CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake
City Council Chambers
June 2, 2026
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – May 19, 2026, Regular Meeting**

5. **Public Presentation**
   The public is invited to make an issue-oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.

6. **Mayor's Report**

7. **City Council Reports**

8. **Consent Agenda**
   a. **Accounts Payable**
   b. **Board and Commission Reappointments – Library Board**
   c. **Board and Commission Reappointments – Board of Fire and Police Commissioners**
   d. **Board and Commission Reappointment – Police Pension Board**

9. **Special Event Request – Depot at Dusk on Thursdays, June 18, July 16, and August 20, 2026**

10. **Special Event Request – The MAC Fest and Class 18 Liquor License Amendment Requests, Saturday June 20, 2026, from 12:00 p.m. to 10:30 p.m.**

11. **Ordinance amending Chapter 158 of the City Code to allow proposed changes to the consumption of alcoholic beverages on public property**

12. **1501 Carlemont Drive Amending the Preliminary Planned Unit Development to allow changes to an approved site plan and elevations for a proposed car wash that includes a front-yard setback Variation of 69'-6"**

13. **Extension of a Final Planned Unit Development with the Special Use Permit for Self-Storage**

14. **145 Illinois Street Variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street**

15. **Bid Award – 2026 Annual Lead Service Line Replacement Program**

16. **Council Inquiries and Requests**

17. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel

18. Reconvene to Regular Session

19. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Gray, Assistant to the City Manager, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No. 8a

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Accounts Payable List

Staff Recommendation: Approve

Staff Contact: Jodie Hartman, Director of Finance

Background:

Attached is the Accounts Payable list for the June 2, 2026 City Council meeting. This list includes bills received since the last Council approval on May 19, 2026 to date. Should the Council have questions regarding any of the items listed, please contact me.

Votes Required to Pass:

Simple majority.

CITY OF CRYSTAL LAKE

VOUCHER LIST PRESENTED TO THE CITY COUNCIL

AT THEIR MEETING ON JUNE 2, 2026

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 06/02/2026 - 06/02/2026
POSTED AND UNPOSTED
OPEN AND PAID

Description		Amount
3 CHEFS CATERING INC.		
PW LUNCHEON - NATIONAL PUBLIC WORKS WEEK		1,262.75
	TOTAL:	1,262.75
4 IMPRINT		
TYVEK WRISTBANDS		187.31
	TOTAL:	187.31
72 HOUR, LLC		
JEEP COMPASS PURCHASE/DELIVERY - CLPD		31,080.30
	TOTAL:	31,080.30
ACLARA TECHNOLOGIES LLC		
PORT MTU'S FOR NEW CONSTRUCTION WATER METERS		8,741.52
ACLARA SOFTWARE - WATER METER PROJECT		32,531.06
PORT MTU'S FOR NEW CONSTRUCTION WATER METERS		9,208.08
	TOTAL:	50,480.66
ADAM BEHRNS		
MAPSI CONFERENCE MEAL REIMBURSEMENT		50.50
	TOTAL:	50.50
ADAMS STEEL SERVICE & SUPPLY, INC.		
PLANT 2 PRIMARY TANK REPAIRS		116.00
ALUM DROP - UPFIT F&FS UNIT 12		22.00
	TOTAL:	138.00
AETNA		
AMBULANCE REFUND K SCHULTZ 07/25/22		131.54
	TOTAL:	131.54
AIRGAS USA, LLC		
ARGON LEASE CYLINDER		112.85
	TOTAL:	112.85
AL WARREN OIL CO INC		
FUEL - GENERATORS, DIESEL/UNLEADED FOR FLEET STOCK		9,500.14
FUEL - GENERATORS, DIESEL/UNLEADED FOR FLEET STOCK		13,933.37
FUEL - GENERATORS, DIESEL/UNLEADED FOR FLEET STOCK		7,372.51
FUEL - GENERATORS, DIESEL/UNLEADED FOR FLEET STOCK		13,933.37
	TOTAL:	44,739.39
ALEXANDER CHEMICAL CORP.		
CHLORINE CYLINDERS FOR WATER TREATMENT		544.50
CHLORINE CYLINDERS FOR WATER TREATMENT		2,541.00
	TOTAL:	3,085.50
ALPHAGRAPHICS		
PRINTING SERVICES - PRETRIAL RELEASE FORMS		348.00
	TOTAL:	348.00

Description		Amount
AMAZON CAPITAL SERVICES, INC.		
PLASTIC TABLECOTHS		14.99
OFFICE SUPPLIES		66.98
MARKING PAINT		197.78
CATALOG ENVELOPES		23.74
JANITORIAL SUPPLIES - MUNICIPAL COMPLEX		285.00
FIRE EXTINGUISHER		58.33
OFFICE SUPPLIES - ADMIN ASSISTANT		52.12
BATHROOM SUPPLIES - MUNICIPAL COMPLEX		428.52
USB TO USBC ADAPATERS		6.99
MISC OFFICE SUPPLIES		163.11
PRINTER TONER		78.00
PLANT 3 SUPPLIES		423.58
TABLE LIGHT - W&S DIVISION		46.74
KITCHEN MICROWAVE		195.06
OFFICE SUPPLIES		69.54
KITCHEN SUPPLIES		143.82
OFFICE SUPPLIES - PW ADMIN ASSISTANT		22.88
LIFEGUARD SUPPLIES		239.90
RECEVIED STAMP		17.33
FLASHLIGHTS, W&S FRONT LINE VEHICLES		811.83
CLFR REPLACEMENT URINAL - MUNICIPAL COMPLEX		166.40
IPAD CASE		23.99
KITCHEN SUPPLIES		47.14
KITCHEN SUPPLIES		170.09
ZEP ERASE FOR GRAFFITI REMOVAL		115.24
FIRE EXTINGUISHERS		116.00
CITY HALL CAMERA SERVER HARD DRIVE		299.99
48 INCH LEVELS		696.64
TOILET PAPER		163.58
SMOKE FLUID FOR TRAINING		143.44
MARKING PAINT		66.98
TABLE - W&S DIVISION		129.99
TRAFFIC CONES FOR SAFETY		46.54
24 INCH LEVELS		99.98
	TOTAL:	5,632.24
AMERICAN WATER WORKS ASSOCIATION		
AWWA DUES - M VICTORINE (07/01/26-06/30/27)		89.00
	TOTAL:	89.00
AMRIZE MID-AMERICA INC		
SAND FOR BOARD HOUSE		506.00
	TOTAL:	506.00
ANDERSON PEST SOLUTIONS		
PEST CONTROL SERVICE ST 3 & 4		92.14
PEST CONTROL SERVICE ST 3 & 4		311.50
PEST CONTROL SERVICE ST 3 & 4		92.14
PEST CONTROL		180.30
PEST CONTROL - MUNICIPAL COMPLEX		160.16
PEST CONTROL INTERIOR MAINT - TRAIN STATION		75.00
	TOTAL:	911.24
ANDY FRAIN SERVICES, INC.		
CROSSING GUARD SERVICES - MARCH 2026		14,300.16
THREE OAKS SECURITY SERVICES - APRIL 2026		5,565.00
	TOTAL:	19,865.16

Description		Amount
AT&T DW HOLDINGS, INC		
CITY HALL FIBER INTERNET AT&T		1,141.58
	TOTAL:	1,141.58
AWARD CONCEPTS INC		
EMPLOYEE SERVICE AWARD		183.31
	TOTAL:	183.31
B & F CONSTRUCTION CODE SERVICES, I		
BUILDING PLAN REVIEW & INSPECTION SERVICES		899.63
	TOTAL:	899.63
BAXTER & WOODMAN		
GIS PROGRAM SUPPORT - FY26		15,879.00
	TOTAL:	15,879.00
BERGER EXCAVATING CONTRACTORS INC		
CRYSTAL CREEK DAYLIGHTING CONSTRUCTION		238,636.03
	TOTAL:	238,636.03
BEST QUALITY CLEANING INC		
CLEANING - MUNICIPAL COMPLEX - APRIL		11,391.00
	TOTAL:	11,391.00
BLUE CROSS BLUE SHIELD ILLINOIS		
AMBULANCE REFUND K WIEDENFELD 10/05/22		532.05
AMBULANCE REFUND B LUCKINBILL 12/04/25		955.04
	TOTAL:	1,487.09
BLUE PARK CAPITAL PARTNERS, LLC		
ORIGINAL ISSUE - AMUNDSON		1,900.50
ORIGINAL ISSUE - PEREZ		1,914.50
ORIGINAL ISSUE - AMUNDSON		55.00
ORIGINAL ISSUE - PEREZ		55.00
	TOTAL:	3,925.00
BOTTS WELDING & TRUCK SERVICE INC		
SAFETY TEST - WW UNIT 706		33.00
SAFETY INSPECTION - W&S UNIT 544		33.00
	TOTAL:	66.00
BYRNE SOFTWARE TECHNOLOGIES INC		
ACCELA MAINTENANCE AND SUPPORT		540.00
ACCELA MAINTENANCE AND SUPPORT		405.00
	TOTAL:	945.00
CARGORAXX LLC		
CARGORAXX		4,827.70
	TOTAL:	4,827.70

	Description		Amount
CDS OFFICE TECHNOLOGIES			
	DOCKING STATION		2,775.90
		TOTAL:	2,775.90
CDW GOVERNMENT INC			
	POLICE VEHICLE MODEM ERICSSON CRADLEPOINT SUPPORT NET		5,937.56
		TOTAL:	5,937.56
CED/CONSOLIDATED ELECTRICAL			
	ALLEY LIGHTS BY GEORGIO'S		79.60
	STREETS DIVISION POD LIGHTING		26.75
		TOTAL:	106.35
CHICAGO COMMUNICATIONS LLC			
	REPEATER/RECEIVER MONTHLY MAINTENANCE		217.25
	RADIO REPEATER REPLACEMENT		5,813.84
	REPAIR RADIO SERIAL # 362869		275.00
		TOTAL:	6,306.09
CHRISTOPHER B BURKE ENGINEERING LTD			
	RE-ESTABLISH CRYSTAL CREEK CONSTRUCTION ENGINEERING		18,569.95
		TOTAL:	18,569.95
CIVILTECH ENGINEERING			
	DOWNTOWN PEDESTRIAN ACCOMMODATION STUDY		12,293.55
		TOTAL:	12,293.55
CLARK BAIRD SMITH LLP			
	PROFESSIONAL SERVICES		172.50
		TOTAL:	172.50
COMED			
	EASEMENT REVIEW (RT. 14 TO WWTP3)		2,500.00
		TOTAL:	2,500.00

	Description		Amount
COMED			
	ELECTRIC SERVICE		293.10
	ELECTRIC SERVICE		673.78
	ELECTRIC SERVICE		173.17
	ELECTRIC SERVICE		134.86
	ELECTRIC SERVICE		23.23
	ELECTRIC SERVICE		246.55
	ELECTRIC SERVICE		1,436.31
	ELECTRIC SERVICE		190.43
	ELECTRIC SERVICE		288.03
	ELECTRIC SERVICE		96.47
	ELECTRIC SERVICE		497.69
	ELECTRIC SERVICE		84.43
	ELECTRIC SERVICE		77.13
	ELECTRIC SERVICE		93.97
	ELECTRIC SERVICE		308.32
	ELECTRIC SERVICE		456.53
	ELECTRIC SERVICE		346.67
	ELECTRIC SERVICE		54.93
	ELECTRIC SERVICE		122.29
	ELECTRIC SERVICE		42.03
	ELECTRIC SERVICE		1,086.56
	ELECTRIC SERVICE		321.36
	ELECTRIC SERVICE		149.71
	ELECTRIC SERVICE		94.23
	ELECTRIC SERVICE		60.87
	ELECTRIC SERVICE		107.64
	ELECTRIC SERVICE		97.70
	ELECTRIC SERVICE		76.21
	ELECTRIC SERVICE		232.23
	ELECTRIC SERVICE		146.26
	ELECTRIC SERVICE		80.62
	ELECTRIC SERVICE		165.35
	ELECTRIC SERVICE		114.05
	ELECTRIC SERVICE		23.09
	ELECTRIC SERVICE		232.78
	ELECTRIC SERVICE		268.83
	ELECTRIC SERVICE		22.00
	ELECTRIC SERVICE		172.37
	ELECTRIC SERVICE		183.10
	ELECTRIC SERVICE		67.54
		TOTAL:	9,342.42
CONCENTRIC INTEGRATION, LLC			
	SCADA SERVICES		2,709.00
	SCADA SERVICES		4,178.00
	SCADA SERVICES		1,471.00
		TOTAL:	8,358.00
COPENHAVER CONSTRUCTION			
	DEPOT PARK SITE IMPROVEMENTS		1,094,946.30
		TOTAL:	1,094,946.30
COPY EXPRESS, INC.			
	BUSINESS CARDS		43.00
	PRINTING SERVICES - MEMORIAL DAY PROGRAMS		271.63
		TOTAL:	314.63
CORE & MAIN LP			
	WATER MAIN REPAIR CLAMPS - UNDERGROUND		1,004.00
	BBOX CURB STOPS (QTY 8) - UNDERGROUND		976.00
	BBOX REPAIR/SHUT OFF SUPPLIES - UNDERGROUND		996.50
	HYDRANT EXTENSION KEY - UNDERGROUND		943.00
		TOTAL:	3,919.50

Description		Amount
COUNTRYSIDE FLOWER SHOP		
FLOWERS - COMMUNITY EVENT		330.00
	TOTAL:	330.00
CUDA & HANZEL LLC		
LEGAL SERVICES		1,280.00
ADJUDICATION LEGAL SERVICES		624.00
	TOTAL:	1,904.00
DEPT OF VETERANS AFFAIRS FIN SERV (		
AMBULANCE REFUND A FREEMAN 01/27/23		668.00
	TOTAL:	668.00
DOOR KING		
GATE MONITORING		89.90
	TOTAL:	89.90
DYNEGY ENERGY SERVICES		
ELECTRIC SERVICE		85.04
ELECTRIC SERVICE		148.46
ELECTRIC SERVICE - WTP5		6,345.54
ELECTRIC SERVICE		75.30
ELECTRIC SERVICE - WWTP2		13,719.26
ELECTRIC SERVICE		363.86
ELECTRIC SERVICE - WTP1		8,490.11
ELECTRIC SERVICE		48,774.04
ELECTRIC SERVICE - WTP3		15,123.29
	TOTAL:	93,124.90
EARTH NETWORKS INC.		
THREE OAKS WEATHER APPLICATION		797.08
	TOTAL:	797.08
EBY GRAPHICS		
WRAP SQUAD 1037		1,650.34
WRAP CAR 1028		1,650.34
WRAP CAR 1025		1,650.34
	TOTAL:	4,951.02
ED'S RENTAL & SALES, INC. #2		
TABLES/CHAIRS - NPWW MEETING/LUNCH		585.30
	TOTAL:	585.30
ELGIN COMMUNITY COLLEGE		
ENGINE COMPANY OPS CLASS - KUHN		725.00
	TOTAL:	725.00
FEDEX		
POSTAGE		1,646.98
	TOTAL:	1,646.98

Description		Amount
FERGUSON US HOLDINGS, INC		
NEW CONSTRUCTION WATER METERS - COMMUNITY DEV		2,741.20
NEW CONSTRUCTION WATER METERS - COMMUNITY DEV		22,109.71
NEW CONSTRUCTION WATER METERS - COMMUNITY DEV		2,392.75
NEW CONSTRUCTION WATER METERS - COMMUNITY DEV		7,384.16
NEW CONSTRUCTION WATER METERS - COMMUNITY DEV		1,520.56
RPZ REPLACEMENT, PORTABLE HYDRANT METER		287.92
CREDIT FOR FERGUSON INV #544705		(2,741.20)
CREDIT FOR FERGUSON INV #544923		(22,109.71)
CREDIT FOR FERGUSON INV #544969		(7,384.16)
CREDIT FOR FERGUSON INV #544924		(2,392.75)
CREDIT FOR FERGUSON INV #544979		(1,520.56)
	TOTAL:	287.92
FOX VALLEY FIRE & SAFETY CO.		
2026 SEMI-ANNUAL WET FIRE SYS INSPECTION		650.00
	TOTAL:	650.00
FOXCROFT MEADOWS		
TOPSOIL PARKWAY RESTORATIONS - STREETS		70.00
TOPSOIL FOR RESTORATIONS - STREETS		70.00
MULCH FOR PARKWAY RESTORATIONS - STREETS		147.00
	TOTAL:	287.00
GENUINE PARTS COMPANY, INC		
NAPA PURCHASES		73,433.69
	TOTAL:	73,433.69
GORDON FLESCH COMPANY INC		
ENGINEERING COPIER MAINTENANCE		10.41
	TOTAL:	10.41
GPM TRUCK CENTER INC		
GROUND THRUST BOLT REPAIR - STREETS UNIT 434		996.46
	TOTAL:	996.46
HAMPTON, LENZINI & RENWICK, INC.		
MAIN ST & LIBERTY INTERSECTION IMPROVEMENTS		17,124.15
	TOTAL:	17,124.15
HD SUPPLY, INC		
TRIGGER SPRAYER - LAB		7.82
STENNER PUMP TUBE & PUMP DISENFECTION		676.01
WTP LAB SUPPLIES - PRODUCTION		693.32
SENSAPHONE SENTINEL		1,455.26
WTP3 AMMONIA TEST REAGENTS - PRODUCTION		181.24
	TOTAL:	3,013.65
HEATHER MAIERITSCH		
EDGE CATALYST CAMPUS TRAINING TRAVEL REIMB		12.25
	TOTAL:	12.25

Description		Amount
HOME DEPOT CREDIT SERVICES		
HOME DEPOT PURCHASES - APRIL 2026		2,130.96
	TOTAL:	2,130.96
HUMANA-MEDICARE		
AMBULANCE REFUND W CACCAMO 07/02/21		220.82
	TOTAL:	220.82
HYDRAULIC SERVICES INC		
MOTOR TILT MECHANISM REPAIR - THREE OAKS		376.99
	TOTAL:	376.99
ID NETWORKS INC		
LIVESCAN RENEWAL 6/1/26 - 5/31/27		3,792.00
	TOTAL:	3,792.00
IL DEPT. OF AGRICULTURE		
PESTICIDE LICENSE - ROGALSKI		180.00
	TOTAL:	180.00
ILLINOIS STATE POLICE		
FINGERPRINTS		534.00
	TOTAL:	534.00
INFOSENSE INC		
SL RAT BATTERIES - UNDERGROUND		700.50
	TOTAL:	700.50
INTOXIMETERS, INC.		
BREATHALYZER KITS		519.00
	TOTAL:	519.00
JCK CONTRACTORS, INC.		
TOPSOIL FOR RESTORATIONS - UNDERGROUND		820.00
	TOTAL:	820.00
JENNIFER BAKER		
LEAD SERVICE LINE REPLACEMENT REIMB - 233 ELLSWORTH		10,600.00
LEAD SERVICE LINE REPLACEMENT REIMB - 233 ELLSWORTH		200.00
	TOTAL:	10,800.00
JOSEPH D. FOREMAN & COMPANY		
BBOX REPLACEMENT/REPAIR SUPPLIES		962.16
90-DEGREE FIRE HYDRANT REPAIR - UNDERGROUND		319.00
FIRE HYDRANT REPAIR KITS - UNDERGROUND		174.00
	TOTAL:	1,455.16

Description		Amount
JUMPIN' JACKS BEANS LLC		
COFFEE GROUNDS, MUNICIPAL COMPLEX		33.30
	TOTAL:	33.30
LAWSON PRODUCTS, INC.		
HARDWARE FLEET STOCK - SHOP SUPPLIES		478.65
	TOTAL:	478.65
LEE JENSEN SALES CO INC		
SELF RETRACTING LIFELINES		11,160.00
	TOTAL:	11,160.00
LENNAR		
UB refund for account: 075165-001		23.17
	TOTAL:	23.17
M & A PRECISION AUTO INC		
VEHICLE SAFETY INSPECTIONS, QTY 10		528.00
	TOTAL:	528.00
MABAS - DIVISION 5		
2026 MABAS DIV 5, SRT, & IL DUES		9,129.00
	TOTAL:	9,129.00
MCHENRY COUNTY SHERIFFS OFFICE		
POLICE SOCIAL WORKER - MAY 2026 - APRIL 2027		49,625.00
	TOTAL:	49,625.00
MCMASTER CARR SUPPLY CO.		
PLASTIC SPILL CONTROL PALLET		472.34
BBOX ADJUSMENT MALLETS - UNDERGROUND		323.17
PLANT 2 - AERATION TANK #3 REPAIRS		113.59
	TOTAL:	909.10
MECHANICAL24 INC		
ICE MACHNE LEASE #11		328.00
	TOTAL:	328.00

	Description		Amount
MENARD INC			
	WATER TAP MATERIALS		93.65
	MISC SUPPLIES		140.80
	WOOD FOR RAFT - THREE OAKS		139.67
	MISC SUPPLIES		14.99
	MISC TOOLS & SUPPLIES		122.38
	MISC SHOP SUPPLIES		71.36
	STREET LIGHT REPAIR SUPPLIES		157.47
	MISC TOOLS & SUPPLIES		73.35
	MISC SUPPLIES		52.25
	ELECTRONIC FUSES		13.30
	MISC SUPPLIES		17.40
	STEP LADDER & DRYWALL ANCHORS		78.32
	MISC SUPPLIES		60.92
		TOTAL:	1,035.86
MES I ACQUISITION INC			
	WILDLAND TURNOUT GEAR		549.27
		TOTAL:	549.27
MID-AMERICAN ELEVATOR CO, INC			
	EMERGENCY ELEVATOR REPAIRS - MUNICIPAL COMPLEX		55,240.00
		TOTAL:	55,240.00
MIDWEST POWER INDUSTRY, INC			
	GENERATOR MAINT (INSPECTIONS/LOAD BANK TESTING)		4,200.00
	GENERATOR MAINT (INSPECTIONS/LOAD BANK TESTING)		750.00
		TOTAL:	4,950.00
MIDWEST SALT			
	2026 WATER TREATMENT SALT - PRODUCTION		2,796.33
	2026 WATER TREATMENT SALT - PRODUCTION		2,836.41
	2026 WATER TREATMENT SALT - PRODUCTION		3,145.38
	2026 WATER TREATMENT SALT - PRODUCTION		3,146.67
	2026 WATER TREATMENT SALT - PRODUCTION		2,817.02
	2026 WATER TREATMENT SALT - PRODUCTION		2,835.12
	2026 WATER TREATMENT SALT - PRODUCTION		2,877.77
		TOTAL:	20,454.70
MNJ TECHNOLOGIES DIRECT, INC			
	OVERHEAD PROJECTOR		4,225.00
		TOTAL:	4,225.00
MOBILE HEALTH SOLUTIONS CORPORATION			
	STREETS - REQUIRED TEST		375.00
		TOTAL:	375.00
MOTION INDUSTRIES INC			
	PLANT 3 PRIMARY SUPPLIES		89.28
		TOTAL:	89.28
MOTOROLA SOLUTIONS			
	IN CAR RADIO - CAR 1044		5,924.66
		TOTAL:	5,924.66

Description		Amount
MULTI SERVICE TECHNOLOGY SOLUTIONS INC		
WORKSTATION, F&FS UNIT 12 & CREEPER HEADREST		439.98
	TOTAL:	439.98
NALCO WATER PRETREATMENT SOLUTIONS.		
DI TANK EXCHANGE		505.46
	TOTAL:	505.46
NCPERS GROUP LIFE INS		
VOLUNTARY LIFE INSURANCE - TO BE REIMBURSED		464.00
	TOTAL:	464.00
NICOR / BILL PAYMENT CENTER		
GAS SERVICE		267.34
GAS SERVICE		68.94
GAS SERVICE		69.15
GAS SERVICE		202.77
GAS SERVICE		88.59
GAS SERVICE		183.64
GAS SERVICE		86.60
GAS SERVICE		181.91
GAS SERVICE		233.27
GAS SERVICE		539.48
GAS SERVICE		68.91
GAS SERVICE		90.38
GAS SERVICE		69.77
GAS SERVICE		113.86
GAS SERVICE		352.48
GAS SERVICE		606.38
GAS SERVICE		203.29
GAS SERVICE		65.57
GAS SERVICE		184.39
GAS SERVICE		94.17
GAS SERVICE		71.43
GAS SERVICE		117.65
GAS SERVICE		248.17
GAS SERVICE		63.87
GAS SERVICE		181.49
GAS SERVICE		69.78
GAS SERVICE		1,347.79
GAS SERVICE		68.11
GAS SERVICE		67.72
GAS SERVICE		335.17
GAS SERVICE		69.84
	TOTAL:	6,411.91
NIPSTA		
ICS-400 SPRING SESSION - LEUCK		360.00
ICS-400 SPRING SESSION - SEYL		360.00
ICS-400 SPRING SESSION - RYAN		360.00
ICS-400 SPRING SESSION - CHOCIEJ		360.00
	TOTAL:	1,440.00
NORTHERN ILLINOIS POLICE ALARM SYST		
ANNUAL ASSESSMENT		7,215.00
	TOTAL:	7,215.00

Description		Amount
OHIO POWER TOOLS, INC		
HYDRAULIC POST POUNDER		3,703.69
	TOTAL:	3,703.69
OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD		
PROFESSIONAL SERVICES		79.50
	TOTAL:	79.50
PACE ANALYTICAL SERVICES, LLC		
DRINKING WATER LAB SERVICES, FIND & FIX (QTY 1)		86.15
DRINKING WATER LAB SERVICES, BACTI (QTY 14)		41.00
DRINKING WATER LAB SERVICES, BACTI (QTY 1)		10.25
DRINKING WATER LAB SERVICES, BACTI (QTY 14)		143.50
DRINKING WATER LAB SERVICES, BACTI (QTY 1)		10.25
DRINKING WATER LAB SERVICES, BACTI (QTY 13)		133.25
	TOTAL:	424.40
PAHCS II		
REQUIRED TESTS		615.00
REQUIRED TESTS		205.00
REQUIRED TESTS		1,025.00
REQUIRED TESTS		1,522.00
REQUIRED TESTS		1,025.00
REQUIRED TESTS		65.00
	TOTAL:	4,457.00
PAYTON RISINGER		
UB refund for account: 074209-000		40.19
	TOTAL:	40.19
PEERLESS NETWORK, INC		
MONTHLY PHONE SERVICE 4/15/26-5/14/26		3,830.87
MONTHLY PHONE SERVICE 5/15/26-6/14/26		4,171.12
	TOTAL:	8,001.99
PETTY CASH/THREE OAKS		
THREE OAKS CASH REGISTERS		800.00
	TOTAL:	800.00
PROVEN BUSINESS SYSTEMS, LLC		
MONTHLY COPIER SERVICE		73.37
	TOTAL:	73.37
RAY O'HERRON CO INC		
LEG IRONS		153.96
	TOTAL:	153.96
REPROGRAPHICS		
PLANT PRINTS		46.08
	TOTAL:	46.08

Description		Amount
RON JONES ELECTRIC INC		
REPAIR EXTERIOR LIGHTS AT WWTP #3		317.50
WIRING NEW PANEL - LS 30		5,465.00
	TOTAL:	5,782.50
RUSSO POWER EQUIPMENT INC		
SAFETY SUPPLIES - FORESTRY MICROPHONES		135.96
	TOTAL:	135.96
SCHMIDT, KYLE		
VOGELSANG TRAINING MEAL REIMBURSEMENT		31.32
	TOTAL:	31.32
SCOTT E GARNER		
UB refund for account: 069393-005		28.00
	TOTAL:	28.00
SECOND CHANCE CARDIAC SOLUTIONS, INC		
AED		1,561.95
	TOTAL:	1,561.95
SEECOM/ACH		
ANNUAL ALARM MONITORING FEE APRIL 2026		9,906.00
	TOTAL:	9,906.00
SENSAPHONE		
DIALER SUBSCRIPTION FOR WTP 1, 3, 5 & MCCORMICK		1,197.60
	TOTAL:	1,197.60
SHEAHAN, ADAM		
VOGELSANG TRAINING MEAL REIMBURSEMENT		42.71
	TOTAL:	42.71
SHERMAN MECHANICAL INC		
LAB BUILDING HVAC REPAIR		1,122.00
DRAINAGE ISSUE/REPAIR - FS #1		225.00
LAB BUILDING MAU ISSUE - INSPECT CONTROL BOARD		280.00
REPAIRS TO THREE OAKS WATER HEATER		308.79
STATION 3 KITCHEN SINK RODDING		512.00
	TOTAL:	2,447.79
SPECIAL OLYMPICS ILLINOIS		
COP ON ROOFTOP FUNDRAISER		3,384.66
	TOTAL:	3,384.66
SPENCER, TIMOTHY		
MAPSI MEAL REIMBURSEMENT		27.62
	TOTAL:	27.62

Description		Amount
STENSTROM PROTANIC LLC		
FUEL MANAGEMENT UPGRADE SERVICES/EQUIPMENT		19,620.00
	TOTAL:	19,620.00
STREICHER'S		
HORTON - NIPAS GEAR		476.98
	TOTAL:	476.98
SUTTON FORD INC		
CLPD PATROL INTERCEPTOR UNIT		48,100.00
CLPD PATROL INTERCEPTOR UNIT - B16701		48,100.00
CLPD PATROL INTERCEPTOR UNIT		48,100.00
CLPD PATROL INTERCEPTOR UNIT - B14791		48,100.00
CLPD PATROL INTERCEPTOR UNIT - B17185		48,100.00
CLPD PATROL INTERCEPTOR UNIT		48,100.00
CLPD PATROL INTERCEPTOR UNIT - B17503		48,100.00
CLPD PATROL INTERCEPTOR UNIT - B13144		48,100.00
	TOTAL:	384,800.00
TERMINAL SUPPLY INC		
CONNECTORS & TUBING - FLEET SHOP SUPPLIES		151.49
	TOTAL:	151.49
THOMAS A DALICANDRO		
UB refund for account: 013901-000		11.12
	TOTAL:	11.12
TODAY'S UNIFORMS		
VOLUNTEER SHIRTS		91.80
	TOTAL:	91.80
TSI INCORPORATED		
FIT TEST PROBE REFILL KIT		215.00
	TOTAL:	215.00
ULTRA STROBE COMMUNICATIONS INC		
CHANGEOVER - CAR 1037		5,365.80
CHANGEOVER - CAR 1028		6,342.74
	TOTAL:	11,708.54
UNITED HEALTHCARE		
AMBULANCE REFUND L BECKER 03/22/24		466.71
	TOTAL:	466.71
UPS		
POSTAGE - NIGHT VISION REPAIR		23.61
POSTAGE - STREAMLIGHT REPAIR		44.32
	TOTAL:	67.93

Description		Amount
USALCO, LLC		
ALUM PLANT 2		4,828.03
	TOTAL:	4,828.03
VEREGY CENTRAL, LLC		
WATER METER REPLACEMENT PROGRAM SERVICES		465,188.95
	TOTAL:	465,188.95
VESTIS GROUP, INC ARAMARK UNIFORM & CAREER APPAREL GROUP, INC		
FLEET MATS, SHOP TOWELS - MAY 2026		49.43
W&S SHOP TOWELS/MATS - MAY 2026		38.15
MAT & SHOP TOWEL RENTAL		80.05
FLEET MATS, SHOP TOWELS - MAY 2026		63.24
W&S SHOP TOWELS/MATS - MAY 2026		63.66
	TOTAL:	294.53
VIKING CHEMICAL CO.		
SODIUM THIOSULFATE PLANT 3 DISENFECTION		325.00
	TOTAL:	325.00
VILLAGE OF ROMEOVILLE FIRE ACADEMY		
SURFACE WATER OPS - KEMPE & LANDWER		1,000.00
	TOTAL:	1,000.00
VORTEX TECHNOLOGIES INC		
ANNUAL FLOW METER CALIBRATIONS		4,000.00
	TOTAL:	4,000.00
W.W. GRAINGER, INC		
BBOX ADJUSTMENT HAMMERS - UNDERGROUND		55.99
DRUM LEVEL GAUGE - PLANT3 BISULFITE		272.35
EYE WASH BOTTLES - FLEET TIRE AREA		38.88
	TOTAL:	367.22
WAREHOUSE DIRECT		
OFFICE SUPPLIES		85.79
OFFICE SUPPLIES		10.99
OFFICE SUPPLIES		420.46
CREDIT - OFFICE SUPPLIES RETURNED		(135.50)
	TOTAL:	381.74
WELDERS SUPPLY COMPANY		
SMALLER PROPANE TANK LEASE (QTY 6) - MAR 2026		58.87
ACETYLENE FOR REFLECTIVITY PROGRAM		53.40
	TOTAL:	112.27
WM J CASSIDY TIRE & AUTO SUPPLY		
DISMOUNT/MOUNT CITY SUPPLIED TIRES		193.92
DISMOUNT/MOUNT CASSIDY SUPPLIED TIRES		725.78
VEHICLE INSPECTION & DISMOUNT/MOUNT TIRES		526.03
	TOTAL:	1,445.73

Description		Amount
WORKING WORLD STAFFING		
TEMPORARY STAFF IN FINANCE DEPT		489.60
	TOTAL:	489.60
ZOLL MEDICAL CORPORATION		
INFANT ADHESIVE SENSORS		744.56
	TOTAL:	744.56
Report Total:		2,946,359.50

FUND TOTALS:

101 GENERAL FUND	289,979.23
110 CAPITAL REPLACEMENT FUND	1,149,797.84
115 VEHICLE REPLACEMENT FUND	432,539.86
201 RESTRICTED POLICE FUNDS	61,373.34
230 FIRE RESCUE FUND	29,138.60
235 CROSSING GUARD FUND	14,300.16
260 PARKING FUND	486.57
620 WATER & SEWER FUND	200,517.91
630 W&S CAPITAL & EQUIP REPL FUND	768,225.99

PAYMENT TYPE TOTALS:

ACH Transaction	2,760,436.60
Paper Check	185,922.90

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 05/27/2026 - 05/27/2026
POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Bank Account	Description	Amount
102700 COMCAST CABLE			
0065433-05132026	GFCKG	CITY HALL TV SERVICE	104.97
0292334-05112026	GFCKG	EOC TV SERVICE	4.18
0604819-05122026	GFCKG	CABLE INTERNET SERVICE - FIRE STATION 3	207.85
0782375-05142026	GFCKG	MCCORMICK WATER TOWER COAX INTERNET	369.45
Total For: COMCAST CABLE			686.45
055970 MCHENRY CO COLLECTOR			
PIN 14-32-484-002	GFCKG	2025 PROPERTY TAXES	21.64
PIN 18-01-359-014	GFCKG	2025 PROPERTY TAXES	49.82
PIN 18-01-359-016	GFCKG	2025 PROPERTY TAXES	49.82
PIN 18-01-359-017	GFCKG	2025 PROPERTY TAXES	49.82
PIN 18-01-359-018	GFCKG	2025 PROPERTY TAXES	49.82
Total For: MCHENRY CO COLLECTOR			220.92
071460 POSTMASTER			
JUNE 2026	GFCKG	NEWSLETTER POSTAGE	2,800.00
Total For: POSTMASTER			2,800.00
Report Total:			3,707.37

FUND TOTALS:

101 GENERAL FUND	3,486.45
110 CAPITAL REPLACEMENT FUND	21.64
620 WATER & SEWER FUND	199.28

PAYMENT TYPE TOTALS:

Paper Check	3,707.37

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 05/18/2026 - 05/18/2026
POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Bank Account	Description	Amount
102438 CITIZENS BANK			
APRIL 2026	GFCKG	CITIZENS BANK CHARGES - APRIL 2026	17,990.25
Total For: CITIZENS BANK			17,990.25
Report Total:			17,990.25

FUND TOTALS:

101 GENERAL FUND	9,736.97
201 RESTRICTED POLICE FUNDS	17.92
230 FIRE RESCUE FUND	2,931.11
620 WATER & SEWER FUND	5,304.25

PAYMENT TYPE TOTALS:

ACH Transaction	17,990.25

LIST OF BILLS PRESENTED FOR APPROVAL
June 2, 2026

APPROVED BY:

Mayor	City Manager
Council Member	Finance Director

Fund	Description	Amount
101	General Fund	$303,202.65
110	Capital Replacement Fund	$1,149,819.48
115	Vehicle Replacement Fund	$432,539.86
201	Restricted Police Funds	$61,391.26
230	Fire/Rescue Fund	$32,069.71
235	Crossing Guard Fund	$14,300.16
260	Parking Fund	$486.57
620	Water and Sewer Fund	$206,021.44
630	W&S Capital & Equip Repl Fund	$768,225.99
	Subtotal - Checks	**$2,968,057.12**
	Wire Transfers	
	Sergeants Clothing Allowance 05/27/26	$11,159.50
	Biweekly Payroll 05/22/26	$1,260,348.07
	Subtotal - Wire Transfers	**$1,271,507.57**
	GRAND TOTAL	**$4,239,564.69**

Agenda Item No: 8b

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Board and Commission Reappointments – Library Board

Mayor's Recommendation: Motion to reappoint Stacey Lorenz and Charles Stump to the Library Board for three-year terms ending June 30, 2029

Contact: Haig Haleblian, Mayor

Background:

For the City Council's information, Stacey Lorenz and Charles Stump are current Library Board members whose three-year term expire June 30, 2026. Both Ms. Lorenz and Mr. Stump would like to be reappointed. William Weller has asked not to be reappointed.

Library Board appointments and reappointments are nominated by the Mayor and confirmed by the City Council. If reappointed, their terms would expire June 30, 2029.

Should the City Council have any questions, please contact Mayor Haleblian.

Votes Required to Pass:

Simple majority

Outlook

Expiring Library Trustee Terms

From Fyolek, Becky <bfyolek@clpl.org>
Date Tue 5/12/2026 10:07 AM
To Melanie Gray <mgray@crystallake.org>

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.
Melanie,

Good morning! We have three trustees whose terms are expiring in June. I've confirmed with all of them and Stacey Lorenz and Charles Stump would like to renew, but William Weller is not going to be renewing this time. He's been on the board since 1999! We will be very sad to see him go. We will need to post the opening later this summer if that is the route the Mayor would like to take. We have a few people who have recently expressed interest in joining the board and Mayor Haleblian may have some good candidates as well.

Thank you!
-Becky

Becky Fyolek (she/her)
Executive Director
Crystal Lake Public Library
126 Paddock Street | Crystal Lake, IL 60014
815.526.5102 | www.clpl.org

CRYSTAL LAKE
PUBLIC LIBRARY

Agenda Item No: 08c

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Board and Commission Reappointments – Board of Fire and Police Commissioners

Mayor's Recommendation: Motion to reappoint Christopher Borchert to the Board of Fire and Police Commissioners

Contact: Haig Haleblian, Mayor

Background:

Christopher Borchert has served on the Board of Fire and Police Commission since July 2022 when he was appointed to fill a one-year vacant term and was reappointed in June 2023. His current term expires June 30, 2026. Borchert wishes to continue to serve on the Commission.

The Board of Fire and Police Commissioner appointments and reappointments are nominated by the Mayor and confirmed by the City Council. If reappointed, his three-year term would expire June 30, 2029.

Should the Council have any questions, please contact Mayor Haig Haleblian.

Votes Required to Pass:

Simple majority

From: [redacted]
Sent: Tuesday, February 24, 2026 1:44 PM
To: Julie Meyer <jmeyer@crystallake.org>
Subject: Re: Crystal Lake BFPC Question

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

Thank you for reaching out and your email. Spring will be here before we know it, and we are all looking forward to it.

I'd be honored to continue to serve th City of Crystal Lake and looking forward to the milestones listed below.

Please let me know if you have any questions and stay warm.

Very respectfully,
Chris Borchert

On Tue, Feb 24, 2026, 3:16 PM Julie Meyer <jmeyer@crystallake.org> wrote:
Hi Chris,
I hope you are doing well. I know June 30th seems far away when it is this cold, however we are in the process of planning for the Sergeant promotion process, which would require interviews in July and believe it or not, you are already approaching the end of your 3-year term at the end of June. Which leads me to my question - are you interested in continuing to serve as a Commissioner for another 3-year term beginning July 1? I normally would not ask this far out in advance and if you do not have an answer this early in the year, I understand, however was thinking ahead to our July interviews.

On the horizon for the BFPC in the next three years:

- July 2026 - Police Sergeant promotional process (interviews). It's possible 2 dates will be needed as I anticipate we may have a good number of interested candidates.
- Fall 2026 (hoping to tie into a meeting at same time as Fire Lt. Interviews) - approve hiring Firefighter/Paramedic candidates from new eligibility list (this most likely will occur once per year).
- Fall 2026 - Fire Lieutenant promotional process (interviews). This generally requires 2 dates due to the number of interested candidates.
- Fall 2028 - Battalion Chief promotional process (interviews)

Thank you for your consideration in continuing to serve in this important role for the City.

Have a good week,

Julie

Julie Meyer| Director of Human Resources | City Manager's Office

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3653

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Agenda Item No: 8d

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Board and Commission Reappointment – Police Pension Board

Recommendation: Motion to reappoint Assistant Finance Director Adam Orton to the Board of Trustees of the Police Pension Fund to complete a two-year term expiring June 30, 2028

Contact: Haig Haleblian, Mayor

Background:
The Illinois Pension Code (the "Code") establishes the Board of Trustees of the Police Pension Fund for municipalities. It provides that the board shall be comprised of five members, two of whom are appointed by the mayor. The Code further provides that two members are elected from the active participants of the pension fund by the active participants and the fifth member is to be elected by and from the beneficiaries. The two members appointed by the Mayor, subject to the approval of the City Council, each serve a staggered two-year term or until their successors are appointed and qualified.

At this time, it is recommended that Assistant Finance Director Adam Orton be reappointed to the Board of Trustees of the Police Pension Fund to complete a two-year term expiring June 30, 2028. He shall serve through the expiration of their term or until their successors are appointed and qualified.

Votes Required to Pass: Simple majority

Res.

RESOLUTION CONFIRMING THE REPOINTMENT OF MEMBER OF THE BOARD OF TRUSTEES OF THE POLICE PENSION FUND, ADAM ORTON

WHEREAS, The Board Of Trustees of Police Pension Fund (the "Board of Trustees") is comprised of five members, two of whom are appointed by the Mayor with the advice and consent of the Crystal Lake City Council; and

WHEREAS, Assistant Finance Director, Adam Orton, was appointed on January 17, 2023, to the Board of Trustees to serve until the expiration of the then existing term or until his successor was appointed and qualified; and

WHEREAS, in November of 2015**,** Robert Cormier, Jr. was reappointed for a two-year term expiring June 30, 2017 or until his successor was appointed and qualified; and

WHEREAS, Adam Orton was reappointed on March 18, 2025, for the remainder of the existing two-year term expiring on June 30, 2026, and Robert Cormier, Jr. reappointed for the remainder of the existing two-year term expiring on June 30, 2025, and the reappointment of Robert Cormier, Jr. for a two-year term commencing on July 1, 2025, and expiring on June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED 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. Reappointment of Adam Orton. By the adoption of this resolution, the City Council confirms the reappointment of Adam Orton to the Board of Trustees of the Police Pension Fund to a two-year term beginning July 1, 2026, and expiring June 30, 2028.

DATED this 2nd day of June, 2026

APPROVED:

_____
Haig Haleblian, MAYOR

SEAL:
ATTEST:

_____
CITY CLERK

PASSED: June 2, 2026
APPROVED: June 2, 2026

Draft

Agenda Item No: 9

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Special Event Request – Depot at Dusk on Thursdays, June 18, July 16, and August 20, 2026

City Council discretion: Motion to approve the Special Event request for Depot at Dusk, pursuant to the recommended conditions of approval.

Staff Contact: Elizabeth Maxwell, City Planner
Victoria Wojcik, Community Development Analyst

Background:

Downtown Crystal Lake/Main Street has applied for a Special Event permit for a new Depot at Dusk event held in Depot Park. The event would be held on Thursday evenings, June 18, July 16, and August 20, 2026, from 5:00 p.m. to 8:00 p.m.

Live music will be performing at the stage area of the newly renovated Depot Park, along with food vendor tents next to the stage lawn in the park. On the July 16, 2026 event, a craft vendor fair will be held throughout the park in addition to the music and food vendors. There will be no parking lot or road closures for this event. The submitted Depot Park site plan for this year's event reflects the newly renovated layout that will be complete by the first day of the requested event.

If the request is approved, the following conditions are recommended:

1. The approval is valid on Thursdays, June 18, July 16, and August 20, 2026, and in accordance with the submitted site plan.
2. To help ensure the integrity of the park, a refundable damage deposit is charged for special events held in the space. This is also done for events at Three Oaks Recreation Area. A refundable damage deposit of $1,000 must be paid 10 days prior to the event. Deposits will be released after an inspection has been made by City staff. The costs to repair and clean up the facility may be taken from the deposit. If the amount of repair or cleanup exceeds the deposit, the applicant shall be responsible for the total amount.
3. Tents are not to be staked in the ground. Please use weights or other means to anchor them. Tents/Canopies must meet the requirements, as provided in the enclosed handout.

Inspections from the Fire Rescue Department are required prior to the event.

4. Vehicles or driving in the park is not allowed unless City approval has been received.
5. Vendors are responsible for site clean-up, with all garbage removed at the end of each market day.
6. Adequate trash receptacles must be supplied.
7. Signs cannot obstruct the view of traffic or be attached to utility poles.
8. Pedestrian ways or fire lanes must not be obstructed to allow access for emergency vehicles.
9. A certificate of insurance is required from every vendor or organization participating in the event.
10. Fire hydrants shall be accessible or unobstructed.
11. Any other permits or requests for signs should be made through the Building Division.
12. No alcohol is allowed as part of the special event request.
13. Vendors are responsible for obtaining all necessary permits from the McHenry County Health Department.
14. Each food truck must be inspected and receive a certificate of inspection from the Fire Prevention Bureau prior to the food truck's participation in the Farmer's Market.
15. All electrical connections and cords shall meet the requirements of the 2017 National Electric Code. Contact the Building Department at (815) 356-3605 if you have any questions.
16. All electrical cords shall be covered to avoid a potential trip hazard. Electrical cords shall utilize an approved, commercially available cord protector.

The applicant has been made aware of these recommended conditions and advised to attend the June 2, 2026, City Council meeting to answer any questions.

Votes Required to Pass:

A simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Depot at Dusk, a three-part summer series

EVENT LOCATION Depot Park

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

❑ Carnival	❑ General use of City-owned property
❑ Circus	❑ Parade
❑ Festival	❑ Outdoor Sales
❑ Filming	❑ Run/Walk Event
❑ Other live music	

2. General Description/Purpose of the event:
Depot at Dusk is a brand new, three-part summer series held on the third Thursday
together for an evening event that includes live music on the platform stage in depot

3. Will the event require the use of City-owned property? ❑ Yes ❑ No

4. Is a Site Map/Route Map attached? ❑ Yes ❑ No

5. Is the event an annual/recurring event? ❑ Yes ❑ No

6. Will the event require a public street/sidewalk to be blocked or closed? ❑ Yes ❑ No

7. Will the event require use of a public parking lot? ❑ Yes ❑ No

8. Number of persons scheduled to monitor and work the event: 5-10 volunteers

9. Estimated attendance: 250-500

10. Is a "rain date" proposed? Y ❑ or N ❑ If yes, what is the rain date? _____

ORGANIZATION INFORMATION

11. ❑ Organization is registered with the State of Illinois as a Non-Profit Organization
12. Name of Event Manager: Katie Galto
13. Contact Information for Event Manager:

Address: 25 W Crystal Lake Ave

Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ❑

Emergency phone: _____ ❑

Cell phone: [redacted] ❑

Email: [redacted] ❑

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: 6/18, 7/16, 8/20

Event: 6/18, 7/16, 8/20

Dismantling: 6/18, 7/16, 8/20

15. Hours of the event:

Set Up: 4 PM

Event: 5 PM - 8 PM (5 PM - 9 PM on 7/1

Dismantling: 8 PM (9 PM on 7/16)

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ❑ Yes* ❑ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ❑ Yes ❑ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ❑ Yes* ❑ No

If yes, what type of alcoholic beverages will be served?

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☐ Yes ☐ No

20. What signs or advertising do you anticipate needing for the event?

    Temporary community event signs ☐ Yes ☐ No

    Temporary neighborhood event signs ☐ Yes ☐ No

    Directional signs ☐ Yes ☐ No

    Banner ☐ Yes ☐ No

21. Will food be served or sold at the event? ☐ Yes* ☐ No

    If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.

22. Will the event include vendors selling products? ☐ Yes ☐ No

    Description of Products art, crafts (July date only)

23. Will the event require portable sanitation facilities? ☐ Yes ☐ No

    Name of Company_____
    Address_____
    Phone_____

24. Will the use of electricity be required for the event? ☐ Yes ☐ No

    If yes, please specify the power requirements and plan for provision
    we will utlize that electricity in depot park
    _____

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☐ No

26. Does this event require an on-site ambulance? ☐ Yes ☐ No

27. Will the event require sound amplification of any kind? ☐ Yes ☐ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:
We will have a first aid kit available and the police and fire department is less thar

PUBLIC WORKS

29. Will the event require barricades for traffic control? ☐ Yes* ❑ No

If yes, please complete the attached Barricade Borrowing Application

30. Will the event require water? ☐ Yes ❑ No

Specify _____

Please remember to include the necessary attachments, if possible. (Please check those included)

- ❑Barricade Borrowing Application
- ❑Certificate of Insurance/Hold Harmless Agreement
- ❑Raffle License Application
- ❑Temporary Liquor License Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

Signature

05/01/2026
Date

Katie Galto
Print Name

STAFF USE ONLY

Assigned City Department:_____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ❑ Yes ❑ No

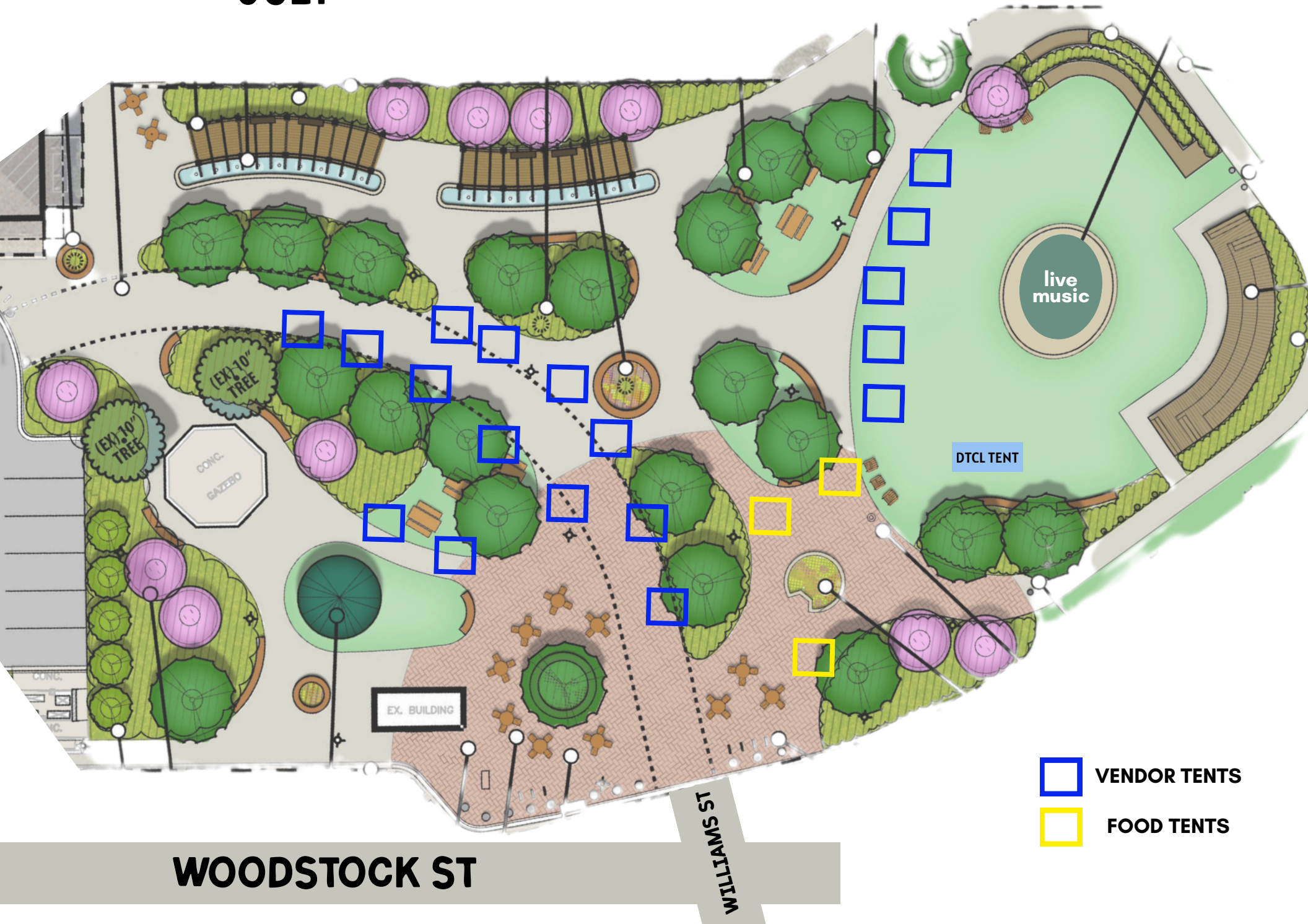
City Council Approval Required: ❑ Yes ❑ No

JUNE/AUGUST



WOODSTOCK ST

JULY


live music
DTCL TENT
(EX) 10" TREE
(EX) 10" TREE
CONC. GAZEBO
EX. BUILDING
CONC.
VENDOR TENTS
FOOD TENTS
WOODSTOCK ST
WILLIAMS ST

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Special Event Request – The MAC Fest and Class 18 Liquor License Amendment Requests, Saturday June 20, 2026, from 12:00 p.m. to 10:30 p.m.

Staff Recommendation: 1) Motion to approve the Special Event Request for The MAC Fest

2) Motion to approve the Class 18 Liquor License Amendment to allow for outdoor sales and consumption of alcohol on premises for the MAC Fest Special Event on Saturday, June 20, 2026, from 12:00 p.m. to 10:30 p.m.

Staff Contact: Elizabeth Maxwell, City Planner
Victoria Wojcik, Community Development Analyst
Melanie Gray, Assistant to the City Manager

Background:
The MAC Athletic Complex is looking to host an outdoor live music and vendor event on Saturday June 20, 2026, from 12:00 p.m. to 10:30 p.m. The outdoor event will include a stage for live musicians, vendor booths selling goods and merchandise, and food vendors for event attendees.

The event is estimated for about 500 to 1,000 people. Mobile restroom facilities will be supplied for the attendees, as well as overflow offsite parking across the street at 8850 Ridgefield Road. No road closures have been requested, as the event will be entirely on private property. Private security, monitoring the event space and parking area, will also be present during the entire event.

Approval to amend the existing Class 18 Liquor License is needed because the MAC is planning to sell and serve alcohol outdoors in the fenced in event area as part of this event only, as designated in the site plan, and following staff conditions. Their existing Liquor License allows them to sell and serve alcohol indoors only. The Mayor and City Council designate the locations where alcohol can be sold for Class 18 Liquor License holders.

City staff has reviewed the petitioner's request and does not have concerns regarding the event, providing the following conditions are met:

1. This approval is valid for The MAC Fest Special Event Permit and Class 18 Liquor License Amendment Request for Saturday June 20, 2026, from 12:00 p.m. to 10:30 p.m.
2. All music must end by 10:30 p.m.
3. The event shall be in accordance with the submitted site plan.
4. The event organizers must supply removable barricades for this event.
5. Since alcohol will be present, the event area shall be fully enclosed with a barricade to contain the event in a designated area. The City of Crystal Lake shall approve the type of barricade that will be in use.
6. Alcohol sales must stop 30 minutes prior to the end of the event.
7. Patrons of the premises where the beer, wine and alcoholic liquor drinks are to be sold are required to wear a non-transferrable, one use only, disposable wrist band or other means of identification identifying them as patrons of the area that is subject to the license.
8. Event must be covered by the existing Liquor License Insurance.
9. Signs indicating available parking areas must be placed to direct patrons to public parking areas.
10. Any lighting should be placed so as not to disturb neighbors.
11. The applicant is responsible for obtaining all necessary McHenry County Health Department permits.
12. Pedestrian ways or fire lanes must not be obstructed to ensure safety to and from the event space.
13. The applicant must provide adequate trash receptacles, which need to be emptied on a regular basis throughout the event, and following post-event cleanup. Waste materials in/under and within 30 feet of all tents/canopies need to be stored in approved containers. (Garbage cans must be provided for waste.)
14. Vendors are responsible for site clean-up, with all garbage removed at the end of the event.
15. A minimum 20-foot access lane shall be maintained within fire lanes to allow access for emergency vehicles.
16. Fire hydrants shall be accessible or unobstructed.
17. Any building used for the event must remain below the posted occupancy load limit.
18. No smoking, cooking or open flames is permitted under canopies/tents.
19. Tents and canopies shall comply with conditions outlined in the attached document. Inspection(s) shall be completed PRIOR to the event for every occurrence (if used for event).
20. Generators, if used, must be a minimum of 20 feet from any tents and/or canopies, and protected from the public by fencing, enclosure, or other approved means. Generators shall be properly grounded as outlined by the manufacturer.
21. All electrical connections and cords shall meet the requirements of the 2017 National Electric Code. Contact the Building Department at (815) 356-3605 if you have any questions.
22. All electrical cords shall be covered to avoid a potential trip hazard. Electrical cords shall utilize an approved, commercially available cord protector.
23. If used for the event, food trucks shall be inspected PRIOR to the event. Food trucks are required to provide a valid City of Crystal Lake certificate of inspection upon demand. City of Crystal Lake employees shall provide identification. A list of currently inspected food trucks is available by contacting Community Development.

The applicant has been advised to attend the June 2, 2026, City Council meeting to answer any questions.

Votes Required to Pass: Simple majority vote.

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME The MAC FEST

EVENT LOCATION The MAC 1310 Ridgefield Rd Crystal Lake,IL 60012

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival	☐ General use of City-owned property
☐ Circus	☐ Parade
☑ Festival	☐ Outdoor Sales
☐ Filming	☐ Run/Walk Event
☐ Other _____	

2. General Description/Purpose of the event:
Bringing Live music and variety of food and apparel vendors to a family friendly environment.

3. Will the event require the use of City-owned property? ☐ Yes ☑ No

4. Is a Site Map/Route Map attached? ☐ Yes ☐ No

5. Is the event an annual/recurring event? ☑ Yes ☐ No

6. Will the event require a public street/sidewalk to be blocked or closed? ☐ Yes ☑ No

7. Will the event require use of a public parking lot? ☐ Yes ☑ No

8. Number of persons scheduled to monitor and work the event: _____

9. Estimated attendance: 500-1500

10. Is a "rain date" proposed? Y ☐ or N ☑ If yes, what is the rain date? _____

ORGANIZATION INFORMATION

11. ☐ Organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of Event Manager: Victor Gonzalez & Gabriela Paredes

13. Contact Information for Event Manager:

Address: 1202 Orchard ln
Harvard, IL 60033

(Please check preferred means of contact)

Daytime phone: [redacted] ☑

Emergency phone: _____ ☐

Cell phone: _____ ☐

Email: [redacted] ☑

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: 06/20/26

Event: 06/20/2026

Dismantling: 06/20/2026-06/21/2026

15. Hours of the event:

Set Up: 9:00 AM-11:30AM

Event: 12:00 PM-10:30PM

Dismantling: 10:30PM-11:30PM 9:00AM-1PM

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ☐ Yes* ☑ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ☑ Yes ☐ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ☑ Yes* ☐ No

If yes, what type of alcoholic beverages will be served?
Will be selling beer, Seltzers, cocktails.

**Please complete the attached Temporary Liquor License Application*

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☑ Yes ☐ No

20. What signs or advertising do you anticipate needing for the event?

Temporary community event signs	☐ Yes	☑ No
Temporary neighborhood event signs	☐ Yes	☑ No
Directional signs	☐ Yes	☑ No
Banner	☐ Yes	☑ No

21. Will food be served or sold at the event? ☑ Yes* ☐ No

**If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.*

22. Will the event include vendors selling products? ☑ Yes ☐ No

Description of Products Hats. boots, toys, sweatshirts

23. Will the event require portable sanitation facilities? ☑ Yes ☐ No

Name of Company Crown Restrooms
Address 1704 Lamb Rd St B Woodstock, IL 60098
Phone 815-459-5558

24. Will the use of electricity be required for the event? ☑ Yes ☐ No

If yes, please specify the power requirements and plan for provision
Stage will have generators for power needed from stage. Each Vendor needing electricity will provide their own generator

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☑ No

26. Does this event require an on-site ambulance? ☐ Yes ☑ No

27. Will the event require sound amplification of any kind? ☑ Yes ☐ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:

First aid station will be set up

PUBLIC WORKS

29. Will the event require barricades for traffic control? ☐ Yes* ☑ No

**If yes, please complete the attached Barricade Borrowing Application*

30. Will the event require water? ☑ Yes ☐ No

Specify: Mobile sinks will be provided with the restrooms. Vendors requiring water will receive it from the MAC Complex

Please remember to include the necessary attachments, if possible. (Please check those included)

- ☐ Barricade Borrowing Application
- ☑ Certificate of Insurance/Hold Harmless Agreement
- ☐ Raffle License Application
- ☑ Temporary Liquor License Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

Signature

5-5-26
Date

Victor Gonzalez
Print Name

STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

Outlook

Re: Event Request at the MAC

From Gaby Gonzalez [redacted]
Date Fri 4/24/2026 1:36 PM
To Victoria Wojcik <vwojcik@crystallake.org>

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.

Good afternoon Victoria,

I wanted to follow up and see if there is anything additional you need from me and if there is a timeline on when I will hear some feedback!
I appreciate your time.
Thank you!
On Friday, April 17, 2026 at 02:29:45 PM CDT, Gaby Gonzalez <gonzkids5@yahoo.com> wrote:

Hello Victoria,
I have attached a copy of the site plan. What we are looking at hosting is a Music and food festival.
This is a family friendly event for all ages June 20th 2026 opening doors and vendors at 12pm Live Music starting at 1pm until 10:30PM. With this being the first time we are expecting as little as 400 people but are equipped for 1000-1500 people.
The stage is set up where the music will be amplified facing towards the front of the building away from the residential area.
We will have Food and snack vendors and they will be required to obtain their own food permits. Also will have vendor tents with apparel, boots, cowboy hats, toys.
The Mac Athletic complex will be responsible for liquor sales under their license they will also have a food stand.
There will be a variety of music types with 11 different groups. We have contracted a private security firm Phoenix Security Guard INC.
Parking is as shown below we will have additional parking reserve at the the next door business Delong company we will have security guards there for the whole event and will obtain written permission from owner prior to event.
Please let me know if there are any other questions!

Thank you
Gaby Gonzalez
[redacted]

Mayor Haig Haleblain

100 W. Woodstock Street

Crystal Lake, IL 60014

Re: Request for Temporary Liquor License Modification for June 20, 2026 Festival

Mayor Haig Haleblian,

I am writing to respectfully request a temporary modification to our existing liquor license, which is currently designated as “On Premise,” to allow for limited outdoor alcohol sales during a special event we are hosting on June 20, 2026.

On that date, we will be holding a scheduled festival at our location, featuring several licensed food truck vendors and community activities. To enhance the experience for attendees and support our participating vendors, we are seeking approval to permit the sale and consumption of alcoholic beverages in a designated fenced in and secured outdoor area adjacent to our premises for the duration of the event.

We are fully committed to maintaining a safe and well-regulated environment. All alcohol services will comply with local and state laws, including age verification, responsible service practices, and clearly defined boundaries for consumption. We are also prepared to implement any additional safety or security measures required by the City.

This temporary adjustment would significantly contribute to the success of the event, while continuing to uphold the standards and expectations of the Crystal Lake community.

Please let us know if any additional information, permits, or documentation are needed to support this request.

Thank you for your time and consideration.

Sincerely,

Charles Andersen
Director of Operations
[redacted]

Crystal Lake City Council

100 W. Woodstock Street

Crystal Lake, IL 60014

Re: Request for Temporary Liquor License Modification for June 20, 2026 Festival

Dear Crystal lake City Council,

I am writing to respectfully request a temporary modification to our existing liquor license, which is currently designated as “On Premise,” to allow for limited outdoor alcohol sales during a special event we are hosting on June 20, 2026.

On that date, we will be holding a scheduled festival at our location, featuring several licensed food truck vendors and community activities. To enhance the experience for attendees and support our participating vendors, we are seeking approval to permit the sale and consumption of alcoholic beverages in a designated fenced in and secured outdoor area adjacent to our premises for the duration of the event.

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This temporary adjustment would significantly contribute to the success of the event, while continuing to uphold the standards and expectations of the Crystal Lake community.

Please let us know if any additional information, permits, or documentation are needed to support this request.

Thank you for your time and consideration.

Sincerely,

Charles Andersen
Director of Operations
[redacted]

The MAC
1310 Ridgefield Road
Crystal Lake, IL 60012

Craig Steagall
8550 Ridgefield Rd
Crystal Lake, IL 60012

Dear Craig,

I am reaching out on behalf of the MAC regarding an upcoming event we are hosting on June 20th, 2026 regarding a Temporary Parking Grant at your location 8550 Ridgefield Road, Crystal Lake, IL 60012.

We would be utilizing a portion of your parking lot during the event. Specifically, we will be using the parking spaces located on the south side of Woolf Distributing and the north side of the septic field.

The event will run from 11:00 AM to 11:00 PM. To ensure everything operates smoothly and safely, we will have two security guards on-site, along with up to two parking attendants managing the lot throughout the duration of the event. Our team will take care to maintain order, minimize disruption, and ensure the area is left clean and in good condition afterward.

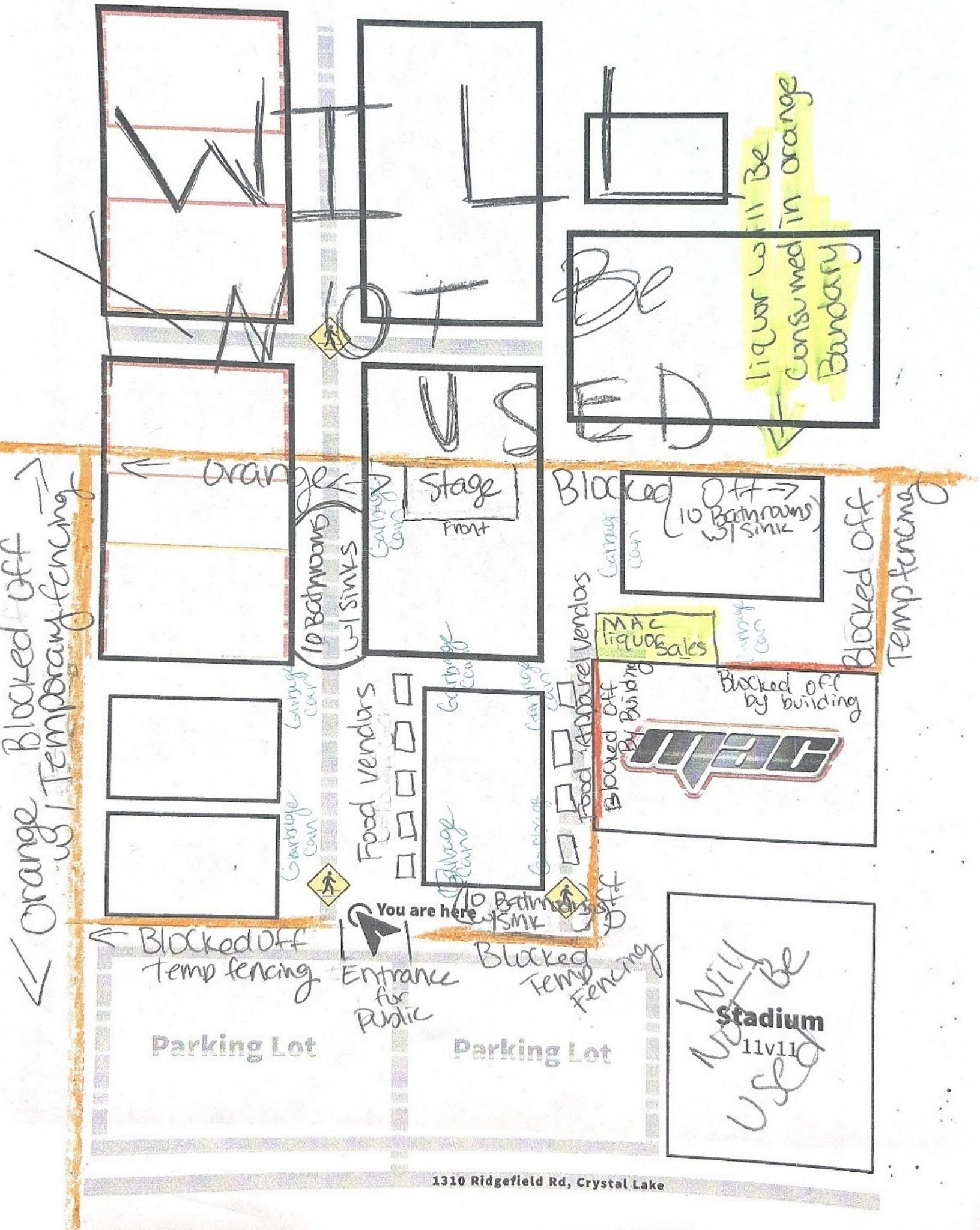
Please sign below.

Sincerely,

Charles Andersen
Director of Operations
[redacted]

I, Craig Steagall, agree to grant the MAC permission to park on my lot as described above on June 20, 2026.

Signature: Craig Steagall Date: 5/7/26


Liquor will Be Consumed in orange Boundary
Will Be Used
Orange
Blocked Off
w/ Temp orange fencing
Stage
Front
(10 Bathrooms w/ Sinks)
Blocked Off
(10 Bathrooms w/ Sinks)
Blocked Off
Temp fencing
MAC liquor Sales
Food Vendors
Food Vendors
Blocked Off By Building
Blocked off by building
MAC
Blocked Off
Temp fencing
You are here
Entrance for Public
Blocked Temp Fencing
Parking Lot
Parking Lot
Stadium
11v11
1310 Ridgefield Rd, Crystal Lake

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Ordinance amending Chapter 158 of the City Code to allow proposed changes to the consumption of alcoholic beverages on public property.

Recommendation: Motion to adopt an Ordinance amending Chapter 158 of the City Code to allow proposed changes to the consumption of alcoholic beverages on public property.

Staff Contact: Melanie Gray, Assistant to the City Manager

Background:
The City's DORA program was approved in 2021 and has been successful over the past several years.

At the April 7, 2026 City Council meeting, changes were approved to DORA operations to help control the sale and/or consumption at DORA locations, especially with completion of the Depot Park Improvement Project this summer.

One such change was clarification that if a special event (with or without a temporary liquor license) is approved in a DORA location, the DORA is **not in effect** during the event. This will aid event organizers in controlling the sale and/or consumption of alcohol during events.

Since the changes were made, the City has received a request from Downtown Crystal Lake Main Street to allow DORA participating businesses to sell alcohol to be consumed in Depot Park during approved Farmer's Market dates and times. This would also support downtown businesses.

The attached ordinance allows the DORA to be in effect during special events if event organizers provide written notice to the City that they would allow alcohol to be consumed in Depot Park or the Brink Street Market during their event.

To date, several businesses have applied for the 2026 DORA Program:

Aroma Coffee and Wine House	77 E. Woodstock Street
Cafe Olympic	90 N. Williams Street
Jude's Cocktails & Nosh	19 N. Williams Street
The Cottage Pub	6 E. Crystal Lake Avenue
Goal Line Sports Bar & Grill	85 Brink Street
Crystal Lake Brewing	150 N. Main Street
Labemi's	109 N. Main Street
Benedict's La Strata	40 N. Williams Street

DORA Program regulations are as follows.

DORA Regulations: Section 158-5 of the City Code establishes the two Designated Outdoor Refreshment Areas (DORAs) located at the Brink Street Market and Depot Park. DORAs allow for public consumption of open containers of alcohol by individuals 21 years of age and older from May 1 through October 31 of each year, upon public streets, sidewalks, and other public places owned, controlled, or operated by the City and located within the DORA. The alcohol must be purchased from a participating bar/restaurant located within the Downtown District, served in a to-go container which complies with the Illinois Liquor Control Act, and wristbands distributed by the bar/restaurant must be worn by customers choosing to drink alcohol within the DORA. It should be noted that consumption outside of the designated DORA locations is prohibited and only alcohol purchased from a business that has registered to participate in the DORA program may be consumed within a DORA.

In order for a business to participate in the DORA Program, a downtown bar/restaurant with a retail liquor license must register annually with the City and agree with the following conditions:

- Submit a written application to the City to register for the DORA program, which application shall be in the form prescribed by the City;
- Hold a current, valid City of Crystal Lake liquor license that authorizes retail sales of alcoholic beverages for on-premises consumption at the registered business premises;
- Execute a DORA program participation agreement in a form prescribed by the City, which shall, at a minimum, provide that the registered business agrees to the following:
    - Obtain City-issued DORA wristbands.
    - Distribute the City-issued DORA wristbands without charge to individuals 21 years of age and older who wish to purchase alcoholic beverages from the registered business for purpose of consuming such alcoholic beverages within a designated DORA location, but only after the purchaser's age is verified by an employee of the registered business who is qualified to sell, serve, and dispense alcoholic beverages in accordance with Chapter 329 of this Code.
    - Only sell and/or serve alcoholic liquor for consumption in DORA locations to persons 21 years of age or older who are wearing a City-issued DORA wristband and only in the original package or in such containers which have been sealed and/or labeled in a manner which is in compliance with the requirements of the Illinois Liquor Control Act.
    - At all times while participating in the DORA program, maintain all insurance required for liquor licenses under Chapter 329 of this Code and name the City as

an additional insured on the registered business's dram shop liability and general commercial liability insurance policies.

- Indemnify and hold harmless the City for all claims or damages relating to the registered business's participation in the DORA program.
- Strictly comply with this chapter, all DORA program rules and regulations established by the City and all other applicable local, state, and federal statutes, ordinances, regulations, and permit requirements, including all requirements and conditions of the registered business's state liquor license.

Votes Required to Pass:

Simple majority vote.

Ord. No:
File No:

:

AN ORDINANCE AMENDING SECTION 158 OF THE CITY CODE RELATING TO THE SALE OF ALCOHOLIC LIQUORS FOR CONSUMPTION WITHIN DESIGNATED OUTDOOR REFESHMENT AREAS

WHEREAS, on April 7th, 2026 the Mayor and City Council adopted Ordinance 8220, which amended certain provisions of Section 158-5 of the Code of Ordinances of the City of Crystal Lake (the "City Code"), including adoption of Section 158-5(D) which provided restrictions upon alcoholic beverages being brought into a designated outdoor refreshment area ("DORA") when a permit has been issued for special event. Subsection (D) prohibited any other alcoholic beverages being brought into or consumed within a DORA during the special event; and

WHEREAS, the Mayor and City Council have found and determined that it would be in the best interests of the City and its residents to amend Section 158-5 to allow alcoholic beverages purchased from Registered Businesses to be brought into and consumed within the Depot Park DORA and Brink Street Market DORA during such times as a special event is in operation in those areas, pursuant to a special event permit issued by the City, provided, that the holder of the special event permit provides written consent to such beverages being brought into and consumed in Depot Park or the Brink Street Market DORA areas during such special event.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE AS FOLLOWS:

SECTION I: Recitals. The foregoing recitals are hereby incorporated as though fully restated herein.

Draft

SECTION II: Amendment to Section 158-5 Chapter 158-5 of the City Code is hereby amended as follows:

[Deletions are denoted by strikethroughs and additions are denoted by underling and bolding]

§ 158-5 Designated Outdoor Refreshment Areas ("DORA")

A. Designation of DORA Areas During the period of May 1 through October 31 of each year, open containers of alcohol and public consumption of alcohol by individuals 21 years of age and older shall be permitted upon public streets, sidewalks and other public places owned, controlled or operated by the City which are identified as Designated Outdoor Refreshment Areas ("DORA"). The DORA boundaries designated herein are generally described as follows:

1. The area and public right of way generally comprised of the Brink Street Market development at 30-40 Brink Street, as more specifically designated by the City of Crystal Lake by appropriate signage.

2. Such areas of Depot Park, located north of Woodstock Street, west of Main Street, south of the UP and the adjacent platforms and east of the commuter parking lot, as may be designated by the City of Crystal Lake by appropriate signage.

3. The public parking area east of Grant Street and west of Depot Park, but only in accordance with a special event permit issued by the City Council pursuant to Chapter 453 of this Code.

4. Such other areas as may be designated by the City Council by ordinance duly adopted.

B. Businesses located within the Downtown District, the definition of and the boundaries of which are more fully described in Section A-1300 Downtown District of the City's Unified Development Ordinance, holding a current liquor license allowing for the sale and alcoholic liquors for on-premises consumption and which are registered with the City in accordance with this paragraph, (each a "Registered Business") may sell alcoholic beverages permitted by such liquor license to patrons for consumption within a designated DORA location. In order to register, a business must:(i) Submit a written application to the City to register for the DORA program annually, which application shall be in the form prescribed by the City; (ii) Hold a current, valid City of Crystal Lake liquor license that authorizes retail sales of alcoholic beverages for on-premises consumption at the Registered Business premises; and (iii) Execute a DORA program participation agreement annually in a form prescribed by the City, which shall, at a minimum, provide that the Registered Business agrees to:

1. Obtain City-issued DORA wristbands.
2. Distribute the City-issued DORA wristbands without charge to individuals 21 years of age and older who wish to purchase alcoholic beverages from the

Draft

Registered Business for the purpose of consuming such alcoholic beverages within a designated DORA location, but only after the purchaser's age is verified by an employee of the Registered Business who is qualified to sell, serve, and dispense alcoholic beverages in accordance with Chapter 329 of this Code.

3. Only sell and/or serve alcoholic liquor for consumption in DORA locations to persons 21 years of age or older who are wearing a City issued DORA wristband and only in the original package or in such containers which have been sealed and/or labeled in a manner which is in compliance with the requirements of the Illinois Liquor Control Act.
4. At all times while participating in the DORA program, maintain all insurance required for liquor licenses under Chapter 329 of this Code and name the City as an additional insured on the Registered Business's dram shop liability and general commercial liability insurance policies.
5. Indemnify and hold harmless the City for all claims or damages relating to the Registered Business's participation in the DORA program;
6. Strictly comply with this chapter, all DORA program rules and regulations established by the City and all other applicable local, State, and federal statutes, ordinances, regulations, and permit requirements, including all requirements and conditions of the registered business's State liquor license.

C. Businesses or organizations holding a Class 16, 19 or 30 temporary liquor license for the sale and on-premises consumption of alcoholic liquor at a special event for which a special event permit has been issued by the City within a DORA location, may sell alcoholic beverages permitted by such temporary liquor license. All such sales and on-premises consumption must be in accordance with the conditions set forth in the temporary liquor license and any applicable special event permit.

D. At all times during a special event for which a special event permit has been issued to take place within **a** DORA, only those liquor license holders specifically authorized to sell alcoholic beverages at such special event may engage in such sales within the DORA during the special event. **Except as provided herein,** no other alcoholic beverages may be brought into or consumed within the DORA during such special event, including but not limited to alcoholic beverages sold by a Registered Business.

E. The restriction set forth in subsection (D), above, shall not be applicable, when the holder of a special event permit in Depot Park or Brink Street Market, provides a signed written consent to allow alcoholic beverages sold by Registered Businesses to be brought into and consumed in the Depot Park or Brink Street Market DORA during such special event.

F. ~~E.~~ Public possession of open containers and consumption of alcoholic beverages within DORA shall be limited to individuals wearing a City-issued DORA wristband, provided that such beverages were purchased from Registered Business Premises. Open containers of alcohol may not be carried into or out of the DORA boundaries.

Draft

G. ~~F.~~ No DORA shall be available for possession of open containers of alcoholic beverages or for the consumption of alcoholic beverages past 11:00 p.m. each evening and shall remain closed for such purposes until such time on the following day that authorized sales of alcoholic liquor may begin pursuant to liquor licenses held by any Registered Business.

H. Notwithstanding any other provision of this Section 158-5, in the event that a special event permit has been issued for pursuant to Section

SECTION III: Effective Date. This ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 2nd day of June, 2026.

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
CITY CLERK

PASSED: June 2, 2026
APPROVED: June 2, 2026

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

Draft

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Amend the Preliminary Planned Unit Development to allow changes to an approved site plan and elevations for a proposed car wash that includes a front-yard setback Variation of 69'-6".

Applicant: Club Car Wash, contract purchaser
1591 E Prathersville Road, Columbia, Missouri

PZC Recommendation: To approve the petitioner's request and adopt an Ordinance granting a Preliminary Planned Unit Development Amendment for a car wash at 1501 Carlemont Drive

Staff Contact: Elizabeth Maxwell, City Planner
Darrell Moore, Assistant City Planner

Background:

- Request: Amend the Preliminary Planned Unit Development (PUD) to allow changes to an approved site plan and elevations for a proposed car wash that includes a front-yard setback Variation of 69'-6".
- Land Use: The land use map shows the area as Commercial.
- Zoning: The site is zoned B-2 PUD General Commercial.
- Previous Approvals:
    - On November 7, 2023, the City Council approved a rezoning to B-2 PUD General Commercial as well as a Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit for a four-lot commercial development and car wash.
    - On October 21, 2025 the City Council approved a one-year extension of the Preliminary Planned Unit Development, Preliminary Plat of Subdivision, and Special Use Permit for a car wash.

PZC Highlights:

The following discussion took place during the May 6, 2026, Planning and Zoning Commission hearing:

- The project engineer for Club Car Wash, Michael Leidig presented the amendment to the approved Preliminary PUD, which was previously approved with designs for another user. He acknowledged the City's desire to have the entire property approved and stated that he believes the car wash will help spur other development on the remaining lots. He said the modifications would be made to the site plan and building design for Club Car Wash specific site and elevation requirements and to comply with staff comments.
- No public spoke on the matter.
- Staff noted that the request was only to amend the Preliminary PUD and that the property cannot be developed until the property owner follows up with a Final PUD and Final Plat of Subdivision for city approval.
- The PZC acknowledged that this use had been approved in 2023 and that the City Council reaffirmed its approval when it granted an extension to the Preliminary PUD in 2025. The PZC found that the request meets the Findings of Fact for the PUD Amendment.

The Planning and Zoning Commission recommended **approval (4-0)** of the petitioner's request.

If the City Council chooses to approve the request, the following conditions are recommended:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Club Car Wash, 4/15/26)
   B. Narrative (REL, 3/27/26)
   C. Site Plan (REL, 11/20/25)
   D. Elevations & Renderings (Finkle + Williams, 9/17/25)
   E. Landscape Plan (Elevate Outdoor, 3/31/26)
   F. Photometric Plan (G&G, 4/2/26)
   G. Preliminary Sign Package (3/30/26)

2. SITE PLAN:
   A. The exit drive from the car wash must be modified to maintain a 20-foot setback from the Carlemont Drive right-of-way.
   B. The hard surface area must be reduced to comply with the 65% maximum coverage area.

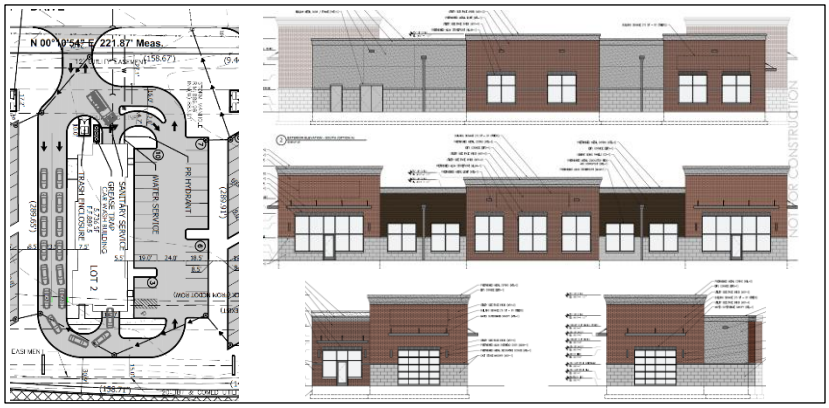
3. ARCHITECTURE:
   A. The architectural design must be modified to be consistent with Unified Development Ordinance Section 4-900E-2.c.v, which states: "Parapet walls should have a defined top, framing the building façade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be conserved to meet this guideline."
   B. Vacuum apparatus must be neutral in color and cannot be a primary color.

4. SIGNAGE:
   A. The sign plan must be modified to comply with Unified Development Ordinance TABLE 4-1000F-1 Commercial signs, which limits individual wall signs to not more than 75 square feet and total wall sign area to not more than 150 square feet.

5. The proposed development cannot be constructed until a Final Planned Unit Development is approved for this lot and a Final Plat of Subdivision is approved and recorded. A Final Planned Unit Development will require, at minimum:
   A. Final Engineering Plans
   B. Stormwater Review
   C. Finalized Traffic Study – updated to include the site plan dated September 12. 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

Previous Plan



Proposed Plan



Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the **Preliminary PUD at 1501 Carlemont Drive** for, 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: [redacted] Date: _____
Signature

Recommended Conditions:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
   A. Application (Club Car Wash, 4/15/26)
   B. Narrative (REL, 3/27/26)
   C. Site Plan (REL, 11/20/25)
   D. Elevations & Renderings (Finkle + Williams, 9/17/25)
   E. Landscape Plan (Elevate Outdoor, 3/31/26)
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6. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

PARCEL IN QUESTION

1501 Carlemont Drive



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING AN AMENDMENT TO THE PRELIMINARY PUD FOR A CAR WASH AT 1501 CARLEMONT DRIVE

WHEREAS, pursuant to the terms of the Petition (File #2026-058) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Preliminary Planned Unit Development to allow changes to an approved site plan and elevations for a proposed car wash that includes a front-yard setback Variation of 69'-6"; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 21, 2026 in the Northwest Herald, held a public hearing at 7:00 p.m., on May 6, 2026 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Amendment to the Preliminary Planned Unit Development; and

WHEREAS, on May 6, 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 Amendment to the Preliminary Planned Unit Development be approved, as documented in the minutes; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Preliminary Planned Unit Development be granted 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 Preliminary Planned Unit Development (PUD) Amendment be granted to allow changes to an approved site plan and elevations for a proposed car wash that includes a front-yard setback Variation of 69'-6" for the property located at 1501 Carlemont Drive (19-18-477-002), Crystal Lake, Illinois.

SECTION II: That the Preliminary PUD Amendment be granted with the following conditions:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:

Draft

A. Application (Club Car Wash, 4/15/26)
B. Narrative (REL, 3/27/26)
C. Site Plan (REL, 11/20/25)
D. Elevations & Renderings (Finkle + Williams, 9/17/25)
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   B. The hard surface area must be reduced to comply with the 65% maximum coverage area.

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   B. Vacuum apparatus must be neutral in color and cannot be a primary color.

4. SIGNAGE:
   A. The sign plan must be modified to comply with Unified Development Ordinance TABLE 4-1000F-1 Commercial signs, which limits individual wall signs to not more than 75 square feet and total wall sign area to not more than 150 square feet.

5. The proposed development cannot be constructed until a Final Planned Unit Development is approved for this lot and a Final Plat of Subdivision is approved and recorded. A Final Planned Unit Development will require, at minimum:
   A. Final Engineering Plans
   B. Stormwater Review
   C. Finalized Traffic Study – updated to include the site plan dated September 12. 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

6. The petitioner shall address all review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

SECTION III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Preliminary Planned Unit Development Amendment in accordance with the provisions of this Ordinance, as provided by law.

Draft

SECTION IV: 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 2nd day of June, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: June 2, 2026
Approved: June 2, 2026

Draft

#PLN-2026-058
1501 Carlemont Drive –Preliminary PUD Amendment
Project Review for Planning and Zoning Commission

Date: May 6, 2026

Request: Amend the Preliminary Planned Unit Development to allow changes to an approved site plan for a proposed car wash that includes a front-yard setback Variation of 69'-6".

Location: 1501 Carlemont Drive

Acreage: Approximately 6 acres

Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: R-3B PUD Multi-Family Residential
South: B-2 PUD General Commercial
East: City Limits – A-1 Agriculture McHenry County zoning district
West: B-2 PUD General Commercial

Staff Contact: Darrell Moore 815-356-3612

Background:

- The site is a vacant parcel bounded by Alexandria Boulevard to the north, Angela Lane to the south, Randall Road to the east and Carlemont Drive to the west.
- The site was rezoned to R-2 Single-Family Residential when the entire Kaper Business Park development was approved. The R-2 zoning district was put in place until the specific commercial uses were identified, and then each use could come in for PUD approval and rezoning. The surrounding properties have been rezoned and development over the past 20 years, but this property has remained vacant.
- In 2018, a conceptual review of a car wash at this location was reviewed by the Planning and Zoning Commission (PZC). The PZC ultimately was not supportive of a car wash at this location.
- The petitioner presented a conceptual Planned Unit Development to the PZC on March 15, 2023 and received favorable feedback for a car wash at this location, but the PZC wanted to see the rest of the site developed at the same time.

- On November 7, 2023, the City Council approved the requested rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash.
- The current application has identified a car wash operator and seeks to amend the Preliminary Planned Unit Development to incorporate the proposed design plans for a Club Car Wash facility.

Development Analysis:

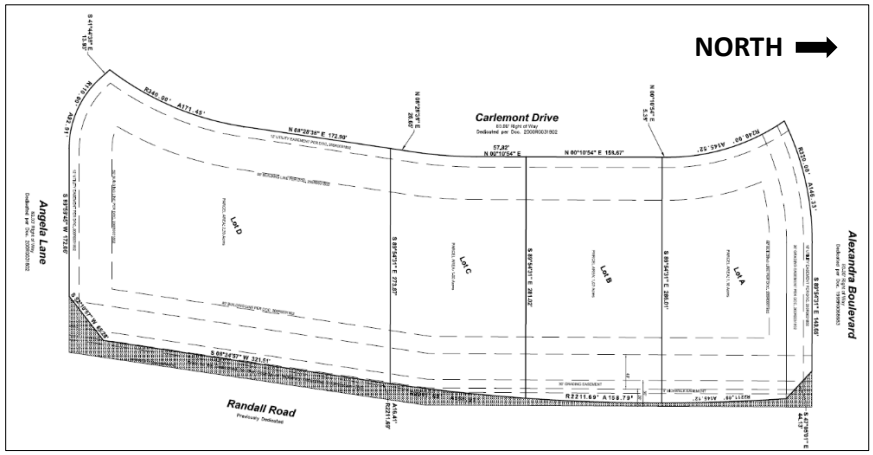
LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial with preliminary approval for a car wash.
- The current Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- In 2023, the property owner expressed a desire to develop the site in phases. The first phase would be the construction of the car wash. The owner stated the development of the entire site would first require the approval of the car wash.
- The Preliminary Planned Unit Development approval (Ord. 7973) included the following variations and conditions regarding the proposed car wash lot:
    - Front-yard setback of 69'-6", a variance of 10'-6" from the required 80 feet. (Requested due to MCDOT right-of-way taking on Randall Road.)
    - 2,654 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet.
    - Building colors must complement the surrounding commercial buildings.
    - Vacuum apparatus must be neutral in color and cannot be a primary color.
    - Car was mechanical equipment, including vacuums must be screened with landscaping.
- The current proposal complies with the approved front-yard setback variance. The wall signage variance for 2,654 square feet of sign area pertained to building material colors that are no longer proposed.
- The previously approved conditions are met.

SITE LAYOUT / PARKING

- The proposed development is on Lot B of the Preliminary Plat of Subdivision, measuring approximately 1 acre and having a lot width of 158 feet. *Note: this is not a platted lot. If dimensions change at the time of recording, any PUD or Variation approvals may need to be amended.*

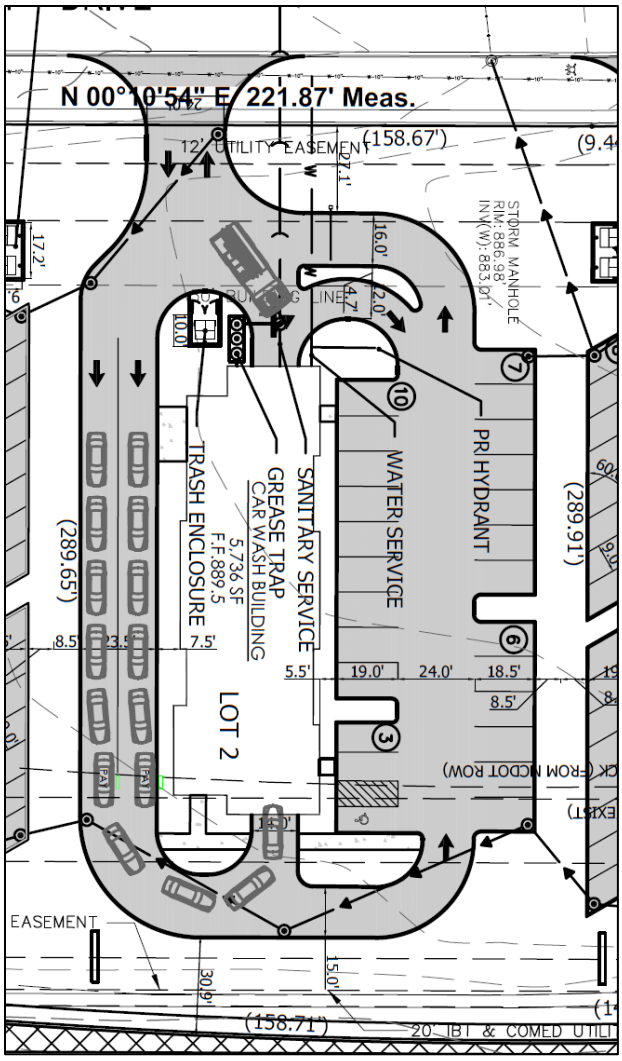
- As presented in the preliminarily approved site plan, access will be from Carlemont Drive only. The building setback from Randall Road appears to remain consistent with the previously approved front yard setback variation of 69'-6". Randall Road otherwise requires an 80-foot setback. The parking lot setback of 20 feet off of Carlemont Drive is not met. Staff recommends the site plan be modified to meet this required setback.

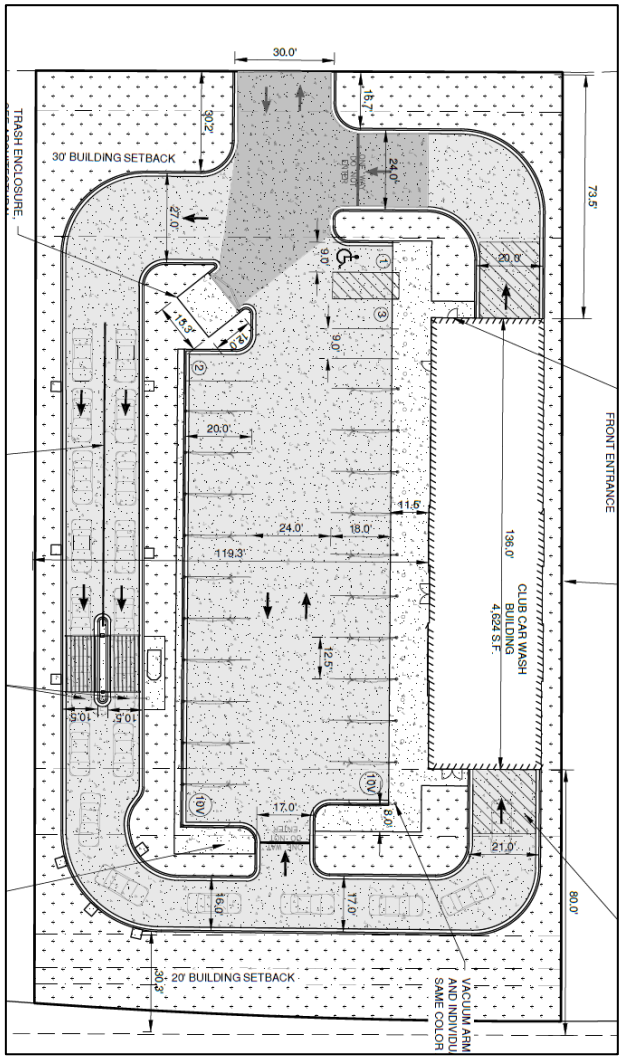


Left: Approved Preliminary Plat of Subdivision.

Bottom Left: Previous Preliminary Site Plan

Bottom Right: Proposed Preliminary Site Plan





- Car wash uses require five (5) stacking spaces per bay/stall for an automated establishment plus one (1) space per employee on largest shift. The car wash provides the following:
    - 7 stacking spaces per lane
    - 6 employee parking stalls
    - 20 vacuum stalls
- The building footprint is 4,624 square feet, which is significantly smaller than the previously proposed 5,736 square feet. The overall hard surface area for the site is approximately 67%, which exceeds the required maximum of 65%. Staff recommends reducing the hard surface area to comply with this standard.
- The vacuum stalls are wider than standard parking spaces. Each will be served by a vacuum arm, canopy, and trellis which are identified as matching the color of the building—presumed to be black, which is the building's accent color. A condition of the previous approval requires the vacuum equipment to be a neutral color.
- The vacuum turbine is located on the Randall Road side of the parking lot. It will be screened by eight six-foot-tall juniper evergreens.
- Sidewalks currently exist on each frontage.

BUILDING ELEVATIONS

- The car wash building will be comprised entirely of masonry (and doors/windows) on all four sides. The masonry will be primarily dark-red brick and also include a cream color brick. A previous proposal that included bright colors and required a sign variation is no longer being sought. Though, prior to approval by the City Council, an alternative design was presented comprised of red and gray brick (pictured below).
- Additional features include black coping, windows, doors, and horizontal metal awnings.
- The proposed building complies with the UDO design standards for commercial developments. However, staff recommends the top of the parapet wall be modified to be consistent with Unified Development Ordinance Section 4-900E-2.c.v., which states: "Parapet walls should have a defined top, framing the building façade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be conserved to meet this guideline."



Left: Previous Preliminary Building Elevations (Alternate version presented to City Council)

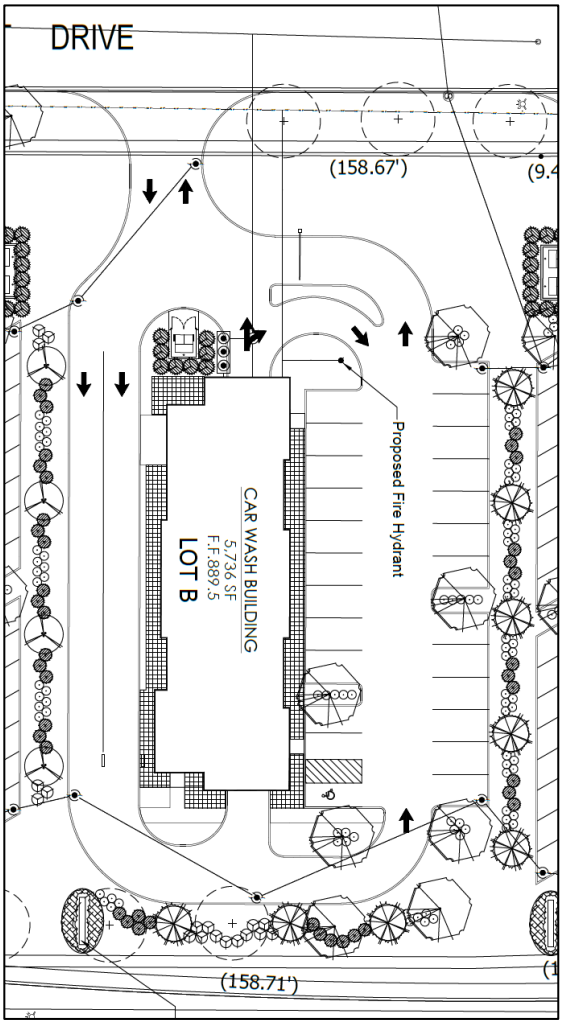
Bottom: Proposed Preliminary Building Elevations



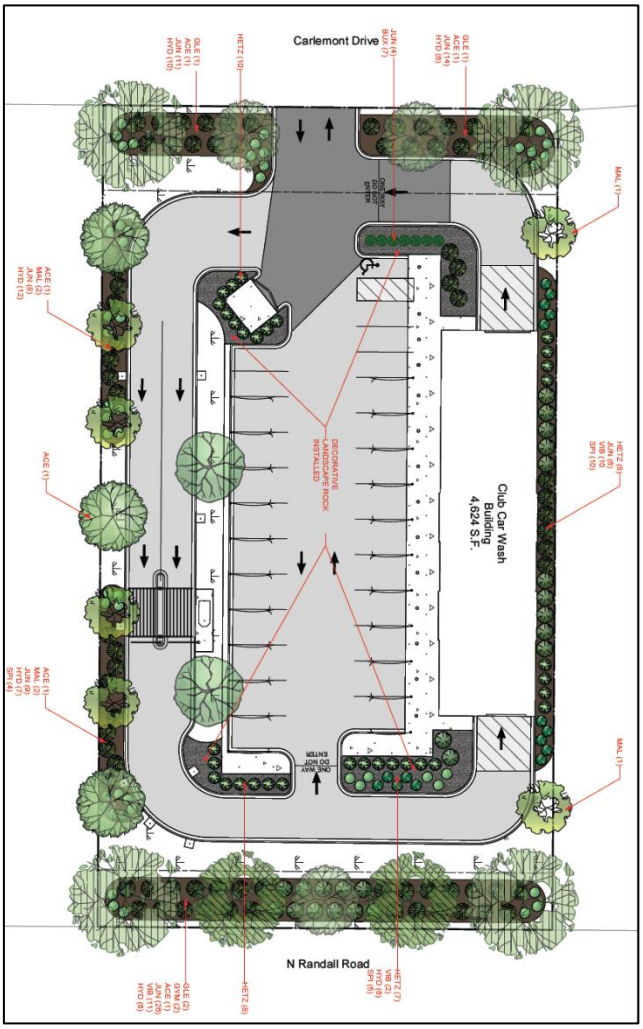
LANDSCAPE

- The landscape plan provide meets UDO standards for design and screening, including eight six-foot-tall juniper evergreens that will screen the vacuum turbine.
- A five-foot foundation landscaping is shown for each proposed building.

Left: Previous Preliminary Landscape Plan



Right: Proposed Preliminary Landscape Plan



SIGNAGE

- The UDO allows at this location one freestanding sign up to 80 square feet in sign area and nine feet in height. The proposed monument sign meets sign size requirements. It must be placed back from the right-of-way at least ten feet.
- The UDO allows single-tenant buildings, such as this one, a maximum wall sign area of 75 square feet of per sign or façade, and an overall sign area of 150 square feet. Based on the information provided, a 89.25-square-foot wall sign is proposed on each of the four sides of the building for a total of 357 square feet of wall signage. Staff recommends the signage be reduced in size and number to comply with the UDO sign requirements.

TRAFFIC STUDY

- A traffic study was completed for this development by one of the City's approved traffic consultants, Gewalt Hamilton and Associates, on July 19, 2023. The study needs to be updated to include the most recent site plan as it changes the findings outlined in the traffic study.

Findings of Fact:

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting an amendment to a Preliminary Planned Unit Development to allow changes to an approved site plan for a proposed car wash. 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*

PLANNED UNIT DEVELOPMENT VARIATIONS
No new variations are sought. The petitioner is seeking to retain the existing approved variations for a car wash to allow a front-yard (Randall Road) setback for the car wash building of 69'-6".

CAR WASHES
Car Washes. Full service and automatic vehicle wash uses must comply with the following standards.

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 2-400C-7.
   ☒ *Meets* ☐ *Does not meet*

2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
   ☒ *Meets* ☐ *Does not meet*

3. Towel drying area: An adequately large, outdoor or indoor, paved.
   ☒ *Meets* ☐ *Does not meet*

4. Mechanical Equipment: All ground-mounted equipment is required to be screened by landscaping. Roof mounted equipment should be screened utilizing a material which is complementary to the external façade of the building structure. Vacuum equipment (including any vacuum equipment or vacuum hoses or vacuum supports for hoses) should be located in the rear of the property and is not visible from roadways, if possible and painted a neutral color.
   ☒ *Meets* ☐ *Does not meet*

5. Drying equipment cannot face towards residentially zoned properties.
   ☒ *Meets* ☐ *Does not meet*

6. Properties abutting, adjacent or kitty corner to residentially zoned properties must submit a noise study to illustrate there would not be an increase in ambient noise at the relevant property lines.
   ☒ *Meets* ☐ *Does not meet*

7. Car Wash uses not eligible for EMC signs.
   ☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is 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.

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Recommended Conditions:

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

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
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   B. Narrative (REL, 3/27/26)
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   B. Stormwater Review
   C. Finalized Traffic Study—updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Club Car Wash - Crystal Lake IL

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ___ **Final PUD**
- x **~~Final~~ PUD Amendment** (Lot 2)
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ___ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: Club Car Wash

Address: 1591 E. Prathersville Road
Columbia MO 65202

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: Claudio Da Rosa

Address: 2501 Chatham Rd, Suite R
Springfield, IL 62704

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Property Information

Project Description: See Attached Plans

Project Address/Location: 1501 Carlemont Drive McHenry County, IL

PIN Number(s): 19-18-477-002 (new PIN) 19-18-477-001 (old PIN)

Development Team

Please include address, phone, fax and e-mail

Developer: Club Car Wash

Architect: _____

Attorney: _____

Engineer: Michael Leidig, Robert E. Lee and Associates, Inc

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

[redacted]

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.

[redacted] Claudio Da Rosa 4/15/2026

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.

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

March 27, 2026

Elizabeth Maxwell
City Planner
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

RE: Club Car Wash Development – 1501 Carlemont Drive, Crystal Lake IL

Dear Ms. Maxwell:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the Preliminary PUD application and associated documentation for the proposed car wash development at 1501 Carlemont Drive, Crystal Lake IL. The proposed project includes the construction of an automated car wash building, the associated paved parking lot, signage, driveways, and vacuum stations.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, P.E. (WI, IL)
Project Manager

MRL

ENC.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-058 – 1501 CARLEMONT DRIVE – PUD AMENDMENT
Amend a Preliminary Planned Unit Development to allow for a proposed car wash.

The petitioner, represented by Michael Leidig, Engineer for the project, provided an overview of the company, and explained Club Car Wash was established in 2008 and has expanded to approximately 260 locations nationwide, with recent growth focused throughout the Midwest. He stated the business operates primarily through a membership-based system allowing customers unlimited washes, while also offering single-use washes.

Mr. Leidig presented the proposed site plan and circulation layout. He explained vehicles would enter the site through designated queue lanes leading to a detached payment booth where members could access the wash through automated scanning and non-members could purchase washes or memberships. Mr. Leidig explained the site also included an emergency exit lane for operational or maintenance situations and stated the wash facility itself would utilize a full concrete circulation area with heated pavement at the entrance and exit to improve winter safety and reduce icing conditions. The petitioner stated the site would contain 20 self-service vacuum stations available free of charge to both members and non-members. He explained the vacuum stations would include canopy structures, compressed air features, and trash receptacles regularly serviced by staff throughout the day to maintain cleanliness and appearance.

Mr. Leidig then addressed the history of the larger commercial property and acknowledged prior Commission discussions regarding the desire for comprehensive development of all parcels simultaneously. He stated the property remained vacant for many years despite approvals for commercial development and explained construction of a nationally recognized user such as Club Car Wash would help attract additional commercial tenants to the remaining outlots. Mr. Leidig explained revisions had recently been made to the site plan following discussions with staff. He stated pavement widths and circulation areas had been reduced to improve compliance with green space ratio. Mr. Leidig also stated they intended to slightly modify future lot lines during the subdivision process so the site could fully comply with the required maximum lot coverage standards. Mr. Leidig addressed comments related to architectural design and signage. He stated they are willing to comply with staff recommendations regarding parapet wall detailing and enhanced architectural elements. Mr. Leidig further explained Club Car Wash requested additional signage beyond standard ordinance allowances because the business relies heavily on recognizable branding and visibility from nearby roadways.

Mr. Greenman opened the public hearing for public comments. No members of the public spoke regarding the petition, and the public portion was closed. Mr. Greenman turned to staff to present the staff report.

Mr. Moore reviewed the request and explained the overall Planned Unit Development, which included a car wash, had previously received a preliminary approval and an extension from the City Council. Mr.

Moore explained the site plan revisions discussed by the petitioner would allow the development of the proposed lot to comply with the required lot coverage limitations. Mr. Moore reviewed the architectural and signage comments contained within the staff report. He noted the submitted signage package exceeded the square footage otherwise permitted under the ordinance and stated staff would recommend reducing the amount of signage proposed. Mr. Moore also reviewed recommended conditions requiring the submittal of final engineering plans, stormwater review, and a finalized traffic study prior to final approvals. These items will be required for the property to obtain approvals for a final plat of subdivision and final Planned Unit Development.

Mr. Gronow stated he recalled previous discussions regarding development of the site and acknowledged the petitioner's efforts to revise the site plan and improve compliance with ordinance requirements. Mr. Gronow expressed concern regarding the amount and scale of the proposed wall signage and stated he would prefer to see the signage reduced from what was presented. Mr. Leidig responded that Club Car Wash was willing to continue working with staff and the project architect regarding signage revisions and understood the Commission's concerns.

Ms. Repholz had no questions.

Ms. Mason asked about the anticipated construction timeline and whether development of the remaining parcels was expected to occur concurrently with the proposed car was project. Mr. Leidig stated final Planned Unit Development approvals and subdivision approvals would still be required following the current review process. He estimated approvals could continue into mid-to-late summer, with potential site preparation beginning later in 2026 and primary construction likely beginning during winter or early 2027. Mr. Leidig further stated the property owner and development brokers continued marking the remaining outlots and reiterated that construction of the Club Car Wash was expected to help attract additional commercial users and national tenants to the development.

Mr. Greenman discussed the importance of balancing business visibility with the City's architectural and signage standards. Mr. Greenman acknowledged the petitioner's efforts to address staff concerns and stated the commission generally supported the development vacant property while still expecting compliance with the intent of the Unified Development Ordinance.

Mr. Gronow made a motion to approve the request as presented, subject to the recommended conditions contained within the staff report:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
    A. Application (Club Car Wash, 4/15/26)
    B. Narrative (REL, 3/27/26)
    C. Site Plan (REL, 11/20/25)
    D. Elevations & Renderings (Finkle + Williams, 9/17/25)
    E. Landscape Plan (Elevate Outdoor, 3/31/26)
    F. Photometric Plan (G&G, 4/2/26)
    G. Preliminary Sign Package (3/30/26)

2. SITE PLAN:

A. The exit drive from the car wash must be modified to maintain a 20-foot setback from the Carlemont Drive right-of-way.
B. The hard surface area must be reduced to comply with the 65% maximum coverage area.

3. ARCHITECTURE:
   A. The architectural design must be modified to be consistent with Unified Development Ordinance Section 4-900E-2.c.v, which states: "Parapet walls should have a defined top, framing the building façade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be conserved to meet this guideline."
   B. Vacuum apparatus must be neutral in color and cannot be a primary color.

4. SIGNAGE:
   A. The sign plan must be modified to comply with Unified Development Ordinance TABLE 4-1000F-1 Commercial signs, which limits individual wall signs to not more than 75 square feet and total wall sign area to not more than 150 square feet.

5. The proposed development cannot be constructed until a Final Planned Unit Development is approved for this lot and a Final Plat of Subdivision is approved and recorded. A Final Planned Unit Development will require, at minimum:
   A. Final Engineering Plans
   B. Stormwater Review
   C. Finalized Traffic Study – updated to include the site plan dated September 12. 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

Ms. Maso seconded the motion. On roll call vote, Members Gronow, Repholz, Mason, and Greenman voted in favor. The motion passed 4-0.

ALEXANDRA BLVD

CARLEMONT DR

N RANDALL RD

SITE INFORMATION
PART OF PARCEL 19-18-477-001
SITE AREA: 1.06 ACRES
ADDRESS: 1501 CARLEMONT DR
CRYSTAL LAKE, IL 60014
ZONING: B2 GENERAL COMMERCIAL
SPECIAL USE

KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

VACUUM ARM AND CANOPY. VACUUM TRELLIS AND INDIVIDUAL TRASH RECEPTACLES TO BE SAME COLOR AND MATCH THE BUILDING (TYP.)

CLUB CAR WASH BUILDING
4,624 S.F.

73.5'
136.0'
80.0'
20.0'
21.0'
11.6'
24.0"
16.7"
ONE WAY
DO NOT ENTER
9.0'
9.0'
18.0'
12.5"
8.0'
10V
17.0'
30.0'
24.0'
17.0'
DO NOT ENTER
ONE WAY
19.0'
20.0'
119.3'
16.0'
30.2'
15.3'
27.0'
30' BUILDING SETBACK
20' BUILDING SETBACK
30.3'
10.5'
10.5'

TRASH ENCLOSURE, SEE ARCHITECTURAL AND FOUNDATION PLANS FOR DETAILS

STOP ARMS PROVIDED BY OWNER

2" BLACK PAINT STRIPE, 4" RED PAINT STRIPE, AND 2" BLACK PAINT STRIPE

VACUUM TURBINE PAD, SEE MECHANICAL AND ARCHITECTURAL PLANS (TYP.)

PRELIMINARY PLAT PARCEL LINE

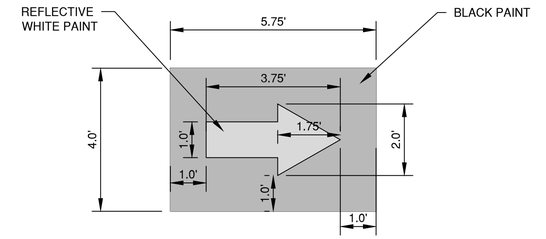
EXISTING ROW LINE

LEGEND

- CONCRETE SIDEWALK (3,306 S.F.)
- CONCRETE PAVEMENT (LIGHT) (18,770 S.F.)
- CONCRETE PAVEMENT (HEAVY) (2,497 S.F.)
- GREEN SPACE
- HEATED CONCRETE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- VACUUM ARM

1 RESERVED PARKING SIGN ACCESSIBLE

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



DIRECTIONAL ARROW DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 6

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 4

SITE DATA

TOTAL AREA = 1.06 ACRES, 46,379 S.F.

BUILDING AREA = 0.11 ACRES, 4,624 S.F. (10.4%)

SIDEWALK/PARKING LOT AREA = 0.60 ACRES, 26,557 S.F. (56.6%)

GREEN SPACE = 0.35 ACRES, 15,198 S.F. (33.0%)

ZONING

B2 GENERAL COMMERCIAL

PARCEL NO.

19-18-477-001 (PART OF)

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED ----
DESIGNED MRL

1501 CARLEMONT DRIVE
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

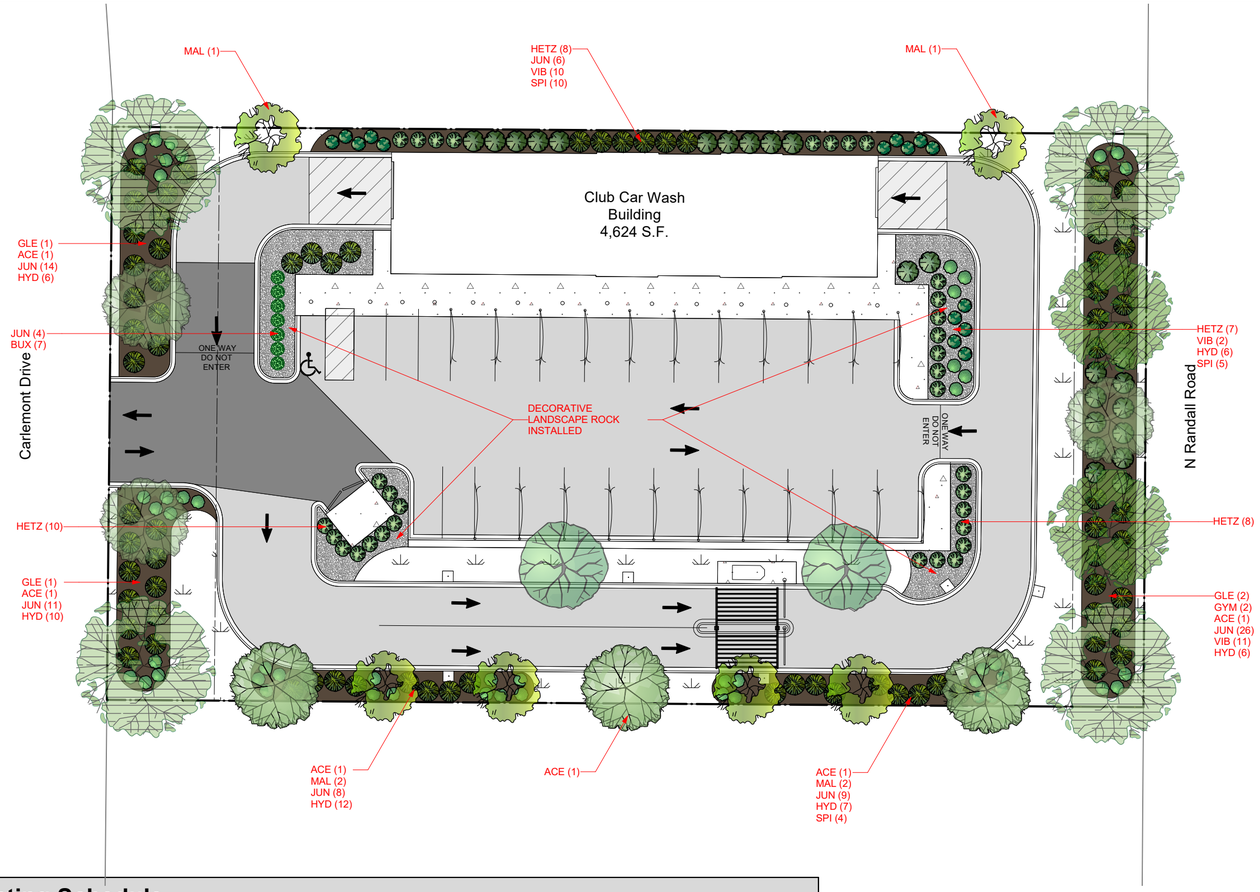
SITE PLAN

DATE 11/2025
FILE 6258054D
JOB NO. 6258013-178

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

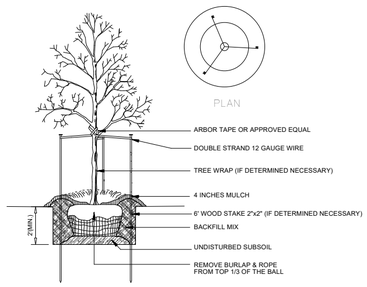
SHEET NO. 3

File: R:\6200\6258\6258054\arwg\6258054D.dwg
Plot Date: Apr 16, 2026 - 12:20pm
LAYOUT: SITE PLAN



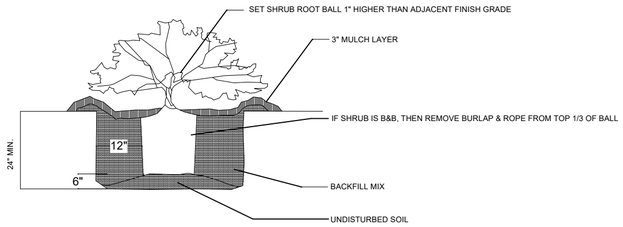
Planting Schedule

	Qty	Common Name	Botanical Name	Scheduled Size	Plant ID
Conifers					
	33	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB	HETZ
Shrubs					
	19	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 24"	SPI
	47	**Little Lime® Hardy Hydrangea**	Hydrangea paniculata 'Jane' USPP 22330	#5 - 24"	HYD
	78	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 36"	JUN
	23	**Summer Snowflake Viburnum**	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 24"	VIB
	7	**Wintergreen Boxwood**	Buxus microphylla 'Wintergreen'	#5 - 24"	BUX
Trees					
	2	**Eastern Hop Hornbeam**	Ostrya virginiana	2.5" Cal.	OST
	2	**Kentucky Coffeetree**	Gymnocladus dioicus	2.5" Cal.	GYM
	6	**Prairie Fire Crabapple**	Malus 'Prairie Fire'	2.5" Cal.	MAL
	6	**Red Maple, Swamp Maple**	Acer rubrum	2.5" Cal.	ACE
	4	**Skyline Honeylocust**	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.	GLE



TREE PLANTING

N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING

N.T.S.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

-All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.

-Individiual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

City of Crystal Lake Design Standards:

Parkway Tree Planting:

East (Carlemont Dr)	=	160'	/	40	= 4 Trees Required
West (N Randall Rd)	=	160'	/	40	= 4 Trees Required
					9 Trees Provided

Perimeter Landscaping:
A 15' continuous visual screen consisting of canopy, ornamental, or evergreen trees and both deciduous and evergreen shrubs has been provided along the East, West, North, and South property lines at the rate of 1 (one) canopy tree and 10 (ten) shrubs per 40 l.f.

1" = 30'

No.	Date	By	Revision Notes
1	12/17/25	MVG	
2	3/23/26	MVG	

Project Address

Club Car Wash
1501 Carlemont Drive
Crystal Lake, Illinois 60014

elevate outdoor

Design Firm

Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant

Mark Gawriluk

Member APLD

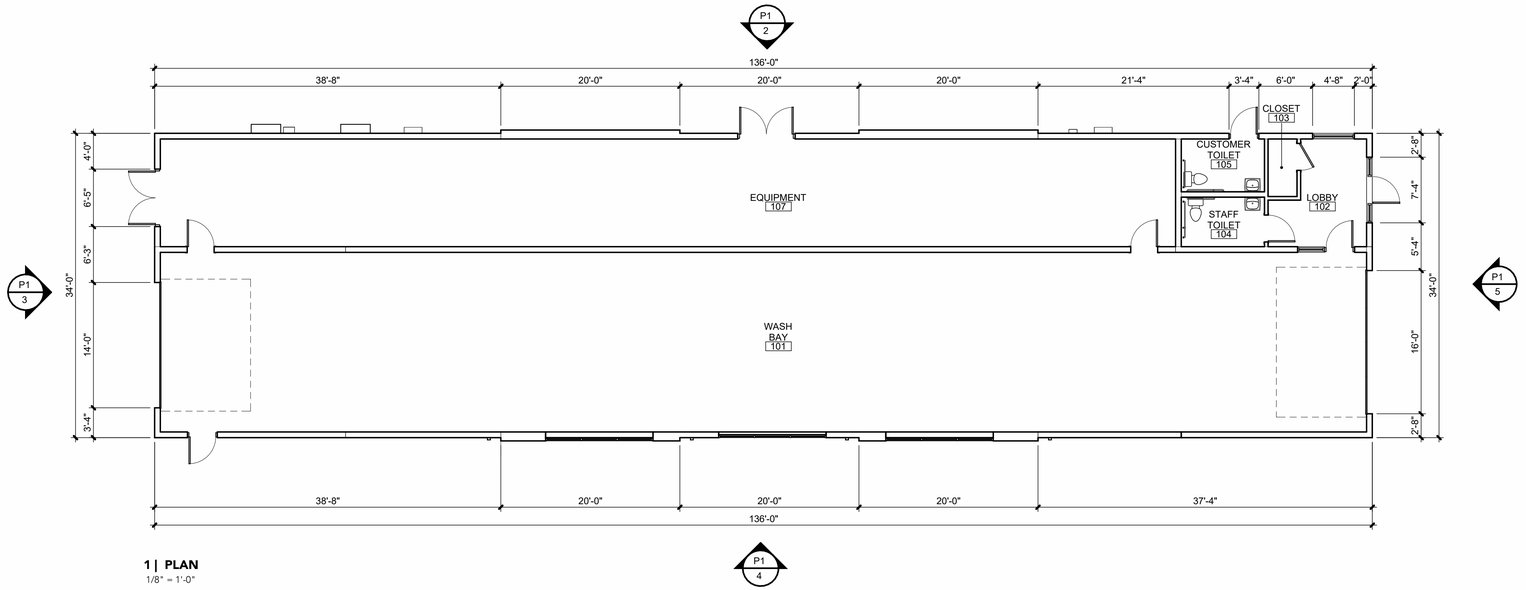
Project Title

Club Car Wash
Crystal Lake, Illinois

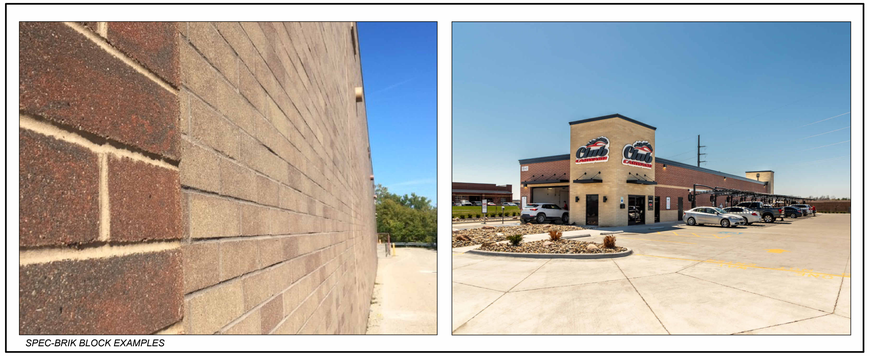
Sheet Title

Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 3/31/2026	of 1



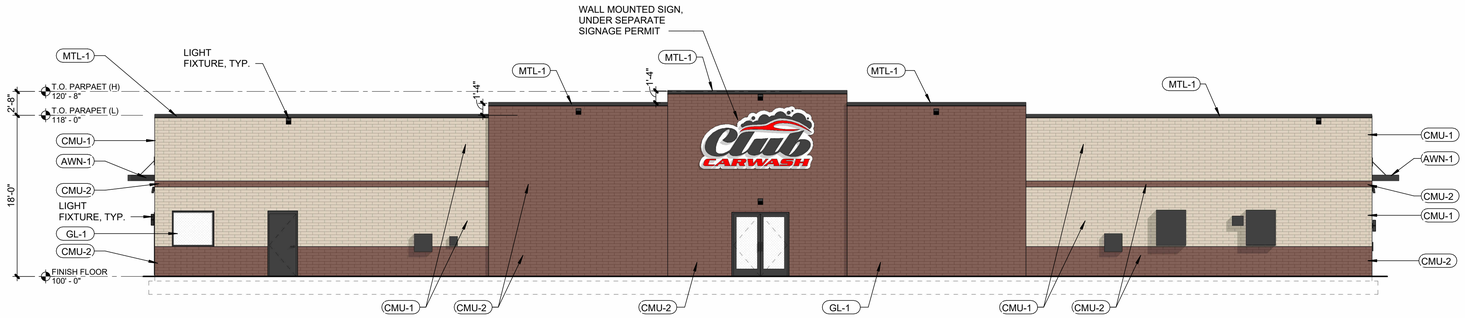
1 | PLAN
1/8" = 1'-0"



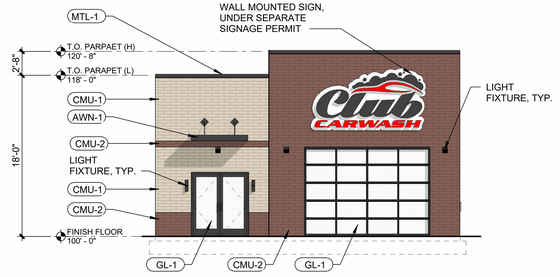
SPEC-BRIK BLOCK EXAMPLES

EXTERIOR MATERIAL LEGEND

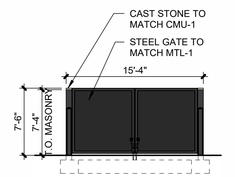
CMU-1	ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: CREAM)
CMU-2	ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: TERRA COTTA)
GL-1	BLACK ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM W/ CLEAR GLASS
GL-2	BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GRAY SPANDREL GLASS
AWN-1	BLACK PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER
S/DS	KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT (COLOR: MATTE BLACK)
MTL-1	KYNAR COATED METAL COPING (COLOR: MATTE BLACK)



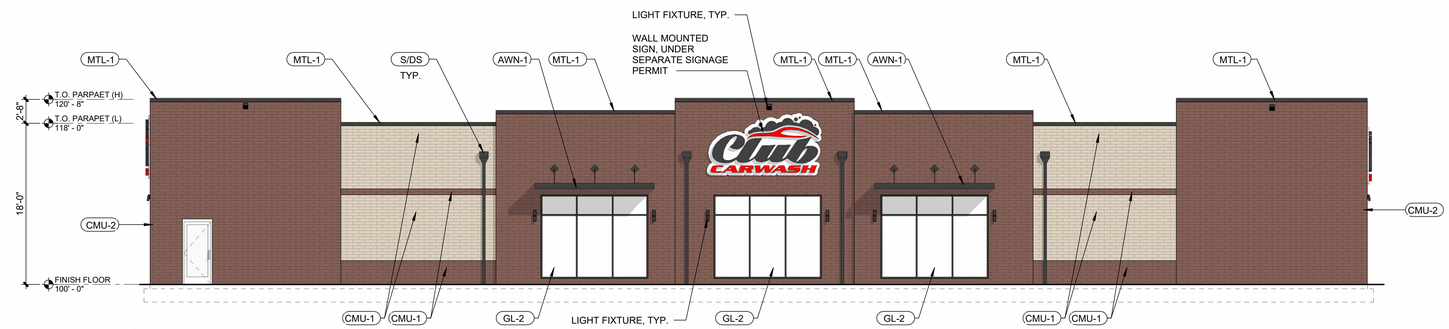
2 | NORTH ELEVATION
1/8" = 1'-0"



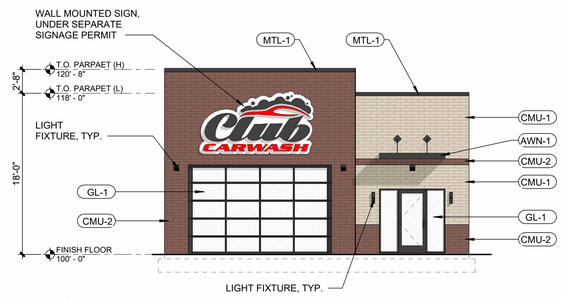
3 | WEST ELEVATION
1/8" = 1'-0"



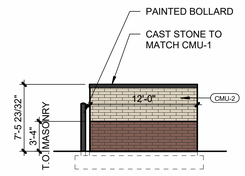
6 | TRASH ENCLOSURE- GATE ELEVATION
1/8" = 1'-0"



4 | SOUTH ELEVATION
1/8" = 1'-0"



5 | EAST ELEVATION
1/8" = 1'-0"



7 | TRASH ENCLOSURE- SIDE ELEVATION
1/8" = 1'-0"


FINKLE +
WILLIAMS
ARCHITECTURE

ZIGLIN SIGNS

636.390.8455
www.ziglinsigns.com

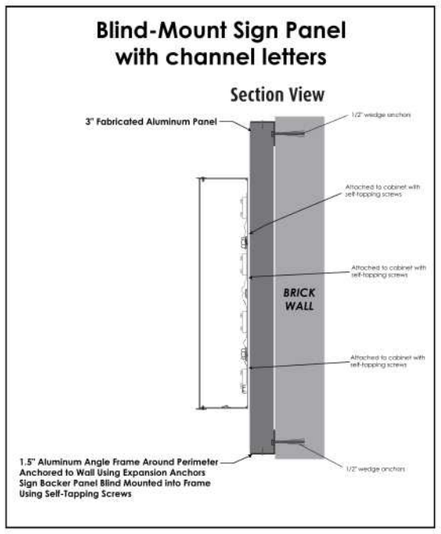
540 Vossbrink Dr.
Washington, MO 63090



SPECIFICATIONS Wall Sign

- Qty. 3
- 3" deep, welded aluminum sign cabinet
- Sign cabinet to be painted white
- Remote mount power supplies

Blind-Mount Sign Panel with channel letters



Customer:	Club Car Wash
Job/Est.#:	46265
Contact:	
Salesperson:	GN
Project:	Orchard Rd
Drawn By:	JY
Date:	03-30-2026

Revisions

Rev 1:
Rev 2:
Rev 3:
Rev 4:

Signature/Date Approval

Signed approval of all drawings is required before production begins. This drawing and all reproductions thereof are the property of Ziglin Signs and may not be reproduced, published, changed, or used in any way without written consent from Ziglin Signs.

Disclaimers

NOTE: All dimensions shown are nominal and may vary on the finished product due to fabrication tolerances.

NOTE: Artwork proofs are best viewed using Adobe Acrobat. Other apps may produce unexpected color variations. Every attempt is made to match colors to specified branding and/or the PMS standardized color system, however no color matching scheme can guarantee an exact match due to environmental, printer, and online variables.

NOTE: Field verification survey required to determine actual sizes, conditions, materials, etc. before permitting, manufacturing and installation of new signs.

Sign Color Specs:

- Paint: Satin White
- Vinyl: Perforated Day/Night
- Acrylic: 2793 Red

Electrical Requirements
(1) 20amp 3-wire
120V-277V Circuit





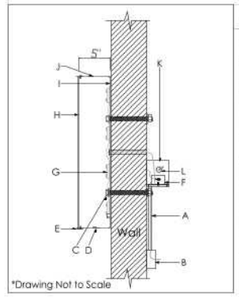
SPECIFICATIONS Wall Sign - Channel Letters Detail

Club Carwash Logo

Suds & "Club"
- 3" deep channel letters
- Faces: White acrylic
- Vinyl: Perforated day/night
- Trimcap: Black
- Returns: Black
- Illumination: White LED's

Car & "CARWASH"
- 3" deep channel letters
- Faces: Red acrylic
- Trimcap: Red
- Returns: Red
- Illumination: Red LED's

Cross Section - Direct Mount LED Channel Letters/Module



A	1/2" EMT of Flex Conduit
B	J-Box (By others)
C	Appropriate fasteners
D	1/4" Drain Holes
E	3/4" Trimcap
F	12 Volt Power Supply
G	LED Modules
H	3/16" Acrylic Faces
I	.063" Aluminum Backs
J	.040" Aluminum Returns
K	Power Supply Enclosed
L	On/Off Disconnect Switch

Sign Color Specs:

- Returns & Trimcap: Black
- Vinyl: Perforated Day/Night
- Acrylic: 2793 Red
- Returns & Trimcap: Red

636.390.8455
www.ziglinsigns.com

540 Vossbrink Dr.
Washington, MO 63090

Customer:	Club Car Wash
Job/Est.#:	46265
Contact:	
Salesperson:	GN
Project:	Orchard Rd
Drawn By:	JY
Date:	03-30-2026

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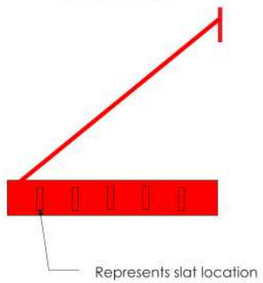
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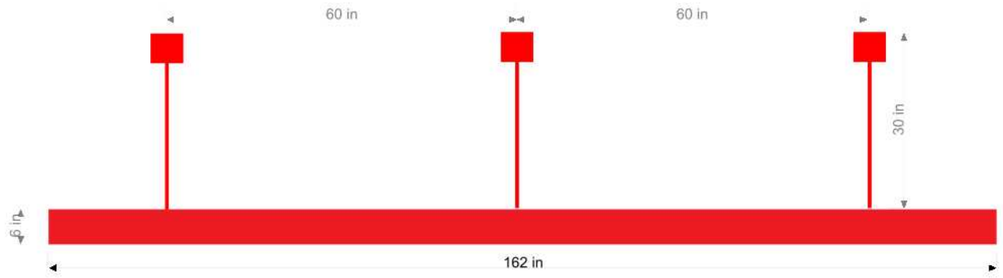
SPECIFICATIONS

- Qty. 6 total
- Aluminum fabricated sunshade canopies
- 2x6 frame and 1x4 slats
- Painted Hotrod Red MP10224
- Turnbuckles are 5/8" all thread with adjustable coupling
- Mounting plates are 6" x 6" x 1/2" thick

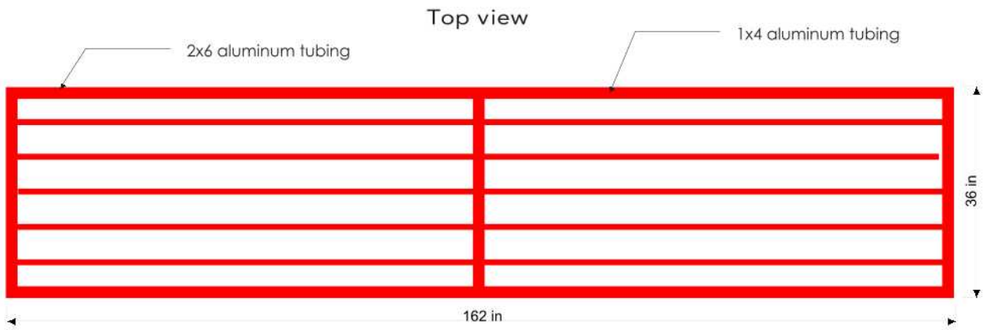
Side view



Front view



Top view

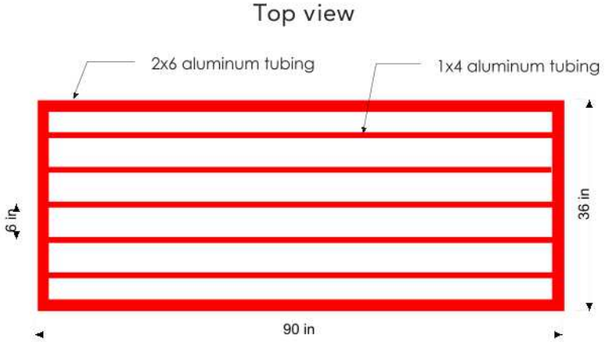


Qty: 4

Front view



Top view



Qty: 2

Sign Color Specs:

Paint - Hotrod Red MP10224

ZIGLIN SIGNS
636.390.8455
www.ziglinsigns.com
540 Vossbrink Dr.
Washington, MO 63090

Customer:	Club Car Wash
Job/Est.#:	46265
Contact:	
Salesperson:	GN
Project:	Orchard Rd
Drawn By:	JY
Date:	03-30-2026

Revisions

Rev 1:

Rev 2:

Rev 3:

Rev 4:

Signature/Date Approval

Signed approval of all drawings is required before production begins. This drawing and all reproductions thereof are the property of Ziglin Signs and may not be reproduced, published, changed, or used in any way without written consent from Ziglin Signs.

Disclaimers

NOTE: All dimensions shown are nominal and may vary on the finished product due to fabrication tolerances.

NOTE: Artwork proofs are best viewed using Adobe Acrobat. Other apps may produce unexpected color variations. Every attempt is made to match colors to specified branding and/or the PMS standardized color system, however no color matching scheme can guarantee an exact match due to environmental, printer, and online variables.

NOTE: Field verification survey required to determine actual sizes, conditions, materials, etc. before permitting, manufacturing and installation of new signs.

Club Car Wash - 3801 Orchard Rd., Oswego, IL 60543

ZIGLIN SIGNS

SPECIFICATIONS

- Qty. 1
- Double-sided monument sign

ID Cabinet
- Welded aluminum construction
- Cabinet painted white
- Routed aluminum face
- 3/4" thick push-thru acrylic logo and letters
- Vinyl graphics applied
- White LEDs
- Disconnect switch

Base
- Applied faux brick
- Black cap

Permitting (B-1 Zoning)
- Allowance: 50 sq' sign face x 10' tall overall height
- Sign face: 114"w x 63"h = 49.9 sq'



Sign Color Specs:

- Paint: Satin Black
- Paint: Satin White
- Vinyl: Perforated Day/Night
- Vinyl: Oracal 8800-031 red
- Faux Brick: Cape Cod

Electrical Requirements
(1) 20amp 3-wire
120V-277V Circuit

636.390.8455
www.ziglinsigns.com

540 Vossbrink Dr.
Washington, MO 63090

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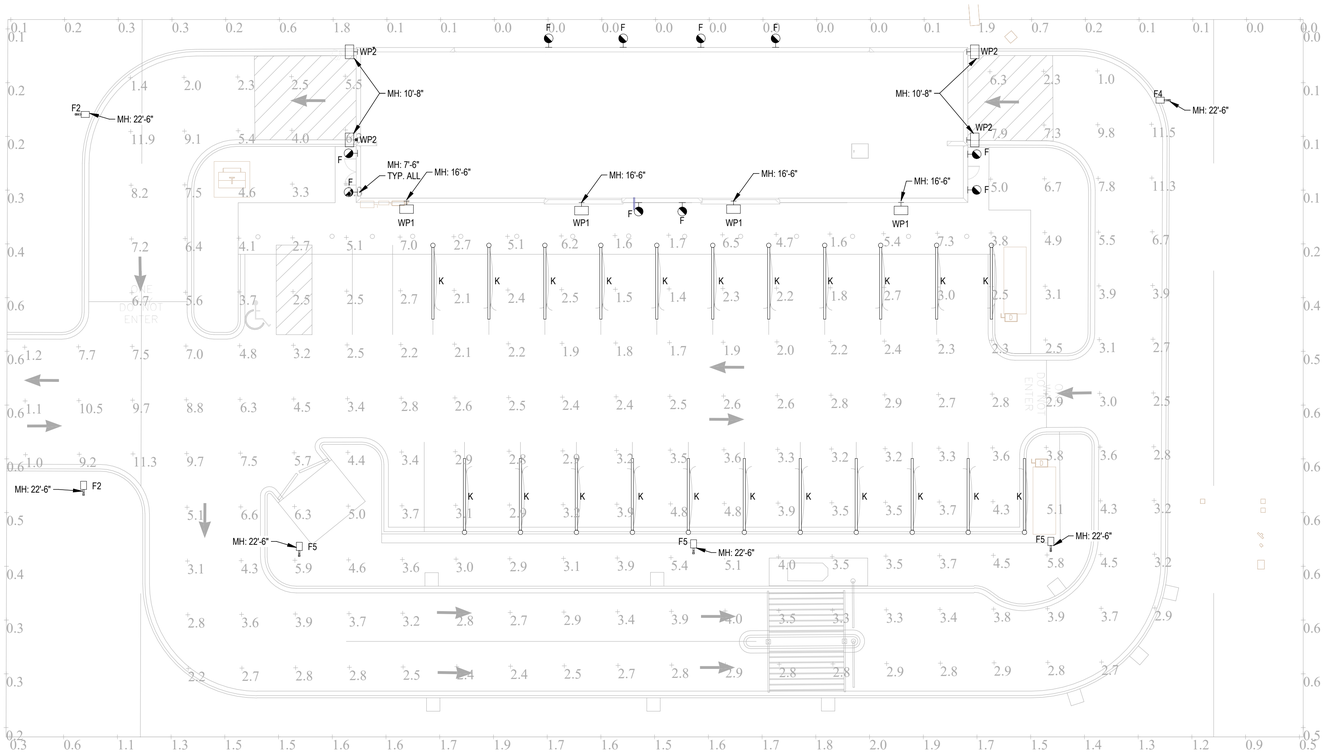
Rev 1: 9/25/23
Rev 2:
Rev 3:
Rev 4:

Signature/Date Approval

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NOTE: Field verification survey required to determine actual sizes, conditions, materials, etc. before permitting, manufacturing and installation of new signs.



PHOTOMETRIC PLAN

1/16" = 1'-0"

SITE LIGHTING SCHEDULE

MARK	MANUFACTURER	*MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F	AFX	BVYW0406LAJUDBK	SCONCE DOWN LIGHT	120	0.12	10	600	4000	80	LED	WALL	
F2	MCGRAW EDISON	GALN-SA4C-740-U-SLR-HSS	POLE LIGHT	277	0.77	213	19973	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F4	MCGRAW EDISON	GALN-SA4C-740-U-SLL-HSS	POLE LIGHT	277	0.77	213	19973	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F5	MCGRAW EDISON	GALN-SA4C-740-U-SMQ	POLE LIGHT	277	0.77	213	29169	4000	80	LED	POLE	WITH BLACK SSS POLE
K	G&G INDUSTRIAL	GPX8-S-O	VACUUM ARCH LIGHT	120	0.3	36	4800	4000	80	LED	POLE	PROVIDE WITH FULL CUT-OFF SHROUD/SHIELD
WP1	LUXMARK	XTOR4B-W	WALL PACK	277	0.14	37.7	4205	4000	80	LED	WALL	
WP2	LUXMARK	XTOR1B-W	WALL PACK	277	0.04	12.2	1418	4000	80	LED	WALL	

* OR EQUAL

AFX

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Beverly LED Outdoor Sconce
BVYW Series

Features
This outdoor LED light is ideal for security and general lighting. Available in 1-light and 2-light. Provides lighting in residential, commercial, and hospitality applications.
Fixture mounts to standard junction box (not included).

Construction
Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
Black powder coated or Satin Nickel finish.

Diffuser
Clear acrylic diffuser(s).

Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

LED
Fixture includes a LED modules capable of producing:
10W = 600 delivered lumens
20W = 1200 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
Title 24Ll48 Compliant

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

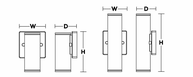
Specifications and dimensions subject to change without notice.

1-Light



2-Light





Black	Satin Nickel	LED	Delivered Lumens	Adjustable CCT	H	W	D
BVYW0406LAJUDBK	BVYW0406LAJUDSN	10W	600	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	3-1/2" (1-Light)
BVYW0406LAJU20BK	BVYW0406LAJU20SN	20W	1200	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	5-1/2" (2-Light)

2345 N. Ernie Krueger Circle • Waukegan, IL. 60087 • P: 847.249.5970 • F: 847.249.2618 • AFXinc.com R1/23

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

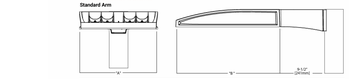
Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "A"



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or Old Arm	EPA with Standard or Old Arm
1-4	16"	23"	29 lb	0.95
5-6	22"	23"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES
For arm selection requirements and additional line art, see Mounting Details section.

Notes:
1. Additional [house-side shield](#) may be required for [luminaire qualification](#). Not all product variations are DLC qualified.
2. Not Certified (5000K CCT and warmer only, field-tuning optional).

COOPER Lighting Solutions

P0000053ZEN page 1
April 19, 2023, 2:12 PM

G&G INDUSTRIAL LIGHTING
T: 800.285.6780 E: sales@ggled.net
www.ggled.net

Date:
Project:

c UL us LISTED DIRECT AC DRIVERLESS

GPX DRIVERLESS LINEAR



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: Up to 8,000 Lumens

Efficacy: 130 LPW

CRI: Typical 85 CRI

CCT: 5000K & 4000K

Lifetime: Designed to last 100,000 Hours at 70°C

Warranty: 5 Years (See gglled.net for Terms)

Mounting: Ceiling or Wall

Protection Class: IP67

Voltage: 120 VAC or 277 VAC Input

Maximum Run Length: Refer to the Table on Page 2

Ambient Temperature: -40°C to 50°C

Ordering Information

Product Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through-Wired	Voltage
GPX	2 2 Foot 4 4 Foot 6 6 Foot 8 8 Foot	**SO** Standard Output 80% Luminaire/Ft **HO*** High Output 100% Luminaire/Ft *Available in 2', 4' & 8' only	**50K** Standard 5000 Kelvin **40K** 4000 Kelvin *N/A in 2' HO	**Blank** Standard Diffused Polished Clear Lens **GC** Micro-scored, Textured Resistant Lens with Added Diffusion Sheet	**Blank** Standard No Coating, Rated for Indoor Use **UVO** Outdoor Rated with UV-Blocking Coating	**Blank** Standard Connectors in Caps & Output for Ability to Daisy Chain Inbuilte **SE** Single-Ended Connectors in Caps - Only for Daisy Chain, for Standalone Install	**120V** 120-VAC Input **277V** 277-VAC Input

Power & Connection Accessories

Cable	Type	Length	Wire
*No Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-LDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNT-M	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/contraction considerations G&G limits the number of luminaires connected end-to-end (without a jumper cable) to a maximum of 4.

Rev Date 22 1108

STRONG. SIMPLE. COMPACT.

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, mid-to-tall facilities, apartment buildings, institutions, schools, stairways and loading dock/s ites.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			



XTOR
CROSSTOUR LED

APPLICATIONS
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door with no screws. The door design styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 28W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for easy installation and electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and is available in surface, 1/2" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5.1" wide pole for site lighting application. Not recommended for car wash applications.

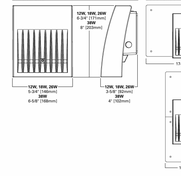
Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector for high efficiency downward illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and convection to transfer heat rapidly away from the LED source. 12W, 18W, 28W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 70% lumen maintenance at 60,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

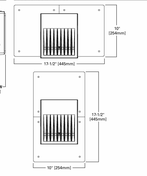
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes meet 5000 hours salt spray conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full Cutoff, 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
IP66 Rated Luminaire
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
Electrical Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR4B, XTOR1B, XTOR3B-w-24
0.74 (0.69 with Optional Sunshield)

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

DLC PLC SSL IDA

COOPER Lighting Solutions

*www.designlights.org

T25141013EN
December 14, 2021 5:37 PM

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ISSUE TITLE	DATE
PRELIMINARY ISSUE	04-02-2026

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PRELIMINARY NOT INTENDED FOR CONSTRUCTION

Shane Floyd, P.E. APRIL 2ND, 2026
62.071994
IL Certificate of Authority #184.004779

Timberlake ENGINEERING
A Custom Engineering Company
912 Old Hwy 63 S.
Columbia, Missouri 65203
573.875.4365
www.CUSTOMENG.com
Illinois Certificate of Authority # 184.004779

PROJECT No.	DESIGNED BY
COL26033	NCC
DRAWN BY	CHECKED BY
NCC	SLF

PROJECT

CLUB CAR WASH

1501 CARLEMONT DR
CRYSTAL LAKE, IL

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

MEP4

May 4, 2026

CITY OF CRYSTAL LAKE
PLANNING & ZONING COMMISSION
Jeff Greenman, Chair
Planning & Zoning Commission
100 West Woodstock Street
Crystal Lake, IL 60014

RE: PUBLIC HEARING – May 6, 2026 – READ INTO THE RECORD

PIN: 19-18-477-002

PETITIONER: CLUB CAR WASH
1501 CARLEMONT DRIVE, CRYSTAL LAKE

PETITION: PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT -
To allow changes to an approved site plan for a proposed car wash.

Dear City of Crystal Lake Planning & Zoning Commission:

The following comments are to be read into the record during the City of Crystal Lake Planning & Zoning Commission's Public Hearing on May 6, 2026, at 7:00 p.m.

The McHenry County Conservation District was notified of the zoning request for conditional use to allow changes to an approved site plan for a proposed car wash associated with parcel number 19-18-477-002.

The document received from the City of Crystal Lake Planning & Zoning Commission is a public hearing notice for a Preliminary Planned Unit Development Amendment to allow changes to an approved site plan for a proposed car wash at 501 Carlemont Drive, as well as any other variations necessary to approve the proposed improvements, pursuant to Articles 1, 3, 4, 5, and 9 of the Unified Development Ordinance.

The parcel is located upgradient of two known State endangered wildlife species reliant on groundwater-dependent wetland habitats. This wetland habitat is also considered critical habitat for a Federally Endangered wildlife species. Additionally, the parcel is located within

the Class III Groundwater watershed for Lake in the Hills Fen. As such, it is important for the long-term resilience and sustainability of these species and their critical habitats located at the site where the fen receives groundwater at a sufficient rate, temperature, and water quality. When the car wash development occurs, the District suggests making sure the carwash wastewater is routed to the wastewater treatment infrastructure, rather than being routed towards the fen as runoff, or encouraging a wastewater infiltration situation that could get into these groundwater areas, thereby disturbing and or possibly contaminating the waters these vulnerable species rely upon.

Please understand that our review and comment on the proposed project in no way indicates what may be required by other regulatory agencies, or that the obligations required have been fulfilled.

The Conservation District is willing to further explain the impact evaluation and offer information on conservation practices to enhance and protect the unique resources in the area.

We appreciate your cooperation in ensuring that this unique natural area is preserved for present and future generations.

Sincerely,
MCHENRY COUNTY CONSERVATION DISTRICT



Elizabeth S. Kessler, MBA, CPRE
Executive Director

Copy Furnished:
Board of Trustees, McHenry County Conservation District
Gabe Powers, Land Preservation & Natural Resources, McHenry County Conservation District
Elizabeth Maxwell, City Planner, City of Crystal Lake
Heather Maieritsch, Economic Development Manager

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Extension of a Final Planned Unit Development with the Special Use Permit for Self-Storage

Thomas Fitzpatrick, applicant

Recommendation: Motion to grant a one-year extension to the Final PUD for Storage of America at 439 E. Terra Cotta Avenue

Contact: Elizabeth Maxwell, City Planner

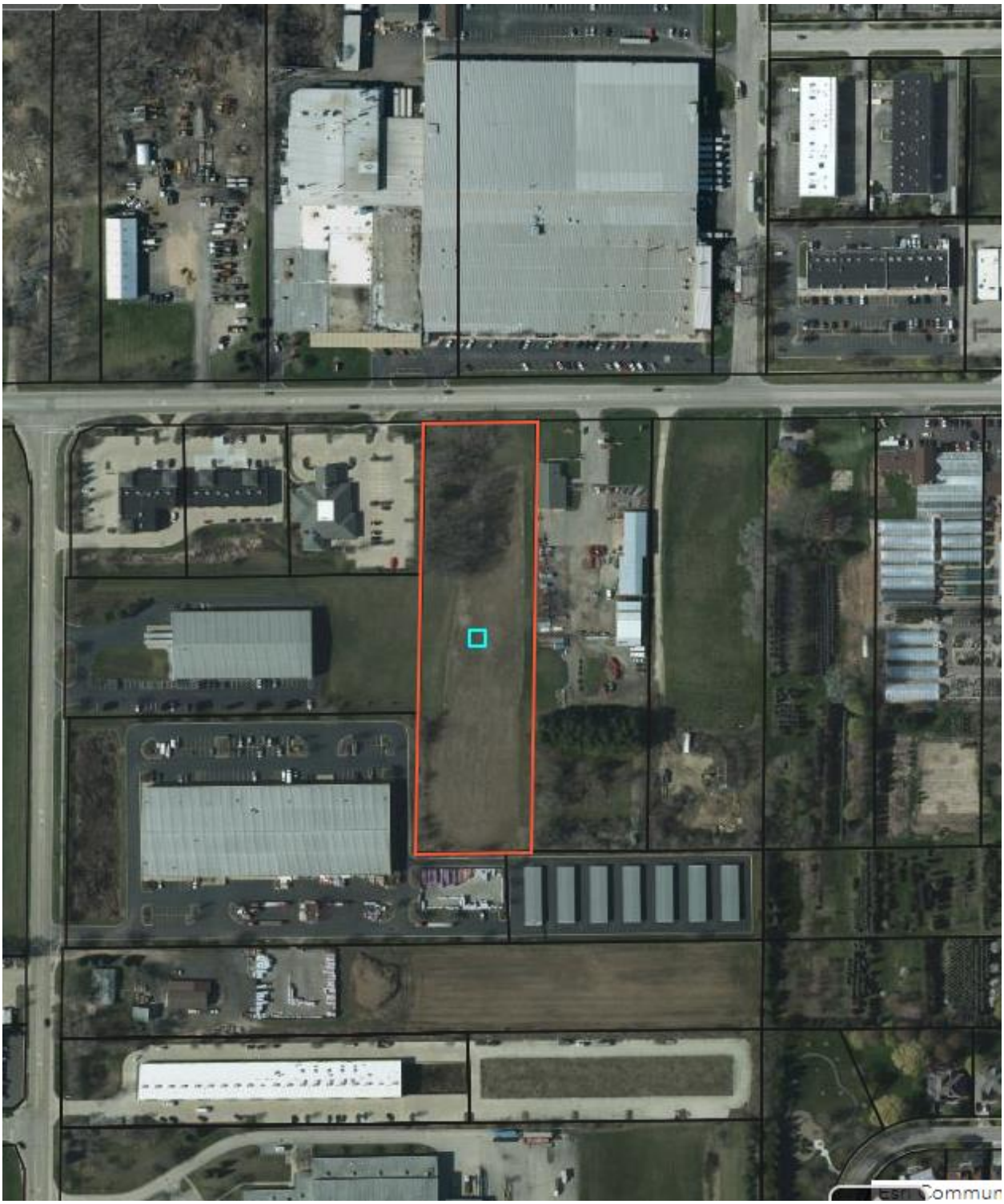
Background:

- History: The City's Unified Development Ordinance sets expiration time periods for certain approvals. A Final Planned Unit Development (PUD) approval is valid for two years, unless extended by the City Council.
- Zoning Approvals:
  - The property was annexed into the City and brought in as E Estate in 2016.
  - The petitioner requested a Comprehensive Land Use Plan Amendment, Rezoning, and a Special Use and Preliminary PUD for a storage facility in 2023.
  - The Final PUD was granted on June 4, 2024, and is set to expire.

- Options:
  - Approval of the extension preserving the Final PUD and the applicant's ability to apply for building permits to construct the storage facility.
  - Denying the requested extension would result in the PUD expiring. The property would remain zoned M PUD Manufacturing Planned Unit Development. Any future development on the site would require new zoning approvals.
- The petitioner has noted securing funding as the reason the project has not moved forward.

Votes Required to Pass: A simple majority vote.

PIQ MAP
439 E. Terra Cotta Avenue



Elizabeth,

Yes, we will need to extend the approval out on this project. Once we have obtained the permit for the sprinkling system, this project will be going out to bid for construction either later this year or next spring.

The delays have been with funding construction.

If you need more details, please let me know.

Thomas M. Fitzpatrick, PE

SVP of Development

PO Box 277

McCordsville, IN 46055

(616) 209-2162

tfitzpatrick@storageofamerica.com

www.storageofamerica.com



SITE DEVELOPMENT PLANS FOR

STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
MCHENRY COUNTY
CRYSTAL LAKE, ILLINOIS

GRESHAM SMITH PROJECT NO. 46724.01

OWNER / DEVELOPER

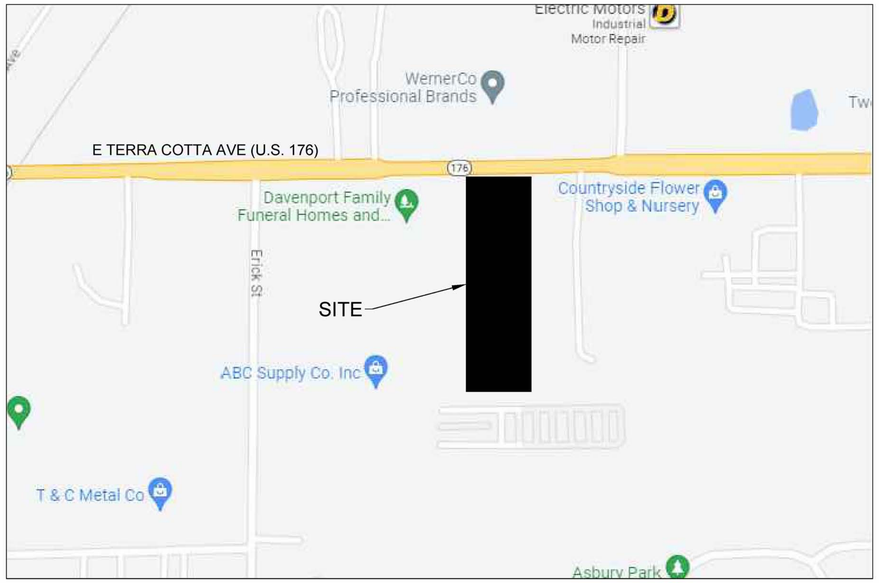
Storage of America
4225 W. 62nd St.
Indianapolis, IN 46268
Owner Contact: Thomas M. Fitzpatrick, P.E.
Phone: (616) 209-2162

CIVIL ENGINEER

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Civil Contact: Nicholas Coates, E.I.
Phone: (615) 770-8361
Email: nicholas.coates@greshamsmith.com



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C200	SITE LAYOUT AND UTILITY PLAN
C300	GRADING AND DRAINAGE PLAN
C400	INITIAL EPSC PLAN
C401	INTERMEDIATE EPSC PLAN
C402	FINAL EPSC PLAN
C901	SITE DETAILS
C902	SITE DETAILS
C903	SITE DETAILS
C904	SITE DETAILS
L200	LANDSCAPE PLAN

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

STORAGE OF AMERICA
439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

LICENSED PROFESSIONAL ENGINEER
MICHAEL DUANE HUNKLER
062-052189
OF ILLINOIS

04/01/2024

Revision		
No.	Date	Description
1	03.28.2024	CITY COMMENTS

COVER SHEET

C000

46724.01
12.06.2023

This Line Is 3 inches When Printed Full Size

\\global.gspdata\vf\va_nf08\46724001\Work\01CAD\06LP\Sheets\4672401_C000.dwg - Nicholas Coates - 4/1/2024 11:16:40 AM

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL PAVEMENT, FENCES, TREES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW FOR TIMELY INSPECTION CERTIFICATION OF CONSTRUCTION AND REPORTS TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DEMOLITION AND PROTECTION NOTES:

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK. AT A MINIMUM THE PLAN SHALL INCLUDE:
   - 2.1. THE PROPER PROCEDURES FOR DISPOSAL OR RECLAIMING FOR REUSE / RECYCLING.
   - 2.2. DESIGNATED AREAS FOR WASTE MANAGEMENT CONTAINERS. CONTAINERS SHALL BE PROPERLY MARKED FOR ALLOWABLE AND PROHIBITED ITEMS AND MATERIALS.
   - 2.3. DESIGNATED CHEMICAL STORAGE AREAS, APPROPRIATE CHEMICAL STORAGE CONTAINERS, AND PROCEDURES FOR SPILL CONTROL. CHEMICALS SHALL NOT BE PERMITTED TO INFILTRATE TO GROUNDWATER OR BE PUMPED UNTREATED FROM PIT DEWATERING FACILITIES.
   - 2.4. A CONCRETE WASHOUT AREAS LOCATED AWAY FROM DESIGNATED CONSTRUCTION EXIT.
3. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
4. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT OF OWNER.
5. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL EXISTING FEATURES REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. BEFORE PROCEEDING WITH DEMOLITION WORK, NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS.
8. HAZARDOUS MATERIALS ARE NOT ANTICIPATED TO BE ENCOUNTERED. IF SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED, IMMEDIATELY NOTIFY THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
10. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
11. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ENGINEER.

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. PROVIDE A SMOOTH AND FLUSH TRANSITION BETWEEN EXISTING TO REMAIN AND NEW PAVEMENT, SIDEWALKS, AND CURBS . FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
3. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH CONSTRUCTED PERPENDICULAR TO THE TRAVEL PATH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT OF CONCRETE.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
5. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED. LANE STRIPES SHALL BE 4 INCH PAVEMENT PAINT, COLOR AS INDICATED ON PLAN. STOP BARS AND CROSSWALK MARKINGS SHALL BE 24-INCH WHITE PAVEMENT PAINT.
6. CONCRETE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10-FOOT DIMENSIONS. CONCRETE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM 60-FOOT SPACING AND AT ALL ABUTTING RIGID OBJECTS.
7. MAINTAIN ONE SET OF RECORD DRAWINGS MARKUPS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
8. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
   - 8.1. THE SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ENGINEER IN ELECTRONIC FORMAT PRIOR TO COMPLETION OF THE PROJECT. THE SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
   - 8.2. SHOWING ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS, AND PARKING STRIPING.
   - 8.3. LOCATING ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT INCLUDING: GREASE TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, METERS, PIV'S, AND HYDRANTS.
   - 8.4. INCLUDING ALL ACCESSIBLE PATHS, PEDESTRIAN RAMPS AND LANDINGS, AND ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS.

GRADING AND DRAINAGE NOTES:

1. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811 OR SUBMIT ON-LINE) OF INTENDED DEMOLITION / GRADING / EXCAVATION / UTILITY TRENCHING CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
3. CONSTRUCT INITIAL TEMPORARY EROSION CONTROL PRIOR TO BEGINNING GRADING OPERATIONS.
4. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES SHALL BE PROTECTED IF THEY FALL OUTSIDE THE PROPOSED LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE PLANS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN THE DRIPLINES OF TREES TO BE PROTECTED.
5. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
   - 5.1. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
   - 5.2. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30-INCHES AT THE DRIP LINE OR THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
   - 5.3. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
   - 5.4. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
   - 5.5. INSTALL A MINIMUM 4-FOOT HIGH CONSTRUCTION FENCE TO THE LIMITS SHOWN.
   - 5.6. BEGIN CLEARING AND GRADING OPERATIONS.
6. EXISTING CONDITIONS ARE FROM A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY LAND SURVEYING SERVICES INC., DATED 10/10/2023.
7. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL STORM SEWERS BEGINNING AT THE DISCHARGE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.
8. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6-INCHES. CONSTRUCT TEMPORARY STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENT CONTROLS AROUND AREA.
9. SATISFACTORY TOPSOIL IS DEFINED AS MATERIAL FREE OF SUBSOIL, CLAY LUMPS, STONES, OBJECTS OVER 1-INCH IN DIAMETER, OR CONTAMINANTS.
10. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING HOOD TO FALL ALONG THE CURB LINE.
11. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
12. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
13. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
14. ALL PERMANENT CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL:1 VERTICAL. TEMPORARY CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL:1 VERTICAL UNLESS TEMPORARY SHORING IS PROVIDED, OR UNLESS AUTHORIZED BY A LICENSED GEOTECHNICAL ENGINEER.
15. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.
16. EXISTING MANHOLE, VALVE AND CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE. BUILDING ADDITION FINISH FLOOR ELEVATIONS SHALL MATCH EXISTING.
17. ALL CURBS, PAVEMENT AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.
18. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
19. ALL HEADWALLS SHALL HAVE A MINIMUM 10' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MINIMUM DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
20. FINAL FINISH GRADE TOLERANCES SHALL BE MAXIMUM 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN PAVED AREAS, AND MAXIMUM 0.25 FOOT ABOVE OR BELOW DESIGN FINISH ELEVATIONS IN OTHER AREAS. NO TOLERANCE IS ALLOWED WHEN MAXIMUM OR MINIMUM SLOPES ARE SPECIFIED.
21. ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ACCESS ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.
22. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
23. A GEOTECHNICAL REPORT HAS NOT BEEN PREPARED FOR THIS SITE.
24. PROVIDE AN AS-BUILT SURVEY BY A LICENSED SURVEYOR TO INCLUDE ALL STORMWATER MANAGEMENT FEATURES, UNDERGROUND BASINS, PONDS, BIOSWALES, RAIN GARDENS, WATER QUALITY UNITS, AND OUTLET STRUCTURES.
25. ALL STORM DRAINAGE PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE TWO-DIMENSIONAL LENGTHS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

SITE UTILITIES NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
3. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT SURFACE CONSTRUCTION.
5. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
6. ADJUST ALL NEW AND EXISTING-TO-REMAIN UTILITY SURFACE FEATURES, INCLUDING BUT NOT LIMITED TO CASTINGS, FIRE HYDRANTS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISH GRADE.
7. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
8. PROVIDE COMBINATION AIR/VACUUM VALVE AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VALVE DURING TESTING AND SERVICE. LEAVE COMBINATION AIR/VACUUM VALVE COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL GRAVITY SEWER BEGINNING AT THE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.
10. ALL MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES AS REQUIRED.
11. CONTRACTOR SHALL MAINTAIN A MARKED-UP SET OF AS-BUILT PLANS SHOWING ALL NEW UTILITIES AND EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION EITHER BY FIELD SURVEY ON THE APPROPRIATE STATE PLANE COORDINATE SYSTEM, OR BY FIELD MEASUREMENTS INCLUDING AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES/MONUMENTS TO EACH MANHOLE, CATCH BASIN, AND PIPING APPURTENANCES.
12. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
13. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
14. ALL FIRE HYDRANTS SHALL MEET CURRENT AWWA STANDARD C502.
15. NON-METALLIC PIPE SHALL BE INSTALLED WITH DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) NOTES:

1. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BOUND NARRATIVE FOR ADDITIONAL REQUIREMENTS.
2. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND IMMEDIATELY DOWNSTREAM OF THE SITE, AND STORMWATER FACILITIES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
4. SILT BARRIERS AND SEDIMENT BASINS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. ALL GRADED AREAS NOT RECEIVING STONE OR PAVEMENT STABILIZATION SHALL RECEIVE TEMPORARY SEEDING WITHIN 10 DAYS OF REACHING FINAL SUBGRADE ELEVATION.
6. ALL LOCATIONS OF TEMPORARY EPSC DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
7. WHEN THE EPSC DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE ENGINEER), THEY SHALL BE REMOVED.
8. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER.
9. PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN SC 150 OR EQUAL) TO SLOPES 3:1 OR STEEPER. EROSION CONTROL MATTING SHALL BE PHOTODEGRADABLE OR BIODEGRADABLE.
10. DEWATERING OF EXCAVATION AREA SHALL BE COMPLETED ONLY WITH PRE-APPROVED PUMPING AND FILTERING EQUIPMENT. PUMPING RATE SHALL NOT EXCEED 80% OF THE RECOMMENDED MAXIMUM RATE BY SEDIMENT TANK / FILTER BAG MANUFACTURER.
11. THE ENGINEER, WHOSE SEAL IS AFFIXED TO THIS DOCUMENT, CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED BY UNDER HIS/HER DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE FALLS UNDER THE STATE'S GENERAL NPDES PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE ENGINEER WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

CITY OF CRYSTAL LAKE STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL UNLESS STATED OTHERWISE.
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:
   - 8.a. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
   - 8.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.
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:
   - 15.a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
   - 15.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.

CITY OF CRYSTAL LAKE 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.

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LICENSED PROFESSIONAL ENGINEER
MICHAEL DUANE HUNKLER
062-052189
STATE OF ILLINOIS

12/06/2023

Revision

No.	Date	Description

GENERAL NOTES

C001

46724.01
12.06.2023

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ALTA/NSPS Land Title Survey

5 Site Portfolio

Surveyor Certification

5413 E. Terra Cotta Avenue
Crystal Lake, IL 60014
County of McHenry

TO: FIRST AMERICAN TITLE INSURANCE COMPANY;
STORAGE OF AMERICA LLC;
AMERICAN NATIONAL, LLC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7B1, 8, 9, 11A, 11B, 13, 16, 17, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 24, 2023.

DATE OF PLAT OR MAP: 3/30/2023

Surveyor's signature
Gloria Jean Koter
Land Surveying Services Inc.
1182 Heather Drive, Lake Zurich, IL 60047
JKoter@LandSurveyingServices.com
Project Reference Number: 20230368-02

Drawing Revisions	
Added title information	3/29/23
Network comments	3/30/23
Additional topo	10/10/23
Network comments	11/17/23
Additional Manholes	3/13/24
Revised inlet of Manhole 10	3/14/24

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MCHENRY, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 422.55 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 825.17 FEET, MORE OR LESS, TO A LINE 495 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ON A LINE, 495 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 210.53 FEET, MORE OR LESS, TO A LINE 686.40 FEET EAST AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH ON A LINE 686.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER, 825.54 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER, 207.05 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

The land shown in this survey is the same as that described in First American Title Insurance Company Commitment Number AF1032118 with an effective date of January 23, 2023.

General Notes

1. Field Work Completed on 3-24-2023
2. Prepared for American National.
3. Site Address: 5413 E. Terra Cotta Avenue, Crystal Lake, IL 60014
4. Pin No.: 14-33-401-003
5. The easements shown hereon are provided from the current title. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Refer to a current title commitment for any building lines or easements not shown on this plat.
8. There is no evidence of recent earth moving work, building construction or building additions at time of fieldwork.
9. There is no evidence of proposed changes in street right of way lines at time of fieldwork.
10. Property Area: 172,298 Square Feet (3.96 Acres)
11. Parking Spaces: 0 Spaces
12. Basis of Bearing is the center line of Terra Cotta Avenue as labeled on survey as N89°25'03"E 207.05' Rec.
13. The property has direct physical access to Terra Cotta Avenue, a public right of way.
14. The record description of property mathematically closes with no gaps, gores or overlaps.
15. The distance to the nearest intersecting street, Erick Street, is 673.11 feet and is shown on the survey.
16. There was no evidence of any refuse or use as a solid waste dump at time of fieldwork.
17. There was no evidence of any cemeteries, individual grave sites, or burial grounds at the time of fieldwork.
18. No building was located on the property at the time of fieldwork.
19. Benchmark - On Site

BM Bolt on power pole located near the northeast corner of property (as shown on survey)
Elevation = 904.58'

20. Benchmarks established using GPS Topnet Network. Benchmark coordinate system SPCIL83/NAVD88.
21. No wetlands were located on property at time of fieldwork.

Notes Corresponding to Schedule B

(13) RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
NOT PLOTTABLE - BLANKET IN NATURE

(14) RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
NOT PLOTTABLE - BLANKET IN NATURE

(15) RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND.
NOT PLOTTABLE - BLANKET IN NATURE

(16) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. ENTITLED AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS RECORDED JULY 22, 2016 AS DOCUMENT 2016R0026427.
NOT PLOTTABLE - BLANKET IN NATURE

Legend of Symbols & Abbreviations

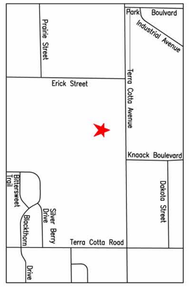
- FOUND IRON PIPE
- SET IRON PIPE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- TRANS. POLE
- UTILITY POLE
- CULVERT PIPE
- CATCH BASIN
- J.U.L.I.E. WATER
- J.U.L.I.E. CATV
- INLET
- TELEPHONE PED
- TELEPHONE BOX
- MONITORING WELL
- LIGHT POLE
- ELEC. METER
- CATV BOX
- WELL
- SIGN
- J.U.L.I.E. GAS
- TREE
- STORM MANHOLE
- TOP CURB
- BOTTOM CURB
- DEPRESSED CURB
- T/P TOP PIPE
- B/P BOTTOM PIPE
- METAL FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRES
- STORM LINE
- WATER LINE

Zoning Information

ZONING INFORMATION:	E- Estate	
	Requirement	Actual
Minimum Front Setback	50 Feet	N/A
Minimum Side Setback	20 Feet	N/A
Minimum Rear Setback	20 Feet	N/A
Minimum Lot Size	130,680 Sq. Ft. or 3 Acres	172,298 Sq. Ft.
Minimum Lot Width/Frontage & Depth	Width: 250 Feet	207.05 Feet
Maximum Density	15%	0
Maximum Building Height	30 Feet or 2 Stories	N/A
Minimum Number of Parking Spaces	Self Storage- 1 space per 4,000 Sq. Ft. of NFA (net floor area) up to 20,000 Sq Ft PLUS 1 space per 10,000 Sq Ft of NFA (net floor area) above 20,000 Sq Ft PLUS 1 per vehicle used in the conduct of the business	0 Spaces

The source of this information is: Global Zoning American National
Job Number: 20230368- Site 2 Date: March 28, 2023

Vicinity Map



Inverts

1. Storm Inlet 1
RIM = 895.86'
Unable to Open
2. Storm Catch Basin 2
RIM = 894.80'
N = 891.54'
3. Water Manhole 3
RIM = 895.80'
S/W 18" Main
T/P = 890.10'
B/P = 891.90'
4. Storm Catch Basin 4
RIM = 889.20'
Unable to open
5. Storm Catch Basin 5
RIM = 891.24'
SW 12" Conc. = 885.74'
6. Storm Catch Basin 6
RIM = 891.02'
NE 12" Conc. = 882.72'
NW 12" Conc. = 882.67'
7. F.E.S. 7
SE 12" Conc. = 882.70'
8. F.E.S. 8
SE 12" Conc. = 883.71'
9. Storm Catch Basin 9
RIM = 895.93'
E 15" Conc. = 882.80'
W 15" Conc. = 882.73'
10. Storm Manhole 10
RIM = 896.48'
E 15" Conc. = 882.10'

Scale 1"=40'
0 40 80

FLOOD NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map,Community Panel No. 17111C0335J ,which bears an effective date of 11/16/2006 and is not in a Special Flood Hazard Area.

Encroachment Statement

(1) Sidewalk extends East 0.83' over East Property Line
(2) Asphalt extends West 4.32' over East Property Line

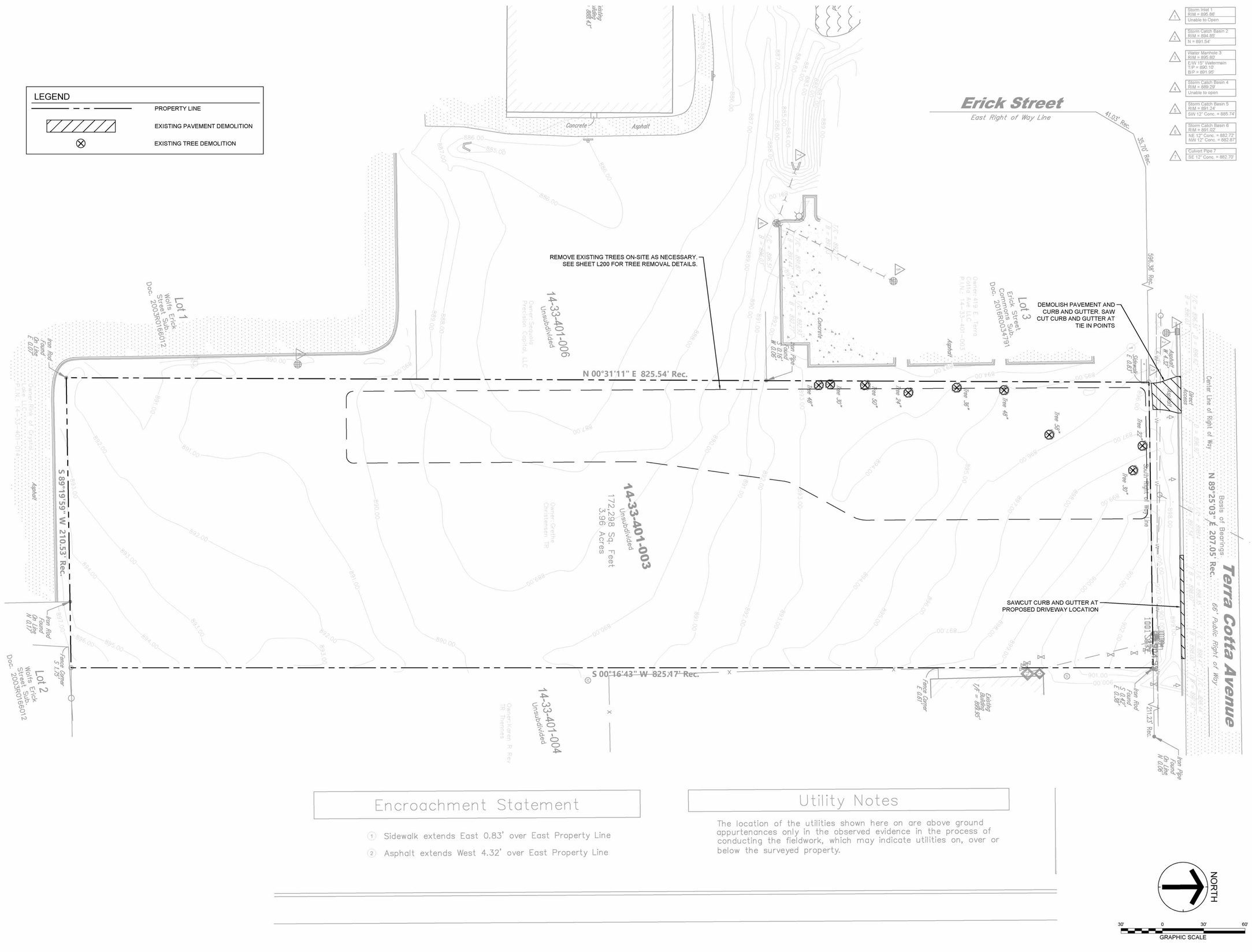
Utility Notes

The location of the utilities shown here on are above ground appurtenances only in the observed evidence in the process of conducting the fieldwork, which may indicate utilities on, over or below the surveyed property.

Surveyors Name: Gloria Jean Koter
Land Surveying Se
1182 Heather Drive Lake Zurich, Ill
Ph. (847)847-1079 Fax. (847)847
Professional Design Firm License No. 18
email: jkoter@landsurveyings

EXISTING CONDITIONS PLAN

C100



Encroachment Statement

1. Sidewalk extends East 0.83' over East Property Line
2. Asphalt extends West 4.32' over East Property Line

Utility Notes

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Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

MICHAEL DUANE HUNKLER
062-052189
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

04/01/2024

Revision

No.	Date	Description
1	03.28.2024	CITY COMMENTS

DEMOLITION PLAN

C101

46724.01
12.06.2023

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no evidence of any refuse or use as a solid waste dump at
k.

no evidence of any cemeteries, individual grave sites, or
at the time of fieldwork.

was located on the property at the time of fieldwork.

- On Site

ower pole located near the northeast corner of property (as
n survey).
evation = 904.58'

s established using GPS Topnet Network. Benchmark
em SPCIL83/NAVD88.

s were located on property at time of fieldwork.



STORAGE BUILDING #	BUILDING AREA (S.F.)
1	5,400
2	1,400
3	1,050
4	3,000
5	3,600
6	2,125
7	900
8	7,200
9	12,000
10	5,600
11	3,300
Total	45,575
Total Site Area (S.F.)	164,013
Ratio	28%

UTILITY CONTACTS

ELECTRIC
COMMONWEALTH EDISON CO.
CONTACT: COMMERCIAL APPLICATIONS
PHONE: 877-426-6331

WATER (FIRE LINE)
CITY OF CRYSTAL LAKE PUBLIC WORKS DEPARTMENT
CONTACT: ADAM BEHRNS
PHONE: 815-459-2020

SEWER
NOT USED

GAS
NOT USED

SITE DATA TABLE

1. CURRENT ZONING: E ESTATE (REZONE TO M PUD MANUFACTURING)
   SETBACKS: FRONT = 80'
   SIDE = 15'
   SIDE = 15'
   REAR = 20'
2. SITE AREA: 164,013 S.F. = 3.77 ACRES
3. STORAGE BUILDING AREA: 45,575 S.F. GROSS AREA
4. STORAGE PARKING REQUIRED : 7 SPACES (1 PER 4,000 SF NFA UP TO 20,000 SF + 1 PER 10,000 SF NFA ABOVE 20,000 SF + 1 PER VEHICLE USED IN THE CONDUCT OF THE BUSINESS)
   PARKING PROVIDED : 4 SPACES*
5. EXISTING IMPERVIOUS AREA = 0.00 ACRES = 0.0%
   EXISTING PERVIOUS AREA = 3.77 ACRES = 100%
6. PROPOSED IMPERVIOUS AREA = 2.22 ACRES = 59.1%
   PROPOSED LANDSCAPE AREA = 1.55 ACRES = 40.9%

*CUSTOMER WILL DRIVE TO THEIR STORAGE UNIT TO PARK. THE PARKING NEAR THE KIOSK IS USED ONLY FOR LEASING UNITS AND TERMINATING LEASING UNITS.

SITE NOTES:

1. WALL PACKS WILL BE PROVIDED ON ALL BUILDINGS TO ILLUMINATE THE DRIVE AISLE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. EACH BUILDING WILL HAVE A DRY PIPE SPRINKLER SYSTEM. SEE FIRE PROTECTION PLANS.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014



04/01/2024

Revision

No.	Date	Description
1	03.28.2024	CITY COMMENTS

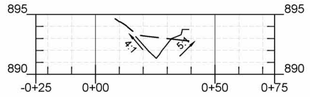
SITE LAYOUT AND UTILITY PLAN

C200

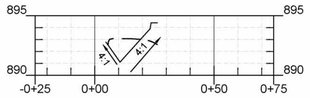
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SWALE A PROFILE
SCALE H:1"=30'; V:1"=6'



SWALE B PROFILE
SCALE H:1"=30'; V:1"=6'



SWALE C PROFILE
SCALE H:1"=30'; V:1"=6'

STRUCTURE TABLE				
STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
ST-A1	HW	884.50	ST-A2 - ST-A1 - 24" HDPE (E) : 887.00	
ST-A2	AI	892.85	ST-A3 - ST-A2 - 12" HDPE (S) : 887.35 ST-A8 - ST-A2 - 12" HDPE (E) : 887.35 ST-A11 - ST-A2 - 12" HDPE (N) : 887.35	ST-A2 - ST-A1 - 24" HDPE (W) : 887.25
ST-A3	AI	893.70	ST-A4 - ST-A3 - 12" HDPE (S) : 888.70	ST-A3 - ST-A2 - 12" HDPE (N) : 888.60
ST-A4	AI	892.90	ST-A5 - ST-A4 - 12" HDPE (W) : 889.40 ST-A7 - ST-A4 - 12" HDPE (E) : 889.40	ST-A4 - ST-A3 - 12" HDPE (N) : 889.30
ST-A5	MH	893.55	ST-A6 - ST-A5 - 12" HDPE (S) : 889.80	ST-A5 - ST-A4 - 12" HDPE (E) : 889.70
ST-A6	HW	891.80		ST-A6 - ST-A5 - 12" HDPE (N) : 890.40
ST-A7	AI	892.60		ST-A7 - ST-A4 - 12" HDPE (W) : 889.70
ST-A8	AI	892.75	ST-A9 - ST-A8 - 12" HDPE (N) : 887.55	ST-A8 - ST-A2 - 12" HDPE (W) : 887.65
ST-A9	AI	893.00	ST-A10 - ST-A9 - 12" HDPE (N) : 887.85	ST-A9 - ST-A8 - 12" HDPE (S) : 887.75
ST-A10	AI	894.03		ST-A10 - ST-A9 - 12" HDPE (S) : 889.00
ST-A11	AI	894.00	ST-A12 - ST-A11 - 12" HDPE (N) : 888.55	ST-A11 - ST-A2 - 12" HDPE (S) : 888.45
ST-A12	AI	894.40	ST-A13 - ST-A12 - 12" HDPE (N) : 889.75	ST-A12 - ST-A11 - 12" HDPE (S) : 889.65
ST-A13	AI	895.30		ST-A13 - ST-A12 - 12" HDPE (S) : 890.95

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
ST-A6 - ST-A5	12"	39.87'	1.50%	HDPE
ST-A5 - ST-A4	12"	27.49'	1.09%	HDPE
ST-A4 - ST-A3	12"	92.50'	0.65%	HDPE
ST-A3 - ST-A2	12"	180.00'	0.69%	HDPE
ST-A2 - ST-A1	24"	51.78'	0.48%	HDPE
ST-A7 - ST-A4	12"	55.01'	0.55%	HDPE
ST-A10 - ST-A9	12"	103.15'	1.11%	HDPE
ST-A8 - ST-A2	12"	63.01'	0.48%	HDPE
ST-A13 - ST-A12	12"	119.87'	1.00%	HDPE
ST-A12 - ST-A11	12"	107.65'	1.02%	HDPE
ST-A11 - ST-A2	12"	109.99'	1.00%	HDPE
ST-A9 - ST-A8	12"	20.00'	1.00%	HDPE

STRUCTURE TABLE				
STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
ST-B1	HW	889.65	ST-B2 - ST-B1 - 24" HDPE (N) : 887.00	
ST-B2	MH	890.94	ST-B3 - ST-B2 - 24" HDPE (E) : 887.64	ST-B2 - ST-B1 - 24" HDPE (S) : 887.54
ST-B3	MH	894.48	ST-B4 - ST-B3 - 24" HDPE (S) : 887.94	ST-B3 - ST-B2 - 24" HDPE (W) : 887.84
ST-B4	MH	893.08	ST-B5 - ST-B4 - 24" HDPE (E) : 888.90	ST-B4 - ST-B3 - 24" HDPE (N) : 888.80
ST-B5	HW	892.15		ST-B5 - ST-B4 - 24" HDPE (W) : 889.50

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
ST-B5 - ST-B4	24"	130.02'	0.46%	HDPE
ST-B4 - ST-B3	24"	188.13'	0.46%	HDPE
ST-B3 - ST-B2	24"	45.04'	0.46%	HDPE
ST-B2 - ST-B1	24"	118.21'	0.46%	HDPE

IF DRAIN TILE IS ENCOUNTERED, CONTRACTOR TO REROUTE NEW DRAIN TILE AND CONNECT TO EXISTING DOWNSTREAM DRAIN TILE FOR A POSITIVE OUTFALL. THERE WAS NO EVIDENCE OF EXISTING DRAIN TILE AT THE TIME OF EXISTING CONDITIONS SURVEY FIELDWORK.

STRUCTURE LEGEND

HW	PRECAST CONCRETE WINGED HEADWALL, DETAIL 01/C902
AI	SINGLE AREA INLET WITH SUMP, DETAIL 02/C902
MH	STORM MANHOLE, DETAIL 10/C902

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
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Nashville, TN 37201
615.770.8100

STORAGE OF AMERICA

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CRYSTAL LAKE, IL 60014

LICENSED PROFESSIONAL ENGINEER
MICHAEL DUANE HUNKLER
062-052189
OF ILLINOIS
04/01/2024

Revision

No.	Date	Description
1	03.28.2024	CITY COMMENTS

GRADING AND DRAINAGE PLAN

C300

46724.01
12.06.2023

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description of property mathematically closes with no gaps, ps.

e to the nearest intersecting street, Erick Street, is 673.11 wn on the survey.

no evidence of any refuse or use as a solid waste dump at k.

no evidence of any cemeteries, individual grave sites, or at the time of fieldwork.

was located on the property at the time of fieldwork.

- On Site

ower pole located near the northeast corner of property (as n survey).
evation = 904.58'

s established using GPS Topnet Network. Benchmark em SPCIL83/NAVD88.

s were located on property at time of fieldwork.



2	Storm Catch Basin 2 RIM = 894.85' N = 891.54'
3	Water Manhole 3 RIM = 895.80' E/W 15" Watermain T/P = 890.10' B/P = 891.95'
4	Storm Catch Basin 4 RIM = 889.29' Unable to open
5	Storm Catch Basin 5 RIM = 891.24' SW 12" Conc. = 885.74'
6	Storm Catch Basin 6 RIM = 891.02' NE 12" Conc. = 882.72' NW 12" Conc. = 882.87'
7	Culvert Pipe 7 SE 12" Conc. = 882.70'

02 C903 SILT FENCE

03 C903 CONSTRUCTION ENTRANCE

N 00°31'11" E 825.54' Rec.

S 00°16'43" W 825.17' Rec.

S 89°19'59" W 210.53' Rec.

N 89°25'03" E 207.05' Rec.

Erick Street
East Right of Way Line

Terra Cotta Avenue
66' Public Right of Way

41.03' Rec.
35.70' Rec.
596.38' Rec.
211.23' Rec.

Lot 1
Wolfs Erick Street Sub.
Doc. 2003R0116012

Lot 2
Wolfs Erick Street Sub.
Doc. 2003R0116012

Lot 3
Erick Street Commons Sub.
Doc. 2016R0034791

14-33-401-006
Unsubdivided
Owner: Sequoia Precision Capital, LLC

14-33-401-003
Unsubdivided
Owner: Goethe Christensen TR

14-33-401-004
Unsubdivided
Owner: Karen R Rev TR Thennes

Owner: Rich of Crystal Lake LLC
P.I.N.: 14-33-401-014

Owner: 419 E. Terra Cotta Ave LLC
P.I.N.: 14-33-401-003

Concrete
Asphalt
Iron Pipe Found
Fence Corner
Iron Rod Found
Existing Building
Sidewalk
Direct Access
Basis of Bearings
Center Line of Right of Way
South Right of Way Line

Trees: 48", 30", 50", 24", 36", 48", 50", 22", 30"

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

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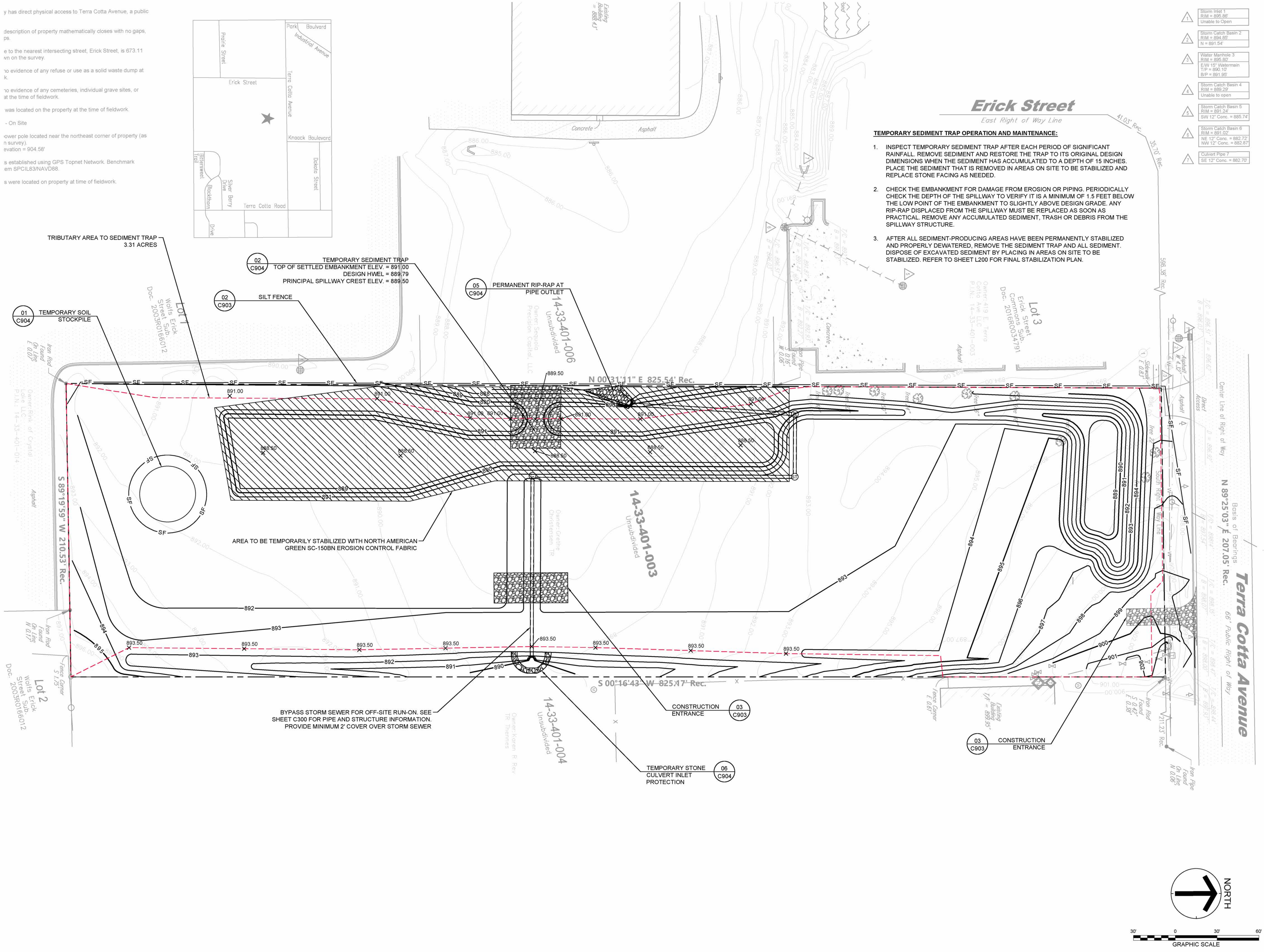
INITIAL EPSC PLAN

C400

46724.01
12.06.2023

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TEMPORARY SEDIMENT TRAP OPERATION AND MAINTENANCE:

1. INSPECT TEMPORARY SEDIMENT TRAP AFTER EACH PERIOD OF SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DESIGN DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF 15 INCHES. PLACE THE SEDIMENT THAT IS REMOVED IN AREAS ON SITE TO BE STABILIZED AND REPLACE STONE FACING AS NEEDED.
2. CHECK THE EMBANKMENT FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO VERIFY IT IS A MINIMUM OF 1.5 FEET BELOW THE LOW POINT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIP-RAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED AS SOON AS PRACTICAL. REMOVE ANY ACCUMULATED SEDIMENT, TRASH OR DEBRIS FROM THE SPILLWAY STRUCTURE.
3. AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED AND PROPERLY DEWATERED, REMOVE THE SEDIMENT TRAP AND ALL SEDIMENT. DISPOSE OF EXCAVATED SEDIMENT BY PLACING IN AREAS ON SITE TO BE STABILIZED. REFER TO SHEET L200 FOR FINAL STABILIZATION PLAN.

Gresham Smith

GreshamSmith.com

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STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

LICENSED PROFESSIONAL ENGINEER MICHAEL DUANE HUNKLER 062-052189 OF ILLINOIS
04/01/2024

Revision

No.	Date	Description
1	03.27.2024	CITY COMMENTS

INTERMEDIATE EPSC PLAN

C401

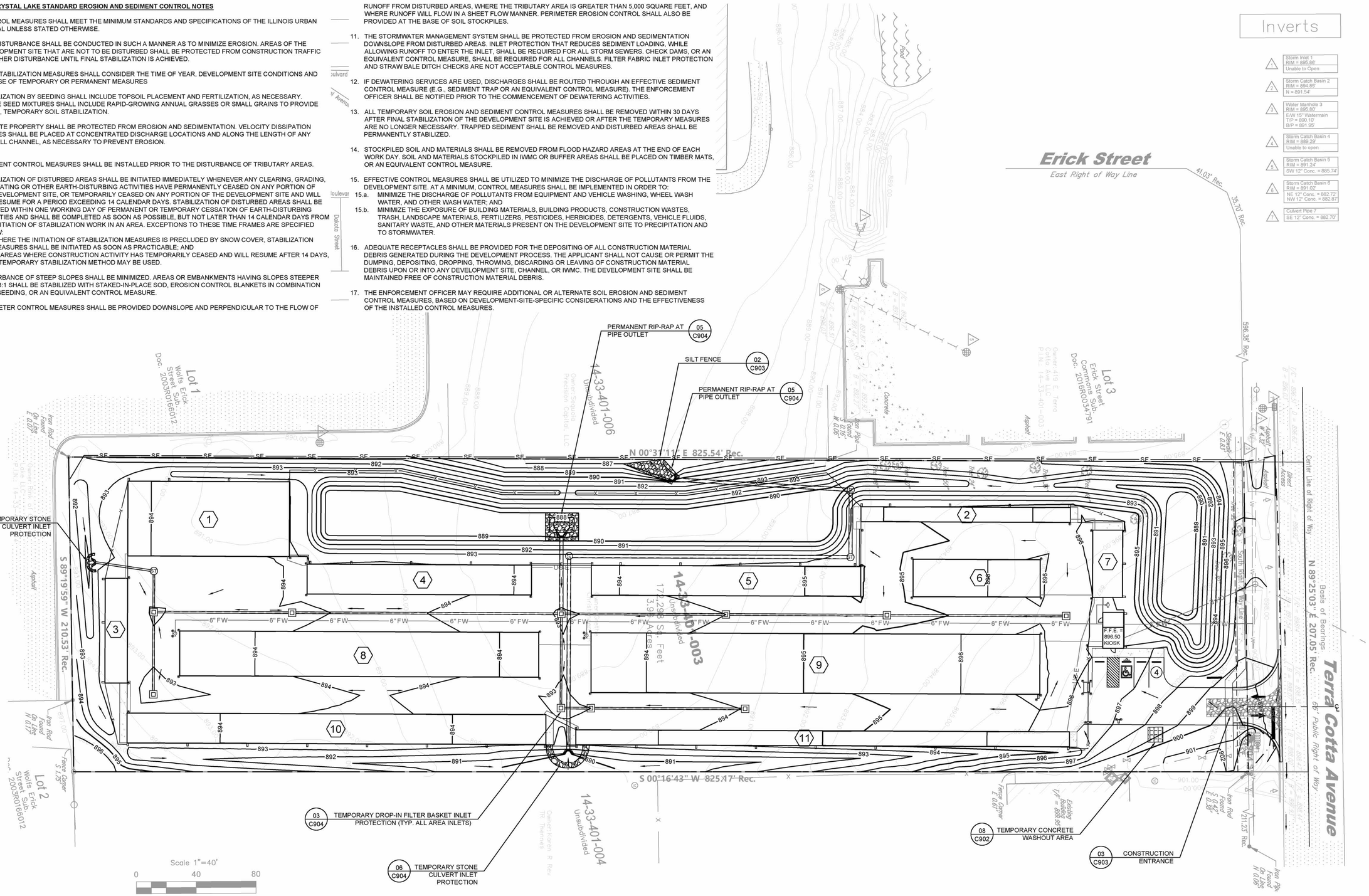
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12.06.2023

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CITY OF CRYSTAL LAKE STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL UNLESS STATED OTHERWISE.
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:
   - 8.a. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
   - 8.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.
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:
   - 15.a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
   - 15.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.



Encroachment Statement

1. Sidewalk extends East 0.83' over East Property Line
2. Asphalt extends West 4.32' over East Property Line

Utility Notes

The location of the utilities shown here on are above ground appurtenances only in the observed evidence in the process of conducting the fieldwork, which may indicate utilities on, over or below the surveyed property.

OD NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map,Community Panel No. 17111C0335J ,which bears an effective date of 11/16/2006 and is not in a Special Flood Hazard Area.

REFER TO SHEET L200 FOR FINAL STABILIZATION PLAN.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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615.770.8100

STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

04/01/2024

Revision

No.	Date	Description
1	03.28.2024	CITY COMMENTS

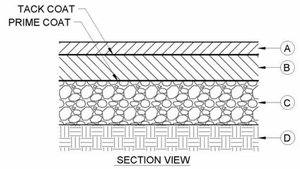
FINAL EPSC PLAN

C402

46724.01
12.06.2023

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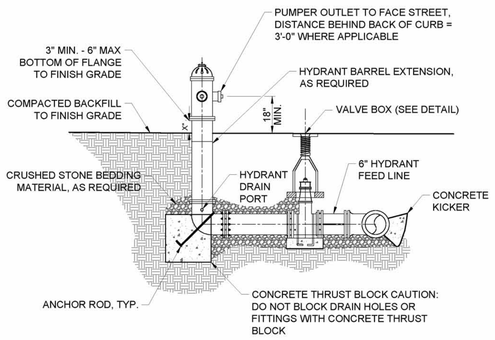
SECTION VIEW

(A) 1.5" ASPHALTIC SURFACE COURSE
(B) 2.5" ASPHALTIC BINDER
(C) 6.0" MINERAL AGGREGATE BASE COURSE COMPACTED TO 100% OF THE STANDARD PROCTOR DRY DENSITY (ASTM D698)
(D) COMPACTED SUBGRADE, 98% STANDARD PROCTOR DRY DENSITY (ASTM D698)

A GEOTECHNICAL REPORT WAS NOT PROVIDED FOR THIS PROJECT. PAVEMENT SECTION PER STORAGE OF AMERICA.

01 C901

TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE

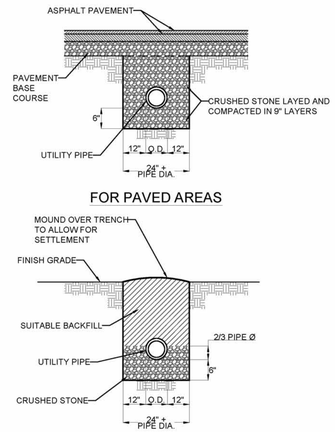


NOTES:

1. CRUSHED STONE SHALL BE PLACES AROUND HYDRANT DRAIN PORTS, MINIMUM OF 5 CU. FT. COVER TOP OF CRUSHED STONE WITH BUILDERS FELT BEFORE BACKFILLING.
2. HYDRANT SHALL BE VERTICALLY PLUMB.
3. HYDRANT SHALL BE PAINTED WITH TWO COATS (MIN.) OF EXTERIOR ENAMEL.
4. HYDRANT SHALL CONFORM TO LOCAL REQUIREMENTS

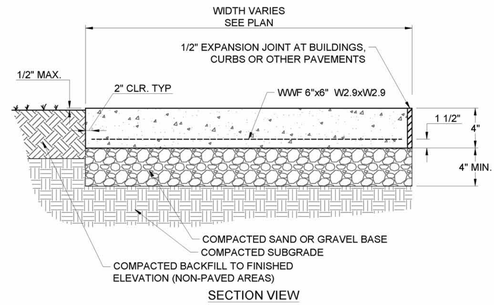
02 C901

FIRE HYDRANT ASSEMBLY
NOT TO SCALE



03 C901

TYPICAL UTILITY BACKFILL
NOT TO SCALE



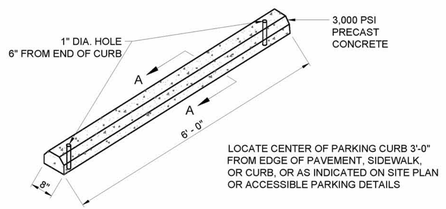
SECTION VIEW

NOTES:

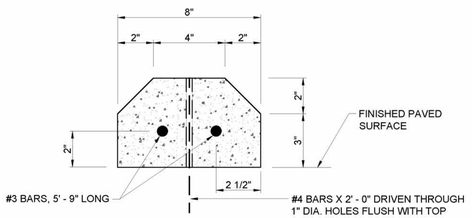
1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) TRANSVERSE CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00% (1:20)
4. CROSS SLOPES SHALL NOT EXCEED 2.00% (1:50)
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (TYP.)

04 C901

CONCRETE SIDEWALK
NOT TO SCALE



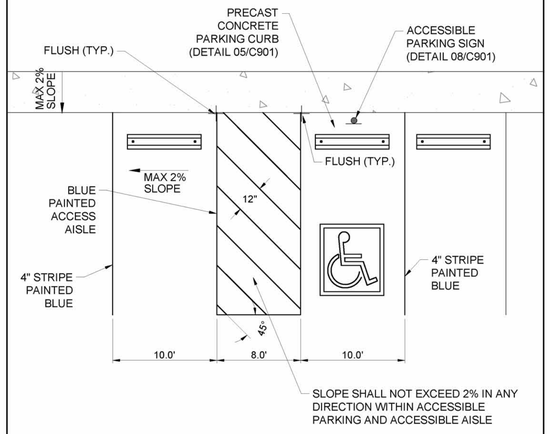
LOCATE CENTER OF PARKING CURB 3'-0" FROM EDGE OF PAVEMENT, SIDEWALK, OR CURB, OR AS INDICATED ON SITE PLAN OR ACCESSIBLE PARKING DETAILS



SECTION A-A

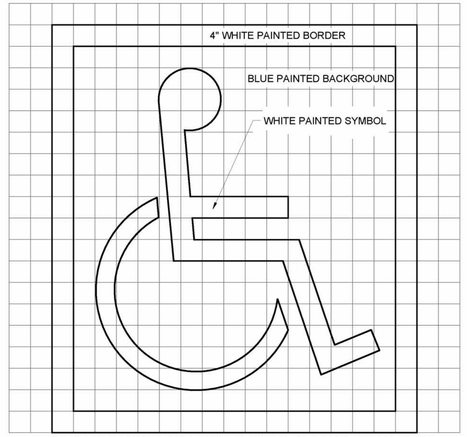
05 C901

PRECAST CONCRETE PARKING CURB
NOT TO SCALE



06 C901

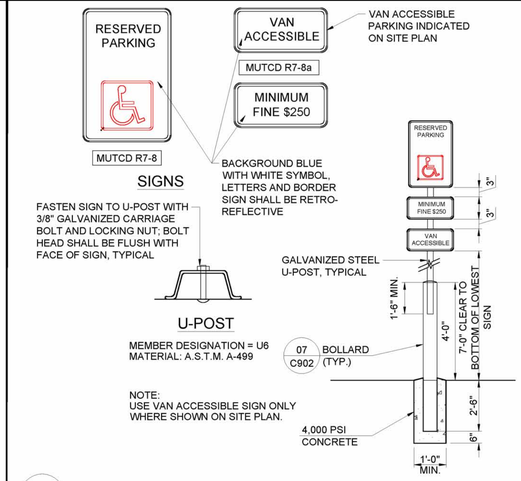
ACCESSIBLE PARKING SPACE
NOT TO SCALE



4" X 4" GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE PAINT COLORS IN ACCORDANCE WITH LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER).

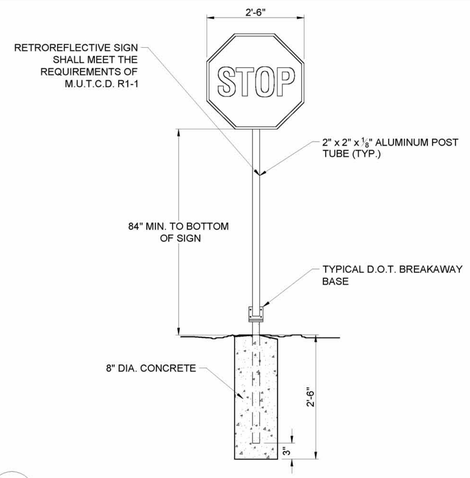
07 C901

PAINTED ACCESSIBLE SYMBOL FOR PAVEMENT
NOT TO SCALE



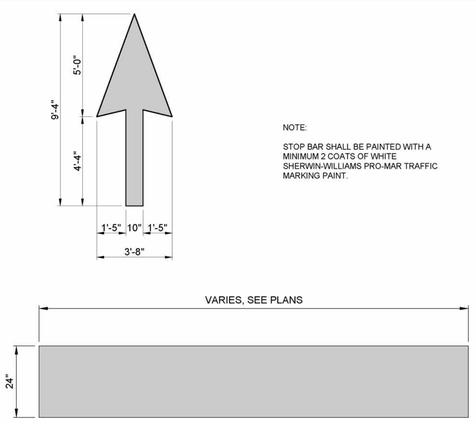
08 C901

ACCESSIBLE PARKING SIGN
NOT TO SCALE



09 C901

STOP SIGN
NOT TO SCALE



10 C901

PAVEMENT MARKING
NOT TO SCALE

11 C901

NOT USED
NOT TO SCALE



SECTION VIEW

(A) 1.5" HMA SURFACE COURSE
(B) 8.5" HMA BASE COURSE
(C) 4.0" COMPACTED GRADED AGGREGATE BASE COURSE
(D) COMPACTED SUBGRADE, 98% STANDARD PROCTOR DRY DENSITY (ASTM D698)

(A) 8.0" MESH REINFORCED CONCRETE (4,000 PSI)
(B) 4.0" GRADED AGGREGATE BASE
(C) COMPACTED SUBGRADE, 98% STANDARD PROCTOR DRY DENSITY (ASTM D698)

NOTES:

1. PAVEMENT SECTION PER IDOT STANDARDS

12 C901

IDOT DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

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STORAGE OF AMERICA

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CRYSTAL LAKE, IL 60014



04/01/2024

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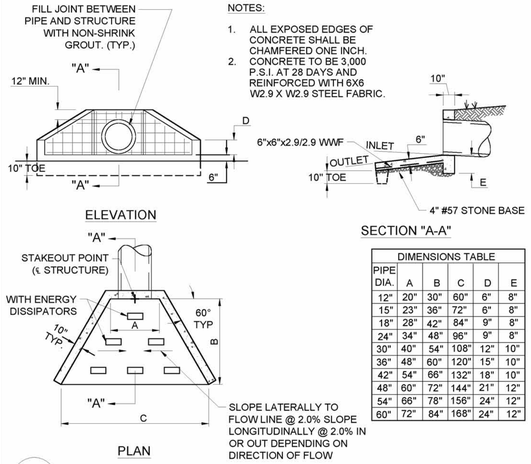
SITE DETAILS

C901

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12.06.2023

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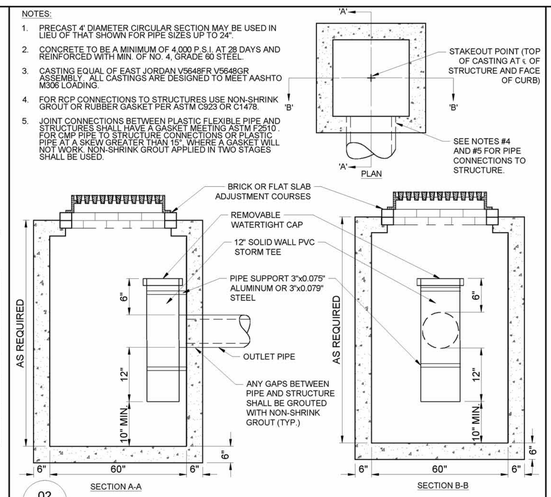
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DIMENSIONS TABLE					
PIPE DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

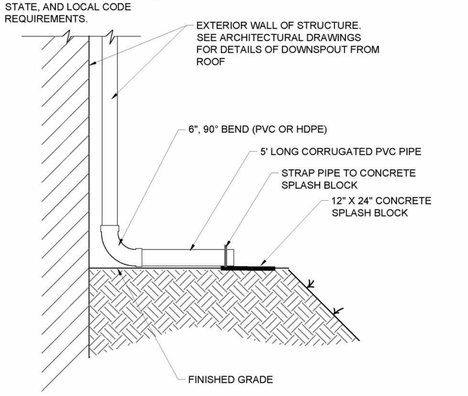
01 C902

PRECAST CONCRETE WINGED HEADWALL
NOT TO SCALE



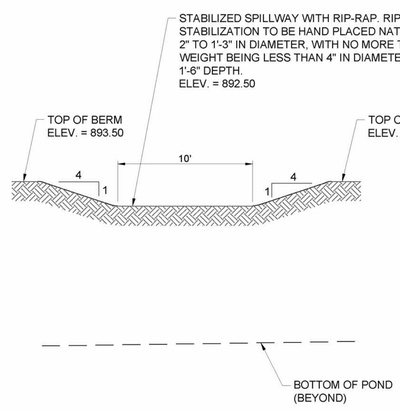
02 C902

SINGLE AREA INLET WITH SUMP
NOT TO SCALE



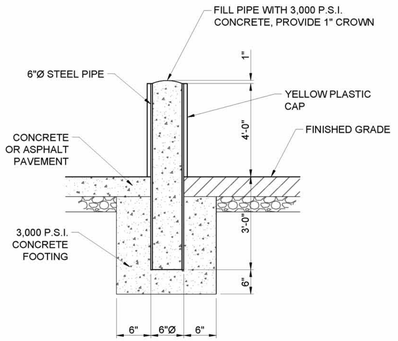
03 C902

DOWNSPOUT WITH SPLASH BLOCK
NOT TO SCALE



04 C902

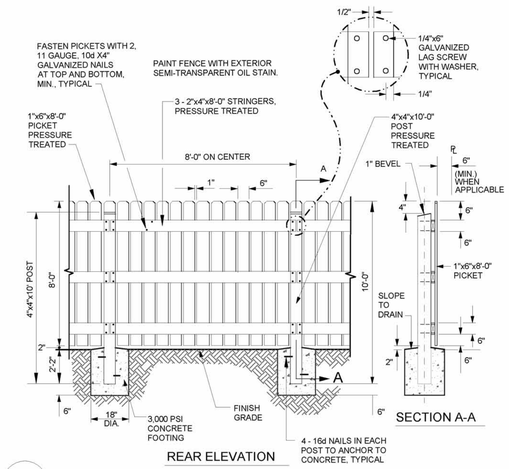
EMERGENCY SPILLWAY
NOT TO SCALE



NOTE:
BOLLARD SHALL BE PAINTED WITH EXTERIOR ENAMEL PAINT (2 COATS BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION). PROVIDE 4" WIDE REFLECTIVE TAPE AT TOP.

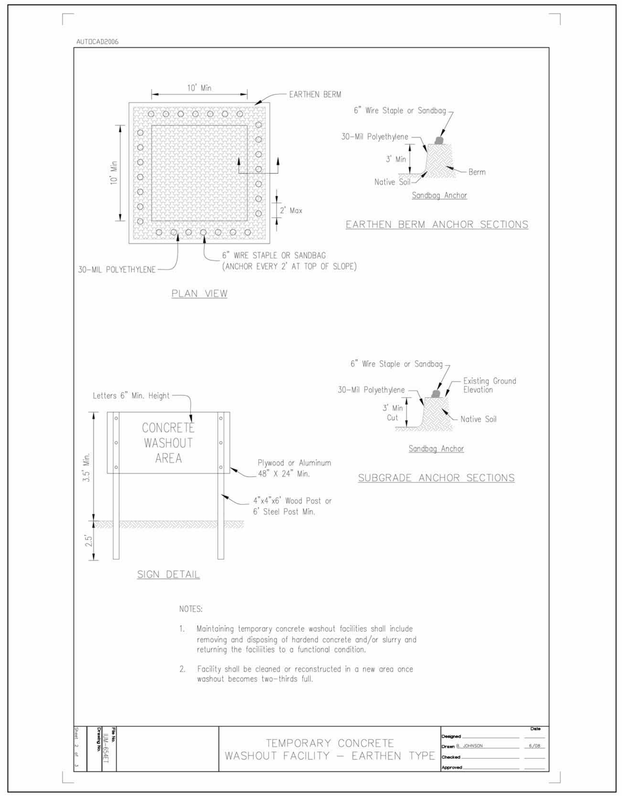
05 C902

BOLLARD
NOT TO SCALE



06 C902

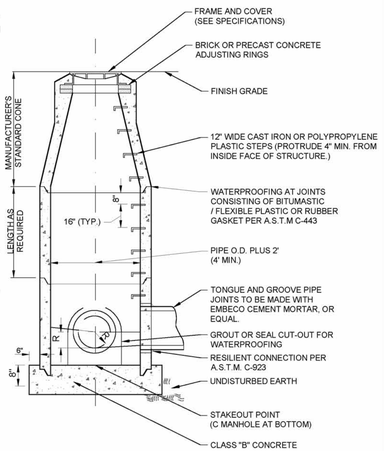
8-FOOT HIGH WOOD PRIVACY FENCE
NOT TO SCALE



08 C902

TEMPORARY CONCRETE WASHOUT AREA
NOT TO SCALE

NOTES:
1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRAD 60 BARS.
2. PROVIDE ½" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF NEENAH 1788 OR EJIW 1040 WITH TYPE A SOLID COVER. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510 FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK. NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.
6. ALL PRECAST CONCRETE MANHOLE SECTIONS TO BE ASTM C478, MIN. THICKNESS WALLS. CONE SECTION TO BE CONCENTRIC UNLESS OTHERWISE APPROVED BY ENGINEER.



07 C902

STORM MANHOLE
NOT TO SCALE

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STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

LICENSED PROFESSIONAL ENGINEER
MICHAEL DUANE HUNKLER
062-052189
OF ILLINOIS

04/01/2024

Revision		
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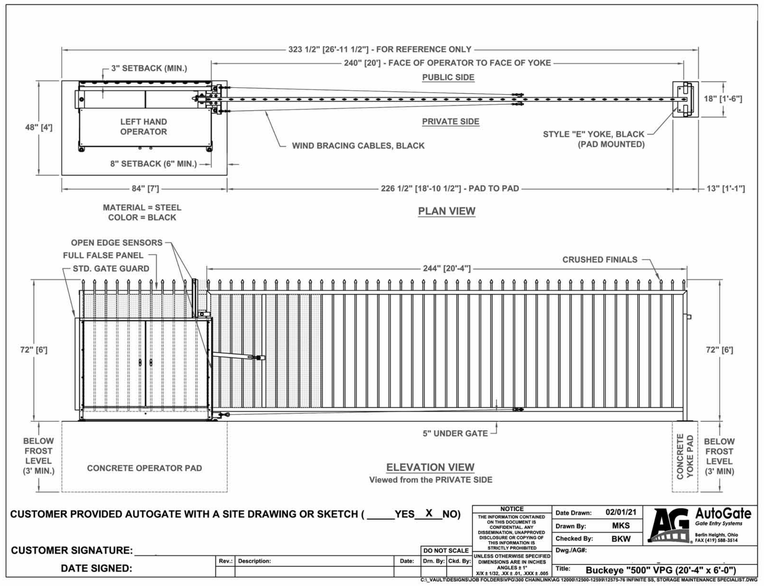
SITE DETAILS

C902

46724.01
12.06.2023

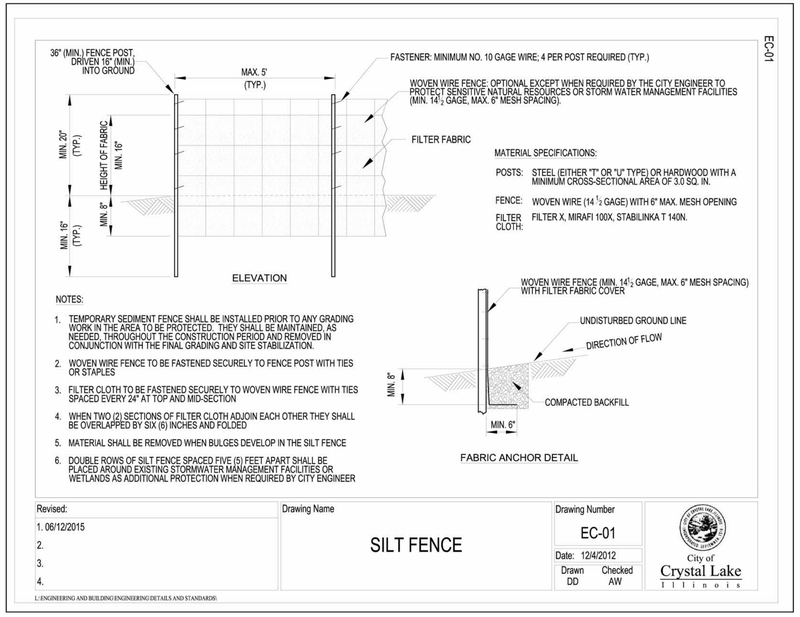
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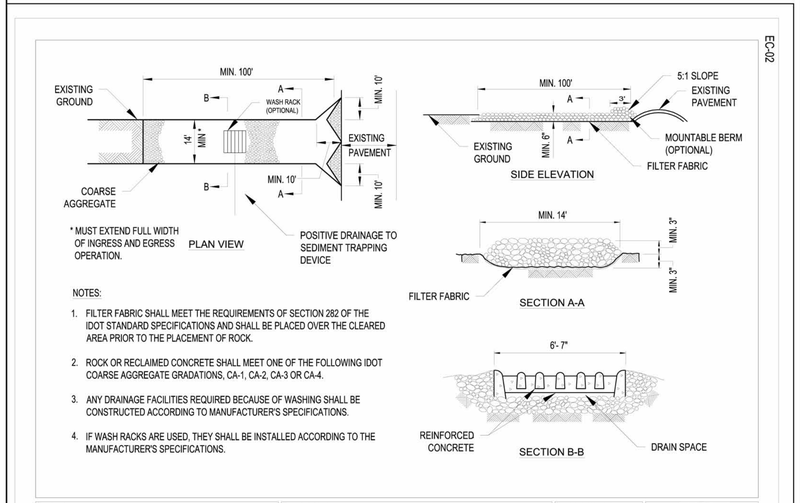
01
C903

SECURITY GATE DETAIL
NOT TO SCALE



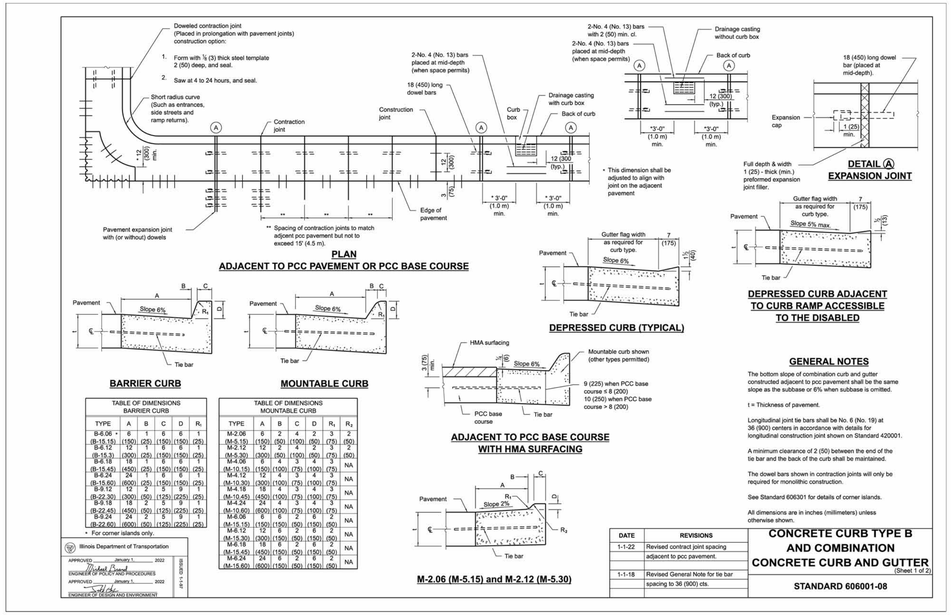
02
C903

SILT FENCE
NOT TO SCALE



03
C903

CONSTRUCTION ENTRANCE
NOT TO SCALE



04
C903

IDOT CONCRETE CURB AND GUTTER
NOT TO SCALE

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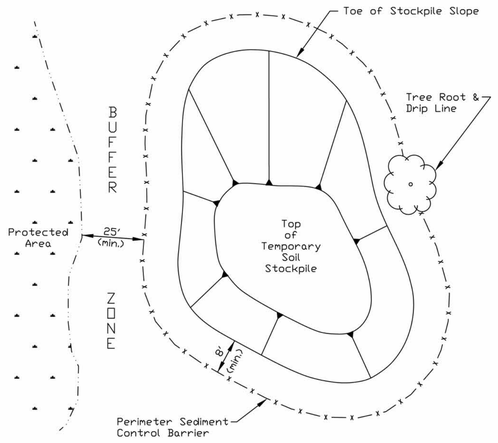
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TEMPORARY SOIL STOCKPILE DETAIL



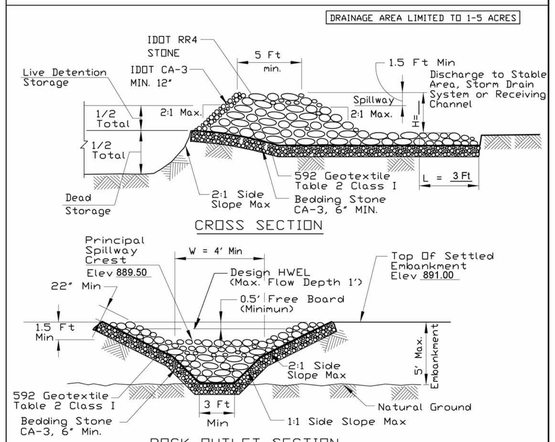
NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linlear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE		STANDARD DWG. NO.
Project		IUM-627
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE JANUARY 2017
Approved ____ Date ____		

01 C904

TEMPORARY SOIL STOCKPILE
NOT TO SCALE

TEMPORARY SEDIMENT TRAP (ROCK OUTLET)



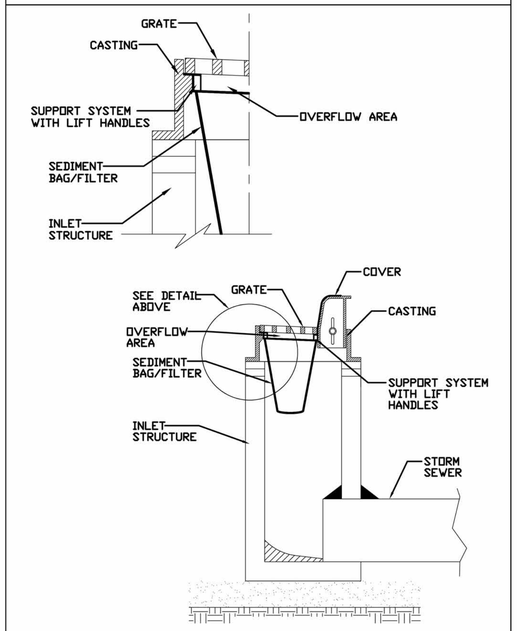
NOTES:
1. The sediment drop side slopes shall be constructed 2:1 or flatter and temporarily stabilized.
2. The rock outlet fill shall be constructed using IDOT RR-4 stone size. A 1' layerof IDOT CA-3 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 2, class I.

REFERENCE		STANDARD DWG. NO.
Project		IUM-660R
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 10-05-2017
Approved ____ Date ____		

02 C904

TEMPORARY SEDIMENT TRAP
NOT TO SCALE

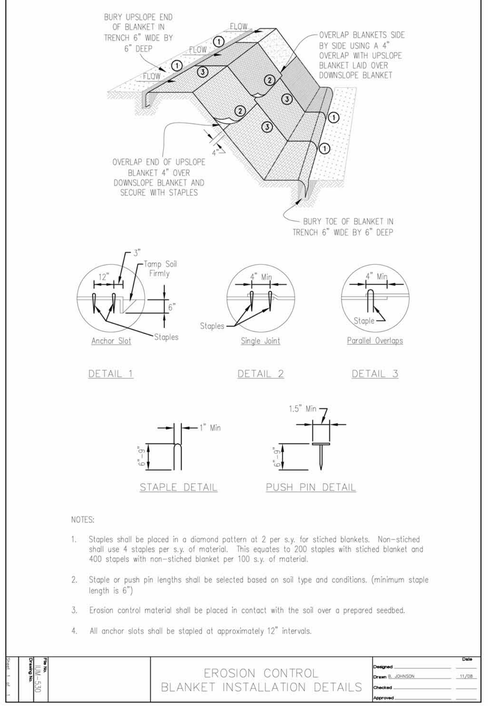
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

03 C904

TEMPORARY DROP-IN FILTER BASKET INLET PROTECTION
NOT TO SCALE



NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

No.	Revision	By	Date
1	TEMP SEDIMENT TRAP	NJ	11/08/...

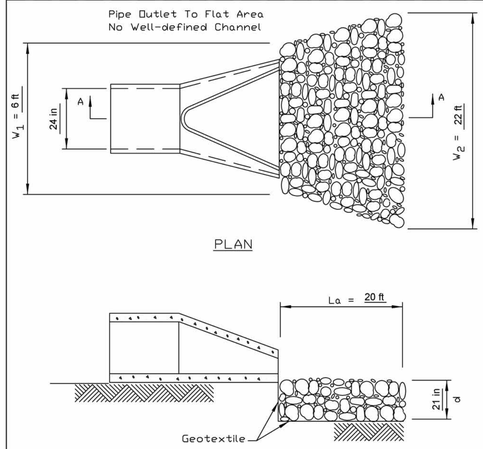
EROSION CONTROL BLANKET INSTALLATION DETAILS

Designed	
Drawn	N. JOHNSON
Checked	
Approved	

04 C904

EROSION CONTROL BLANKET
NOT TO SCALE

PIPE OUTLET TO FLAT AREA



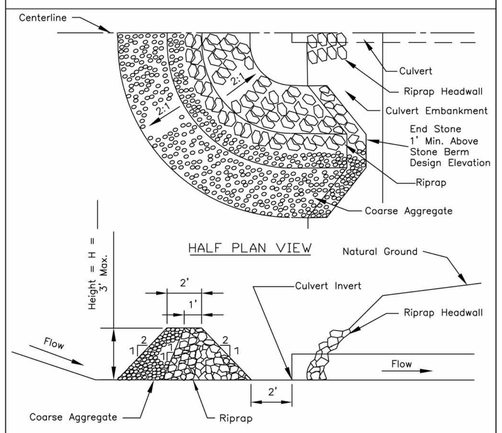
NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR 4, Quality Rock Type 1.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		NRCS
Project		Natural Resources Conservation Service
Designed ____ Date ____		STANDARD DWG. NO.
Checked ____ Date ____		IL-610
Approved ____ Date ____		SHEET 1 OF 1
		DATE 9-15-93

05 C904

PERMANENT RIP-RAP AT PIPE OUTLET
NOT TO SCALE

CULVERT INLET PROTECTION - STONE



Notes:
1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
3. Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap, such as for the culvert headwall, shall meet IDOT Quality Designation A.
4. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
5. The maximum drainage area to the culvert being protected is 3 acres.
6. See plans for H dimension.
7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

REFERENCE		NRCS
Project		Natural Resources Conservation Service
Designed ____ Date ____		STANDARD DWG. NO.
Checked ____ Date ____		IL-508ST
Approved ____ Date ____		SHEET 1 OF 1
		DATE 1-29-99

06 C904

TEMPORARY STONE CULVERT INLET PROTECTION
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

LICENSED PROFESSIONAL ENGINEER
MICHAEL DUANE HUNKLER
062-052189
OF ILLINOIS

04/01/2024

Revision		
No.	Date	Description
1	03.28.2024	CITY COMMENTS

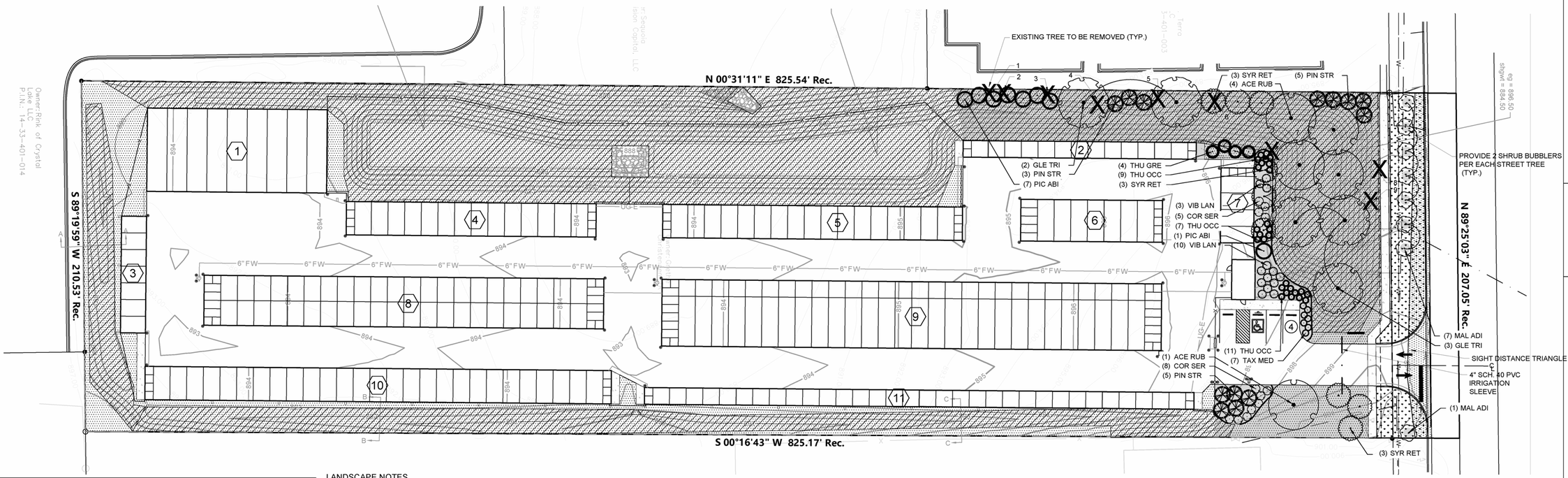
SITE DETAILS

C904

46724.01
12.06.2023

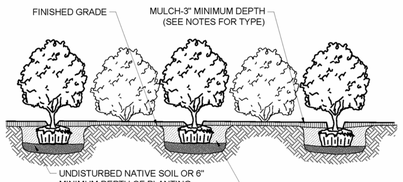
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NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 260.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO PREPARED SOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS



REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL

SHRUB PLANTING IN BED DETAIL

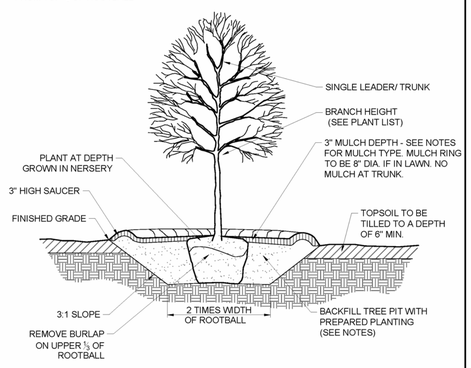
N.T.S.

NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z80.1; LATEST EDITION) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL



TREE PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.

A. SAND SHALL BE CLEAN MASONRY SAND.

B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.

C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.

8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
    PLANTING DATES
    SPRING: MARCH 15 - MAY 15
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
TREES						
ACE RUB	Acer rubrum	Redr Maple	B & B	3"Cal	5	6' clear trunk
GLE TRI	Gleditsia triacanthos inermis 'Skycole'	Skyline® Honey Locust	B & B	3"Cal	5	6' clear trunk
MAL ADI	Malus x 'Adirondack'	Adirondack Crabapple	B & B	2.5"Cal	8	5' clear trunk
PIC ABI	Picea abies	Norway Spruce	B & B	6` ht.	8	full to base
PIN STR	Pinus strobus	White Pine	B & B	6` ht.	13	full to base
SYR RET	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2.5"Cal	9	5' single clear trunk
THU GRE	Thuja x 'Green Giant'	Green Giant Arborvitae	B & B	6` ht.	4	full to base
SHRUBS						
COR SER	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Bloodtwig Dogwood	5 gal	24" ht.	13	full
TAX MED	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	B & B	24" spr.	7	full, clay grown
THU OCC	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	5 gal	18" ht.	27	full
VIB LAN	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	24" ht.	13	full

LANDSCAPE CALCULATIONS

207 L.F. FRONTAGE

STREET TREES REQUIRED @ 1/40 L.F.	6
STREET TREES PROVIDED	8
FRONTAGE PLANTINGS REQUIRED	
TREES @ 1/40 L.F.	6
SHRUBS @ 10/40 L.F.	60
FRONTAGE PLANTINGS PROVIDED	
9 TREES	
60 SHRUBS	

NOTE: UNDERSTORY TREES USED FOR STREET PLANTING DUE TO OVERHEAD WIRES.

EXISTING TREES TO BE REMOVED

1 - 48" ELM
2 - 30" ELM
3 - 50" WALNUT
4 - 24" WALNUT
5 - 36" OAK
6 - 48" MAPLE
7 - 58" MAPLE
8 - 22" WALNUT
9 - 30" WALNUT

LEGEND

IRRIGATION COVERAGE AREA

AREA TO BE SEEDED WITH 0.25 LBS. CANADA WILD RYE, 1 LB. PERENNIAL RYE, 0.75 LBS. ALSIKE CLOVER, 0.25 LBS. ILLINOIS BUNDLE FLOWER, 0.5 LBS. LITTLE BLUESTEM, 0.5 LBS. SIDE OATS GRAMA, 0.75 LBS. FULTS SALT GRASS, 1.25 LBS. SPRING OATS AND 0.25 LBS. CODY BUFFALOGRASS PER 1,000 S.F. (IDOT CLASS 3)

AREA TO BE SEEDED WITH 2.5 LBS. INFERNO TALL FESCUE, 1 LB PERENNIAL RYE, 1 LB. CREEPING RED FESCUE AND 0.5 LBS. RED TOP PER 1,000 S.F.(IDOT CLASS 2)

AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN SC-150BN EROSION CONTROL FABRIC IN ADDITION TO SEEDING

CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THE AREAS SHOWN BY THE PLAN

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

STORAGE OF AMERICA

439 E TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

LICENSED LANDSCAPE ARCHITECT
YEA LIM CHOI
157-001797
STATE OF ILLINOIS

03/28/2024

Kate Choi

Revision

No.	Date	Description
1	03.28.2024	CITY COMMENTS

LANDSCAPE PLAN

L200

46724.01
12.06.2023

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Ord. No. 8036
File No. 316

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR SELF-STORAGE AT 439 E. TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-244) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for self-storage for Storage of America at 439 E. Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake held a public meeting at 7:00 p.m., on May 15, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development, and

WHEREAS, on May 15, 2024, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public meeting, 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 be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development be issued as approved by the Planning and Zoning Commission.

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 for self-storage for Storage of America at the property commonly known as 439 E. Terra Cotta Avenue (14-33-401-003), Crystal Lake, Illinois is hereby approved.

Section II: Said Final Planned Unit Development is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Fitzpatrick, received 05/10/24)
   B. Final Plans (Gresham Smith, dated 03/28/24, received 04/24/24)
   C. Stormwater Calculations (Gresham Smith, dated 03/28/24, received 04/24/24)
   D. Kiosk (Henderson Associates Arch, dated SY Design, dated 10/24/23, received 04/26/24)

2. Signage must comply with UDO Section 4-1000.

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

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Final Planned Unit Development in accordance with the provisions of this Ordinance, as provided by law.

Section IV: 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 4th day of June, 2024.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: June 4, 2024
Approved: June 4, 2024

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: A variation to allow an 8-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.

Location: 145 Illinois Street

Applicant: Chelsea DeBall, owner
145 Illinois Street

PZC Recommendation: To approve the Planning and Zoning Commission recommendation and adopt an Ordinance granting a Variation at 145 Illinois Street

Staff Contact: Elizabeth Maxwell, City Planner
Darrell Moore, Assistant City Planner

Background:

- The property is a corner-side lot containing a single-family residence that abuts Illinois Street and Prairie Street. According to tax records, the home is 891 square feet and was constructed in 1955.
- Request: The petitioners are requesting a variation to allow an 8-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.
- Land Use: The land use map shows the area as Central Urban Residential, which is consistent with the land use.
- Zoning: The site is zoned R-3A Two-Family Residential District.
- Previous Approvals: None.

PZC Highlights:

The following discussion took place during the May 20th Planning and Zoning Commission (PZC) hearing:

- The petitioners stated that the requested variation was being sought in order to construct an 8-foot by 20-foot covered porch addition at the front door of their residence for regular use and enjoyment of their property. They explained that their hardship was due to the location of the house on the lot, which is now nonconforming in relation to its setback from Illinois Street.
- Staff noted the building to the south is twelve feet closer to the street than the residence. The addition of an 8-foot-deep porch would still be behind the front of that building. The subject property is not eligible for setback averaging because the neighboring property is in a different zoning district. Also, the subject property is conforming, so it is not eligible for reduced setbacks that nonconforming lots are allowed.
- There were no public comments.
- The PZC was unanimously supportive of the request, recognizing that the addition of a porch is consistent with the character of the neighborhood and that the placement of the house on the lot was a hardship not created by the petitioners.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Porch application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Decked Out Builders, 4/16/26)
   B. Building Plans (Decked Out Builders, 4/7/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Variation for **145 Illinois Street**, 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: 5/21/26
Signature

Recommended Conditions:

1. Porch application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Decked Out Builders, 4/16/26)
   B. Building Plans (Decked Out Builders, 4/7/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

PARCEL IN QUESTION

145 Illinois Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION TO ALLOW AN EIGHT-FOOT BY 20-FOOT PORCH ADDITION WITH A SETBACK OF 16 FEET IN A YARD ABUTTING A STREET, AT 145 ILLINOIS STREET

Draft

WHEREAS, Chelsea DeBall (the "Petitioner") has filed a Petition (File #PLN-2026-073) requesting a Variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street at 145 Illinois Street, Crystal Lake, Illinois; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to all required noticing, including notice duly published on May 1, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on May 20, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Petition; and

WHEREAS, on May 20, 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 Variation be approved, as documented in the minutes; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation 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 Variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street at 145 Illinois Street, Crystal Lake, Illinois is hereby approved with the following conditions.

1. Porch application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Decked Out Builders, 4/16/26)
   B. Building Plans (Decked Out Builders, 4/7/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

Ord. No.
File No.

Section II: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Variation in accordance 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 provided by law.

DATED at Crystal Lake, Illinois, this 2nd day of June 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: June 2, 2026
Approved: June 2, 2026

Draft

#2026-073
145 Illinois Street – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 20, 2026

Request: A variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.

Location: 145 Illinois Street

Acreage: Approximately 9,504 square feet

Existing Zoning: R-3A Two-Family Residential

Surrounding Properties:
North: R-3A Two-Family Residential
East: R-3A Two-Family Residential
South: O Office
West: R-3A Two-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a corner-side lot containing a single-family residence that abuts Illinois Street and Prairie Street. According to tax records, the home is 891 square feet and was constructed in 1955.
- Previous Approvals: None

Development Analysis:

General

- Request: To allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.
- Zoning: The site is zoned R-3A Two-Family Residential.
- Land Use: The land use map shows the area as Central Urban Residential.
- Upon submitting their application to construct a roofed porch on their residence, the petitioners were informed that the permit would require a variation. The current residence has a setback of approximately 24 feet (on the Illinois Street side), instead of the required 30 feet, making it a legal nonconforming structure. The addition of the proposed porch to the principal structure would encroach an additional eight feet into the required yard for a setback of 16 feet.

- There is no sidewalk along this block of Illinois Street. The proposed porch would be more than 30 feet from the paved street edge.
- The required 30-foot setback from Prairie Street is met.
- The property to the south is a Montessori school. The front of that building is twelve feet closer to Illinois Street than the petitioner's residence. In certain circumstances the required front-yard setback can be based on an average of other buildings on the block. However, because the school is in a different zoning district, the subject property is not eligible for this.

Below: Picture of the the residence and a rendering of the the proposed porch addition.





Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential zoning variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.

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 include the following conditions:

1. Porch application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Decked Out Builders, 4/16/26)
    B. Building Plans (Decked Out Builders, 4/7/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Chelsea DeBall

Name

145 Illinois St

Street

Crystal Lake IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 145 Illinois St Crystal Lake IL 60014

b. PIN #: _____

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

We were not aware when we purchased our home in 2013 that a large chunk of the front yard was owned by the City.

IS THE HARDSHIP SELF-CREATED?

NO

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? YES

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?
NO

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?
NO

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY? NO

3. List any previous variations that are approved for this property: None

IV. Signatures

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.

[redacted] 4/16/26

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.

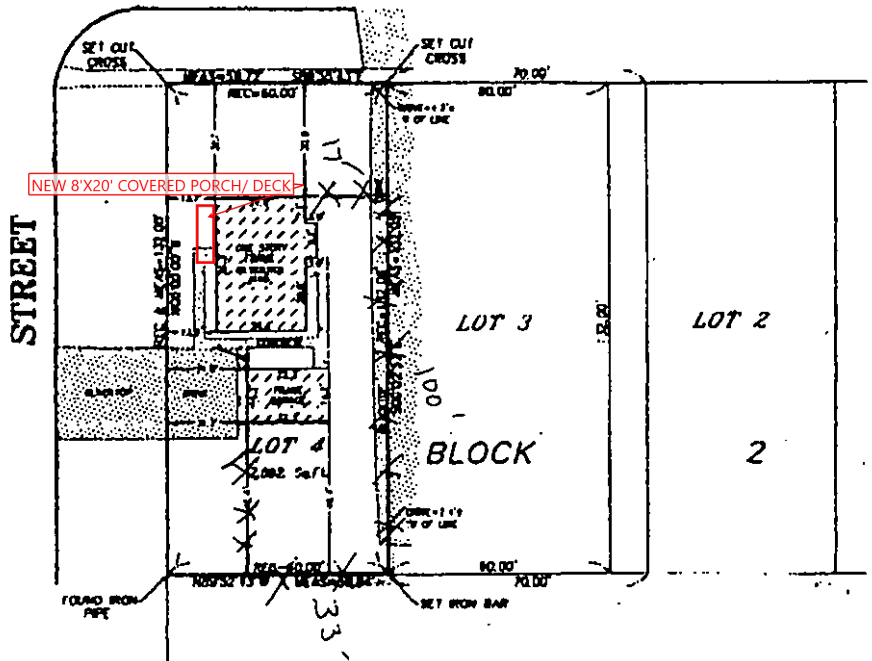
VANDERSTAPPEN SURVEYING, INC.
817 E. Judd Street
Woodstock, Illinois 60098
(815) 337-8510

PLAT OF SURVEY

Lot 4 in Tackler and Parks Addition to the Village of North Crystal Lake being a Subdivision Southwest Quarter of Section 33, Township 44 North, Range 8, East of the Third Principal Meridian, according to the plat thereof, recorded June 21, 1915 as Document No. 32753, in McHenry County, Illinois.

THIS PLAN, NO. 145 ILLINOIS DATED 3/13/00
SPECIFICATIONS AND PERMIT NO. 00
SHALL COMPLY WITH THE REGULATIONS AS
SET FORTH IN THE CITY OF CRYSTAL LAKE
AND ORDINANCES. BY RKS/JSL DATE 3/13/00

PRAIRIE STREET



ILLINOIS

CLIENT: MICHAEL J. McGINNEY
DRAWN BY: RT CHK'D BY: RVP
SCALE: 1"=30' SEC. 33 T.44 N. R. 8 E.
P.I.N.: 19-33-351-008
JOB NO.: 000083 L.B. 1.3/5 PG. 24 PG. 32

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to by surveyed contains a proper description of the required building lines or easements.
- No distances should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

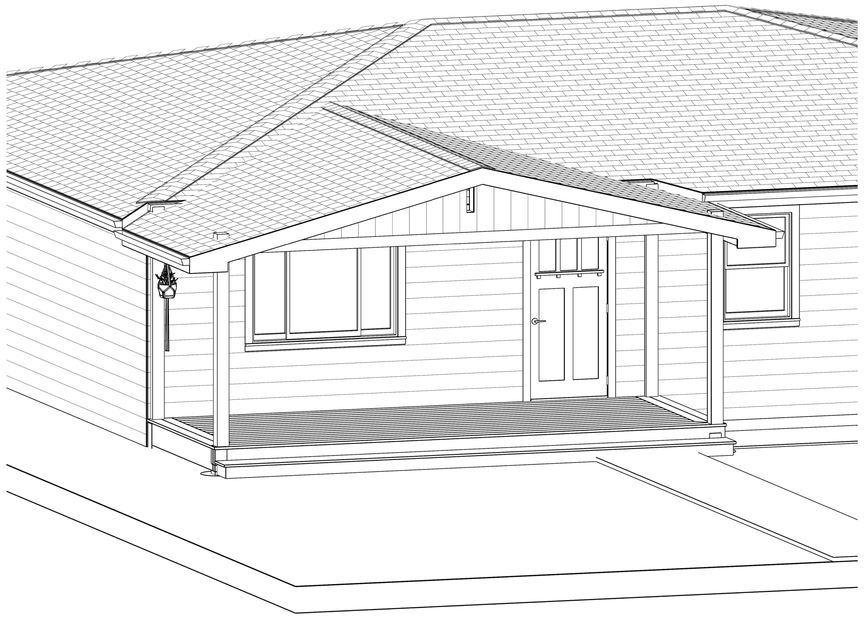
STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey.

Dated at Woodstock, McHenry County, Illinois 3/13 A.D., 20 00.

VANDERSTAPPEN SURVEYING, INC.

By: _____
Illinois Registered Land Surveyor
No. 2708



Camera 1

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2021 IRC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA:
ROOF: 35 PSF SNOW LOAD
- 15 PSF DEAD LOAD
- 45 PSF TOTAL
- *5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL.
- *10 PSF TOP CHORD DL.
- *5 PSF BOTTOM CHORD DL.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: *42"
SEISMIC ZONE: C,
WIND: 115 MPH, EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

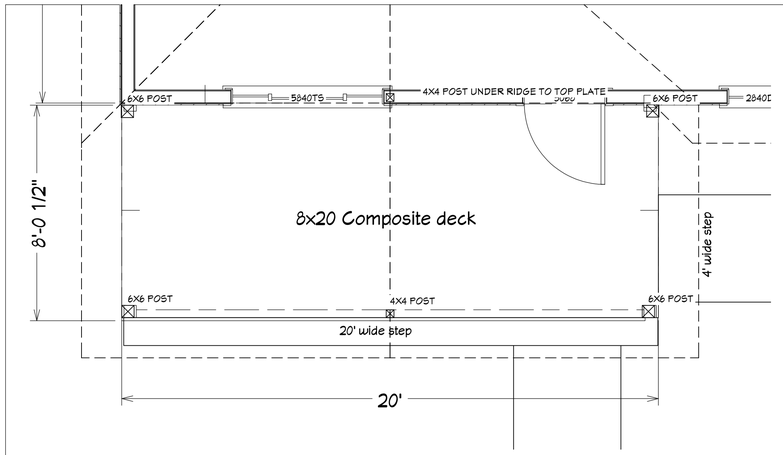
Chelsea Deball
145 Illinois St
Crystal lake IL
60014

DRAWINGS PROVIDED BY:
Decked Out Builders

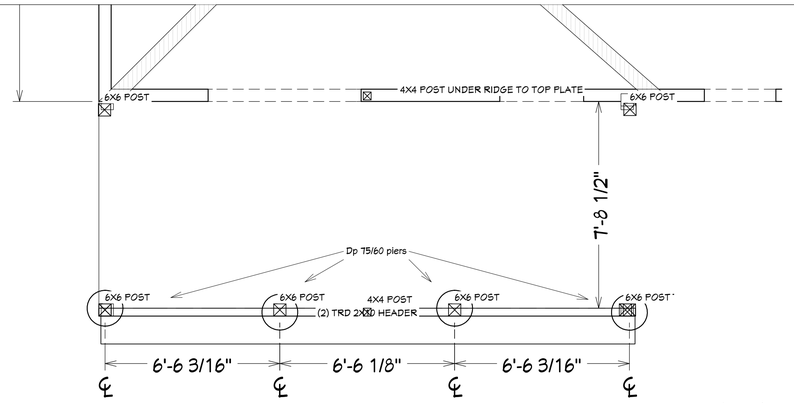
DATE:
4/7/2026

SCALE:

SHEET:
P-1



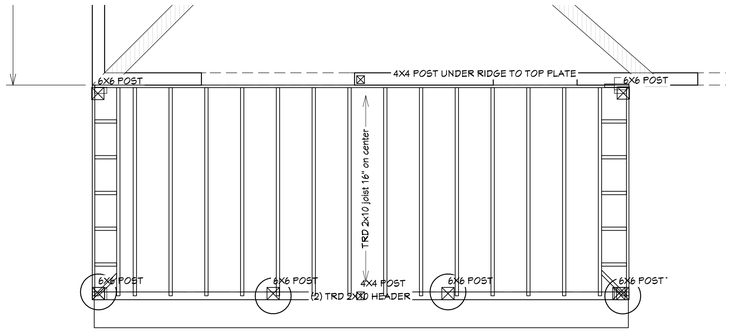
1st Floor

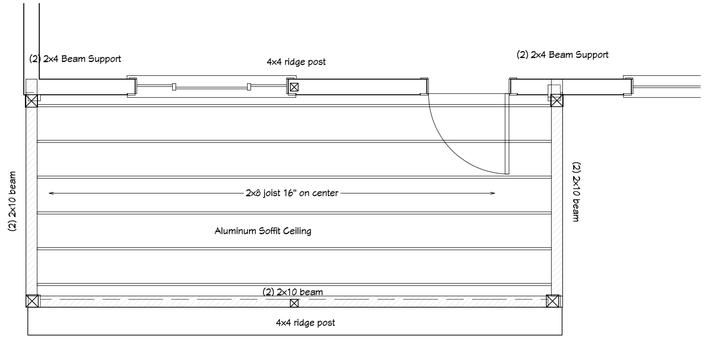


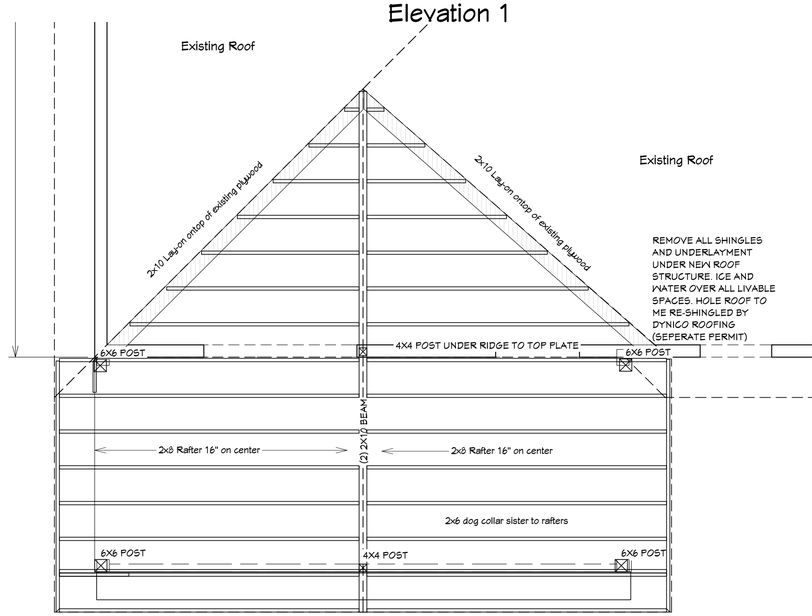
Pier/Header Detail



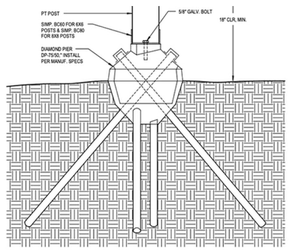
Elevation 1



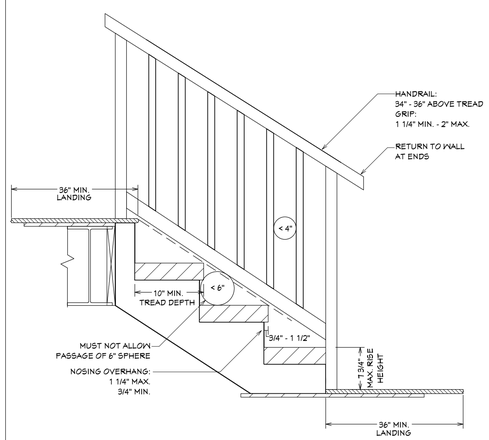




Framing, Floor Plan View

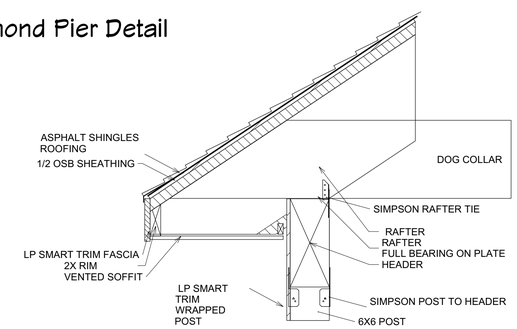


Ceiling Framing Detail



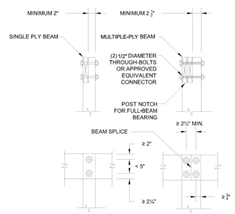
STAIR & RAILING DETAIL

Diamond Pier Detail

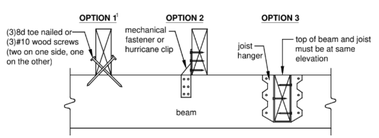


Soffited Eave

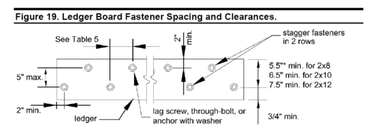
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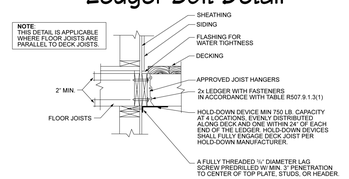
Post To Header Detail



Joist To Beam Connection Detail



Ledger Bolt Detail



Deck Ledger Detail

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

Chelsea Deball
145 Illinois St
Crystal lake IL
60014

DRAWINGS PROVIDED BY:
Decked Out Builders

DATE:
4/7/2026

SCALE:

SHEET:



Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: June 2, 2026

Item: Bid Award – 2026 Annual Lead Service Line Replacement Program

Staff Recommendation: Motion to award the bid for the 2026 Annual Lead Service Line Replacement Program to the lowest responsive and responsible bidder, ASAP Plumbing, LLC, and adopt a Resolution authorizing the City Manager to execute a contract with ASAP Plumbing, LLC in the amount of $497,284.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

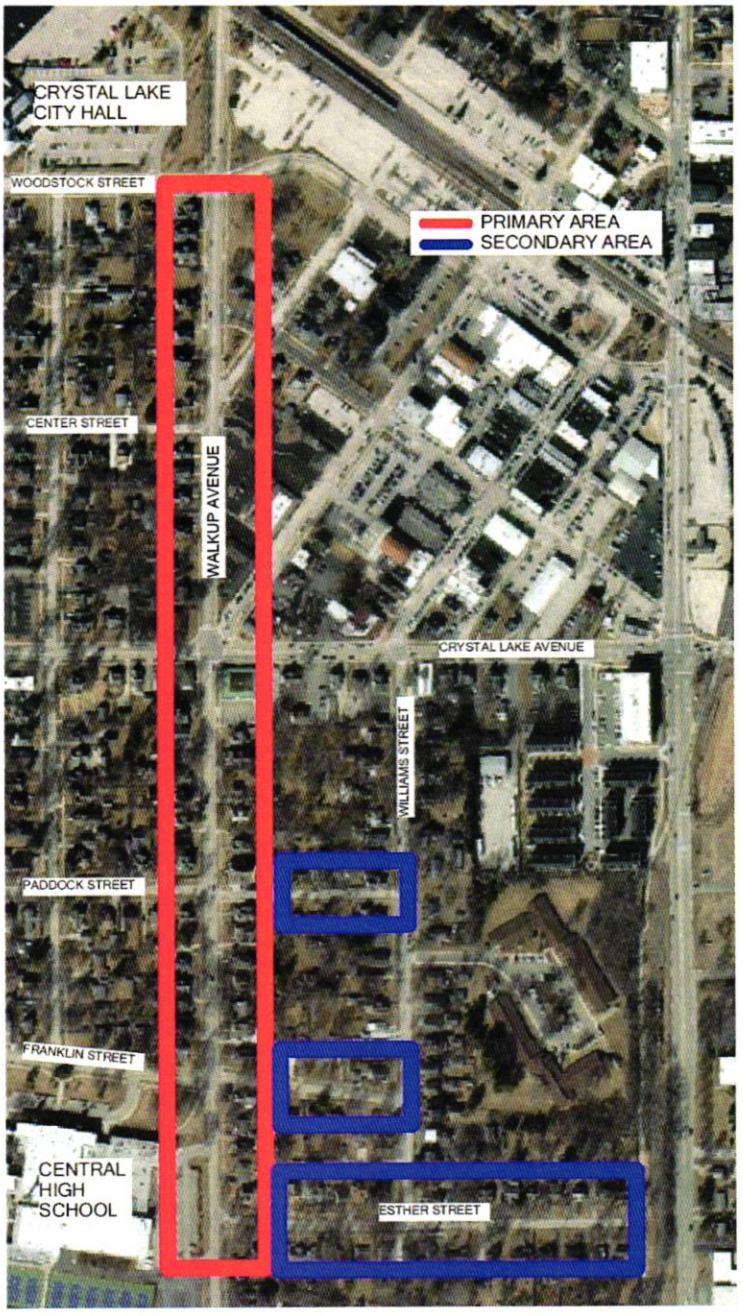
Staff Contact: Michael P. Magnuson, P.E. Director of Public Works and Engineering

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Background:
On October 8, 2024, the Environmental Protection Agency (EPA) finalized its Lead and Copper Rule Improvements (LCRI) to reduce the risk of lead exposure through drinking water. This ruling builds on the pre-2021 Lead and Copper Rule (LCR) and the 2021 Lead and Copper Rule Revisions (LCRR). As part of this ruling, Crystal Lake will be required to replace all lead service lines by the year 2037.

The Annual Lead Service Replacement Program will replace lead water service lines identified through the City's water service line inventory and replacement plan. This annual program will supplement the existing Property Owner-Initiated Lead Service Line Replacement Reimbursement Program as part of the City's efforts to comply with the EPA's requirement to replace all lead water services.

The 2026 Lead Service Replacement Program will focus on Walkup Avenue from Woodstock Street to Esther Street. Location selection for each year's program includes factors such as the concentration of lead services, the condition of the water main in the area, and coordination with potential roadway improvements. The City held two open houses on April 1 and 2, 2026, to present the project to the public. The primary and secondary focus areas are shown on the map below.



Staff followed the City's procurement policies and advertised the 2026 Annual Lead Service Line Replacement Program in the newspaper and on QuestCDN, a web-based bid solicitation service that attracts both local and national vendors and contractors. Additionally, staff contacted multiple contractors in an effort to solicit competitive bids. Sealed bids were publicly opened on May 20, 2026. Only one bid was received; however, the bid amount was below the Engineer's Estimate of $752,200.00, and the average pricing per service line is comparable to amounts submitted by others participating in the Property Owner-Initiated Lead Service Line Replacement Reimbursement Program.

All of the municipalities in the State of Illinois, and the country, are under the 10-year mandate to replace their lead service lines. Larger contractors appear to be focusing on municipalities with large replacement programs. Small contractors, like those that submit proposals for the property-owner lead service line program, are not staffed at a level to take on a municipal project. Staff is not surprised that only one bidder submitted. Until more companies staff up and purchase the

additional equipment to perform this work, it is likely that there will be a small number of bidders in the foreseeable future.

Bids were submitted for individual line items at a unit price (for example, price per foot of water service). Work will be measured and paid for at the bid unit prices. The summary of the bid is as follows:

Bidder	Bid Total	Engineer's Estimate
ASAP Plumbing √	$497,284.00	$752,200

√ Indicates recommended lowest responsible bidder

Recommendation:

The Public Works Department has reviewed the bid for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding the 2026 Lead Service Replacement Program contract to the lowest responsive and responsible bidder ASAP Plumbing, LLC, in the amount of $497,284.00.

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 ASAP Plumbing, LLC. Lead water service line replacement has been mandated by the EPA and funds for this work have been included in the 2026 budget.

Votes Required to Pass:

Simple majority

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE is required by the Environmental Protection Agency's (EPA) Lead and Copper Rule Improvements replace all lead water service lines by the year 2037; and

WHEREAS as part of the CITY's plan to comply with the EPA's requirement to replace all lead water services, the 2026 Annual Lead Service Line Replacement Program was developed; and

WHEREAS the CITY received and publicly opened bids for the 2026 Annual Lead Service Line Replacement Program on May 20, 2026; and

WHEREAS the lowest responsive and responsible bidder is ASAP Plumbing, LLC, Woodstock, 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 ASAP Plumbing, LLC for the 2026 Annual Lead Service Line Replacement Project in the in the amount of $497,284.00; 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 2nd day of June, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: June 2, 2026
APPROVED: June 2, 2026

Draft

THE CITY OF CRYSTAL LAKE

CONTRACT FOR THE CONSTRUCTION OF

2026 Annual Lead Service Replacement Project

BIDDER'S PROPOSAL

Full Name of Bidder ASAP Plumbing LLC ("Bidder")

Principal Office Address 1258 N Rosa Farm Rd, Woodstock, IL 60098

Local Office Address same

Contact Person Chris Bratanick Telephone 815.355.8254

TO: The City of Crystal Lake ("Owner")
100 W. Woodstock Street
Crystal Lake, Illinois 60045

Attention: ***Michael Wisinski – Public Works Manager***
SEALED BID: 2026 Annual Lead Service Replacement Project

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. none, which are securely stapled to the end of this Bidder's Proposal [if none, write "NONE"] ("Bid Package").

Bidder acknowledges and agrees that all terms capitalized in this Bidder's Proposal shall have the meaning given to them in the documents included in the Bid Package.

1. **Work Proposal**

A. Contract and Work. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will contract with Owner, in the form of the Contract included in the Bid Package: (1) to provide, perform and complete at the site or sites described in the Bid Package ("Work Site") and in the manner described and specified in the Bid Package all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the ***2026 Annual Lead Service Replacement Project***; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract included in the Bid Package; (3) to procure and furnish all Bonds and all certificates and policies of insurance

SCHEDULE OF PRICES

Item No.	Description	Unit	Est. Qty.	Unit Price	Total Price
Base Bid Items					
1.	Public Water Service, Bored or Pulled, Copper, Complete, 1"	LF	1320	$90	$118,800
2.	Private Water Service, Bored or Pulled, Copper, Complete, 1"	LF	1320	$90	$118,800
3.	Public Water Service, Open-Cut, Copper, Complete, 1"	LF	66	$77	$5,082
4.	Private Water Service, Open-Cut, Copper, Complete, 1"	LF	66	$77	$5,082
5.	Sidewalk Removal & Replacement, 4"	SF	2000	$18	$36,000
6.	Pavement Removal & Patch Replacement, 4", Class D	SY	540	$42	$22,680
7.	Pavement Removal & Patch Replacement, 8", Class D	SY	120	$78	$9,360
8.	Combination Curb and Gutter Removal and Replacement	LF	320	$95	$30,400
9.	Connection to Existing Water Meter (Basement/ Crawlspace/Slab on Grade), Complete	EA	40	$400	$16,000
10.	Parkway Restoration	EA	40	$750	$30,000
11.	Restoration, Open-Cut, Complete	EA	2	$900	$1,800
12.	Traffic Control and Protection	LS	1	$28,000	$28,000
13.	PCC Approach Pavement Removal and Replacement, 6"	SY	60	$68	$4,080
14.	PCC Approach Pavement Removal and Replacement, 8"	SY	120	$82	$9,840
15.	Hot-Mix Asphalt Approach Pavement Removal and Replacement, 2"	SY	120	$38	$4,560
16.	Hot-Mix Asphalt Approach Pavement Removal and Replacement, 7.5"	SY	40	$115	$4,600
17.	Water Meter Relocation or Replacement, Complete	EA	4	$550	$2,200
18.	Items Ordered by Engineer	LS	1	$50,000.00	$50,000.00
			Total Base Bid		$497,284.00

TOTAL CONTRACT PRICE: four hundred ninety-seven thousand two hundred eighty-four Dollars and zero Cents
(in writing) (in writing)

{00028684 2}