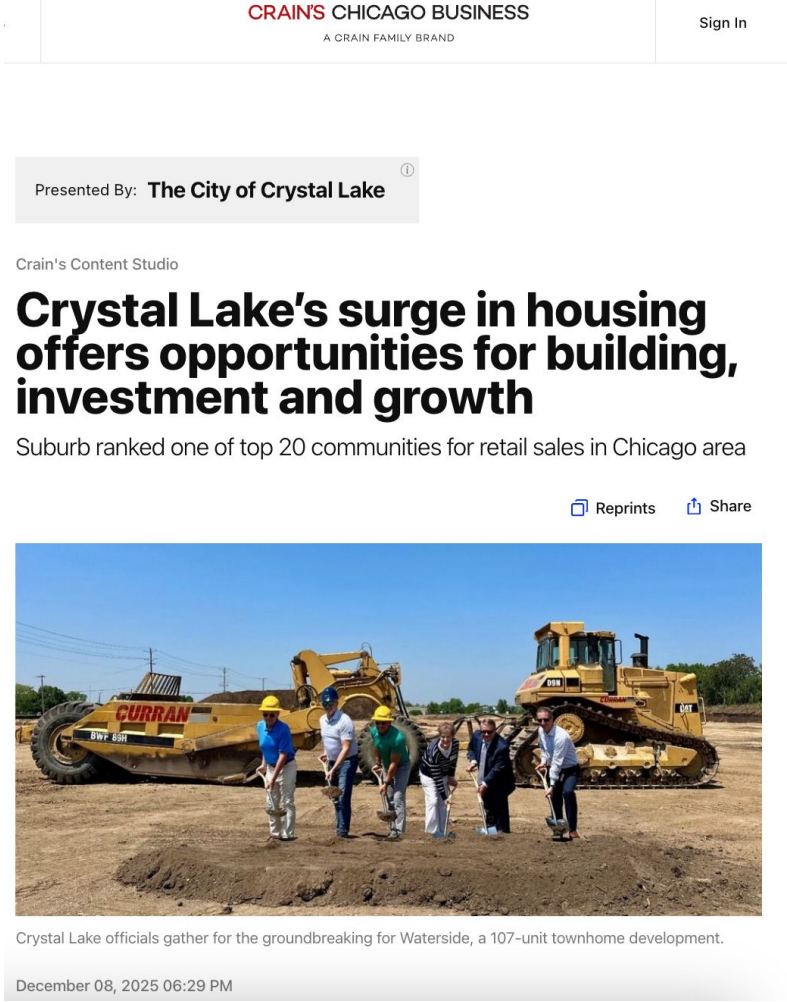


Guzman y Gomez

Crain’s (August - September)

Native content article + digital ads

- $10,600



Illinois REJ (September)

Sponsored content article + e-blast

- $2,800



RE journals

MARKET SECTOR EVENTS REAL ESTATE AWARDS

ILLINOIS | CRE

Crystal Lake's Housing Boom Opens Doors for Investors and New Business

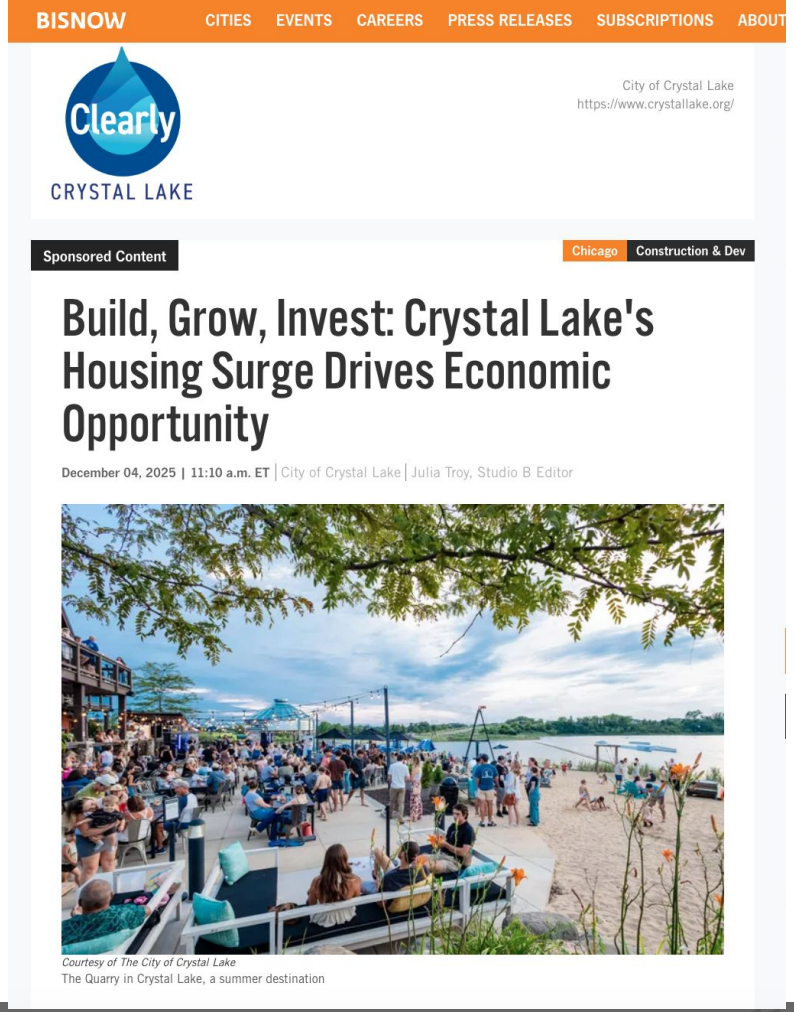
SEPTEMBER 26, 2025

IMAGE COURTESY OF CRYSTAL LAKE.

Bisnow (September/October)

Bisnow sponsored article

- $8,800



BISNOW CITIES EVENTS CAREERS PRESS RELEASES SUBSCRIPTIONS ABOUT

Clearly CRYSTAL LAKE

City of Crystal Lake
https://www.crystallake.org/

Sponsored Content

Chicago | Construction & Dev

Build, Grow, Invest: Crystal Lake's Housing Surge Drives Economic Opportunity

December 04, 2025 | 11:10 a.m. ET | City of Crystal Lake | Julia Troy, Studio B Editor

Courtesy of The City of Crystal Lake
The Quarry in Crystal Lake, a summer destination

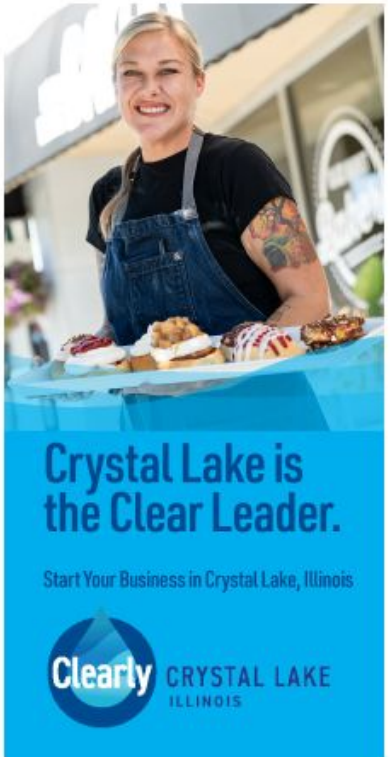
ICSC Midwest (October)

Geofencing digital ads with the Daily Herald

- $1,700

ICSC / **600x300**

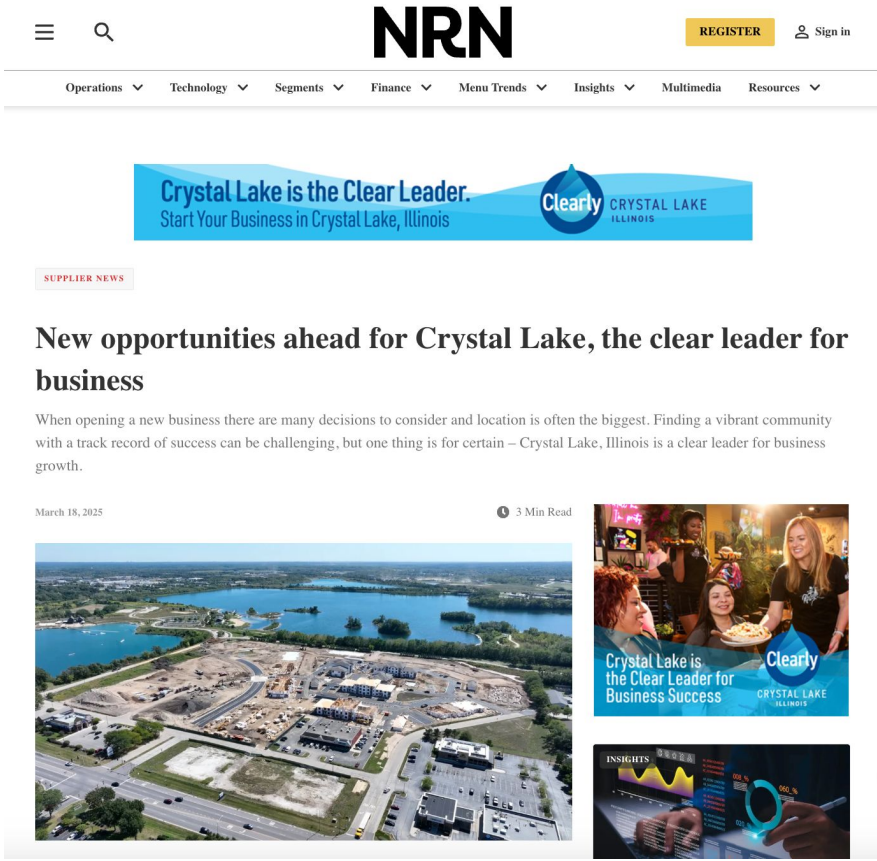




TBD (October - November)

In place of restaurant business

- $5,715



a5 Branding
& Digital

a5inc.com

Agenda Item No: 21

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Bid Award for Police Emergency Vehicle Equipment Installation & Changeover Services

Staff Recommendation: Motion to award the bid for the Police Emergency Vehicle Equipment Installation & Changeover Services to the lowest responsive and responsible bidder, Ultra Strobe Communications Inc., and to adopt a Resolution authorizing the City Manager to execute a two-year agreement with Ultra Strobe Communications Inc. at the bid unit pricing with the option for one additional two-year contract extension

Staff Contact: James Black, Chief of Police
Michael Magnuson, Director of Public Works

Background:

New Police Department emergency vehicles, the Ford Police Interceptor Utility vehicle, do not arrive from the manufacturer with all of the equipment required for an emergency service vehicle installed. These upfitting services are generally performed by a vendor separate from the one selling the vehicles.

Upon receipt of new Police emergency vehicles, the Police Department is responsible for procuring vehicle equipment installation and changeover services and coordinating the upfitting of the vehicles. The upfitting services include the purchase and installation of all new equipment including wiring and mounting of computer systems, emergency lighting, radios, video cameras, flashlight chargers, gun racks, and other electronic components, as well as prisoner transport equipment where applicable into the new emergency vehicles. These services also include removing all equipment from the old vehicle scheduled for disposal.

In 2016, Ultra Strobe Communications, Inc. was awarded a contract for services following a bid process. Again in 2023, Ultra Strobe Communications, Inc., the sole responsible bidder, was awarded a two-year contract for services. In 2024, the Police Department identified another vender

to change over one emergency vehicle. However, the vehicle was not completed to the satisfaction of the City and needed several repairs.

Due to the expiration of Ultra Strobe's current contract, on Friday, February 13, 2026, City staff publicly opened and read aloud bids received for the Police Emergency Vehicle Equipment Installation/Changeover Services.

There are limited regional availability of contractors that perform emergency vehicle upfit services, and only one bid was received. While only Ultra Strobe Communications Inc. submitted a bid, they are the City's current emergency vehicle upfit services, and staff has been satisfied with their service. The results of the bid are as follows:

Vendor	**Ultra Strobe Communications Inc.✓**			
Contract Term	Base Contract Term		Optional Two-Year Contract Extension	
	Year 1	Year 2	Year 3	Year 4
Price per Vehicle Changeover/Upfit	$17,289.75	$17,981.34	$18,880.41	$19,824.43

✓Indicates recommended lowest response and responsible bidder.

Recommendation:

The City Manager's Office and the Police Department have reviewed all bids received for completeness and accuracy in accordance with bid requirements. Staff recommend that Ultra Strobe Communications, Inc. be awarded the contract for police emergency vehicle equipment installation & changeover. The agreement will include an option for one, two-year extension.

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

Emergency vehicle equipment installation and changeover services are required for Police Department emergency vehicle purchases, and funds for this work are budgeted annually. The City's attorney has reviewed the contract for Police Emergency Vehicle Equipment Installation & Changeover Services.

Votes Required to Pass:

Simple majority

R E S O L U T I O N

WHEREAS, the CITY OF CRYSTAL LAKE purchases police emergency service vehicles to maintain the reliability of its fleet; and

WHEREAS, after the purchase of these vehicles and again prior to their eventual removal from the police fleet, the police emergency service vehicles require the installation or removal of various equipment specific to the vehicles and their function; and

WHEREAS, the CITY OF CRYSTAL LAKE received and publicly opened bids for Police Emergency Vehicle Equipment Installation & Changeover Services on February 13, 2026; and

WHEREAS, the lowest responsive and responsible bidder Police Emergency Vehicle Equipment Installation & Changeover Services was Ultra Strobe Communications Inc., of Crystal Lake, Illinois;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a two-year contract between the CITY OF CRYSTAL LAKE and Ultra Strobe Communications Inc. for Police Emergency Vehicle Equipment Installation & Changeover Services in the bid amounts; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve up to one, two-year extension of this contract in the optional term unit pricing

DATED this 3rd day of March, 2026.

Draft

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: March 3, 2026

APPROVED: March 3, 2026

Draft

EXHIBIT D
SCHEDULE OF PRICES

All items need to have a price listed to be considered a qualifying bid.

Item	Description	Quantity	Bid Price
Labor	Removal of old equipment		
PKG-TTP-INUT-1201-4	Havis premium package-raised fold-up equipment tray for 2026 Ford Inceptor	1 $1279.00	$1279.00
BK2019ITU20	Setina PB450L4 lighted push bumper with Whelen Ions	1 $829.00	$829.00
VTX609C	Whelen Vertex Super-LED warning light	2 $69.00	$138.00
PLUCTCL1	Sound Off replacement collar kit, includes 1 collar, 2 gaskets and screws for the twist-in undercover	4 $4.95	$19.80
RECT-37SWP-C	Tomar RECT-37SWP-C strobe lamp sealed unit	1 $96.00	$96.00
401-1228-PREHI	Tomar pre-emption power supply	1 $312.00	$312.00
EB8SP3	Whelen Legacy Dual light bar, two color, 48" light bar	1 $2,750.00	$2,750.00
C399	Whelen Cencom Core WCX control center	1 $975.00	$975.00
C-VS-1210-INUT-H	Havis mid-height angled console 2026 Ford Interceptor Utility	1 $329.00	$329.00
CUP2-1001	Havis self-adjusting double cup holder	1 $45.00	$45.00
C-ARM-102	Havis side mount armrest	1 $72.00	$72.00
C-MD-119	Havis 11" slide out locking swing arm with low profile motion adapter	1 $235.00	$235.00
XSM2-BRW	Federal Signal XStream dual head models with wire leads blue/red/white	2 $210.00	$420.00
PK1129ITU20TM	Setina #10XL Partition Horizontal Sliding Window Uncoated PolycarbonateXL Panel Partition TM (Tall Man)	1 $749.00	$749.00
QK0635ITU25	Setina replacement seat for 2025 Ford PIU includes seat and rear cargo barrier with center pull seat belts	1 $1230.00	$1230.00
WK0514ITU20H	Setina window barrier steel horizontal	1 $249.00	$249.00
DK0100ITU20	Setina door panel TPO plastic installs over OEM door panel	1 $260.00	$260.00
CD3802RBW	Code 3 mega thin red/blue/white MOUNTED ON "B" PILLARS	4 $99.00	$396.00
XT4LBKT	Code3 XT4 universal L-bracket 90 degree	4 $8.00	$32.00
SC-6 #2	Santa Cruz universal gun lock with standard #2 key	1 $170.00	$170.00
SC-9903	Santa Cruz square butt plate "L" bracket	1 $24.00	$24.00
SC-1900	Santa Cruz adjustable steel butt plate	1 $28.00	$28.00
MMSU-1	Magnetic mic	1 $32.00	$32.00
LXEXLPBKT-PIU	Code 3 License plate bracket, PIU2020 (front/rear), PIU2019 and below (front) XTP3/XTP4/ULT/XTP6/MR6/Chase	1 $55.00	$55.00
CD3802RBW	Code 3 mega thin red/blue/white	2 $99.00	$198.00
CB-185-80F	80-amp circuit breaker	1 $39.95	$39.95
CG-X	Havis delay timer	1 $70.00	$70.00
ECVDMLTAL00	Sound Off LED Dome Light, Universal Mount 6" Round w/ Red	1 $70.00	$70.00

	LED Night Light, 10-30v - White LEDs/White Lens		
EM-M11001-FME-058	EM Wave antenna cable NMO 3/4" hole assembly 17ft. RG-58/U cable with FME connector	1 $17.00	$17.00
EMFME-MP	EM Wave antenna adapter, FME to mini-UHF plug	1 $5.00	$5.00
ELUC3H010F	Sound Off Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10' 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher - Dual Color Amber/White	2 $99.00	$198.00
BSM-BKT-PIU25	Code 3 bracket below side view mirror for M180 on 2025 Ford PIU	2 $50.00	$100.00
M180SMC-RB	Code3 M180 Intersection/takedown/ground light, center section LED multicolor red/blue	2 $125.00	$250.00
C-MCB	Havis mic clip bracket	1 $13.00	$13.00
200-0622-00	Stalker radar VSS power cable	1 $175.00	$175.00
TCRHT5	Whelen Tracer running board lights, 5 lamp, 3 color hosing, with "L" brackets for mounting	2 $502.00	$1004.00
Miscellaneous	Wire, connectors, fuses, and relays	$475.00	$475.00
Labor	Installation of new equipment	$3950.00	$3950.00
	2026	Total	$17,289.75
	Percent Increase for Year 2 = % 2027	Total	$17,981.34
	Percent Increase for Optional Year 3 = % Optional 2028	Total	$18,880.41
	Percent Increase for Optional Year 4 = % Optional 2029	Total	$19,824.43

Agenda Item No: 22

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Bid Award – Well 10 and Well 14 Repair and Maintenance

Staff Recommendation: Motion to award the contract for repair and maintenance work on Well 10 and Well 14 to the lowest responsive and responsible bidder, Great Lakes Water Resources Group, Inc., and adopt a Resolution authorizing the City Manager to execute a contract with Great Lakes Water Resources Group, Inc. in the amount of $96,798.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

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

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Background:
The City's system of deep and shallow wells operates continuously, pumping water 24/7, 365 days a year. All the wells in Crystal Lake draw their source water from geologic layers of sand and gravel (shallow wells) or glacial sandstone (deep wells). Over time, general wear and tear, along with fine sand present in these layers, cause damage to the pumping equipment. This necessitates the rehabilitation or replacement of components. Public Works staff monitors pump run time, well output, and other factors to determine when a well needs rehabilitation.

Wells 10 and 14 are located at Water Treatment Plant 4 (400 Knaack Blvd.). Each well's motor needs replacement, and other components require routine maintenance and rehabilitation.

Bids were advertised publicly, opened, and read aloud on February 20, 2026. The bid results are presented in the table below:

Bidder	√ Great Lakes Water Resources Group, Inc. Channahon, IL	Water Well Solutions Illinois, LLC Naperville, IL	Municipal Well & Pump Waupun, WI
Base Bid Total	$96,798.00	$100,720.00	$101,513.30

√ Indicates recommended lowest responsive and responsible bidder

It is not possible to determine the exact repair and rehabilitation work required for a pump until all pumping equipment has been removed, disassembled, and inspected. To provide the City with a competitive cost, vendors were asked to submit bid pricing for the most likely repairs. The bids include hourly labor rates, material costs, and equipment charges for repairs and services that may be needed.

Additionally, well chemical treatment was specified in the bid to improve water production and eliminate nuisance bacteria.

Recommendation:

The Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. Great Lakes Water Resources Group, Inc. has submitted the lowest responsive and responsible bid per the specifications stated in the bid document, based on a typical scenario and anticipated repairs needed. Public Works Department staff have previously worked with Great Lakes Water Resources Group, Inc. and received satisfactory results. Therefore, it is the recommendation of the staff to award the contract to the lowest responsive, responsible bidder, Great Lakes Water Resources Group, Inc., to perform the work on Well 10 and 14 in accordance with the terms and conditions of the bid document.

Well repair and maintenance are a part of the Water & Sewer Division's maintenance program and funds for this work are budgeted each fiscal year.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to rehabilitate Well 10 and Well 14 to ensure an adequate supply of potable water to the public; and

WHEREAS the CITY received and publicly opened bids for the repair and maintenance of Wells 10 & 14 on February 20, 2026; and

WHEREAS the lowest responsive and responsible bidder is Great Lakes Water Resources Group, Inc., Channahon, IL.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Great Lakes Water Resources Group, Inc. for Well 10 and Well 14 Repair and Maintenance in the amount of $96,798.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

DATED this 3rd day of March, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

Draft

ATTEST

_____

Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Bid Opening, 2/20/26, 10:30am, Well #10 & 14 Rehab

Description of Materials & Work	Est. Qty.	*Great Lakes Water Resources Channahon, IL*		*Water Well Solutions Naperville, IL*		*Municipal Well & Pump Waupun, WI*	
		$ (per Unit)	Total $	$ (per Unit)	Total $	$ (per Unit)	Total $
Mobilize	1	$5,490.00	$5,490.00	$3,290.00	$3,290.00	$8,200.00	$8,200.00
Remove & inspect pumping equipment	2	$6,345.00	$12,690.00	$6,950.00	$13,900.00	$2,365.00	$4,730.00
Cost of new check valve (same as existing)	2	$1,473.00	$2,946.00	$1,235.00	$2,470.00	$1,495.00	$2,990.00
Cost per splice kit (complete 3 wire)	2	$180.00	$360.00	$100.00	$200.00	$65.00	$130.00
Cost per foot of airline (inc. Stainless Banding)	800	$1.00	$800.00	$0.50	$400.00	$1.70	$1,360.00
Cost of new Motor (List specifications of alternate below if applicable)	2	$5,319.00	$10,638.00	$7,685.00	$15,370.00	$4,020.00	$8,040.00
Cost of new Pump (same as existing)	2	$5,772.00	$11,544.00	$5,730.00	$11,460.00	$5,585.00	$11,170.00
Cost of new Electrical Cable (same as existing)	420	$9.00	$3,780.00	$8.25	$3,465.00	$7.10	$2,982.00
Cost of new 6" coupling blasted and coated (6 mil min thickness coating)	6	$102.00	$612.00	$199.00	$1,194.00	$183.30	$1,099.80
Cost per foot for 6" new column pipe replacement - blasted and coated (6 mil min thickness coating)	60	$75.00	$4,500.00	$95.60	$5,736.00	$89.00	$5,340.00
Cut & Rethread Column Pipe (one side of pipe)	10	$77.00	$770.00	$182.00	$1,820.00	$48.00	$480.00
Cost for new level trandsucer w/250' cable 0-100psi	2	$2,138.00	$4,276.00	$2,090.00	$4,180.00	$2,630.00	$5,260.00
Chemical costs (Amounts as required & specified)	2	$689.00	$1,378.00	$1,035.00	$2,070.00	$910.00	$1,820.00
Sandblast/Re-coat inside & outside of column pipe (6 mil min thickness coating)	120	$53.00	$6,360.00	$73.50	$8,820.00	$38.60	$4,632.00
Televise Well	4	$1,085.00	$4,340.00	$900.00	$3,600.00	$1,120.00	$4,480.00
Cost per hour for brushing, surging & sand bailing	15	$370.00	$5,550.00	$503.00	$7,545.00	$537.30	$8,059.50
Install motor/pumping equipment	2	$8,382.00	$16,764.00	$6,145.00	$12,290.00	$12,965.00	$25,930.00
Test Pumping	2	$2,000.00	$4,000.00	$1,455.00	$2,910.00	$2,405.00	$4,810.00
Total Bid Price			**$96,798.00**		**$100,720.00**		**$101,513.30**

Agenda Item No: 23

City Council
Agenda Supplement

Meeting Date:	March 3, 2026
Item:	Bid Award – 2026 Annual Sidewalk, Curb, and Pedestrian Ramp (ADA) Replacement Program
Staff Recommendation:	Motion to award the bid for the 2026 Annual Sidewalk, Curb, and Pedestrian Ramp (ADA) Replacement Program to the lowest responsive and responsible bidder, D'Land Construction, LLC, and adopt a Resolution authorizing the City Manager to execute a contract with D'Land Construction, LLC in the amount of $726,669.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract
Staff Contact:	Michael Magnuson, P.E., Director of Public Works and Engineering

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Background:
Each year, the Public Works Department's Engineering Division surveys one-quarter of the City and evaluates all the sidewalks in that section. Additionally, the City responds to reports of damaged sidewalks and curbs submitted by residents and staff. An annual sidewalk and curb repair program is prepared to address those sidewalks that meet the replacement criteria.

The program also includes removing and replacing deteriorated sections of curb and gutter along the streets included in the Annual Street Resurfacing Program. The third component of the program includes the replacement of a portion of the City's sidewalk ramps that do not comply with current American with Disabilities Act (ADA) requirements. Finally, an allowance is budgeted to allow for other sidewalk, curb and ADA ramps that the City identifies during the spring and summer months.

On February 24, 2026, staff publicly opened and read aloud bids received for the 2026 Annual Sidewalk, Curb, and Pedestrian Ramp (ADA) Replacement Program. The bids are submitted for individual line items at a bid unit price (e.g. bid price per foot of curb). This work will be measured and paid for at the bid unit prices. The summary of bids is as follows:

Bidder	√ D'Land Construction Algonquin, IL	Chadwick Contracting Lake in the Hills, IL	Alliance Contractors Woodstock, IL	Landmark Contractors Huntley, IL
Base Bid Total	$726,669.00	$826,933.13	$1,088,634.20	$1,727,422.45

√ Indicates recommended lowest responsible bidder

Recommendation:

The Public Works Department has reviewed all bids received for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding the 2026 Annual Sidewalk, Curb and Pedestrian Ramp (ADA) Replacement Program contract to the lowest responsive and responsible bidder D'Land Construction, LLC, in the amount of $726,669.00.

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

The City has checked references for D'Land Construction, LLC. Sidewalk, Curb and Pedestrian Ramp (ADA) Replacement is an annual program and funds for this work are budgeted each fiscal year.

Votes Required to Pass:

Simple majority

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to have an Annual Sidewalk, Curb and Pedestrian Ramp (ADA) Replacement Program to maintain the City's sidewalks, curbs and pedestrian ramps in a state of good repair; and

WHEREAS the CITY received and publicly opened bids for the 2026 Annual Sidewalk, Curb and Pedestrian Ramp (ADA) Replacement Program on February 24, 2026; and

WHEREAS the lowest responsive and responsible bidder is D'Land Construction, LLC, Algonquin, Illinois.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and D'Land Construction, LLC for the 2026 Annual Sidewalk, Curb and Pedestrian Ramp (ADA) Replacement Program in the in the amount of $726,669.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

DATED this 3rd day of March, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

Draft

SEAL

ATTEST

_____

Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Sidewalk Concrete Program
Bid Opening: 2/24/26, 10:00am

			D'Land Construction Algonquin, IL		Chadwick Contracting Lake in the Hills, IL		Alliance Contractors Woodstock, IL		Landmark Contractors Huntley, IL	
Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Traffic Control and Protection (Special)	CY	1	$ 19,500.00	$ 19,500.00	$ 23,287.00	$ 23,287.00	$ 23,200.00	$ 23,200.00	$ 67,000.00	$ 67,000.00
Excavation Special	CY	86	$ 58.00	$ 4,988.00	$ 148.77	$ 12,794.22	$ 20.00	$ 1,720.00	$ 160.00	$ 13,760.00
Aggregate Base Course, Type B	CY	20	$ 25.00	$ 500.00	$ 50.60	$ 1,012.00	$ 85.00	$ 1,700.00	$ 170.00	$ 3,400.00
Combination Concrete Curb, Gutter Removal & Replacement	LF	1,925	$ 40.00	$ 77,000.00	$ 43.92	$ 84,546.00	$ 103.25	$ 198,756.25	$ 123.65	$ 238,026.25
Combination Concrete Curb, Gutter Removal	LF	185	$ 10.00	$ 1,850.00	$ 11.57	$ 2,140.45	$ 15.00	$ 2,775.00	$ 27.75	$ 5,133.75
Combination Concrete Curb, Gutter, New	LF	185	$ 45.00	$ 8,325.00	$ 62.98	$ 11,651.30	$ 89.55	$ 16,566.75	$ 123.65	$ 22,875.25
Concrete Curb Type B (New)	LF	100	$ 45.00	$ 4,500.00	$ 36.60	$ 3,660.00	$ 74.60	$ 7,460.00	$ 120.65	$ 12,065.00
Sidewalk Removal and Replacement	SF	13,836	$ 11.00	$ 152,196.00	$ 13.50	$ 186,786.00	$ 15.55	$ 215,149.80	$ 31.00	$ 428,916.00
Sidewalk Removal and Replacement (Special)	SF	8,080	$ 11.50	$ 92,920.00	$ 14.60	$ 117,968.00	$ 15.55	$ 125,644.00	$ 30.55	$ 246,844.00
Sidewalk Removal and Replacement 8" (Special)	SF	3,520	$ 13.25	$ 46,640.00	$ 18.00	$ 63,360.00	$ 16.10	$ 56,672.00	$ 37.10	$ 130,592.00
Sidewalk Removal (Special)	SF	1,060	$ 2.00	$ 2,120.00	$ 3.95	$ 4,187.00	$ 2.00	$ 2,120.00	$ 12.40	$ 13,144.00
Portland Concrete Sidewalk (New)	SF	8,350	$ 13.00	$ 108,550.00	$ 12.50	$ 104,375.00	$ 13.55	$ 113,142.50	$ 25.60	$ 213,760.00
Variable Height Monolithic Curb for Sidewalk	LF	650	$ 38.00	$ 24,700.00	$ 20.24	$ 13,156.00	$ 7.20	$ 4,680.00	$ 64.70	$ 42,055.00
Detectable Warnings (Galvanized Steel)	SF	886	$ 35.00	$ 31,010.00	$ 38.46	$ 34,075.56	$ 65.00	$ 57,590.00	$ 42.85	$ 37,965.10
Driveway Pavement Removal	SY	150	$ 23.00	$ 3,450.00	$ 14.98	$ 2,247.00	$ 20.00	$ 3,000.00	$ 33.45	$ 5,017.50
Hot-Mix Asphalt Driveway Pavement	SY	40	$ 73.00	$ 2,920.00	$ 45.00	$ 1,800.00	$ 63.75	$ 2,550.00	$ 63.75	$ 2,550.00
Hot-Mix Asphalt Driveway Pavement, 7.5"	SY	35	$ 250.00	$ 8,750.00	$ 50.00	$ 1,750.00	$ 218.00	$ 7,630.00	$ 218.00	$ 7,630.00
Concrete Driveway Pavement	SY	40	$ 95.00	$ 3,800.00	$ 74.38	$ 2,975.20	$ 126.90	$ 5,076.00	$ 127.25	$ 5,090.00
Pavement Removal (Special)	SY	120	$ 25.00	$ 3,000.00	$ 27.00	$ 3,240.00	$ 20.00	$ 2,400.00	$ 41.00	$ 4,920.00
Asphalt Pavement Surface Patch 4"	SY	68	$ 135.00	$ 9,180.00	$ 29.80	$ 2,026.40	$ 120.00	$ 8,160.00	$ 120.00	$ 8,160.00
Structures to be Adjusted	EA	2	$ 600.00	$ 1,200.00	$ 425.00	$ 850.00	$ 500.00	$ 1,000.00	$ 1,490.00	$ 2,980.00
Restoration	SF	18,300	$ 1.95	$ 35,685.00	$ 1.30	$ 23,790.00	$ 3.00	$ 54,900.00	$ 3.00	$ 54,900.00
Relocate Existing Sign or Mailbox	EA	1	$ 500.00	$ 500.00	$ 200.00	$ 200.00	$ 2,050.00	$ 2,050.00	$ 488.95	$ 488.95
Drainage Structure to be Removed	EA	1	$ 500.00	$ 500.00	$ 550.00	$ 550.00	$ 100.00	$ 100.00	$ 1,356.55	$ 1,356.55
Catch Basin Type C with New Frame and Grate	EA	1	$ 2,600.00	$ 2,600.00	$ 3,300.00	$ 3,300.00	$ 8,000.00	$ 8,000.00	$ 7,900.00	$ 7,900.00
Storm Sewer Removal	LF	4	$ 200.00	$ 800.00	$ 50.00	$ 200.00	$ 100.00	$ 400.00	$ 228.00	$ 912.00
				$ -		$ -		$ -		$ -
Pedestrian Pathway (Raue)				$ -		$ -		$ -		$ -
Sidewalk Removal (Special) (Raue)	SF	1,730	$ 3.00	$ 5,190.00	$ 8.00	$ 13,840.00	$ 2.00	$ 3,460.00	$ 7.30	$ 12,629.00
Handrail Removal	LF	85	$ 20.00	$ 1,700.00	$ 1.60	$ 136.00	$ 100.00	$ 8,500.00	$ 17.00	$ 1,445.00
Preparation of Base Special	SF	1,730	$ 1.50	$ 2,595.00	$ 4.00	$ 6,920.00	$ 8.00	$ 13,840.00	$ 3.90	$ 6,747.00
PCC Sidewalk 5" (Raue)	SF	1,730	$ 15.00	$ 25,950.00	$ 16.20	$ 28,026.00	$ 13.55	$ 23,441.50	$ 23.45	$ 40,568.50
Remove and Reinstall Brick Pavers	SF	100	$ 23.00	$ 2,300.00	$ 14.00	$ 1,400.00	$ 115.00	$ 11,500.00	$ 32.20	$ 3,220.00
ADA Handrails	LS	1	$ 19,250.00	$ 19,250.00	$ 44,590.00	$ 44,590.00	$ 75,000.00	$ 75,000.00	$ 16,420.00	$ 16,420.00
Integral Curb Type B	LF	32	$ 55.00	$ 1,760.00	$ 42.00	$ 1,344.00	$ 7.20	$ 230.40	$ 156.30	$ 5,001.60
Drainage Structure to be Removed	EA	1	$ 1,200.00	$ 1,200.00	$ 550.00	$ 550.00	$ 100.00	$ 100.00	$ 4,850.00	$ 4,850.00
Drainage Structure to be Adjusted	EA	10	$ 600.00	$ 6,000.00	$ 800.00	$ 8,000.00	$ 500.00	$ 5,000.00	$ 1,650.00	$ 16,500.00
Catch Basin Type C with New Frame and Grate	EA	1	$ 2,600.00	$ 2,600.00	$ 3,300.00	$ 3,300.00	$ 8,000.00	$ 8,000.00	$ 11,600.00	$ 11,600.00
PVC Sewer 8"	LF	40	$ 111.00	$ 4,440.00	$ 247.50	$ 9,900.00	$ 178.00	$ 7,120.00	$ 225.00	$ 9,000.00
Restoration (Special)	LS	1	$ 6,500.00	$ 6,500.00	$ 3,000.00	$ 3,000.00	$ 10,000.00	$ 10,000.00	$ 22,000.00	$ 22,000.00
TOTAL				**$ 726,669.00**		**$ 826,933.13**		**$ 1,088,634.20**		**$ 1,727,422.45**

Agenda Item No: 24

City Council
Agenda Supplement

Meeting Date:	March 3, 2026
Item:	Purchase of a new 2026 Kubota Tractor Using Sourcewell Purchasing Cooperative Contract #082923-KBA
Staff Recommendation:	Motion to adopt a Resolution authorizing the City Manager to execute an agreement with Johnson Tractor, Inc. for the pricing and delivery of one (1) new 2026 Kubota M5-091HDC12-1 Tractor in the total amount of $75,516.85 using Sourcewell purchasing cooperative contract #082923-KBA, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract
Staff Contact:	Michael Magnuson, Director of Public Works & Engineering

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Background:

The Public Works Department budget for 2026 includes funds for the replacement of its 2005 John Deere 5205 tractor (21 years old) and 1996 Ford 3930 tractor (30 years old), which are used within the Street Division. The tractors are essential equipment for the Public Works Department maintenance operations and require replacement to maintain an efficient and effective fleet. This determination was based on Vehicle Replacement Evaluations conducted by the Public Works Department Fleets & Facilities Division. This equipment has a typical service life of 15 years.

Upon reviewing the needs of the division and the intended function of the equipment to be replaced, the Public Works Department has determined that replacing both the 2005 John Deere 5205 tractor and 1996 Ford 3930 tractor with one new 2026 Kubota M5-091HDC12-1 Tractor (reduction in fleet) offers the best value to the City and still meets the operational needs of the division. This tractor will also be utilized by Public Works staff to mow sloped areas at Three Oaks Recreation Area.

Staff researched alternative equipment and market pricing and recommend the contract pricing provided by Johnson Tractor, Inc., through the Sourcewell contract #082923-KBA as the most advantageous to the City. Sourcewell contract #082923-KBA provides the City with an overall discount of $20,151.90 off the List Price of the 2026 Kubota M5-091HDC12-1 Tractor. The discounted pricing available through the cooperative contract is illustrated in the table below.

Equipment for Purchase	List Price & Delivery Costs	Cooperative Discount	Total Price After Cooperative Discount
2026 M5-091HDC12-1 4WD Kubota Tractor	$95,668.75	$20,151.90	**$75,516.85**

The pricing provided through Sourcewell purchasing cooperative contract #082923-KBA was negotiated as part of an RFP that was advertised and reviewed by Sourcewell. As members of the Sourcewell purchasing cooperative, the City can take advantage of the contracts leveraged by the combined purchasing power of cooperative members, which helps reduce costs. Participation in this cooperative was authorized by Resolution 17R-98.

Recommendation:

The Public Works Department recommends authorizing the City Manager to enter into an agreement with Johnson Tractor, Inc. for the pricing and delivery of one (1) new 2026 Kubota M5-091HDC12-1 Tractor. This purchase will be made using Sourcewell contract #082923-KBA for a total amount of $75,516.85.

Votes Required to Pass:

Simple Majority

Res.

RESOLUTION

WHEREAS Public Works Department's 2005 John Deere 5205 tractor and 1996 Ford 3930 tractor have been evaluated by City staff and have been determined to be in need of replacement in order to maintain efficient and operable equipment for use by the Public Works Department in conducting maintenance operations; and

WHEREAS the City has budgeted for the replacement of vehicles and equipment during the 2026 fiscal year including vehicles and equipment within the Public Works Department; and

WHEREAS City staff have determined that the 2005 John Deere 5205 tractor and 1996 Ford 3930 tractor should be replaced with one (1) new 2026 Kubota M5-091HDC12-1 Tractor; and

WHEREAS the City utilizes purchasing cooperatives and joint bids to combine purchasing power with other government agencies to reduce costs; and

WHEREAS the City Council has authorized participation in the Sourcewell purchasing cooperative; and

WHEREAS contract #082923-KBA, provided through the Sourcewell purchasing cooperative, offers pricing for the purchase and delivery of one (1) new 2026 Kubota M5-091HDC12-1 Tractor as specified by the Public Works Department;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Johnson Tractor, Inc. using

Draft

Sourcewell purchasing cooperative contract #082923-KBA for the pricing and delivery of (1) new 2026 Kubota M5-091HDC12-1 Tractor in the total amount of $75,516.85; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

DATED this 3rd day of March 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Sourcewell

Ground Maintenance, CE, Utility
Tractors, Mowers, RTV's - 112624-KBA
Ag Tractors with Related Attachments - 082923-KBA
NJPA Arkansas 4600041718
Nebraska 14777 (OC)
Mississippi 8200067336

M5-091HDC12-1 WEB QUOTE #2933837
Date: 1/9/2026 1:35:07 PM

-- Customer Information --
Dunn, Thomas
19913
City of Crystal Lake
tdunn@crystallake.org
8153536821

Quote Provided By
JOHNSON TRACTOR, INC.
Davis Brian
20508 Oak Grove Rd
Harvard, IL 60033
email: briand@johnsontractor.com
phone: 6087512956

-- Standard Features --

Kubota

M Series

M5-091HDC12-1
4WD, HYDRAULIC SHUTTLE TRANSMISSION & ROPS
*** EQUIPMENT IN STANDARD MACHINE & SPECIFICATIONS ***

DIESEL ENGINE
Kubota V3800 Direct Injection
3.8L (230 cu. In.) 4 Cyl
EPA Tier 4 Final Compliant
Common Rail Electronic Fuel Injection
Electronic Engine Management
Turbocharged
w/Wastegate and Intercooled
Fuel Tank Capacity: 27.7 Gal
60 Amp Alternator ROPS
80 Amp Alternator Cab
12V 900 CCA Battery
SAE Gross HP: 92.5
Engine Net HP: 85.5
Max . PTO HP: 76
Cab @ 2600 Engine RPM
ROPS @ 2400 Engine RPM

EXHAUST EMISSION CONTROL TYPE
DPF System (Diesel Particulate Filter)
SCR System

HYDRAULICS / HITCH / DRAWBAR
Open Center Gear Pump
Max. Flow @ Rated Engine Speed: ROPS: 2400 rpm
Cab: 2600 rpm
Power Steering:5.4 gpm
Impl. Flow ROPS: 15.9 gpm
Impl. Flow Cab: 17.0 gpm
Total Flow - ROPS: 21.3 gpm
Total Flow - Cab: 23.1 gpm

REMOTE VALVES
(1) SCD (Self Canceling Detent)
(1) FD (Float Detent) on -1 models (2 Total standard)

3 POINT HITCH & DRAWBAR
Cat II 3-point Hitch
8 Speed Models
@ Lift Points: 7055 lbs
(ASAE) @ 24" Behind: 5181 lbs
12/24 Speed Models
@ Lift Points: 8600 lbs
(ASAE) @ 24" Behind: 7275 lbs
2 External Lift Cylinders
Telescoping Lower Links
Stabilizers
Swinging Drawbar - Straight

POWER TAKE OFF (540)
Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2205 Eng. rpm
540 rpm @ 2035 Eng. rpm 12/24 speed

TRANSMISSION
8F/8R Two Range, 4-Speed
12F/12R Two Range, 6-Speed
540/540E
24F/24R Two Range, 6-Speed Hi/Lo
540/540E
24 speed on M5-111 only
Auto 4WD Function
Electro-Hydraulic Shuttle Shift
Clutch - Multi Plate Wet
Planetary Final Drives
Hydraulic Wet Disc Brakes

FRONT AXLE
Hydrostatic Power Steering
2WD: Tubular Steel Beam Telescoping
4WD: Cast Iron, Bevel Gear 55 deg
Planetary Final Drives
Adj. (Rim) Tread Spacing

FLUID CAPACITY
Fuel Tank Capacity: 27.7 gal
DEF Tank Capacity: 3.2 gal
Cooling System: 11 qts
Crankcase: 11.3 qts
Hydraulics/Trans: 15.85 gal

INSTRUMENTS
LCD readout for MPH and PTO rpm
RPM Memory
Tachometer/Hour meter
Oil Pressure
Fuel Gauge
Coolant Temperature
Gear Speed Digital Light Indicator
Digital Light Indicator F/R Direction

ULTRA GRAND CAB II
4-post, ROPS Certified
RH & LH Doors
Tinted Glass Doors and Windows
In-roof window
Tilt Steering Wheel
Dual Level Air Conditioning & Heater
Front and Wiper/Washer
Front Sun Visor
Retractable Seat belt
LH & RH Side Mirrors
Radio Ready Cab
Steps, Left and Right Side
Interior Dome Light
12V – 30-Amp 2 Wire Coupler
12V – 3 Pin 30-Amp Coupler
12V - Outlet
Cup Holder
Instructor Seat Ready
Horn

-- Custom Options --

M5-091HDC12-1 Base Price:	$78,902.00
Selected Kubota Attachments	
(1) DUAL SPEED PTO KIT (540/1000) PNF M7623A-DUAL SPEED PTO KIT (540/1000) PNF	$1,515.00
(1) FLOW CONTROL VALVE M9585-FLOW CONTROL VALVE	$691.00
(1) FRONT AXLE SPACER KIT PNF M8595A-FRONT AXLE SPACER KIT PNF	$827.00
(1) BOLT KIT FOR 1ST WHEEL WEIGHT KIT - STEEL DISH WHEELS LM8125A-BOLT KIT FOR 1ST WHEEL WEIGHT KIT - STEEL DISH WHEELS	$87.00
(3) BOLT KIT FOR 2ND AND 3RD SET OF REAR WHEEL WEIGHTS (LM8124) M8121A-BOLT KIT FOR 2ND AND 3RD SET OF REAR WHEEL WEIGHTS (LM8124)	$126.00
(1) BOLT KIT - BUMPER M8076-BOLT KIT - BUMPER	$82.00
(10) FRONT SUITCASE WEIGHT M8079-FRONT SUITCASE WEIGHT	$1,370.00
(1) FRONT WEIGHT-BUMPER 10 WEIGHT MAX M8075-FRONT WEIGHT-BUMPER 10 WEIGHT MAX	$771.00
(1) BOLT KIT - BUMPER M8076-BOLT KIT - BUMPER	$82.00
(1) BOLT BAR KIT FOR M8075 BRACKET M8073A-BOLT BAR KIT FOR M8075 BRACKET	$88.00
(3) WHEEL WEIGHT (SET OF 2) LM8124-WHEEL WEIGHT (SET OF 2)	$777.00
(1) FRONT WEIGHT-BUMPER 10 WEIGHT MAX M8075-FRONT WEIGHT-BUMPER 10 WEIGHT MAX	$771.00
(1) BOLT BAR KIT FOR FRONT WEIGHTS M8074A-BOLT BAR KIT FOR FRONT WEIGHTS	$83.00
(1) AIR RIDE SEAT SUSPENSION UPGRADE KIT M9270-AIR RIDE SEAT SUSPENSION UPGRADE KIT	$759.00
(1) M5 AIR RIDE SEAT WIRING HARNESS PNF M9205-M5 AIR RIDE SEAT WIRING HARNESS PNF	$30.00
(1) REAR WINDOW WIPER KIT W/WASHER M7649-REAR WINDOW WIPER KIT W/WASHER	$323.00
(1) FRT WORK LIGHT KIT/M5-91/M5-111 CAB PNF M9117-FRT WORK LIGHT KIT/M5-91/M5-111 CAB PNF	$161.00
(1) HIGH CAPACITY ALT KIT / M5 CAB TRA PNF M9134-HIGH CAPACITY ALT KIT / M5 CAB TRA PNF	$1,041.00
(1) INSTRUCTOR SEAT KIT/M5 CAB TRA PNF M9129-INSTRUCTOR SEAT KIT/M5 CAB TRA PNF	$766.00
(1) INSIDE MIRROR KIT FOR M5 CAB TRACTOR PNF M9128-INSIDE MIRROR KIT FOR M5 CAB TRACTOR PNF	$61.00
(1) GRILLE GUARD PNF M6909-GRILLE GUARD PNF	$299.00
(1) M5 CAB BEACON LIGHT KIT M7572-M5 CAB BEACON LIGHT KIT	$633.00
Selected Land Pride Attachments	
(1) 20 Series Cat. 2 Quick-Hitch3,600 lb. Capacity QH20-01-82-20 Series Cat. 2 Quick-Hitch3,600 lb. Capacity	$1,192.00
Total Kubota Attachments:	$11,343.00
Total Land Pride Attachments:	$1,192.00
Total Attachments:	$12,535.00
Configured Price:	$91,437.00
Sourcewell Discounts:	

540E* @ 1519 Eng. rpm
* If equipped 12/24 Standard

LIGHTING
2 Headlights - Tail lights
4 Hazard Flasher Lights w/ Turn Signals
2 Grille Mounted Worklights
2 Front Cab Halogen Worklights
2 Rear Halogen Worklights

SAFETY EQUIPMENT
Flip-Up PTO Shield
Electric Key Shut Off
Parking Brake
Turn Signals
SMV Sign
7-Pin Electrical Trailer Connector

SELECTED TIRES
sub116
FRONT - 12.5/80-18 I3 TITAN CONTRACTOR 8STUD
REAR - 19.5L-24 R4 TITAN INDUSTRIAL TRACTOR LUG

Kubota Items:	($19,853.90)
Land Pride Items:	($298.00)
Total Discount:	($20,151.90)
SUBTOTAL:	$71,285.10
Factory Assembly:	$325.00
Kubota Item Fees:	
Dealer Assembly:	$1,573.00
Freight Cost:	$1,018.75
PDI:	$400.00
Land Pride Item Fees:	
Dealer Assembly:	$100.00
Delivery to City of Crystal lake	$750.00
Full of fuel	$65.00
Total Unit Price:	$75,516.85
Quantity Ordered:	1
Final Sales Price:	$75,516.85

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.**

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Agenda Item No: 25

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorization to enter into a contract with Karl Automotive Group for the purchase, upfit, and delivery of two new 2026 Chevrolet Tahoe SUVs

Staff Recommendation: Motion to adopt an Ordinance waiving competitive bidding and authorizing the City Manager to execute a contract with Karl Automotive Group, Des Moines, IA for the purchase, upfit, and delivery of two new 2026 Chevrolet Tahoe SUVs in the total amount of $149,015.24, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

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

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Background:
Purchasing emergency service vehicles with specialized equipment remains challenging post pandemic. Supply chain disruptions and other factors continue to result in a production backlog that exceeds the available supply.

General Motors has not provided a timeframe for when the 2027 order bank for public safety Tahoe SUVs will be available. Staff worked to identify multiple vendors capable of supplying fully upfitted 2026 Tahoe vehicles to the City. Only a limited number of General Motors dealers sell the public safety model of Tahoes and also provide emergency vehicle upfitting.

As part of the evaluation process, staff assessed alternative vehicle options to determine whether other makes or models could meet departmental operational needs. After reviewing available platforms, equipment compatibility, upfitting requirements, and long-term maintenance considerations, staff determined that the 2026 Chevrolet Tahoe remains the most appropriate and functional vehicle for both the Police and Fire Departments. The vehicle types, vendor, and total

costs for the proposed Police and Fire Department Chevrolet Tahoe purchases are summarized in the table below.

Department	Vehicle	Vendor	Total Cost Including Upfit
Police	2026 Tahoe	Karl Automotive Group	$77,663.02
Fire	2026 Tahoe	Karl Automotive Group	$71,352.22
		Total Cost	$149,015.24

One vendor, available through a purchasing cooperative, offered the Fire Rescue Tahoe, but the cost was approximately $5,664 higher than the identified vendor (non-cooperative vendor).

It is City policy to bid out contracts whenever possible; however, due to the current public safety vehicle market conditions, it is appropriate to waive the bidding requirements and proceed with the purchase of two new 2026 Chevrolet Tahoe SUVs, delivered and fully upfitted with all required equipment through Karl Automotive Group, at a total cost of $149,015.24 as replacements for a Fire Department Deputy Chief vehicle and a Police Department Sergeant vehicle. No similar vehicles are currently available through State joint purchase programs, and there is no indication of when vehicles may become available through such programs.

The current Fire Rescue Deputy Chief vehicle will be reassigned within the department to replace an existing 2016 Ford Explorer (10 years old). The current Police Sergeant vehicle will be declared surplus and sold at auction, as it has reached the end of its service life as a patrol unit. Fire Department and Police Department staff have identified the Chevrolet Tahoe as the most suitable option because it is a common and recognizable platform used for fire and police command and emergency services. The Tahoe provides the necessary space for command officers to carry required equipment and gear, and its four-wheel-drive platform ensures safe operation in inclement weather. The Chevrolet Tahoe SUVs will also be delivered fully upfitted with lights and sirens, eliminating additional downtime that would otherwise be required for post-purchase installation.

Recommendation:

Based on the current timeline for vehicle replacements and past bidding experiences, it is advantageous for the City to waive the bidding requirements and enter into a contract with Karl Automotive Group of Des Moines, IA, for the purchase, upfitting, and delivery of two new 2026 Chevrolet Tahoe SUVs in the total amount of $149,015.24.

Funds have been budgeted in Fiscal Year 2026 for the purchase of replacement emergency service vehicles.

Votes Required to Pass:

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

Ord. No.:
File:

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR PURCHASE, UPFIT, AND DELIVERY OF A 2024 CHEVROLET TAHOE

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to replace two existing public safety fleet vehicles including one Fire Department vehicle and one Police Department vehicle; and

WHEREAS, Karl Automotive Group has the ability upfit and deliver two new 2026 Chevrolet public safety Tahoe SUVs;

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

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

SECTION TWO. Waiver of Competitive Bidding and authorization to enter into a Contract with Karl Automotive Group. The City Manager is hereby authorized to enter into a contract, in such form as may be approved by the City Manager, for the purchase, upfit, and delivery of two new 2026 Chevrolet Tahoe SUVs in the total amount of $149,015.24, without the necessity of seeking competitive bids, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract.

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

Draft

DATED this 3rd day of March 2026.

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✓ Complete)

Quote Worksheet

		MSRP
Base Price		$57,200.00
Dest Charge		$2,595.00
Total Options		$0.00
	Subtotal	**$59,795.00**
GOV DISCOUNT		($1,000.00)
	Subtotal Pre-Tax Adjustments	**($1,000.00)**
Less Customer Discount		($4,054.80)
	Subtotal Discount	**($4,054.80)**
Trade-In		$0.00
Excluded from Sales Tax	**Subtotal Trade-In**	**$0.00**
	Taxable Price	**$54,740.20**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$54,740.20**

Dealer Signature / Date

Customer Signature / Date

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 27475. Data Updated: Jan 11, 2026 6:45:00 PM PST.

Karl Emergency Vehicles & Apparel
5983 NE Industry Dr
Des Moines, IA 50313
Phone: 515-264-6325

Quotation

Quote To: CRYSTAL LAKE POLICE DEPARTMENT
100 W. WOODSTOCK ST
CRYSTAL LAKE, IL 60014

Quote Number:	15010			**Contact:**	
Quote Date:	01/13/2026	**Expires:**	02/12/2026	**Inquiry:**	
Customer:	CRYSTLLKPD			**Terms:**	Net 30 Days
Salesman:	HOUSE			**Phone:**	
Ship Via:				**FAX:**	

Thank you for the opportunity to submit this quote.

POLICE DEPARTMENT

*****WESTIN WITH A 2 SPOT WIRE CHANNEL****

WIG/WAGS
SURVEILLANCE MODE
FELONY STOP BUTTON
QUICK ACCESS BUTTON TO GORILLA
MOVE 110 IN THE REAR UP

TRANSFER: MOTOROLA RADIO, PRINTER, FLASHLIGHT, DUAL WEAPON MOUNT, RADAR, AXON CAMERA WITH CRADLEPOINT, DOCKING STATION

STARCOM P25 ILLINOI STATE DIGITAL RADIO SYSTEM

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
1	LABOR LABOR TO INSTALL AND FINSH BUILD - HOURLY STATE BID RATE	55	$165.00	$85.00 /HR	$4,675.00
2	BLR-1312-G 12 BANG FUSE BLOCK	3	$98.25	$62.32 /EA	$186.96
3	CG-X ChargeGuard-Select	1	$111.00	$67.85 /EA	$67.85
4	75552 75 AMP RELAY	1	$68.75	$37.80 /EA	$37.80
5	46985 100 AMP CIRCUIT BREAKER	1	$69.00	$39.56 /EA	$39.56
6	SA315P SA315P SPEAKER, BLACK PLASTIC	1	$412.00	$243.08 /EA	$243.08
7	ARGES1 ARGES 5 DEG REMOTE SPOTLIGHT	1	$788.00	$464.92 /EA	$464.92
8	ARGCH1 ARGES BAIL MT CONTROL HEAD	1	$352.00	$207.68 /EA	$207.68

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
9	ARG54D DRVR FENDER MT 2021 TAHOE	1	$116.00	$68.44 /EA	$68.44
10	CHWLUNI WCX LOW FREQ SIREN AMP UNIV MT	1	$756.00	$430.92 /EA	$430.92
11	HWLRB32K Tahoe Brackets x2 in a Box	1		$79.83 /EA	$79.83
12	TCRWX5 WeCanX TRACER 5-LAMP HOUSING	2	$1564.00	$899.00 /EA	$1,798.00
13	TCRB54A TRACER MTG KIT 2021 TAHOE OVER	2	$107.00	$75.99 /EA	$151.98
14	WESTIN PIT BAR - TAHOE TAHOE	1	$2105.80	$1,695.25 /EA	$1,695.25
15	I3JC TRIO ION R/B W/ WHT OVERRIDE	2	$238.00	$140.94 /EA	$281.88
16	TSS0J T-SERIES SURFACEMT DUO RED/BLU	2	$199.00	$117.41 /EA	$234.82
17	U180J U-SERIES DUO RED/BLUE	2	$309.00	$182.31 /EA	$364.62
18	U18054 U-SERIES MIRROR MT KIT TAHOE	1	$35.00	$20.30 /EA	$20.30
19	PSJ02FCR STRIP-LITE+ DUO FLASHR RED/BLU	2	$218.00	$126.44 /EA	$252.88
20	PSBKT90 STRIP-LITE+ 90 DEG MT KIT	2	$32.00	$18.88 /EA	$37.76
21	OEWT54 ION OUTEREDGE WC TRIO 21 TAHOE	1	$2060.00	$1,194.80 /EA	$1,194.80
22	C399 CENCOM CORE WCX CONTROL CENTER	1	$1411.00	$832.49 /EA	$832.49
23	C399SP SCANport KIT FOR C399	1	$189.00	$111.51 /EA	$111.51
24	CCTL6 WeCanX KNOB/SLIDE CONTROL HEAD	1	$473.00	$179.07 /EA	$179.07
25	POWER MANAGEMENT Power and lead harness to include multiple leads and connections	1	$678.94	$617.84 /EA	$617.84
26	ARGES HARNESS	1	$79.26	$48.87 /EA	$48.87
27	60CREGCS 12V WHT/RED 6" COMPARTMENT LT	2	$258.00	$147.06 /EA	$294.12
28	CEM16 WeCanX 16 OUTPUT EXPANSION MOD	1	$292.00	$166.44 /EA	$166.44
29	CEM8 WeCanX 8 OUTPUT EXPANSION MOD	1	$222.00	$129.39 /EA	$129.39
30	GPSDW-6-60-QW WHITE 8-1 SHARKEE	1	$634.22	$474.24 /EA	$474.24
31	C-VSW-1005-TAH-PM-3-H 2025 TAHOE - WIDE CONSOLE WITH PRINTER	1	$1050.00	$733.37 /EA	$733.37

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
32	C-APW-0548 5" Accessory Pocket, 4.8" Deep For 3.3"W Section Of Wide Consoles	1		$18.88 /EA	$18.88
33	C-FPW-5 5" Filler Plate For Wide VSW Consoles	1	$10.00	$7.67 /EA	$7.67
34	C-MD-119 Swing Arm With Motion Adapter	1	$379.00	$230.69 /EA	$230.69
35	C-HDM-204 8.5" Heavy-Duty Telescoping Pole, Side Mount, Short Handle	1	$245.00	$149.27 /EA	$149.27
36	C-EB40-CCS-1P 1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom CCSRN, CCSRNTA, MPC03	1	$39.00	$22.23 /EA	$22.23
37	C-EB25-XTL-1P 1-Piece Equipment Mounting Bracket, 2.5" Mounting Space, Fits Motorola XTL2500, XTL5000-05, APX-7500,	1	$34.00	$20.65 /EA	$20.65
38	C-ARM-102 Side Mount Armrest	1	$97.00	$67.85 /EA	$67.85
39	CUP2-1001 Internal Cup Holders	1	$70.00	$43.07 /EA	$43.07
40	C-USB-3 Dual USB Charge Only Ports	1	$108.00	$66.08 /EA	$66.08
41	CM216560 Lighter Plug Socket & Cap	1	$18.00	$11.75 /EA	$11.75
42	C-AP-0325-1 3" Accessory Pocket, 2.5" Deep	1	$53.00	$32.45 /EA	$32.45
43	C-FP-2 2" Filler Plate	1	$13.00	$9.85 /EA	$9.85
44	MMBP-25 MAGNETIC MIC CLIP	2	$49.21	$33.00 /EA	$66.00
45	C-MCB Mic Clip Bracket	2	$20.00	$11.40 /EA	$22.80
46	COAX COAX CABLE	2	$34.12	$25.23 /EA	$50.46
47	ETHERNET CABLE 20 FT CAT6E	1	$39.22	$17.20 /EA	$17.20
48	ANYGLIDE GORILLA WITHOUT CARGO SLIDE	1	$3600.00	$3,000.00 /EA	$3,000.00
49	DS-DA-604	1	$430.00	$253.70 /EA	$253.70
50	TRAB7603 LAIRD 760-870 MHz Phantom 3 dB low visibility black antenna	1	$104.15	$84.55 /EA	$84.55
51	4416321IM Tahoe Front Mats	1		$130.00 /EA	$130.00
52	SHIPPING Freight and Shipping on items	1		$175.00 /EA	$175.00
53	SHOP SUPPLIES Expendable materials used for production	1		$200.00 /EA	$200.00

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
54	EB2DEDE LEGACY WCX 54" RW/BW/RW/BW light heads included	1	$3854.00	$2,121.00 /EA	$2,121.00
				Total:	***$22,922.82***

***Quotes/Estimates are only valid for 60 days from the date of the quote. Please ensure to contact the individual you received the quote/estimate from to confirm validity of quote if past 60 days from the date of this correspondence.
***Any alterations or additions after approval of this quote may result in scheduling times being extended as well as any missing items or overall accuracy of this quote should be corrected prior to the responsible individual signing the quote for acknowledgement. Completeness and accuracy shall be the individuals responsibility after signature. Any additional items added or changed may result in a separate invoice at time of billing.

BY SIGNING YOU ARE CONFIRMING THE QUOTE TO BE ACCURATE AND COMPLETE.

Acknowledgement / Date

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Quote Worksheet

		MSRP
Base Price		$57,200.00
Dest Charge		$2,595.00
Total Options		$350.00
	Subtotal	**$60,145.00**
GOV DISCOUNT		($1,000.00)
	Subtotal Pre-Tax Adjustments	**($1,000.00)**
Less Customer Discount		($4,096.80)
	Subtotal Discount	**($4,096.80)**
Trade-In		$0.00
Excluded from Sales Tax	**Subtotal Trade-In**	**$0.00**
	Taxable Price	**$55,048.20**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$55,048.20**

Dealer Signature / Date

Customer Signature / Date

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 27475. Data Updated: Jan 11, 2026 6:45:00 PM PST.

Karl Emergency Vehicles & Apparel
5983 NE Industry Dr
Des Moines, IA 50313
Phone: 515-264-6325

Quotation

Quote To: CRYSTAL LAKE FIRE
100 W. WOODSTOCK
CRYSTAL LAKE, IL 60014

Quote Number:	15009			**Contact:**	
Quote Date:	01/13/2026	**Expires:**	02/12/2026	**Inquiry:**	
Customer:	CRYSTLLAKE			**Terms:**	Net 30 Days
Salesman:	HOUSE			**Phone:**	
Ship Via:				**FAX:**	

Thank you for the opportunity to submit this quote.

RED/BLUE LIGHTS*

*****TINT DRIVER AND PASSENGER WINDOWS 20%****

WIG/WAGS

MOVE 110 IN THE REAR UP

THEY WILL BE PURCHASING A BOX FOR THE REAR COMMAND

NO SPOTLIGHT, PRINTER, ROUTER, SCANNERS OR COMPUTER

TRANSFER: 2 MOTOROLA RADIOS

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
1	LABOR LABOR TO INSTALL AND FINSH BUILD - HOURLY STATE BID RATE	55	$165.00	$85.00 /HR	$4,675.00
2	CG-X ChargeGuard-Select	1	$111.00	$67.85 /EA	$67.85
3	BLR-1312-G 12 BANG FUSE BLOCK	3	$98.25	$62.32 /EA	$186.96
4	75552 75 AMP RELAY	1	$68.75	$37.80 /EA	$37.80
5	46985 100 AMP CIRCUIT BREAKER	1	$69.00	$39.56 /EA	$39.56
6	SA315P SA315P SPEAKER, BLACK PLASTIC	1	$412.00	$243.08 /EA	$243.08
7	SAK9 SA315 SIREN MT KIT UNIV SWIVEL	1	$53.00	$30.71 /EA	$30.71
8	I3JC TRIO ION R/B W/ WHT OVERRIDE	4	$238.00	$140.94 /EA	$563.76

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
9	TCRWX5 WeCanX TRACER 5-LAMP HOUSING	2	$1564.00	$899.00 /EA	$1,798.00
10	TCRB54A TRACER MTG KIT 2021 TAHOE OVER	2	$107.00	$75.99 /EA	$151.98
11	BSFW54X I-E FST WCX S/D 12-LT TAHOE WITH LIGHTS	1	$1456.00	$1,202.00 /EA	$1,202.00
12	LCPHOTO LOGIC LEVEL PHOTOCELL OPTION	1	$128.00	$75.52 /EA	$75.52
13	PSJ02FCR STRIP-LITE+ DUO FLASHR RED/BLU	2	$218.00	$126.44 /EA	$252.88
14	PSBKT90 STRIP-LITE+ 90 DEG MT KIT	2	$32.00	$18.88 /EA	$37.76
15	U18054 U-SERIES MIRROR MT KIT TAHOE	1	$35.00	$20.30 /EA	$20.30
16	U180JC U-SERIES TRIO RED/BLU/WHT	2	$330.00	$194.70 /EA	$389.40
17	OEWT54 ION OUTEREDGE WC TRIO 21 TAHOE	1	$2060.00	$1,194.80 /EA	$1,194.80
18	C399 CENCOM CORE WCX CONTROL CENTER	1	$1411.00	$832.49 /EA	$832.49
19	C399SP SCANport KIT FOR C399	1	$189.00	$111.51 /EA	$111.51
20	CCTL6 WeCanX KNOB/SLIDE CONTROL HEAD	1	$473.00	$279.07 /EA	$279.07
21	RPWT54 ION REAR PILLAR WC TRIO TAHOE	1	$2202.00	$1,303.26 /EA	$1,303.26
22	60CREGCS 12V WHT/RED 6" COMPARTMENT LT	2	$258.00	$147.06 /EA	$294.12
23	CEM16 WeCanX 16 OUTPUT EXPANSION MOD	1	$292.00	$166.44 /EA	$166.44
24	CEM8 WeCanX 8 OUTPUT EXPANSION MOD	1	$222.00	$129.39 /EA	$129.39
25	COAX COAX CABLE	2	$34.12	$25.23 /EA	$50.46
26	POWER MANAGEMENT Power and lead harness to include multiple leads and connections	1	$678.94	$617.84 /EA	$617.84
27	ETHERNET CABLE 20 FT CAT6E	1	$39.22	$17.20 /EA	$17.20
28	C-VS-1012-TAH-2-H 2025 TAHOE - STANDARD THIN CONSOLE	1	$633.00	$487.93 /EA	$487.93
29	C-AP-0625-1 6" Accessory Pocket, 2.5" Deep	1	$66.00	$40.12 /EA	$40.12
30	CUP2-1001 Internal Cup Holders	1	$70.00	$43.07 /EA	$43.07

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
31	C-EB40-CCS-1P 1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom CCSRN, CCSRNTA, MPC03	1	$39.00	$22.23 /EA	$22.23
32	C-EB25-XTL-1P 1-Piece Equipment Mounting Bracket, 2.5" Mounting Space, Fits Motorola XTL2500, XTL5000-05, APX-7500,	1	$34.00	$20.65 /EA	$20.65
33	C-USB-3 Dual USB Charge Only Ports	1	$108.00	$66.08 /EA	$66.08
34	CM216560 Lighter Plug Socket & Cap	1	$18.00	$11.75 /EA	$11.75
35	MMBP-25 MAGNETIC MIC CLIP	2	$49.21	$33.00 /EA	$66.00
36	C-MCB Mic Clip Bracket	2	$20.00	$11.40 /EA	$22.80
37	C-FP-2 2" Filler Plate	1	$13.00	$9.85 /EA	$9.85
38	C-FP-1 1" Filler Plate	1	$14.00	$9.85 /EA	$9.85
39	TRAB7603 LAIRD 760-870 MHz Phantom 3 dB low visibility black antenna	1	$104.15	$84.55 /EA	$84.55
40	4416321IM Tahoe Front Mats	1		$130.00 /EA	$130.00
41	TINT - DRIVE/PASS TINT DRIVER SIDE AND PASSENGER SIDE ONLY	1		$145.00 /EA	$145.00
45	SHIPPING Freight and Shipping on items	1		$175.00 /EA	$175.00
46	SHOP SUPPLIES Expendable materials used for production	1		$200.00 /EA	$200.00
				Total:	***$16,304.02***

***Quotes/Estimates are only valid for 60 days from the date of the quote. Please ensure to contact the individual you received the quote/estimate from to confirm validity of quote if past 60 days from the date of this correspondence.
***Any alterations or additions after approval of this quote may result in scheduling times being extended.

Acknowledgement / Date

Agenda Item No: 26

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorizing the City Manager to enter into a contract for Hydro Excavating of Water Service Lines

Staff Recommendation: Motion to adopt an Ordinance waiving competitive bidding and authorizing the City Manager to execute a contract with National Industrial Maintenance, Inc. for Hydro Excavating of Water Service Lines in the not-to-exceed amount of $91,000.00, that the City Manager is authorized to execute change orders for up to 10% of the not-to-exceed total, and to approve warranted completion date change orders relating to the contract

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

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Background:
As part of compliance with the U.S. Environmental Protection Agency's Lead and Copper Rule, the City is continuing to inventory water service line materials supplying buildings within the City. The completeness of this inventory will determine the mandatory rate at which the City must replace lead water service lines beginning in 2027 as part of its Lead Service Line Replacement Program. The material of most water service lines within the city has been identified. However, approximately 1,100 service lines are likely lead but have not been physically inspected. To determine the material of these remaining service lines, the curb stop valve must be excavated. The least invasive method of excavation, which targets valves located under the b-box along the water service line, involves pothole excavation at the b-box to expose the service line. Potholing is a hydro excavation technique that uses an industrial vacuum truck to create a hole directly over the excavation site. Staff anticipate sampling a few locations within a given block and then using that data to reach a conclusion on the material type for the entire block. The process of identifying all unknown service lines is expected to take place over several years.

Last year's contractor, National Industrial Maintenance, Inc., has offered to hold its prices from the 2025 Hydro Excavating of Water Service Lines contract. When this work was bid out in 2025, bids were received from six vendors, with the next lowest bid coming in at a cost of $145 more per

excavation than the low bid from National Industrial Maintenance, Inc. The Water & Sewer Division anticipates completing 200 excavations under this contract in 2026.

While it is City policy to bid out contracts whenever possible, due to the vendor's willingness to hold pricing, it was determined that re-bidding the services would not be advantageous to the City, as it is unlikely that costs have decreased or that additional vendors have entered the marketplace. The bid tabulation from last year's Hydro Excavating of Water Service Lines bid is included below for reference.

Hydro Excavating of Water Service Lines Bid Results from April 16, 2025

Bidder	Price per Excavation	Estimated Quantity	Total Base Bid
National Industrial Maintenance, Inc. √	$455	100	$45,500
American Vactor Services, LLC	$600		$60,000
IHC Construction Companies, LLC	$640		$64,000
Miller Pipeline, LLC	$735		$73,500
Veterans Vac Services, LLC	$800		$80,000
Alliance Contractors, Inc.	$2,100		$210,000

√ Indicates recommended lowest responsive and responsible bidder

Recommendation:

Based on past bidding experience for this work, staff believe it is advantageous for the City to waive the bidding requirements and enter into a contract with National Industrial Maintenance, Inc. for hydro excavating water service lines at the bid unit price from the 2025 bid.

Funds for this work have been allocated in the 2026 budget. Hydro excavating of water service lines will continue to be incorporated into future budgets as necessary, based on the requirements of the City's federally mandated Lead Service Line Replacement Program.

Votes Required to Pass:

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

Ordinance #:
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR THE HYDRO EXCAVATING OF WATER SERVICE LINES

WHEREAS the CITY OF CRYSTAL LAKE is in the process of conducting an inventory of water service lines to determine the material of the service lines as part of the CITY'S compliance with the federally mandated U.S. Environmental Protection Agency's Lead and Copper Rule; and

WHEREAS in 2025, the City publicly bid the contract for Hydro Excavating of Water Service Lines, which was subsequently awarded to the lowest bidder, National Industrial Maintenance; and

WHEREAS, National Industrial Maintenance, Inc. has agreed to hold their prices from the 2025 contract for Hydro Excavating of Water Service Lines in 2026

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

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

SECTION TWO. National Industrial Maintenance. Inc. for Hydro Excavating of Water Service Lines. The City Manager is hereby authorized to enter into a one-year contract with National Industrial Maintenance, Inc. for hydro excavation of water service lines in the unit price of $455 per excavation in the not-to-exceed total amount of $91,000.00 without the necessity of seeking competitive bids; that the City Manager is authorized to execute change orders for up to 10% of the not-to-exceed total; and that the City Manager is authorized to approve warranted completion date change orders relating to the contract.

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

DATED this 3rd day of March, 2026

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Agenda Item No: 27

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorizing the City Manager to enter into contracts for the purchase of replacement parts for the rehabilitation of wastewater treatment process equipment, including a Komline-Sanderson gravity belt thickener and a Centrisys centrifuge, both located at Wastewater Treatment Plant No. 2

Staff Recommendation: 1.) Motion to adopt an Ordinance waiving competitive bidding and authorizing the City Manager to execute a contract with Komline-Sanderson for the purchase of gravity belt thickener (GBT) replacement parts for equipment rehabilitation and on-site technical assistance in the amount of $134,000.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

2.) Motion to adopt an Ordinance waiving competitive bidding and authorizing the City Manager to execute a contract with Centrisys/CNP for purchase of a replacement centrifuge control panel and on-site technical assistance in the amount of $138,708.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

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Background:
The Public Works Department is responsible for maintaining the process equipment used in the treatment of wastewater at the two wastewater treatment plants operated by the City. These facilities operate around the clock, year-round, as does much of the process equipment. While the Wastewater Division follows a rigorous schedule of preventative maintenance on all equipment, occasionally equipment reaches the end of its expected service life and requires either full replacement or rehabilitation.

Currently, two large-scale pieces of equipment (a centrifuge and GBT) at Wastewater Treatment Plant 2, located at 100 Coventry Ln., require repair, rehabilitation, or complete replacement. After evaluating the cost of full replacement versus purchasing replacement parts and performing in-house rehabilitation, it has been determined that the most fiscally responsible option is for the Public Works Department to rehabilitate the GBT using parts purchased from the equipment manufacturer and to order a replacement control panel from the centrifuge manufacturer. The City will save a substantial amount of money by using in-house staff for the GBT rehabilitation and some of the centrifuge work. Both pieces of equipment are highly specialized and the required repair parts are specific to the equipment. The quoted pricing below includes the costs of the necessary replacement parts and the assistance of an on-site technician from each manufacture to provide project rebuild supervision, installation inspection, start-up supervision, and operator instruction.

Vendor	*Equipment*	*Price for Full Equipment Replacement*	*Price for Replacement Parts and On-site Manufacture Technician*
Komline-Sanderson Peapack, NJ	Gravity Belt Thickener	$360,000.00	$134,000.00 √
Centrisys/CNP Kenosha, WI	Centrifuge	$511,100.00	$138,708.00√

√ Indicates recommended purchase

Recommendation:

It is City policy to bid out contracts whenever possible. However, due to the specialized nature of the equipment requiring repair, the necessity of using replacement parts manufactured specifically for the equipment being rehabilitated, and the need for an on-site technician from the manufacturer, staff recommends that the City waive the bidding requirements and enter into two contracts: one with Komline-Sanderson for the purchase of Gravity Belt Thickener replacement parts and on-site technical assistance during installation, and a second with Centrisys/CNP for the purchase of a replacement centrifuge control panel and on-site technical assistance during installation.

Votes Required to Pass:

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

Ordinance #:
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR THE PURCHASE OF REPLACEMENT PARTS AND ON-SITE TECHNICAL ASSISTANCE FOR THE REHABILITATION OF WASTEWATER TREATMENT PROCESS EQUIPMENT

WHEREAS, the CITY is responsible for treating the wastewater received at its wastewater treatment plants and maintaining the related wastewater process equipment; and

WHEREAS the Centrisys centrifuge and the Komline-Sanderson gravity belt thickener at Wastewater Treatment Plant 2 require replacement parts and rehabilitation to continue efficiently processing wastewater to ensure their continued operation; and

WHEREAS, wastewater treatment process equipment is specialized equipment manufactured by a limited number of vendors; and

WHEREAS, rehabilitation and repairs of the current gravity belt thickener and centrifuge rather than full replacement of the process equipment will allow for continued wastewater treatment that meets permit requirements in a manner that is fiscally responsible; and

WHEREAS, Komline-Sanderson has provided pricing for the necessary replacement parts and on-site technical assistance for the rehabilitation of the Komline-Sanderson gravity belt thickener located at Wastewater Treatment Plant 2; and

WHEREAS, Centrisys/CNP has provided pricing for the necessary replacement control panel and on-site technical assistance for the repair of the Centrisys centrifuge located at Wastewater Treatment Plant 2

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

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

SECTION TWO. Waiver of Competitive Bidding and authorization to enter into a Contract with Komline-Sanderson The City Manager is hereby authorized to enter into a

Draft

contract with Komline-Sanderson for the purchase of necessary replacement parts and on-site technical assistance for the rehabilitation of the Komline-Sanderson gravity belt thickener at the quoted price of $134,000.00 without the necessity of seeking competitive bids; and that the City Manager is authorized to execute change orders for up to 10% of the contract amount, and to approve warranted completion date change orders relating to the contract.

SECTION THREE. Waiver of Competitive Bidding and authorization to enter into a Contract with Centrisys/CNP The City Manager is hereby authorized to enter into a contract with Centrisys/CMP for the purchase of a replacement control panel and ancillary parts and on-site technical assistance for the repair of the Centrisys centrifuge at the quoted price of $138,708.00 without the necessity of seeking competitive bids; and that the City Manager is authorized to execute change orders for up to 10% of the contract amount, and to approve warranted completion date change orders relating to the contract.

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

DATED this 3rd day of March, 2026

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Equipment Warranty

See "Guarantee" in our "Terms and Conditions" attached hereto.

Price

We will supply the above for .....$ 134,000

The above price is FOB shipping point.

Prepaid truck freight to the job site is included.

The above price is for shipment in the 2nd quarter of 2026.

Price(s) quoted is/are exclusive of any local, State or Federal sales or manufacturer's taxes of any sort and such taxes and/or charges pertaining thereto are to be borne by the purchaser.

The prices outlined in this Quotation are based on current tariffs and import duties applicable at the time of Quotation. In the event of any changes, increases, or new impositions of tariffs and/or import duties that affect the cost of goods or services provided under this Quotation, K-S reserves the right to adjust the agreed-upon prices accordingly. The adjustment will reflect the tariffs and/or import duties and any related fees and charges on the cost of the affected goods or services. K-S will provide written notice to the Purchaser of any such changes and the adjusted prices will take effect immediately and shall apply to all goods or services ordered.

Validity of Quotation

Prices are valid for sixty (60) days from the date of quotation.

Terms of Payment

100% Upon Delivery

Conditions of Sale

See attached Komline-Sanderson's "Terms and Conditions," which are hereby made part of this quotation.

If you have any questions regarding this quotation, please do not hesitate to contact us or our representative:

Pricing and Payment Terms

Base Design Purchase Price
One (1) Complete Control Panel Replacement.....$138,708.00 **USD**
including one weeks of field services above*
***Field services are for commissioning and testing only, installation not included.**

F.O.B. Job Site, freight included, taxes excluded.

Validity
Purchase price is valid sixty (60) calendar days from the quotation date, for shipment of equipment within the timetable stated below.

Payment Terms
100% invoiced at shipment. Additional Field services if required to be billed at actual cost after services are completed.

a. Timetable

Production Phase

Will begin after designs are approved by customer.

Shipment Phase

30 weeks following receipt of the approval drawings
Dates are subject to confirmation upon receipt of a written purchase order.

b. Warranty

One (1) year warranty

c. Terms and Conditions

All sales are subject to Centrisys' terms and conditions of sale found at the end of this document.

Agenda Item No: 28

City Council
Agenda Supplement

Meeting Date: March 3, 2026

Item: Proposal Award – Conceptual Engineering Services for the Pedestrian Accommodation Study in the Downtown Area

Staff Recommendation: Motion to award the proposal for Conceptual Engineering Services for the Pedestrian Accommodation Study in the Downtown Area to the most qualified, responsible and responsive proposer, Civiltech Engineering, Inc., and adopt a Resolution authorizing the City Manager to execute an agreement with Civiltech Engineering, Inc. in the amount of $57,141.00 with a 10% contingency for changes in scope and approve warranted completion date extensions

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

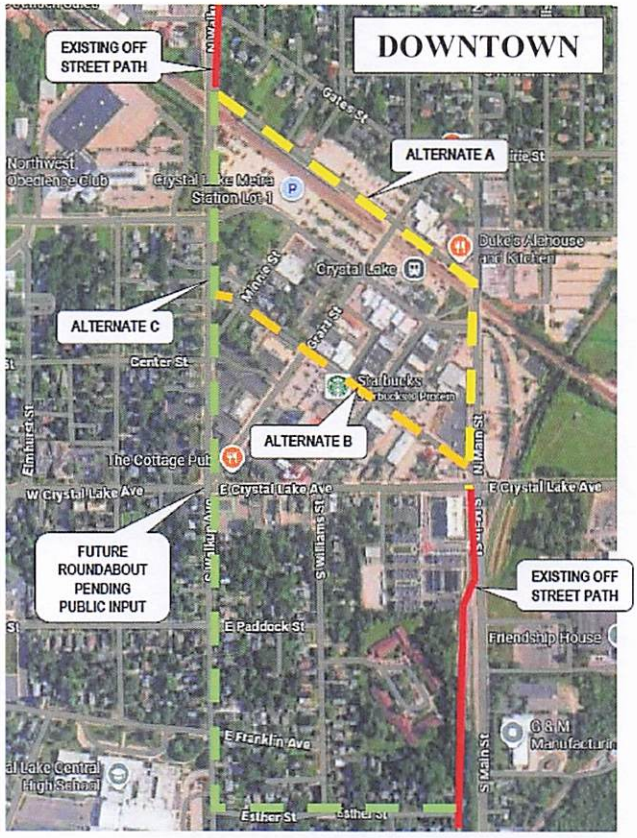
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Background:

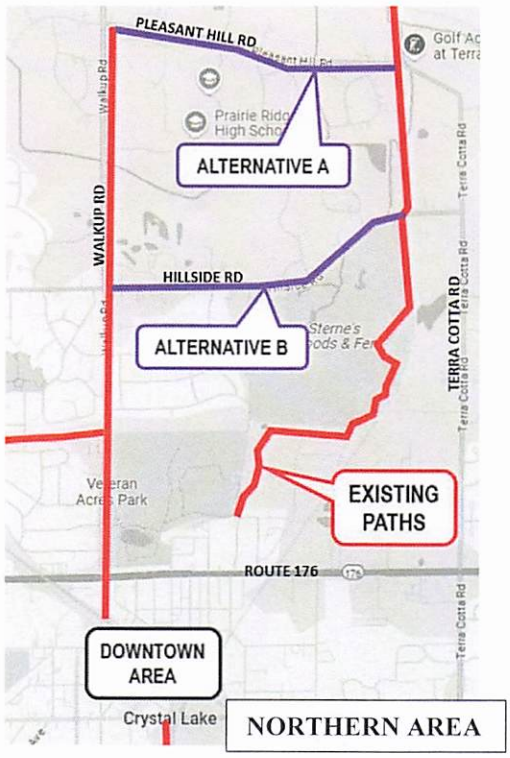
At the July 15, 2025 City Council meeting, staff presented the results of the Pedestrian Network Gap Analysis, which identified missing connections within the City's sidewalk and path network. The analysis prioritized these gaps and outlined a phased plan for completion.

One of the areas identified for further analysis is the routing of the existing McHenry County Conservation District Prairie Trail through the downtown area and northward. The primary objectives of this analysis are to eliminate the existing unsignalized crossing at Illinois Route 176 near Lorraine Drive and avoid routing pedestrians through the steep grades in Veterans Acres.

Multiple alternatives have been identified to achieve this objective. These include potential routes through the downtown area via Railroad Street, Brink Street, or Walkup Avenue to establish a connection between the existing path at the southwest corner of Main



Street and Crystal Lake Avenue and the existing path along Walkup Avenue north of Railroad Street. From this point, pedestrians would continue along the existing Walkup Avenue path to the north and rejoin the Prairie Trail utilizing either Hillside Road or Pleasant Hill Road.



To identify a preferred alternative for the downtown area, public input is essential, along with creative, outside-the-box thinking to address the challenges of working within a developed urban environment. A request for proposals was issued to engage a consultant who will assist in developing conceptual alternatives, including high-level cross sections for each option, which will be presented during public meetings. The consultant will also assess the options of using Pleasant Hill Road or Hillside Road.

Consultant Selection Process:

The Engineering Division followed the City's Purchasing Policy to solicit proposals from consulting engineering firms for conceptual engineering services for this project. The City received proposals from four firms: Christopher B. Burke Engineering, Civiltech Engineering, Clark Dietz, and Epstein. Following the evaluation of submitted proposals and a thorough review of each firm's qualifications, it was determined that one firm demonstrated superior expertise and capability to successfully execute the scope of work. The results of the ranking process are depicted below:

Pedestrian Accommodation Study

Proposal Ranking Excellent = 5 Very Good = 4 Good = 3 Acceptable = 2 Poor = 1 Unacceptable = 0	Committee's Relative Weight of Importance	Christopher Burke Engineering		Civiltech Engineering		Clark Dietz		Epstein	
Criteria	(1-10)		Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating
Understanding of Project Scope: Did the consultant properly identify key aspects of the project and not submit a generic approach?	10	3.0	30.00	4.7	46.67	4.3	43.33	2.7	26.67
Project Manager demonstrated experience of projects which align with the proposed scope of services.	12	4.7	56.00	5.0	60.00	3.3	40.00	4.3	52.00
Firm examples are pertinent and aligned with the proposed scope.	8	3.3	26.67	4.7	37.33	4.0	32.00	3.7	29.33
Total Weighted Rating	30		112.67		144.00		115.33		108.00
PROPOSAL RANKING		3.76		4.80		3.84		3.60	

Staff requested a fee proposal from Civiltech Engineering and requested they utilize their latest IDOT approved overhead rate plus IDOT's standard profit multiplier. IDOT's overhead rate is based off of an audit conducted in accordance with standards set in federal law (23.C.F.R. §172.11). In other words, the amount the consultant can charge the City is limited by their approved IDOT overhead rate and IDOT standard profit multiplier. Staff has reviewed the proposed hours and concur with the allocation of hours based on the proposed scope. This results in a total cost of $57,141.00. Civiltech Engineering's prequalification letter from IDOT is attached.

Recommendation:

This contract is being presented pursuant to the request for proposal process. Under this process, the contract is to be awarded to the vendor whose proposal will be the most advantageous to the City. City staff have reviewed the proposals received and determined that the recommended consultant best meets the requirements for the project.

Based on the proposals received, experience, and qualifications noted, it is the recommendation of engineering staff to select Civiltech Engineering, Inc. to provide conceptual engineering services for the Pedestrian Accommodation Study in the Downtown Area. The City has worked with Civiltech Engineering previously and they are one of the City's approved traffic consultants. The City has been satisfied with their work. Funding for this project is included in the fiscal year 2026 budget.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS, the City completed a Pedestrian Network Gap Analysis to identify missing connections within the City's sidewalk and path network; and

WHEREAS, one of the areas identified for further analysis is the routing of the existing McHenry County Conservation District Prairie Trail through the downtown area; and

WHEREAS, several alternatives have been identified, and further analysis is required to evaluate potential options for presentation during public engagement; and

WHEREAS, City staff does not have the expertise or resources to evaluate alternatives and prepare the required documentation for public input and therefore requires the support of an engineering consultant to provide conceptual engineering services for this project; and

WHEREAS, proposals were publicly solicited and reviewed, resulting in a determination that Civiltech Engineering, Inc. offered the most advantageous proposal for the City.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Civiltech Engineering, Inc. for Conceptual Engineering Services for the Pedestrian Accommodation Study in the Downtown Area in the amount of $57,141.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve change orders for up to 10 percent of the agreement amount and execute warranted contract completion date change orders.

DATED this 3rd day of March, 2026.

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CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: March 3, 2026
APPROVED: March 3, 2026

Draft

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602

330 E Kilbourn Avenue
Suite 1215, Tower 1
Milwaukee, WI 53202

Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Landscape Architecture

Nature-based Solutions

February 20, 2026

Ms. Abby Wilgreen, P.E., CFM
City Engineer
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Re: **Proposed Scope of Services and Fee Estimate**
Pedestrian Accommodation Study
Crystal Lake, Illinois

Dear Ms. Wilgreen:

As requested during our meeting on Tuesday, February 10th, Civiltech Engineering, Inc. has prepared a scope of services and fee estimate for the Pedestrian Accommodation Study. The following scope contains all necessary work to assess potential concepts for a Prairie Trail connection through downtown and an east-west connection on Pleasant Hill Road or Hillside Road, engage with the public, select and develop cost estimates for preferred alternatives, and prepare a report summarizing the study. Please refer to the attached IDOT BLRS form for the Cost Estimate of Consultant Services.

Scope of Services

Item 1 – Early Coordination and Project Setup

a. Prepare for and attend a kick-off meeting with City of Crystal Lake staff.
b. Obtain and review record information such as previous correspondence and studies in the vicinity of the project. Obtain available roadway plans, right-of-way information, and GIS data as available.
c. Acquire high resolution drone photography to aid in the development of the base map, renderings, and public engagement materials.
d. Perform a field visit to downtown and east/west study corridors to document existing conditions and take ground level photos.

Item 2 – Geometric Concept Development – Downtown Area

a. Create an existing conditions CAD base file. Existing curbs, pavement markings, and other applicable surface features will be traced from the aerial photos. Right-of-way information will be obtained from GIS sources.
b. Existing cross-sections will be prepared for each of the three corridors and cross-sections reflecting two alternatives per corridor will be developed. Initially, these cross-sections will be developed in the online Streetmix tool. The high-level cross-sections will be coordinated and confirmed with City staff prior to initiating final exhibit quality cross-section drawings.

c. Prepare to-scale concept level plan view drawings in CAD for up to two alternatives for each of the three corridors. These will be drawn over aerial photography and formatted for 11"x17" plan sheets as well as exhibit boards. These plans will be colorized to show the proposed improvements.
d. Evaluate each alternative route to identify potential benefits and barriers. Prepare tables and graphics as needed to summarize.
e. Prepare two photorealistic renderings illustrating potential improvement concepts at locations to be determined in coordination with City staff.

Item 3 – Geometric Concept Development – East/West Area

a. Evaluate Pleasant Hill Road and Hillside Road between Walkup Road and the Prairie Trail to identify potential attributes and barriers of each route. Prepare graphics and tables as needed to summarize.
b. Develop cross-sections in the online StreetMix tool to illustrate alternatives. These high-level cross-sections will be coordinated and confirmed with City staff prior to initiating final exhibit quality cross-section drawings. Existing cross-sections will be prepared for each of the two corridors and one cross-section reflecting a preferred alternative will be developed.

Item 4 – Public Engagement

a. Hold a biking or walking tour of both project corridors with City staff and stakeholders to gain an understanding of existing conditions and discuss challenges and opportunities associated with each corridor.
b. Conduct two public meetings. The intent of the first public meeting is to gather information on various alternatives and to ensure all possible options are incorporated into the alternatives analysis. The alternatives will be presented and voted on at the second public meeting.
    1. Prepare graphics and exhibit boards to display concepts for the public meetings.
    2. The City will handle notifications and provide staff for the meeting. Two attendees from Civiltech are assumed.
    3. Civiltech will summarize the public comments and provide a written summary of each of the meetings.
c. Prepare for and present at one City Council meeting. One person from Civiltech staff will attend.

Item 5 – Cost Estimates

a. Prepare programming level cost estimates for the preferred alternative for the Downtown Area and the East/West Area. These estimates will include engineering and construction costs.

Item 6 – Alternatives Analysis Memorandum

a. Write a draft memorandum summarizing the considerations associated with each alternative and presenting the preferred alternative for each corridor. Attachments to the memo will include cross-sections, plan view concepts, engagement summary, and cost estimates. The memo will be submitted to the City electronically in PDF format. One revision to address City comments is assumed.
b. Submit final memorandum to the City in PDF format.

Item 7 – Meetings, Coordination & Project Administration

a. Internal Administration - This item includes project setup, monthly invoicing, and internal coordination meetings.
b. City Coordination - Time is provided for monthly virtual check-in meetings with the City and other stakeholders. The duration of this project is anticipated to be six months.

Compensation

We propose to perform the work using Civiltech's latest IDOT's approved overhead rate of 1.3433 plus IDOT's standard 0.33 profit multiplier. Direct expenses will be reimbursed at their actual cost. Our IDOT prequalification letter is attached to this proposal. The upper limit of compensation is based on the below workhour estimates and fee calculations and is calculated to be **$57,141**. Please refer to the attached Cost Estimate of Consultant Services (IDOT BLR Form 05514) for a breakdown of the proposed fee.

We thank you for the opportunity to submit this proposal, and look forward to working with you toward the successful completion of this project. Please contact me at (630) 735-3950 if you have any questions.

Very truly yours,

Steven A. Pautsch, P.E., PTOE
Project Manager
Civiltech Engineering, Inc.

Local Public Agency	County	Section Number
City of Crystal Lake	McHenry	

Consultant / Subconsultant Name	Job Number
Civiltech Engineering, Inc.	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Director-QA/QC	$87.00	$87.00
Project Manager	$64.25	$64.25
Transportation Planner V	$72.00	$72.00
Transportation Planner III	$44.00	$44.00
Engineer V	$64.50	$64.50
Engineer II	$41.75	$41.75
Senior Design Technician	$45.00	$45.00
Senior Landscape Architect	$79.25	$79.25
Senior Digital Rendering Artist	$46.00	$46.00

Local Public Agency	County	Section Number
City of Crystal Lake	McHenry	

Consultant / Subconsultant Name	Job Number
Civiltech Engineering, Inc.	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	420	$0.73	$304.50
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$304.50**

Local Public Agency
City of Crystal Lake

County
McHenry

Section Number

Consultant / Subconsultant Name
Civiltech Engineering, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 134.33%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Early Coordination and Project Setup	218	32	1,748	2,347	577		4,890	8.55%
Geometric Concept Development-Downtown Area		162	7,911	10,626	2,610		21,147	36.98%
Geometric Concept Development-East/West Area		24	1,406	1,888	464		3,758	6.57%
Public Engagement	87	102	5,490	7,374	1,812		14,763	25.82%
Cost Estimates		20	948	1,273	313		2,534	4.43%
Alternatives Analysis Memorandum		40	1,828	2,455	603		4,886	8.55%
Meetings, Coordination and Project Admin.		30	1,946	2,614	642		5,202	9.10%
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Subconsultant DL					0.00			
TOTALS	305	410	21,277	28,577	7,021	-	57,180	100.00%

Local Public Agency
City of Crystal Lake

County
McHenry

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Consultant / Subconsultant Name
Civiltech Engineering, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Early Coordination and Project Setup			Geometric Concept Development-Downtown Area			Geometric Concept Development-East/West Area			Public Engagement			Cost Estimates		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Director-QA/QC	87.00	15.0	3.66%	3.18	4	12.50%	10.88	2	1.23%	1.07	1	4.17%	3.63	2	1.96%	1.71	1	5.00%	4.35
Project Manager	64.25	61.0	14.88%	9.56	4	12.50%	8.03	6	3.70%	2.38	3	12.50%	8.03	30	29.41%	18.90	3	15.00%	9.64
Transportation Planner V	72.00	23.0	5.61%	4.04	4	12.50%	9.00	0			0			11	10.78%	7.76	0		
Transportation Planner III	44.00	75.0	18.29%	8.05	0			8	4.94%	2.17	8	33.33%	14.67	59	57.84%	25.45	0		
Engineer V	64.50	40.0	9.76%	6.29	0			26	16.05%	10.35	12	50.00%	32.25	0			0		
Engineer II	41.75	146.0	35.61%	14.87	14	43.75%	18.27	76	46.91%	19.59	0			0			16	80.00%	33.40
Senior Design Technician	45.00	14.0	3.41%	1.54	6	18.75%	8.44	8	4.94%	2.22	0			0			0		
Senior Landscape Architect	79.25	4.0	0.98%	0.77	0			4	2.47%	1.96	0			0			0		
Senior Digital Rendering Artist	46.00	32.0	7.80%	3.59	0			32	19.75%	9.09	0			0			0		
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TOTALS		410.0	100%	$51.89	32.0	100.00%	$54.61	162.0	100%	$48.83	24.0	100%	$58.57	102.0	100%	$53.82	20.0	100%	$47.39

Local Public Agency
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Consultant / Subconsultant Name
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AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Alternatives Analysis Memorandum			Meetings, Coordination and Project Admin.														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Director-QA/QC	87.00	1	2.50%	2.18	4	13.33%	11.60												
Project Manager	64.25	5	12.50%	8.03	10	33.33%	21.42												
Transportation Planner V	72.00	0			8	26.67%	19.20												
Transportation Planner III	44.00	0			0														
Engineer V	64.50	0			2	6.67%	4.30												
Engineer II	41.75	34	85.00%	35.49	6	20.00%	8.35												
Senior Design Technician	45.00	0			0														
Senior Landscape Architect	79.25	0			0														
Senior Digital Rendering Artis	46.00	0			0														
TOTALS		40.0	100%	$45.69	30.0	100%	$64.87	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois / 62764

July 31, 2025

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Jonathan Vana
CIVILTECH ENGINEERING, INC.
Two Pierce Place
Suite 1400
Itasca, IL 60143

Dear Jonathan Vana,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 31, 2024. Your firm's total annual transportation fee capacity will be $42,400,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 134.33% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Bureau of Investigations and Compliance in a pre-award audit. Pursuant to 23 CFR 172.11(d), we are providing notification that we will post your company's indirect cost rate to the Federal Highway Administration's Audit Exchange where it may be viewed by auditors from other State Highway Agencies.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 31, 2025. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

SEFC PREQUALIFICATIONS FOR CIVILTECH ENGINEERING, INC.

CATEGORY	COMMENT	STATUS
Special Studies - Traffic Studies		X
Special Services - Landscape Architecture		X
Special Studies- Location Drainage		X
Special Plans - Lighting: Typical		X
Location Design Studies - Rehabilitation		X
Location Design Studies - New Construction/Major Reconstruction		X
Highways - Roads and Streets		X
Hydraulic Reports - Pump Stations		X
Hydraulic Reports - Waterways: Typical		X
Special Services - Construction Inspection		X
Environmental Reports - Environmental Impact Statement	Civiltech Engineering, Inc., meets the EIS Prequalification requirements.	X
Hydraulic Reports - Waterways: Complex		X
Special Services - Public Involvement	Civiltech Engineering, Inc., meets the Public Involvement Prequalification requirements.	X
Location Design Studies - Reconstruction/Major Rehabilitation		X
Special Plans - Traffic Signals		X
Special Studies - Safety		X
Highways - Freeways		X
Special Studies - Feasibility		X
Environmental Reports - Environmental Assessment	Civiltech Engineering, Inc., meets the EA Prequalification requirements.	X
Specialty Agents - Appraiser	David White Qualified as Appraiser. Dino Lanzo requires resume with references along with all other now attached documents.	X
Specialty Agents - Relocation Agent	Please make sure to initial relocation log entries.	X
Specialty Agents - Review Appraiser	Congratulations David White, you are approved as a Specialty Agent - Review Appraiser. Continuing education is required at your first EPAS renewal. The 9-hours (two classes) at IDOT this summer will serve for that purpose as well as CE for IDFPR renewal of your appraisal license.	X

X	PREQUALIFIED
A	NOT PREQUALIFIED, REVIEW THE COMMENTS UNDER CATEGORY VIEW FOR DETAILS IN EPAS.
S	SUSPENDED, WILL NOT ACCEPT STATEMENTS OF INTEREST