CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

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

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – June 16, 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. **Class 16 Temporary Liquor License Request – Friends of McHenry County College Foundation Block Party, Sunday, August 30, 2026**
   c. **Class 20 Temporary Liquor License Request – Friends of McHenry County College Foundation – Block Party, Sunday, August 30, 2026**
   d. **Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees under Protest**

9. **300 Pathway Court, Immanual Lutheran Church - Special Use Permit Amendment for expansion of a Religious Establishment**

10. **290 E. Congress Parkway, Sunshine Apartments, LLC - Preliminary and Final Planned Unit Development and a maximum density variation of 11.25 dwelling units/acre for a 24-unit apartment building**

11. **Adoption of a 35 mile per hour (mph) speed limit on Pingree Road from Rakow Road to US Route 14 (Northwest Highway)**

12. **Bid Award - Fire Station #1 Apparatus Bay Radiant Heat Replacement**

13. **Proposal Award - Conceptual Engineering Services for the Main Street Sidewalk Feasibility Study**

14. **No Parking Restriction 9:00 a.m. to 2:00 p.m. on school days on the south side, and No Parking anytime on the north side of Esther Street from Walkup Avenue to the eastern termini**

15. **Council Inquiries and Requests**

16. 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

17. Reconvene to Regular Session

18. 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: July 7, 2026

Item: Accounts Payable List

Staff Recommendation: Approve

Staff Contact: Jodie Hartman, Director of Finance

Background:

Attached is the Accounts Payable list for the July 7, 2026 City Council meeting. This list includes bills received since the last Council approval on June 16, 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 JULY 7, 2026

	Description		Amount
4 IMPRINT			
	DORA WRISTBANDS		307.38
		TOTAL:	307.38
72 HOUR, LLC			
	VEHICLE PURCHASE/DELIVERY - CLPD		37,582.36
		TOTAL:	37,582.36
A5 GROUP INC			
	ECONOMIC DEVELOPMENT MARKETING		4,200.00
		TOTAL:	4,200.00
ABT ELECTRONICS, INC			
	ADMIN LUNCHROOM W&S A/C UNIT		2,969.00
		TOTAL:	2,969.00
ACME CONCRETE RAISING & REPAIR INC			
	CONCRETE WORK (10 N. VIRGINIA ST.)		725.00
		TOTAL:	725.00
ADAMS STEEL SERVICE & SUPPLY, INC.			
	ROWBOAT REPAIR		115.00
		TOTAL:	115.00
AIR ONE EQUIPMENT INC			
	ANNUAL SCBA FLOW TESTING		5,058.61
	DRY LUBE		9.00
		TOTAL:	5,067.61
AIRGAS USA, LLC			
	RENTAL OXYGEN, ARGON, ACETYLENE		41.51
		TOTAL:	41.51
AJR FILTRATION INC			
	WTP 1 BAG FILTERS - PRODUCTION		893.66
		TOTAL:	893.66
AL WARREN OIL CO INC			
	FUEL - UNLEADED FOR FLEET STOCK		9,205.64
	FUEL - UNLEADED FOR FLEET STOCK		11,056.85
	FUEL - DIESEL FOR FLEET STOCK		9,423.50
	FUEL - UNLEADED FOR FLEET STOCK		11,614.95
		TOTAL:	41,300.94
ALEXANDER CHEMICAL CORP.			
	2026 CHLORINE CYLINDERS FOR WATER TREATMENT		1,815.00
	2026 CHLORINE CYLINDERS FOR WATER TREATMENT		1,633.50
	2026 CHLORINE CYLINDERS FOR WATER TREATMENT		1,815.00
		TOTAL:	5,263.50

Description		Amount
ALLEEN PAYNE-PANEK		
UB refund for account: 074344-000		13.20
	TOTAL:	13.20
ALPHAGRAPHICS		
AMERICA 250 LIGHTPOLE BANNERS		1,526.00
	TOTAL:	1,526.00
AMAZON CAPITAL SERVICES, INC.		
WEATHERTECH HOOD PROTECTORS		301.85
CLEANING SUPPLIES - DOGIPOT		97.49
OFFICE SUPPLIES		64.33
SURGE PROTECTOR - MENZEL FIRE DOCK VOLTAGE		29.99
LIFT 25 GENERATOR HOSE BARBS		23.96
LIFT 12 HOSE SPIGOT REPAIR SUPPLIES		32.48
GARBAGE GRABBERS		181.75
MONITOR STAND		203.99
SURGE PROTECTORS		67.55
ROADSIDE CABINET NETWORK POE MIDSPAN INJECTOR		73.99
WTP SUPPLIES / F&FS FIRST AID SUPPLIES		90.57
OFFICE SUPPLIES		71.31
CLOTHING ALLOWANCE - B. CAMPION		210.95
HP 48A BLACK TONER		118.28
3 OAKS BEACH ENTRANCE CAMERA		20.99
OFFICE SUPPLIES - ID HOLDERS		6.98
RUNNING BOARDS, PARTS ONLY - CLFR UNIT 304		546.22
EMPLOYEE RECOGNITION - WATER BOTTLES		389.70
RECEIPT PAPER		53.07
INSPECTION CAMERA FOR PUMPS & C-FUGE		27.99
TAPE		8.69
TAGS FOR BROKEN EQUIPMENT		58.75
FILE FOLDERS & BINDER CLIPS		16.90
AERATION TANK DIFFUSERS		165.60
OFFICE SUPPLIES		16.32
OFFICE SUPPLIES AND BAND-AIDS		49.08
CHARGER BLOCK FOR ON CALL PHONES		19.99
BUOYS FOR THE BEACH - THREE OAKS		499.80
OFFICE/JANITORIAL SUPPLIES - W/S & F/FS DIVISIONS		101.41
STAMPS FOR BEACH GATE		9.49
KITCHEN SUPPLIES		41.64
MODEM POWER SUPPLY		19.75
PW STREETS IPAD CASES		163.14
CREDIT MEMO FOR KITCHEN SUPPLIES		(20.82)
INSECT FOGGERS		62.92
HAND SOAP REFILLS		75.18
OFFICE/JANITORIAL SUPPLIES - W&S DIVISION		31.72
DRUM HANDLING SLINGS - DEPOT PARK BOLLARDS		119.97
GLOVES		278.76
MANUAL PALLET JACK FOR PLANT 3		433.74
UV STORAGE CRATES		130.08
FASTENERS		52.97
PAPER CLIPS		16.82
CABINET NETWORK POE SWITCH OUTDOOR		80.64
ANCHORS - THREE OAKS		306.18
OFFICE SUPPLIES - TONER		213.00
BLUETOOTH TRACKERS		305.37
DOUBLE SIDED TAPE		2.99
BATHROOM SUPPLIES - MUNICIPAL COMPLEX		413.70
PAINTING ROCKS & KIT - COMMUNITY EVENTS		51.97
SUNSCREEN AND CLEANING SUPPLIES		401.92
ANCHORS AND OARS		537.76
CALENDAR, CAR WIPES, ELEC TESTER		27.36
DOG WASTE STATION SUPPLIES - DEPOT PARK		67.95
DOG WASTE STATION - DEPOT PARK		256.09
ALUMINUM BED COVER - CLFR UNIT 336		699.95

Description		Amount
AMAZON CAPITAL SERVICES, INC.		
A-FRAME SIGN BOARD - CRO		78.58
HOSES & NOZZLES, PROPANE STORAGE CABINET		421.38
BINDERS FOR LOTO - LIFTS		17.92
DRUM HANDLING SLING FOR BOLLARDS		39.99
POWER SUPPLY ADAPTER		12.88
SUPPLIES - WOMEN'S LOCKER ROOM REMODEL		61.37
OFFICE SUPPLIES - CARDSTOCK		10.79
SECURITY TAMPER SEALS		8.99
TAIL LIGHT HOUSING		36.57
SHARPIES		6.64
CLEAR LIGHT CLIPS - COMMUNITY EVENTS		27.14
OFFICE SUPPLIES		78.72
3 OAKS - COLOR PRINTER TONER		482.89
	TOTAL:	9,614.08
AMERICAN RED CROSS		
THREE OAKS AQUATIC EXAMINER SERVICE AND CERTIFICATION		1,618.00
WATERFRONT CERTIFICATIONS		232.00
	TOTAL:	1,850.00
ANDERSON PEST SOLUTIONS		
PEST CONTROL - PLANT 2		180.30
PEST CONTROL INTERIOR MAINT - TRAIN STATION		75.00
PEST CONTROL SERVICE - STATION 3		92.14
PEST CONTROL SERVICE - STATIONS 3 & 4		92.14
WILDLIFE TRAPPING - TRAIN STATION		750.00
	TOTAL:	1,189.58
ANDREW GUAGENTI		
UB refund for account: 068100-000		16.46
	TOTAL:	16.46
ANDY FRAIN SERVICES, INC.		
THREE OAKS SECURITY SERVICES - MAY 2026		5,750.50
	TOTAL:	5,750.50
APWA		
APWA MEMBERSHIP DUES		1,266.00
	TOTAL:	1,266.00
AT&T DW HOLDINGS, INC		
CITY HALL FIBER INTERNET AT&T		1,143.58
	TOTAL:	1,143.58
AUTOMATED PROTECTION SYSTEMS		
TRANSFORMERS FOR HDMI COAX		83.00
	TOTAL:	83.00
AUTOMATIC BUILDING CONTROLS, LLC		
MAINTENANCE AGREEMENT/ PREFERRED SERVICE RATE		1,835.00
	TOTAL:	1,835.00

Description		Amount
B3D LIVING LLC		
UB refund for account: 075081-007		16.45
	TOTAL:	16.45
BARRY E SIMON, P.C.		
ARBITRATOR SERVICES		2,925.00
	TOTAL:	2,925.00
BATTERIES PLUS		
UPS BATTERIES		69.90
BATTERIES FOR LIFT STATIONS		22.95
	TOTAL:	92.85
BELLEFEUIL, SZUR & ASSOCIATES		
ONLINE PAYMENT FEES APR 26		19.95
ONLINE PAYMENT FEES MAY 26		3,038.70
	TOTAL:	3,058.65
BERG ENGINEERING CONSULTANTS, LTD.		
DEPOT PARK - ELECTRICAL REVIEW		180.00
	TOTAL:	180.00
BERGER EXCAVATING CONTRACTORS INC		
CRYSTAL CREEK DAYLIGHTING CONSTRUCTION		362,577.19
	TOTAL:	362,577.19
BEST QUALITY CLEANING INC		
CLEANING - MUNICIPAL COMPLEX		11,919.00
	TOTAL:	11,919.00
BLUE CROSS BLUE SHIELD ILLINOIS		
AMBULANCE REFUND J FORSBERG 10/20/24		1,935.00
	TOTAL:	1,935.00
BLUESTEM ECOLOGICAL SERVICE INC		
NATURAL AREAS MAINTENANCE		1,785.00
	TOTAL:	1,785.00
BRAD KILB		
CLASS B DRINKING WATER OPERATOR LICENSE REIMB.		30.00
	TOTAL:	30.00
BUREAU OF FISCAL OPERATIONS-GEMT		
GEMT REIMBURSEMENT TO STATE JAN-MAR 26		8,355.96
	TOTAL:	8,355.96

	Description		Amount
CALLYO			
	OVERHEAR RENEWAL		3,540.00
		TOTAL:	3,540.00
CARUS CORPORATION			
	2026 ORTHO POLYPHOSPHATE - WATER TREATMENT		4,973.54
		TOTAL:	4,973.54
CDS OFFICE TECHNOLOGIES			
	POLICE VEHICLE DOCKING STATION ANTENNAS CELLULAR		120.00
		TOTAL:	120.00
CERTIFIED BALANCE & SCALE CORP			
	ANNUAL MAINTENANCE & CALIBRATION OF PROBES & SCALES		1,357.00
		TOTAL:	1,357.00
CHARLES SPINELLI			
	UB refund for account: 039663-000		61.97
		TOTAL:	61.97
CHICAGO COMMUNICATIONS LLC			
	REPEATER/RECEIVER MONTHLY MAINTENANCE		217.25
	RADIO, ANTENNA INSTALLATION - QTY (8)		1,785.87
	ST 4 ANTENNA AND POLYPHASER INSTALL/REPAIR		1,785.87
		TOTAL:	3,788.99
CHRISTOPHER B BURKE ENGINEERING LTD			
	RE-ESTABLISH CRYSTAL CREEK CONSTRUCTION ENGINEERING		53,026.83
	STORMWATER REVIEW (1141 NORTH SHORE DR.)		310.00
	STORMWATER REVIEW (685 WOODLAND DR.)		310.00
	STORMWATER REVIEW (WATER'S EDGE DEVELOPMENT)		1,521.25
	STORMWATER REVIEW (FOREST VIEW)		3,731.25
	STORMWATER REVIEW (OAKBROOK ESTATES EXPANSION)		5,418.00
	STORMWATER REVIEW (MCC EVENT CENTER)		2,458.75
	STORMWATER REVIEW (LAKELAND FARM)		3,234.00
	STORMWATER REVIEW (380 MEMORIAL DR.)		191.50
		TOTAL:	70,201.58
CINTAS			
	FIRST AID CABINET REPLENISHMENT		200.01
		TOTAL:	200.01
CIVIC PLUS, LLC			
	CITY WEBSITE UPGRADE		32,412.30
		TOTAL:	32,412.30
CLARK BAIRD SMITH LLP			
	PROFESSIONAL SERVICES		10,436.25
		TOTAL:	10,436.25

Description		Amount
CLARK HILL PLC		
PROFESSIONAL SERVICES		16,915.68
	TOTAL:	16,915.68
CLARKE ENVIRONMENTAL MOSQUITO MGMT,		
MOSQUITO SPRAYING AT THREE OAKS		125.00
MOSQUITO SPRAYING AT THREE OAKS		125.00
MOSQUITO SPRAYING AT THREE OAKS		125.00
	TOTAL:	375.00
CMS COMMUNICATIONS INC		
MITEL PHONE SUPPORT		9,481.00
	TOTAL:	9,481.00
COLLIN & KATHLEEN SPRAU		
UB refund for account: 074546-000		34.97
	TOTAL:	34.97
COMCAST CABLE		
COMCAST FIBER INTERNET AND METRO		4,682.00
	TOTAL:	4,682.00

	Description		Amount
COMED			
	ELECTRIC - 3 OAKS LEVEL CONTROL PUMPING STATION		3,280.21
	ELECTRIC SERVICE		256.56
	ELECTRIC SERVICE		462.19
	ELECTRIC SERVICE		103.60
	ELECTRIC SERVICE		112.97
	ELECTRIC SERVICE		23.01
	ELECTRIC SERVICE		291.09
	ELECTRIC SERVICE		826.98
	ELECTRIC SERVICE		107.83
	ELECTRIC SERVICE		156.71
	ELECTRIC SERVICE		86.05
	ELECTRIC SERVICE		308.89
	ELECTRIC SERVICE		52.60
	ELECTRIC SERVICE		71.48
	ELECTRIC SERVICE		138.98
	ELECTRIC SERVICE		158.34
	ELECTRIC SERVICE		372.11
	ELECTRIC SERVICE		298.22
	ELECTRIC SERVICE		27.10
	ELECTRIC SERVICE		109.38
	ELECTRIC SERVICE		44.49
	ELECTRIC SERVICE		1,010.90
	ELECTRIC SERVICE		140.99
	ELECTRIC SERVICE		119.94
	ELECTRIC SERVICE		81.74
	ELECTRIC SERVICE		57.76
	ELECTRIC SERVICE		46.87
	ELECTRIC SERVICE		87.88
	ELECTRIC SERVICE		48.95
	ELECTRIC SERVICE		211.04
	ELECTRIC SERVICE		91.36
	ELECTRIC SERVICE		71.03
	ELECTRIC SERVICE		155.15
	ELECTRIC SERVICE		93.82
	ELECTRIC SERVICE		22.53
	ELECTRIC SERVICE		157.24
	ELECTRIC SERVICE		174.55
	ELECTRIC SERVICE		22.00
	ELECTRIC SERVICE		135.95
	ELECTRIC SERVICE		119.66
	ELECTRIC SERVICE		58.62
		TOTAL:	10,196.77
CONSERV FS INC			
	SPOT SPRAYER		299.20
		TOTAL:	299.20
COPENHAVER CONSTRUCTION			
	DEPOT PARK SITE IMPROVEMENTS		976,548.07
		TOTAL:	976,548.07
COPY EXPRESS, INC.			
	ENVELOPES		1,176.00
	BUSINESS CARDS		43.00
		TOTAL:	1,219.00
CORE & MAIN LP			
	BBOX SUPPLIES FOR REPAIR - UNDERGROUND		1,130.50
	BBOX SUPPLIES - UNDERGROUND		927.00
		TOTAL:	2,057.50

	Description		Amount
COTIVITI			
	AMBULANCE REFUND N SATZKE		593.21
		TOTAL:	593.21
COUNTRYSIDE FLOWER SHOP			
	DELIVERY, LABOR & MATERIALS FOR PLANTS		9,448.81
		TOTAL:	9,448.81
CURRIE MOTORS			
	VEHICLE PURCHASE/DELIVERY - CLFR		47,824.95
	VEHICLE PURCHASE/DELIVERY - W&S		50,749.00
		TOTAL:	98,573.95
D'ANGELO FAMILY INC			
	DEPARTMENT AWARDS - 2025		620.00
		TOTAL:	620.00
DATAVANT, LLC			
	RECORD RETRIEVAL - SUBPOENA CL-26-010419		63.29
		TOTAL:	63.29
DAVE SANDEEP			
	UB refund for account: 057412-000		631.16
		TOTAL:	631.16
DAVE'S BAIT & TACKLE			
	MARINE BATTERIES		5,498.00
	WORMS - THREE OAKS		137.50
	WORMS - THREE OAKS		137.50
	TROLLING MOTOR REPLACEMENTS		7,038.50
	WORMS - THREE OAKS		137.50
		TOTAL:	12,949.00
DAWN GILMAN			
	CUBICLE NAMEPLATE - FIRE RESCUE		15.00
	OFFICE SUPPLIES		47.50
		TOTAL:	62.50
D'LAND CONSTRUCTION, LLC			
	SIDEWALK & CURB REPLACEMENT PROGRAM		163,074.86
		TOTAL:	163,074.86
DOOR KING			
	GATE MONITORING		89.90
		TOTAL:	89.90
DUNN, THOMAS			
	CLOTHING ALLOWANCE REIMBURSEMENT		125.68
		TOTAL:	125.68

Description		Amount
DYNEGY ENERGY SERVICES		
ELECTRIC SERVICE		165.84
ELECTRIC SERVICE		120.27
ELECTRIC SERVICE		168.00
ELECTRIC SERVICE		168.00
ELECTRIC SERVICE - WTP5		11,213.35
ELECTRIC SERVICE		103.92
ELECTRIC SERVICE - WTP4 & WWTP3		13,908.13
ELECTRIC SERVICE		22.14
ELECTRIC SERVICE		137.92
ELECTRIC SERVICE		230.14
ELECTRIC SERVICE - THREE OAKS		1,691.55
ELECTRIC SERVICE - THREE OAKS		145.07
ELECTRIC SERVICE - WTP1		9,455.87
ELECTRIC SERVICE		50,303.64
ELECTRIC SERVICE - WTP3		19,992.07
	TOTAL:	107,825.91
EBY GRAPHICS		
GRAPHICS INSTALLATION - UNIT 330		551.02
GRAPHICS & INSTALLATION - CLFR UNIT 332		719.14
WRAP SQUAD - UNIT 1021		1,650.34
GHOSTED GRAPHICS INSTALLATION - CLFR UNIT 303		996.17
T-SHIRTS - SAFETY TOWN		323.00
MAGNETIC VEHICLE NUMBERS		1,062.95
NUMBER REPLACEMENTS - UNIT 303 TO 305		35.00
	TOTAL:	5,337.62
ED'S RENTAL & SALES, INC. #2		
RENTAL - ROTO TILLER FOR BIO SWALE MAINTENANCE		44.85
	TOTAL:	44.85
ELECTRICAL CONTRACTORS INC		
REPAIR GATE AT PLANT #3		765.50
	TOTAL:	765.50
EMS MANAGEMENT & CONSULTANTS, INC		
AMBULANCE ADMIN FEES APR 26		3,834.46
	TOTAL:	3,834.46
EXCEL ENVIRONMENTAL SERVICES, LLC		
USED ANTIFREEZE COLLECTON - FLEET SHOP		76.45
	TOTAL:	76.45
FAST SIGNS		
BLUE STAR BANNER PROGRAM		154.00
BLUE STAR BANNER PROGRAM		154.00
	TOTAL:	308.00
FEHR GRAHAM & ASSOCIATES, LLC		
CONSULTING SERVICES		531.00
FORCEMAIN LINING ENGINEERING		2,552.00
CONSULTING SERVICES		1,420.50
PROJECT 1 - LEAD SERVICE LINE REPLACEMENT ENGINEERING		2,607.00
PROJECT 1 - LSL REPLACEMENT CONSTRUCTION ENGINEERING		4,933.75
	TOTAL:	12,044.25

	Description		Amount
FOX VALLEY FIRE & SAFETY CO.			
	KELTRON ANNUAL TECH SUPPORT FEE 2026		8,159.00
		TOTAL:	8,159.00
FOXCROFT MEADOWS			
	TOPSOIL FOR RESTORATIONS - UNDERGROUND		70.00
	TOPSOIL FOR RESTORATIONS - UNDERGROUND		140.00
	MULCH FOR MCCORMICK PARK		98.00
		TOTAL:	308.00
FULLIFE SAFETY, LLC			
	PPE - RAIN GEAR		609.00
	RAIN JACKET - K. AUSTIN		49.00
		TOTAL:	658.00
GENUINE PARTS COMPANY, INC			
	NAPA PURCHASES		30,790.92
		TOTAL:	30,790.92
GESKE & SONS, INC			
	ANNUAL STREET RESURFACING		514,143.71
		TOTAL:	514,143.71
GEWALT HAMILTON ASSOC INC			
	TRAFFIC STUDY (QUIK TRIP - RT. 31 & THREE OAKD RD.)		12,590.18
		TOTAL:	12,590.18
GOODMARK NURSERIES			
	DEPOT BUILDING BUSH REPLACEMENTS		42.00
		TOTAL:	42.00
GORDON FLESCH COMPANY INC			
	ENGINEERING COPIER MAINTENANCE		17.68
		TOTAL:	17.68
GREAT LAKES CREDIT UNION			
	REFUND FOR FIRE ALARM MONITORING FEES		1,200.00
		TOTAL:	1,200.00
HAGG PRESS INC			
	JULY NEWSLETTER PRINTING		3,274.00
		TOTAL:	3,274.00
HAMPTON, LENZINI & RENWICK, INC.			
	MAIN ST. & LIBERTY INTERSECTION IMPROVEMENTS - PRELIM		2,137.58
		TOTAL:	2,137.58

	Description		Amount
HD SUPPLY, INC			
	DRINKING WATER LAB SUPPLIES - PRODUCTION		715.85
	PVC TUBING FOR SAMPLERS		425.60
	DEIONIZED WATER FOR LABS - WTP, PRODUCTION		36.58
	TRACING DYE FOR PLANT 3		82.60
		TOTAL:	1,260.63
HEATHER MAIERITSCH			
	ICSC RECON CONFERENCE - MEAL REIMBURSEMENT		126.07
		TOTAL:	126.07
HOLTZEE, CAYDEN			
	CDL PERMIT REIMBURSEMENT		51.13
		TOTAL:	51.13
HOME DEPOT CREDIT SERVICES			
	HOME DEPOT PURCHASES - MAY 2026		1,908.81
		TOTAL:	1,908.81
HR GREEN, INC.			
	W&S RISK/RESILIENCE ASSESSMENT & EMERGENCY RESPONSE		6,618.50
	W&S RISK/RESILIENCE ASSESSMENT & EMERGENCY RESPONSE		680.00
		TOTAL:	7,298.50
HUMANA HEALTH CARE PLANS			
	AMBULANCE REFUND M GRIESE		388.44
		TOTAL:	388.44
ID NETWORKS INC			
	LIVESCAN - RENEWAL		1,995.00
		TOTAL:	1,995.00
IL DEPT. OF AGRICULTURE			
	COMMERCIAL NOT FOR HIRE OPERATOR LICENSE		150.00
	COMMERCIAL NOT FOR HIRE APPLICATOR LICENSE		180.00
	COMMERICAL NOT FOR HIRE OPERATOR LICENSE		150.00
	COMMERCIAL NOT FOR HIRE OPERATOR LICENSE		150.00
	COMMERCIAL NOT FOR HIRE OPERATOR LICENSE		150.00
	COMMERCIAL NOT FOR HIRE OPERATOR LICENSE		150.00
		TOTAL:	930.00
IL SECRETARY OF STATE			
	TITLE & PLATES - CLPD UNIT 1002		316.00
		TOTAL:	316.00
ILLINOIS FIRE INSPECTORS ASSOCIATION			
	INSPECTOR I CLASS - LETTIERI		450.00
		TOTAL:	450.00

Description		Amount
ILLINOIS STATE POLICE		
FINGERPRINTS		993.00
	TOTAL:	993.00
INFOBIP VOICE, INC		
MONTHLY PHONE SERVICE		4,162.73
	TOTAL:	4,162.73
JAMES VEUGELER		
CLOTHING ALLOWANCE REIMBURSEMENT		71.48
	TOTAL:	71.48
JENNIFER BOXRUD		
UB refund for account: 056378-000		30.65
	TOTAL:	30.65
JENNIFER OLIVER		
LEAD SERVICE LINE REIMBURSEMENT - 151 ORIOLE TR.		10,150.00
LEAD SERVICE LINE REIMBURSEMENT - 151 ORIOLE TR.		200.00
	TOTAL:	10,350.00
JOE SCHNUR		
CUT & PROGRAM KEYS (QTY 4) - CLFR UNIT 303		950.00
CUT & PROGRAM KEY (QTY 1) - CLFR UNIT 332		350.00
CUT & PROGRAM KEY (QTY 1) - CLPD UNIT 1002		350.00
	TOTAL:	1,650.00
JOHNSON TRACTOR, INC		
2026 KUBOTA M5-091HDC12-1 TRACTOR (REPLACEMENT)		75,516.85
	TOTAL:	75,516.85
JOSEPH D. FOREMAN & COMPANY		
BBOX REPAIR PARTS - UNDERGROUND		486.00
BBOX & SERVICE REPAIR PARTS - UNDERGROUND		998.00
	TOTAL:	1,484.00
KNUCKLEBOOM SERVICES INC		
CRANE INSPECTION, WW UNIT #709 - PASS		420.00
	TOTAL:	420.00
LAKESIDE INTERNATIONAL LLC		
PROGRAM ECM - CLFR UNIT 340		450.00
	TOTAL:	450.00
LAWSON PRODUCTS, INC.		
HARDWARE FOR FLEET - SHOP SUPPLIES		481.84
REPLENISH HARDWARE PLANT 2		327.96
	TOTAL:	809.80

Description		Amount
LEE JENSEN SALES CO INC		
NYLON SLING FOR LIFTING DEPOT BOLLARDS		19.00
CREDIT FOR NYLON SLING		(19.00)
CYLINDER LIFTING SLINGS - DEPOT PARK BOLLARDS		65.00
	TOTAL:	65.00
LESTER ENTERPRISES, INC		
PLANT 3 SANDFILTER DOOR GLASS		220.00
	TOTAL:	220.00
LISA TIETZ		
SYMPOSIUM ON CHILD ABUSE - MEAL REIMBURSEMENT		197.39
	TOTAL:	197.39
LOU'S GLOVES		
NITRILE GLOVES - XL - PPE		157.00
	TOTAL:	157.00
LUCAS SEILER		
UB refund for account: 074056-000		21.24
	TOTAL:	21.24
MACKIE CONSULTANTS, LLC		
SANITARY SEWER DESIGN (RT. 14 & RT. 176)		1,650.00
	TOTAL:	1,650.00
MANUSOS GENERAL CONTRACTING INC		
2026 CLPD LUNCHROOM FLOORING & COUNTER TOPS		22,050.70
	TOTAL:	22,050.70
MARIA ZUNIGA		
ADMIN TOW FEE REFUND		500.00
	TOTAL:	500.00
MARK 1 LANDSCAPE INC		
MOWING OF CITY OWNED PROPERTIES		42,071.72
MOWING OF CITY OWNED PROPERTIES ADDITIONAL PROPERTIES		2,065.00
SPRING CLEAN UP - CONGRESS PARKWAY ROUNDABOUT		375.00
	TOTAL:	44,511.72
MARTENSON TURF PRODUCTS, INC		
LANDSCAPE MATERIALS - BIO SWALE		379.00
HERBICIDE - ROUTE 14 & MAIN STREET ISLANDS		417.75
	TOTAL:	796.75
MASON, LISA		
PAVILION DEPOSIT REFUND		125.00
	TOTAL:	125.00

Description		Amount
MCCANN INDUSTRIES, INC.		
2026 CASE 590 SUPER N BACKHOE LOADERS - QTY 2		275,767.00
	TOTAL:	275,767.00
MCHENRY CO COUNCIL OF GOVERNMENTS		
ANNUAL MEMBERSHIP DUES		16,896.00
	TOTAL:	16,896.00
MCHENRY CO RECORDER		
RECORDING OF LIENS		308.00
	TOTAL:	308.00
MCHENRY COUNTY HISTORICAL SOCIETY		
ANNUAL MEMBERSHIP		1,010.00
	TOTAL:	1,010.00
MCMASTER CARR SUPPLY CO.		
SNAP HOOKS WITH SWIVEL EYE FOR FLAG POLE		197.84
PVC AND FITTINGS FOR LIFT 5 - PARK DISTRICT		963.47
	TOTAL:	1,161.31
MECHANICAL24 INC		
ICE MACHINE LEASE		328.00
	TOTAL:	328.00
MEGHANN POST		
FRAUD VICTIM - REFUND RECOVERED FUNDS		1,887.61
	TOTAL:	1,887.61
MENARD INC		
MISC SUPPLIES		2.00
CAULK & CABLE TIES		25.82
WATER SPRINKLERS & TIMER		129.96
MISC SUPPLIES		107.59
MISC SUPPLIES		31.02
POTTING SOIL		27.83
MISC SUPPLIES		13.95
RETURNED MERCHANDISE FOR CREDIT		(63.98)
SPRINKLER & FUEL		60.39
MISC SUPPLIES		2.99
EXTENSION CORDS		97.98
HOSE CLAMPS		14.98
HOSES, SPRINKLER, & COOLER		139.91
	TOTAL:	590.44
MES I ACQUISITION INC		
BRUSH PANTS - WILDLAND - ANGELO		282.10
	TOTAL:	282.10

Description		Amount
MIDWEST POWER INDUSTRY, INC		
LIFT STATION OIL DIP STICK/PAN ISSUE		540.10
	TOTAL:	540.10
MIDWEST SALT		
2026 WATER TREATMENT SALT - PRODUCTION		2,811.84
2026 WATER TREATMENT SALT - PRODUCTION		3,173.83
2026 WATER TREATMENT SALT - PRODUCTION		3,079.45
2026 WATER TREATMENT SALT - PRODUCTION		2,779.53
2026 WATER TREATMENT SALT - PRODUCTION		2,814.42
2026 WATER TREATMENT SALT - PRODUCTION		2,765.30
2026 WATER TREATMENT SALT - PRODUCTION		3,128.58
2026 WATER TREATMENT SALT - PRODUCTION		2,787.28
	TOTAL:	23,340.23
MOTION INDUSTRIES INC		
ORANGE FLOAT CLEANING CHEMICALS		691.82
	TOTAL:	691.82
MUNICIPAL CLERKS OF LAKE COUNTY, IL		
DUES 2026-27		80.00
	TOTAL:	80.00
NALCO WATER PRETREATMENT SOLUTIONS.		
DI EXCHANGE WATER SERVICE - LAB		695.01
	TOTAL:	695.01
NATIONAL INDUSTRIAL MAINTENANCE, INC		
HYDRO EXCAVATING WATER SERVICE LINES		72,800.00
	TOTAL:	72,800.00
NCPERS GROUP LIFE INS		
VOLUNTARY GROUP INSURANCE - TO BE REIMB.		512.00
	TOTAL:	512.00

Description		Amount
NICOR / BILL PAYMENT CENTER		
GAS SERVICE		114.55
GAS SERVICE		68.29
GAS SERVICE		68.51
GAS SERVICE		197.68
GAS SERVICE		64.87
GAS SERVICE		200.08
GAS SERVICE		71.28
GAS SERVICE		178.34
GAS SERVICE		203.08
GAS SERVICE		307.88
GAS SERVICE		69.05
GAS SERVICE		63.68
GAS SERVICE		69.02
GAS SERVICE		69.21
GAS SERVICE		486.31
GAS SERVICE		63.68
GAS SERVICE		63.68
GAS SERVICE		65.23
GAS SERVICE		184.44
GAS SERVICE		69.21
GAS SERVICE		63.68
GAS SERVICE		63.68
GAS SERVICE - THREE OAKS		281.09
GAS SERVICE		205.99
GAS SERVICE		63.68
GAS SERVICE		106.33
GAS SERVICE		69.83
GAS SERVICE		1,395.71
GAS SERVICE		67.54
GAS SERVICE		67.87
GAS SERVICE		128.55
GAS SERVICE		113.33
GAS SERVICE		69.12
	TOTAL:	5,374.47
OLSEN SAFETY EQUIPMENT CORP		
HARDHATS AND EARMUFFS		89.15
	TOTAL:	89.15
ONLINE COMMERCE GROUP, LLC		
DUAL TRASH/RECYCLING CANS		4,789.61
	TOTAL:	4,789.61
OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD		
PROFESSIONAL SERVICES		79.50
	TOTAL:	79.50
OVERHEAD MATERIALS HANDLING ILLINOIS, INC		
CRANE & HOIST SAFETY INSPECTIONS		1,745.00
	TOTAL:	1,745.00
PACE ANALYTICAL SERVICES, LLC		
DRINKING WATER LAB SERVICES		10.25
	TOTAL:	10.25

	Description		Amount
PAHCS II			
	REQUIRED MEDICAL TESTS		1,025.00
	REQUIRED MEDICAL TESTS		615.00
	REQUIRED MEDICAL TESTS		260.00
	REQUIRED MEDICAL TESTS		1,950.00
	REQUIRED MEDICAL TESTS		3,260.00
	REQUIRED MEDICAL TESTS		800.00
	REQUIRED MEDICAL TESTS		410.00
		TOTAL:	8,320.00
PARIC HOLDINGS, INC			
	CLPD LUNCHROOM TABLES - MUNICIPAL COMPLEX		2,707.20
		TOTAL:	2,707.20
PEERLESS FENCE			
	PARTS/LABOR REMOVE & REPLACE GATES AT DEPOT PARK		11,900.00
		TOTAL:	11,900.00
POLYDYNE INC			
	POLYMER PLANT 3		1,660.50
		TOTAL:	1,660.50
POMP'S TIRE SERVICE, INC.			
	DISMOUNT/MOUNT/DISPOSAL OF TIRES - CLFR UNIT 381		1,131.66
		TOTAL:	1,131.66
PROVEN BUSINESS SYSTEMS, LLC			
	MONTHLY COPIER SERVICE		991.93
		TOTAL:	991.93
QUICKFIX WATERPROOFING CORP			
	EPOXY FLOOR COATING IN DIGESTER #2		5,400.00
		TOTAL:	5,400.00
RAY O'HERRON CO INC			
	HORTON - NIPAS - BALLISTIC VEST		3,900.00
	DIAZ - NIPAS - BALLISTIC VEST		3,900.00
		TOTAL:	7,800.00
ROBERT UNTCH			
	UB refund for account: 072254-000		49.57
		TOTAL:	49.57
RON JONES ELECTRIC INC			
	LIFT 24 MCC UPGRADE		17,074.00
		TOTAL:	17,074.00

Description		Amount
RUSSO POWER EQUIPMENT INC		
SNOW MACHINE RENTAL		6,900.00
	TOTAL:	6,900.00
SAUBER MFG. CO.		
STREETS TRUCK UNIT 409 - AERIAL INSPECTION & REPAIRS		7,034.78
	TOTAL:	7,034.78
SEECOM/ACH		
ALARM MONITORING FEE MAY 2026		9,906.00
	TOTAL:	9,906.00
SEFAC USA, INC		
AUTO LIFTS - CARRIAGE ROLLER KIT REPAIR		373.00
	TOTAL:	373.00
SGU UTILITIES INC		
REFUND - RETURNED HYDRANT METER		1,775.03
	TOTAL:	1,775.03
SHERMAN MECHANICAL INC		
REPLACE VALVE & ACTUATOR		1,547.00
DRAIN REPAIR & CONDENSATE INSTALLED - STATION 3		4,342.00
REPLACE RPZ FOR BOILER FEED IN BASEMENT		3,083.00
A/C REPAIR - STATION 3		347.00
MINI SPLIT START-UP - WTP #1		420.00
AHU 7 & 12 INSPECTION/REPAIR		347.00
WATER BOTTLE FILLTER INSPECTION - THREE OAKS		150.00
UNISEX BATHROOM REPAIR - THREE OAKS		289.95
	TOTAL:	10,525.95
SIKICH CPA LLC		
ANNUAL AUDIT FY25		14,085.00
	TOTAL:	14,085.00
SPENCER, TIMOTHY		
CDL REIMBURSEMENT		61.46
	TOTAL:	61.46
STANDARD IND & AUTO EQUIPMENT		
HYDRAULIC OIL - W&S VACTOR UNIT 612		434.40
	TOTAL:	434.40
STATE TREASURER - IDOT		
TRAFFIC SIGNAL MAINT. - HALIGUS & MT. THABOR		911.70
	TOTAL:	911.70

Description		Amount
SWIFT WASH CRYSTAL LAKE, LLC		
MAY CAR WASHES		108.00
	TOTAL:	108.00
SYNAGRO CENTRAL LLC		
BIOSOLIDS HAULING		38,734.94
	TOTAL:	38,734.94
T.O.P.S. IN DOG TRAINING		
CRUISE & SAKE K-9 MAINTENANCE - JUNE 2026		850.00
	TOTAL:	850.00
TECHSMITH CORPORATION		
SNAGIT RENEWAL-3 YEARS		303.52
	TOTAL:	303.52
THE FLAG STORE		
BEADED RETAINER RING - DEPOT PARK FLAG POLE		124.95
	TOTAL:	124.95
THE SHERWIN-WILLIAMS CO		
PAINT FOR PW GARAGE DOORS/TRIM		104.97
PAINT FOR TREE GRATES		125.05
PAINT FOR TREE GRATES		125.05
	TOTAL:	355.07
THERMOSTAT BLOCKER I, INC		
COMPUTER ROOM A/C PREVENTATIVE MAINTENANCE		3,175.00
	TOTAL:	3,175.00
TIM CARROLL		
TRAINING MEAL REIMBURSEMENT		13.44
	TOTAL:	13.44
TRAFFIC CONTROL & PROTECTION LLC		
SIGN MATERIAL		8,623.20
SIGN MATERIAL		1,589.90
	TOTAL:	10,213.10
TREASURER, STATE OF ILLINOIS		
CONSTRUCTION MT. THABOR/HALIGUS/RT. 176		5,290.06
	TOTAL:	5,290.06
TROTTER AND ASSOC		
PHOSPHORUS REMOVAL WWTP 2 & 3 DESIGN		2,099.75
	TOTAL:	2,099.75

Description		Amount
TSI INCORPORATED		
FIT TEST ADAPTER KIT - MSA ADVANTAGE		270.00
	TOTAL:	270.00
ULTRA STROBE COMMUNICATIONS INC		
LABOR TO INSTALL RADIO (CITY-SUPPLIED) UNIT 701		320.64
LABOR TO INSTALL LIGHTS & RADIO (CITY-SUPPLIED)		630.00
	TOTAL:	950.64
UNION PACIFIC RAILROAD COMPANY		
PRELIM ENG SERVICES - PED CONN TO PRAIRIE TRAIL		3,899.86
	TOTAL:	3,899.86
UNITED HEALTHCARE		
AMBULANCE REFUND M GIBSON		283.53
	TOTAL:	283.53
UPS		
POSTAGE - STREAMLIGHT REPAIR & SUBPOENAS		48.17
POSTAGE - STREAMLIGHT REPAIR		22.14
	TOTAL:	70.31
USALCO, LLC		
ALUM PLANT 2		4,849.51
ALUM PLANT 2		4,836.62
ALUM PLANT 2		4,875.28
ALUM PLANT 3		4,791.52
	TOTAL:	19,352.93
VACKER INC		
THREE OAKS STORYWALK CASES		4,936.00
	TOTAL:	4,936.00
VANDERSTAPPEN SURVEYING & ENGINEERI		
ALTA SURVEY FOR 200 CONGRESS & TWO OTHER PARCELS		5,200.00
	TOTAL:	5,200.00
VCP, INC		
NO PARKING SIGNS - 4TH OF JULY		995.57
	TOTAL:	995.57
VELOCITYEHS INC		
MSDS SUBSCRIPTION		4,700.00
	TOTAL:	4,700.00
VEREGY CENTRAL, LLC		
WATER METER REPLACEMENT PROGRAM SERVICES		565,337.96
	TOTAL:	565,337.96

Description		Amount
VERIZON WIRELESS		
CELLULAR SERVICE - JUNE 2026 - CITY PHONES & IPADS		6,791.62
	TOTAL:	6,791.62
VESTIS GROUP, INC ARAMARK UNIFORM & CAREER APPAREL GROUP, INC		
MAT & SHOP TOWEL RENTAL		81.02
W&S SHOP TOWELS/MATS - JUNE 2026		38.61
FLEET SHOP TOWELS/MATS - JUNE 2026		50.03
W&S SHOP TOWELS/MATS - MAY 2026		65.52
FLEET MATS, SHOP TOWELS - JUNE 2026		65.08
MAT & SHOP TOWEL RENTAL		82.38
W&S SHOP TOWELS/MATS - JUNE 2026		39.26
FLEET SHOP TOWELS/MATS - JUNE 2026		50.87
	TOTAL:	472.77
VIDFORWEB, LLC		
ECON DEV MARKETING - STATE OF THE COMMUNITY VIDEO		12,500.00
	TOTAL:	12,500.00
VOLLMAR PRECAST PRODUCTS LLC		
PRE-CAST BARREL SECTIONS FOR REBUILDS		960.00
	TOTAL:	960.00
W.W. GRAINGER, INC		
REPLACEMENT EYE WASH BOTTLES - FLEET GARAGE		34.86
ANGLE BACK BOXES - LIFT STATIONS		182.91
UV SCANNER FOR THE BOILER		297.14
	TOTAL:	514.91
WAREHOUSE DIRECT		
OFFICE SUPPLIES		74.97
OFFICE SUPPLIES		406.29
	TOTAL:	481.26
WELDERS SUPPLY COMPANY		
REFLECTIVITY PROGRAM - SIGNS		21.42
MONTHY OXYGEN RENTAL JUNE 2026		132.00
	TOTAL:	153.42
WHO BREW, LLC		
PERFORMANCE BOND REFUND 6280 NW HIGHWAY		3,000.00
	TOTAL:	3,000.00
WM J CASSIDY TIRE & AUTO SUPPLY		
TIRE DISPOSAL - FLEET SHOP SUPPLIES		21.25
SCRAP TIRE DISPOSAL - FLEET SHOP SUPPLIES		17.00
TIRE - CITY INSTALLED, STREETS SWEEPER UNIT 424		512.98
	TOTAL:	551.23
WORKING WORLD STAFFING		
TEMPORARY STAFF IN FINANCE DEPT		489.60
TEMPORARY STAFF IN FINANCE DEPT		489.60
TEMPORARY STAFF IN FINANCE DEPT		489.60
	TOTAL:	1,468.80

Description		Amount
Report Total:		4,047,456.07
FUND TOTALS:		
101 GENERAL FUND	458,102.36	
110 CAPITAL REPLACEMENT FUND	1,716,240.21	
115 VEHICLE REPLACEMENT FUND	265,410.81	
201 RESTRICTED POLICE FUNDS	10,537.61	
230 FIRE RESCUE FUND	55,130.65	
260 PARKING FUND	325.01	
365 MAIN ST TIF PROJECT FUND	895.00	
366 VIRGINIA ST TIF PROJECT FUND	895.00	
368 VULCAN LAKES TIF PROJECT FUND	895.00	
369 WATER'S EDGE TIF	895.00	
620 WATER & SEWER FUND	230,752.80	
630 W&S CAPITAL & EQUIP REPL FUND	1,307,376.62	
PAYMENT TYPE TOTALS:		
ACH Transaction	3,557,826.90	
Paper Check	489,629.17	

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 07/01/2026 - 07/01/2026
POSTED AND UNPOSTED
OPEN AND PAID

	Invoice Number	Bank Account	Description	Amount
102700 COMCAST CABLE				
	0065433-06132026	GFCKG	CITY HALL TV SERVICE	104.97
	0248195-06042026	GFCKG	3 OAKS COAX INTERNET SERVICE - SERVICES REMOVED	(62.14)
	0292334-06112026	GFCKG	EOC TV SERVICE	4.18
	0432484-06102026	GFCKG	3 OAKS INTERNET SERVICE	174.85
	0591545-05252026	GFCKG	INTERNET SERVICE - WWTP3	(159.52)
	0604819-06122026	GFCKG	CABLE INTERNET SERVICE - FIRE STATION 3	207.85
	0782375-06142026	GFCKG	MCCORMICK WATER TOWER COAX INTERNET	369.45
	8771 10 004 0014530	GFCKG	CABLE SERVICE 07/01-07/31/26	15.97
Total For: COMCAST CABLE				655.61
027672 FEDEX				
	9-332-64377	GFCKG	POSTAGE	1,088.52
Total For: FEDEX				1,088.52
Report Total:				1,744.13

FUND TOTALS:

101 GENERAL FUND	639.64
230 FIRE RESCUE FUND	15.97
260 PARKING FUND	42.72
630 W&S CAPITAL & EQUIP REPL FUND	1,045.80

PAYMENT TYPE TOTALS:

Paper Check	1,744.13

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 06/24/2026 - 06/24/2026
POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Bank Account	Description	Amount
071460 POSTMASTER			
JULY 2026	GFCKG	NEWSLETTER POSTAGE	2,800.00
Total For: POSTMASTER			2,800.00
Report Total:			2,800.00

FUND TOTALS:

101 GENERAL FUND	2,800.00

PAYMENT TYPE TOTALS:

Paper Check	2,800.00

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 06/15/2026 - 06/15/2026
POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Bank Account	Description	Amount
102438 CITIZENS BANK			
MAY 2026	GFCKG	CITIZENS BANK STATEMENT CHARGES - MAY 2026	11,418.76
Total For: CITIZENS BANK			11,418.76
Report Total:			11,418.76

FUND TOTALS:

101 GENERAL FUND	7,472.28
110 CAPITAL REPLACEMENT FUND	58.47
230 FIRE RESCUE FUND	1,545.38
620 WATER & SEWER FUND	2,342.63

PAYMENT TYPE TOTALS:

ACH Transaction	11,418.76

LIST OF BILLS PRESENTED FOR APPROVAL
July 7, 2026

APPROVED BY:

Mayor

City Manager

Council Member

Finance Director

Fund	Description	Amount
101	General Fund	$469,014.28
110	Capital Replacement Fund	$1,716,298.68
115	Vehicle Replacement Fund	$265,410.81
201	Restricted Police Funds	$10,537.61
230	Fire/Rescue Fund	$56,692.00
260	Parking Fund	$367.73
365	Main St. Construction Fund	$895.00
366	Virginia St. TIF Construction Fund	$895.00
368	Vulcan Lakes TIF Project Fund	$895.00
369	Water's Edge TIF	$895.00
620	Water and Sewer Fund	$233,095.43
630	W&S Capital & Equip Repl Fund	$1,308,422.42
	Subtotal - Checks	**$4,063,418.96**
	Wire Transfers	
	Biweekly Payroll 06/18/26	$1,287,938.52
	Biweekly Payroll 07/02/26	$1,314,663.17
	IPBC Health Insurance July 2026	$650,854.02
	Subtotal - Wire Transfers	**$3,253,455.71**
	GRAND TOTAL	**$7,316,874.67**

Agenda Item No: 8b

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: Class 16 Temporary Liquor License Request – Friends of McHenry County College Foundation Block Party, Sunday, August 30, 2026

Staff Recommendation: Motion to approve issuance of a Class 16 Temporary Liquor License to the Friend of McHenry County College Foundation Event, Sunday, August 30, 2026

Staff Contact: Melanie Gray, Assistant to the City Manager
Nick Hammonds, Deputy City Manager

Background:

The City has received a request from the Friends of McHenry County College Foundation for the issuance of a Class 16 Temporary Liquor License in order to sell beer and wine at their event being held at McHenry County College (MCC), located at 8900 U.S. Route 14 on Sunday, August 30, 2026, from noon to 5:00 p.m.

This is the second time this event is being held on the MCC campus. A Class 16 Temporary Liquor License is needed as even though MCC holds a liquor license, the Foundation is a separate entity and cannot operate under MCC's license. A temporary liquor license was approved last year.

Section 329-5-P of the City Code permits the issuance of a Class 16 Temporary Liquor License for the retail sale of beer and wine for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

Votes Required to Pass:

Simple majority

Agenda Item No: 8c

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: Class 20 Temporary Liquor License Request – Friends of McHenry County College Foundation Block Party, Sunday, August 30, 2026

Staff Recommendation: Motion to approve issuance of a Class 20 Temporary Liquor License to Friends of McHenry County College Foundation – Block Party, Sunday, August 30, 2026

Staff Contact: Nick Hammonds, Deputy City Manager
Melanie Gray, Assistant to the City Manager

Background:
The City has received a request from Friends of McHenry County College Foundation for the issuance of a Class 20 Temporary Liquor License in to order offer alcohol in the package only, as a raffle prize for a Block Party fundraiser on Sunday, August 30, 2026. While raffle licenses are approved administratively per the City Code, the issuance of a temporary liquor license requires consideration by the City Council.

The organization will need a Temporary Liquor License as the awarding of alcoholic liquor as a raffle prize is considered the sale of alcohol by the State Liquor Control Act. The alcoholic raffle prizes will be awarded at McHenry County College, located at 8900 US Route 14, on Sunday, August 30, 2026, and must be picked up by Tuesday, September 1, 2026.

Section 329-5-T of the City Code permits the issuance of a Class 20 Temporary Liquor License for the retail sale of alcoholic liquor on the premises in packages only, but not for consumption on the premises specified in the license where sold. The license shall be issued only to not-for-profit corporations or organizations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three days and shall be issued only for special events sponsored by the not-for-profit corporation or organization requesting the license.

The Council has approved similar events in the past.

Votes Required to Pass:
Simple majority

Agenda Item No: 8d

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees under Protest

Staff Recommendation: Motion to adopt a Resolution authorizing payment in the amount of $48,500.00, for annual NPDES permit fees under protest

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

---

Background:
As part of the State of Illinois' adoption of its annual budget in 2003 and its efforts to overcome a budget deficit, unprecedented annual fees were established for holders of National Pollution Discharge Elimination System (NPDES) Permits. These permits, which regulate the operation and discharges of the City's wastewater and storm water systems, are required under the Clean Water Act and are issued by the IEPA. Operation of wastewater and storm water facilities in violation of the permit requirements, or without a permit, constitutes violations of the Clean Water Act and the State of Illinois compiled statutes relative to Water Pollution Control. Violators are subject to civil and criminal prosecution. The fees were previously "justified" by the Governor and Legislature as being needed to fund the IEPA and its oversight of NPDES holders' operations, which have, prior to 2003, been funded without permit fees other than new water and sewer extension permit application fees.

The annual permit fees are for the wastewater plants are based on design average flows (DAF). The permit fees for Wastewater Treatment Plant 2 and 3 are $30,000 and $15,000 respectively. In addition to these fees, a fee of $2,500.00 per year is assessed for our Sludge Generator Land Application permit and the storm sewer system (MS4) permit fee is $1,000.

These NDPES permit fees were unforeseen and not publicized and were, therefore, unbudgeted when first implemented in 2003, but have been budgeted items in subsequent fiscal years. The fees were established within the State of Illinois' FY2004 Budget Implementation Act and became effective July 1, 2003 and, in spite of intense political rhetoric, have not been repealed or modified. The City Council has voted to pay these fees under protest since 2003. The City has been assessed a total of $1,115,000.00 in NPDES fees since 2003.

The IEPA website includes the statement that failure to pay the required fees will result in referral to the Attorney General's office for "prosecution as provided for within the act".

Attached for consideration is a resolution authorizing payment of the NPDES Permit Fees in the amount invoiced, totaling $48,500.00.

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS the City of Crystal Lake is required to obtain National Pollution Discharge Elimination System Permits (NPDES Permits) from the State of Illinois through the Illinois Environmental Protection Agency (IEPA); and

WHEREAS the fees imposed by the State increased substantially in 2003 to assist in balancing the State's budget; and

WHEREAS these fees take funding away that would otherwise be utilized for water, sewer and wastewater infrastructure projects and operations; and

WHEREAS the City has paid $1,115,500.00 in fees since 2003;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to issue payment under protest in the amount of $48,500.00 for annual NPDES permit fees to the State of Illinois.

DATED this 7th day of July, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

Passed: July 7, 2026
Approved: July 7, 2026

Draft

Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield, Illinois • 62794-9276 • 217-782-3397

JB Pritzker, Governor James Jennings, Director

CITY OF CRYSTAL LAKE
Accounts Payable
100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014

Account
Invoice - First Notice

Account Information

Account Number	ILR400179 (A)
Facility Address	100 Woodstock St Crystal Lake, IL 60014
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2026 to June 30, 2027
Billing Date	Mon June 15, 2026
Due Date	**Fri August 14, 2026**

Annual NPDES Bill

FY-2027 Billing (Stormwater (MS4))	$1,000.00
Amount Due	**$1,000.00**

RECEIVED
JUN 15 2026

Authorized for Payment
By: _____
Date: _____
Acct #: 620-25-4310-55630

Other Information/Messages

Questions. Please direct any technical/permit questions to the Permit Section at (217) 782-0610. Questions about the amount of your fee should be e-mailed to: **epa.npdesfees@illinois.gov** See also the Frequently Asked Questions area at https://www2.illinois.gov/epa/topics/forms/fees/Pages/npdes.aspx.

- See Reverse Side for Additional Important Information -

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Payment
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Return bottom portion with a check made payable to Illinois EPA
Mail to Illinois EPA, Fiscal Services #2, P.O. Box 19276, Springfield IL 62794
Online Payment Option: https://magic.collectorsolutions.com/magic-ui/Login/illinois-epa

Account Information

Acct. Number	ILR400179 (A)
Acct. Name	CITY OF CRYSTAL LAKE
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2026 to June 30, 2027
Billing Date	Mon June 15, 2026

Amount Due $1,000.00

Fri August 14, 2026

Amount Enclosed _____

Business Email Address:
No Email Recorded

_____
Please provide updated email here

{ILR40017 {NPDES1

Illinois Environmental Protection Agency
2520 West Iles Avenue • P.O. Box 19276 • Springfield, Illinois • 62794-9276 • 217-782-3397

JB Pritzker, Governor **James Jennings**, Director

Other Information/Messages

Permit Termination. If you no longer need your permit because the activity under the permit has been discontinued, you must send the Agency a written request for permit termination at the address above. The fee is due and payable if the termination request is not received by the Agency on or before the due date indicated on the reverse side. All fees and interest amounts due from prior years are due and payable even if the permit is terminated.

Reconsideration. You may request reconsideration of the current charges within 45 days after the billing date of this notice. Failure to request reconsideration within 45 days shall constitute waiver of all rights to seek reconsideration of the amount due and will result in waiver of your right to appeal pursuant to 35 Ill. Adm. Code 325.530. All requests for reconsideration must be in writing and must include all pertinent facts and arguments in support of the request. You must pay at least the amount of the fee you believe you owe at the time of the request for reconsideration. Any unpaid remainder will be subject to interest and penalties if the request for reconsideration is denied. Requests for reconsideration must be sent to the Agency at the address above c/o "Billing Coordinator". See 35 Ill. Adm. Code 325.510.

Interest Penalty. Late payments shall incur an interest penalty calculated at the rate in effect from time to time for tax delinquencies under Section 1003(a) of the Illinois Income Tax Act [35 ILCS 5/1003], from the date the fee is due until the date the fee payment is received by the Agency.

Preferred Billing Address:

05100

Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield, Illinois • 62794-9276 • 217-782-3397

JB Pritzker, Governor **James Jennings**, Director

CITY OF CRYSTAL LAKE
Accounts Payable
100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014

RECEIVED
JUN 25 2026
BY:

Account
Invoice - First Notice

Account Information	
Account Number	IL0053457 (A)
Facility Address	400 Knaack Blvd. Crystal Lake, IL 60012
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2026 to June 30, 2027
Billing Date	Mon June 15, 2026
Due Date	**Fri August 14, 2026**

Annual NPDES Bill		
FY-2027 Billing (Domestic Sewage (>=1.0 & <5.0 MGD))		$15,000.00
Amount Due		**$15,000.00**

Authorized for Payment
By:
Date:
Acct #: 620-25-7010-55630

Other Information/Messages

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Online Payment Option: https://magic.collectorsolutions.com/magic-ui/Login/illinois-epa

Account Information	
Acct. Number	IL0053457 (A)
Acct. Name	CITY OF CRYSTAL LAKE
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2026 to June 30, 2027
Billing Date	Mon June 15, 2026

Amount Due $15,000.00
Fri August 14, 2026
Amount Enclosed

Business Email Address:
No Email Recorded

Please provide updated email here

{IL0053457 {NPDES1

Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield, Illinois • 62794-9276 • 217-782-3397

JB Pritzker, Governor **James Jennings**, Director

Other Information/Messages

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Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield, Illinois • 62794-9276 • 217-782-3397

JB Pritzker, Governor **James Jennings**, Director

CITY OF CRYSTAL LAKE
Accounts Payable
100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014

RECEIVED
JUN 25 2026
BY:

Account
Invoice - First Notice

Account Information	
Account Number	IL0028282 (A)
Facility Address	1100 Coventry Lane Crystal Lake, IL 60014
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2026 to June 30, 2027
Billing Date	Mon June 15, 2026
Due Date	**Fri August 14, 2026**

Annual NPDES Bill	
FY-2027 Billing (Sludge Generator)	$2,500.00
FY-2027 Billing (Domestic Sewage (>=5.0 & <10.0 MGD))	$30,000.00
Amount Due	**$32,500.00**

Authorized Signature
By:
Date:
Acct# 620-25-7010-55630

Other Information/Messages

Questions. Please direct any technical/permit questions to the Permit Section at (217) 782-0610. Questions about the amount of your fee should be e-mailed to: **epa.npdesfees@illinois.gov** See also the Frequently Asked Questions area at https://www2.illinois.gov/epa/topics/forms/fees/Pages/npdes.aspx.

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Online Payment Option: https://magic.collectorsolutions.com/magic-ui/Login/illinois-epa

Account Information	
Acct. Number	IL0028282 (A)
Acct. Name	CITY OF CRYSTAL LAKE
IEPA Program	**Annual NPDES Fee**
Service Period	July 1, 2026 to June 30, 2027
Billing Date	Mon June 15, 2026

Amount Due $32,500.00
Fri August 14, 2026
Amount Enclosed

Business Email Address:
No Email Recorded

Please provide updated email here

{IL0028282 {NPDES1

Illinois Environmental Protection Agency
2520 West Iles Avenue • P.O. Box 19276 • Springfield, Illinois • 62794-9276 • 217-782-3397

JB Pritzker, Governor James Jennings, Director

Other Information/Messages

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Preferred Billing Address:

Agenda Item No: 9

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests: Special Use Permit Amendment for expansion of a Religious Establishment

Pastor Larry Tieman, petitioner
300 Pathway Court

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Special Use Permit Amendment for expansion of the Immanual Lutheran Church at 300 Pathway Court.

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

Background:

- Request: The request is for a Special Use Permit Amendment to expand the Immanual Lutheran Church facility for a sanctuary building and outdoor amphitheater.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-2. The property received a Special Use Permit in 2008. This petition seeks to amend the Special Use Permit, which is appropriate in this district.
- The proposal is a 24,000-square-foot expansion that includes a 500-seat sanctuary, fellowship hall, conference room, café space, and a narthex. The fellowship hall connects to an outdoor worship area through operable glass walls, allowing indoor and outdoor spaces to function together during services and events.

PZC Highlights:

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

- The PZC was supportive of the proposed Special Use Permit Amendment and found the petition met the Findings of Fact.
- They noted the overall design of the building was very thoughtful.

- There was one member of the public that spoke and suggested that the church incorporate sustainability practices and green space opportunities into the development work.

The Planning and Zoning Commission recommended **approval (4-0)** of the petitioner's request for a Special Use Permit Amendment with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tieman, received 04/15/26)
   B. Civil Engineering (WT Group, dated 4/9/26, received 04/15/26)
   C. Landscape Plan (Gary Weber Associates, dated 04/09/26, received 04/15/26)
   D. Elevations (DLA Architects, dated 04/15/26, received 04/15/26)
   E. Exterior Materials (DLA Architects, dated 04/15/26, received 04/15/26)
   F. Photometric Plan (Berg Engineering Consultants, dated 04/09/26, received 04/15/26)
   G. Topographic Survey (WT Group, dated 11/17/26, received 04/15/26)

2. Lighting.
   A. All new lighting is required to be full cut-off fixtures and to be downlighting only. Architectural lighting may not accentuate entire building or portions of building.
   B. All new lighting shall comply with the UDO requirements including the maximum to minimum ratio of 12:1 and average maximum of 5 foot-candles for pedestrian building entrances and exits.

3. The petitioner shall address the review comments and requirements of the Community Development Department, Engineering and Public Works Department, and the City's Stormwater Consultant Christopher B. Burke.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Special Use Permit Amendment for Immanual Lutheran Church, 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: Larry W. Tieman Date: 6/17/26
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tieman, received 04/15/26)
   B. Civil Engineering (WT Group, dated 4/9/26, received 04/15/26)
   C. Landscape Plan (Gary Weber Associates, dated 04/09/26, received 04/15/26)
   D. Elevations (DLA Architects, dated 04/15/26, received 04/15/26)
   E. Exterior Materials (DLA Architects, dated 04/15/26, received 04/15/26)
   F. Photometric Plan (Berg Engineering Consultants, dated 04/09/26, received 04/15/26)
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   A. All new lighting requires full cut-off fixtures and to be downlighting only. Architectural lighting may not accentuate entire building or portions of building.
   B. All new lighting shall comply with the UDO requirements including the maximum to minimum ratio of 12:1 and average maximum of 5 foot candles for pedestrian building entrances and exits.

3. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, and the City's Stormwater Consultant Christopher B. Burke.

PIQ Map
300 Pathway Court
Immanual Lutheran Church



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AMENDMENT FOR IMMANUAL LUTHERAN CHURCH AT 300 PATHWAY COURT

WHEREAS, pursuant to the terms of a Petition (File #PLN-2026-74) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit Amendment to allow expansion of a Religious Establishment for Immanual Lutheran Church sanctuary and outdoor amphitheater at 300 Pathway Court; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 2, 2026 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 17, 2026 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on June 17, 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 Special Use Permit Amendment be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the request be issued as requested in said Petition.

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

Section I: That a Special Use Permit Amendment for expansion of a Religious Establishment for a sanctuary and outdoor amphitheater for Immanual Lutheran Church at 300 Pathway Court (19-05-426-007), Crystal Lake,

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tieman, received 04/15/26)
   B. Civil Engineering (WT Group, dated 4/9/26, received 04/15/26)
   C. Landscape Plan (Gary Weber Associates, dated 04/09/26, received 04/15/26)
   D. Elevations (DLA Architects, dated 04/15/26, received 04/15/26)
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   F. Photometric Plan (Berg Engineering Consultants, dated 04/09/26, received 04/15/26)
   G. Topographic Survey (WT Group, dated 11/17/26, received 04/15/26)

Draft

2. Lighting.
   A. All new lighting is required full cut-off fixtures and to be downlighting only. Architectural lighting may not accentuate entire building or portions of building.
   B. All new lighting shall comply with the UDO requirements including the maximum to minimum ratio of 12:1 and average maximum of 5 foot-candles for pedestrian building entrances and exits.

3. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, and the City's Stormwater Consultant Christopher B. Burke.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit Amendment 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 7th day of July, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: July 7, 2026
Approved: July 7, 2026

Draft

#2026-74
300 Pathway Court – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	June 17, 2026
Requests:	Special Use Permit Amendment to expand a Religious Establishment.
Location:	300 Pathway Court
Acreage:	Approximately 32 acres
Existing Zoning:	R-2 Single Family Residential
Surrounding Properties:	North: R-2 Single-Family Residential South: R-3B Multi-Family Residential (Parkway Crossing Apts.) East: R-3B Multi-Family Residential (Parkway Crossing Apts.) West: R-2 Single Family Residential (Dist. 155 Central H.S.)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: Immanual Lutheran received a Special Use Permit for an Institutional Use in 2008. The school was constructed as part of a four-lot subdivision.
- Adjacent Development. In 2024, Three Leaf Partners joined with the church to develop the other three lots for luxury rental apartments, these are under construction now.
- UDO Requirements: The Unified Development Ordinance (UDO) lists religious establishments as a Special Use in the R-2 zoning district. In order for the church to expand their building and make changes to the site, they need to amend the Special Use Permit.
- This request will continue to fulfill the church's mission and provide additional space for the community on their campus.

Development Analysis:

General

- Request: The request is for a Special Use Permit Amendment to expand the Immanual Lutheran Church facility for a sanctuary building and outdoor amphitheater.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-2. The property received a Special Use Permit in 2008. This petition seeks to amend the Special Use Permit, which is appropriate in this district.

Site Plan

- The access to the site is via Pathway Court, which connects to Teckler Boulevard.
- The expansion is south of the existing school and an additional 60 sparking spaces are being added to the lot to accommodate the additional seating for these activities.
- The new amphitheater is proposed west of the planned addition.

Landscape

- Immanual Lutheran's property features mature landscape throughout the site, around the parking lot and building.
- Foundation base landscape is proposed around the new sanctuary addition. This will be a combination of trees, shrubs, grasses, and ground cover. Foundation base landscape helps soften the bottom of the building where the foundation meets the ground.
- Landscape in the expanded section of the parking lot will provide perimeter screening and internal landscape islands.
- The proposed amphitheater is almost 700 feet from the nearest residence. Additional trees and shrubs will be planted on the back side of the amphitheater to further reduce any sound traveling to the west.

Elevations

- The architecture of the building reflects the classic regalness of traditional religious establishments. The materials are high-end masonry and feature a contemporary brick and simulated stone.
- The sanctuary will feature numerous large windows and colored glass windows to provide natural light and enhance the aesthetics.
- A portion of the sanctuary doors can be fully opened so inside space joins with outside space. This is adjacent to the outside seating area and amphitheater.
- This addition will feature a new covered entrance helping direct visitors to the doorways.
- The building is 39 feet 6 inches in height, which is below the 40-foot maximum for other uses in the R-2 Residential zoning district. No variation is needed.
- The building meets the design standards.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow expansion of a Religious Establishment. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☒ *Meets* ☐ *Does not meet*

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

   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☒ *Meets* ☐ *Does not meet*

RELIGIOUS ESTABLISHMENT
Religious Establishments must comply with the following standards:

a. Site Design: Where possible, open space areas, including but not limited to, stormwater detention facilities shall be located adjacent to residential property. Parking lots shall be located close to the rights-of-way and away from adjacent residential property.

☒ *Meets* ☐ *Does not meet*

b. Outdoor Activities: Group outdoor activities shall not be permitted after 10:00 p.m. in residential districts or on lots which are adjacent to residential property.

☒ *Meets* ☐ *Does not meet*

c. Traffic Control: For high attendance events, manual traffic control by the Police Department may be required, if determined to be necessary by the Chief of Police.

☒ *Meets* ☐ *Does not meet*

d. Nursery School / Pre-School: Any accessory nursery school or pre-school associated with the religious establishment shall comply with the standards of Section 2-400C-20, Nursery School, Pre-School.

☒ *Meets* ☐ *Does not meet*

e. Modifications of Standards: The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this section in order to eliminate a substantial burden on religious exercise as guaranteed by the Federal Religious Land Use and Institutionalized Persons Act of 2000 (42 U.S.C.2000), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the federal act that will secure substantially the objectives of the modified standards and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

☒ *Meets* ☐ *Does not meet*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tieman, received 04/15/26)
   B. Civil Engineering (WT Group, dated 4/9/26, received 04/15/26)
   C. Landscape Plan (Gary Weber Associates, dated 04/09/26, received 04/15/26)
   D. Elevations (DLA Architects, dated 04/15/26, received 04/15/26)
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3. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, and the City's Stormwater Consultant Christopher B. Burke.

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

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

Owner Information

Name: Immanuel Lutheran Church - Pastor Larry Tiemen

Address: 300 Pathway Court

Phone: (815)459-1441

E-mail: ltieman@immanuelcl.org

Project Name & Description: Immanuel Lutheran Sanctuary Addition

The Sanctuary Addition will consist of approximately 24,000 square feet building addition to the existing school including approximately 10,700 SF of Sanctuary worship space with fixed and flexible seating, a Sacristry, a Vestry, and stage area Chancel, approximately 2,100 SF of entry Narthex space, approximately 5,700 SF of Fellowship Hall support space for additional learning and post-worship congregation.

Project Address/Location: 300 Pathway Court

Signature Larry W. Tieman

Rev. Dr. Larry W. Tieman 03/09/2026

Owner: Print and Sign name Date

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Immanuel Lutheran Crystal Lake Sanctuary Addition

Action Requested

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

Petitioner Information

Name: Pastor Larry Tiemen

Address: Immanuel Lutheran Church

300 Pathway Court

Phone: (815)459-1441

Fax: _____

E-mail: ltieman@immanuelcl.org

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

The Sanctuary Addition will consist of approximately 24,000 square feet building addition to the existing school including approximately 10,700 SF of Sanctuary worship space with fixed and flexible seating, a Sacristry, a Vestry, and stage area Chancel, approximately 2,100 SF of entry Narthex space, approximately 5,700 SF of Fellowship Hall support space for additional learning and post-worship congregation.

Project Address/Location: 300 Pathway Court

_____

_____

PIN Number(s): 19-5-426-007

Development Team

Please include address, phone, fax and e-mail

Developer: Catalyst Construction, Eric Williams, ewilliams@catalystbuilds.com, 414-727-6840

Architect: DLA Architects, Steve Wright, s.wright@dla-ltd.com, 847-742-4063

Attorney:

Engineer: Pease Borst & Assoc. (Structural), Jeff Borst, jborst@peaseborst.com, 847-842-6930
Berg Engineering (MEPFP), Dave Short, dave.short@berg-eng.com, 847-352-4500
WT Engineering (Civil), Jason Green, jgreen@wtgroupaec.com, 224-293-6371

Landscape Architect: Gary R. Weber, tball@grwainc.com, 630-668-7197

Planner:

Surveyor:

Other:

Signatures

Larry W. Tieman 3/12/26

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.

Rev. Dr. Larry W. Tieman 3/12/26

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 17, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, commissioners, Bill Gronow, Kathy Repholz, Laura Dzielski and Jeff Greenman were present. Stacey Mason was absent. Mr. Greenman confirmed that a quorum was present.

Assistant City Planner Darrell Moore was present from staff.

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

2026-74 – 300 PATHWAY COURT – IMMANUAL LUTHERAN CHURCH – SPECIAL USE PERMIT AMENDMENT

Special Use Permit Amendment to expand a Religious Establishment with a sanctuary and outdoor amphitheater.

Pastor Larry Tieman of Immanual Lutheran Church explained that the church had relocated its school campus to Pathway Court and has continued worship services and ministry operations at the site. Following the decommissioning of historic church building in 2020, worship services were consolidated at the Pathway Court campus. Pastor Tieman stated that continued growth in the congregation has resulted in the need for additional space, prompting the church to move forward with plans originally envisioned in 2008 for construction of a freestanding sanctuary, fellowship hall, and improved worship area.

Steve Wright of DLA Architects presented the architectural plans for the proposed addition. Mr. Wright explained that approximately 24,000-square-foot expansion would include a 500-seat sanctuary, fellowship hall, conference room, café space, and a narthex. He stated that the fellowship hall would connect to an outdoor worship area through operable glass walls, allowing indoor and outdoor spaces to function together during services and events. Mr. Wright noted that the proposed building materials, including brick and manufactured stone, would complement the existing school building. The sanctuary would have a maximum height of approximately 39 feet, 6 inches, which remained below the maximum height permitted within the zoning district.

Jason Green presented the site engineering and landscaping plans. He reviewed the proposed parking lot expansion, fire access routes, utility improvements, stormwater management facilities, and site lighting. Mr. Green noted that the existing detention basin was originally designed to accommodate future expansion of the campus and that the proposed development would remain well below the impervious

surface area anticipated during the original design. He also described the landscaping plan, which includes relocation of six existing mature trees and installation of additional shade trees, ornamental trees, evergreen trees, shrubs, ornamental grasses, and groundcover plantings.

Mr. Greenman referenced the recommended conditions in the staff report and asked the petitioners if they felt comfortable with the conditions presented. Mr. Green stated they were aware with the recommended conditions and had no issues.

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

Dean Farr, 337 Mary Ln, spoke in support of the petition. He encouraged the church to incorporate sustainability measures and create green spaces opportunities for the community.

With no other individuals requesting to speak, Mr. Greenman closed the public comment portion of the hearing. Mr. Greenman asked staff to present the staff report.

Mr. Moore explained that the request involved an amendment to the Special Use Permit originally approved in 2008 and stated that the proposal was consistent with the long-term development plans for the property. Mr. Moore noted that the applicant had provided a thoughtful architectural design, extensive landscaping, and outdoor amenities while meeting applicable City requirements.

Mr. Gronow thanked the petitioners for coming before them and stated the proposal looked appropriate for the site. Mr. Gronow noted that the outdoor worship area is located a significant distance from residential properties and expressed support for the project.

Ms. Repholz asked about the height of the proposed sanctuary relative to the existing building. Mr. Wright stated that the highest point of the existing school building is approximately 35 to 36 feet, making he proposed sanctuary proportionate to the existing campus. Ms. Repholz also asked about future signage plans. Mr. Wright indicated that signage concepts were still under consideration and may include building identification elements on the south elevation. Ms. Repholz complimented the overall design and suggested that some element of the building be visible from Main Street which could serve as a visual landmark or beacon for the church.

Ms. Dzielski expressed strong support for the project, particularly the landscaping plan and outdoor amphitheater. Ms. Dzielski stated the outdoor worship area would create a peaceful setting for worship and community use.

Mr. Greenman commended the church for its service to the community and the thoughtful design of the project. Mr. Greenman asked about the capacity of the sanctuary and outdoor worship area. Pastor Tieman explained that current worship attendance typically estimates about 330 people on Sundays, with attendance ranging from 500-800 people during Easter and Christmas services. The proposed sanctuary would seat approximately 550 people, with additional capacity available in the narthex. The outdoor worship area would accommodate approximately 350-400 people, and the fellowship hall could hold roughly 400 people. Mr. Greenman encouraged the church to remain mindful of event sizes and potential traffic impacts when making the facilities available for community events. Mr. Greenman also asked whether future expansion opportunities have been considered. Mr. Wright and Pastor Tieman stated that

while future classroom expansion may be possible on the north side of the campus, no additional sanctuary expansion is anticipated. Mr. Greenman was in full support of the proposal.

Ms. Repholz made a motion to approve the request as presented, with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Tieman, 04/15/26)
    B. Civil Engineering (WT Group, dated 04/09/26, received 04/15/26)
    C. Landscape Plan (Gary Weber Associates, dated 04/09/26, received 04/15/26)
    D. Elevations (DLA Architects, dated 04/15/26, received 04/15/26)
    E. Exterior Materials (DLA Architects, dated 04/15/26, received 04/15/26)
    F. Photometric Plan (Berg Engineering Consultants, dated 04/09/26, received 04/15/26)
    G. Topographic Survey (WT Group, dated 11/17/26, received 04/15/26)

2. Lighting.
    A. All new lighting is required full cut-off fixtures and to be downlighting only. Architectural lighting may not accentuate entire building or portions of building.
    B. All new lighting shall comply with the UDO requirements including the maximum to minimum ration of 12:1 and average maximum of 5 foot candles for pedestrian building entrances and exits.

3. The petitioner shall address all of the review comments and requirements of the Community Development Department, Engineering and Public Works Department, and the City's Stormwater Consultant Christopher B. Burke.

Ms. Dzielski seconded the motion. On roll call, Members Gronow, Repholz, Dzielski and Greenman voted yes. The motion passed unanimously 4-0.

Preliminary Landscape Plan

Immanuel Lutheran Church

Crystal Lake, Illinois

April 9, 2026

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

WT GROUP
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192



LOCATION MAP

SCALE: 1"=200'

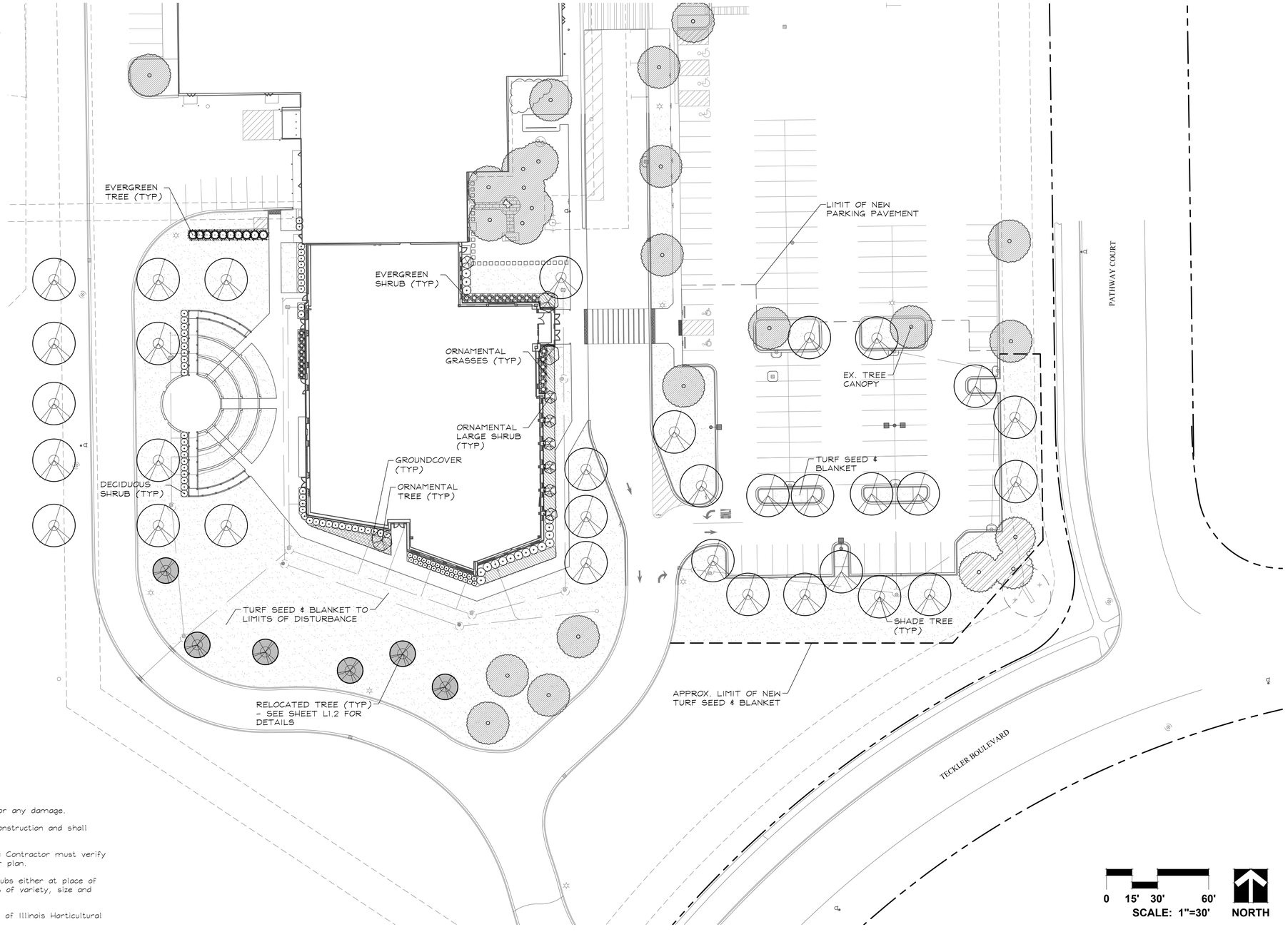
INDEX OF PLAN SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	EXISTING TREE PLAN

L: Pro ects WTE2552 Acad WTE2552 A01 00PLP.dwg 4/9/2026 11:07 AM

REPRESENTATIVE PLANT LIST

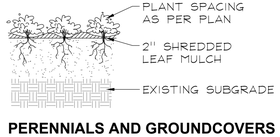
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus rubra RED OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Thuja plicata x standishii "Green Giant" GREEN GIANT ARBORVITAE	8' Ht.	
	DECIDUOUS SHRUBS		
	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Hydrangea paniculata 'Bobo' BOBO HYDRANGEA	24" Tall	4' O.C.
	Hydrangea arborescens 'Abetwo' INCREDIBALL SMOOTH HYDRANGEA	30" Tall	5' O.C.
	ORNAMENTAL SHRUBS		
	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
	EVERGREEN SHRUBS		
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	GROUNDCOVERS		
	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#SP4	12" O.C.
	MISC. MATERIALS		
	TURF SEED & BLANKET		
	SHREDDED LEAF MULCH		
	SHREDDED HARDWOOD MULCH		



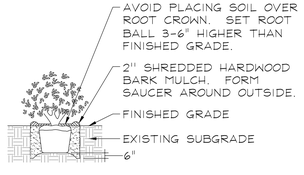
GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
8. See General Conditions and Specifications for landscape work for additional requirements.

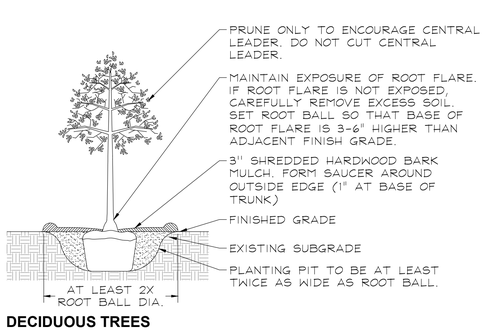
PLANTING DETAILS



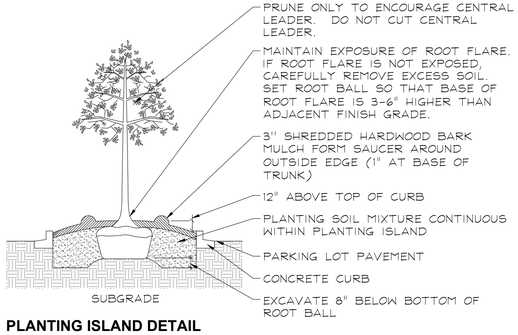
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



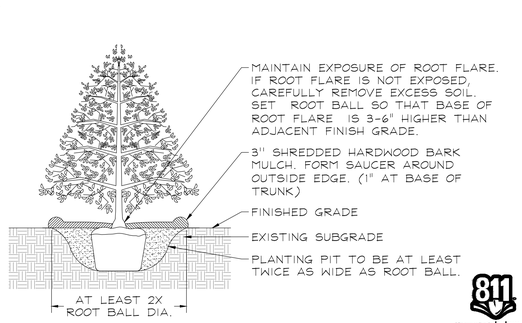
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



PLANTING ISLAND DETAIL
NOT TO SCALE



EVERGREEN TREES
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PHONE: 630.668.7197
www.grwainc.com

CIVIL ENGINEER
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2000 CENTER DRIVE
HOFFMAN ESTATE, IL 60192

IMMANUEL LUTHERAN CHURCH

CRYSTAL LAKE, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

REVISION	DATE

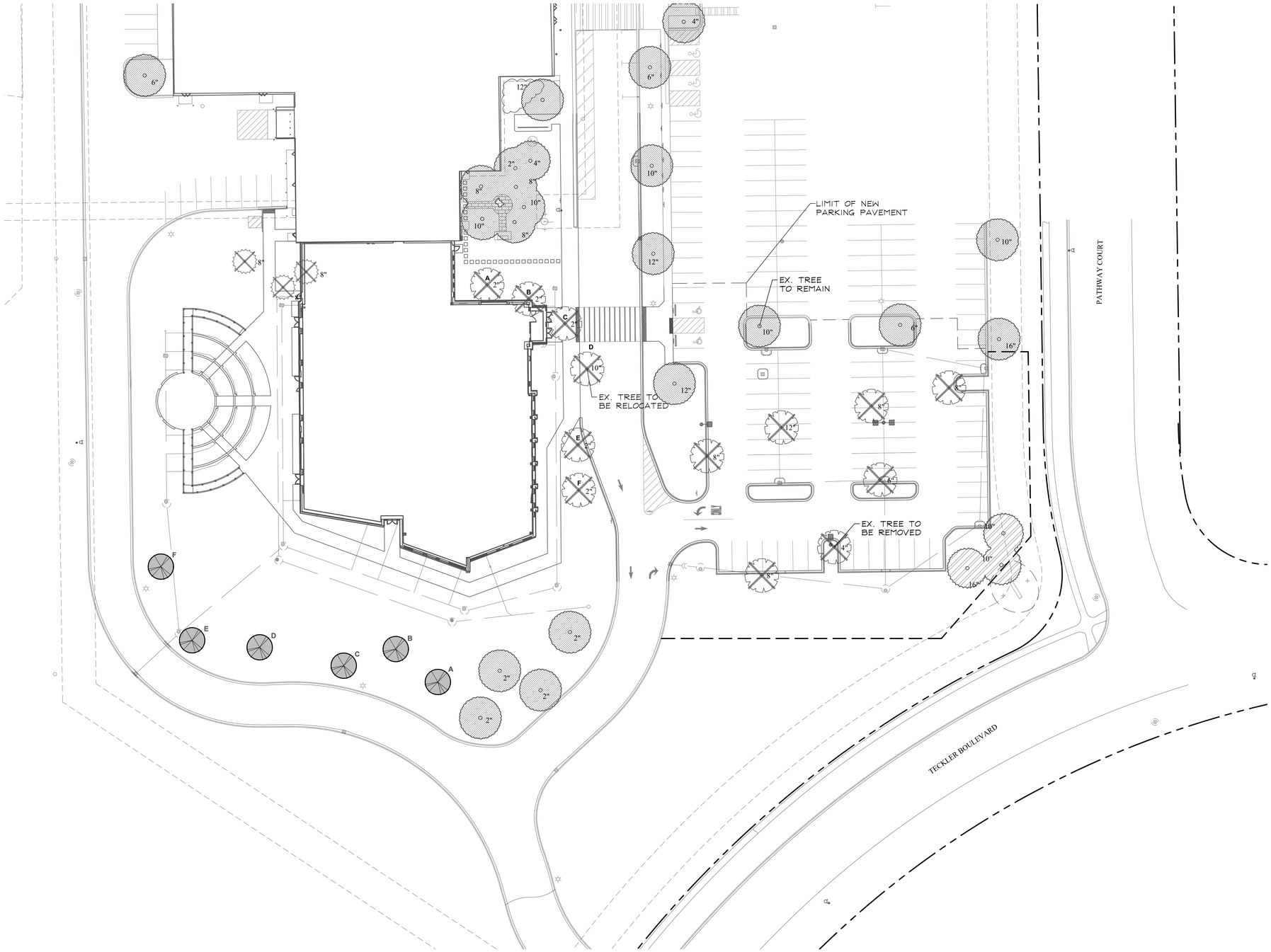
DATE	2026.04.09
PROJECT NO.	WTE2552
DRAWN	EAN
CHECKED	TSB
SHEET NO.	L1.1

Know what's below. Call before you dig.

L: Projects WTE2552 Acad WTE2552_A01_01PLP.dwg 4/9/2026 11:07 AM

LEGEND

- EXISTING TREE TO BE RELOCATED
- RELOCATED TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED



0 15' 30' 60'
SCALE: 1"=30'

NORTH

Know what's below. Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
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IMMANUEL LUTHERAN CHURCH
CRYSTAL LAKE, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
EXISTING TREE PLAN

REVISION	DATE

DATE	2026.04.09
PROJECT NO.	WTE2552
DRAWN	EAN
CHECKED	TSB
SHEET NO.	L1.2

L: Pro ects WTE2552 Acad WTE2552_A01_02PLP.dwg 4/9/2026 11:07 AM

GENERAL EXTERIOR ELEVATION NOTES

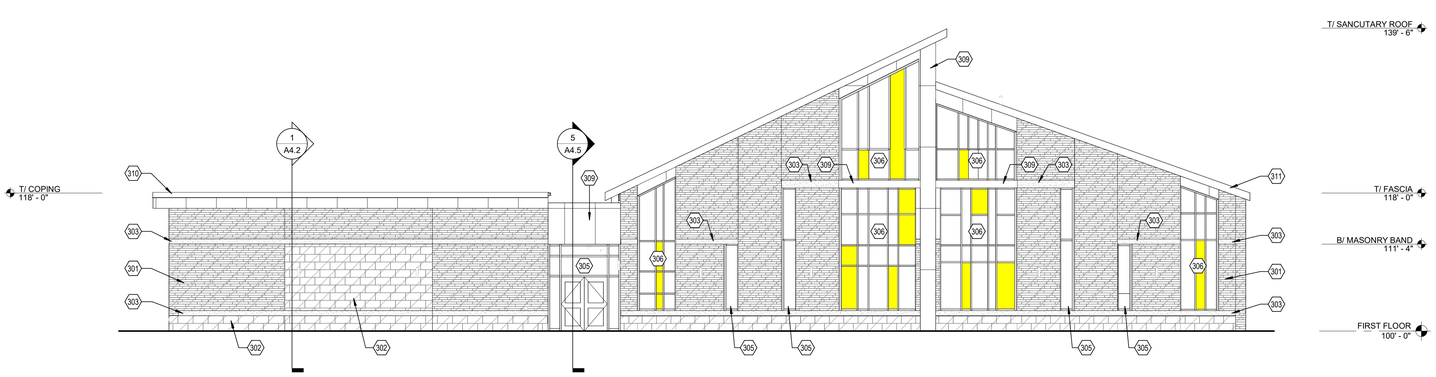
1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES, AND FREEZE-PROOF HOSE-BIBBS
2. ALL WEATHER PROOF GFCI RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE TWO (2) COATS OF PAINT OVER SHOP PRIMER ON ALL NEW EXTERIOR STEEL LINTELS - COLOR SELECTED BY ARCHITECT.
4. SEE STRUCTURAL DRAWINGS FOR ALL STEPPED FOUNDATIONS.
5. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT ALL NEW DOWNSPOUTS AND OVERFLOW NOZZLES UNLESS NOTED OTHERWISE.
6. EXTERIOR MOVEMENT JOINTS (MJ) TO BE PROVIDED EVERY 25'-0" U.N.O. SEE DETAIL **X/XX.X**

EXTERIOR ELEVATION LEGEND

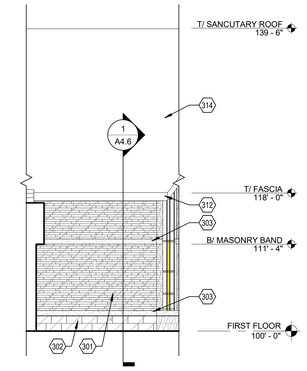
S	INSULATED SPANDREL GLASS
T	TEMPERED GLAZING- TYPICAL AT ALL GLAZING AT OR BELOW 70" AFF

EXTERIOR ELEVATION KEYNOTES

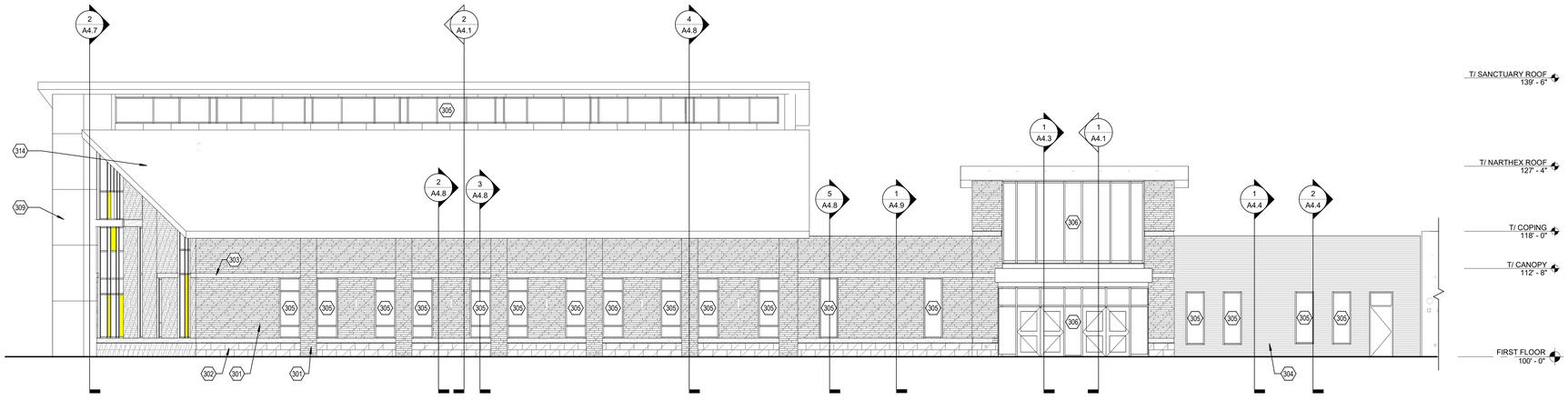
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301	ST-1: MANUFACTURED STONE VENEER (FIELD)
302	ST-2: MANUFACTURED STONE VENEER (12X24)
303	ST-3: MANUFACTURED STONE VENEER (ACCENT BAND)
304	FB-1: FACE BRICK
305	ALUMINUM STOREFRONT SYSTEM
306	ALUMINUM CURTAINWALL SYSTEM
309	ACM-1: ALUMINUM COMPOSITE MATERIAL
310	PREFINISHED METAL COPING
311	PREFINISHED METAL FASCIA
312	PREFINISHED METAL GUTTER & FASCIA
314	SHINGLE ROOFING



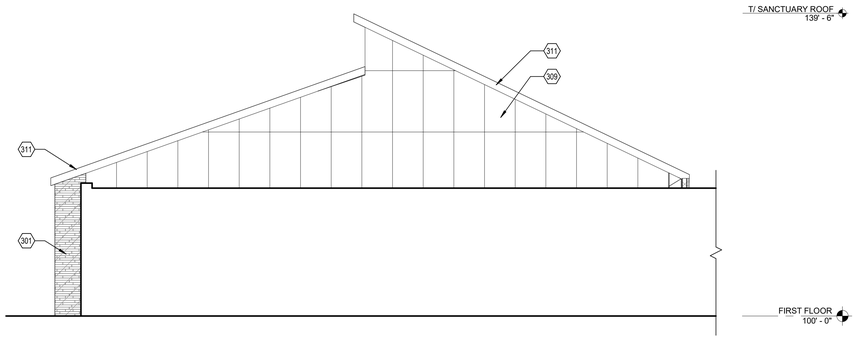
1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



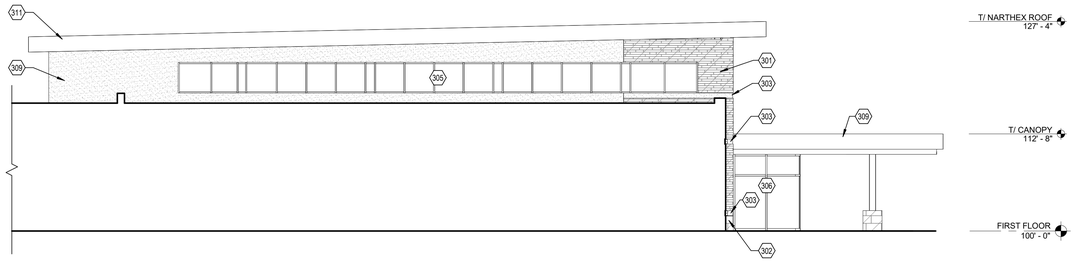
2 EXTERIOR ELEVATION - WEST SANCTUARY
1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH SANCTUARY
1/8" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH NARTHEX
1/8" = 1'-0"

DLA architects
www.dla-ltd.com
form follows learning
Two Pierce Place, Suite 1300, Itasca, Illinois 60143 (847) 742-4063

IMMANUEL LUTHERAN CHURCH
SANCTUARY ADDITION
300 PATHWAY CT, CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION:
	100% DESIGN DEVELOPMENT

PROJECT # 2024.027
DATE: 04/15/2026
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A3.1

GENERAL EXTERIOR ELEVATION NOTES

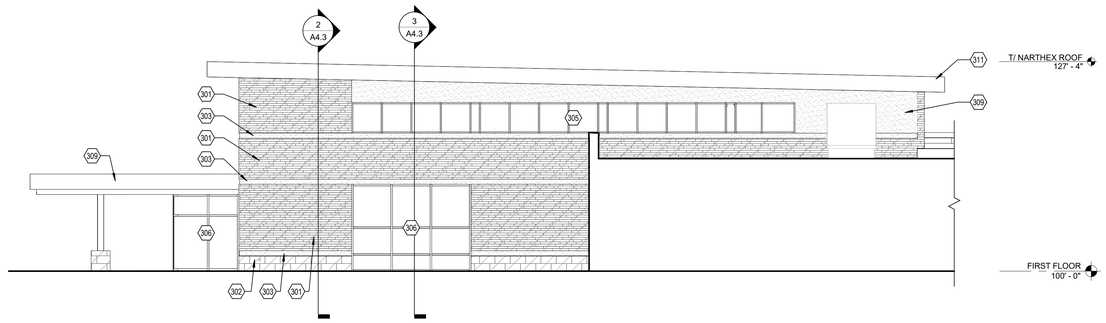
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EXTERIOR ELEVATION LEGEND

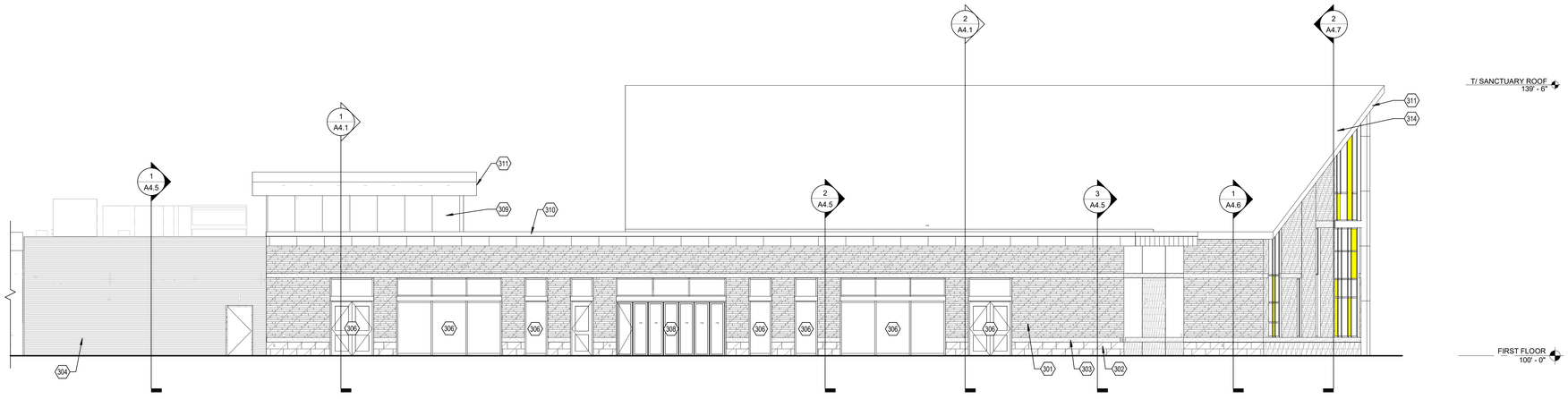
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⟨X⟩ EXTERIOR ELEVATION KEYNOTES

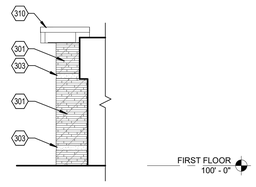
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2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION
1/8" = 1'-0"

DLA architects
www.dla-ltd.com
form follows learning
Two Pierce Place, Suite 1300, Itasca, Illinois 60143 (847) 742-4063

IMMANUEL LUTHERAN CHURCH
SANCTUARY ADDITION
300 PATHWAY CT, CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION:

100% DESIGN DEVELOPMENT

PROJECT # 2024.027
DATE: 04/15/2026
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A3.2





FIRST FLOOR PLAN - OPTION 1 ARRISCRAFT SIMULATED STONE

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

Contemporary Brick

Our long format Contemporary Brick provides a fresh and striking option to standard brick and is available in a beautiful array of natural colors.

C



Finish: Split face



1. Ray & Tye Noorda Oral Health Sciences Building, University of Utah School of Dentistry; MHTN Architects, Color: Custom | 2. Haven House, Cambridge, ON; MMMC Architects; Color: Ivory White

Arriscraft

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

DLA architects

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

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FIRST FLOOR PLAN - REDUCED 1

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

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FIRST FLOOR PLAN - OPTION 1

SANCTUARY ADDITION

IMMANUEL LUTHERAN CHURCH

APRIL 15, 2026

DLA architects

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IMMANUEL LUTHERAN SCHOOL
SANCTUARY ADDITION
300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

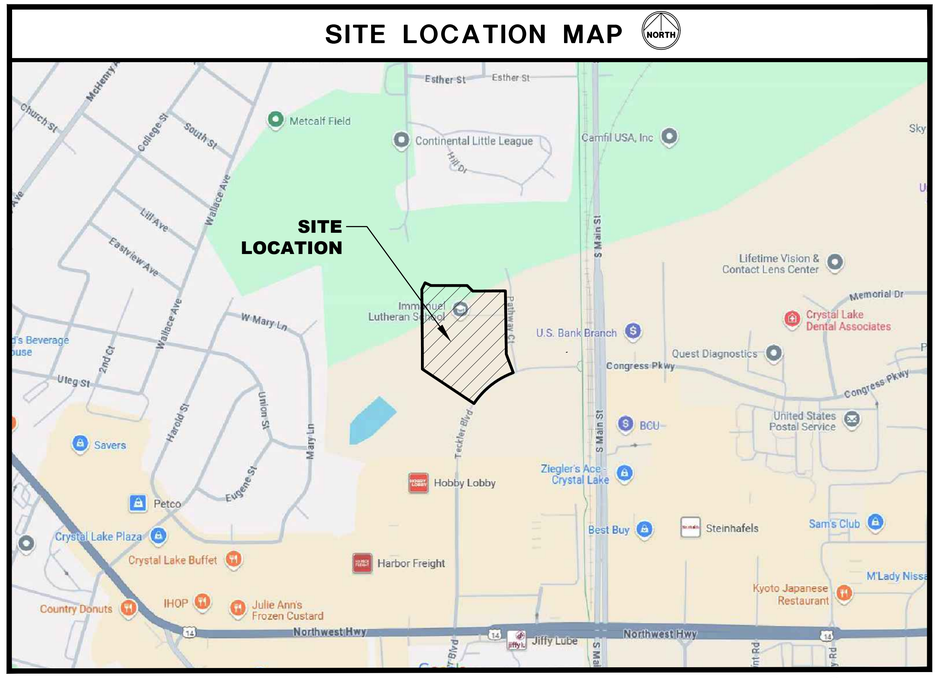
CIVIL DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	4-9-26
C-0.0	OVERALL PLAN	4-9-26
C-1.0 - C-1.1	SITE DEMOLITION PLAN	4-9-26
C-2.0 - C-2.1	SITE GEOMETRIC PLAN	4-9-26
C-3.0 - C-3.1	SITE DEVELOPMENT PLAN	4-9-26
C-3.2- C-3.4	SITE DEVELOPMENT DETAILS	4-9-26
C-4.0 - C-4.0	SITE GRADING PLAN	4-9-26
C-5.0 - C-5.1	SITE UTILITY PLAN	4-9-26
C-5.2 - C-5.3	SITE UTILITY DETAILS	4-9-26
C-6.0 - C-6.1	STORM WATER POLLUTION PREVENTION PLAN	4-9-26
C-6.2	STORM WATER POLLUTION PREVENTION DETAILS	4-9-26
C-7.0 - C-7.1	PROJECT SPECIFICATIONS	4-9-26
EX-1.0	EXISTING CONDITION EXHIBIT	4-9-26
EX-2.0	PROPOSED CONDITION EXHIBIT	4-9-26
SUR-1	TOPOGRAPHIC SURVEY (PREPARED BY WT GROUP)	11-17-25

BENCHMARKS:

SITE BENCHMARK #1 - ARROW BOLT ON HYDRANT ON WEST SIDE OF DRIVE, 173' SW OF SW BUILDING CORNER AS SHOWN. ELEVATION=846.96' (NAVD88).

SITE BENCHMARK #2 - ARROW BOLT ON HYDRANT ON EAST SIDE OF BUILDING, 61' NE OF SE BUILDING CORNER AS SHOWN. ELEVATION=905.12' (NAVD88).

SITE LOCATION MAP



SCALE 1"=500'

MAP DATA © 2026 GOOGLE

SECTION 5
TOWNSHIP 43N
RANGE 8E

CIVIL ENGINEERING STATEMENT AND SEAL

I, JASON E. GREEN, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25] AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

DATE: 4/9/26

JASON E. GREEN - P.E. # 062-059460
DATE OF EXPIRATION - NOVEMBER 30, 2027

NOTE: SIGNED AND SEALED FOR SHEETS T-1.0 THROUGH C-7.1

JASON GREEN
062-059460
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

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SIMPLY 811 OR TOLL FREE 1(800)892-0123
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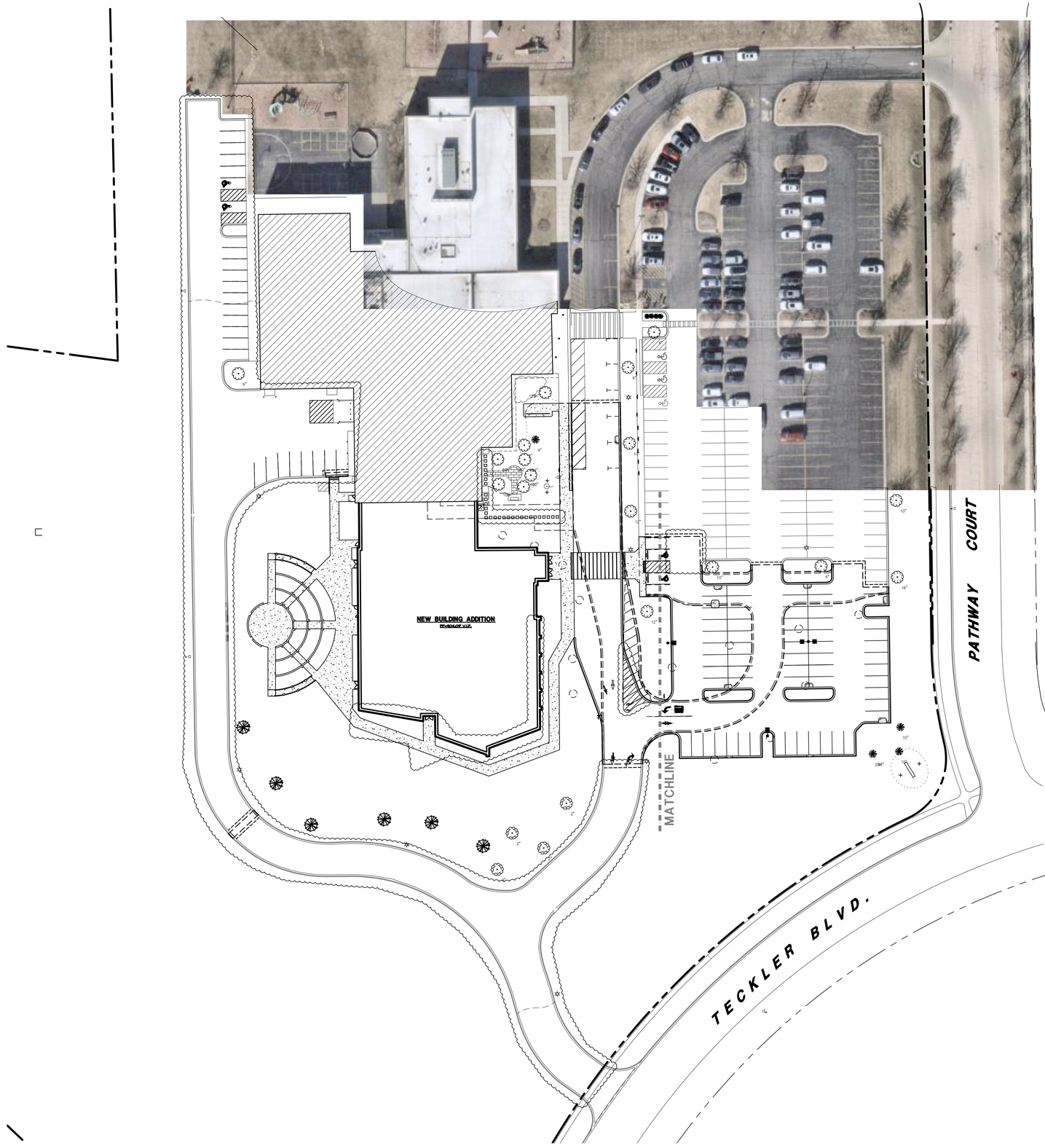
DATE	DESCRIPTION

PROJECT No.: 2024.027
DATE: April 9, 2026
SHEET TITLE: TITLE SHEET
SHEET: T-1.0

W-T JOB NUMBER-C2500020

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HATCH LEGEND

- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- CRACK FILL, SEAL COAT AND RE-STRIPE TO MATCH EXISTING LAYOUT

PARKING MATRIX

	EXISTING	PROPOSED
STANDARD	204	262
ADA	7	9
TOTAL	211	271

NORTH

1" = 40'

00 20 40 80 160

W-T JOB NUMBER-C2500020

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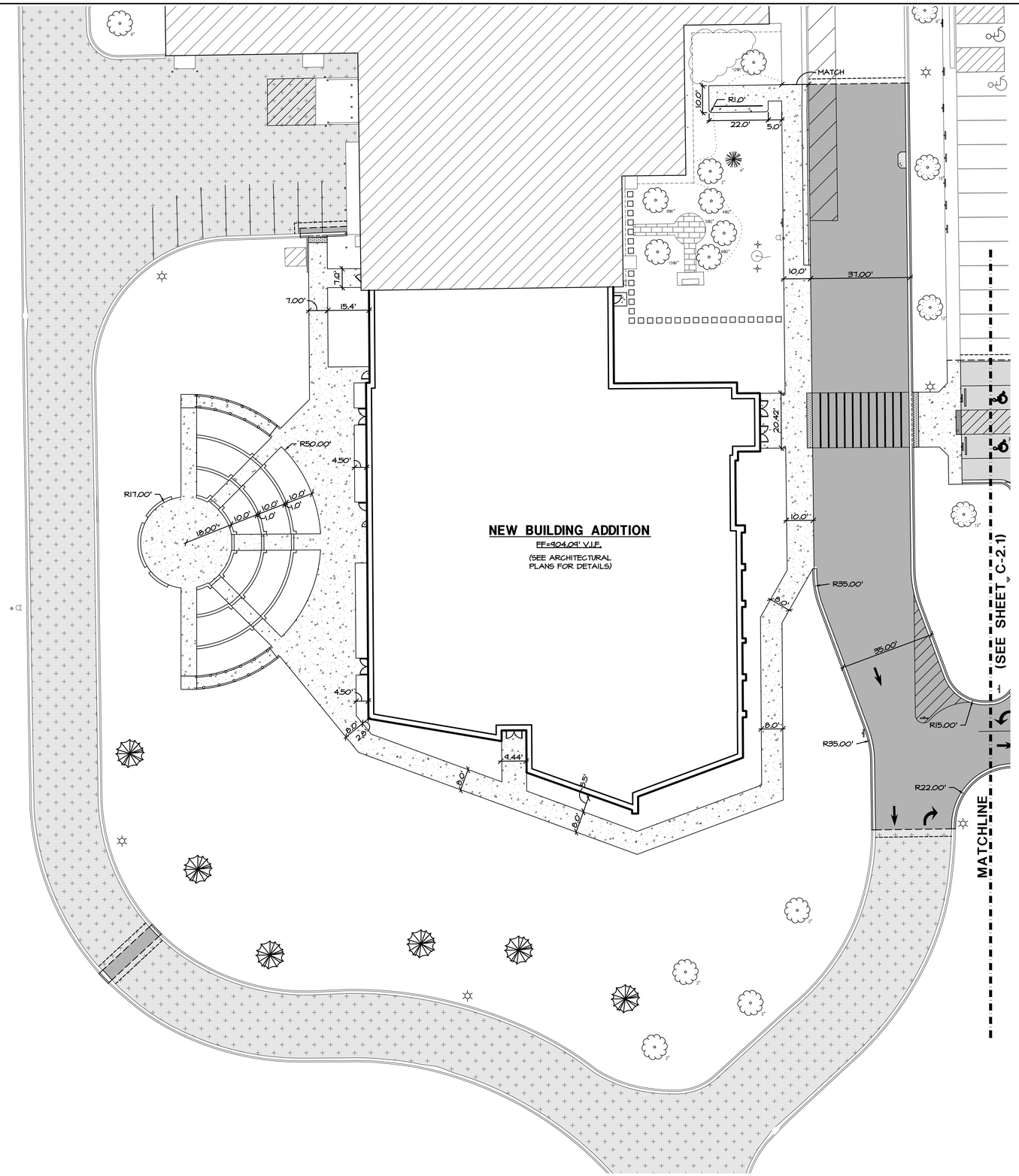
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300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION

PROJECT No.: 2024.027
DATE: April 9, 2026
SHEET TITLE: OVERALL PLAN
SHEET: C-0.0





KEYMAP
SCALE: N.T.S.

NORTH

HATCH LEGEND

- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- CRACK FILL, SEAL COAT AND RE-STRIPE TO MATCH EXISTING LAYOUT

SITE GEOMETRIC NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 11-17-25, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
D. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
F. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
G. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1095.02 OF THE IDOT STANDARD SPECIFICATIONS.
I. ALL PAINTED CURB ON SITE TO BE REPAINTED FOLLOWING RESURFACING OF THE PARKING LOT. MATCH EXISTING COLOR, REPAINT WITH HIGH QUALITY PAINT.

PARKING MATRIX

	EXISTING	PROPOSED
STANDARD	204	262
ADA	7	9
TOTAL	211	271

NORTH

1" = 20'

00 10 20 40 80

W-T JOB NUMBER-C2500020

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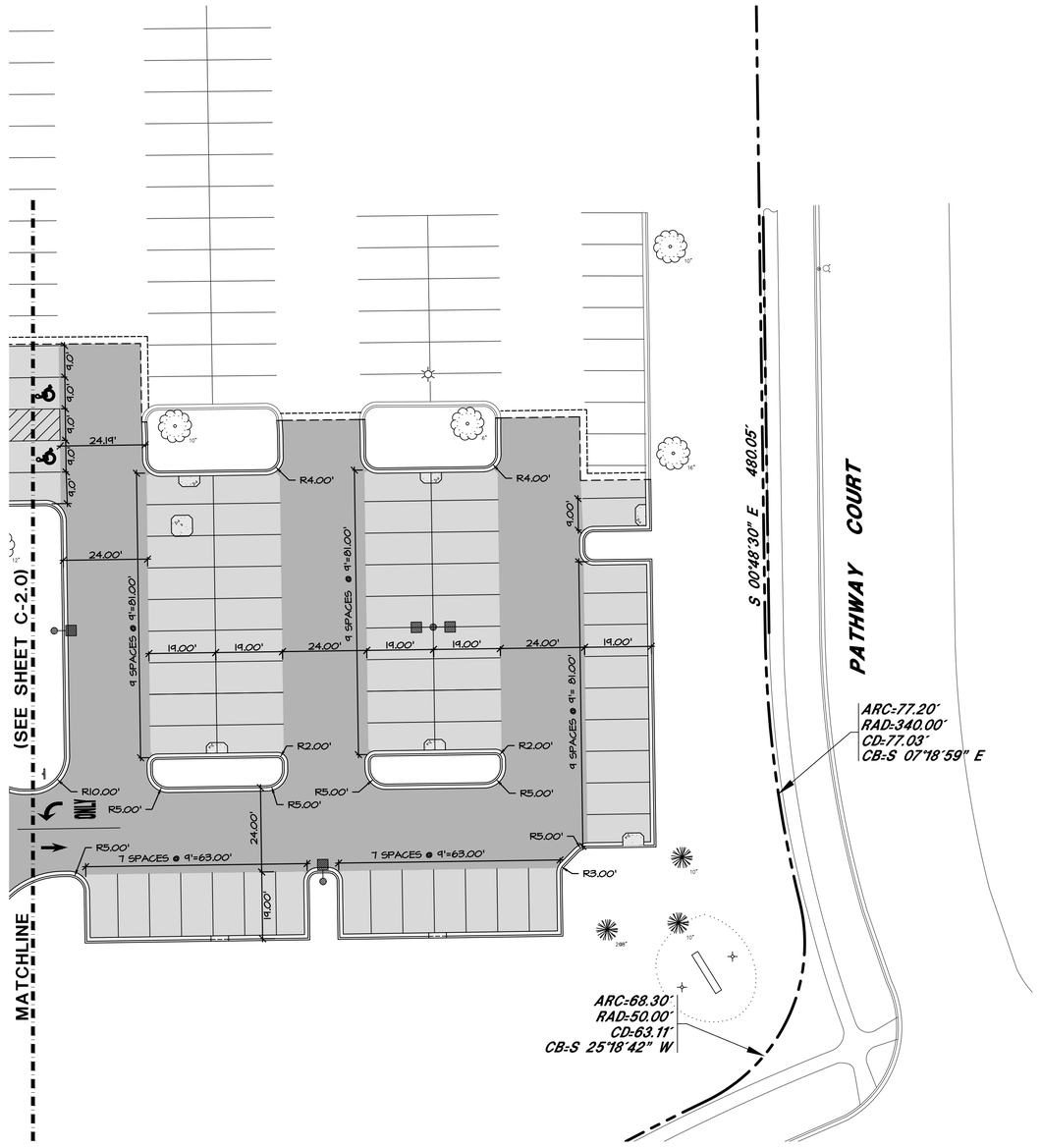
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300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

DATE	DESCRIPTION

PROJECT No.: 2024.027
DATE: April 9, 2026
SHEET TITLE: **SITE GEOMETRIC PLAN**
SHEET: **C-2.0**





KEYMAP
SCALE: N.T.S.

NORTH

HATCH LEGEND

- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- CRACK FILL, SEAL COAT AND RE-STRIPE TO MATCH EXISTING LAYOUT

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PARKING MATRIX

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ADA	7	9
TOTAL	211	271

NORTH
1" = 20'
00 10 20 40 80

W-T JOB NUMBER-C2500020

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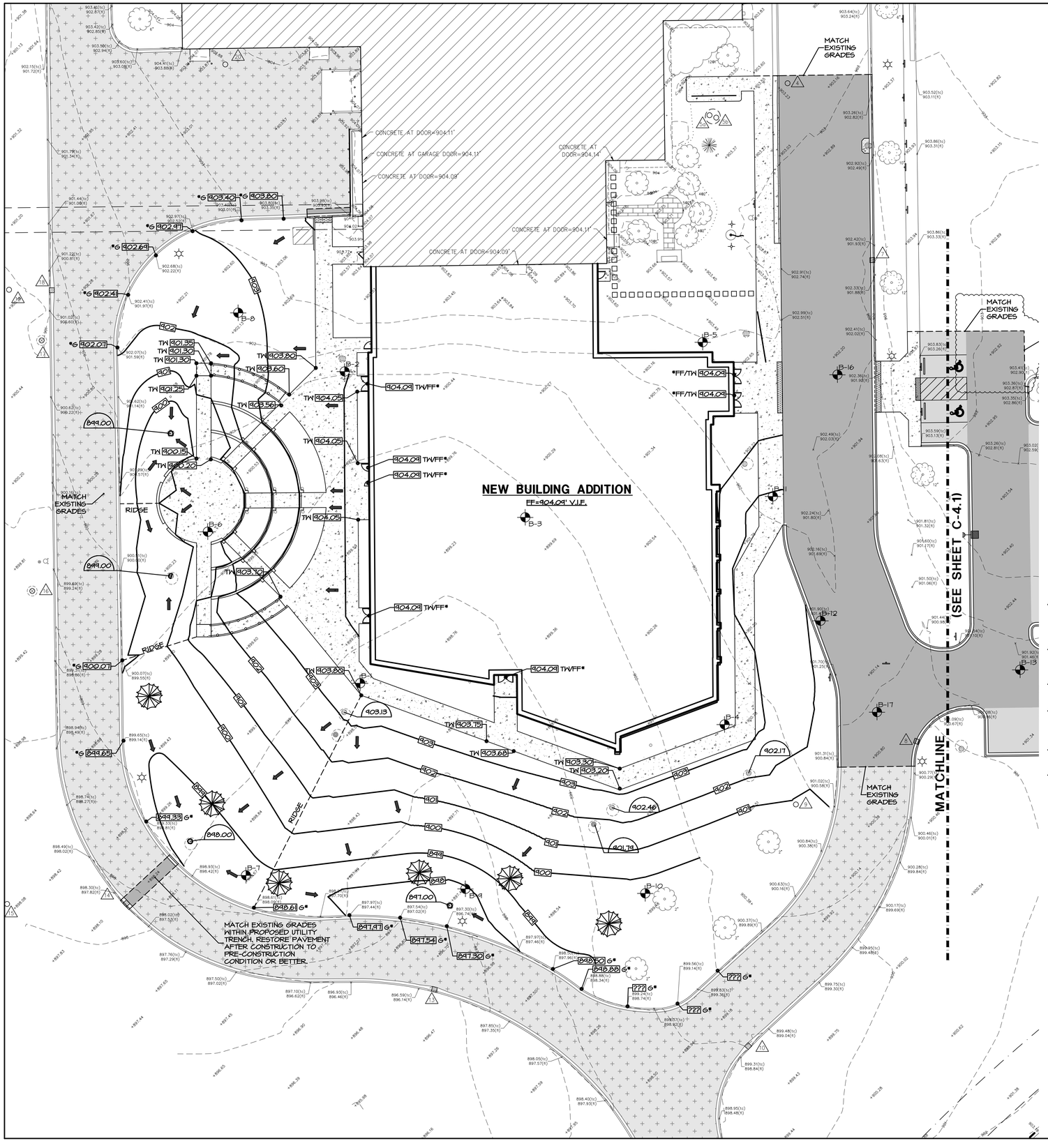
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300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

DATE	DESCRIPTION

PROJECT No.: 2024.027
DATE: April 9, 2026
SHEET TITLE: **SITE GEOMETRIC PLAN**
SHEET: **C-2.1**



GRADING LEGEND

- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- INTERPOLATED SPOT GRADE
- PROPOSED RIM ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EMERGENCY OVERFLOW ARROW
- TP — TOP OF PAVEMENT ELEVATION
- TW — TOP OF SIDEWALK ELEVATION
- G — FINISHED GRADE ELEVATION
- FF — FINISHED FLOOR ELEVATION
- TC — TOP OF CURB ELEVATION
- FL — FLOW LINE ELEVATION
- ADJUST — ADJUST EXISTING RIM ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING VALVE VAULT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE WITH VAULT
- PROPOSED B-BOX
- PROPOSED INLET
- PROPOSED OPEN LID CATCH BASIN
- PROPOSED CLOSED LID MANHOLE
- PROPOSED RESTRICTOR STRUCTURE
- PROPOSED NYLOPLAST DRAIN BASIN
- PROPOSED FLARED END SECTION
- PROPOSED GREASE TRAP
- V.I.F. — VERIFY IN FIELD
- B-X — SOIL BORING LOCATION

EXISTING UTILITY DATA

5 RIM=903.56' (SANITARY)
60" CONCRETE STRUCTURE
INV=899.91' (6" PVC WITH RESTRICTOR NE)
INV=900.16' (4" PVC W)
901.72' AT TOP OF 4" WALL

7 RIM=901.77' (STORM)
48" CONCRETE STRUCTURE
INV=897.08' (12" CPP E)
INV=897.77' (12" CPP W)

8 RIM=900.29' (STORM)
48" CONCRETE STRUCTURE
INV=892.73' (18" CPP NE/SW)

9 RIM=900.84' (SANITARY)
48" CONCRETE STRUCTURE
INV=895.91' (8" PVC N)
INV=893.43' (8" PVC N/S)
INV=893.43' (6" PVC W)

10 RIM=898.83' (STORM)
48" CONCRETE STRUCTURE
IN=890.48' (18" PVC NE/NW)

13 RIM=895.91' (STORM)
48" CONCRETE STRUCTURE
INV=887.79' (18" CPP SE)
INV=887.79' (24" CPP NW)

14 RIM=897.61' (STORM)
48" CONCRETE STRUCTURE
INV=886.63' (24" CPP SE/W)

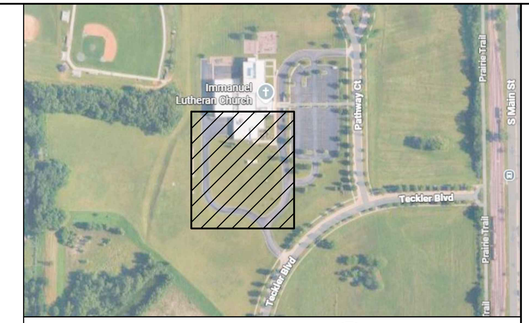
15 RIM=898.11' (STORM)
72" CONCRETE STRUCTURE
INV=884.21' (18" CPP N)
INV=885.89' (24" CPP E)
INV=884.11' (36" CPP SW)

16 RIM=899.79' (WATER)
60" CONCRETE STRUCTURE
894.17' AT TOP OF 12" DIP N/S

17 RIM=901.16' (WATER)
48" CONCRETE STRUCTURE
INV=894.73' AT TOP OF 8" DIP E/W

18 RIM=900.57' (STORM)
48" CONCRETE STRUCTURE
INV=897.63' (12" CPP NE)
INV=897.63' (12" DIP W)

19 RIM=900.92' (STORM)
48" CONCRETE STRUCTURE
INV=888.00' (18" CPP N/S)
INV=896.57' (12" DIP E)



KEYMAP

SCALE: N.T.S.

NORTH

HATCH LEGEND

- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- CRACK FILL, SEAL COAT AND RE-STRIPE TO MATCH EXISTING LAYOUT

SITE GRADING NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 11-17-25, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
C. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC., RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
O. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.
P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT DATED 12-12-25, PREPARED BY CONSTRUCTION AND GEOTECHNICAL MATERIAL TESTING, INC.
Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL REPORT DATED 12-12-25, PREPARED BY CONSTRUCTION AND GEOTECHNICAL MATERIAL TESTING, INC. FOR EXISTING TOPSOIL DEPTHS.

NORTH

1" = 20'

0 0 10 20 40 80

W-T JOB NUMBER-C2500020

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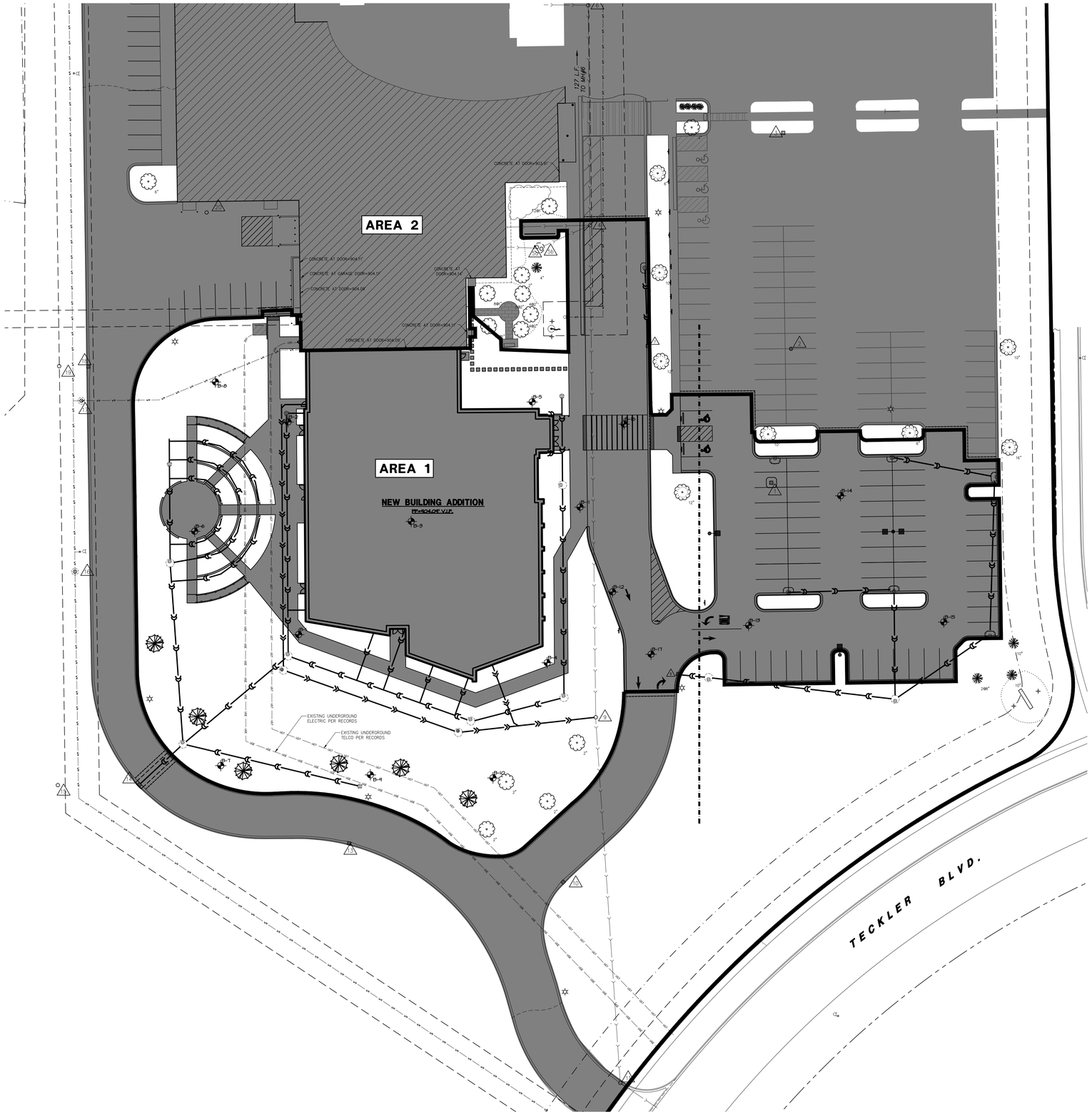
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IMMANUEL LUTHERAN SCHOOL
SANCTUARY ADDITION
300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION

PROJECT No.: 2024.027
DATE: April 9, 2026
SHEET TITLE: SITE GRADING PLAN
SHEET: C-4.0



AREA	
IMPERVIOUS	
PERVIOUS	

AREA	IMPERVIOUS (ACRES)	PERVIOUS (ACRES)	PLAYGROUND (ACRES)	TOTAL (ACRES)	CN
1	1.56	1.06	0.00	2.62	83
2	4.10	25.48	0.29	29.87	66
TOTAL	5.66	26.54	0.29	32.49	68

*NOTE: ALLOWABLE CN FOR 32.49-AC SITE IS 72, WHICH RESULTS IN A MAXIMUM IMPERVIOUS OF 9.66 ACRES

NORTH

1" = 30'

00 15 30 60 120

W-T JOB NUMBER-C2500020

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SANCTUARY ADDITION
300 PATHWAY COURT
CRYSTAL LAKE, IL 60014

DATE:	DESCRIPTION

PROJECT No.: 2024.027
DATE: April 9, 2026

SHEET TITLE:
PROPOSED CONDITIONS EXHIBIT

SHEET:
EX-2.0

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Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests:
1) Comprehensive Land Use Plan Amendment from Office to High Density Residential
2) Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential
3) Preliminary and Final Planned Unit Development and a maximum density Variation of 11.25 dwelling units/acre for a 24-unit apartment building

Location: 290 E Congress Parkway

Applicant: Sunshine Apartments, LLC
20111 N Sunshine Lane, Deer Park, IL

PZC Recommendation: The Planning and Zoning Commission made a motion to deny the applicant's request, which resulted in a 2-2 vote.

Staff Contact: Kathryn Cowlin, Director of Community Development
Darrell Moore, Assistant City Planner

Background:

- Request: To approve:
  1) Comprehensive Land Use Plan Amendment from Office to High Density Residential;
  2) Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential; and,
  3) Preliminary and Final Planned Unit Development with a maximum density Variation of 11.25 dwelling units/acre for a 24-unit apartment building.
- Land Use: The land use map is Office. This is not an appropriate designation for the proposed multifamily residential. The application seeks to change the land use map designation to High Density Residential.
- Zoning: The site is currently zoned B-2 PUD General Commercial. This is not an appropriate zoning for the proposed multifamily residential. The application seeks to change the zoning designation to R-3B Multifamily Residential.
- This vacant property was part of the Crystal Lake Business Center Resubdivision Number 4 in 1993, which was further subdivided to create the lot in question in 2002 as part of the Congress Capital Partners Resubdivision.

- The petitioner is proposing a 24-unit age-restricted multifamily development, which they intend to own and operate. The size and design of the building is very similar to a development proposal from the petitioner, also on East Congress Parkway, that was approved in 2025 but is not yet under construction.

PZC Highlights:

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

- The four present members of the PZC were split on the appropriateness of the request with some stating that the proposed development was suitable for the location, it was a reasonable density, and it was well designed. Other members stated that extending residences to the north side of East Congress Parkway was not appropriate and that the density variation was a sign that the development was too large for the property.
- Addressing the density variation, the applicant stated that the additional units were needed to make the project financially viable. He emphasized that there is another multifamily residential development across the street, that the design of this apartment building is nearly identical to one the City recently approved nearby, and that he was trying to provide an attractive housing option for seniors while making use of a long-vacant property.
- No public spoke on the petition.
- The PZC did not establish a consensus on whether the Findings of Fact were met.

A motion to recommend denial of the request failed on a 2-2 vote, resulting in a non-recommendation. No further vote was taken.

Should the City Council choose to approve the request for the Comprehensive Land Use Amendment to High Density Residential, Rezoning to R-3B PUD, and Preliminary and Final Planned Unit Development for a 24-unit age-restricted apartment building with a density variation to allow 11.25 dwelling units per acre, the following conditions are recommended.

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the PZC hearing, the following documents provided, and any staff and advisory board recommendations, as approved by the City Council:
   A. Application (John Konsor Realty, received 4/10/26)
   B. Architectural Plan (Aspect Design, 5/26/26)
   C. Engineering Plan (Schmit Engineering, 5/8/26)
   D. Landscaping Plan (The Barn Group, 5/28/26)
   E. Stormwater Management Report (Schmitt Engineering, 5/22/26)
   F. Photometrics Plan (KSA, 4/9/26)

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

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Planned Unit Development for 290 E. Congress Parkway, 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, the following documents provided, and any staff and advisory board recommendations, as approved by the City Council:
   A. Application (John Konsor Realty, received 4/10/26)
   B. Architectural Plan (Aspect Design, 5/26/26)
   C. Engineering Plan (Schmit Engineering, 5/8/26)
   D. Landscaping Plan (The Barn Group, 5/28/26)
   E. Stormwater Management Report (Schmitt Engineering, 5/22/26)
   F. Photometrics Plan (KSA, 4/9/26)

2. Work with staff to include a pedestrian connection from the building/parking lot to the sidewalk on East Congress Parkway.

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.

PARCEL IN QUESTION

290 E. Congress Parkway



Ord. No.
File. No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN AMENDMENT TO HIGH-DENSITY RESIDENTIAL, A REZONING TO R-3B PUD MULTIFAMILY RESIDENTIAL, AND A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT WITH A VARIATION FOR A 24-UNIT APARTMENT BUILDING AT 290 EAST CONGRESS PARKWAY

Draft

WHEREAS, pursuant to the terms of a Petition (File #PLN-2026-66) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Amendment to High-Density Residential, a Rezoning to R-3B PUD Multifamily Residential, and a Preliminary/Final Planned Unit Development with a Variation for a 24-unit apartment building at 290 East Congress Parkway; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 2, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on June 17, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on June 17, 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, voted 2-2 on a motion to recommend denial of the request to the Mayor and City Council of the City of Crystal Lake for the proposed Comprehensive Land Use Plan Amendment, Rezoning to R-3B Multifamily Residential, and Preliminary/Final Planned Unit Development with a Variation for a 24-unit apartment building, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the request be issued as requested in said Petition.

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 Comprehensive Land Use Plan Amendment to High-Density Residential, a Rezoning to R-3B PUD Multifamily Residential, and a Preliminary/Final Planned Unit Development with a Variation for a 24-Unit apartment building be approved at 290 East Congress Parkway, Crystal Lake, Illinois, is hereby approved with the following conditions:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the PZC hearing, the following documents provided, and any staff and advisory board recommendations, as approved by the City Council:

A. Application (John Konsor Realty, received 4/10/26)
B. Architectural Plan (Aspect Design, 5/26/26)
C. Engineering Plan (Schmit Engineering, 5/8/26)
D. Landscaping Plan (The Barn Group, 5/28/26)
E. Stormwater Management Report (Schmitt Engineering, 5/22/26)
F. Photometrics Plan (KSA, 4/9/26)

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

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

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

DATED at Crystal Lake, Illinois, this 7th day of July, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: July 7, 2026
Approved: July 7, 2026

Draft

#2026-066
290 East Congress Parkway
Preliminary/Final PUD, Comprehensive Land Use Plan Map Amendment, and Rezoning for an Apartment Development
Project Review for Planning and Zoning Commission

Meeting Date: June 17, 2026

Requests:
1) Comprehensive Land Use Plan Amendment from Office to High Density Residential
2) Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential
3) Preliminary and Final Planned Unit Development and a maximum density Variation of 11.25 dwelling units/acre for a 24-unit apartment building

Location: 290 East Congress Parkway
(NW corner of Memorial Dr. and E. Congress Pkwy.)

Acreage: Approximately 2.13 acres

Existing Zoning: B-2 PUD General Commercial

Proposed Zoning: R-3B PUD Multi-Family Residential

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	B-2 PUD General Commercial
East:	B-2 PUD General Commercial
West:	B-2 PUD General Commercial

Staff Contact: Darrell Moore (815.356.3612)

Background:

- This property has been zoned for commercial use since the early 1990s.
- It was part of the Crystal Lake Business Center Resubdivision Number 4 in 1993, which was further subdivided to create the lot in question in 2002 as part of the Congress Capital Partners Resubdivision.
- The petitioner is proposing a 24-unit age-restricted multifamily development, which they intend to own and operate. The size and design of the building is very similar to a development proposal from the petitioner, also on East Congress Parkway, that was approved in 2025 but is not yet under construction.

- The site plan includes garages for 25 vehicles and an outdoor gathering area with a pergola and fire pit.
- The petitioner presented a proposal to the Planning and Zoning Commission for conceptual review on February 18, 2026. One site plan suggestion came from the commission, which was to move the garages closer to the building. Ultimately, the commission was split about the introduction of multifamily residential at this vacant commercial location.

Development Analysis:

General

- Requests:
  - Comprehensive Land Use Plan Amendment from Office to High Density Residential
  - Rezoning: The site would be rezoned from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential
  - A Preliminary and Final Planned Unit Development with a maximum density Variation for a 24-unit apartment building
- Zoning/Variation: The site would be rezoned to R-3B PUD Multi-Family. This zoning district has a maximum density of 9 dwelling units per acre, which would limit this 21.3-acre property to 18 units. A variation for a maximum density of 11.25 dwelling units per acre is requested in order to allow 24 units. This is the appropriate zoning for apartments.
- Land Use: The land use map would be changed to High Density Residential. This land use designation would be appropriate for this use.
- Adjacent Properties:
  - The properties to the north, east, and west contain medical physical therapy offices. To the south of the property is the US Post Office and a 60-unit multifamily apartment complex (Congress Parkway Apartments).
- Site Plan:
  - The development is comprised of a three-story 24-unit apartment building fronting East Congress Parkway with garages in the rear.
  - The development will have two access points. The driveway off East Congress Parkway is a shared access with the property to the west as part of an existing access easement. The rear of the property will take access off Memorial Drive.
  - All buildings, garages, and parking lots comply with setback and height standards. The parking lots will be suitably screened. An outdoor gathering area with fire pit and pergola will be behind the apartment building. The garages have been located nearer the building in response to PZC conceptual review comments.
- Parking:
  - The UDO parking requirements are met.
  - The building will have 18 two-bedroom units and 6 one-bedroom units, which, according to UDO parking regulations, requires 52 spaces. The development will have 52 spaces, 25 of which will be enclosed garage spaces.

- Two of the garages will be designed for handicap accessibility.

- Landscape:
  - The UDO landscaping standards are met.
  - Of the 55 trees on the property, most are found along the west property line. The landscape plan proposes to remove 30 trees, which are mostly black cherry, mulberry, and box elder, and will plant 30 new trees that will include redbuds, sugar maples, spruces, and oaks.
  - The landscape plan calls for more than 500 shrubs to be planted, as well as 246 perennials and 199 grasses.
- Architecture/Elevations:
  - The UDO building design standards are sufficiently met.
  - The three-story building features multiple gables and roof-line offsets, second- and third-story balconies, and a variety of materials. Entrances, column bases, and side bump-outs will be clad in stone. The remainder of the building will be a mix of Hardie Board siding profiles.
- Sign:
  - One freestanding sign is proposed at the entrance on East Congress Parkway. Sign details have yet to be provided, but the setback complies with UDO standards.

Findings of Fact:

Preliminary and Final Planned Unit Development/Special Use Permit

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of a 24-unit apartment building. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet* No consensus

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

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

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

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

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

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

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

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

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

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

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ Meets ☐ Does not meet No consensus

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

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ Meets ☐ Does not meet No consensus

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

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ Meets ☐ Does not meet No consensus

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

7. The responsible parties for all on-site and other required public improvements shall be

established and a utility plan indicating all proposed easements shall be provided.
☒ Meets ☐ Does not meet

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

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

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

PLANNED UNIT DEVELOPMENT VARIATION
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. The proposed amendment enhances the character of the center and allows for a new and unique design for these tenants.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore, more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

VARIATION
The petitioner is requesting a variation as part of the Planned Unit Development:

- Article 3-200 Maximum Net Density. The maximum density for the R-3B zoning district is nine units per acre. This is a typical zoning density of townhome developments, which was the development type encouraged at the time of writing the UDO. Over the past several years apartment developments have come in which exceed the nine units per acre. The petitioner is requesting 11.25 dwelling units per acre.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Office. The Comprehensive Land Use Plan would be changed to High Density Residential, which allows for higher density townhomes and apartment residential buildings. The following goals are applicable to this request:

Land Use – Residential

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

Supporting Actions – Encourage a diversity of housing types throughout the City, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future City residents.

Success Indicators – Approval of multi-family residential developments.

Supporting Actions – Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of City services.

Success Indicators – Number of building permits issued for new construction on infill lots.
Housing – Multi-Family Housing

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

Success Indicators – Promote the construction of a variety of multi-family housing products.

Success Indicators – Number of new multi-family housing permits broken into categories for apartments, townhomes, and condominiums.

Supporting Actions – Promote well designed unique multi-family communities.

Success Indicators – Number of new multi-family subdivisions with open space or connected to services or each other.

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, the following documents provided, and any staff and advisory board recommendations, as approved by the City Council:
   A. Application (John Konsor Realty, received 4/10/26)
   B. Architectural Plan (Aspect Design, 5/26/26)
   C. Engineering Plan (Schmit Engineering, 5/8/26)
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   E. Stormwater Management Report (Schmitt Engineering, 5/22/26)
   F. Photometrics Plan (KSA, 4/9/26)

2. Work with staff to include a pedestrian connection from the building/parking lot to the sidewalk on East Congress Parkway.

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.

City of Crystal Lake
Development Application

Application Date: 4/10/2026

Applicant: Sunshine Apartments, LLC (Janusz Konsor)

Application Type: Rezoning / Preliminary and Final Planned Unit Development / Variation / Comprehensive Plan Amendment

Subject Property: 290 East Congress Parkway

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 17, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-66 – 290 E. CONGRESS PARKWAY – COMPREHENSICE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND VARIATIONS

Comprehensive Land Use Plan Amendment from Office to High-Density Residential, a Rezoning from B-2 PUD General Commercial Planned Unit Development to R-3B PUD Multifamily Residential Planned Unit Development, Preliminary and Final Planned Unit Development approval, and a Variation from the maximum permitted density.

John Konsor, the petitioner and prospective property owner, introduced the proposal and explained that the development consisted of a 24-unit senior apartment building. Mr. Konsor stated that the project was modeled after a similar development currently under construction on Station Drive and East Congress Parkway. He explained that the development would provide age-restricted housing and that the location was well suited for senior residents due to its proximity to shopping, medical facilities, and other services. Mr. Konsor noted that revisions had been made to the plan following the Commission's earlier conceptual review and that the request included a density variation necessary to accommodate the proposed 24 units.

Jeff Lester of Aspect Design Incorporated presented the site and architectural plans. Mr. Lester explained that the site is located on the north side of Congress Parkway and is bordered by existing commercial and office uses. He reviewed the site layout, noting that the development would have access from both Memorial Drive and a shared driveway connection to the west. Following feedback received during the conceptual review process, the garage layout had been revised and relocated to improve the overall site design and preserve existing mature trees. Mr. Lester highlighted the inclusion of outdoor amenities, including a pergola, fire pit, gathering areas, and landscaped open space intended to create a residential backyard atmosphere for future residents.

Mr. Lester explained that the proposed building would contain three stories with eight units per floor, for a total of 24 dwelling units. The development would include a mix of one- and two-bedroom units, with the majority being two-bedroom units. Common amenities would include a management office, elevator service to all floors, a fitness room, and a third floor gathering space for resident activities and social functions. He further noted that the site design would provide 25 detached garages, allowing every resident access to garage parking. The building architecture incorporates varied roofline, projections, porches and a combination of brick, stone, and accent materials to create visual interest and avoid a flat façade.

Mr. Konsor displayed a flyover rendering of the proposed development and added that the project was intended to provide a comfortable residential environment where seniors could enjoy outdoor amenities and a neighborhood atmosphere.

Mr. Greenman opened the public comment portion of the hearing. No members of the public requested to speak, and the public comment portion was closed.

Mr. Moore reviewed the request and explained that the petition included a Comprehensive Land Use Plan Amendment from Office to High Density Residential, rezoning from B-2 General Commercial to R-3B Multi-Family Residential, approval of a Planned Unit Development, and density variation. Mr. Moore noted that the proposal would allow 24 units where current density standards would permit 18 units. Mr. Moore stated that the petitioner had addressed concerns raised during the initial review process by modifying the site layout and enhancing landscaping. Mr. Moore further noted that the project met parking requirements, incorporated substantial landscaping, provided appropriate pedestrian connectivity and complied with the City's architectural design standards.

Mr. Greenman requested that the commission first discuss the Comprehensive Land Use Plan amendment and rezoning request before considering the Planned Unit Development details.

Ms. Dzielski stated that the rezoning and land use amendment were appropriate and that the development would provide a needed housing option in an area already supported by nearby medical offices, businesses, and services.

Ms. Repholz expressed support for both requests.

Mr. Gronow expressed concern with changing the Comprehensive Land Use Plan designation and rezoning the property, noting that residential development had historically been located on the south side of Congress Parkway and that the proposal would introduce a residential use on the north side.

Mr. Greenman agreed, stating he remained uncomfortable with changing the land use designation and zoning classification for the property. Mr. Greenman further stated that the requested 35 percent increase in density reinforced his concern that the site was not ideally suited for the proposed development.

Discussion then shifted to the Planned Unit Development and site design.

Ms. Dzielski complimented the architectural design, garage relocation, landscaping, and outdoor amenity spaces.

Ms. Repholz stated that while a density increase would typically raise concerns, the limited scale of the project and the provision of garages and common amenities made the proposal appropriate. Ms. Repholz noted that mixed housing types and mixed-use areas can be beneficial, particularly near downtown and service-oriented areas.

Mr. Gronow complimented the architectural quality of the building and site layout, stating that it was one of the stronger projects presented in recent years. However, Mr. Gronow reiterated concerns regarding the location of the development and indicated that the land use and rezoning issues remained challenging despite the quality of design.

Mr. Greenman stated that he did not want any comments he might offer about the quality of the project to be interpreted as support for the requested land use and zoning changes. He reiterated his belief that the

proposal was not appropriate for the location and stated that the requested density increase further supported that conclusion.

Mr. Konsor addressed the Commission regarding the requested density variation. He explained that fixed development costs, including construction of an elevator, utility infrastructure, and site improvements, remain largely the same regardless of the number of units provided. As a result, additional units are necessary to make the project financially viable. Mr. Konsor also noted that the property has remained vacant for an extended period and debated that residential development represents an appropriate and desirable use of the site given the surrounding area and nearby projects. Mr. Konsor stated that the project would provide an attractive housing option for seniors and enhance the area while making productive use of an undeveloped parcel.

Ms. Gronow made a motion to deny the request as presented.

Ms. Repholz seconded the motion. On roll call vote, Members Dzielski and Repholz voted no. Members Gronow and Greenman voted yes. As a result of the tie vote, the motion failed.

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO ALL APPLICABLE LOCAL AND NATIONAL CODES.

2018	INTERNATIONAL BUILDING CODE WITH CITY AMENDMENTS.
2018	INTERNATIONAL MECHANICAL CODE WITH CITY AMENDMENTS.
2014	STATE OF ILLINOIS PLUMBING CODE.
2017	NATIONAL ELECTRIC CODE
2018	INTERNATIONAL FIRE CODE WITH CITY AMENDMENTS.
2018	INTERNATIONAL FUEL GAS CODE WITH CITY AMENDMENTS.
2021	STATE OF ILLINOIS ENERGY CONSERVATION CODE

STRUCTURE TO COMPY WITH ALL DESIGN GUIDELINES OF THE FAIR HOUSING ACT.

ALL COMMON USE AND PUBLIC USE SPACES TO BE ACCESSIBLE PER 2018 I.A.C.

EACH CONTRACTOR SHALL REVIEW AND VERIFY THE PLANS AND FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE GENERAL CONTRACTOR. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE THE START OF CONSTRUCTION.

ALL CONTRACTORS SHALL COORDINATE WITH ALL OTHER CONTRACTORS PRIOR TO AND DURING CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ALL MATERIALS, EQUIPMENT, STRUCTURAL ELEMENTS, FINISHES, WINDOWS, DOORS, ETC.., WHETHER PRE-MANUFACTURED OR SITE BUILT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON SITE DURING CONSTRUCTION AND SHALL LEAVE THE WORK AREA "BROOM CLEAN" DAILY. REMOVE WASTE BUILDING MATERIAL WEEKLY.

THE ARCHITECT IS NOT ENGAGED FOR SUPERVISION AND ASSUMES NO SUCH RESPONSIBILITY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, TECHNIQUES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

THE OWNER / CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND INSURANCE FOR CONSTRUCTION AND OCCUPANCY.

THE OWNER / GENERAL CONTRACTOR TO CHOOSE FIXTURES, APPLIANCES, FINISHES (PAINT, WALL COVERINGS, TILE, LAMINATES, CABINETRY COLORS, HARDWARE, FURNITURE ETC.. UNLESS NOTED OTHERWISE. SUB - CONTRACTORS TO SUPPLY SAMPLES TO THE OWNER/ GENERAL CONTRACTOR FOR FINAL APPROVAL PRIOR TO START OF CONSTRUCTION.

ALL SURFACES AND CONSTRUCTION SHALL BE ADEQUATELY BRACED AND PROTECTED.

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERTY DAMAGES ARISING OUT OF NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

EACH CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK AND INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR OR REASONABLY INFERABLE FROM THE DRAWINGS AND SPECIFICATIONS INCLUDING ALL LABOR, MATERIALS AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.

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

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

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

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

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

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

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

VERIFY FOOTING STEPS WITH FINAL APPROVED FINISH GRADE.

PORCH AND STOOP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL.

CONCRETE NOTES
SEE SHEETS A 11 - A 13

METALS NOTES
(NOT APPLICABLE)

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

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

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

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

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

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

SEE FIREBLOCKING NOTES FOR ALL FIREBLOCKING MATERIALS AND LOCATIONS.

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

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

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

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

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

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

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

GENERAL NOTES

DOORS AND WINDOWS
ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE.

THE OPENING OF AN OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OR THE WINDOW SHALL BE PROVIDED WITH A FIXED WINDOW, HAVE AN OPENING THROUGH WHICH A 4" DIAMETER SPHERE CAN NOT PASS, OR HAVE AN APPROVED FALL PREVENTION DEVICE.

MECHANICAL
MECHANICAL PLANS AND NOTES ARE PROVIDED ON SHEETS M 0.1 - M 2.4

ELECTRICAL
ELECTRICAL PLANS AND NOTES ARE PROVIDED ON SHEETS E 01 - E 2.8

PLUMBING
PLUMBING PLANS AND NOTES ARE PROVIDED ON SHEETS P 0.1 - P 3.3

THERMAL AND MOISTURE PROTECTION
REFER TO THE ENERGY CODE NOTES AND THE TYPICAL WALL SECTIONS FOR R-VALUES.

METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.

ALL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH APPROVED SEALANT, TAPE, GASKETS OR WEATHER STRIPPING TO PREVENT AIR LEAKAGE.

VAPOR RETARDERS WITH A PER RATING OF 1.0 OR LESS SHALL BE INSTALLED IN ALL FRAMED CEILINGS, WALLS, AND FLOORS.

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

ACCESS PANELS TO ATTICS SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

SOUND TRANSMISSION RATINGS

MINIMUM STC	- 50 >
MINIMUM IIC	- 50 >

VERIFY ACTUAL WALL AND FLOOR ASSEMBLY SOUND TRANSMISSION RATINGS WITH COMPONENT MANUFACTURER'S PRODUCT SPECIFICATIONS. SEE SHEET A6-3 FOR DETAILS AND SPECIFICATIONS

BUILDING CODE DATA

BUILDING USE GROUP	R-2
CONSTRUCTION TYPE	V-5 (COMBUSTIBLE PROTECTED)
AREA PER FLOOR	9,454.64 SQ. FT.
BUILDING HEIGHT	3 STORIES

ACCESSIBILITY NOTES
SEE FLOOR PLAN SHEETS FOR NOTES AND DETAILS.

ALL COMMON AREAS AND UNITS SHALL COMPLY WITH THE 2018 ILLINOIS ACCESSIBILITY CODE (IAC), THE AMERICANS WITH DISABILITIES ACT (ADA) THE FAIR HOUSING ACT (FHA) THE ACCESSIBILITY STANDARDS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE ICC A117, 2017, STANDARDS FOR ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES.

ALL PUBLIC/COMMON AREAS, ENTRANCES, STAIRS, HALLS AND UNIT ENTRIES SHALL BE FULLY ACCESSIBLE.
THE ILLINOIS ACCESSIBLE CODE REQUIRES THAT A MINIMUM OF (5) DWELLING UNITS BE ADAPTABLE, PER THE IAC (20% MINIMUM).

THE INTERNATIONAL BUILDING CODE, HUD, AND FHA, REQUIRES THAT ALL UNITS BE TYPE "B" ADAPTABLE, THUS DESCRIBED:
ADAPTABLE DWELLING UNITS SHALL BE BE DESIGNED AND CONSTRUCTED SO THEY MAY, UPON APPLICATION OF THE OCCUPANT, BE CONVERTED TO ACCESSIBLE UNITS, WITH A MINIMUM OF STRUCTURAL CHANGES, TO MEET THE NEEDS OF INDIVIDUALS. IAC 233.6.5.1 (2018).

ENERGY CODE
THE NEW CONSTRUCTION HAS BEEN DESIGNED TO COMPLY WITH THE PERFORMANCE REQUIREMENTS OF THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE AND THE ILLINOIS ENERGY CONSERVATION CODE FOR COMMERCIAL BUILDINGS, AS FOLLOWS:

WALLS:	R-21 BATT INSULATION.
ATTIC:	R-44 BATT INSULATION WITH VAPOR BARRIER
FLOORS	R-30 BATT INSULATION WITH VAPOR BARRIER
CONCRETE SLAB ON GRADE:	R-10 RIGID FOAM INSULATION AND MIN 4'-0" DEEP AT FOUNDATION WALLS
WINDOWS:	U-0.32 (MINIMUM)
DOORS:	U-0.32 (MINIMUM)
OVERHEAD GARAGE DOORS:	U-0.35 (MINIMUM)

MAXIMUM ALLOWABLE AIR LEAKAGE PER SECTION R402.4.3:
WINDOWS 0.3 CFM PER SQ. FT.
SWING DOORS 0.5 CFM PER SQ. FT.

ALL AIR BARRIERS AND INSULATION SHALL BE INSTALLED IN COMPLIANCE WITH THE CODE.

THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE SHALL BE APPLIED TO THE ENTIRE PROJECT USING CLIMATE ZONE 5-A.

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE BUILDER OR REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE CERTIFICATE. THE CERTIFICATE SHALL LIST ALL PREDOMINANT R VALUES, FENESTRATION U-FACTORS AND THE SOLAR HEAT GAIN COEFFICIENTS. THIS CERTIFICATE SHALL ALSO LIST THE TYPE AND EFFICIENCY RATINGS OF THE HEATING, COOLING AND WATER HEATING EQUIPMENT.

THE MAINTENANCE INSTRUCTIONS AND EQUIPMENT MANUALS SHALL BE FURNISHED WITH ALL MECHANICAL EQUIPMENT OUTLINING REQUIRED REGULAR PREVENTATIVE MAINTENANCE.

INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH THE CODE.

BUILDING AREA REQUIREMENTS

CONSTRUCTION TYPE	V-A (COMBUSTIBLE PROTECTED)
MAXIMUM ALLOWABLE AREA	12,000.00 SQ. FT.
ALLOWABLE INCREASE - AUTOMATIC SPRINKLERS	36,000.00 SQ. FT.
MAXIMUM ALLOWABLE HEIGHT	50'-0" - 3 STORIES
PROPOSED TOTAL AREA	28,624.47 SQ. FT.
PROPOSED HEIGHT	45'- 2 1/8" - 3 STORIES

ROOF TRUSS SYSTEM NOTE
IT IS THE RESPONSIBILITY OF THE "TRUSS DESIGNER" TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS AS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHOULD BE IMMEDIATELY NOTIFIED.

STRUCTURAL DESIGN CRITERIA
STRUCTURAL PLANS AND NOTES ARE PROVIDED ON SHEETS S 01 - S 03.

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

1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC..
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RIM.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON COMBUSTIBLE MATERIALS.
5) ALL FURRING, PARTITIONS, EXTERIOR WALLS AT EACH FLOOR AND CEILING LEVEL, AND AT THE JUNCTURE OF THE ROOF RAFTERS AND WALL.
6) ALL OPEN SOFFIT AREAS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" DRYWALL.

EXCEPT AS PROVIDED IN ITEMS 4 AND 6 ABOVE, FIREBLOCKING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32 INCH PLYWOOD WITH JOINTS BACKED BY 23/32 INCH PLYWOOD, OR ONE THICKNESS OF 3/4 INCH TYPE 2-M PARTICLE BOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-M PARTICLE BOARD, OR OTHER APPROVED MATERIALS.

THE INTEGRITY OF ALL FIRE STOPS SHALL BE MAINTAINED.

NOTE:
ALL FIREBLOCKING AND DRAFT STOPPING SHALL MEET REQUIREMENTS OF IRC R602.8 AND RELATED SECTIONS AND TABLES AND IRC R502.12 AND RELATED SECTIONS.

PROVIDE 5/8" FIRECODE DRYWALL TO UNDERSIDE OF ALL JOIST FLOOR CONSTRUCTION AND PROVIDE APPROVED DRAFTSTOPPING FOR EVERY 1000 SQ.. FT. OF FLOOR AREA

FIRE SPRINKLERS
PROVIDE AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE OR PER NFPA 13D AND SECTION 903.3.1.1 OF THE 2018 INTERNATIONAL BUILDING CODE (ALL FLOORS AND TRUSS ATTIC SPACE.)

FLAME SPREAD NOTES
ALL CONCEALED INSULATING MATERIALS INSTALLED IN THE BUILDINGS SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE-DEVELOPMENT INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
FLAME SPREAD AND SMOKE-DEVELOPMENT RATINGS OF INSULATING MATERIALS INSTALLED IN CONCEALED SPACES, ATTICS, CRAWL SPACES IN BUILDINGS OF TYPE V CONSTRUCTION DO NOT APPLY TO FACINGS, PROVIDED THAT THE FACING IS INSTALLED BEHIND AND IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
EXPOSED THERMAL-INSULATING MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE-DEVELOPMENT RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
THE GENERAL CONTRACTOR IS TO PROVIDE VERIFICATION THAT THE ABOVE FLAME SPREAD AND SMOKE-DEVELOPMENT REQUIREMENTS ARE MET BY THE INSULATION TO BE INSTALLED IN THE BUILDING.

FIRE PROTECTION REQUIREMENTS

R-2 USE GROUP	MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE	V-A (COMBUSTIBLE PROTECTED)
3 STORIES (PROVIDED WITH AUTOMATIC SPRINKLERS)	
24 UNITS	
REQUIRED FIRE RATING	
BEARING WALLS	
INTERIOR	1 HOUR
EXTERIOR	1 HOUR
FLOOR CONSTRUCTION & SUPPORTING WALLS	1 HOUR
ROOF CONSTRUCTION & SUPPORTING WALLS	1 HOUR
SHAFT WALLS	2 HOUR

CONSULTANTS AND ENGINEERS

MEP CONSULTANT
OXFORD ENGINEERING
618 N. MAIN STREET
DUNDEE, IL 60118
(847) 783-0800

STRUCTURAL ENGINEER
RUNDE ENGINEERING
2116 GALENA BLVD.
SUITE 102
AURORA, IL 60506
(630) 966-0250

BUILDER
24-UNIT APARTMENTS, L.L.C.

BUILDING AREAS

FIRST FLOOR	=	9,541.49 SQUARE FEET
SECOND FLOOR	=	9,541.49 SQUARE FEET
THIRD FLOOR	=	9,541.49 SQUARE FEET
TOTAL	=	28,624.47 SQUARE FEET

ABBREVIATIONS
F.P.H.B. - FROST PROOF HOSE BIB
F.F.G.L. - FLOOR FINISH CHANGE LINE
G.F.B. - GUY GREY BOX
W/ - WITH
O.C. - ON CENTER
GFI - GROUND FAULT INTERRUPT
DED. - DEDICATED
WP - WATER PROOF FIXTURE
SD - SMOKE DETECTOR
R - RECESSED CAN
T - TIMER CONTROL
D - DIMMER CONTROL
S - SPEED CONTROL
3 - 3-WAY SWITCH
4 - 4-WAY SWITCH

EGRESS REQUIREMENTS

OCCUPANT LOAD	R-2 MULTI-FAMILY RESIDENTIAL
	200 SQ. FT. PER PERSON GROSS
AREA PER FLOOR	4263.00 SQ. FT.
AREA BUILDING TOTAL	17,052.00 SQ. FT.
OCCUPANT LOAD	4263 / 200 = 22
TOTAL BUILDING	22 X 3 = 66
MINIMUM EGRESS WIDTH BASED ON TOTAL OCCUPANCY	
STAIRWAYS	0.2 X 88 = 17.6"
DOORS	0.15 X 88 = 13.2"
MINIMUM REQUIRED STAIRWAYS	44" PER STAIR
PROVIDED	2 X 44 = 88"
MINIMUM REQUIRED DOORS	36" PER DOOR
PROVIDED	36 X 2 = 72"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOADS	WIND SPEED (three second gust)	SEISMIC DESIGN CATEGORY	SUBJECT TO			WINTER DESIGN TEMPERATURE	ICE BARRIER UNDER LAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST LINE DEPTH	TERMITE					
30 PSF.	103 MPH	0.17/ b	SEVERE	42" MIN. BELOW GRADE	MODERATE TO HEAVY	-4 DEG. F	REQUIRED	REFER TO FLOOD INSURANCE RATE MAP	1745	51.65 F

24-UNIT APARTMENTS

290 E. CONGRESS PKWY
CRYSTAL LAKE, IL 60014

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REVIEW	11/12/2026
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REVIEW	01/26/2026

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
SUITE 101
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE # 184-004354

PROJECT #	AD26101
DRAWN BY:	DB/ MB

24 UNIT APARTMENTS
TITLE SHEET

A 01

1 OF 22 TOTAL SHEETS

PARKING CALC:

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

EXISTING IMPERVIOUS AREA

CONCRETE CURB:	120.00
ASPHALT ENTRANCE:	805.00
TOTAL EX. IMPERVIOUS:	925.00

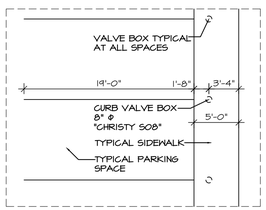
PROPOSED IMPERVIOUS AREA

BUILDING FOOTPRINT:	10,620 S.F.
DETACHED GARAGES:	7,350 S.F.
PERGOLA:	268 S.F.
ASPHALT DRIVEWAY:	26,536 S.F.
CONCRETE SIDEWALK:	5,368 S.F.
CONCRETE CURB:	1,377 S.F.
BUILDING SIGN:	16 S.F.
TOTAL:	51,535 S.F.

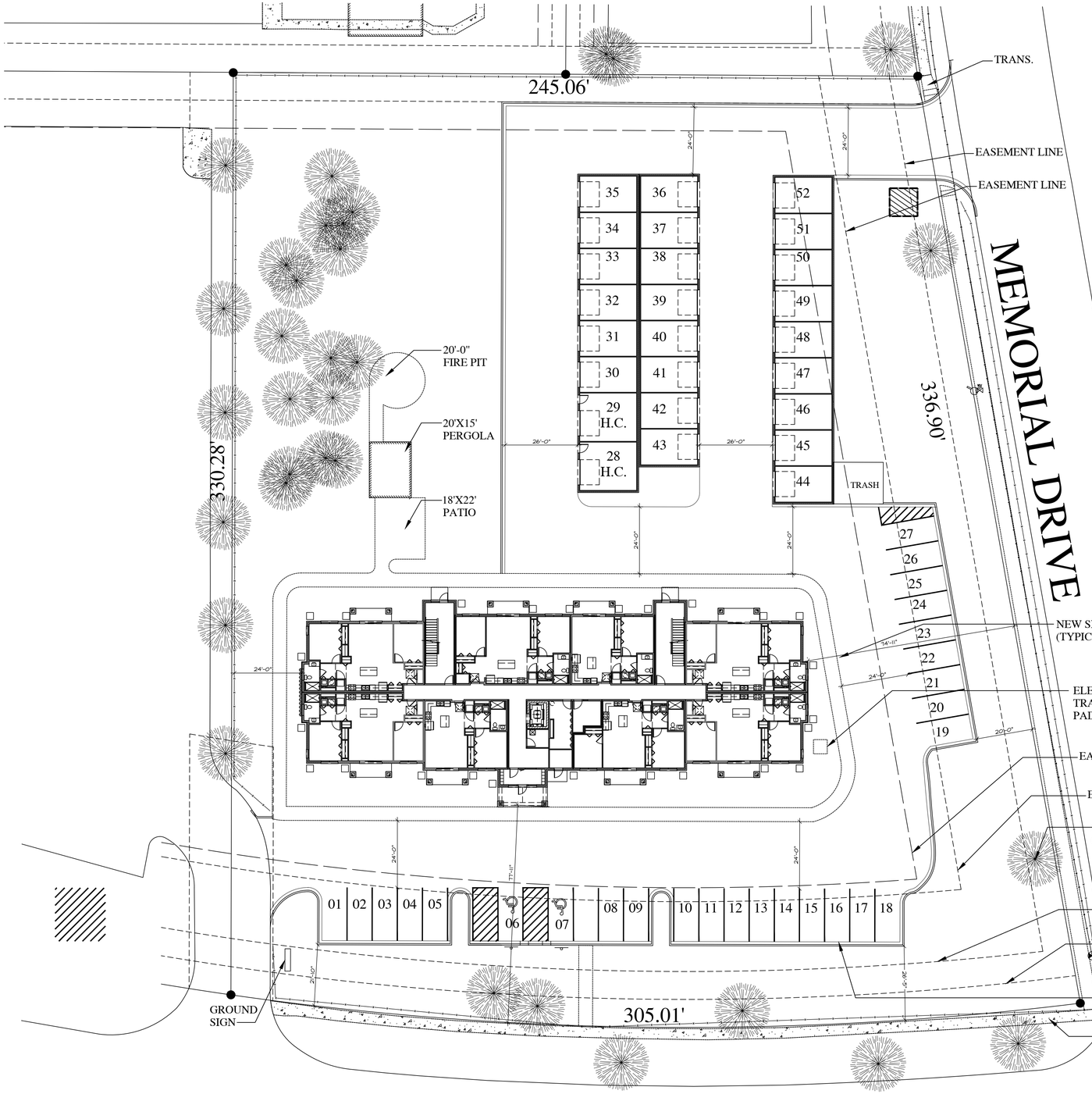
LOT COVERAGE

LOT AREA:	92,905.00 S.F.
MAX. LOT COVERAGE:	
LOT COVERAGE:	55,117 S.F.
LOT COVERAGE %:	59.33%

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



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



CONGRESS PARKWAY

NORTH

1 / A 02 ARCHITECTURAL SITE PLAN

REFERENCE PLAN. ALL SURVEYOR, CIVIL ENGINEERING AND LANDSCAPING BY OTHERS

SCALE: 1"=20'-0"

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24-UNIT APARTMENTS

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24 UNIT APARTMENTS
SITE PLAN

A 02

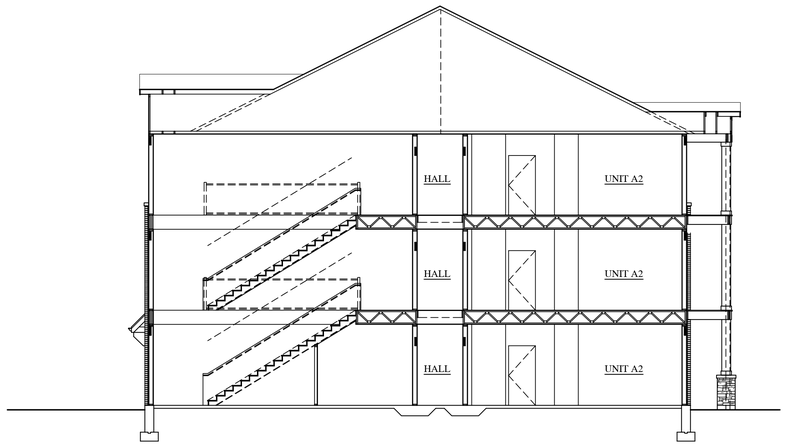
2 OF 22 TOTAL SHEETS



3
A 03

LEFT ELEVATION (WEST)

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



2
A 03

BUILDING SECTION

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



1
A 03

FRONT ELEVATION (SOUTH - OVERALL)

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

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ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
STE. 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
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24 UNIT APARTMENTS
EXTERIOR ELEVATIONS

A 03

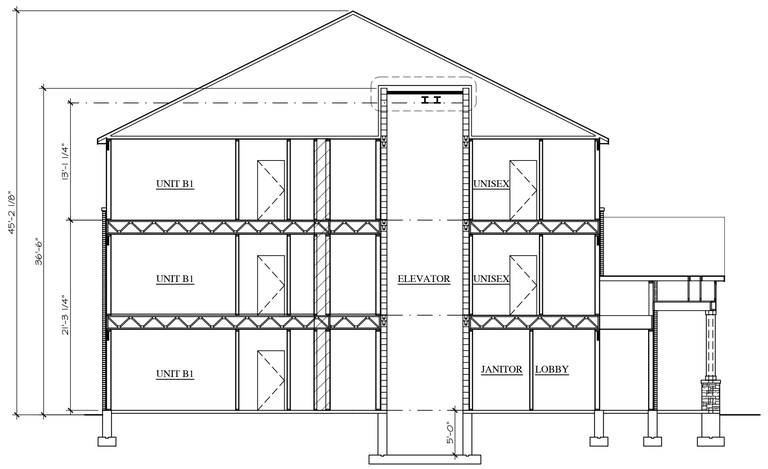
3 OF 22 TOTAL SHEETS



3 A 04

RIGHT ELEVATION (EAST)

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



2 A 04

BUILDING SECTION

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



1 A 04

REAR ELEVATION (NORTH - OVERALL)

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

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24-UNIT APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014

REVIEW	04/10/2026
REVIEW	05/14/2026
REVIEW	05/26/2026

REVIEW	11/12/2026
REVIEW	01/23/2026
REVIEW	01/26/2026
REVIEW	02/27/2026
REVIEW	03/02/2026
REVIEW	03/04/2026
REVIEW	04/06/2026
REVIEW	04/08/2026

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ARCHITECTS
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MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE # 184-004454

PROJECT #	AD26101
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24 UNIT APARTMENTS
EXTERIOR ELEVATIONS

A 04



1
A 05

PARTIAL FRONT ELEVATION (SOUTH)

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

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

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24-UNIT APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014

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UNIT 607
VOLO, IL 60073
MAIN: 847-457-2500
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24 UNIT APARTMENTS
EXTERIOR ELEVATIONS

A 05

5 OF 22 TOTAL SHEETS



1
A 06

PARTIAL FRONT ELEVATION (SOUTH)

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

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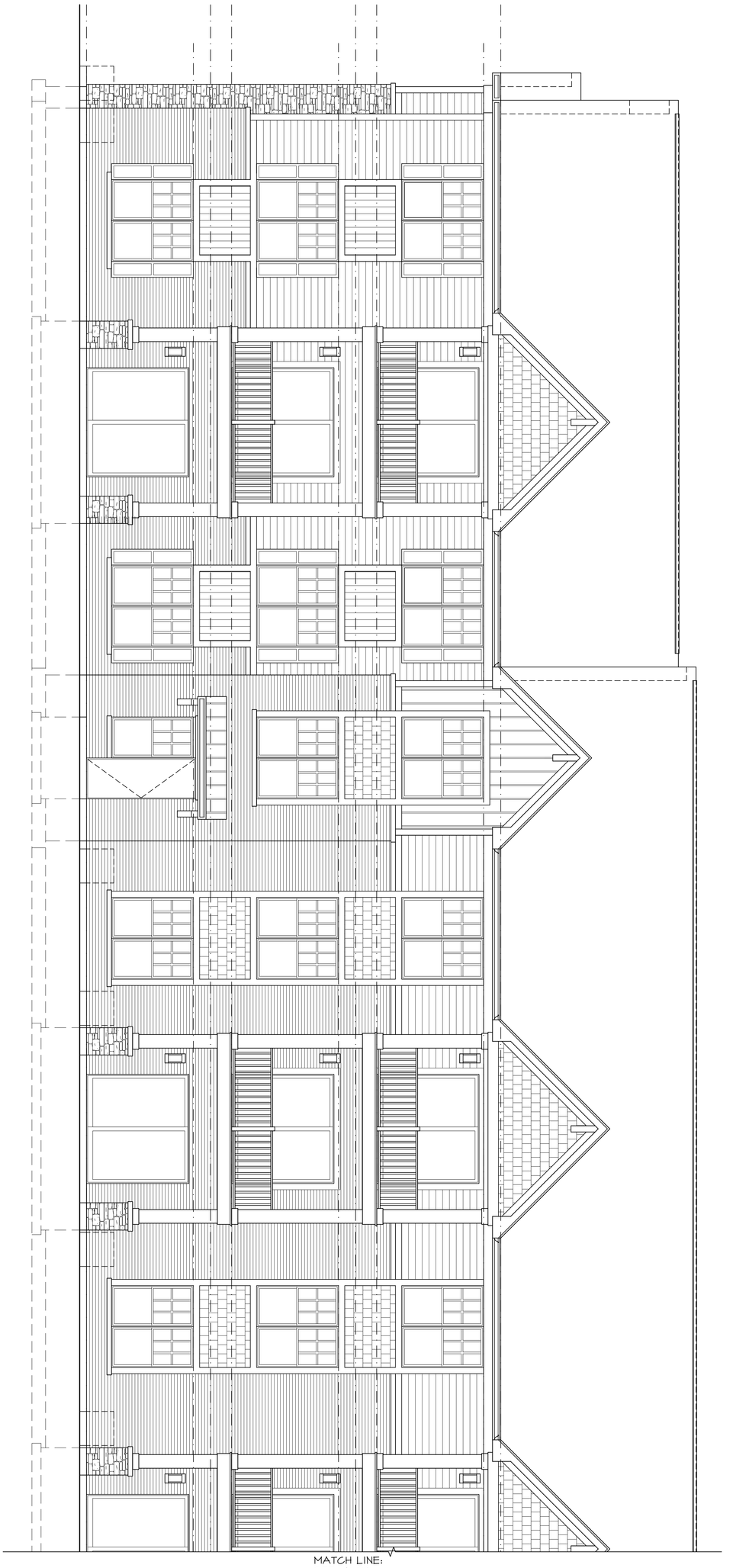
# 6 OF 22 TOTAL SHEETS	A 06
PROJECT #	AD26101
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24 UNIT APARTMENTS EXTERIOR ELEVATIONS	

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24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014



1
A 07

PARTIAL REAR ELEVATION (NORTH)

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

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24 UNIT APARTMENTS	
EXTERIOR ELEVATIONS	

A 07

7 OF 22 TOTAL SHEETS

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REVIEW	01/26/2026
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REVIEW	03/02/2026
REVIEW	03/04/2026
REVIEW	04/06/2026
REVIEW	04/08/2026
REVIEW	04/10/2026
REVIEW	05/14/2026
REVIEW	05/26/2026

24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014



1
A 08

PARTIAL REAR ELEVATION (NORTH)

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

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24 UNIT APARTMENTS	
EXTERIOR ELEVATIONS	

A 08

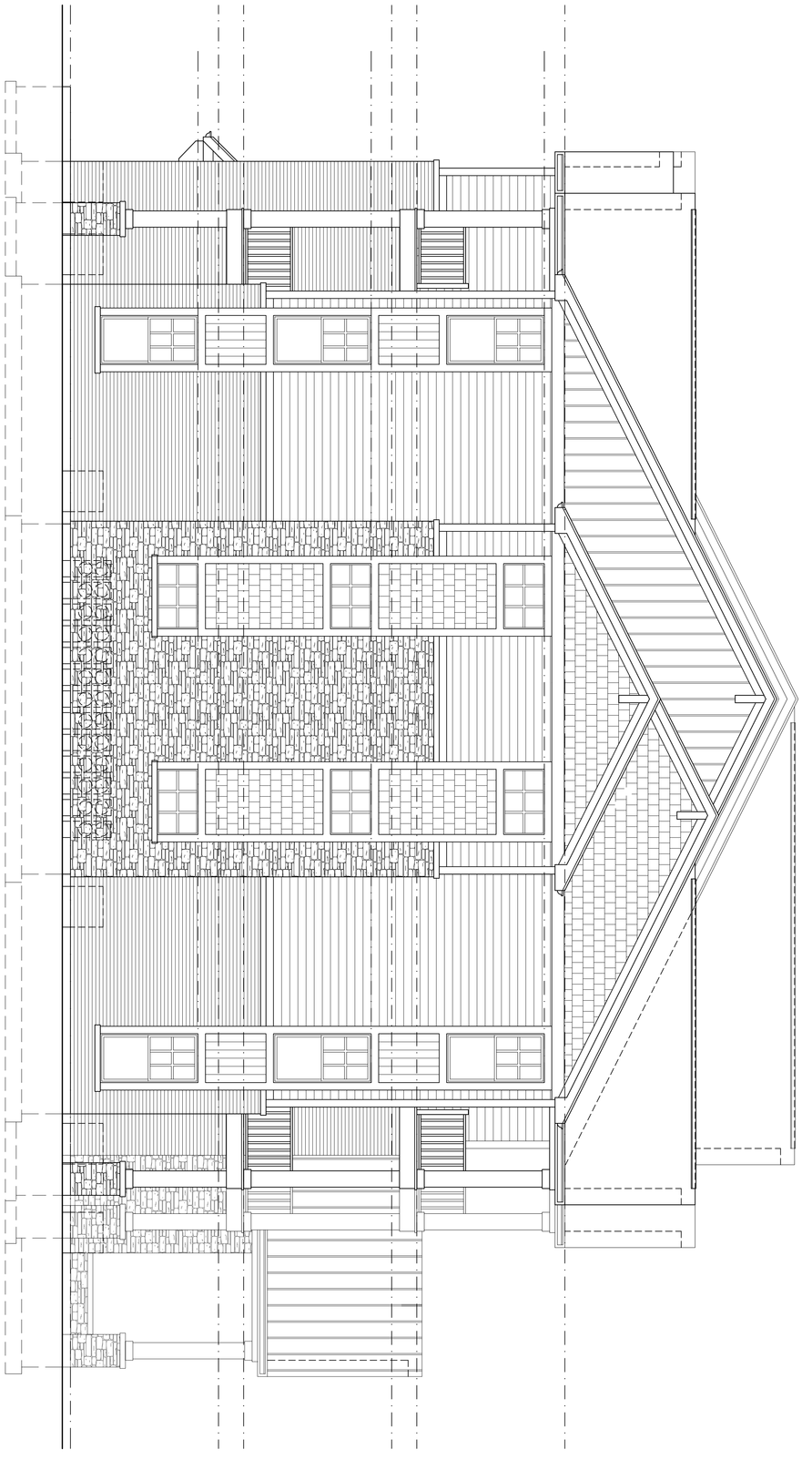
8 OF 22 TOTAL SHEETS

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REVIEW	01/26/2026
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REVIEW	04/08/2026

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24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014



1
A 09

LEFT ELEVATION (WEST)

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

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24 UNIT APARTMENTS
EXTERIOR ELEVATIONS

A 09

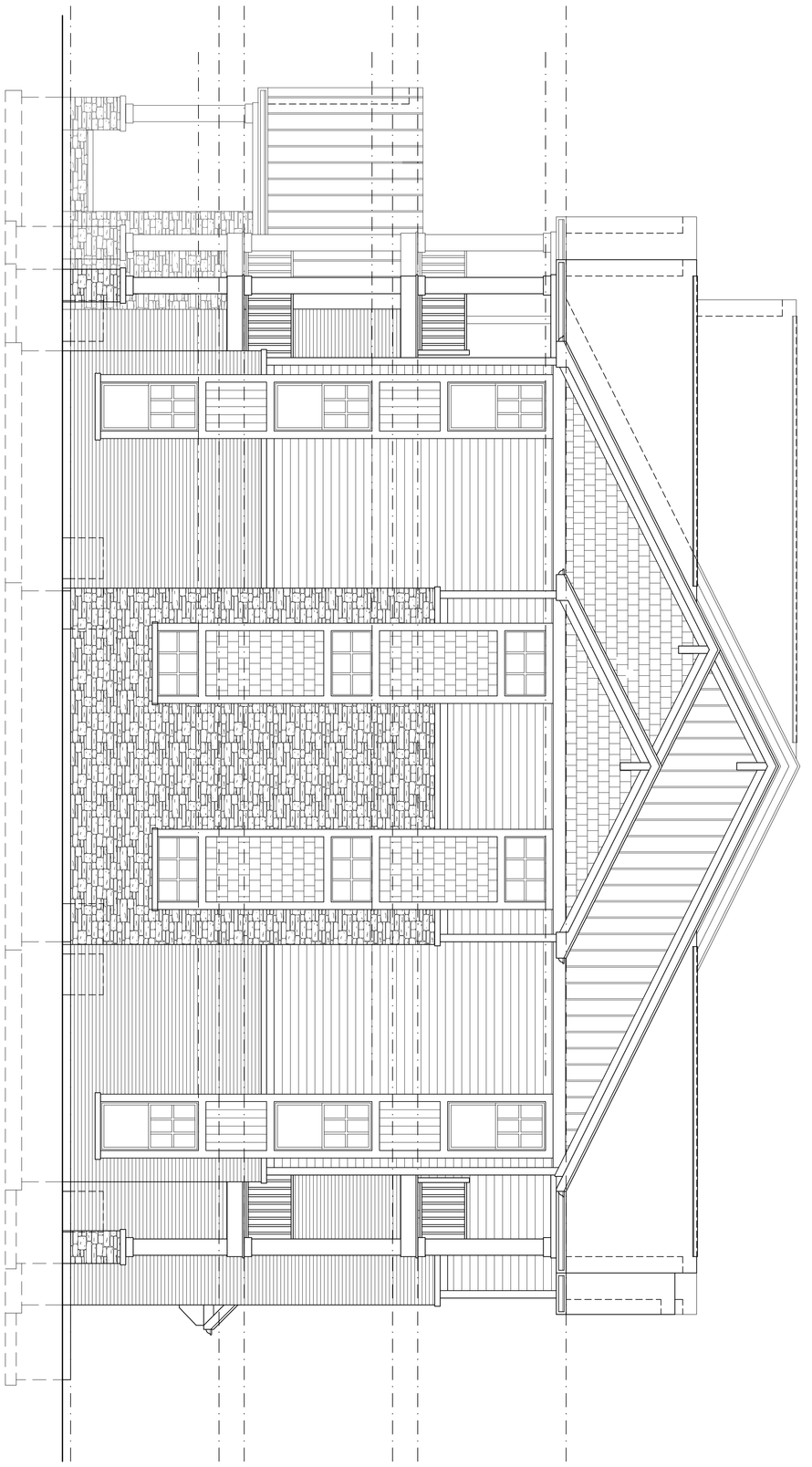
9 OF 22 TOTAL SHEETS

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REVIEW	01/26/2026
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REVIEW	03/02/2026
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REVIEW	05/26/2026

24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014



1
A 10

RIGHT ELEVATION (EAST)

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

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REVIEW	05/26/2026

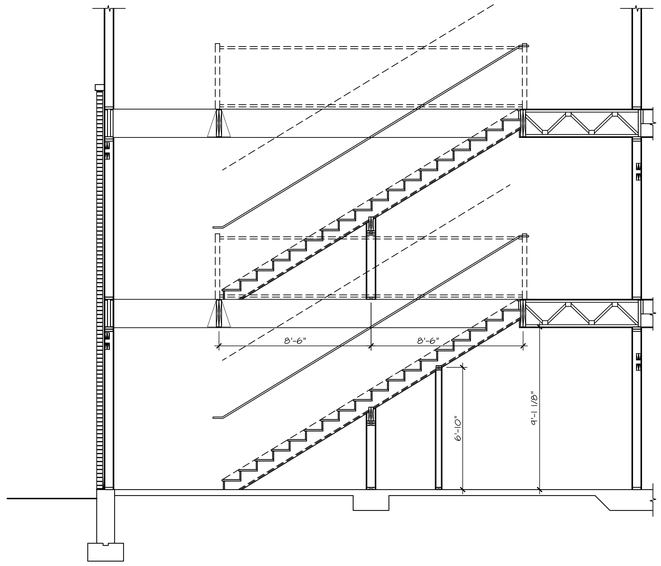
24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014

PROJECT # AD26101
DRAWN BY: DR/ MB
24 UNIT APARTMENTS
EXTERIOR ELEVATIONS

A 10

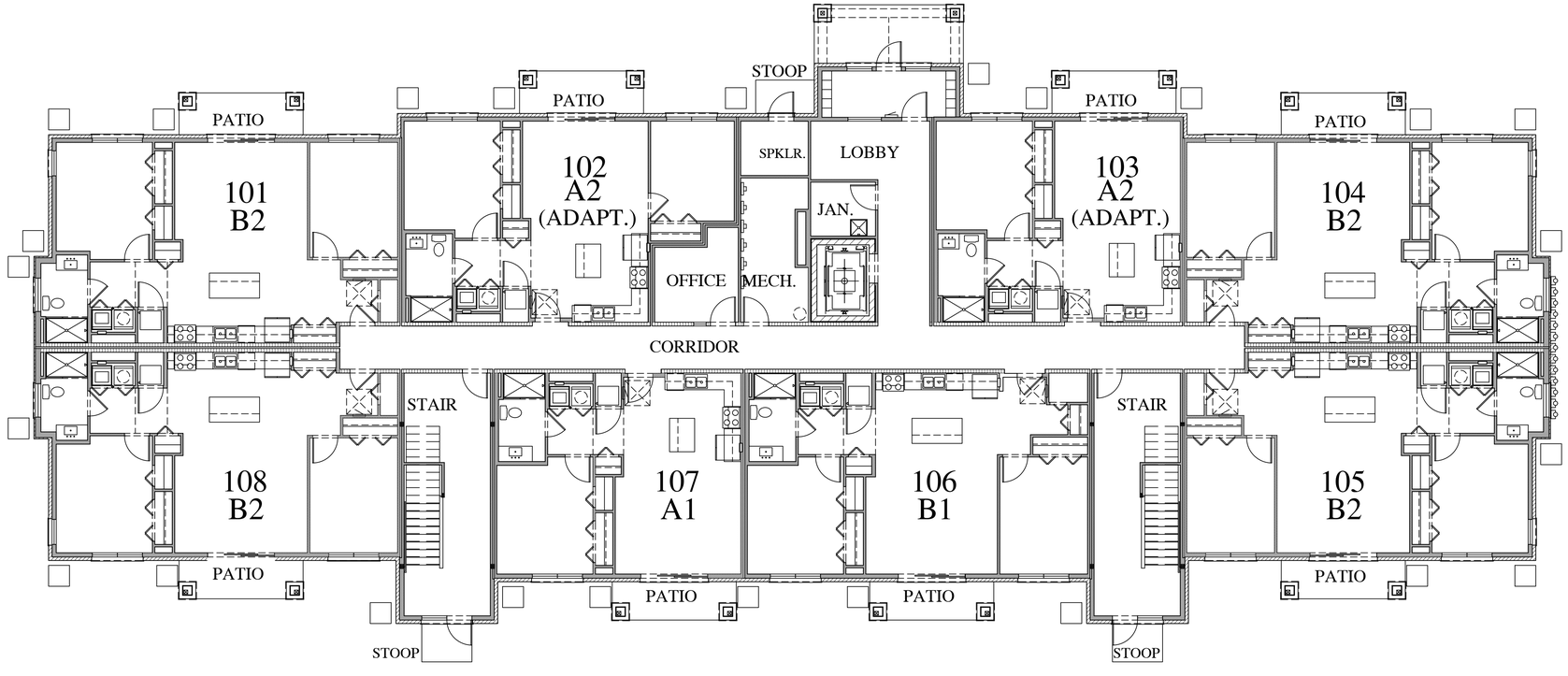
10 OF 22 TOTAL SHEETS



2
A 11

STAIR SECTION

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



1
A 11

FIRST FLOOR PLAN (OVERALL)

NORTH

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

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24-UNIT APARTMENTS

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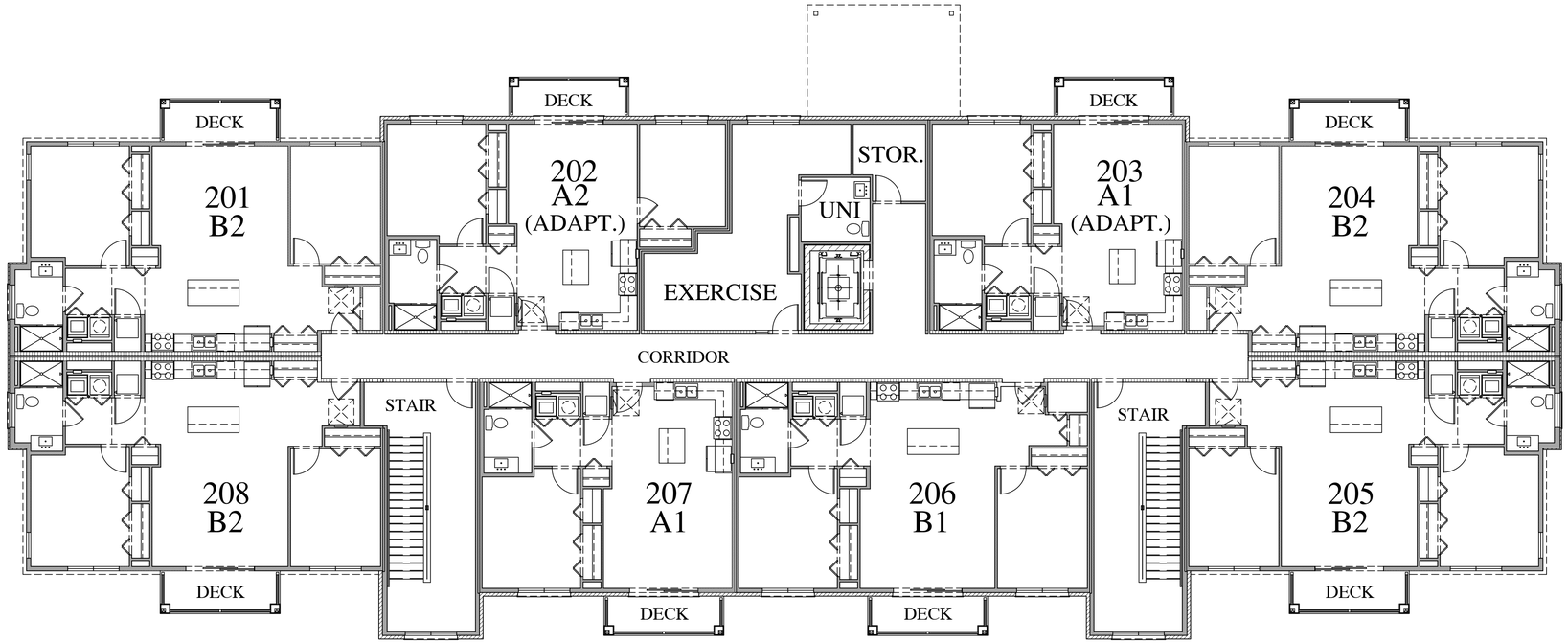
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24 UNIT APARTMENTS
FIRST FLOOR PLATE

A 11

11 OF 22 TOTAL SHEETS



1
A 12

SECOND FLOOR PLAN (OVERALL)

NORTH

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

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REVIEW	03/04/2026
REVIEW	04/06/2026
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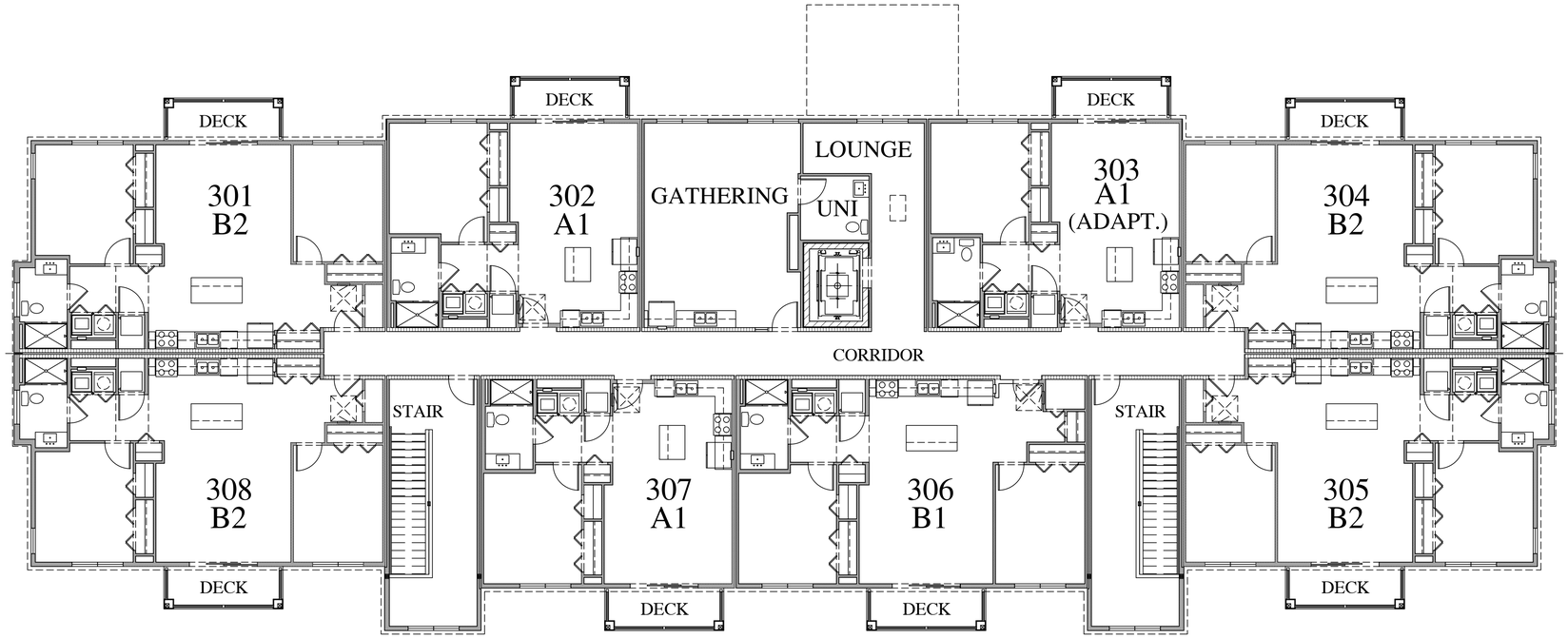
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24 UNIT APARTMENTS
SECOND FLOOR PLATE

A 12

12 OF 22 TOTAL SHEETS



1
A 13

THIRD FLOOR PLAN (OVERALL)

NORTH

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

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24-UNIT
APARTMENTS

CONGRESS PKWY
CRYSTAL LAKE, IL 60014

REVIEW	11/12/2026
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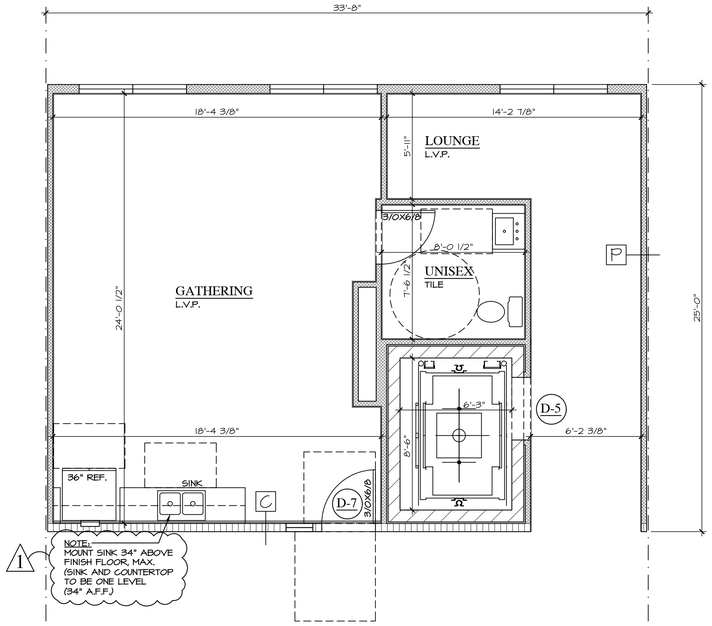
ASPECT DESIGN INC.
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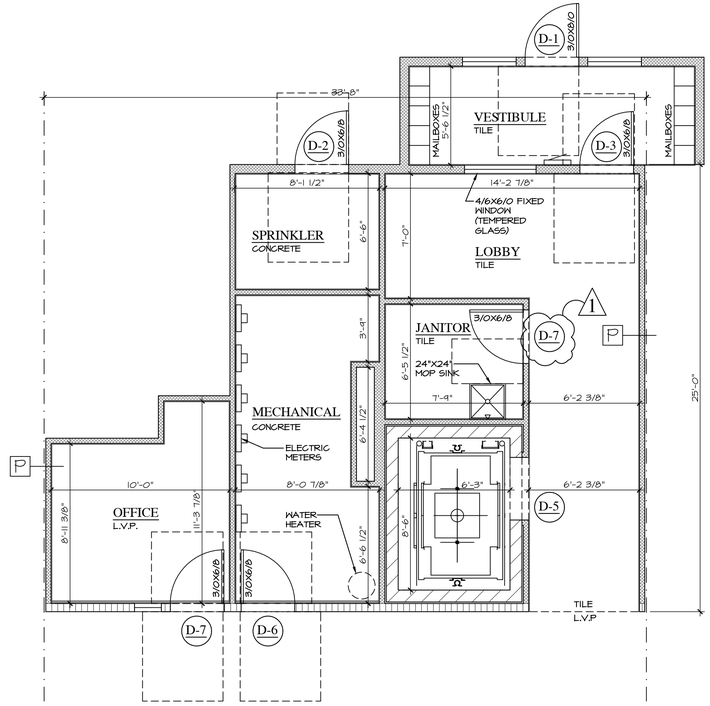
24 UNIT APARTMENTS
THIRD FLOOR PLATE

A 13

13 OF 22 TOTAL SHEETS



6 / A 14 COMMON SPACE (THIRD FLOOR) SCALE:1/4"=1'-0"



4 / A 14 COMMON SPACE (FIRST FLOOR) SCALE:1/4"=1'-0"

DOOR SCHEDULE

MK.	DOOR TYPE	DOOR SIZE	DOOR THK.	DOOR MAT'L.	FRAME JAMB	FRAME HEAD	FRAME SILL	FRAME MAT'L	FIRE RATING	REMARKS
D-1	1	3'-0" x 8'-0"	1-3/4"	INSULATED HOLLOW METAL			A	H.M.		WEATHERSTRIPPING AND SIDE LIGHT
D-2	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			A	H.M.		WEATHERSTRIPPING AND APPROVED SPRINKLER ROOM SIGN
D-3	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			B	H.M.	B-LABEL	WEATHERSTRIPPING
D-4	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			C	H.M.		
D-5	-	-	-	-	-	-	-	-	-	DOOR, JAMB, HARDWARE, CONTROLS, ETC PROVIDED BY O'
D-6	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			B	H.M.	B-LABEL	WEATHERSTRIPPING
D-7	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			B	H.M.	S-LABEL	WEATHERSTRIPPING AND UNIT NUMBER SIGN RATING 'S' LABEL FIRE SMOKE & DRAFT CONTROL UL 1784
D-8	6	6'-0" x 6'-8"		VINYL				VINYL		MINIMUM 32" CLEAR OPENING WIDTH AND APPROVED SAFETY GLAZING
D-9	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		
D-10	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		
D-11	4	5'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		BIFOLD
D-12	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		BIFOLD
D-13	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		COMBUSTION AIR FROM EXTERIOR
D-14	3	4'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		BIFOLD

GENERAL DOOR NOTES:

PROVIDE MINIMUM OF 60% OF ALL PUBLIC ENTRANCES TO BE ACCESSIBLE

ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE.

ALL WINDOWS SHALL COMPLY WITH THE AIR INFILTRATION REQUIREMENTS PER CODE.

ALL EXTERIOR GLASS DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH THE CODE FOR TESTING, LABELING AND PERFORMANCE.

MAXIMUM GLAZING U FACTOR FOR ALL EXTERIOR DOORS AND WINDOWS SHALL NOT BE GREATER THAN 0.32 IN COMPLIANCE WITH THE CODE.

AT FINAL INSPECTION LABELS ON ALL WINDOWS AND DOORS SHALL DEMONSTRATE COMPLIANCE WITH THE CODE.

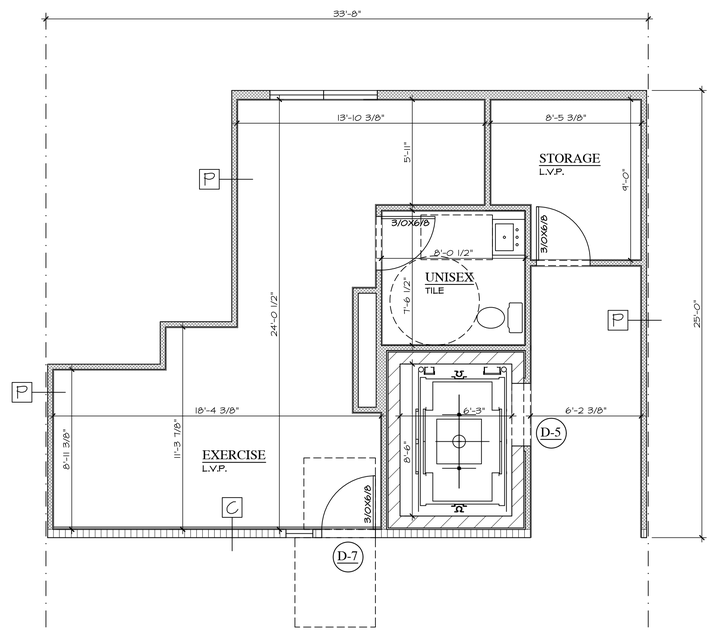
DOOR HARDWARE CLOSERS, HANDLES, ETC. SHALL COMPLY WITH ALL FHA, ADA, ILLINOIS ACCESSIBILITY CODE AND ANSI 117.1 REGULATIONS AND REQUIREMENTS

ALL EGRESS DOORS SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AND A MIN. OF 34" AND A MAX. HGT. OF 48" ABOVE FLOOR.

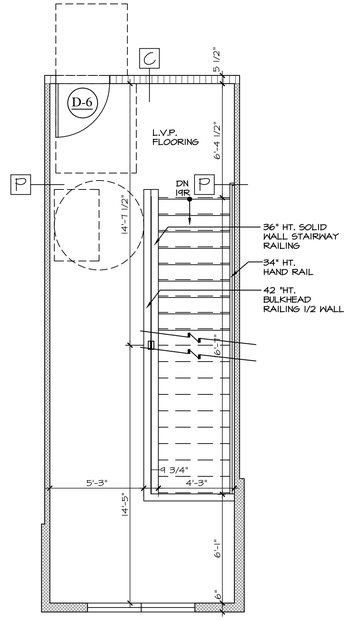
THE MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE:
EXTERIOR HINGED DOORS---- 10 lbf.
INTERIOR HINGED DOORS---- 5 lbf.

THE OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

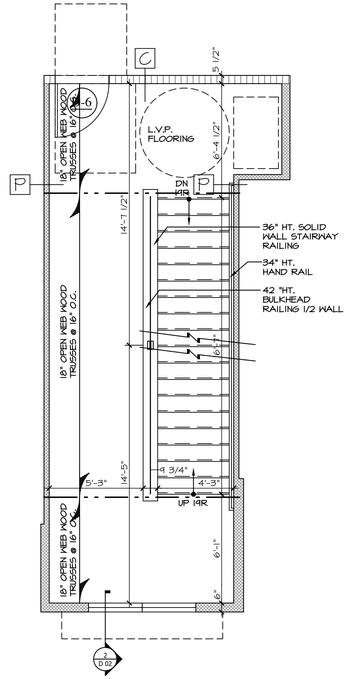
PROVIDE ADA COMPLIANT DOOR LATCH HANDLES AT ALL MAIN ENTRANCE, BEDROOMS, AND BATHROOM DOORS. PROVIDE IN ALL UNITS.



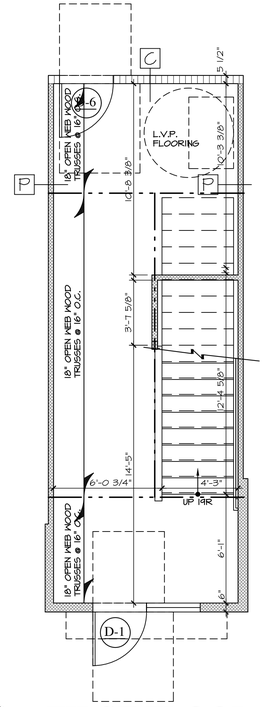
5 / A 14 COMMON SPACE (SECOND FLOOR) SCALE:1/4"=1'-0"



3 / A 14 THIRD FLOOR STAIR SCALE:1/4"=1'-0"



2 / A 14 SECOND FLOOR STAIR SCALE:1/4"=1'-0"



1 / A 14 FIRST FLOOR STAIR SCALE:1/4"=1'-0"

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24-UNIT APARTMENTS

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CRYSTAL LAKE, IL 60014

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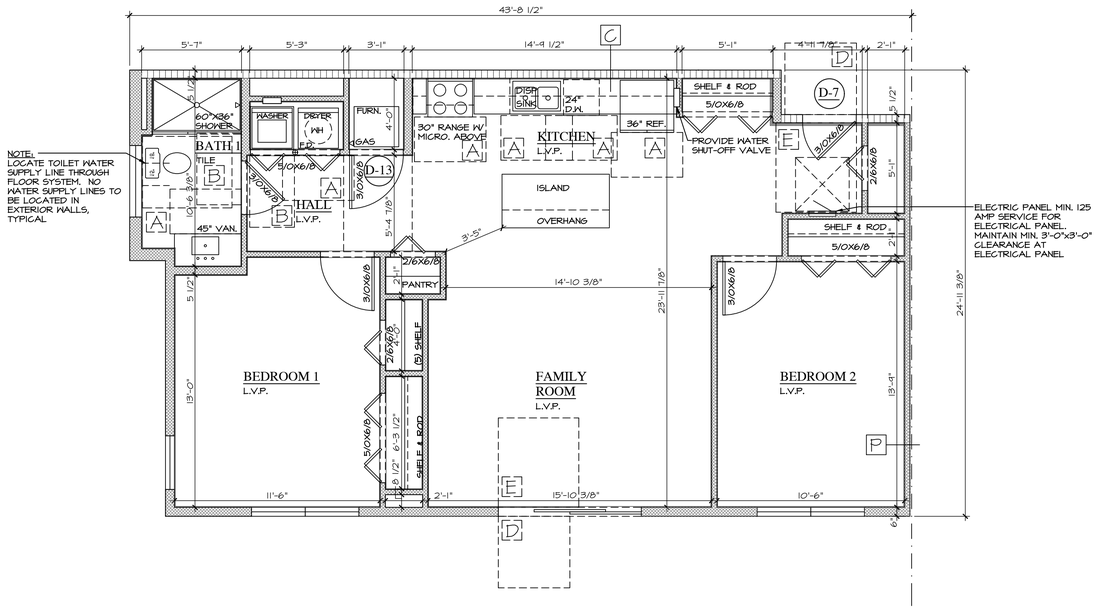
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24 UNIT APARTMENTS
COMMON SPACE

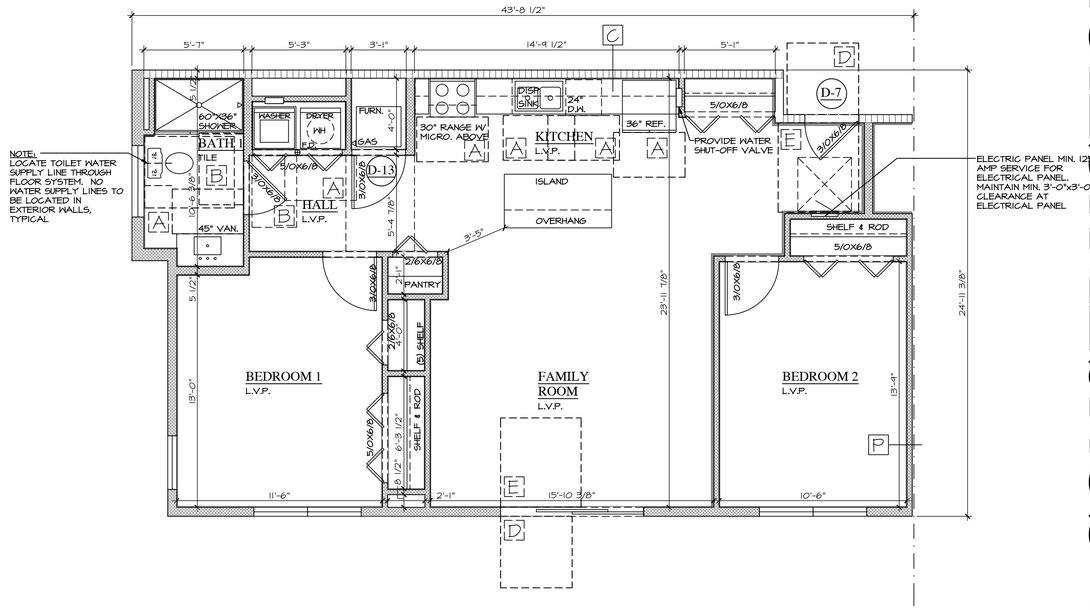
A 14

14 OF 22 TOTAL SHEETS



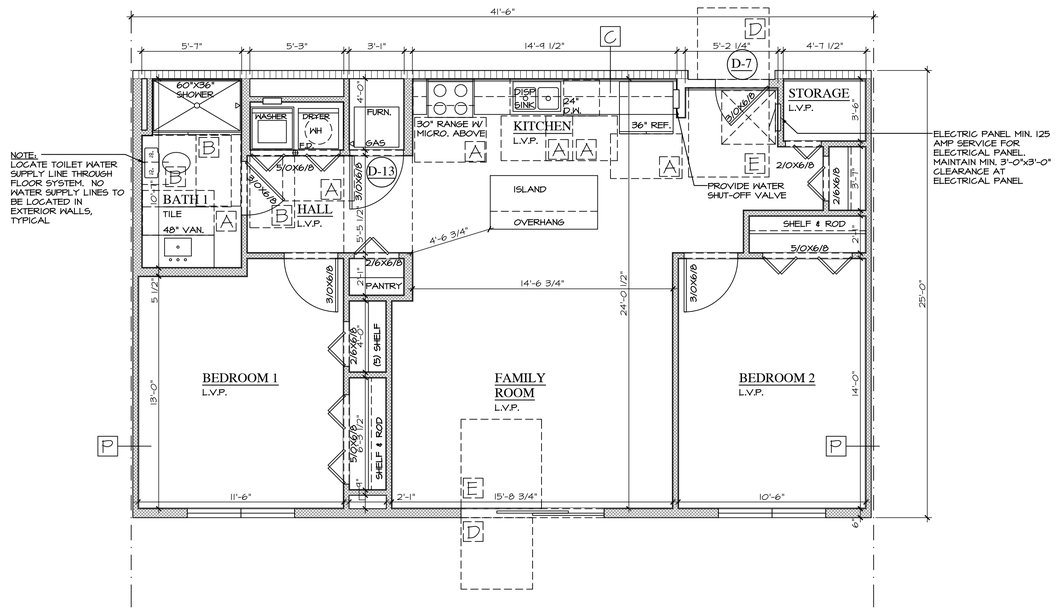
4 / A 15 UNIT B2 (1,035.63 BULK S.F.)
(I.B.C. TYPE B)

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



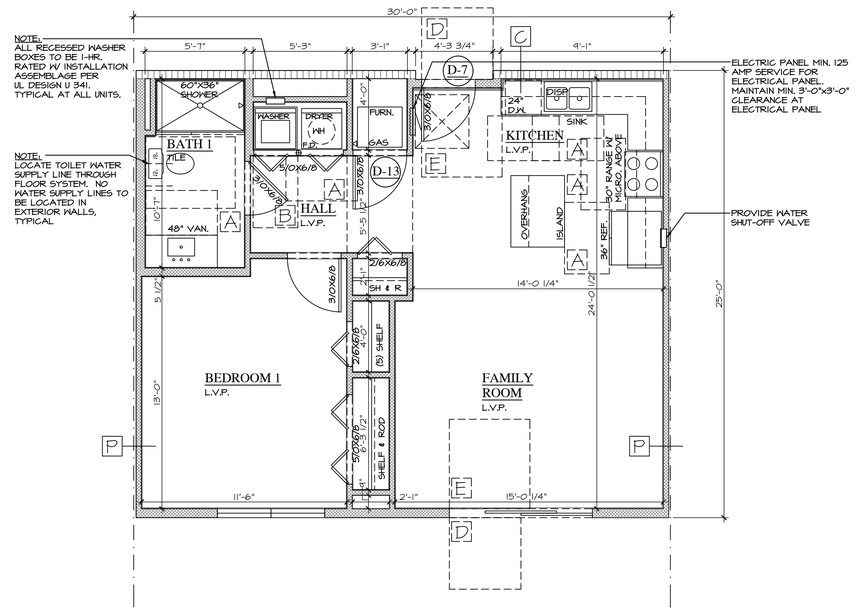
2 / A 15 UNIT B2 (ALT)
(I.B.C. TYPE B)

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



3 / A 15 UNIT B1 (1,035.00 BULK S.F.)
(I.B.C. TYPE B)

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



1 / A 15 UNIT A (746.98 BULK S.F.)

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

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STE 645
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PROJECT #	AD26101
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24 UNIT APARTMENTS
STANDARD UNIT PLANS

A 15

15 OF 22 TOTAL SHEETS

DOOR SCHEDULE

MK.	DOOR TYPE	DOOR SIZE	DOOR THK.	DOOR MAT'L.	FRAME JAMB	FRAME HEAD	FRAME SILL	FRAME MAT'L	FIRE RATING	REMARKS
D-1	1	3'-0" x 8'-0"	1-3/4"	INSULATED HOLLOW METAL			A	H.M.		WEATHERSTRIPPING AND SIDE LIGHT
D-2	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			A	H.M.		WEATHERSTRIPPING AND APPROVED SPRINKLER ROOM SIGN
D-3	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			B	H.M.	B-LABEL	WEATHERSTRIPPING
D-4	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			C	H.M.		
D-5	-	-	-	-	-	-	-	-	-	DOOR, JAMB, HARDWARE, CONTROLS, ETC PROVIDED BY OTIS ELEVATOR
D-6	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			B	H.M.	B-LABEL	WEATHERSTRIPPING
D-7	2	3'-0" x 6'-8"	1-3/4"	INSULATED HOLLOW METAL			B	H.M.	S-LABEL	WEATHERSTRIPPING AND UNIT NUMBER SIGN RATING 5" LABEL FIRE SMOKE & DRAFT CONTROL UL 1784 MINIMUM 32" CLEAR OPENING WIDTH AND APPROVED SAFETY GLAZING
D-8	6	6'-0" x 6'-8"		VINYL				VINYL		
D-9	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		
D-10	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		
D-11	4	5'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		BIFOLD
D-12	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		BIFOLD
D-13	3	3'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		COMBUSTION AIR FROM EXTERIOR
D-14	3	4'-0" x 6'-8"	1-3/8"	WOOD MASONITE			C	WOOD		BIFOLD

GENERAL DOOR NOTES:

PROVIDE MINIMUM OF 60% OF ALL PUBLIC ENTRANCES TO BE ACCESSIBLE

ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE.

ALL WINDOWS SHALL COMPLY WITH THE AIR INFILTRATION REQUIREMENTS PER CODE.

ALL EXTERIOR GLASS DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH THE CODE FOR TESTING, LABELING AND PERFORMANCE.

MAXIMUM GLAZING U FACTOR FOR ALL EXTERIOR DOORS AND WINDOWS SHALL NOT BE GREATER THAN 0.32 IN COMPLIANCE WITH THE CODE.

AT FINAL INSPECTION LABELS ON ALL WINDOWS AND DOORS SHALL DEMONSTRATE COMPLIANCE WITH THE CODE.

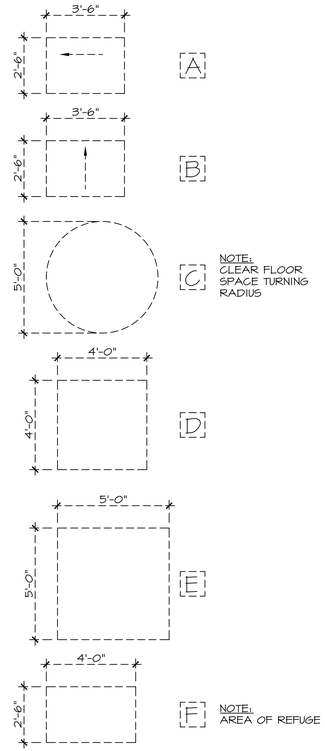
DOOR HARDWARE CLOSERS, HANDLES, ETC. SHALL COMPLY WITH ALL FHA, ADA, ILLINOIS ACCESSIBILITY CODE AND ANSI 117.1 REGULATIONS AND REQUIREMENTS

ALL EGRESS DOORS SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AND A MIN. OF 34" AND A MAX. HGT. OF 48" ABOVE FLOOR.

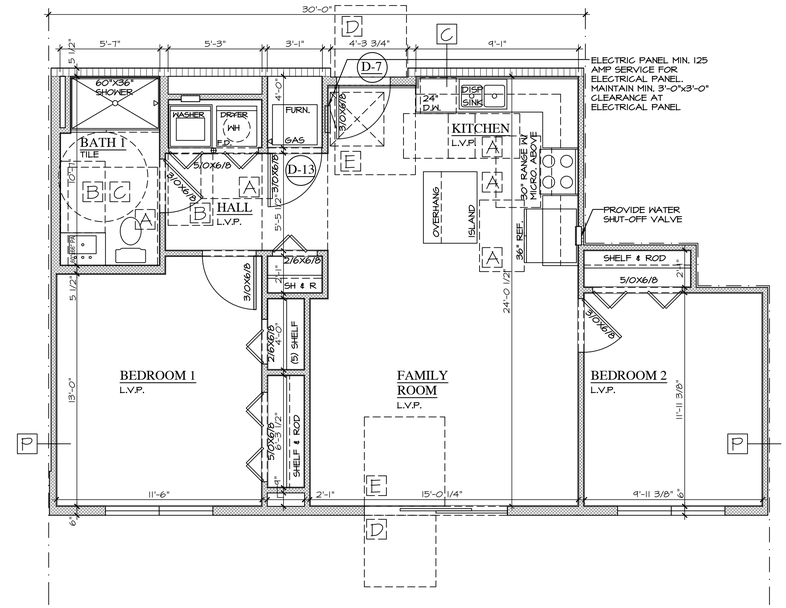
THE MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE:
EXTERIOR HINGED DOORS---- 10 lbf.
INTERIOR HINGED DOORS---- 5 lbf.

THE OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

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

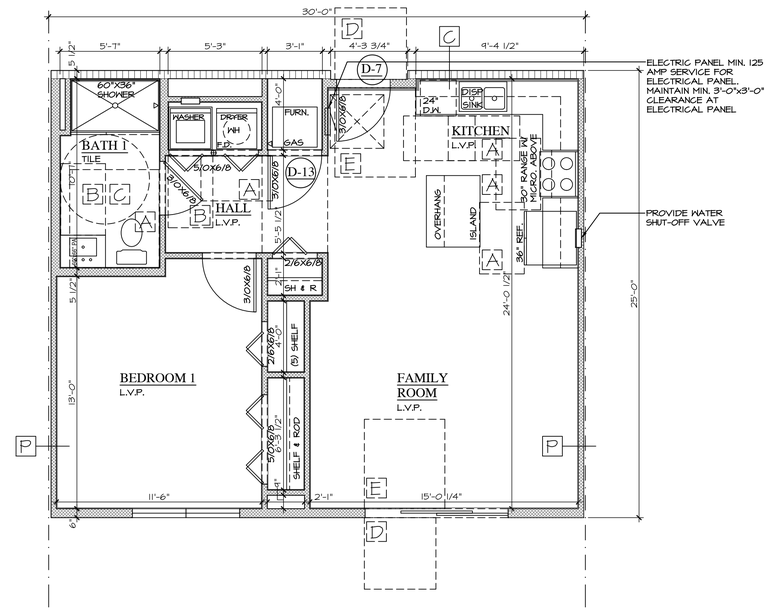


ACCESSIBILITY KEY



2 / A 16 UNIT A2 (894.79 BULK S.F.) (I.A.C. ADAPT.)

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



1 / A 16 UNIT A1 (746.98 BULK S.F.) (I.A.C. ADAPT.)

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

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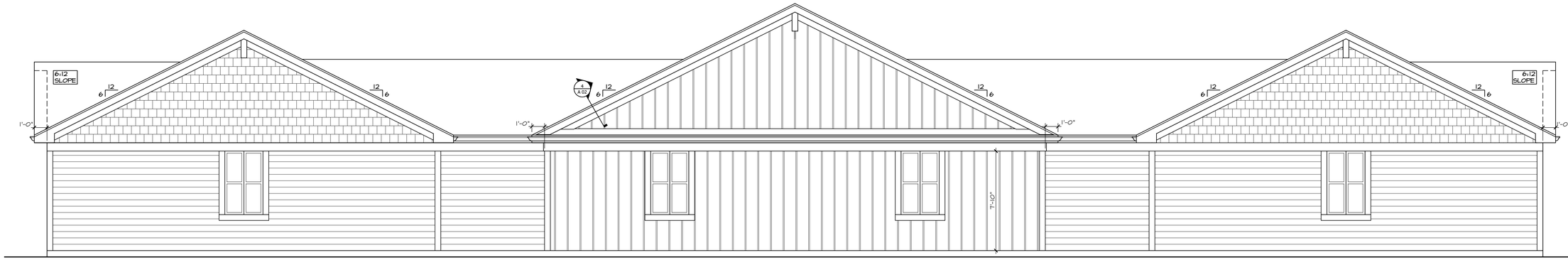
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24 UNIT APARTMENTS
ADAPT. UNIT PLANS

A 16

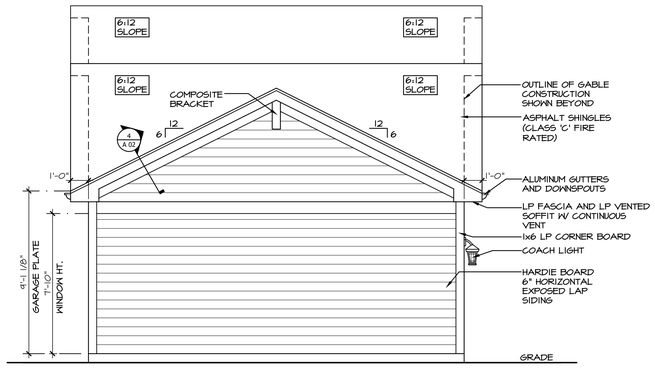
16 OF 22 TOTAL SHEETS



4 / A 17

REAR ELEVATION

9-CAR GARAGE

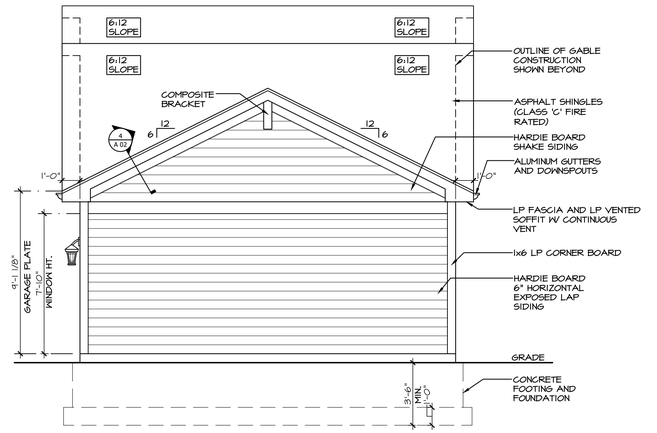


3 / A 17

RIGHT ELEVATION

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

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



2 / A 17

LEFT ELEVATION

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



1 / A 17

FRONT ELEVATION

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

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24 UNIT APARTMENTS
GARAGE ELEVATIONS

A 17

17 OF 22 TOTAL SHEETS



FLOOR PLAN

9-CAR GARAGE

1 / A 18

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

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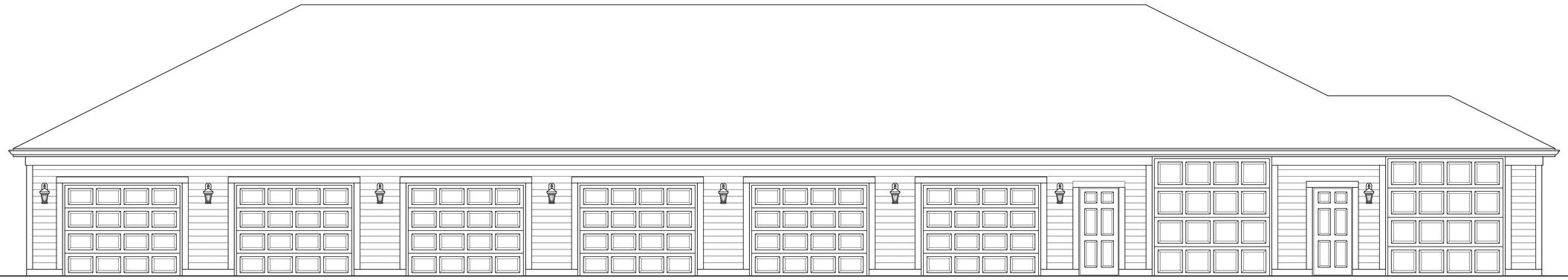
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24 UNIT APARTMENTS
GARAGE PLANS

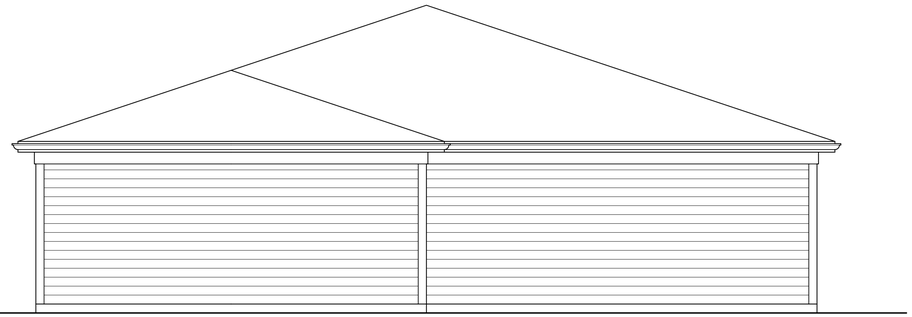
A 18



4 / A 17 — REAR ELEVATION

16-CAR GARAGE

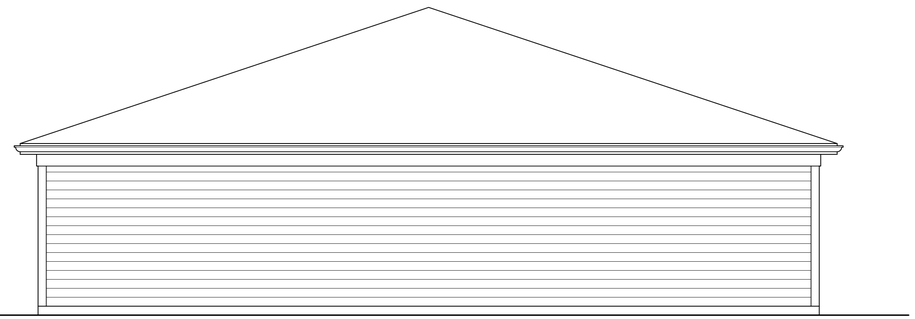
SCALE:3/16"=1'-0"



3 / A 17 — RIGHT ELEVATION

16-CAR GARAGE

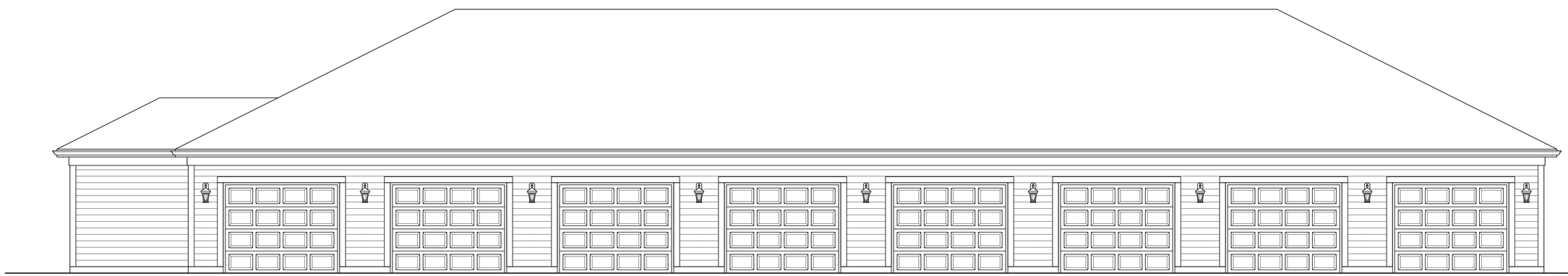
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3 / A 17 — LEFT ELEVATION

16-CAR GARAGE

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



1 / A 17 — FRONT ELEVATION

16-CAR GARAGE

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

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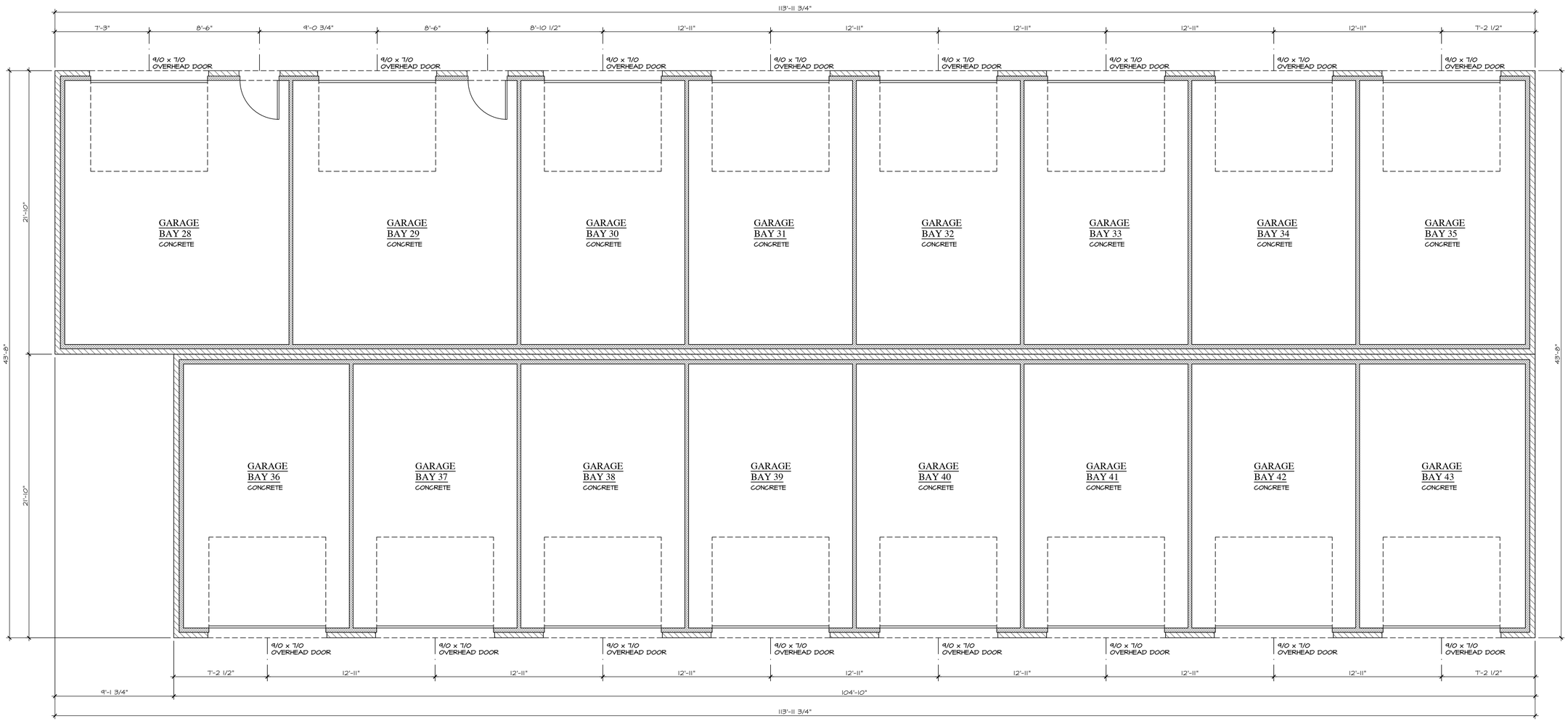
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24 UNIT APARTMENTS
GARAGE ELEVATIONS

A 17

17 OF 22 TOTAL SHEETS



1
A 20

FLOOR PLAN

16-CAR GARAGE

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

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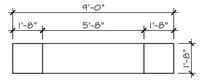
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24 UNIT APARTMENTS
GARAGE PLANS

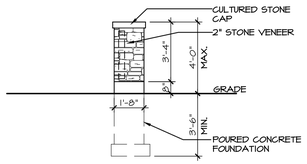
A 20

20 OF 22 TOTAL SHEETS



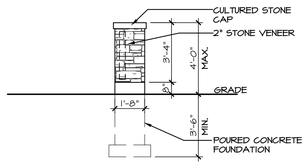
11 / A 21 FLOOR PLAN

GROUND SIGN — SCALE:1/4"=1'-0"



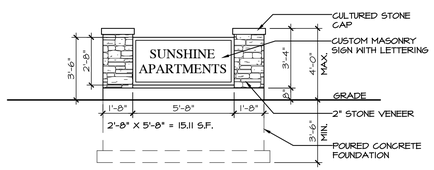
10 / A 21 RIGHT ELEVATION

GROUND SIGN — SCALE:1/4"=1'-0"



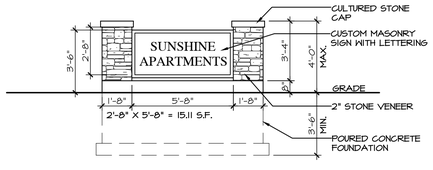
9 / A 21 LEFT ELEVATION

GROUND SIGN — SCALE:1/4"=1'-0"



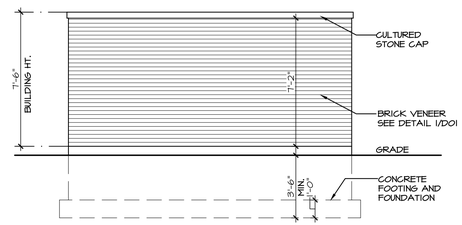
8 / A 21 REAR ELEVATION

GROUND SIGN — SCALE:1/4"=1'-0"



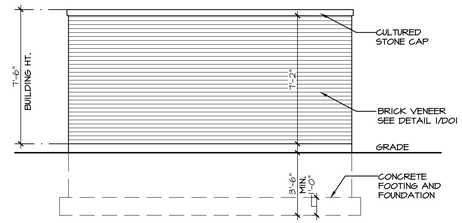
7 / A 21 FRONT ELEVATION

GROUND SIGN — SCALE:1/4"=1'-0"



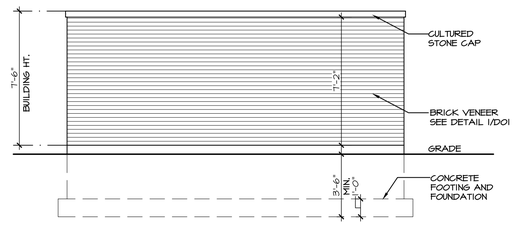
6 / A 21 RIGHT ELEVATION (EAST)

TRASH ENCLOSURE — SCALE:1/4"=1'-0"



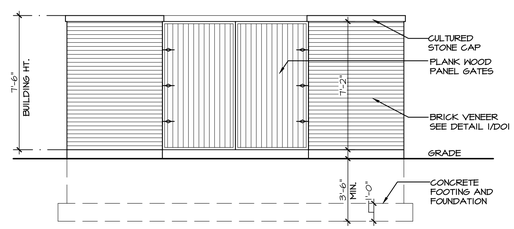
5 / A 21 LEFT ELEVATION (WEST)

TRASH ENCLOSURE — SCALE:1/4"=1'-0"



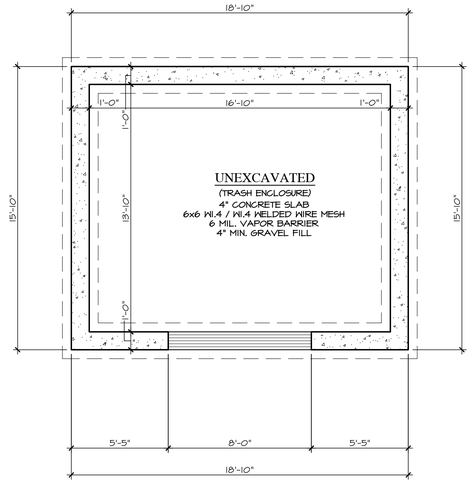
4 / A 21 REAR ELEVATION (NORTH)

TRASH ENCLOSURE — SCALE:1/4"=1'-0"



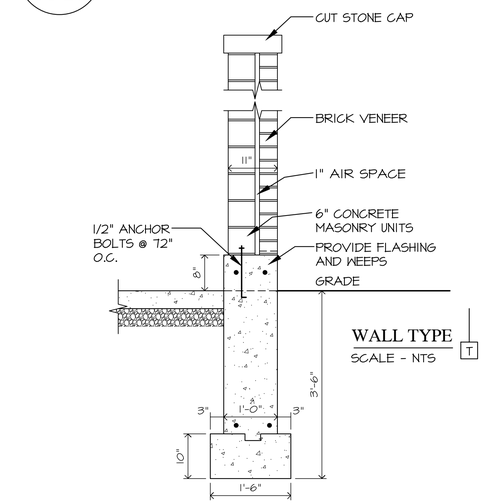
3 / A 21 FRONT ELEVATION (SOUTH)

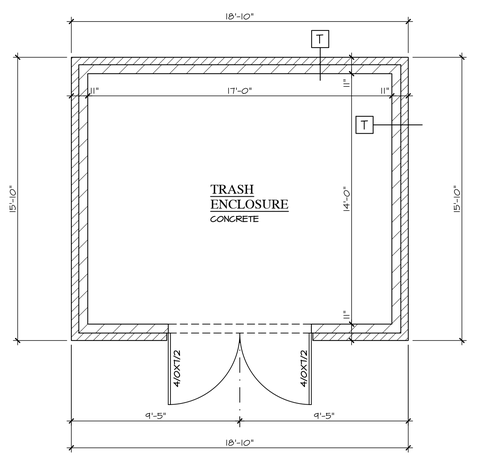
TRASH ENCLOSURE — SCALE:1/4"=1'-0"



2 / A 21 FOUNDATION PLAN

TRASH ENCLOSURE — SCALE:1/4"=1'-0"





1 / A 21 FLOOR PLAN

TRASH ENCLOSURE — SCALE:1/4"=1'-0"

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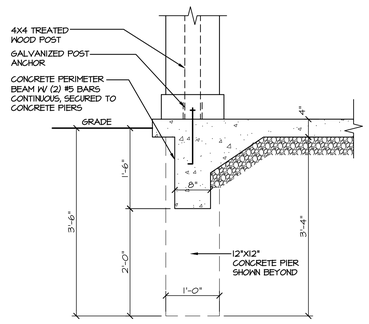
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ACCESSORY BUILDINGS

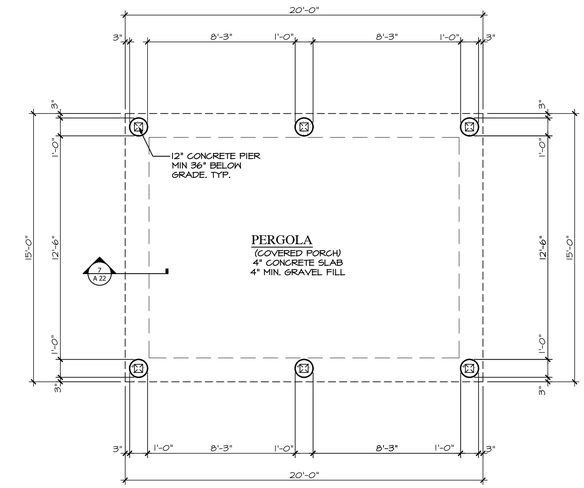
A 21

21 OF 22 TOTAL SHEETS



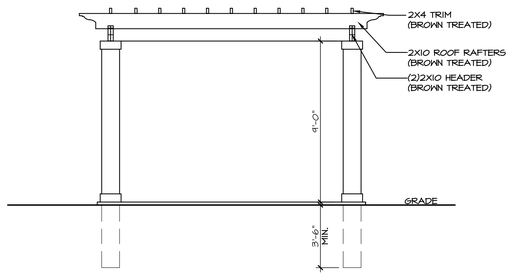
7 / A 22 — FOUNDATION DETAIL

PERGOLA — SCALE: 1/4"=1'-0"



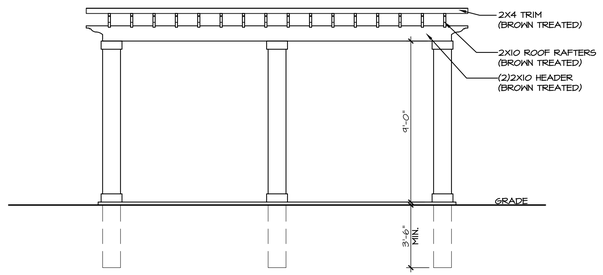
2 / A 22 — FOUNDATION PLAN

PERGOLA — SCALE: 1/4"=1'-0"



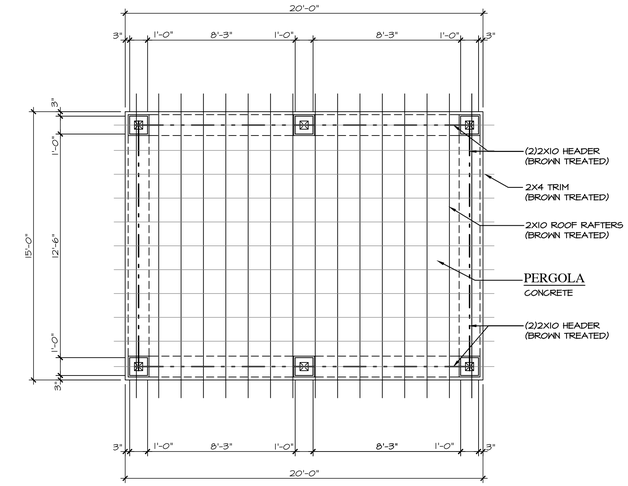
6 / A 22 — RIGHT ELEVATION

PERGOLA — SCALE: 1/4"=1'-0"



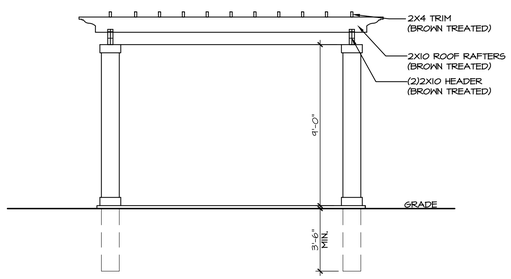
4 / A 22 — REAR ELEVATION

PERGOLA — SCALE: 1/4"=1'-0"



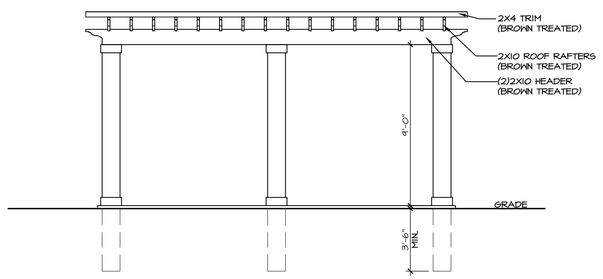
1 / A 22 — FLOOR PLAN

PERGOLA — SCALE: 1/4"=1'-0"



5 / A 22 — LEFT ELEVATION

PERGOLA — SCALE: 1/4"=1'-0"



3 / A 22 — FRONT ELEVATION

PERGOLA — SCALE: 1/4"=1'-0"

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24 UNIT APARTMENTS
ACCESSORY BUILDINGS

A 22

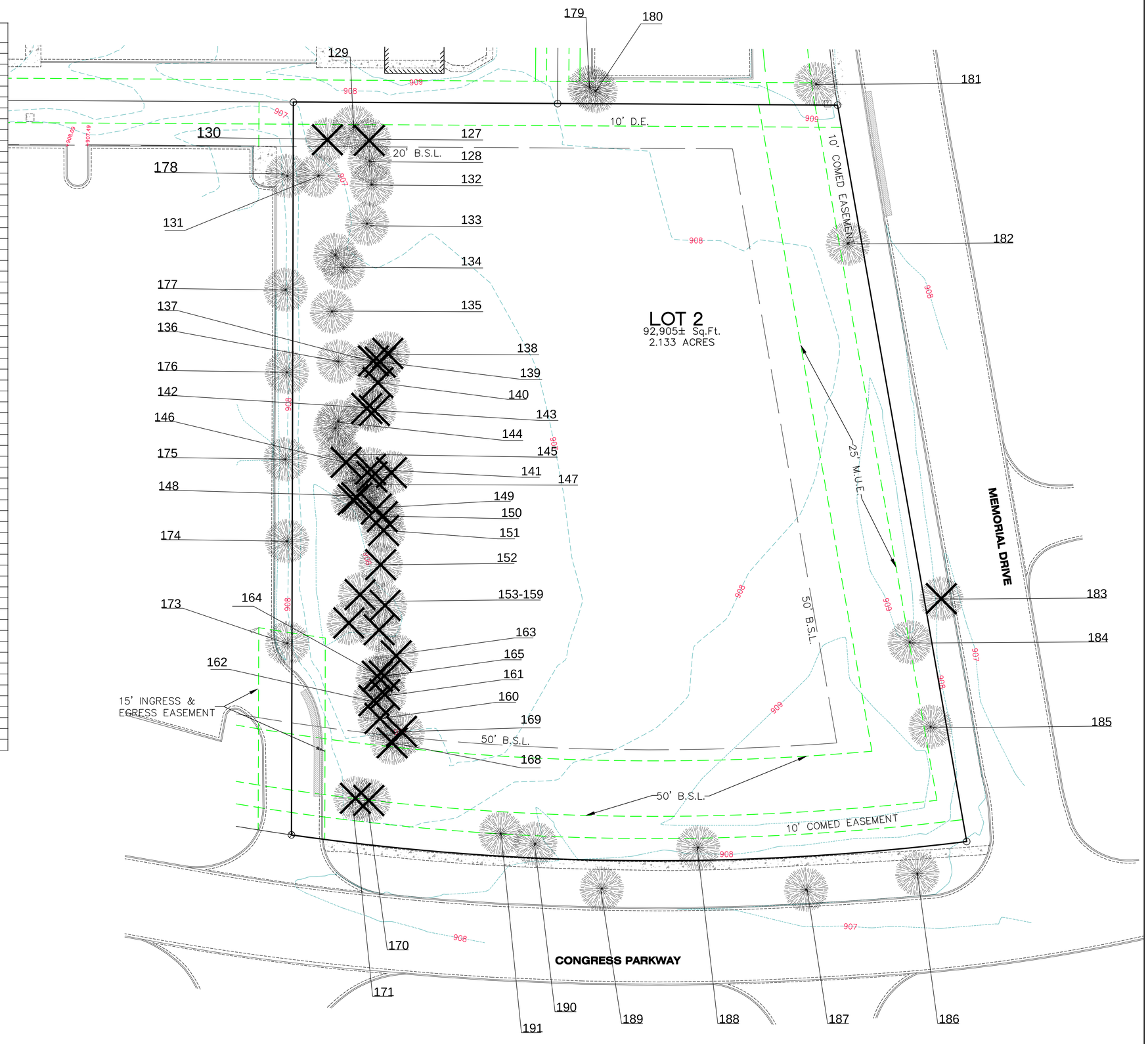
22 OF 22 TOTAL SHEETS

Tree Survey at: Congress Parkway
Completed By: Adam Keppel, Certified Arborist IL-5152A

Tree #	Species	DBH Size (in inches)	Condition	Form	Comments
127	Black Cherry	18	3	3	Remove for Construction
128	Siberian Elm	13	4	4	
129	Siberian Elm	18	3	4	
130	Siberian Elm	15	3	3	Remove for Construction
131	Black Cherry	21	2	3	
132	Mullberry	32	3	3	
133	Black Cherry	24	3	4	
134	Hackberry	12	2	2	
135	Box Elder	26	5	5	
136	Black Cherry	10	3	3	
137	Black Cherry	19	3	3	Remove for Construction
138	Black Cherry	17	3	4	Remove for Construction
139	Black Cherry	17	3	4	Remove for Construction
140	Hackberry	15	2	3	Remove for Construction
141	Black Cherry	14	3	3	Remove for Construction
142	Mullberry	12	4	4	Remove for Construction
143	Black Cherry	7	3	3	Remove for Construction
144	Black Cherry	12	3	4	
145	Black Cherry	16	3	2	Remove for Construction
146	Box Elder	12	4	4	Remove for Construction
147	Box Elder	15	4	4	Remove for Construction
148	Box Elder	10	3	3	Remove for Construction
149	Black Cherry	7	3	3	Remove for Construction
150	Box Elder	13	2	3	Remove for Construction
151	Black Cherry	12	4	4	Remove for Construction
152	Black Cherry	18	4	4	Remove for Construction
153	Box Elder	12	3	3	Remove for Construction
154	Box Elder	10	4	4	Remove for Construction
155	Mullberry	10	4	4	Remove for Construction
156	Box Elder	15	4	4	Remove for Construction
157	Mullberry	12	3	3	Remove for Construction
158	Mullberry	14	4	3	Remove for Construction
159	Black Cherry	8	3	4	Remove for Construction
160	Black Cherry	13	3	4	Remove for Construction
161	Box Elder	24	3	4	Remove for Construction
162	Mullberry	28	2	2	Remove for Construction
163	Box Elder	16	4	4	Remove for Construction
164	Box Elder	30	5	5	Remove for Construction
165	Box Elder	18	3	3	Remove for Construction
166	Mullberry	12	2	2	Remove for Construction
167	Box Elder	28	4	4	Remove for Construction
168	Mullberry	15	3	4	Remove for Construction
169	Black Cherry	18	4	4	Remove for Construction
170	Black Cherry	8	3	3	Remove for Construction
171	Hackberry	18	2	2	Remove for Construction
172	Hackberry	16	2	2	
173	Bradford Pear	12	3	4	
174	Bradford Pear	13	4	4	
175	Bradford Pear	12	4	4	
176	Bradford Pear	12	4	4	
177	Bradford Pear	12	4	4	
178	Bradford Pear	12	4	4	
179	Blue Spruce	23	3	3	
180	Blue Spruce	22	3	3	
181	Austrian Pine	23	3	4	
182	Austrian Pine	15, 17, 15	4	4	
183	Norway Maple	17	3	3	Remove for Construction
184	Norway Maple	16	4	3	
185	Larch	17	1	1	Dead tree ð removal recommended.
186	Norway Maple	13	4	4	
187	Norway Maple	14	3	3	
188	Norway Maple	16	4	4	
189	Norway Maple	15	4	4	
190	Norway Maple	16	4	4	
191	Blue Spruce	18	4	3	

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
RESIDENCES & DETACHED GARAGES:	00.00 SQ.FT.
CURB AND GUTTER:	120.0 SQ.FT.
ASPHALT ENTRANCE:	805.0 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	925.0 SQ.FT.
REMOVAL	
CURB AND GUTTER:	187.5 SQ.FT.
ASPHALT PAVEMENT:	264.0 SQ.FT.
TOTAL IMPERVIOUS REMOVED=	451.5 SQ.FT.
TOTAL LOT SIZE:	92905± SQ.FT. 2.13± ACRES
TOTAL IMPERVIOUS:	925.0 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	0.99%



THE BARN

The Barn Group Inc.
237 West Main St.
Barrington IL. 60010
847.658.3983
www.barnlandscape.com

Designed By: Dinka Petrova
Drawn By: Dinka Petrova
Project Date: 05/28/2026

REVIEW

Client
RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
Project Name
TREE SURVEY

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Scale 1" = 20'

L1.0



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REVIEW

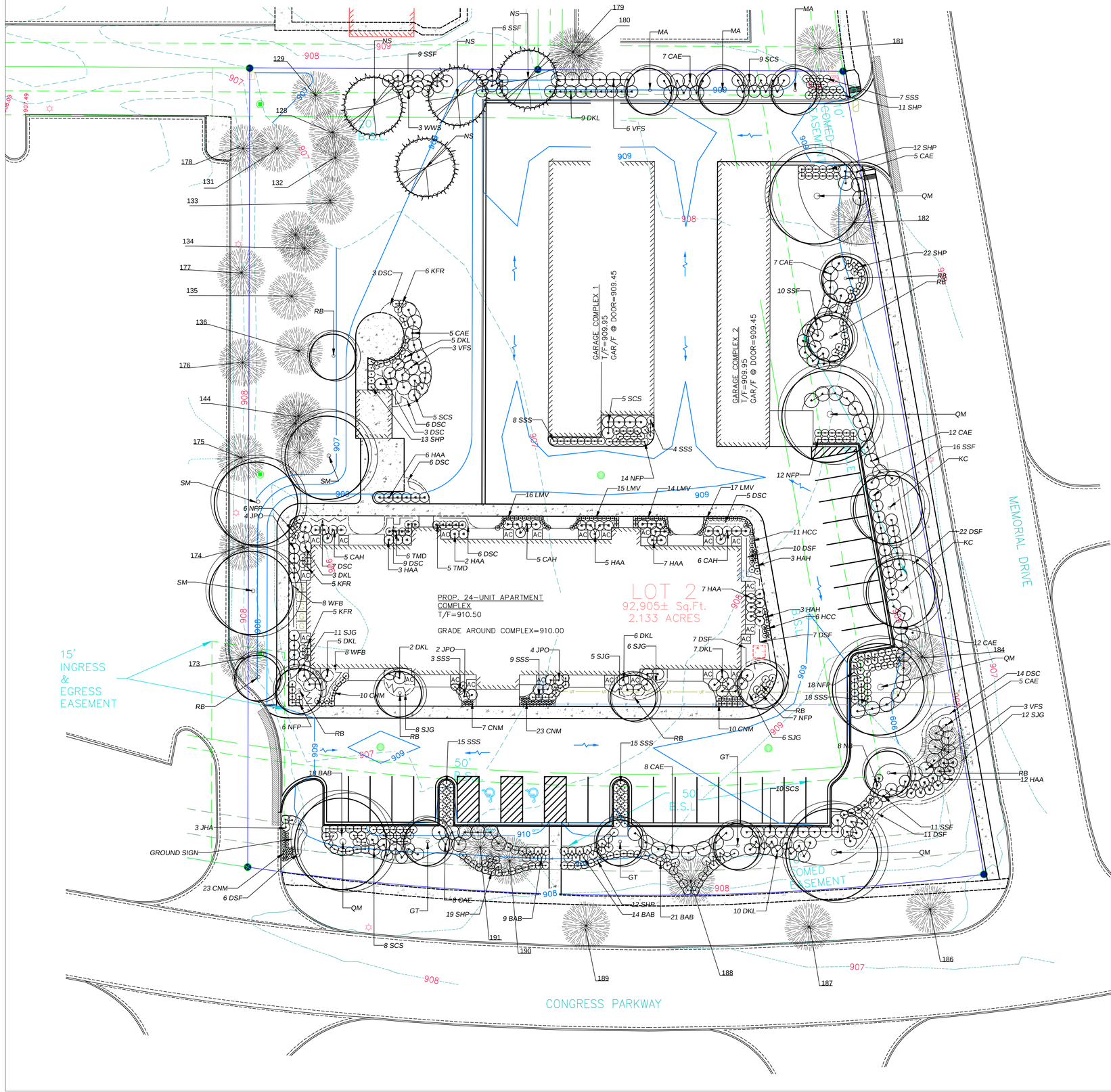
Client
RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014

Project Name
SITUATION

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Symbol	Botanical Name	Common Name	Size	Quantity
TREES				
SM	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2.5"	2
RB	CERCIS CANADENSIS	EASTERN REDBUD	8'	9
GT	GLEDITSIA TRIACANTHOS	HONEYLOCUST	3"	3
KC	GYMNOCLADUS DIOICUS 'ESPRESSO-JFC'	ESPRESSO KENTUCKY COFFEETREE	3"	2
MA	MAACKIA AMURENSIS MAACNIFICENT	AMUR MAACKIA	2.5"	3
NS	PICEA ABIES	NORWAY SPRUCE	6'	4
QM	QUERCUS MACROCARPA	BUR OAK	3"	4
SHRUBS				
CAH	*CLETHRA ALNIFOLIA 'HUMMINGBIRD'*	*HUMMINGBIRD CLETHRA*	#3	22
CAE	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	36"	69
VFS	COTINUS COGGYGRIA 'SMNCCPP3'	THE VELVET FOG SMOKEBUSH	36"	12
DSC	DIERVILLA SESSILIFOLIA 'LPDC PODARAS'	COOL SPLASH DIERVILLA	#3	59
DSF	DIERVILLA X SPLENDENS	KODIAK FRESH DIERVILLA	#3	63
HAA	HYDRANGEA ARBORESCENS	INCREDIBALL HYRDANGEA	#3	42
SCS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	36"	37
JHA	*JUNIPERUS HORIZONTALIS*	*CREEPING JUNIPER*	#3	3
JPO	*JUNIPERUS X PFITZERIANA 'OLD GOLD'*	*OLD GOLD JUNIPER*	#3	14
NB	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	#3	8
SSF	SORBARIA SORBIFOLIA	URAL FALSESPIREA	36"	52
SJG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#3	48
DKL	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36"	47
TMD	*TAXUS × MEDIA 'DENSIFORMIS'*	*JAPANESSE YEW*	#3	11
WFB	WEIGELA FLORIDA 'BOKRASPIWI'	SPILLED WINE WEIGELIA	#3	16
WWS	WEIGELA FLORIDA 'SMNWFGC'	WINE & SPIRIT WEIGELIA	36"	3
PERENNIALS				
BAB	*BAPTISIA AUSTRALIS*	BLUE FALSE INDIGO	#1	62
CNM	*CALAMINTHA NEPETA 'MONTROSE WHITE'*	MONTROSE WHITE CALAMINT	#1	73
HCC	*HEUCHERA CARAMEL*	CARAMEL CORAL BELL	#1	17
HAH	*HOSTA × TARDIANA 'HALCYON'*	HOSTA HALCYON	#1	6
LMV	*LIRIOPE MUSCARI 'VARIEGATA'*	*VARIEGATED LILYTURF*	#1	25
NFP	*NEPETA FAASSENII 'PURRSIAN BLUE'*	*PURRSIAN BLUE* CATMINT	#1	63
GRASSES				
KFR	*CALAMAGROSTIS ARUNDINACEA*	KOREAN FEATHER REED GRASS	#1	31
SSS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	#1	79
SHP	*SPOROBOLUS HETEROLEPIS*	PRAIRIE DROPSEED	#1	89

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REVIEW

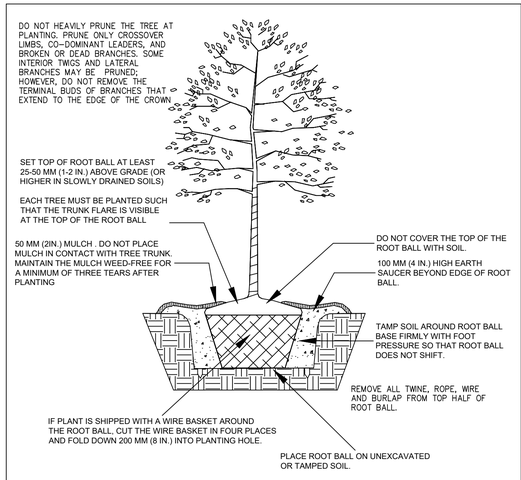
Client: RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014

Project Name: SITUATION

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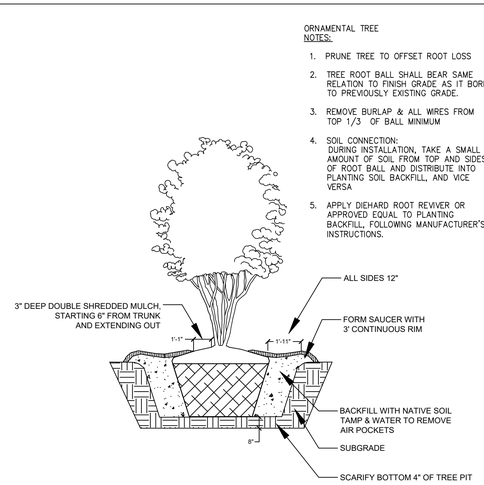
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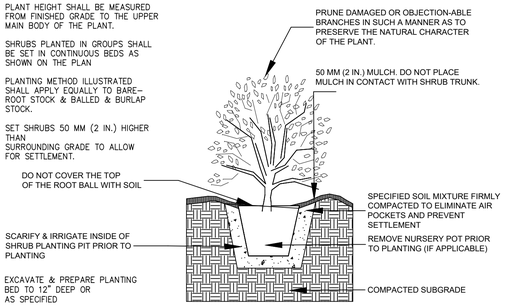
DECIDUOUS TREE PLANTING DETAIL

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



ORNAMENTAL TREE

TYPICAL INSTALLATION



SHRUB PLANTING DETAILS

TYPICAL INSTALLATION

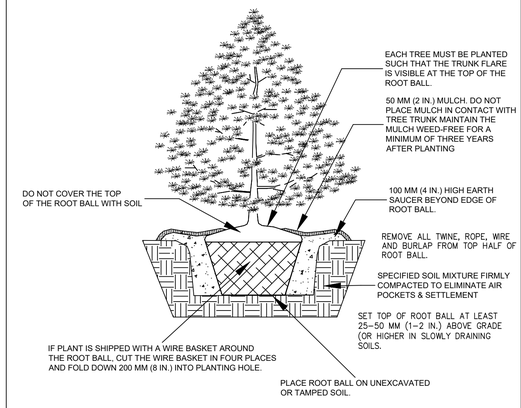
LANDSCAPE NOTES:

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

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

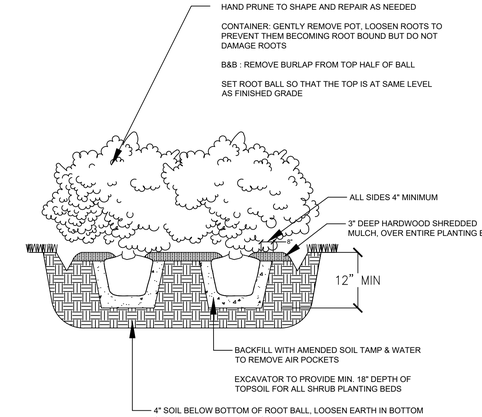
GENERAL CONSTRUCTION NOTES:

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



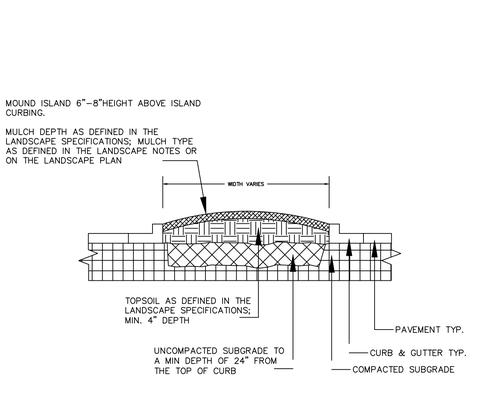
CONIFEROUS TREE PLANTING DETAILS

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



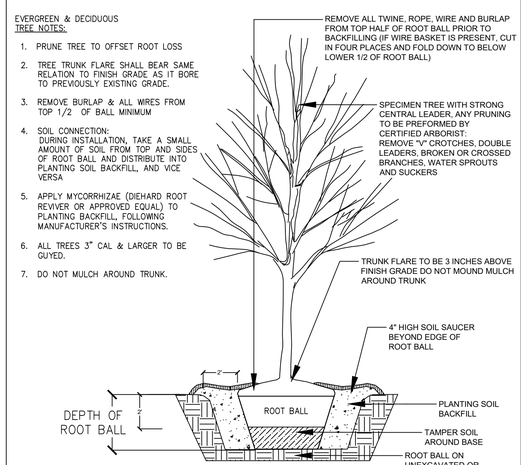
SHRUB AND PLANTING DETAIL

TYPICAL INSTALLATION



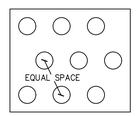
PARKING ISLAND DETAIL

SCALE: NO SCALE



SHADE TREE

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



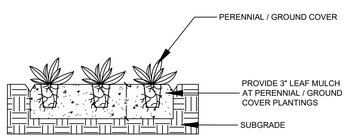
NOTE:
ALL GROUND COVER / PERENNIALS / ANNUAL FLOWERS SHELL BE PLANT USING TRIANGULAR SPACING (STAGGERED ROWS). SEE PLANTING LIST FOR SPECIFIC PLANT SPACING FOR EACH PLANT TYPE.

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

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

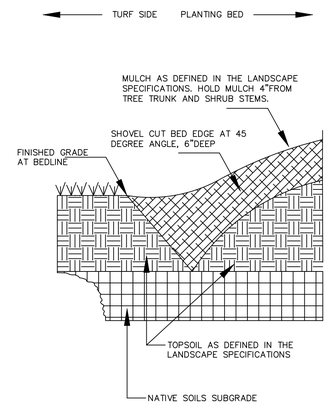
DETAILS TRIANGULAR SPACING

TYPICAL INSTALLATION



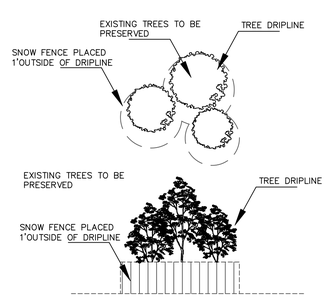
PERENNIAL PLANTING DETAILS

TYPICAL INSTALLATION



SPADED PLANTING BED EDGE DETAIL

SCALE: NO SCALE



TREE FENCING DETAIL

SCALE: NO SCALE

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Drawn By: Din a Petrova
Project Date: 05/28/2026
REVIEW

Client: RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
Project Name: SITUATION

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ENGINEERING PLANS FOR
LOT 2 OF THE CRYSTAL LAKE BUSINESS CENTER
CRYSTAL LAKE, ILLINOIS

INDEX OF SHEETS:

1. COVER SHEET
2. GENERAL NOTES
3. STORM WATER PREVENTION PROTECTION PLAN (S.W.P.P.P.)
4. EXISTING CONDITIONS & REMOVAL PLAN
5. OVERALL SITE PLAN
6. UTILITY PLAN
7. GRADING PLAN
8. CONSTRUCTION DETAILS (1 OF 3)
9. CONSTRUCTION DETAILS (2 OF 3)
10. CONSTRUCTION DETAILS (3 OF 3)

CONTRACTORS NOTES:

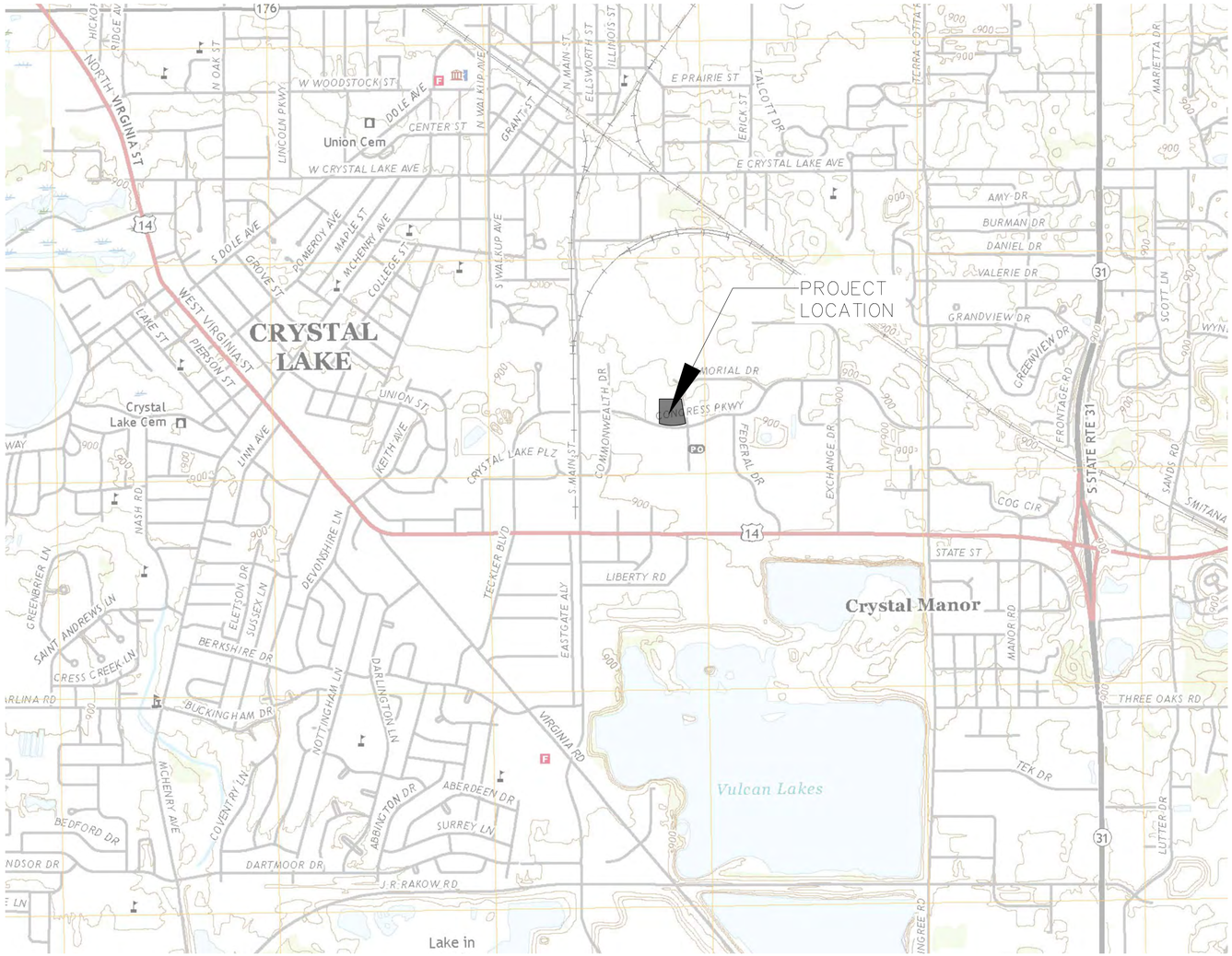
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

EXISTING UTILITIES TO BE UNCOVERED AND VERIFIED FOR DEPTH PRIOR TO ANY TRENCHING, SETTING OF GRADES OR DRILLING TO AVOID DAMAGE TO EXISTING PIPES.

SCHMITT ENGINEERING AND ASSOC. INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITIES, OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF SCHMITT ENGINEERING & ASSOC. INC.

IDOT TRAFFIC CONTROL STANDARD = 701011-04



GENERAL LEGEND	
○	MONUMENT
⟿	PROPOSED FLOW DIRECTION
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE
○□	LIGHT POLE
●—	UTILITY POLE
UE	EXISTING UNDERGROUND ELECTRIC UTILITY
UE	PROPOSED UNDERGROUND ELECTRIC UTILITY
OE	EXISTING OVERHEAD ELECTRIC UTILITY
OE	PROPOSED OVERHEAD ELECTRIC UTILITY
◑	DOWNGUY
UT	EXISTING FIBER UTILITY
UT	PROPOSED FIBER UTILITY
T	TELECOMMUNICATION CONNECTION
AC	AIR CONDITIONING UNIT
GV	GAS VALVE
GAS	EXISTING GAS UTILITY
GAS	PROPOSED GAS UTILITY
◁	FLARED END SECTION
●	STORM INLET
▭	STORM INLET
◉	STORM MANHOLE
	EXISTING STORM SEWER UTILITY
	PROPOSED STORM SEWER UTILITY
◉	SANITARY MANHOLE
	EXISTING SANITARY SEWER UTILITY
	PROPOSED SANITARY SEWER UTILITY
WS	WATER SERVICE BOX
WV	WATER VALVE
W	EXISTING WATER UTILITY
W	PROPOSED WATER UTILITY
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
W	WATER CONNECTION
X	EXISTING FENCE
X	PROPOSED FENCE
DS	DOWNSPOUT
GEN	GENERATOR
M.U.E.	MUNICIPAL UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
V.I.F.	VERIFY IN FIELD

UTILITIES AND MUNICIPAL CONTRACTS:

CITY OF CRYSTAL LAKE PUBLIC WORKS – CRYSTALLAKE.ORG
PHONE: (815) 356 – 3614
AT&T – WWW.ATT.COM
CUSTOMER SERVICE PHONE: (800) 288–2020
REPAIR: (888) 611–4466

COMCAST – WWW.COMCAST.COM
PHONE: 800–COMCAST

COMED – WWW.EXELONCORP.COM
PHONE: 800–EDISON–1

NICOR – WWW.NICOR.COM
EMERGENCY PHONE: (888) 642–6748

CALL "J.U.L.I.E." @ 1(800) 892–0123 BEFORE DIGGING

SURVEY BENCHMARK:

LOCAL BENCHMARK
MCHENRY COUNTY DESIGNATION (NH0146) CRYSTAL AZ MK
USGS QUAD CRYSTAL LAKE, LOCATED ON STATE ROUTE 47 JUST SOUTH OF FREEMAN ROAD
LAT: 42°13'54"N LONG: 88°18'55"W
ELEVATION: 909.41 (NAVD88)

SITE BENCHMARK
ARROW BOLT ON FIRE HYDRANT ALONG MEMORIAL DRIVE
ELEVATION: 910.98 (NAVD88)

TOPOGRAPHY
TOPOGRAPHY TAKE FROM ELEVATIONS SHOT BY VANDERSTAPPEN LAND SURVEYING ON 02/26/2026

STORMWATER CONTROL STATEMENT:

I, ALBERT M. SCHMITT, OWNER OF SCHMITT ENGINEERING & ASSOCIATES, INC., LIC. NO. 062-046261, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROJECT OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE PROJECT. THE DETENTION BASIN AND BERM DO NOT MEET THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES OFFICE OF WATER RESOURCES (IDNR-OWR) DEFINITION OF A DAM. FURTHERMORE, THESE DEVELOPMENT PLANS HAVE MET THE MINIMUM REQUIREMENTS OF THE STORM WATER MANAGEMENT ORDINANCE OF McHENRY COUNTY WITH LATEST AMENDMENTS SEPTEMBER 15, 2020.

CLIENT:
SUNSHINE APARTMENTS LLC
CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
(847) 863 - 8603

REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVIEW COMMENTS-05/08/2026

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-046261
ILLINOIS
EXPIRES 11-30-2027

RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

COVER SHEET

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7610 Fax (815) 337-7612
www.schmittengineering.com

Designed By	ACT
Checked By	AMS
Scale	1" = 1000 ft.
Date	04/10/2026
Job Number	250907
Sheet Number	1 of 10

Y:\PLATS\2025\250907-290 E Congress John Konsor_1-\250907.dwg-COVER--1-2/11/2026 3:04 PM

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City of Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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GE-02b

TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manhole or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

EROSION CONTROL:

1. All specified erosion control measures shall be installed and maintained per the requirements of the Crystal Lake Stormwater Ordinance in accordance with the active NPDES permit.
2. All slopes 4:1 or steeper shall be sodded or blankated immediately after mass earthwork.
3. All overland flow routes to be stabilized by sod or blanket.
4. Erosion control measures to be inspected and approved by City Engineering Division prior to additional work on site.
5. Continuous monitoring of erosion control measures is required. Maintain records of weekly reports per the City of Crystal Lake Stormwater Ordinance.
6. The Contractor shall implement any additional erosion control measures deemed necessary by the City per the standards of the City Of Crystal Lake Stormwater Ordinance.
7. All storm sewer catch basins, sumps and/or retention basins provided are to be cleaned at the end of construction of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
8. Rip-rap material RR 2 (6") - RR4 (16") shall be in accordance with Article 281
9. Projects of 1 Acre or greater must obtain an NPDES permit prior to commencement of any construction activity.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02b	City of Crystal Lake Illinois
2. 02/25/2020		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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GE-02c

SANITARY SEWER:

1. Non-shear stainless steel couplings shall be used when connecting sewer pipes of dissimilar materials and pipes with no hub joints. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a Sewer-Tap and hub-wye or hub-tee saddle.
2. Unless an alternate method is approved, water stop gaskets shall be provided at all sanitary sewer manhole connections. Type and manufacturer to be approved by the City.
3. PVC plastic sewer pipe and fittings of sizes 4-inch through 15-inch shall conform to the latest revised specification requirements of ASTM D3034 for type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR 26.
4. Joints shall be either the solvent weld type conforming to the latest revised specification requirements of ASTM D2564 and ASTM D2855, or elastomeric gasket type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212.
5. A thicker walled pipe such as SDR 18 may be specified by the engineer depending on design and/or field conditions.
6. PVC plastic sewer pipe and fittings of sizes 18-inch through 36-inch shall conform to the latest revised specification requirements of ASTM F679 or polyvinyl chloride (PVC) large diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and elastomeric gaskets to form a watertight seal conforming to the latest revised specification requirements of ASTM F477 or ASTM D3212.
7. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers between manholes.
8. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.
9. Gasket-type waterstop collars consist of a neoprene collar and a stainless steel band or other approved manhole waterstop shall be installed wherever the pipe passes through the manhole walls to provide a watertight joint to prohibit infiltration into the sewer system.
10. PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted class I or class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed five percent of the pipe's original internal diameter.
11. The Contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than ten percent (10%) of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of five percent (5%), the Contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to ninety-five percent (95%) of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
12. The Contractor shall subject all sanitary sewers, including service lines, to an air test. Air testing shall be performed in accordance with the latest Standard Specifications for Water and Sewer.
13. The Contractor shall subject all newly constructed sanitary manholes to the Negative Pressure (Vacuum) Test in accordance with ASTM C 1244.The Contractor shall also televise all public sanitary sewers. Televising of sanitary sewer, cost for televising, and testing shall be the responsibility of the Contractor.
14. Cast Iron Soil Pipe: service weight cast iron soil pipe and fittings conforming C.I.S.P.I. Specification HS-67 with compression type rubber gasket joints conforming to ASTM specification C564, or other suitable materials approved by the City Engineer.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02c	City of Crystal Lake Illinois
2. 01/25/2021 KL Vacuum Test Note 13		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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GE-02d

WATER MAIN:

1. Water main shall be Ductile Iron.
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Ductile iron fittings shall conform to ANSI/AWWA C153/A21.53 with mechanical joint gaskets.
2. All bolted connections shall be torqued to the manufacturer's specification. The Contractor shall verify the manufacturer's specification with an approved torque wrench.
3. Thrust blocking or Mega-Lugs with Mega-Bond coating or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
4. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
5. Ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
6. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
7. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
8. All water mains shall be subjected to a 2 hour pressure and leakage test by the Contractor in accordance with City Detail UW-09A and UW-09B. Water mains shall be chlorinated in accordance with City Detail UW-09A.
9. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.
10. For repairs to existing PVC watermains, see details UW-12 and UW-13

PAVING:

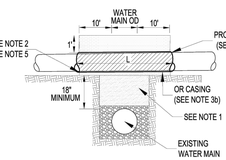
1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division prior to base or binder installation.
2. Subgrade and proposed pavements shall be finished by the Excavation Contractor to within 0.1 foot plus or minus, of plan elevation.
3. The Paving Contractor shall ensure that the subgrade has been properly prepared and that the finished top of subgrade elevation has been graded within the tolerances allowed in these specifications. Unless the Paving Contractor advises the owner and engineer in writing prior to fine grading for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
4. For the purpose of providing handicap accessibility and complying with the American Disability Act and City Standards, curbs shall be depressed at locations where public walks or pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¾ inch thick premolded fiber expansion joints with two (2) No. 4 plain round steel dowel bars shall be installed at designated intervals and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes.
6. ¾ inch thick fiber expansion joints shall be used in every case where the sidewalk coincides with the curb and gutter. Contraction joints shall be saw cut at designated intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract.
7. All poured in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and gutter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalks (where required) shall be of the thickness and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 bag mix (or IDOT class SI concrete) and shall develop a minimum of 3,500 psi compressive strength at fourteen (14) days. Contraction joints shall be set at five (5) foot centers, and one-half inch (½ inch) premolded fiber expansion joints at fifty (50) foot centers and where the sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalks constructed over utility trenches and/or abutting driveway aprons shall be reinforced with three (3) No. 4 reinforcing bars (10 foot minimum length).

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02d	City of Crystal Lake Illinois
2. KL 01/25/2021 Torque Specification		Date: 01/30/15	
3. 02/06/2023 JRG - Update Water Main Note 8		Drawn DD / Checked AW	
4. 07/14/2023 JRG - Update Water Main Notes 1, 5, 10			

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UG-04a

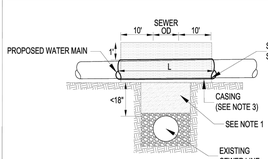
PROPOSED SEWER LINE ABOVE EXISTING WATER MAIN WITH 18" MINIMUM SEPARATION.



NOTES

1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
3a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR
3b. USE CASING LENGTH "L" FOR PROPOSED SEWER AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" SEPARATION.



NOTES

1. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
3. USE A CASING PIPE FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT OF WATER MAIN TRENCH.

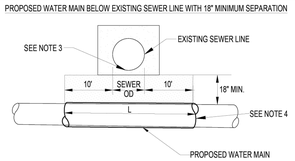
ADDITIONAL NOTES:
"THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION
CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY
OUTER DIAMETER = OD

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04a	City of Crystal Lake Illinois
2. 8/18/2023 JRG - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM / Checked AW	
4.			

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UG-04b

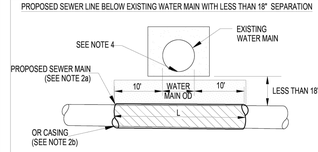
PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION



NOTES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PROPOSED WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
2. IF THE SELECT GRANULAR BACKFILL EXISTS; REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE A CASING PIPE LENGTH "L" FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" SEPARATION



NOTES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PROPOSED SEWER LINE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT OVER LENGTH "L".
2a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR
2b. CONSTRUCT "L" FEET OF CASING FOR PROPOSED SEWER AND SEAL ENDS OF CASING. SEE UW-14 FOR CASING DETAILS OR
3. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

ADDITIONAL NOTES

"THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 160-173)

CLASS IV MATERIALS SHALL BE COMPACTED TO 95% OF STANDARDS PROCTOR DENSITY.

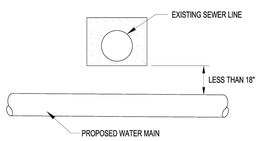
OD = OUTSIDE DIAMETER

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04b	City of Crystal Lake Illinois
2. 8/30/2021 KL - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM / Checked AW	
4.			

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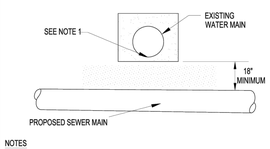
UG-04c

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH < 18" MIN. SEPARATION



NOT ALLOWED: MUST MAINTAIN 18" VERTICAL SEPARATION

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM SEPARATION



NOTES

1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

ADDITIONAL NOTES:

"THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 160-173)

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04c	City of Crystal Lake Illinois
2. 8/18/2023 JRG - SEWER AND WATER 2014 UPDATE		Date: 04/15/2007	
3.		Drawn EM / Checked AW	
4.			

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UW-09A

WATERMAIN TESTING AND CHLORINATION PROCEDURE

STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS (LATEST EDITION) AND AWWA STANDARD C600-17 SHALL APPLY ALONG WITH THE FOLLOWING:

2 HOUR PRESSURE AND LEAKAGE TEST

1. PRETEST: THE CONTRACTOR SHALL PROVIDE A MAP OF THE FACILITIES (WATER MAINS, HYDRANTS, VALVES, ETC.) TO BE INCLUDED DURING THE TEST TO THE ENGINEER. SEE UW-09B WORKSHEET. ALL FIRE HYDRANT AUXILIARY VALVES SHALL BE OPENED SO TESTING IS PERFORMED AGAINST FIRE HYDRANTS. THE ENGINEER WILL COORDINATE WITH THE WATER DEPARTMENT TO SCHEDULE OPENING OF CITY VALVES AND FILLING OF NEW WATER MAIN A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON EXISTING CITY WATER MAIN WITHOUT WRITTEN PERMISSION.
2. HYDROSTATIC PRESSURE TESTING: ALL TESTING EQUIPMENT AND LABOR NECESSARY TO SETUP AND RUN THE TEST SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL INCLUDE:
   A) PRESSURE GAUGE LOCATED AT HIGHEST POINT OF ELEVATION OF THE WATER MAIN
   B) PUMP
   C) TANK
   D) FITTINGS FOR TESTING EQUIPMENT TO BE CONNECTED TO WATER MAIN
   E) ACCURATE WATER VOLUME MEASURING DEVICE (CALIBRATED VOLUMETRIC METER OR 1 GALLON GRADUATED CYLINDER IN OUNCES)
3. AIR REMOVAL: AFTER FILLING THE WATERMAIN, AIR SHALL BE EXPELLED BY FLUSHING WATER OUT OF THE MAIN AT FIRE HYDRANTS OR CORPORATION STOPS LOCATED AT HIGH POINTS ALONG THE WATER MAIN.
4. PRESSURIZATION: AFTER ALL AIR HAS BEEN REMOVED, THE MAIN SHOULD BE PRESSURIZED TO MINIMUM 150 PSI BY PUMPING ADDITIONAL WATER INTO THE WATER MAIN.
5. TWO HOUR TEST: ONCE TESTING PRESSURE IS OBTAINED, THE PUMP SHOULD BE SHUT OFF AND TIMING STARTED. THE PRESSURE GAUGE SHOULD BE CHECKED INTERMITTENTLY AND THE PRESSURE READING RECORDED AFTER TWO HOURS. IF THE PRESSURE READING VARIES MORE THAN +/- 5 PSI FROM THE INITIAL PRESSURE, THE TEST FAILS. THE LEAK SHALL BE FOUND AND ADDRESSED PRIOR TO RETESTING.
6. MAKE UP VOLUME: IF THE PRESSURE IS MAINTAINED WITHIN +/- 5 PSI FOR THE TWO HOUR TEST, THE MAKE-UP VOLUME SHALL BE DETERMINED BY PUMPING WATER BACK INTO THE WATER MAIN TO REACH THE INITIAL TEST PRESSURE. THIS WILL NORMALLY BE DONE BY EXCEEDING THE TEST PRESSURE, AND USING THE BLEED OFF VALVE TO DROP THE PRESSURE TO THE INITIAL TEST PRESSURE. ONCE THE INITIAL TEST PRESSURE HAS BEEN REACHED, THE BLEED OFF VALVE SHALL BE OPENED AND WATER THAT LEAVES THE SYSTEM SHALL BE COLLECTED IN THE VOLUME MEASURING DEVICE. ONCE THE GAUGE REACHES THE FINAL TWO HOUR TEST PRESSURE, THE VOLUME OF WATER COLLECTED SHALL BE MEASURED.
7. ALLOWABLE MAKE-UP VOLUME: THE MEASURED VOLUME OF "MAKE UP" WATER SHALL BE COMPARED TO THE ALLOWABLE LEAKAGE. THE ALLOWABLE LEAKAGE SHALL BE CALCULATED BY THE ENGINEER USING THE FORMULA ABOVE. IF THE WATER COLLECTED IS LESS THAN THE ALLOWABLE MAKE UP VOLUME, THE TEST PASSES. IF THE WATER COLLECTED IS MORE THAN THE ALLOWABLE MAKE UP VOLUME, THE TEST FAILS. THE LEAK SHALL BE FOUND AND ADDRESSED PRIOR TO RETESTING.
8. FINAL VALVE CHECK: PRIOR TO BLEEDING OFF THE PRESSURE, ALL HYDRANTS ON THE TESTING MAP SHALL BE SLOWLY OPENED TO ENSURE THAT THEY HAD PRESSURE AGAINST THEM DURING TESTING. THE PRESSURE GAUGE SHOULD DROP AS THE HYDRANTS ARE OPENED ENSURING THAT ALL VALVES IN THE SYSTEM WERE PROPERLY OPENED/CLOSED DURING TESTING.
9. IF THE WATER MAIN HAS PASSED THE PRESSURE TEST, THE PRESSURE SHALL BE REDUCED TO THE CITY'S SYSTEM PRESSURE.

CHLORINATION

1. PRE-CHLORINATION: THE ENGINEER WILL COORDINATE WITH THE WATER DEPARTMENT TO SCHEDULE OPENING OF CITY VALVES FOR CHLORINATION A MINIMUM OF 48 HOURS IN ADVANCE OF THE CHLORINATION. THE FOLLOWING METHODS OF CHLORINE APPLICATION ARE APPROVED BY THE CITY
   A) LIQUID CHLORINE WITH CHLORINATION DEVICE AND BACKFLOW PREVENTER
   B) CHLORINE BEARING COMPOUNDS IN WATER
   C) TABLET DISINFECTION
2. SAMPLING LOCATIONS: THE ENGINEER SHALL DETERMINE THE LOCATION AND QUANTITY OF SAMPLING LOCATIONS. MAXIMUM SPACING BETWEEN SAMPLES SHALL BE 1,200 FEET. THE CHLORINE SOURCE AND ALL DEAD ENDS SHALL BE SAMPLED. SEE UW-09B WORKSHEET.
3. CHLORINATION: THE INITIAL CHLORINE CONCENTRATION SHALL BE 50 mg/L WITH A MINIMUM 24 HOUR RESIDUAL OF 25 mg/L. ALL NEW VALVES AND HYDRANTS SHALL BE OPERATED WHILE THE LINE IS BEING CHLORINATED. THE FINAL FLUSHING RESIDUAL IN THE NEW CHLORINATED LINES SHALL BE BETWEEN 0.2-2.0 mg/L.
4. TESTING: ALL WATER SAMPLES SHALL BE COLLECTED ON TWO CONSECUTIVE DAYS AND PASS BACTERIOLOGICAL TEST RESULTS FROM A CERTIFIED LABORATORY. TEST RESULTS SHALL BE EMAILED TO THE CITY OF CRYSTAL LAKE SO THE IEPA PERMIT APPLICATION CAN BE SUBMITTED. IN THE EVENT THAT THE FIRST SET OF SAMPLES TAKEN TWO CONSECUTIVE DAYS APART FAIL TO PASS, ANOTHER SET OF SAMPLES ME BE TAKEN TWO DAYS APART. IF THE SECONDS SET FAILS TO PASS TESTING, THE PROCEDURE MUST BE REPEATED WITH THE WATER MAIN BEING RECHLORINATED, REFLUSHED AND RESAMPLED.
5. MAINTAIN PRESSURE: IMMEDIATELY AFTER THE SECOND DAY SAMPLE HAS BEEN TAKEN, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A CERTIFIED WATER VALVE JUMPER (SEE UW-09) TO MAINTAIN PRESSURE ON THE NEW WATER MAIN UNTIL THE IEPA PERMIT IS RECEIVED. AFTER RECEIVING THE IEPA OPERATING PERMIT, THE CITY OF CRYSTAL LAKE SHALL OPEN THE VALVE BETWEEN THE NEW AND EXISTING WATERMAIN AND THE WATER VALVE JUMPER MAY BE REMOVED. WATER VALVE JUMPERS ARE AVAILABLE FOR RENT AT THE CITY OF CRYSTAL LAKE WATER DEPARTMENT. IF WATER IN EXCESS OF THE ALLOWABLE LEAKAGE ENTERS THE NEW WATER MAIN THROUGH THE WATER VALVE JUMPER ,THE CONTRACTOR SHALL LOCATE THE LEAK. IF THE NEW WATER MAIN MUST BE DEPRESSURIZED TO FIX A LEAK, THE SYSTEM SHALL BE RETESTED, RECHLORINATED, REFLUSHED, AND RESAMPLED.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER MAIN PRESSURE TEST AND CHLORINATION PROCEDURE	UW-09A	City of Crystal Lake Illinois
2. 8/18/2023 - JRG Leakage formula, procedure, delete 24 hour test		Date: 09/20/2012	
3.		Drawn DD / Checked VR	
4.			

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UW-08

CITY OF CRYSTAL LAKE WATER MAIN CHLORINATION SPECIFICATIONS:

1. DISINFECTION OF WATER MAINS SHALL BE DONE IN ACCORDANCE WITH THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION, CURRENT EDITION
2. THE CITY ENGINEERING DIVISION AND WATER DIVISION SHALL BE NOTIFIED 48 HOURS IN ADVANCE FOR SCHEDULING OF ANY TESTING, CHLORINATING, FLUSHING, OR SAMPLING.
3. ONLY CITY WATER DIVISION PERSONNEL MAY OPERATE WATER VALVES ON LIVE MAINS.
4. A WATER VALVE JUMPER IS REQUIRED TO MAINTAIN PRESSURE ON THE CHLORINATED LINES DURING THE SAMPLING PROCEDURE. FOR PROPER INSTALLATION AND REQUIREMENTS SEE THE STANDARD WATER VALVE JUMPER DETAIL UW-05.
5. WATER MAINS SHALL BE FLUSHED WITH A MINIMUM VELOCITY OF 2.5 FPS.
6. THE INITIAL CHLORINE CONCENTRATION SHALL BE 50 mg/L WITH A MINIMUM 24 HOUR RESIDUAL OF 25 mg/L.
7. THE METHOD OF CHLORINE APPLICATION SHALL BE APPROVED BY THE CITY:
   a. LIQUID CHLORINE W/CHLORINATING DEVICE WITH BACKFLOW PREVENTER.
   b. CHLORINE BEARING COMPOUNDS IN WATER.
   c. TABLET DISINFECTION.
8. ALL NEW VALVES AND HYDRANTS SHALL BE OPERATED WHILE LINE IS BEING CHLORINATED.
9. THE CITY ENGINEERING DIVISION SHALL DETERMINE LOCATION AND QUANTITY OF CORPORATION STOPS FOR FLUSHING AND CHLORINATING. MAXIMUM SPACING BETWEEN SAMPLES SHALL BE 1,200 FEET. THE CHLORINE SOURCE AND ALL DEAD ENDS SHALL BE SAMPLED.
10. THE FINAL FLUSHING RESIDUAL IN THE NEW CHLORINATED LINES SHALL BE BETWEEN 0.2 AND 2.0 mg/L.
11. ALL WATER SAMPLES SHALL BE COLLECTED ON TWO (2) CONSECUTIVE DAYS AND PASS BACTERIOLOGICAL TEST RESULTS. IN THE EVENT THAT THE FIRST SET OF SAMPLES TAKEN TWO (2) CONSECUTIVE DAYS APART FAIL TO PASS, ANOTHER SET OF SAMPLES MAY BE TAKEN TWO (2) DAYS APART. (PER STATE SPECS). IF THE SECOND SET FAILS TO PASS TESTING, THEN THE PROCEDURE MUST BE REPEATED WITH THE MAIN BEING RECHLORINATED, REFLUSHED, AND RESAMPLED.
12. IF THE WATER MAIN FALLS BELOW 20 PSI AFTER CHLORINATION, THE LINE SHALL BE RESAMPLED ON TWO (2) CONSECUTIVE DAYS AND PASS BACTERIOLOGICAL TEST RESULTS.
13. STATE CERTIFIED LAB MUST BE USED FOR SAMPLES.

CHLORINE REQUIREMENTS TO PRODUCE 50 mg/L CONCENTRATION IN 100 FEET OF PIPE-BY DIAMETER

PIPE SIZE IN INCHES	100% CHLORINE, LB	1% CHLORINE SOLUTION, GAL'S
4	0.027	0.33
6	0.061	0.73
8	0.109	1.30
10	0.170	2.04
12	0.240	2.88

NUMBER OF 5-GRAIN HYPOCHLORITE TABLETS REQUIRED FOR A DOSAGE OF 50mg/L PER LENGTH OF PIPE SECTION

LENGTH OF PIPE SECTION IN FEET

PIPE SIZE IN INCHES	UP TO 13	18	20	30	40
2	1	1	1	1	1
4	1	1	2	2	2
6	2	2	3	3	4
8	2	3	5	5	6
10	3	5	7	7	9
12	5	6	10	10	14

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CHLORINATION SPECIFICATIONS	UW-08	City of Crystal Lake

EROSION CONTROL SPECIFICATIONS & NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit, which is issued by the Illinois Environmental Protection Agency for Storm water Discharges from Construction Site Activities.

SITE DESCRIPTION

a. The following is a description of the construction activity, which is the subject of this plan:

The proposed development consists of constructing a 24–unit apartment complex with detached garages, an asphalt driveway with curb and gutter, and a storm water management system. The construction activities include: grading, soil erosion and sedimentation control measures.

b. The following is a description of the intended sequence of major activities, which will disturb soils for major portions of the construction site such as site clearing, excavation and grading.

The sequence of the construction activities may be as follows:

1. Install silt (barrier filter) fence and stabilized construction entrance
2. Site clearing
3. Mass grading
4. Storm sewer, sanitary sewer and water main construction
5. Fine grade swales and place seed disturbed areas
6. Remove sediment from silt fences and traps as necessary
7. Stabilize erosion areas with seeding & silt fence as necessary

The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The site contains approximately 2.13 acres. 2.00 acres of this site will be disturbed by construction activities.

d. The existing site is comprised of a one vacant lot. A residential house boarders the western property line. Commercial business parks border both the northern and western property lines. Memorial Drive is to the east and Congress Parkway is to the south.

e. This property is within the Poplar Creek Sub–Watershed and the Fox River Watershed.

2. CONTROLS

This plan addresses the various controls that will be implemented for each of the major construction activities described in 1b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. The general contractor has signed the required certification on forms, which are attached to, and are a part of, this plan.

a) Erosion and Sediment Controls

I. STABILIZATION PRACTICES

Provided below is a description of interim and permanent stabilization practices, including site–specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a (I) (A) and 2.b. stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 10 days after the construction activity in that portions of the site where construction activity will not occur for a period of 21 or more calendar days.

A. Where the initiation of stabilization measures by the 10th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:
1. Permanent seeding
2. Temporary seeding, mulch, erosion mat, etc
3. Temporary Soil Stockpile – IUM–627
4. Temporary Concrete Washout – IUM–654BW
5. Temporary Construction Entrance – IUM–630A&B

EROSION CONTROL SPECIFICATIONS & NOTES (CONTINUED):

B. Erosion control structures must be inspected weekly and after every rainstorm of one–half inch of rainfall or greater. Any repairs or replacements needed to ensure adequate erosion control must be made immediately. Items D–I will be repeated for each phase.

Construction shall be scheduled in the following order:

1. Install construction access entrances and silt fencing as located on plan
2. Grade Site
3. Seed topsoil stockpiles
4. Rough grade roadways
5. Rough grade building pads and yards
6. Final grade areas that will not be disturbed by building construction. These areas will then be covered with topsoil, seeded and stabilized with excelsior blanket where directed on erosion control plan sheet.
7. Temporary seed any areas that cannot be permanently seeded, including building pads that will not commence foundation construction for more than 21 days.
8. Install storm sewers including filter fabric between frame and grate, and riprap at the downstream end of flared end sections
9. Building construction
10. Finalize roadway grading
11. Finalize grading around buildings, re–spread topsoil, spread seed, and put excelsior blanket down.
12. Proof roll road sub–base
13. Construct gravel road sub–base and base surface course
14. Place topsoil in all disturbed areas along the right–of–way and seed

Any situation of conduits, structures, or ditches shall be cleaned and maintained by the Contractor on a weekly basis, until the seeding has taken hold. All washouts, gullies, etc. will be re–graded and reseeded by the contractor, at the Contractor's expense. Sediment on public roads from the site shall not be flushed off with water.

The Contractor's responsibility for erosion control shall extend throughout the construction process. The Contractor shall be responsible for cleanup of paved surfaces within and adjacent to the project.

All erosion control practices shall be in compliance with the latest revision of the "Standard Specifications for Road and Bridge Construction", by the Illinois Department of Transportation and with the Illinois Environmental Protection Agency's "Illinois Urban Manual".

II. STRUCTURAL PRACTICES.

Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed area of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Storm sewer system
2. Inlet protection using IUM Standard IUM–561C
3. Silt filter fence – M288–00

b. Stormwater Management

I. Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implantation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications. The stormwater pollutant control measures shall include:

1. Silt filter fence
2. Storm sewers
3. Inlet protection – IUM–561C

II. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non–erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydro period and hydrodynamics present prior to the initiation of construction activities).

Stormwater Management Control includes:

1. Inlet protection using IUM Standard IUM–561C

EROSION CONTROL SPECIFICATIONS & NOTES (CONTINUED):

c. Other Controls

I. Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off–site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building Materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

II. The provision of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

d. Approved State or Local Plans

The management practices, controls and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, use latest version. Requirements specified in sediment and erosion control site plans or site permits or stormwater management or surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. MAINTENANCE

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Vegetative or erosion control measures: The vegetative growth or temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering. The vegetative cover shall be reseeded as necessary.

Sedimentation basins/traps: The sediments shall be removed when the sediment occupies 40–50 percent of the total original capa/Village. In no case shall the sediment be built up to within 1 foot of the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume. Sediment Basins shall be removed at end of construction; at the time the final surface course has been placed.

Silt filter fence: The damaged silt filter fence shall be restored to meet the Original Design Standards. Removed and replaced as needed.

Straw bale barrier filters: The straw bale barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Riprap outlet protection: It shall be inspected after high flows for any scour beneath the riprap or for stones that have been dislodged. It shall be repaired immediately.

4. INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater or equivalent snowfall.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in accordance with the Site Description of this permit and pollution prevention measures identified in the plan shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any change to the plan within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, the name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the storm water pollution prevention plan, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at lease 3 years after the date of inspection. The report shall be signed in accordance with Signatory Requirements of this permit.

d. The permitee shall complete and submit within 5 days an "Incidence of noncompliance" (ION) report for any violation of the storm water pollution prevention plan observed during an inspection conducted, including those not required by the Plan. Submission shall be on forms provided by the Agency and include specific information of the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environment impact, which may have resulted from the noncompliance.

e. All reports of noncompliance shall be signed by a responsible authority as defined in General Permit ILR10, Part VI, G (Signatory Requirements).

f. All reports of noncompliance shall be mailed to the Agency at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand East
PO Box 19276
Springfield, IL 62794–9276

5. NON-STORMWATER DISCHARGES

Except for flows from fire fighting activities, sources of non–stormwater that may be combined with stormwater discharges associated with the construction activity address in this plan are described below:

a. Watering for dust control
b. Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non–stormwater components of the discharge.

The erosion due to irrigation of seeding shall be considered minor.

Contractor to provide the above non–stormwater discharges control to the standard specification required by the Village or the approved equal.

c. End of construction season/winter construction:

The grading contractor shall submit to the inspecting engineer, between September 1 and September 15, a 8 1/2" x 11" (or 11" x 17") reduced size grading sheet (unmarked sheet to be provided by the design engineer) marked to show areas to be disturbed and stabilized through the remainder of the year. This will include proposed schedule dates for grading activities and for placement of topsoil, seed, and excelsior blanket. The contractor shall not propose to disturb new areas that cannot be reasonably expected to be stabilized before the end of the year. This plan shall be updated and resubmitted the first week of each month as long as grading continues up to and including February. Each update will account for weather conditions, work completed, and available manpower.

In general, unless altered by unseasonably warm or cold conditions, no seeding shall be placed between October 15 and November 15. Dormant seeding shall be placed on any un–stabilized areas remaining after November 15 (where active grading has ceased). Dormant seeding shall be of the appropriate mixture for temporary or permanent seeding, but shall be placed at 150% of the normal rate. Dormant seeding shall also be covered with excelsior mat (where specified on the erosion control sheet) or with straw mulch at a rate of 2 ton/acre. If straw is placed, it shall be crimped into the soil by running over it with a tractor/bulldozer or similar tracked machine. All unfinished areas should be so stabilized before the first measurable and lasting snowfall. Any areas not stabilized shall be stabilized as soon as the snow melts.

Underground utility work may continue at the contractor's discretion. After November 15, once a portion of a trench is backfilled, it shall immediately be treated with dormant seeding as described above. Any grading that continues past December 15 shall be phased to minimize the amount of area being actively disturbed. Ongoing grading and stockpiles shall be surrounded with silt fence on the downhill edge and along curbs until grass is established.

Standard Soil Erosion and Sediment Control Notes
1. Control measures shall meet the minimum standards and specifications of the Illinois Urban Manual (www.siswcd.org/IUM) 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. Offsite property shall be protected from erosion and sedimentation. VeloVillage 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.

MEASURE GROUP	CONTROL MEASURE	APPL.	CONTROL MEASURE CHARACTERISTICS X	TEMP.	PRMNNT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING		PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING		SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.		
	SODDING		QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		
	GROUND COVER		PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		
NON VEGETATIVE SOIL COVER	MULCHING		ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED		
	AGGREGATE COVER		PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF–SITE.		
	PAVING		PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
	EROSION BLANKET		PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING TIME OF YEAR IS INAPPROPRIATE AND IN SLOPED AREAS.	X	
DIVERSIONS	RIDGE DIVERSION		TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
	CURB AND GUTTER		SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		
	BENCHES		SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		
SEDIMENT BASINS	BARE CHANNEL		PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	VEGETATIVE CHANNEL		PROVIDES ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		X
	SEDIMENTATION POND		A WET OR DRY DETENTION BASIN SIZED FOR THE POST DEVELOPMENT 100 YEAR STORM TEMPORARILY MODIFIED TO ENHANCE SEDIMENT REMOVAL DURING CONSTRUCTION.		
SEDIMENT FILTERS	BARRIER FILTER		USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.		
	VEGETATIVE FILTER		USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		X
	FILTER FABRIC		USED FOR FILTERING SEDIMENT WITHIN THE ROADWAY BEFORE ENTERING THE STORM SEWER.	X	
	INLET PROTECTION		USED FOR FILTERING SEDIMENT WITHIN GRASS AREAS BEFORE WATER ENTERS THE STORM SEWER.	X	
MUD AND DUST CONTROL	CONST. ENTRANCE		PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF–SITE. (SEDIMENT ON PUBLIC ROADS IS NOT TO BE FLUSHED OFF WITH WATER).	X	
	DUST AND TRAFFIC CONTROL		PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.		

CONTRACTOR CERTIFICATION STATEMENT

"I certify under the penalty of law that I understand this storm water pollution prevention plan and the terms of the National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification"

Date

Signature

Title

Name of Firm

Address

City State Zip Code

Phone Number

OWNER CERTIFICATION STATEMENT

"I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Date

Signature

Title

Name of Firm

Address

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.
PERMANENT SEEDING			A,B,C, D			•	•				
SODDING				G**							
TEMPORARY SEEDING				E							
DORMANT SEEDING											

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE.
D (4B) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
(E) CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
(G) SOD
(*) IRRIGATION NEEDED DURING JUNE AND JULY
(**) IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
( ) IDOT STANDARD

PROJECT SEEDING SCHEME:
1. ALL AREAS WITH IN 10' TO PAVEMENT AND EXISTING ROADWAYS
   1.1. SALT TOLERANT MIXTURE B

EROSION CONTROL SPECIFICATIONS & NOTES (CONTINUED):

12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.

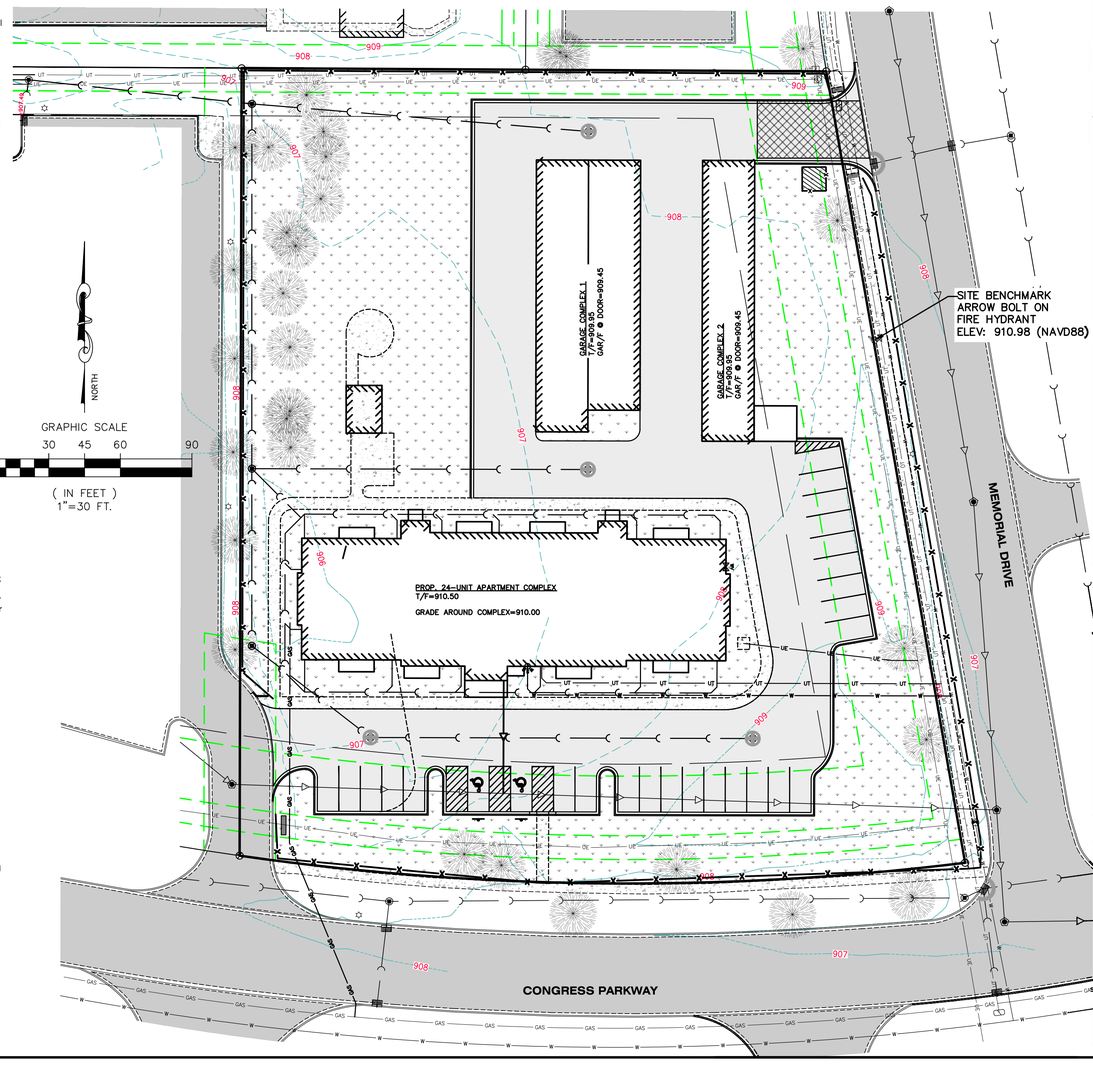
EROSION CONTROL SPECIFICATIONS & NOTES (CONTINUED):

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, or discharging 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.

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.

LEGEND

	100–YR OVERFLOW ROUTE
	PROPOSED CONCRETE WASHOUT LOCATION
X	PROPOSED SILT FENCE – 1,130 FT.
	PROPOSED INLET PROTECTION – IUM 561C
	PROPOSED CULVERT PROTECTION – IUM 562
	24' X 45' CONSTRUCTION ENTRANCE – IL 630
	SEEDING AND EROSION CONTROL BLANKET



CLIENT:
SUNSHINE APARTMENTS LLC
CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
(847) 863 - 8803

REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVIEW COMMENTS–05/08/2026

RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

LICENSED PROFESSIONAL ENGINEER
ALBERT M. SCHMITT
062-060261
ILLINOIS
EXPIRES 11-30-2027

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7812
www.schmittengineering.com

Designed By: ACT
Checked By: AMS
Scale: 1' = 30 ft.
Date: 04/10/2026
Job Number: 250907
Sheet Number: **3 of 10**

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EXISTING SITE AND REMOVAL TAGS

1. EXISTING TV AND FIBER PEDESTAL, TYPICAL
2. EXISTING ELECTRICAL PEDESTAL, TYPICAL
3. EXISTING HAND HOLE, TYPICAL
4. CURB CUT AND 2.5-FT WIDTH PAVEMENT PATCH – 57 FT.
5. CURB CUT AND 2.5-FT WITH PAVEMENT PATCH – 68 FT.
6. TREES TO BE REMOVED, TYPICAL
7. EXISTING LIGHT POLE, TYPICAL
8. EXISTING HAND HOLE TO BE MOVED

EXISTING STORM SEWER TAGS

1. EXISTING CURB CATCH BASIN
   RIM: 908.07 (FLOW LINE)
   INV: 905.10 (12" RCP, E)
2. EXISTING CURB CATCH BASIN
   RIM: 906.10 (FLOW LINE)
   INV: 903.70 (12" RCP, W)
3. EXISTING STORM MANHOLE
   RIM: 906.79
   INV: 903.40 (12" RCP, E-W)
4. EXISTING STORM MANHOLE
   RIM: 908.23
   INV: 904.40 (12" RCP, S)
   INV: 903.90 (12" RCP, E-W)
5. EXISTING CURB CATCH BASIN
   RIM: 907.44 (FLOW LINE)
   INV: 904.50 (12" RCP, N-S)
6. EXISTING STORM MANHOLE
   RIM: 905.34
   INV: 902.33 (12" RCP, S)
   INV: 902.14 (12" RCP, E-W)

EXISTING WATER MAIN TAGS

1. EXISTING 8" DUCTILE IRON PIPE (D.I.P.) WATER MAIN
2. EXISTING FIRE HYDRANT AND VALVE BOX
3. EXISTING VALVE VAULT
   RIM: 907.20
   TOP OF PIPE: 900.70

EXISTING SANITARY SEWER TAGS

1. EXISTING SANITARY MANHOLE
   RIM: 908.71
   INV: 903.40 (6" PVC, N-S)
2. EXISTING SANITARY MANHOLE
   RIM: 907.62
   INV: 902.30 (6" PVC, N-S)
3. EXISTING SANITARY MANHOLE
   RIM: 906.70
   INV: 901.80 (6" PVC, N-S)
   INV: 902.00 (10" PVC, W)
4. EXISTING SANITARY MANHOLE
   RIM: 906.90
   INV: 901.60 (6" PVC, N-E)
5. EXISTING SANITARY MANHOLE
   RIM: 908.21
   INV: 903.20 (10" PVC, NW-E)

LEGEND	
+885.52	EXISTING GRADE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
	SANITARY MANHOLE
	EXISTING SANITARY SEWER UTILITY
	STORM INLET
	STORM MANHOLE
	EXISTING STORM SEWER UTILITY
WV	WATER VALVE
	FIRE HYDRANT
W	EXISTING WATER UTILITY
T	TELECOMMUNICATION CONNECTION
	UNDERGROUND FIBER UTILITY HAND HOLE
UT	EXISTING FIBER UTILITY
	LIGHT POLE
E	COMED ELECTRICAL PEDESTAL
UE	EXISTING UNDERGROUND ELECTRIC UTILITY
GAS	EXISTING GAS UTILITY
	TREE TO BE REMOVED

NORTH

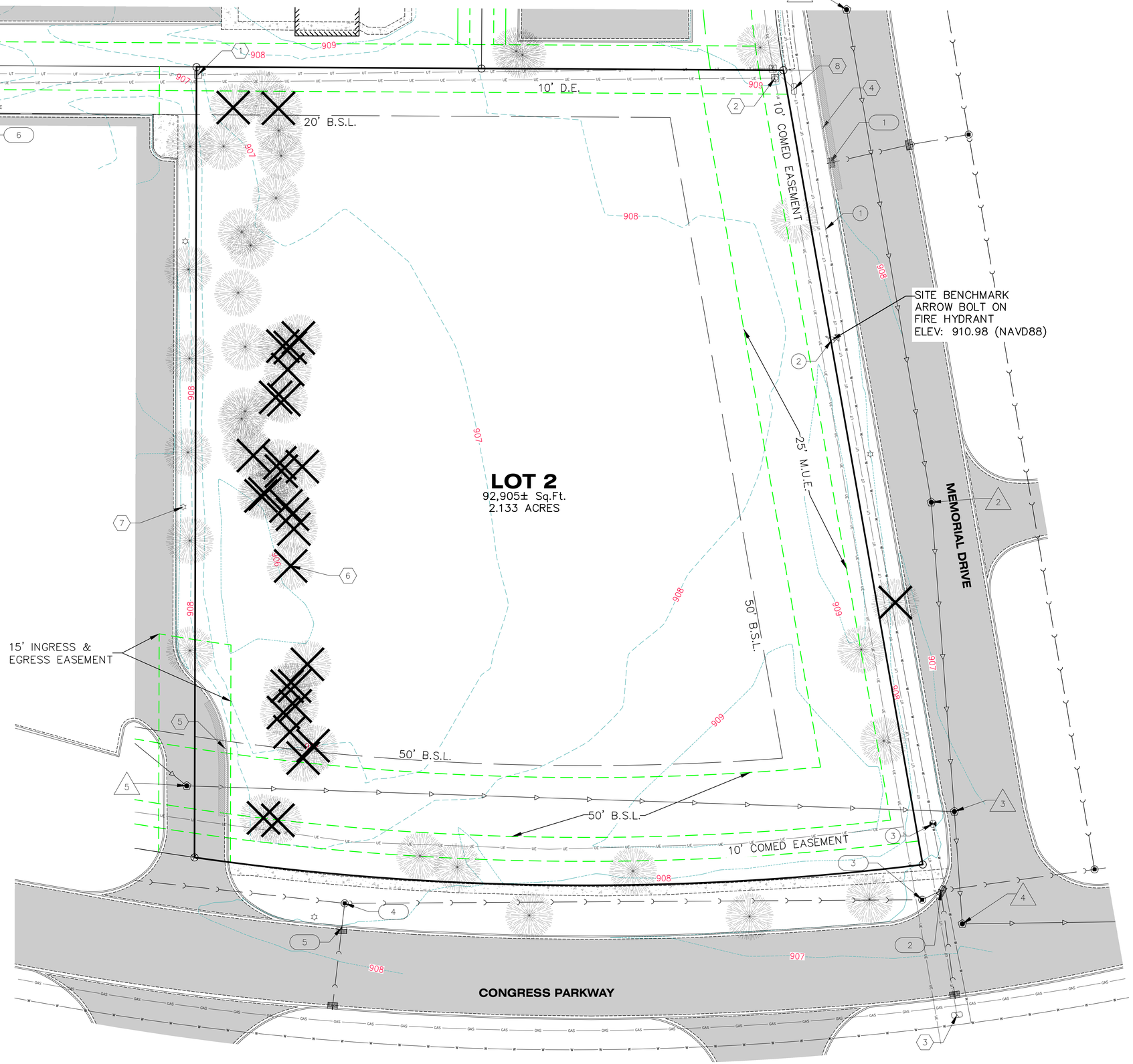
GRAPHIC SCALE
0 20 30 40 60
(IN FEET)
1"=20 FT.

SITE BENCHMARK:
ARROW BOLT ON FIRE HYDRANT
ALONG MEMORIAL DRIVE
ELEV=910.98 (NAVD88)

TOPOGRAPHY:
TOPOGRAPHY TAKEN FROM ELEVATIONS SHOT BY VANDERSTAPPEN LAND SURVEYING ON 02/26/2026

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
RESIDENCES & DETACHED GARAGES:	00.00 SQ.FT.
CURB AND GUTTER:	120.0 SQ.FT.
ASPHALT ENTRANCE:	805.0 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	925.0 SQ.FT.
REMOVAL	
CURB AND GUTTER:	187.5 SQ.FT.
ASPHALT PAVEMENT:	264.0 SQ.FT.
TOTAL IMPERVIOUS REMOVED=	451.5 SQ.FT.
TOTAL LOT SIZE:	92905± SQ.FT. 2.13± ACRES
TOTAL IMPERVIOUS:	925.0 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	0.99%



Y:\PLATS\2025\250907-290 E Congress John Konsor_1-\250907.dwg-EX-CON--4-2/11/2026 3:04 PM

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CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
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LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-068261
ILLINOIS
EXPIRES 11-30-2027

RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

EXISTING CONDITION & REMOVAL PLAN

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7812
www.schmittengineering.com

Designed By	ACT
Checked By	AMS
Scale	1' = 20 ft.
Date	04/10/2026
Job Number	250907
Sheet Number	4 of 10

PROPOSED SITE TAGS

1. 18-FT X 15-FT TRASH ENCLOSURE AREA
   1.1. 6-IN PORTLAND CEMENT CONCRETE
   1.2. 6-IN AGGREGATE BASE COURSE, CA-6
2. PROPOSED SIGN LOCATION WITH ELECTRIC SERVICE - AT LEAST 10-FT FROM R.O.W.
3. 26,536-SF ASPHALT PAVEMENT DRIVEWAY
   3.1. 1.5-IN HMA SURFACE COURSE, MIX "C", N50
   3.2. 2.5-IN HMA BINDER COURSE, IL 19, N50 (6-IN THROUGH THE ENTRANCES TILL THE END OF THE RADII)
   3.3. 8-IN AGGREGATE BASE COURSE, CA-6 (4.5-IN THROUGH THE ENTRANCES TILL THE END OF THE RADII)
   3.4. TO THE PLACEMENT OF ASPHALT OR GRANULAR BASE COURSE MATERIAL, THE UPPER 8 INCHES OF THE EXPOSED SUBGRADE MATERIALS SHOULD BE DRIED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-1557. ALL PAVEMENT SUBGRADES SHOULD BE PROOF ROLLED AND INSPECTED AFTER BEING EXPOSED TO CONSTRUCTION TRAFFIC AND JUST PRIOR TO THE BASE COURSE PLACEMENT
   3.5. SOFT OR UNSTABLE SUBGRADE AREAS THAT CANNOT BE REPAIRED WITH DISKING, DRYING, AND RECOMPACTION PROCEDURES SHOULD BE UNDERCUT AND REPLACED WITH A WELL-GRADED GRANULAR MATERIAL.
4. COMBINATION CURB AND GUTTER TYPE B6-12, 57-FT
5. COMBINATION CURB AND GUTTER TYPE B6-12, 338-FT
6. COMBINATION CURB AND GUTTER TYPE B6-12, 524-FT
7. COMBINATION CURB AND GUTTER DEPRESSED - 57 FT WITH 2.5-FT WIDE PAVEMENT PATCH
8. COMBINATION CURB AND GUTTER DEPRESSED - 68 FT WITH 2.5-FT WIDE PAVEMENT PATCH
9. 5-FT WIDE SIDEWALK - 1,535 SF.
   9.1. 4-IN PORTLAND CEMENT CONCRETE (8-IN THROUGH ENTRANCE)
   9.2. 4-IN AGGREGATE BASE COURSE, CA-6
   9.3. ADA DETECTABLE WARNINGS WHERE SIDEWALK CROSSES ENTRANCE (5-FT X 2-FT)
10. 5-FT WIDE SIDEWALK - 142 SF.
    10.1. SAME CROSS SECTION AS #9
11. 5-FT WITH SIDEWALK AND PATIO - 3,916 SF.
    11.1. SIDEWALK ALONG DRIVEWAY TO HAVE INTEGRATED CURB, SEE DETAIL ON SHEET 8
12. 18-FT X 22-FT CONCRETE PATIO WITH SAME CROSS SECTION OF #9
13. PROPOSED PERGOLA
14. PROPOSED FIRE PIT AREA
15. 4" YELLOW PAINT PAVEMENT MARKING, TYPICAL
16. PAINT PAVEMENT ADA STALL SYMBOL, TYPICAL
17. PROPOSED UNDERGROUND ELECTRIC UTILITY - 74 FT
18. PROPOSED GAS UTILITY - 171 FT (50 FT TO BE DIRECTIONAL BORED UNDER CONGRESS PARKWAY)
19. PROPOSED FIBER AND TV UTILITY - 173 FT
20. PROPOSED ADA STALL SIGN, TYPICAL (SHALL FOLLOW TRAFFICS SIGN POST DETAIL AND INCLUDE R7-8 SIGN)
21. PROPOSED GAS METER LOCATION, TYPICAL
22. PROPOSED 5-FTX5-FT ELECTRICAL TRANSFORMER PAD
    22.1. SAME CROSS SECTION AS #9
23. PROPOSED AC UNIT LOCATION, TYPICAL

LEGEND	
+885.52	EXISTING GRADE
	SANITARY MANHOLE
	EXISTING SANITARY SEWER UTILITY
	PROPOSED SANITARY SEWER UTILITY
	STORM INLET
	STORM MANHOLE
	EXISTING STORM SEWER UTILITY
	PROPOSED STORM SEWER UTILITY
WV	WATER VALVE
	FIRE HYDRANT
W	EXISTING WATER UTILITY
W	PROPOSED WATER UTILITY
T	TELECOMMUNICATION CONNECTION
	UNDERGROUND FIBER UTILITY HAND HOLE
UT	EXISTING FIBER UTILITY
UT	PROPOSED FIBER UTILITY
	LIGHT POLE
E	COMED ELECTRICAL PEDESTAL
UE	EXISTING UNDERGROUND ELECTRIC UTILITY
UE	PROPOSED UNDERGROUND ELECTRIC UTILITY
GAS	EXISTING GAS UTILITY
GAS	PROPOSED GAS UTILITY
AC	AIR CONDITIONING UNIT
G	GAS METER

NORTH

GRAPHIC SCALE
0 20 30 40 60
(IN FEET)
1"=20 FT.

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
RESIDENCES & DETACHED GARAGES:	00.00 SQ.FT.
CURB AND GUTTER:	120.0 SQ.FT.
ASPHALT ENTRANCE:	805.0 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	925.0 SQ.FT.
PROPOSED IMPERVIOUS	
24-UNIT APARTMENT RESIDENCE:	10,620 SQ.FT.
DETACHED GARAGES:	7,350 SQ.FT.
PERGOLA:	268.0 SQ.FT.
ASPHALT DRIVEWAY:	26,536 SQ.FT.
CONCRETE SIDEWALK:	5,368 SQ.FT.
COMBINATION CURB AND GUTTER:	1,377 SQ.FT.
SIGN:	16.00 SQ.FT.
TOTAL PROP. IMPERVIOUS=	51,535 SQ.FT.
TOTAL LOT SIZE:	92,905± SQ.FT. 2.13± ACRES
TOTAL IMPERVIOUS:	52,460 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	56.47%
SOIL DISTURBANCE:	65,000 SQ.FT.

PROP. 24-UNIT APARTMENT COMPLEX
T/F=910.50

GRADE AROUND COMPLEX=910.00

GARAGE COMPLEX 1
T/F=909.95
GAR/F @ DOOR=909.45

GARAGE COMPLEX 2
T/F=909.95
GAR/F @ DOOR=909.45

SITE BENCHMARK
ARROW BOLT ON
FIRE HYDRANT
ELEV: 910.98 (NAVD88)

MEMORIAL DRIVE

CONGRESS PARKWAY

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CLIENT:
SUNSHINE APARTMENTS LLC
CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
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REVISIONS

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05/20/2026	CURSORY P.U.D. REVIEW COMMENTS-05/08/2026

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-068261
STATE OF ILLINOIS
EXPIRES 11-30-2027

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7812
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RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

PROPOSED SITE PLAN

Designed By: ACT
Checked By: AMS
Scale: 1' = 20 ft.
Date: 04/10/2026
Job Number: 250907
Sheet Number: 5 of 10

PROPOSED STORM SEWER TAGS

1. 2-FT DIA. INLET TYPE-A
   RIM: 908.32
   INV: 905.82 (12"-W)
2. 12-IN RCP STORM SEWER - 158 FT. @ 0.60% SLOPE
3. 4-FT DIA. FLAT TOP INLET
   RIM: 908.60
   INV: 904.83 (12"- E-NW)
4. 15-IN RCP STORM SEWER - 60 FT. @ 0.60% SLOPE
5. 4-FT DIA STORM MANHOLE TYPE-A
   RIM: 907.80
   INV: 904.46 (12"-SE, 15"-N)
6. 15-IN ADS N-12 WT IB HDPE STORM SEWER - 70 FT. @ 0.60% SLOPE
7. 4-FT DIA. STORM MANHOLE TYPE-A
   RIM: 906.80
   INV: 904.02 (15"- S-N, 12"-E)
   INV: 905.00 (8"-SE)
8. 2-FT DIA. INLET TYPE-A
   RIM: 908.32
   INV: 905.82 (12"-W)
9. 12-IN RCP STORM SEWER - 138 FT. @ 1.27% SLOPE
10. 21-IN ADS N-12 WT IB HDPE STORM SEWER - 148 FT. @ 0.60% SLOPE
11. 4-FT DIA. STORM MANHOLE TYPE-A
    RIM: 906.80
    INV: 903.11 (15"-S, 12"-E)
    INV: 903.11 (18"-W WITH SNOUT DEVICE AND BIO-SKIRT)
    BOTTOM ELEVATION: 901.61 (1.5-FT SUMP)
12. 2-FT DIA. INLET TYPE-A
    RIM: 908.32
    INV: 905.82 (12"-W)
13. 12-IN RCP STORM SEWER - 138 FT. @ 1.91% SLOPE
14. 21-IN ADS N-12 WT HDPE STORM SEWER - 90 FT. @ 0.60% SLOPE
15. CONECTION TO EXTISTING 4-FT DIA STORM MANHOLE @ 902.55
16. DOWNSPOUT CONNECTION (14 IN ALL)
17. 8-IN ADS N-12 WT IB HDPE DOWNSPOUT UNDER DRAIN - 176 FT. @ 1.0% SLOPE MINIMUM
18. 8-IN ADS N-12 WT IB HDPE DOWNSPOUT UNDER DRAIN - 248 FT. @ 1.0% SLOPE MINIMUM
19. 8-IN ADS N-12 WT IB HDPE DOWNSPOUT UNDER DRAIN - 27 FT. @ 1.0% SLOPE MINIMUM

PROPOSED WATER MAIN TAGS

1. 4-IN FIRE DEPARTMENT CONNECTION (F.D.C.) LOCATION
2. WATER SERVICE B-BOX FOR ENTIRE BUILDING PLACED ON WALL AT LEAST 18-IN ABOVE GRADE
3. 6-IN DUCTILE IRON D.I. WATER SERVICE - 188-FT
4. CONNECTION TO EXISTING 8-IN WATER MAIN @ 900.70 (V.I.F.)

PROPOSED SANITARY SEWER TAGS

1. SANITARY SEWER CONNECTION TO BUILDING @ 903.25
2. 6" PVC SDR26 SANITARY SEWER SERVICE - 48 FT.
3. CONNECTION TO EXISTING 10" PVC SANITARY SEWER MAIN @ 902.80 (V.I.F.)

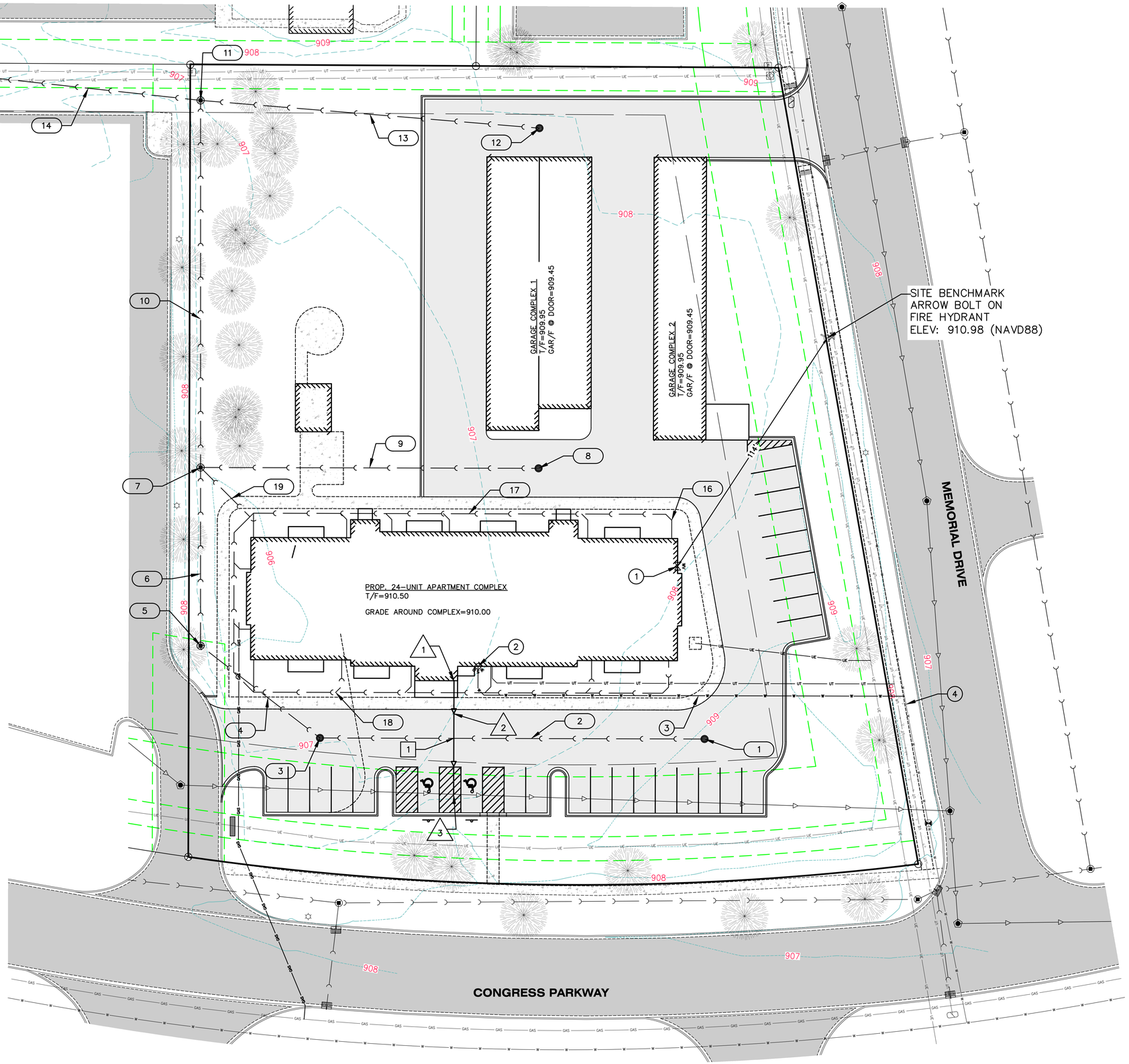
PROPOSED UTILITY CONFLICT TAGS

1. SANITARY SERVICE AND STORM SEWER CONFLICT
   BOTTOM OF STORM SEWER PIPE: 905.16
   TOP OF SANITARY SERVICE PIPE: 902.90
   DIFFERENCE: 27.12-IN

LEGEND	
+885.52	EXISTING GRADE
	SANITARY MANHOLE
	EXISTING SANITARY SEWER UTILITY
	PROPOSED SANITARY SEWER UTILITY
	STORM INLET
	STORM MANHOLE
	EXISTING STORM SEWER UTILITY
	PROPOSED STORM SEWER UTILITY
WV	WATER VALVE
	FIRE HYDRANT
W	EXISTING WATER UTILITY
W	PROPOSED WATER UTILITY
T	TELECOMMUNICATION CONNECTION
	UNDERGROUND FIBER UTILITY HAND HOLE
UT	EXISTING FIBER UTILITY
UT	PROPOSED FIBER UTILITY
	LIGHT POLE
E	COMED ELECTRICAL PEDESTAL
UE	EXISTING UNDERGROUND ELECTRIC UTILITY
UE	PROPOSED UNDERGROUND ELECTRIC UTILITY
GAS	EXISTING GAS UTILITY
GAS	PROPOSED GAS UTILITY

NORTH

GRAPHIC SCALE
0 20 30 40 60
(IN FEET)
1"=20 FT.



CLIENT:
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20111 SUNSHINE LANE
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REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVIEW COMMENTS-05/08/2026

ALBERT M SCHMITT
062-038261
LICENSED PROFESSIONAL ENGINEER
EXPIRES 11-30-2027

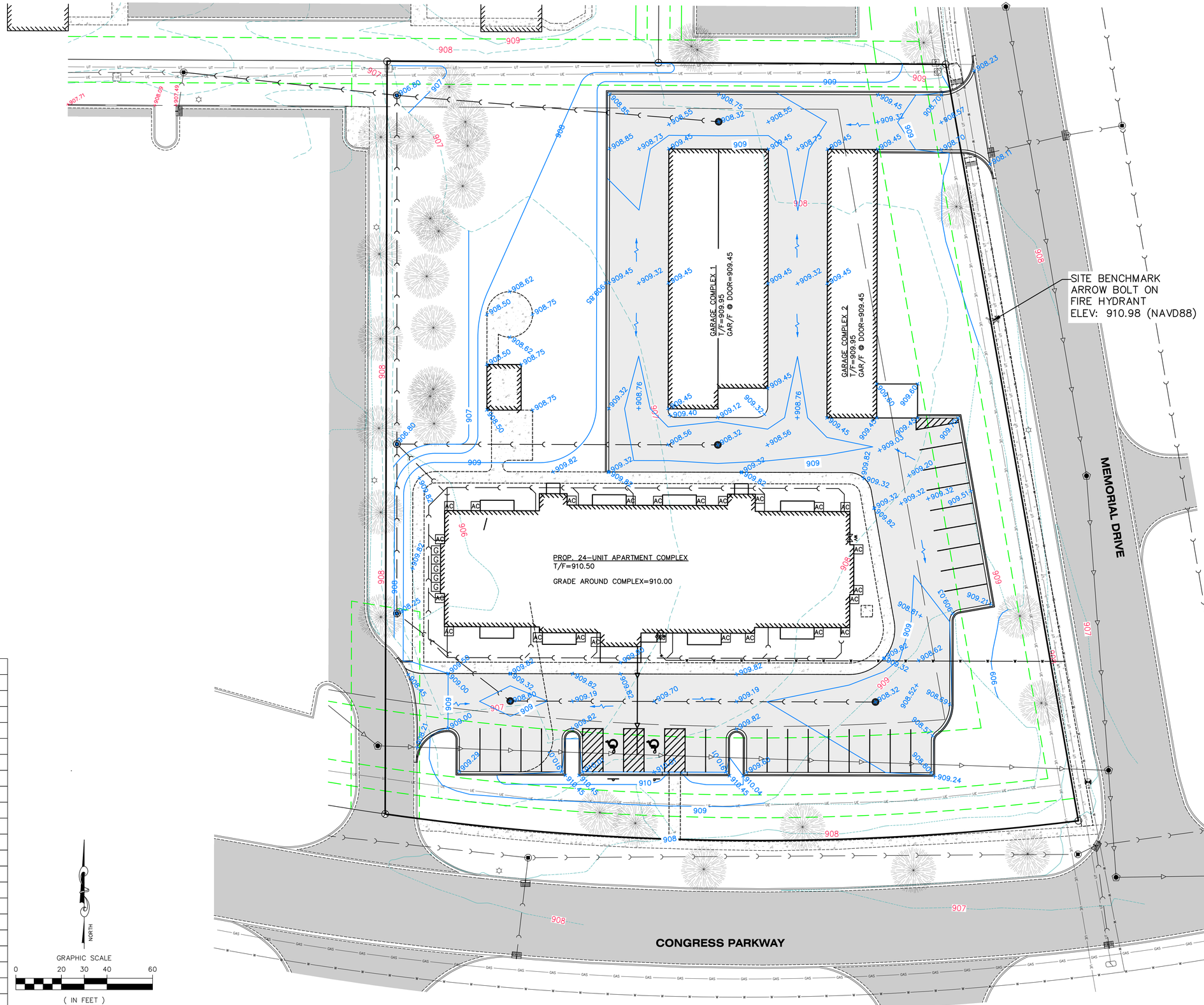
RESIDENTIAL APARTMENT UNITS
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UTILITY PLAN

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www.albertschmittengineering.com

Designed By	ACT
Checked By	AMS
Scale	1' = 20 ft.
Date	04/10/2026
Job Number	250907
Sheet Number	6 of 10

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LEGEND	
+885.52	EXISTING GRADE
	SANITARY MANHOLE
	EXISTING SANITARY SEWER UTILITY
	PROPOSED SANITARY SEWER UTILITY
	STORM INLET
	STORM MANHOLE
	EXISTING STORM SEWER UTILITY
	PROPOSED STORM SEWER UTILITY
WV	WATER VALVE
	FIRE HYDRANT
W	EXISTING WATER UTILITY
W	PROPOSED WATER UTILITY
T	TELECOMMUNICATION CONNECTION
	UNDERGROUND FIBER UTILITY HAND HOLE
UT	EXISTING FIBER UTILITY
UT	PROPOSED FIBER UTILITY
	LIGHT POLE
E	COMED ELECTRICAL PEDESTAL
UE	EXISTING UNDERGROUND ELECTRIC UTILITY
UE	PROPOSED UNDERGROUND ELECTRIC UTILITY
GAS	EXISTING GAS UTILITY
GAS	PROPOSED GAS UTILITY

NORTH

GRAPHIC SCALE

0 20 30 40 60

(IN FEET)
1"=20 FT.

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20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
(847) 863 - 8803

REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVIEW COMMENTS-05/08/2026

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-068261
EXPIRES 11-30-2027

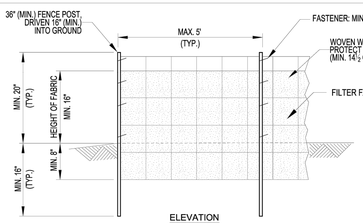
RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

GRADING PLAN

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7812
www.schmittengineering.com

Designed By	ACT
Checked By	AMS
Scale	1' = 20 ft.
Date	04/10/2026
Job Number	250907
Sheet Number	7 of 10

EC-01



ELEVATION

MATERIAL SPECIFICATIONS:

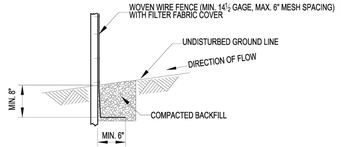
POSTS: STEEL (EITHER "T" OR "U" TYPE) OR HARDWOOD WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

FENCE: WOVEN WIRE (14½ GAGE) WITH 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T 140N.

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

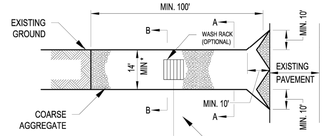


FABRIC ANCHOR DETAIL

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	SILT FENCE	EC-01
2.		Date: 12/4/2012
3.		Drawn DD / Checked AW
4.		City of Crystal Lake Illinois

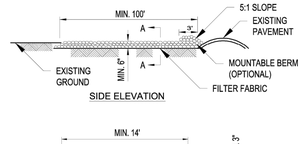
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EC-02

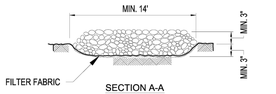


* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

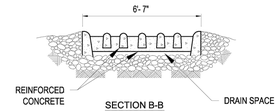
PLAN VIEW



SIDE ELEVATION



SECTION A-A



SECTION B-B

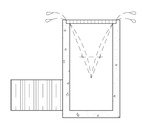
NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

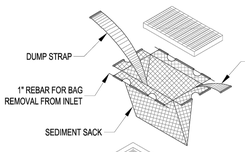
Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02
2.		Date: 07/31/2012
3.		Drawn DD / Checked AW
4.		City of Crystal Lake Illinois

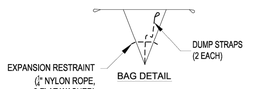
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EC-04

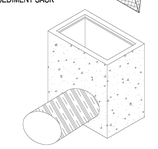


INSTALLATION DETAIL





BAG DETAIL

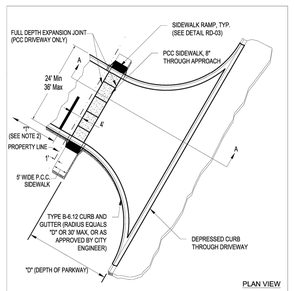


SEDIMENT CONTROL DEVICE

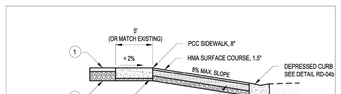
Revised:	Drawing Name	Drawing Number
1. 06/12/2015	INLET SEDIMENT CONTROL DEVICE	EC-04
2.		Date: 11/2/2007
3.		Drawn EM / Checked AW
4.		City of Crystal Lake Illinois

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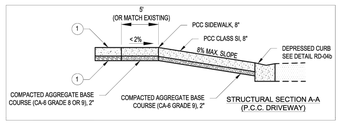
RD-01a



PLAN VIEW



STRUCTURAL SECTION A-A (BITUMINOUS DRIVEWAY)



STRUCTURAL SECTION A-A (P.C.C. DRIVEWAY)

NOTES:

1. MAX. CONSTRUCTED APPROACH GRADE = 8%. APPROACH SHALL BE DESIGNED AT 8% UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FOR THICKNESS OF PAVEMENT "T", VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE A MINIMUM OF 9 INCHES. FOR HMA BASE COURSE PAVEMENT SECTIONS THE GUTTER FLAG SHALL BE SAME THICKNESS AS PAVEMENT STRUCTURE.
3. TRANSITION FROM FULL CURB TO DEPRESSED CURB IN 2 LINEAL FEET, WHEN APPLICABLE.

LEGEND:

(1) FOR PARKING LOT SEE UNIFIED DEVELOPMENT ORDINANCE, APPENDIX SECTION A-700.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	DRIVEWAY: COMMERCIAL APPROACH	RD-01a
2. 02/25/2020		Date: 01/30/15
3. 08/18/2023 JRG - Update curb radius and transitions details		Drawn DD / Checked AW
4.		City of Crystal Lake Illinois

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RD-03

INSERT THE APPLICABLE IDOT STANDARD(S):

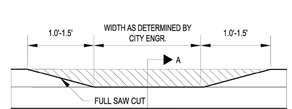
424001
424006
424011
424016
424021
424026

THE MOST CURRENT VERSION MUST BE USED.

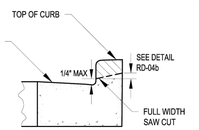
Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CURB RAMPS FOR SIDEWALK	RD-03
2.		Date: 05/19/2015
3.		Drawn JH / Checked AW
4.		City of Crystal Lake Illinois

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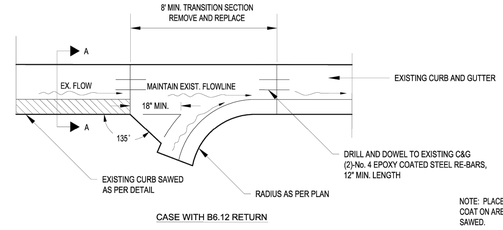
RD-04a



DRIVEWAY OPENING SIDE VIEW



SECTION A-A



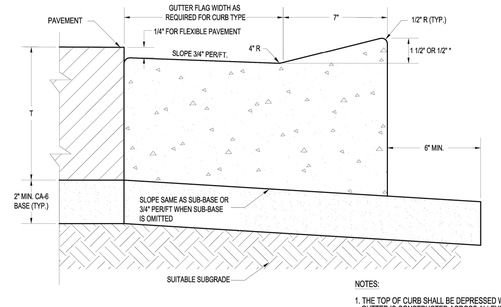
CASE WITH B6.12 RETURN

NOTE: PLACE APPROVED SEAL COAT ON AREA THAT HAS BEEN SAWED.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	DEPRESSED CURB: ENTRANCE BY SAWING	RD-04a
2.		Date: 01/30/15
3.		Drawn DD / Checked AW
4.		City of Crystal Lake Illinois

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RD-04b



* ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

NOTES:

1. THE TOP OF CURB SHALL BE DEPRESSED WHERE THE CURB AND GUTTER IS CONSTRUCTED ACROSS ALLEYS AND FOR PRIVATE DRIVES OR WHERE DIRECTED BY THE ENGINEER.
2. THICKNESS OF PAVEMENT "T". WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, THE VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE 9 INCHES. FOR BAM PAVEMENT SECTIONS THE FLAG SHALL BE THE SAME THICKNESS AS THE PAVEMENT.

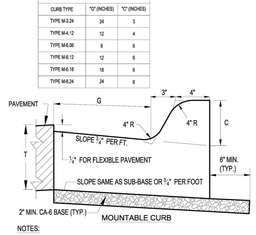
Revised:	Drawing Name	Drawing Number
1. 06/12/2015	DEPRESSED CURB: DETAIL	RD-04b
2.		Date: 01/30/15
3.		Drawn DD / Checked AW
4.		City of Crystal Lake Illinois

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RD-05a

MOUNTABLE CURB DIMENSIONS FOR "G" AND "C"

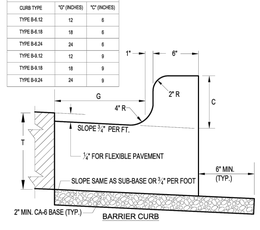
CURB TYPE	"G" (INCHES)	"C" (INCHES)
TYPE M-3.24	24	3
TYPE M-4.12	12	6
TYPE M-6.06	6	6
TYPE M-6.12	12	6
TYPE M-6.18	18	6
TYPE M-6.24	24	6



MOUNTABLE CURB

BARRIER CURB DIMENSIONS FOR "G" AND "C"

CURB TYPE	"G" (INCHES)	"C" (INCHES)
TYPE B-6.12	12	6
TYPE B-6.18	18	6
TYPE B-6.24	24	6
TYPE B-9.12	12	9
TYPE B-9.18	18	9
TYPE B-9.24	24	9



BARRIER CURB

NOTES:

THICKNESS - T - THICKNESS OF PAVEMENT WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE OR RIGID PAVEMENT, THE VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE 9". ALSO, TIE BARS SHALL BE OMITTED.

DRAINAGE OPENINGS - AT ALL LOCATIONS WHERE METAL CASTINGS ARE TO BE INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PRE-FORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE CURB AND GUTTER, SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF 5 FT. FROM EACH SIDE OF THE METAL CASTING. WHEN THE WIDTH OF THE METAL CASTING IS LESS THAN THE WIDTH OF THE CURB AND GUTTER, 2 - NO. 4 REBARS (L = 12' + CASTING LENGTH + 12") SHALL BE INCORPORATED IN THE CONTINUOUS OF CONCRETE GUTTER IN FRONT OF THE CASTING.

TRANSITIONS - THE TRANSITION FROM FULL HEIGHT CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.

(2) - NO. 4 STEEL REINFORCING BARS SHALL BE INCORPORATED OVER TRENCH CROSSINGS IF REQUIRED BY THE CITY ENGINEER.

JOINTS - IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606.06 OF THE STANDARD SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS:

CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE INSTALLED IN THE CURB OR CURB AND GUTTER IN PROLONGATION WITH JOINTS IN ADJACENT P.C.C. PAVEMENT OR BASE COURSE.

WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, A 1" THICK PRE-FORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION OF THE CURB AND GUTTER, SHALL BE INSTALLED AT POINTS OF CURVATURE, THE SHORT RADIUS CURVES AND AT CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 15 FEET.

ALL EXPANSION JOINTS SHALL BE PROVIDED WITH A 1 ½" DIA. X 18" COATED SMOOTH DOWEL BAR CONFORMING TO ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION.

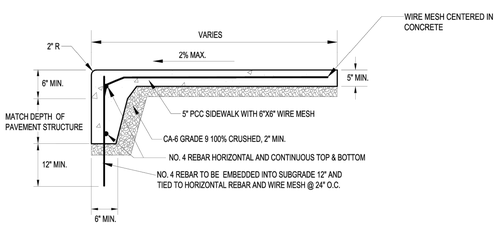
ALL CONSTRUCTION JOINTS SHALL BE PROVIDED WITH 1" DIA. DEFORMED STEEL TIE BARS 30" LONG CONFORMING TO AASHTO M-31 OR M-53. TIE BARS SHALL BE PLACED ON 9"" CENTERS (MINIMUM 2 PER JOINT).

EXPANSION JOINTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 100 FEET.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CURB: CONCRETE CURB AND GUTTER	RD-05a
2. KL 1/25/2021 M-4.12 ADDED		Date: 06/11/2015
3.		Drawn DD / Checked AW
4.		City of Crystal Lake Illinois

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RD-05c



NOTES:

1. CLASS SI CONCRETE SHALL BE USED THROUGHOUT (UNLESS OTHERWISE NOTED)
2. ALL REBAR AND WIRE MESH SHALL BE SURROUNDED BY 2" MINIMUM THICKNESS OF CONCRETE
3. REBAR AND WIRE MESH TO BE INSPECTED PRIOR TO CONCRETE POUR

Revised:	Drawing Name	Drawing Number
1. 06/12/2015	CURB: SIDEWALK WITH INTEGRAL CURB	RD-05c
2. 8/18/2023 JRG 5" PCC THICKNESS		Date: 05/19/2015
3.		Drawn JH / Checked AW
4.		City of Crystal Lake Illinois

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CLIENT:
SUNSHINE APARTMENTS LLC
CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
(847) 863 - 8603

REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVIEW COMMENTS-05/08/2026

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-068261
EXPIRES 11-30-2027

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7912
www.schmittengineering.com

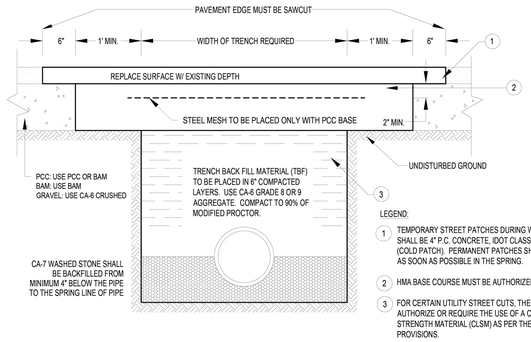
RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

CONSTRUCTION DETAILS (1 OF 3)

Designed By: ACT
Checked By: AMS
Scale: N.T.S.
Date: 04/10/2026
Job Number: 250907
Sheet Number: 8 of 10

Y:\PLATS\2025\250907 - 290 E Congress John Konsor_1_\250907.dwg--CON.DETAILS1--8--2/11/2008 3:04 PM

RD-06



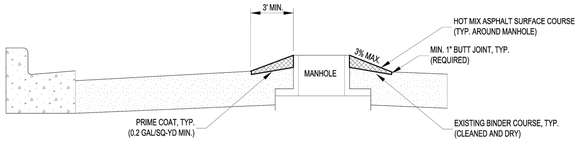
LEGEND:

1. TEMPORARY STREET PATCHES DURING WINTER CONSTRUCTION SHALL BE 4" P.C. CONCRETE, IDOT CLASS SI OR A MIN. 3" OF LIPM (COLD PATCH). PERMANENT PATCHES SHALL BE COMPLETED AS SOON AS POSSIBLE IN THE SPRING.
2. HMA BASE COURSE MUST BE AUTHORIZED BY THE CITY ENGINEER.
3. FOR CERTAIN UTILITY STREET CUTS, THE CITY ENGINEER MAY AUTHORIZE OR REQUIRE THE USE OF A CONTROLLED LOW-STRENGTH MATERIAL (CLSM) AS PER THE IDOT SPECIAL PROVISIONS.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 9/8/2021 KL - CA-7 TO SPRING LINE OF PIPE 3. 4.	PAVEMENT CUT AND REPLACEMENT	RD-06 Date: 05/19/2015 Drawn JH, Checked AW	City of Crystal Lake Illinois

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RD-07



NOTES

1. RAMPING TO BE USED AFTER BINDER IS CONSTRUCTED AND UNTIL FINAL SURFACE COURSE IS PLACED.
2. MANHOLES TO BE RAMPED NO LATER THAN NOVEMBER 1ST.
3. RAMPS TO BE MAINTAINED THROUGHOUT THE WINTER BY DEVELOPER.
4. RAMP MATERIAL TO BE REMOVED BY MILLING OR OTHERWISE REMOVED BEFORE PLACEMENT OF FINAL SURFACE COURSE.

MIX DESIGN FOR EMERGENCY RAMP PATCHING COMPOUND

MIX:
40% QUICKCRETE HYDRAULIC CEMENT
60% MORTAR MIX
ENOUGH WATER TO MAKE IT WORKABLE
(TOO MUCH WATER WILL GREATLY LENGTHEN SET TIME)

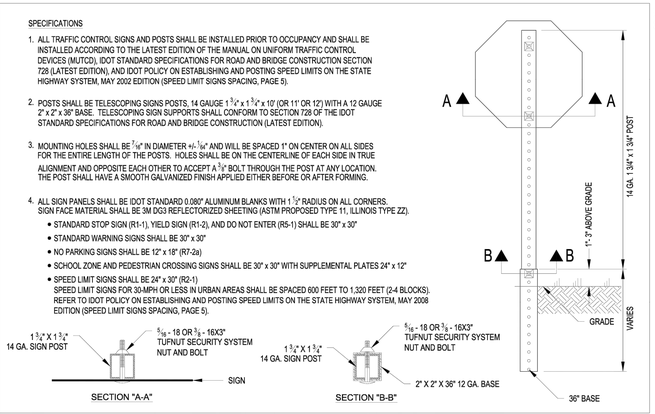
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3. 4.	TEMPORARY MANHOLE AND CURB RAMPING	RD-07 Date: 05/19/2015 Drawn JH, Checked AW	City of Crystal Lake Illinois

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TR-03

SPECIFICATIONS

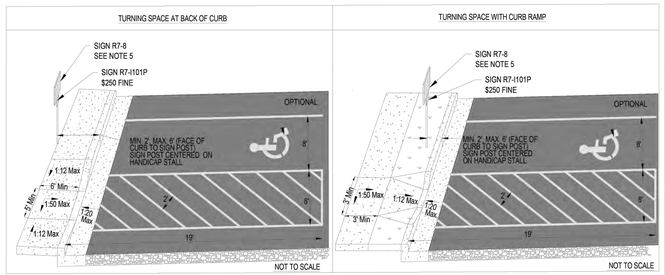
1. ALL TRAFFIC CONTROL SIGNS AND POSTS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND SHALL BE INSTALLED ACCORDING TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 728 (LATEST EDITION), AND IDOT POLICY ON ESTABLISHING AND POSTING SPEED LIMITS ON THE STATE HIGHWAY SYSTEM, MAY 2002 EDITION (SPEED LIMIT SIGNS SPACING, PAGE 5).
2. POSTS SHALL BE TELESCOPING SIGNS POSTS, 14 GAUGE 1 $^{3}/_{4}$" x 1 $^{3}/_{4}$" x 10' (OR 11' OR 12') WITH A 12 GAUGE 2" x 2" x 36" BASE. TELESCOPING SIGN SUPPORTS SHALL CONFORM TO SECTION 728 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
3. MOUNTING HOLES SHALL BE $^{7}/_{16}$" IN DIAMETER +/- $^{1}/_{16}$" AND WILL BE SPACED 1" ON CENTER ON ALL SIDES FOR THE ENTIRE LENGTH OF THE POSTS. HOLES SHALL BE ON THE CENTERLINE OF EACH SIDE IN TRUE ALIGNMENT AND OPPOSITE EACH OTHER TO ACCEPT A $^{3}/_{8}$" BOLT THROUGH THE POST AT ANY LOCATION. THE POST SHALL HAVE A SMOOTH GALVANIZED FINISH APPLIED EITHER BEFORE OR AFTER FORMING.
4. ALL SIGN PANELS SHALL BE IDOT STANDARD 0.080" ALUMINUM BLANKS WITH 1 $^{1}/_{2}$" RADIUS ON ALL CORNERS. SIGN FACE MATERIAL SHALL BE 3M DG3 REFLECTORIZED SHEETING (ASTM PROPOSED TYPE 11, ILLINOIS TYPE ZZ).
   - STANDARD STOP SIGN (R1-1), YIELD SIGN (R1-2), AND DO NOT ENTER (R5-1) SHALL BE 30" x 30"
   - STANDARD WARNING SIGNS SHALL BE 30" x 30"
   - NO PARKING SIGNS SHALL BE 12" x 18" (R7-2a)
   - SCHOOL ZONE AND PEDESTRIAN CROSSING SIGNS SHALL BE 30" x 30" WITH SUPPLEMENTAL PLATES 24" x 12"
   - SPEED LIMIT SIGNS SHALL BE 24" x 30" (R2-1)
     SPEED LIMIT SIGNS FOR 30-MPH OR LESS IN URBAN AREAS SHALL BE SPACED 600 FEET TO 1,320 FEET (2-4 BLOCKS). REFER TO IDOT POLICY ON ESTABLISHING AND POSTING SPEED LIMITS ON THE STATE HIGHWAY SYSTEM, MAY 2008 EDITION (SPEED LIMIT SIGNS SPACING, PAGE 5).



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3. 4.	TRAFFIC CONTROL SIGN AND POST	TR-03 Date: 04/15/2007 Drawn EM, Checked AW	City of Crystal Lake Illinois

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TR-06



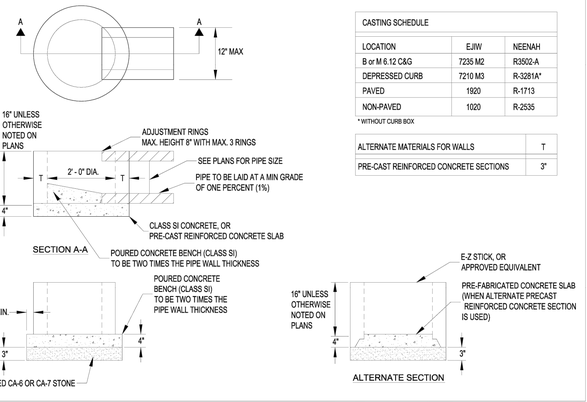
NOTES:

1. CONCRETE PARKING BUMPERS REQUIRED IF BARRIER CURB NOT PRESENT
2. REFER TO CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE, SECTION 502 PARKING SPACES
3. IF DEPRESSED CURB OPENING IS GREATER THAN 3.0 FEET, THE LANDING SHALL BE AS WIDE THE DEPRESSED OPENING.
4. MOUNT SIGNS SO BOTTOM OF R7-8 SIGN IS BETWEEN 5 FEET - 9 FEET ABOVE FINISH GRADE. MOUNT R7-1101P DIRECTLY BELOW.
5. TWO PARKING SPACES ARE PERMITTED TO SHARE A COMMON ACCESS AISLE IN PERPENDICULAR PARKING ONLY
6. PAVEMENT MARKINGS SHALL BE HIGH QUALITY YELLOW PAINT OR THERMOPLASTIC PER ILLINOIS ACCESSIBILITY CODE AND MUTCD.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3/22/2022 KL - Center sign, height, landing options specified. 3. 4.	TYPICAL HANDICAP ACCESSIBLE PARKING STALL	TR-06 Date: 06/01/2007 Drawn EM, Checked AW	City of Crystal Lake Illinois

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UD-01a



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-3281A*
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

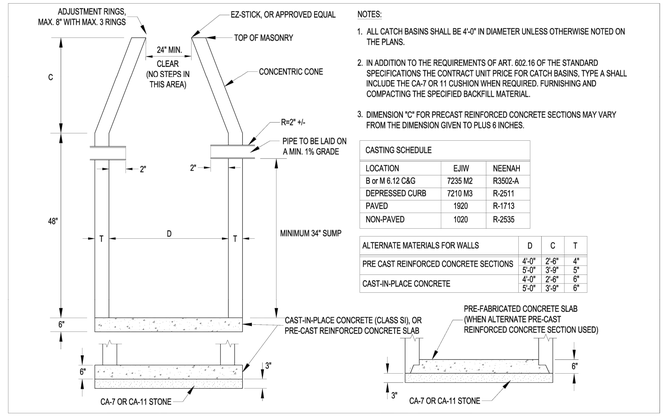
* WITHOUT CURB BOX

ALTERNATE MATERIALS FOR WALLS	T
PRE-CAST REINFORCED CONCRETE SECTIONS	3"

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3. 4.	DRAINAGE STRUCTURES: INLET, TYPE A	UD-01a Date: 05/28/2015 Drawn JH, Checked AW	City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING\DETAILS AND STANDARDS\

UD-01b



NOTES:

1. ALL CATCH BASINS SHALL BE 4'-0" IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
2. IN ADDITION TO THE REQUIREMENTS OF ART. 602.16 OF THE STANDARD SPECIFICATIONS THE CONTRACT UNIT PRICE FOR CATCH BASINS, TYPE A SHALL INCLUDE THE CA-7 OR 11 CUSHION WHEN REQUIRED. FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL.
3. DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6 INCHES.

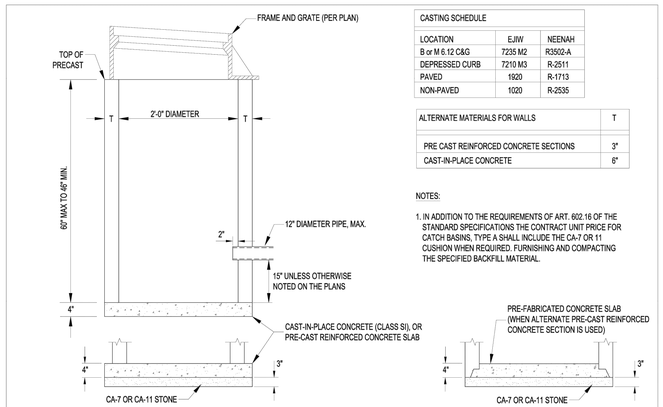
CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

ALTERNATE MATERIALS FOR WALLS	D	C	T
PRE CAST REINFORCED CONCRETE SECTIONS	4'-0"	2'-6"	4"
	5'-0"	3'-0"	5"
CAST-IN-PLACE CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-0"	6"

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 08/18/2023 3. 4.	CATCH BASIN TYPE A	UD-01b Date: 09/18/2012 Drawn DD, Checked AW	City of Crystal Lake Illinois

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UD-01c



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M 6.12 C&G	7235 M2	R3502-A
DEPRESSED CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

ALTERNATE MATERIALS FOR WALLS	T
PRE CAST REINFORCED CONCRETE SECTIONS	3"
CAST-IN-PLACE CONCRETE	6"

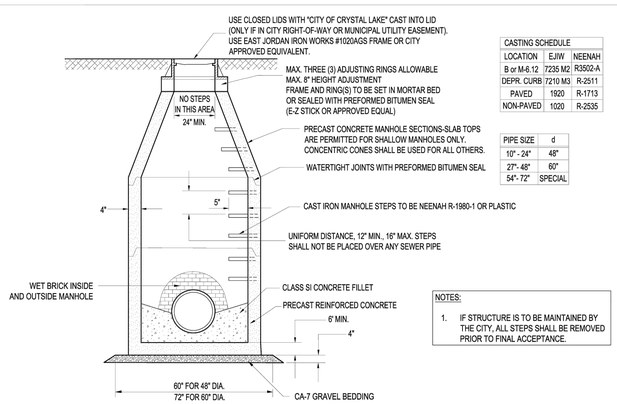
NOTES:

1. IN ADDITION TO THE REQUIREMENTS OF ART. 602.16 OF THE STANDARD SPECIFICATIONS THE CONTRACT UNIT PRICE FOR CATCH BASINS, TYPE A SHALL INCLUDE THE CA-7 OR 11 CUSHION WHEN REQUIRED. FURNISHING AND COMPACTING THE SPECIFIED BACKFILL MATERIAL.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3. 4.	CATCH BASIN TYPE C	UD-01c Date: 05/19/2015 Drawn JH, Checked AW	City of Crystal Lake Illinois

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UD-01d



CASTING SCHEDULE		
LOCATION	EJIW	NEENAH
B or M-6.12	7235 M2	R3502-A
DEPR. CURB	7210 M3	R-2511
PAVED	1920	R-1713
NON-PAVED	1020	R-2535

PIPE SIZE	d
10" - 24"	48"
27"- 48"	60"
54" - 72"	SPECIAL

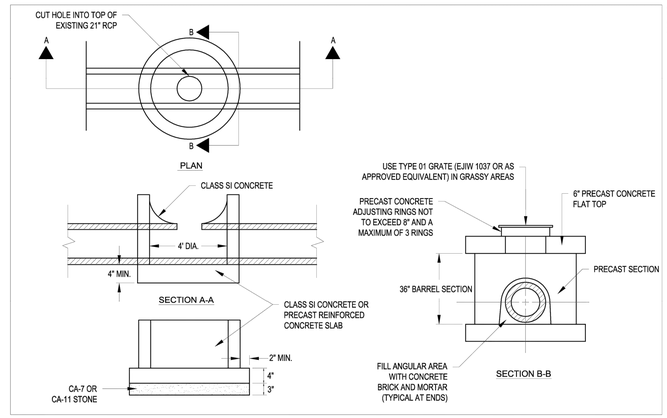
NOTES:

1. IF STRUCTURE IS TO BE MAINTAINED BY THE CITY, ALL STEPS SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 08/18/2023 JRG NOTE 1 3. 4.	STORM MANHOLE TYPE A	UD-01d Date: 05/19/2015 Drawn JH, Checked AW	City of Crystal Lake Illinois

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UD-01e



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015 2. 3. 4.	4-FOOT INLET WITH CONCRETE FLAT TOP	UD-01e Date: 05/29/2015 Drawn JH, Checked AW	City of Crystal Lake Illinois

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Y:\P-A-T\2025\250907- 290 E Congress John Konsor_T--\250907.dwg--CONLDETAILS2--9--2/11/2026 3:04 PM

CLIENT:
SUNSHINE APARTMENTS LLC
CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
(847) 863 - 8603

REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVEW COMMENTS--05/08/2026

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-068261
STATE OF ILLINOIS
EXPIRES 11-30-2027

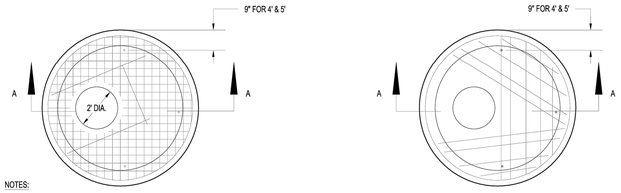
SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7812
www.albertschmittengineering.com

RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

CONSTRUCTION DETAILS (2 OF 3)

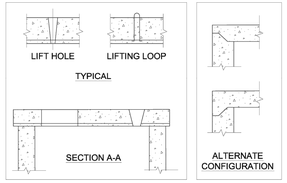
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Checked By: AMS
Scale: N.T.S.
Date: 04/10/2026
Job Number: 250907
Sheet Number: 9 of 10

UD-02b



NOTES:

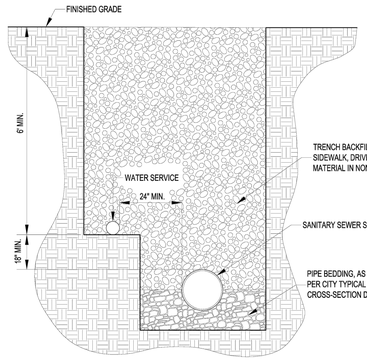
1. PRECAST FLAT TOPS SHALL SHALL CONFORM TO SECTION 1042 OF THE STANDARD SPECIFICATIONS.
2. REINFORCEMENT BARS OR WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ARTICLE 1006.10 OF THE STANDARD SPECIFICATIONS.
3. JOINT CONFIGURATION AND DIMENSIONS SHALL MATCH AND FIT THE RISER JOINT DETAIL.
4. LIFTING DEVICES OTHER THAN THAT SHOWN MAY BE USED SUBJECT TO APPROVAL BY THE ENGINEER.
5. THE FLAT SLAB TOP MAY BE USED IN LIEU OF THE TAPERED TOPS SHOWN ON STANDARD 1514, 1526, 1527, OR 1886, AT THE OPTION OF THE CONTRACTOR OR WHEN FIELD CONDITIONS PROHIBIT THE USE OF TAPERED TOPS.
6. THE COST OF FURNISHING AND INSTALLING THE FLAT SLAB TOP SHALL BE INCLUDED IN THE UNIT PRICE FOR CATCH BASIN OR MANHOLE.



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	ECCENTRIC FLAT TOPS FOR CURB INLET STORM MANHOLES	UD-02b	
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

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UG-02



NOTES:

1. THE WATER SERVICE PIPING AND BUILDING SEWER PIPING MAY BE INSTALLED IN A COMMON TRENCH PROVIDED THAT THE WATER SERVICE PIPE IS PLACED ON A SHELF A MINIMUM OF EIGHTEEN (18) INCHES ABOVE AND TWENTY-FOUR (24) INCHES HORIZONTALLY FROM THE BUILDING SEWER PIPING SUCH INSTALLATION SHALL USE SEWER MATERIAL AS SPECIFIED IN THE CITY CODE FOR A BUILDING DRAIN.

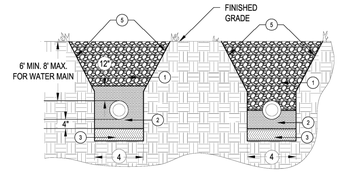
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	COMMON WATER/SANITARY SERVICE TRENCH	UG-02	
2.		Date: 04/15/2007	
3.		Drawn EM	Checked LZ
4.			

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UG-03

LEGEND:

1. TRENCH BACKFILL TO SUBGRADE AND WITHIN 2 FEET OF PROPOSED PAVEMENT, DRIVEWAY, CURB AND GUTTER OR SIDEWALK. TRENCH BACKFILL MATERIALS SHALL BE IDOT APPROVED GRADATION CA-6, GRADE 7, 8, OR 9 COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. IN NON-STRUCTURAL AREAS BACKFILL WITH APPROVED EXCAVATED MATERIALS.
2. PIPE BEDDING SHALL BE WASHED MATERIAL IDOT GRADATION CA-7 OR CA-11 FROM 4 INCHES BELOW BOTTOM OF PIPE TO HEIGHT SHOWN ON EACH SECTION
3. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
4. TRENCH WIDTH:
   PIPE O.D. + 12 INCHES MINIMUM
   PIPE I.D. + 18 INCHES MAXIMUM
5. CONTRACTORS SHALL COMPLY WITH ALL CURRENT OSHA STANDARDS.

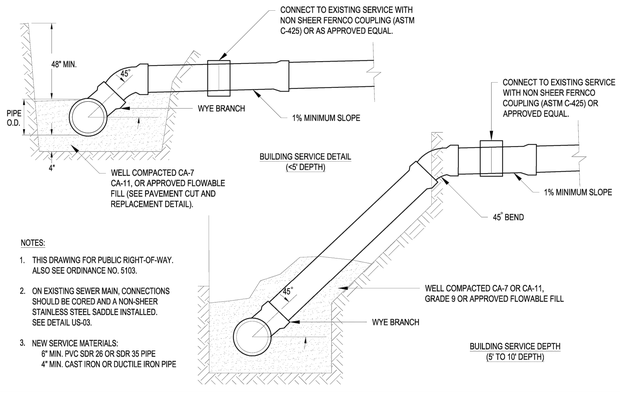


* NOTE: ALL DUCTILE IRON SHALL BE WRAPPED WITH APPROVED POLYETHYLENE PIPE WRAP
** NOTE: PVC WATERMAIN ONLY ALLOWED FOR REPAIRS TO EXISTING PVC WATERMAIN

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	TYPICAL TRENCH CROSS SECTION	UG-03	
2. 02/04/2021 KL CA-7 WASHED STONE		Date: 05/29/2015	
3. 07/14/2023 JRG PVC ALLOWED ONLY AS STATED		Drawn JH	Checked AW
4. 03/14/2024 JRG UPDATED CROSS SECTIONS			

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US-01



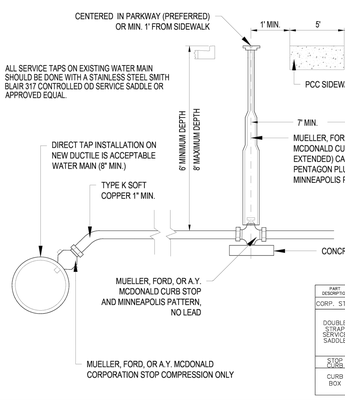
NOTES:

1. THIS DRAWING FOR PUBLIC RIGHT-OF-WAY. ALSO SEE ORDINANCE NO. 5103.
2. ON EXISTING SEWER MAIN, CONNECTIONS SHOULD BE CORED AND A NON-SHEER STAINLESS STEEL SADDLE INSTALLED. SEE DETAIL US-03.
3. NEW SERVICE MATERIALS:
   6" MIN. PVC SDR 26 OR SDR 35 PIPE
   4" MIN. CAST IRON OR DUCTILE IRON PIPE

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	SANITARY SERVICE RISER (DEPTH <10')	US-01	
2.		Date: 06/10/2015	
3.		Drawn JH	Checked VR
4.			

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UW-04



NOTES:

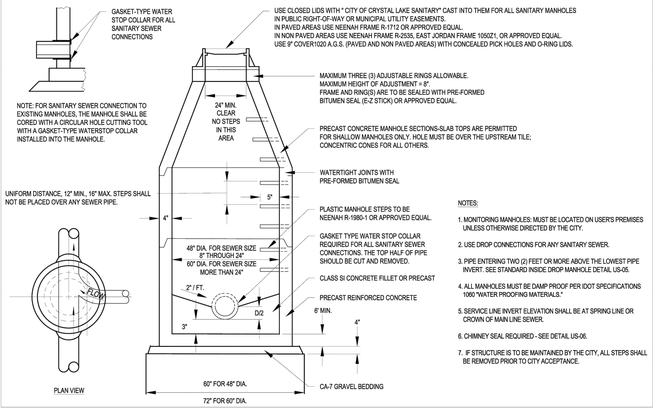
1. NO CORPORATION STOPS OR CURB BOXES MAY BE LOCATED UNDER PAVED AREAS INCLUDING DRIVES AND SIDEWALKS.
2. ALL WATER MAIN HARDWARE SHALL BE MUELLER, A.Y. McDONALD, OR FORD. NO LEAD, COMPRESSION ONLY.
3. SERVICE TO BE CONTINUOUS WITHOUT JOINTS FROM CORPORATION STOP TO CURB STOP.
4. MULTIPLE TAPS INTO MAIN SHALL BE NO CLOSER THAN 2' APART.
5. TRENCH FROM MAIN TO BACK OF SIDEWALK TO BE COMPACTED TRENCH BACKFILL.
6. NO FLARE FITTINGS WILL BE ACCEPTED. COMPRESSION ONLY.
7. ALL CURB BOX ADJUSTMENTS TO BE MADE WITH GALVANIZED PIPE AND COUPLINGS (SCREWED ON).
8. B-BOXES (TWO OR MORE) FOR ALL MULTI-UNIT BUILDINGS MUST BE CLEARLY AND PERMANENTLY LABELED BY WELDING THE UNIT NUMBER/LETTER ONTO THE B-BOX TOP.
9. B-BOXES TO BE USED FOR SERVICES LESS THAN OR EQUAL TO 2".

PART DESCRIPTION	MUELLER CAT. NO.	FORD CAT. NO.	A.Y. MCDONALD CAT. NO.	SERVICE SIZE
CORP. STOP	B-25008	FB1000-Q	4701BQ	
DOUBLE STRAP SERVICE SADDLE	BR 2 S 0684 CC	202BS-750-CC	3855 6	
	BR 2 S 0899 CC	202BS-962-CC	3855 8	
	BR 2 S 1104 CC	202BS-1212-CC	3855 10	
	BR 2 S 1314 CC	202BS-1438-CC	3855 12	
STOP CURB LOCK	B-25155	B44-M-Q	6104Q	
CURB BOX	H-10300	EM2-60-56	5614	1"
	H-10300-99002	EM2-60-57	5615	1.5" & 2"

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	WATER SERVICE INSTALLATION FOR DUCTILE AND CAST IRON WATER MAIN	UW-04	
2. 01/25/2021 KL Eliminate 1.25" Services		Date: 03/17/2014	
3.		Drawn DD	Checked VR
4.			

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US-04



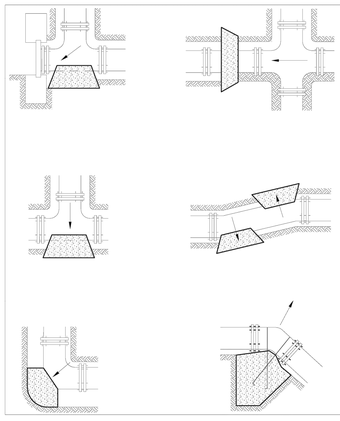
NOTES:

1. MONITORING MANHOLES: MUST BE LOCATED ON USER'S PREMISES UNLESS OTHERWISE DIRECTED BY THE CITY.
2. USE DROP CONNECTIONS FOR ANY SANITARY SEWER.
3. PIPE ENTERING TWO (2) FEET OR MORE ABOVE THE LOWEST PIPE INVERT. SEE STANDARD INSIDE DROP MANHOLE DETAIL US-05.
4. ALL MANHOLES MUST BE DAMP PROOF PER IDOT SPECIFICATIONS 1060 "WATER PROOFING MATERIALS."
5. SERVICE LINE INVERT ELEVATION SHALL BE AT SPRING LINE OR CROWN OF MAIN LINE SEWER.
6. CHIMNEY SEAL REQUIRED - SEE DETAIL US-06.
7. IF STRUCTURE IS TO BE MAINTAINED BY THE CITY, ALL STEPS SHALL BE REMOVED PRIOR TO CITY ACCEPTANCE.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD SANITARY AND MONITORING MANHOLE	US-04	
2. 08/21/2018		Date: 06/12/2015	
3. JRG NOTE 7. 8-18-2023		Drawn JH	Checked VR
4.			

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UW-03



BEARING AREA (SQ. FT.)

PIPE SIZE	TEE/PLUG	90°	45°	21 1/2°	11 1/4°
6	4	2	1	1	1
8	6	4	3	1	1
10	7	5	3	1	1
12	8	6	4	2	2
14	12	9	6	3	3
16	15	12	7	3	3
18	18	15	9	4	4
24	40	30	15	5	5

NOTES:

ALL BLOCKING SHALL BE POURED CLASS SI CONCRETE AGAINST UNDISTURBED EARTH.

ALL BENDS OR ELBOWS GREATER THAN OR EQUAL TO 11 1/4° SHALL HAVE THRUST BLOCKING. FORM AS TO NOT COVER BOLTS.

IN LIEU OF THRUST BLOCKING, "MEGA LUG" (EBAA) JOINT RESTRAINTS OR APPROVED EQUAL CAN BE USED AS APPROVED BY THE ENGINEER.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	THRUST BLOCK INSTALLATION	UW-03	
2.		Date: 05/29/2015	
3.		Drawn JH	Checked VR
4.			

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CLIENT:
SUNSHINE APARTMENTS LLC
CONTACT: JOHN KONSOR
20111 SUNSHINE LANE
DEER PARK, IL 60010
JKONSOR@COMCAST.NET
(847) 863 - 8603

REVISIONS

NO.	
05/20/2026	CURSORY P.U.D. REVIEW COMMENTS--05/08/2026

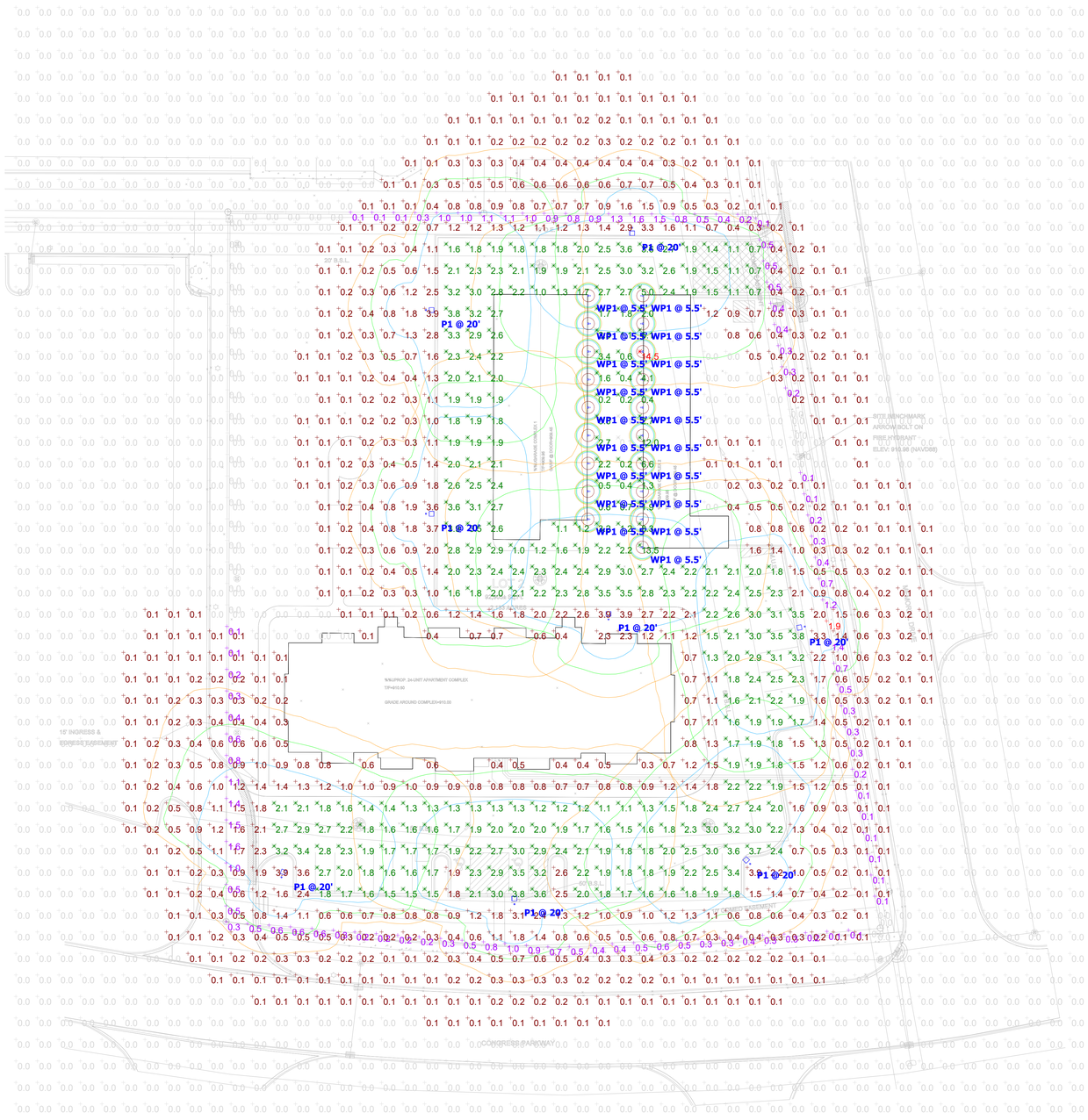
LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-068261
REGISTERED
ILLINOIS
EXPIRES 11-30-2027

RESIDENTIAL APARTMENT UNITS
LOT 2 OF CRYSTAL LAKE BUSINESS CENTER
290 CONGRESS PARKWAY
CRYSTAL LAKE, IL 60014
P.I.N.: 19-04-301-024

CONSTRUCTION DETAILS (3 OF 3)

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810 Fax (815) 337-7812
www.schmittengineering.com

Designed By ACT
Checked By AMS
Scale N.T.S.
Date 04/10/2026
Job Number 250907
Sheet Number
10 of 10


P1 @ 20'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
WP1 @ 5.5'
P1 @ 20'
P1 @ 20'
P1 @ 20

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: Adoption of a 35 mile per hour (mph) speed limit on Pingree Road from Rakow Road to US Route 14 (Northwest Highway)

Staff Recommendation: Motion to amend the City Code instituting a 35 mph speed limit on Pingree Road from Rakow Road to US Route 14 (Northwest Highway)

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

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Background:
The speed limit along Pingree Road from Rakow Road to US Route 14 (Northwest Highway) is currently 40 mph. Pingree Road from US Route 14 (Northwest Highway) to the northern city limits is 35 mph. Staff reviewed the speed limit between Rakow Road and US Route 14 (Northwest Highway). A review of driveways, pedestrian traffic, speeds and volumes were collected. South of US Route 14 there are numerous driveways and side streets along the east side of the street.

In the past, speed limits have been set based on adjustments to the 85th percentile speed (speed 85% of traffic is traveling at or below). New guidelines now include the 50th percentile speed, recognizing that pedestrian and bicycle safety are important considerations in setting speed limits, especially in suburban areas. The context (land use) is also a consideration. The Federal Highway Administration (FHWA) provides a software tool to assist municipalities in making speed limit decisions. In addition to speeds, daily traffic volume, crash experience, roadway characteristics, surrounding development, on-street parking, and pedestrian/bicycle activity is included in the analysis. This software tool represents current "state of the practice" with respect to establishing speed limits.

After analyzing the relevant data for Pingree Road from Rakow Road to US Route 14 (Northwest Highway) into the FHWA tool, the recommended speed limit for this segment is 35 mph. This would match the current speed limit north of US Route 14 (Northwest Highway).

Recommendation
Staff recommends the City Code be revised to establish a speed limit of 35 mph on Pingree Road from Rakow Road to US Route 14 (Northwest Highway).

Votes Required to Pass:
Simple majority

ORDINANCE

WHEREAS, Section 11-601 of the Illinois Vehicle Code (625 ILCS 5/11-601) establishes general speed restrictions upon highways within the State of Illinois; and

WHEREAS, Section 11-604 of the Illinois Vehicle Code (625 ILCS 5/11-604) authorizes local authorities to alter the general speed restrictions by reducing the speed limitation within urban districts to not less than 20 miles per hour and to decrease the speed limitation to not less than 25 miles per hour within a residence district; and

WHEREAS, Section 496-42 of the City Code establishes the speed restrictions for the City; and

WHEREAS, based upon investigations performed by engineering staff of the City, the Mayor and City Council has determined that it would be appropriate and in the best interests of the health safety and welfare of the residents of and visitors to the City of Crystal Lake to amend Section 496-42 of the City Code in order to reduce the speed restriction along Pingree Road from Rakow Road to US Route 14 (Northwest Highway) from 40 miles per hour to 35 miles per hour.

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

SECTION I: The foregoing recitals are incorporated as though fully set forth herein.

SECTION II: Section 496-42(A)(6) of the City Code is hereby amended to change the speed limit on Pingree Road from Rakow Road to US Route 14 (Northwest Highway) from 40 mph to 35 mph.

SECTION III: That suitable signs and markers shall be erected consistent with the speed limit posted herein.

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

SECTION V: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

DATED at Crystal Lake, Illinois, this 7th day of July, 2026.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

_____
Haig Haleblian, MAYOR

SEAL
ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: July 7, 2026
APPROVED: July 7, 2026

Draft

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: Bid Award – Fire Station #1 Apparatus Bay Radiant Heat Replacement

Staff Recommendation: Motion to award the bid for the Fire Station #1 Apparatus Bay Radiant Heat Replacement project to the lowest responsive and responsible bidder, MG Mechanical Contracting, LLC, and adopt a Resolution authorizing the City Manager to execute a contract with MG Mechanical Contracting, LLC in the amount of $148,000.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

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

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Background:
The apparatus bay at Fire Station #1 is heated by a radiant heat system that has reached the end of its operational life and repairs are no longer cost-effective. Maintaining adequate heat in the apparatus bay is essential to ensure the emergency response vehicles stationed in the facility remain operationally ready. Full replacement of the system is needed and is included in the Fiscal Year 2026 budget.

On June 16, 2026, staff publicly opened and read aloud bids received for the Fire Station #1 Apparatus Bay Radiant Heat Replacement project. Four bids were received for this project, one of the bids was withdrawn at the request of the bidder after the bid opening. This bidder indicated that they erroneously did not include work required by the specifications. After a review by City staff and the City's consultant, Wold Architects and Engineers, the bid was allowed to be withdrawn. The breakdown of the withdrawn bid and the three responsive bids is as follows:

Bidder	Bid Total
* Mechanical Inc. dba Helm Service	$98,425.00
√ MG Mechanical Contracting, LLC	$148,000.00
C. Acitelli Heating & Piping Contractors, Inc.	$154,000.00
Amber Mechanical Contractors, LLC	$191,490.00

√ Indicates recommended lowest responsible bidder

* Indicates bid withdrawn after opening

Recommendation:

The Public Works Department has reviewed all bids received for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding the Fire Station #1 Apparatus Bay Radiant Heat Replacement contract to the lowest responsive and responsible bidder, MG Mechanical Contracting, LLC, in the amount of $148,000.00.

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.

Staff and the City's consultant, Wold Architects and Engineers, have reviewed the bid submitted by MG Mechanical Contracting, LLC and found that they meet all of the City's requirements. Funds have been included in the 2026 budget for this work.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS the CITY has identified the need to replace the radiant heating system in the Fire Station #1 Apparatus Bay which is located within the Municipal Complex.; and

WHEREAS the CITY received and publicly opened bids for the Fire Station #1 Apparatus Bay Radiant Heat Replacement project on June 16, 2026; and

WHEREAS the lowest responsive and responsible bidder is MG Mechanical Contracting, LLC;

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 MG Mechanical Contracting, LLC for the Fire Station #1 Apparatus Bay Radiant Heat Replacement project in the amount of $148,000.00; 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 7th day of July, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: July 7, 2026

APPROVED: July 7, 2026

Draft

THE CITY OF CRYSTAL LAKE

CONTRACT FOR THE

FIRE STATION #1 APPARATUS BAY RADIANT HEAT REPLACEMENT

BIDDER'S PROPOSAL

Full Name of Bidder MG Mechanical Contracting, LLC. ("Bidder")

Principal Office Address 1513 Lamb Rd Woodstock, IL 60098

Local Office Address _____

Contact Person Kim H. Gibson Telephone 815-334-9450

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

Attention: Michael Wisinski – Public Works Manager
SEALED BID: Fire Station #1 Apparatus Bay Radiant Heat Replacement

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 ***Fire Station #1 Apparatus Bay Radiant Heat Replacement***; (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

SCHEDULE OF PRICES

A. LUMP SUM CONTRACT

For providing, performing, and completing all Work, the total Contract Price of:

COMPLETE TABLE AS INDICATED

Item	Unit	Price
Fire Station #1 Apparatus Bay Radiant Heat Replacement	LS	$143,000.00
Allowance #1 – Owner's general project allowance (01 21 00)	-	$5,000.00

TOTAL CONTRACT PRICE:

ONE HUNDRED FORTY EIGHT THOUSAND (in writing) Dollars and ZERO (in writing) Cents

148,000 (in figures) Dollars and 0 (in figures) Cents

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract;

2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: Proposal Award – Conceptual Engineering Services for the Main Street Sidewalk Feasibility Study

Staff Recommendation: Motion to award the proposal for Conceptual Engineering Services for the Main Street Sidewalk Feasibility Study to the most qualified, responsible and responsive proposer, Civiltech Engineering, Inc., and adopt a Resolution authorizing the City Manager to execute an agreement with Civiltech Engineering, Inc. in the amount of $39,897.23 with a 10% contingency for changes in scope and approve warranted completion date extensions

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

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Background:
At the July 15, 2025, City Council meeting, staff presented the results of the Pedestrian Network Gap Analysis, which identified missing connections within the City's sidewalk and path network. The analysis prioritized these gaps and outlined a phased plan for completion.

One of the areas identified for additional evaluation is the east side of Main Street from Congress Parkway to E. Crystal Lake Avenue. This segment presents several challenges due to the existing railroad crossings, ComEd utility poles, and limited right-of-way. Despite these constraints, there is a demand for a pedestrian connection that links Congress Parkway businesses and residential developments to the downtown area without requiring pedestrians to cross Main Street. The recently approved Birchwood subdivision (Pulte Homes) will further increase the demand for this connection.

To determine a preferred approach and explore creative, out-of-the-box solutions suited to a built urban environment, the City issued a request for proposals to hire a consultant. The selected consultant will develop conceptual alternatives, including high-level cross sections, which will be shared during a public meeting.

Consultant Selection Process:
The Engineering Division followed the City's Purchasing Policy to solicit proposals from consulting engineering firms for conceptual engineering services for this project. The City received proposals from two firms: Civiltech Engineering and Gewalt Hamilton and Associates. Following the

evaluation of submitted proposals and a thorough review of each firm's qualifications, it was determined that both firms demonstrated expertise and capability to successfully execute the scope of work.

Staff requested a fee proposal from both Civiltech Engineering and Gewalt Hamilton and Associates. The following summarizes their fee proposal:

	Total Hours	Total Fee
Civiltech Engineering	273 hours	$39,897.23
Gewalt Hamilton & Associates	215 hours	$43,105.00

Staff has reviewed the proposed hours and concur with the allocation of hours based on the proposed scope. Based upon the qualifications and hours outlined in the engineering firm's proposals, staff recommends Civiltech Engineering to complete this work.

Recommendation:

This contract is being presented pursuant to the request for proposal process. Under this process, the contract is to be awarded to the vendor whose proposal will be the most advantageous to the City. City staff have reviewed the proposals received and determined that the recommended consultant best meets the requirements for the project.

Based on the proposals received, experience, and qualifications noted, it is the recommendation of engineering staff to select Civiltech Engineering, Inc. to provide conceptual engineering services for the Main Street Sidewalk Feasibility Study. The City has worked with Civiltech Engineering previously and they are one of the City's approved traffic consultants. They were also selected for the Pedestrian Accommodation Study in the Downtown Area that is actively underway. The City has been satisfied with their work. The Main Street TIF Funding will be utilized for this project.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS, the City completed a Pedestrian Network Gap Analysis to identify missing connections within the City's sidewalk and path network; and

WHEREAS, one of the areas identified for further analysis is the east side of Main Street from Congress Parkway to E. Crystal Lake Avenue; and

WHEREAS, City staff does not have the in-house resources to evaluate alternatives and prepare the required documentation for public input and therefore requires the support of an engineering consultant to provide conceptual engineering services for this project; and

WHEREAS, proposals were publicly solicited and reviewed, resulting in a determination that Civiltech Engineering, Inc. offered the most advantageous proposal for the City.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Civiltech Engineering, Inc. for Conceptual Engineering Services for the Main Street Sidewalk Feasibility Study in the amount of $39,897.23; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve change orders for up to 10 percent of the agreement amount and execute warranted contract completion date change orders.

DATED this 7th day of July, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

SEAL:

By: _____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: July 7, 2026
APPROVED: July 7, 2026

Draft

Date
May 22, 2026

To
Ms. Abby Wilgreen, P.E.
City Engineer
100 W. Woodstock Street
Crystal Lake, IL 60014

Re
Request for Proposal
Main Street Sidewalk Feasibility Study

Civiltech Engineering, Inc.

www.civiltechinc.com

630.773.3900

Itasca
Two Pierce Place, Suite 1400
Itasca, IL 60143

Chicago
30 N LaSalle Street, Suite 2000
Chicago, IL 60602

Milwaukee
330 E. Kilbourn Avenue
Suite 1215, Tower One
Milwaukee, WI 53202

Follow us on social media.

Dear Ms. Wilgreen:

Civiltech Engineering is excited to submit this proposal to provide feasibility study and conceptual design services for installing a sidewalk on the east side of Main Street between Congress Parkway and Crystal Lake Avenue.

We enthusiastically bring our experience, creativity, and a full range of resources to ensure this study is a success for Crystal Lake. Civiltech has a long history of delivering successful transportation projects just like this throughout northeastern Illinois, and we are ready to bring our expertise to expand pedestrian connectivity in the City.

The Civiltech team offers the following:

- A capable and responsive team of transportation engineers with extensive experience conducting implementation-focused corridor studies. All recommended concepts will be reviewed by our Phase II and III engineering staff to ensure seamless advancement through design and construction.
- One of the largest traffic modeling teams in northeast Illinois: Our dedicated team of certified Professional Traffic Operations Engineers has experience analyzing lane reductions in communities like Arlington Heights, Rolling Meadows, Mount Prospect, and Lombard.
- Staff with recent and relevant experience coordinating with the railroads and the Illinois Commerce Commission for projects like the Rand Road sidepath design project in Des Plaines and the Old Plank Road Trail feasibility study in south Cook County.
- An in-house Land Acquisition department to assist with assessing the value of property impacted by potential concepts.

Expert grant writers who have secured $627 Million in project funding over the past five years. An upfront dedication to understanding all the project's elements, challenges, and strategies to make it a success for all parties involved.

We have proposed **Steve Pautsch, P.E., PTOE**, as the Project Manager. Steve brings almost 25 years of experience managing projects that blend elements of the planning and engineering disciplines. He is based in Civiltech's Itasca office, where this work will be completed.

I hope this submittal captures not only our qualifications, but our excitement about the project. We appreciate the opportunity to assist the City in advancing active transportation and improving connectivity for residents and visitors. Please contact me if you have any questions. I can be reached at 312.564.2491 or by email at mfolkening@civiltechinc.com.

Very truly yours,

Michael J. Folkening, P.E., PTOE
Director of Urban Design & Traffic
CIVILTECH ENGINEERING, INC.

June 15, 2026

Main Street Sidewalk Feasibility Study Scope of Services

Item 1 – Early Coordination and Project Setup

a. Prepare for and attend an in-person kick-off meeting with City of Crystal Lake staff.
b. Obtain and review record information such as previous correspondence and studies in the vicinity of the project. Obtain available roadway plans, right-of-way information, and GIS data as available.
c. Perform a field visit to document existing conditions and take ground level photos.

Item 2 – Geometric Concept Development

a. Create an existing conditions CAD base file. Existing curbs, pavement markings, and other applicable surface features will be traced from the aerial photos. Right-of-way information will be obtained from GIS sources and record plans.
b. Existing cross-sections will be prepared and cross-sections reflecting two potential alternatives will be developed. Initially, these cross-sections will be developed in the online Streetmix tool. The high-level cross-sections will be coordinated and confirmed with City staff prior to initiating final exhibit quality cross-section drawings.
c. Prepare to-scale concept level plan view drawings in CAD for two alternatives. These will be drawn over aerial photography and formatted for 11"x17" plan sheets as well as exhibit boards. These plans will be colorized to show the proposed improvements.
d. Evaluate each alternative route to identify potential benefits and barriers, including right-of-way and easement needs. Prepare tables and graphics as needed to summarize.

Item 3 – Capacity Analysis

a. Using traffic data provided by the City, develop an existing conditions traffic model using Synchro software. The analysis is assumed to extend from the Crystal Point Mall Shopping Center driveway to Crystal Lake Avenue, encompassing three signalized intersections.
b. Coordinate with CMAP to obtain future traffic volume projections and develop future intersection volumes.
c. Prepare a road diet capacity analysis using Synchro software for Main Street, assuming one through lane in each direction.
d. Summarize the capacity analysis results and evaluate the potential for a lane reduction on Main Street.

Item 4 – Public Engagement

a. Conduct one public meeting. The intent of the public meeting is to present and obtain feedback on the two potential alternatives.
    1. Prepare graphics and exhibit boards to display concepts for the public meeting.
    2. The City will handle notifications and provide staff for the meeting. Two attendees from Civiltech are assumed.

3. Civiltech will summarize the public comments and provide a written summary of the meeting.

Item 5 – Cost Estimates

a. Prepare a programming level cost estimate for the preferred alternative. The estimate will include engineering and construction costs.

Item 6 – Alternatives Analysis Memorandum

a. Write a draft memorandum summarizing the considerations associated with each alternative and presenting the preferred alternative. Attachments to the memo will include cross-sections, plan view concepts, engagement summary, and cost estimate. The memo will be submitted to the City electronically in PDF format. One revision to address City comments is assumed.
b. Submit final memorandum to the City in PDF format.

Item 7 – Meetings, Coordination & Project Administration

a. Internal Administration - This item includes project setup, monthly invoicing, and internal coordination meetings.
b. City Coordination - Time is provided for four virtual check-in meetings with the City. The duration of this project is anticipated to be six months.

Main Street Sidewalk Feasibility Study
City of Crystal Lake

Cost Estimate of Consultant Services

Civiltech Engineering, Inc.

Work Item	Staff Classifications, Billing Rate and Workhours							Total Workhours	% of Workhours	Labor Cost
	Director QC/QA	Project Manager	Transportation Planner V	Transportation Planner III	Engineer V	Engineer II	Senior Design Technician			
Billing Rate	$87.00	$64.25	$72.00	$44.00	$64.50	$41.75	$45.00			
Item 1 - Early Coordination and Project Setup	4	4	4	0	0	14	0	26	10%	$1,477.50
Item 2 - Geometric Concept Development	2	6	0	8	26	40	4	86	32%	$4,438.50
Item 3 - Capacity Analysis	0	3	0	0	27	0	0	30	11%	$1,934.25
Item 4 - Public Engagement	2	12	6	35	0	0	0	55	20%	$2,917.00
Item 5 - Cost Estimates	1	1	0	0	0	12	0	14	5%	$652.25
Item 6 - Alternatives Analysis Memorandum	1	5	0	0	0	26	0	32	12%	$1,493.75
Item 7 - Meetings, Coordination & Project Admin.	4	10	8	0	2	6	0	30	11%	$1,946.00
Total Workhours by Staff Classification:	14	41	18	43	55	98	4	273		
Percentage of Total Workhours:	5%	15%	7%	16%	20%	36%	1%	100%		
Direct Labor Cost by Staff Classification:	$1,218.00	$2,634.25	$1,296.00	$1,892.00	$3,547.50	$4,091.50	$180.00			
								Total Labor Cost:		$14,859.25
								*2.6733 Multiplier:		$39,723.23
								Direct Costs:		$174.00
							PROJECT TOTALS:	273	100%	$39,897.23

*Multiplier includes IDOT approved overhead rate (1.3433) and profit (0.33)

Prepared by: Civiltech Engineering, Inc.
Printed: 6/15/2026

Main Street Sidewalk Feasibility Study
City of Crystal Lake

Workhour Summary

Civiltech Engineering, Inc.

Work Item and Sub-items	Staff Classifications & Workhours							Total Workhours	% of Workhours
	Director QC/QA	Project Manager	Transportation Planner V	Transportation Planner III	Engineer V	Engineer II	Senior Design Technician		
Item 1 - Early Coordination and Project Setup									
a. Prepare for and Attend Kick-Off Meeting	4	4	4					12	46.2%
b. Obtain and Analyze Existing Conditions Information						8		8	30.8%
c. Perform Field Visit and Take Photos						6		6	23.1%
Subtotal:	**4**	**4**	**4**	**0**	**0**	**14**	**0**	**26**	**100%**
Item 2 - Geometric Concept Development									
a. Create CAD Base File		1				8	4	13	15.1%
b. Develop Cross Section Exhibits		1		8	6			15	17.4%
c. Prepare CAD Concept Plans for Two Alternatives		2			4	32		38	44.2%
d. Evaluate Routing Alternatives	2	2			16			20	23.3%
Subtotal:	**2**	**6**	**0**	**8**	**26**	**40**	**4**	**86**	**100.0%**
Item 3 - Capacity Analysis									
a. Prepare Existing Conditions Synchro Model		1			12			13	43.3%
b. Obtain Future Traffic Volumes from CMAP					4			4	13.3%
c. Prepare Future Conditions Synchro Model		1			8			9	30.0%
d. Evaluate Potential Road Diet		1			3			4	13.3%
Subtotal:	**0**	**3**	**0**	**0**	**27**	**0**	**0**	**30**	**100.0%**
Item 4 - Public Engagement									
a. Prepare for and Attend One Public Meeting	2	12	6	35				55	100.0%
Subtotal:	**2**	**12**	**6**	**35**	**0**	**0**	**0**	**55**	**100.0%**
Item 5 - Cost Estimates									
a. Prepare Programming Level Cost Estimate	1	1				12		14	100.0%
Subtotal:	**1**	**1**	**0**	**0**	**0**	**12**	**0**	**14**	**100.0%**
Item 6 - Alternatives Analysis Memorandum									
a. Write and Submit Draft Memorandum	1	4				20		25	78.1%
b. Write and Submit Final Memorandum		1				6		7	21.9%
Subtotal:	**1**	**5**	**0**	**0**	**0**	**26**	**0**	**32**	**100.0%**
Item 7 - Meetings, Coordination & Project Admin.									
a. Internal Admininstration	2	4	2		2			10	33.3%
b. City Coordination (4 Virtual Meetings)	2	6	6			6		20	66.7%
Subtotal:	**4**	**10**	**8**	**0**	**2**	**6**	**0**	**30**	**100.0%**

Total:	**14**	**41**	**18**	**43**	**55**	**98**	**4**	**273**
% of Workours:	**5.13%**	**15.02%**	**6.59%**	**15.75%**	**20.15%**	**35.90%**	**1.47%**	

Main Street Sidewalk Feasibility Study
City of Crystal Lake

Summary of In-House Direct & Subconsultant Costs

Item No.	Work Item	In-House Direct Cost
Item 1 -	**Early Coordination and Project Setup**	
Mileage	(2 trips @ 60 miles @ $0.725)	$87.00
	Item 1 Subtotal	**$87.00**
Item 4 -	**Public Engagement**	
Mileage	(2 trips @ 60 miles @ $0.725)	$87.00
	Item 4 Subtotal	**$87.00**
		$174.00
	Total Direct Costs:	**$174.00**

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: July 7, 2026

Item: No Parking Restriction 9:00 a.m. to 2:00 p.m. on school days on the south side, and No Parking anytime on the north side of Esther Street from Walkup Avenue to the eastern termini

Staff Recommendation: Motion to adopt an Ordinance establishing parking restrictions on Esther Street from Walkup Avenue to eastern termini, prohibiting parking on the south side from 9:00 a.m. to 2:00 p.m. on School Days and prohibiting parking at all times on the north side

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

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Background:
The City receives periodic complaints regarding Crystal Lake Central High School students parking along various streets surrounding the school. Historically, two-hour parking restrictions were in place on adjacent side streets. Unfortunately, the Police Department cannot enforce a maximum number of hours limit because the Department cannot chalk tires to be used as an indicator of how long a vehicle has been in the same location (court decision). Additionally, with an open campus, a student can move their vehicle a foot or two during the 2-hour limit to make it appear the vehicle has changed parking locations. Other complaints have included parking related to after regular school hours special events where vehicles park on both sides of the street, making it difficult for emergency vehicles to access a neighborhood.

In 2023, the City sent letters to over 380 residents surrounding Central High School to see if blanket changes (no parking one side, no parking school hours other side). Staff received 59 comments. Engineering, Public Works, Police and Fire met to discuss all the comments. There was no consistent response for any area in favor or against the suggested parking changes. Seeing as there was no clear majority, it was determined that parking problems would be addressed on a street by street basis with those residents. As a result, the City has recently passed parking restrictions on Walkup Avenue, Paddock Street, and other streets.

Recently, the City received complaints regarding students parking on Esther Street east of Walkup Avenue and Williams Street near Esther Street. In May of 2026, staff surveyed residents along both these streets to determine if they are in favor of "No Parking 9 a.m. – 2 p.m. Mon thru Fri" on the south side of Esther Street and along the east side of Williams Street. The north side of Esther Street and west side of Williams Street would be no parking anytime. This would address

their concerns about visibility when backing out of their driveway, garbage pickup issues, and students parking in front of their homes. Staff heard from eight residents all except one were in favor of the proposed changes along Esther Street. One resident, who lives along Williams Street, was not in favor of the proposed changes along Williams Street.

Due to the resident feedback, staff recommends the following:

- Esther Street from Walkup Avenue to the east termini:
  - "No Parking" restriction on the north side of the street
  - "No Parking 9 am – 2 pm on School Days" on the south side of the street
- No changes are proposed along Williams Street.

As with any parking restriction near Central High School, the potential exists that the restrictions will shift or move the parking problem to other adjacent streets. City staff will continue to monitor adjacent streets and work with any resident's complaints.



Votes Required to Pass:
Simple majority

ORDINANCE

WHEREAS, Esther Street is a two-way street in the City of Crystal Lake; and

WHEREAS, it would be advantageous to restrict parking along the south side of Esther Street from Walkup Avenue to the eastern termini of Esther Street from 9:00 a.m. to 2:00 p.m. on School Days; and

WHEREAS, it would be advantageous to restrict parking anytime along the north side of Esther Street from Walkup Avenue to the eastern termini of Esther Street.

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

SECTION I: That it shall be unlawful to park any vehicle on the south side of Esther Street from Walkup Avenue to the eastern termini from 9:00 a.m. to 2:00 p.m. on School Days.

SECTION II: That it shall be unlawful to park any vehicle on the north side of Esther Street from Walkup Avenue to the eastern termini of Esther Street.

SECTION II: That any person, firm, or corporation violating any provisions of this Ordinance shall be fined in accordance with Chapter 1, Article II providing for General Penalty Provision in the Code of Ordinances of the City of Crystal Lake, Illinois.

SECTION III: That suitable signs and markers shall be erected.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

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

DATED this 7th day of July, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: July 7, 2026
APPROVED: July 7, 2026

Draft