CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake
City Council Chambers
July 21, 2026
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – July 7, 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 Requests – Crystal Lake Park District 2026 Events**

9. **City Code Amendment to Increase the Number of Class 29 Liquor Licenses – Applicant: Prado's Market LLC, located at 131 N. Main Street**

10. **Feature Film Shooting Special Event Request – Tuesday July 28, 2026**

11. **4202 Three Oaks Road/Oakbrook Estates - Proposal Award Final Planned Unit Development and Special Use Permit for a 67-unit expansion of a Manufactured Housing Park**

12. **Acceptance of Water's Edge Boulevard, Water's Edge Park, and the Overlook Area**

13. **Amend the City Code, instituting a 25-mph speed limit on Water's Edge Boulevard, Overlook Way, and Three Oaks Recreation Area Boulevard for their entire length**

14. **Bid Award – City Hall Renovations**

15. **Fire Turnout Gear Sole Source Purchase**

16. **Board and Commission Appointment - Economic Development Committee**

17. **Board and Commission Appointments - Planning and Zoning Commission**

18. **City Code Chapter 383 Update – Parks and Recreation**

19. Council Inquiries and Requests

20. 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

21. Reconvene to Regular Session

22. 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 21, 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 21, 2026 City Council meeting. This list includes bills received since the last Council approval on July 7, 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 21, 2026

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 07/21/2026 - 07/21/2026
POSTED AND UNPOSTED
OPEN AND PAID

Description		Amount
360 HAZARDOUS CLEANUP, LLC		
SQUAD 30/CELL 1 - DEEP CLEAN		350.00
	TOTAL:	350.00
ADAM ORTON		
GFOA CONFERENCE - TRAVEL REIMBURSEMENT		95.64
	TOTAL:	95.64
AIRGAS USA, LLC		
ARGON		372.94
	TOTAL:	372.94
AL WARREN OIL CO INC		
FUEL - UNLEADED FOR FLEET STOCK		9,940.97
FUEL - DIESEL FOR FLEET STOCK		6,229.89
	TOTAL:	16,170.86
ALEXANDER CHEMICAL CORP.		
CHLORINE CYLINDERS FOR WATER TREATMENT		907.50
	TOTAL:	907.50
ALLISON MC CALEB		
UB refund for account: 013751-000		59.28
	TOTAL:	59.28
ALPHAGRAPHICS		
PRINTING SERVICES - PW ANNUAL REPORT (2025)		119.73
	TOTAL:	119.73
AMAZON CAPITAL SERVICES, INC.		
SPRAYER AND WEED KILLER		42.27
AUTOGREASERS		527.68
MISTING NOZZLES		11.52
ENVELOPES & PENS		66.29
CUBICLE INBOX HANGERS - ENGINEERING		6.34
TONER CARTRIDGES		530.89
WALL CHARGER, LABEL PRINTERS, & PHONE CASE		643.60
CREDIT - RETURNED TONER CARTRIDGE SET		(410.46)
COLORED LABELS		8.54
FLASH DRIVES		106.68
RACK SCREWS		18.04
IT DEPT LABEL MAKERS		482.18
TV & WALL MOUNT FIRE OFFICE		237.27
IPHONE BELT CASE		38.99
FILE FOLDERS		9.59
NEW LIGHTING FOR THE GAZEBO AT DEPOT PARK		459.99
FRAMES		17.98
FINE SCREENS TOOLS		198.62
BLACK DRY ERASE BOARDS - SUPERVISOR'S OFFICE		159.78
WWTP3 SERVER CABINET VENTILATION		72.65
UNIFORM PINS		37.74
WOMENS LOCKER ROOM REFRESH SUPPLIES		39.17
	TOTAL:	3,305.35

Description		Amount
ANDERSON LOCK		
LOCKS FOR THREE OAKS		408.40
	TOTAL:	408.40
ANDERSON PEST SOLUTIONS		
PEST CONTROL - MUNICIPAL COMPLEX		160.16
	TOTAL:	160.16
ANDY FRAIN SERVICES, INC.		
3 OAKS SECURITY SERVICES - JUNE 2026		5,565.00
	TOTAL:	5,565.00
AUTOMATIC BUILDING CONTROLS, LLC		
TEMPERATURE CONTROL SERVICE AGREEMENT		1,835.00
	TOTAL:	1,835.00
BARILOW, AUSTIN		
WW COLLECTIONS EXAM STUDY MATERIALS - REIMB		96.12
	TOTAL:	96.12
BAXTER & WOODMAN		
GIS PROGRAM SUPPORT - FY26		12,847.50
PEDESTRIAN CONN TO PRAIRIE TRAIL IMPR CONST ENG		3,836.53
GIS PROGRAM SUPPORT - FY26		15,911.50
	TOTAL:	32,595.53
BELLEFEUIL, SZUR & ASSOCIATES		
ONLINE PAYMENT FEES JUN 26		3,153.15
	TOTAL:	3,153.15
BEST QUALITY CLEANING INC		
CLEANING - MUNICIPAL COMPLEX		11,919.00
	TOTAL:	11,919.00
BIO-TRON INC		
MASIMO RAINBOW DCI SPO2 SENSOR		863.41
	TOTAL:	863.41
BLUE CROSS BLUE SHIELD ILLINOIS		
AMBULANCE REFUND B MATA 12/05/25		2,690.51
AMBULANCE REFUND A MATA 12/05/25		2,690.51
AMBULANCE REFUND K VELAZQUEZ 01/07/24		480.73
	TOTAL:	5,861.75
BLUE PARK CAPITAL PARTNERS, LLC		
CSO UNIFORM ALLOWANCE		76.00
	TOTAL:	76.00

Description		Amount
BRIAN BELLMAN		
LEAD SERVICE LINE REPLACEMENT REIMB - 357 GROVE ST.		13,832.76
LEAD SERVICE LINE REPLACEMENT REIMB - 357 GROVE ST.		200.00
	TOTAL:	14,032.76
CARAHSOFT TECHNOLOGY CORPORATION		
MICROSTATION SELECT SUBSCRIPTION - 6/24/26-6/23/27		3,676.00
	TOTAL:	3,676.00
CARDIO PARTNERS, INC		
STRYKER LUCAS 2 SUCTION DISPOSABLE - 12 CUPS		713.00
	TOTAL:	713.00
CDS OFFICE TECHNOLOGIES		
PANASONIC TOUGHBOOK LAPTOPS FZ-56 POLICE VEHICLES		32,650.00
	TOTAL:	32,650.00
CFA SOFTWARE, INC		
CFA SOFTWARE UPDATES/MAINTENANCE		1,795.00
	TOTAL:	1,795.00
CHICAGO COMMUNICATIONS LLC		
REPEATER/RECEIVER MONTHLY MAINTENANCE		217.25
	TOTAL:	217.25
CIVILTECH ENGINEERING		
DOWNTOWN PEDESTRIAN ACCOMMODATION STUDY		3,424.19
	TOTAL:	3,424.19
CLARK BAIRD SMITH LLP		
PROFESSIONAL SERVICES		3,756.25
	TOTAL:	3,756.25
CLARK DIETZ INC		
ENGINEERING INSPECTION - WOODLORE ESTATES (2026)		2,953.00
ENGINEERING INSPECTION - WOODLORE TOWNES PH 2 (2026)		5,459.00
ENGINEERING INSPECTION - REDWOOD PHASE 2 (2026)		1,197.00
	TOTAL:	9,609.00
CLARKE ENVIRONMENTAL MOSQUITO MGMT,		
MOSQUITO SPRAYING AT THREE OAKS		125.00
MOSQUITO SPRAYING AT THREE OAKS		125.00
	TOTAL:	250.00
COMCAST CABLE		
COMCAST FIBER INTERNET AND METRO		4,682.00
	TOTAL:	4,682.00

	Description		Amount
COMED			
	ELECTRIC SERVICE		602.26
		TOTAL:	602.26
CONCENTRIC INTEGRATION, LLC			
	SCADA SERVICES		172.00
	WATER CONCENTRIC T&M SERVICES (25/26)		5,461.00
		TOTAL:	5,633.00
COSTAR REALTY INFORMATION, INC.			
	ECONOMIC DEVELOPMENT MARKETING		437.54
	ECONOMIC DEVELOPMENT MARKETING		437.54
	ECONOMIC DEVELOPMENT MARKETING		458.98
	ECONOMIC DEVELOPMENT MARKETING		458.98
		TOTAL:	1,793.04
CRYSTAL LAKE CHAMBER OF COMMERCE			
	INDEPENDENCE DAY PARADE		14,287.99
		TOTAL:	14,287.99
CRYSTAL LAKE COMMUNITY CONSOLIDATED DISTRICT #47			
	SAFETY TOWN PRESENTATION		73.57
		TOTAL:	73.57
CRYSTAL LAKE EXPRESS WASH			
	CAR WASHES (M. FARMER)		14.00
		TOTAL:	14.00
CUDA & HANZEL LLC			
	LEGAL SERVICES		1,937.12
	ADJUDICATION LEGAL SERVICES		928.00
		TOTAL:	2,865.12
D'ANGELO FAMILY INC			
	CUSTOM ENGRAVING		25.00
		TOTAL:	25.00
DAVEY RESOURCE GROUP, INC.			
	NATURAL AREAS MAINTENANCE 2026		6,779.33
		TOTAL:	6,779.33
DAVID G ETERNO			
	ADJUDICATION LEGAL SERVICES		875.00
		TOTAL:	875.00
DEGROOT, ZACHARY			
	REIMBURSEMENT FOR LIFEGUARD CLASS		250.00
		TOTAL:	250.00

Description		Amount
DORNER COMPANY		
WTP 4 SOFTENER VALVES - PRODUCTION		1,124.48
	TOTAL:	1,124.48
DREISILKER ELECTRIC MOTORS INC		
FUSE - CFUGE BUILDING		14.10
	TOTAL:	14.10
DYNEGY ENERGY SERVICES		
ELECTRIC SERVICE		54.97
ELECTRIC SERVICE		22.14
ELECTRIC SERVICE		260.35
ELECTRIC SERVICE		22.45
ELECTRIC SERVICE		476.52
ELECTRIC SERVICE - WTP2		13,007.48
ELECTRIC SERVICE		384.92
	TOTAL:	14,228.83
ED'S TESTING STATION AND AUTOMOTIVE		
TRUCK 612 - SAFETY INSPECTION		59.50
	TOTAL:	59.50
ELECTRICAL CONTRACTORS INC		
MILLER SAFETY EDGE RECEIVER FOR PLANT 3 GATE		330.00
	TOTAL:	330.00
FEDEX		
POSTAGE		699.31
	TOTAL:	699.31
FERGUSON US HOLDINGS, INC		
SUPPLIES - WOMEN'S LOCKER ROOM PROJECT		958.44
PARTS FOR WATER LEAK REPAIR IN JAIL		54.99
	TOTAL:	1,013.43
FIFTH THIRD BANK		
RESEARCH - SUBPOENA CL-26-009126		60.00
	TOTAL:	60.00
FILIPPINI LAW FIRM LLP		
LEGAL SERVICES		22,394.00
	TOTAL:	22,394.00
FOX VALLEY OPERATORS ASSOC		
FVOA ANNUAL CONFERENCE		660.00
	TOTAL:	660.00

Description		Amount
FOXCROFT MEADOWS		
BIOSWALE ON BRINK STREET TOPSOIL		105.00
TOPSOIL		105.00
TOPSOIL FOR LANDSCAPING RESTORATIONS		105.00
	TOTAL:	315.00
GANZIANO SEWER & WATER		
GENERATOR & ATS REPLACEMENT LIFT STATIONS 21, 23, 25		57,000.00
	TOTAL:	57,000.00
GARY SARGEANT		
REFUND VOIDED PARKING TICKET		100.00
	TOTAL:	100.00
GEWALT HAMILTON ASSOC INC		
TRAFFIC STUDY (QUIK TRIP - RT. 31 & 3 OAKS RD.)		449.83
	TOTAL:	449.83
GLOBAL INDUSTRIAL		
GARBAGE CAN - SUSTAINABILITY COMMITTEE		544.91
	TOTAL:	544.91
HAMPTON, LENZINI & RENWICK, INC.		
MAIN ST. & LIBERTY INTERSECTION IMPROVEMENTS - PRELIM		2,935.73
	TOTAL:	2,935.73
HD SUPPLY, INC		
AMMONIA TESTS		181.24
REPLACEMENT AMMONIA PROBE CARTRIDGES		4,693.95
WTP5 SUPPLIES		843.05
LAB SUPPLIES		407.53
	TOTAL:	6,125.77
HEARTLAND DEVELOPMENT SERVICES LLC		
PERFORMANCE BOND REFUND 5689 NW HIGHWAY		3,000.00
	TOTAL:	3,000.00
HENRY SCHEIN INC		
CUFFS - MQ ADULT LG		74.92
BP CUFF FLEXIPORT W/TUBE/CONN ADULT		65.94
	TOTAL:	140.86
HERITAGE-CRYSTAL CLEAN LLC		
PARTS WASHER SERVICE - 2ND QUARTER		520.11
USED OIL FITLER PICK UP		69.00
	TOTAL:	589.11
HOME DEPOT CREDIT SERVICES		
HOME DEPOT PURCHASES - JUNE 2026		4,560.62
	TOTAL:	4,560.62

	Description		Amount
HUBEXO US, INC			
	JUNE 2026 ONLINE BIDDING SERVICES		709.00
	JUNE 2025 ONLINE BIDDING SERVICES		616.00
	NOVEMBER 2025 ONLINE BIDDING SERVICES		484.00
	FEBRUARY 2026 ONLINE BIDDING SERVICES		1,232.00
		TOTAL:	3,041.00
IL EPA FISCAL SERVICES SECTION			
	NPDES PERMIT FEES 2026		48,500.00
		TOTAL:	48,500.00
IL LAW ENFORCEMENT ALARM SYSTEM			
	ANNUAL MEMBERSHIP DUES		240.00
		TOTAL:	240.00
ILLINOIS STATE POLICE			
	FORFEITURE-26-03428, XAVIER GUMECINDO		500.00
		TOTAL:	500.00
IMAGETREND, LLC			
	API INTEGRATION FOR CAD DISTRIBUTION		3,150.00
		TOTAL:	3,150.00
IMPACT SIGNS AND GRAPHICS			
	DEPOT PARK LETTERS		2,444.00
		TOTAL:	2,444.00
INTOXIMETERS, INC.			
	INTOXIMETER SUPPLIES - FST - YELLOW		1,038.00
	INTOXIMETER SUPPLIES - FST - YELLOW		1,038.00
		TOTAL:	2,076.00
IRMA			
	DEDUCTIBLE MAY 26		25,478.54
		TOTAL:	25,478.54
J&J SHOES INC			
	PPE - BOOTS - B. CAMPION		242.24
		TOTAL:	242.24
JENNIFER OLIVER			
	LEAD SERVICE LINE REPLACEMENT REIMB - 185 LAKESHORE		11,150.00
	LEAD SERVICE LINE REPLACEMENT REIMB - 185 LAKESHORE		200.00
	LEAD SERVICE LINE REPLACEMENT REIMB - 195 LAKESHORE		12,550.00
	LEAD SERVICE LINE REPLACEMENT REIMB - 195 LAKESHORE		200.00
		TOTAL:	24,100.00
JOE SCHNUR			
	PROGRAM KEYS - UNIT 1021		500.00
		TOTAL:	500.00

	Description		Amount
JOHN WHETHAM			
	LEAD SERVICE LINE REPLACEMENT REIMB - 125 S. WILLIAMS		13,585.00
	LEAD SERVICE LINE REPLACEMENT REIMB - 125 S. WILLIAMS		200.00
		TOTAL:	13,785.00
JOSEPH D. FOREMAN & COMPANY			
	VALVE BOLTS		276.72
	LIFT 5 PUMP GUIDE RAILS		1,138.40
		TOTAL:	1,415.12
JUAN GARCIA			
	UB refund for account: 074628-000		96.67
		TOTAL:	96.67
JUAN LOPEZ			
	FENCE REPAIR		6,000.00
		TOTAL:	6,000.00
KEENAN, HEATHER M			
	STEEL TOED BOOTS REIMBURSEMENT - PPE		98.80
		TOTAL:	98.80
LEACH ENTERPRISES			
	D-2 AIR GOVERNOR		24.83
		TOTAL:	24.83
MARICRUZ CONTRERAS			
	UB refund for account: 074276-000		72.47
		TOTAL:	72.47
MARK 1 LANDSCAPE INC			
	MOWING OF CITY OWNED PROPERTIES		43,676.72
	ROW MOWING		4,265.00
	MOWING OF CITY OWNED PROPERTIES		3,725.00
		TOTAL:	51,666.72
MCHENRY CO RECORDER			
	RECORDING OF LIEN		62.00
		TOTAL:	62.00
MCHENRY COUNTY COLLEGE			
	EFFECTIVE WRITING CLASS		1,100.00
		TOTAL:	1,100.00
MCMASTER CARR SUPPLY CO.			
	PVC PIPE FITTINGS FOR LIFT 5		684.40
		TOTAL:	684.40

	Description		Amount
MENARD INC			
	LEVEL & SCREWS - PD KITCHEN		15.85
	PAINT SUPPLIES		27.32
	DRILL BITS & MISC SUPPLIES		55.17
	METAL GRINDING WHEELS		10.48
	SCREWS		4.48
	DECKING & PLYWOOD		297.84
	PAINT		26.94
	ICE MAKER SUPPLIES		30.55
	MISC SUPPLIES		4.29
	COPPER PIPES & VALVE		68.12
	MISC SUPPLIES - PD KITCHEN		24.73
	SEWAGE PUMPS		908.64
	HANGERS - THREE OAKS		9.58
	WOMENS LOCKER ROOM SUPPLIES		101.05
	PAINT & SUPPLIES		168.06
	US FLAGS		71.04
	MISC SUPPLIES		78.94
	DRYING TOWELS & WINDSHIELD CLEANER		28.08
	MISC SUPPLIES		176.64
	MISC SUPPLIES		15.46
	BATTERIES		29.94
	POP-UP CANOPY & COOLERS		123.59
	WEED SPRAYER PARTS		7.17
	MISC SUPPLIES - THREE OAKS		44.04
	WOMENS LOCKER ROOM SUPPLIES		71.27
	PAINT & SUPPLIES		89.59
		TOTAL:	2,488.86
MERIDIAN RAPID DEFENSE GROUP LLC			
	BEAM GATE RENTAL - LAKESIDE FEST		6,982.50
		TOTAL:	6,982.50
MES I ACQUISITION INC			
	PPE BOOTS - HOLTZEE		277.00
	Gas Detection Inspection and Calibration		215.00
		TOTAL:	492.00
MIDWEST POWER INDUSTRY, INC			
	STATION 4 ENGINE BATTERY REMOVAL REPLACEMENT		353.41
	STATION 3 ENGINE BLOCK HEATER REPAIR		599.66
	REPLACE BATTERIES OF BOTH GENERATORS AT MUN COMPLEX		1,389.48
	LIFT 30 - INSPECTION		600.00
		TOTAL:	2,942.55
MIDWEST SALT			
	2026 WATER TREATMENT SALT - PRODUCTION		3,114.36
	2026 WATER TREATMENT SALT - PRODUCTION		2,828.65
	2026 WATER TREATMENT SALT - PRODUCTION		2,860.97
	2026 WATER TREATMENT SALT - PRODUCTION		2,797.61
	2026 WATER TREATMENT SALT - PRODUCTION		3,237.17
		TOTAL:	14,838.76
MINUTEMAN PRESS			
	CLOTHING ALLOWANCE - K. HILL (MONOGRAMMING)		142.38
	BOIL ORDER & BOIL ORDER LIFTED DOOR HANGERS		383.10
		TOTAL:	525.48
MIP V ONION PARENT LLC			
	DEPOT OPENING EVENT PORTABLE TOILETS		250.00
	STREET SWEEPING ROUTE 3		26,406.00
		TOTAL:	26,656.00

Description		Amount
MOTOROLA SOLUTIONS		
STARCOM AIRTIME - JULY 2026		8,805.00
	TOTAL:	8,805.00
MUNICIPAL MARKING DIST		
MISC SUPPLIES FOR THE FESTIVAL		302.88
	TOTAL:	302.88
NAPERVILLE EXCAVATING		
REFUND - RETURNED HYDRANT METER		1,367.23
	TOTAL:	1,367.23
NATIONAL INDUSTRIAL MAINTENANCE, INC		
HYDRO EXCAVATING WATER SERVICE LINES		16,380.00
	TOTAL:	16,380.00
NATIONAL VETERINARY ASSOCIATES INC		
SAKE VACCINATIONS/WELLNESS EXAM		40.62
	TOTAL:	40.62
NOBLE BRONZE LLC		
HPC LANDMARK PLAQUE TRAIN DEPOT		1,304.00
	TOTAL:	1,304.00
NORTHERN ILLINOIS POLICE ALARM SYST		
LUNCH MEETING - COUTRE		35.00
	TOTAL:	35.00
NVA TRANSPORTATION		
TREE ESCROW REFUND		67,575.00
	TOTAL:	67,575.00
OROZCO, PEDRO		
LEAD SERVICE LINE REPLACEMENT REIMB - 34 MCHENRY AVE.		5,250.00
LEAD SERVICE LINE REPLACEMENT REIMB - 34 MCHENRY AVE.		200.00
	TOTAL:	5,450.00
PACE ANALYTICAL SERVICES, LLC		
LAB SERVICES JUNE MONTHLY MONITORING		71.70
LAB SERVICES JUNE STREAM MONITORING		73.80
DRINKING WATER LAB SERVICES		10.25
DRINKING WATER LAB SERVICES		184.50
LAB SERVICES WATERSHED TESTING		115.29
DRINKING WATER LAB SERVICES		10.25
DRINKING WATER LAB SERVICES		10.25
	TOTAL:	476.04
PARAMEDIC SERVICES OF ILLINOIS, INC		
AMBULANCE BILLING/COLLECTION FEES APR 26		7,526.00
AMBULANCE BILLING/COLLECTION FEES MAY 26		7,352.22
	TOTAL:	14,878.22

Description		Amount
PARKMOBILE, LLC		
MOBILE PARKING FEES JUN 26		814.20
	TOTAL:	814.20
PITNEY BOWES INC.		
POSTAGE MACHINE INK CARTRIDGE		161.01
	TOTAL:	161.01
PLASTIX PLUS LLC		
POLY VAULT AND TRAY INSERT - NEW TAHOE		4,717.25
	TOTAL:	4,717.25
PROVEN BUSINESS SYSTEMS, LLC		
MONTHLY COPIER SERVICE		991.93
	TOTAL:	991.93
RJN GROUP INC		
LIFT 19 WW FORCE MAIN ASSESSMENT SERVICES		4,139.30
	TOTAL:	4,139.30
RON JONES ELECTRIC INC		
INSTALL POWER TO 2 GARAGE DOORS & EXHAUST FAN AT WWTP		4,777.00
	TOTAL:	4,777.00
RUEKERT-MIELKE INC		
ENG SERVICES-GENERATOR & ATS REPLACEMENT, LS 24 & 26		2,071.75
	TOTAL:	2,071.75
RUSSO POWER EQUIPMENT INC		
LANDSCAPING TOOLS		311.12
KUBOTA SIDEWALK TRACTOR - REPLACEMENT STREETS UNIT		32,435.47
	TOTAL:	32,746.59
SAFEGUARD BUSINESS SYSTEMS INC		
ACCOUNTS PAYABLE CHECK STOCK		970.06
	TOTAL:	970.06
SAM'S CLUB DIRECT		
SAM'S CLUB PURCHASES - JUNE 2026		1,890.34
	TOTAL:	1,890.34
SEECOM/ACH		
ANNUAL ALARM MONITORING FEE 2026		9,906.00
	TOTAL:	9,906.00

Description		Amount
SEFAC USA, INC		
AUTO LIFTS - CARRIAGE ROLLER KIT REPAIR		1,136.00
CREDIT - AUTO LIFTS - CARRIAGE ROLLER KIT REPAIR		(40.00)
	TOTAL:	1,096.00
SHAW SUBURBAN MEDIA GROUP		
TREASURER'S REPORT & BID ADS		2,379.54
	TOTAL:	2,379.54
SHERMAN MECHANICAL INC		
HVAC MAINTENANCE & RPZ CERTIFICATION		330.42
HVAC MAINTENANCE & RPZ CERTIFICATION		393.58
HVAC MAINTENANCE & RPZ CERTIFICATION		6,503.74
HVAC MAINTENANCE & RPZ CERTIFICATION		377.00
DRINKING FOUNTAIN REPAIR - VOLLEYBALL COURT		859.60
	TOTAL:	8,464.34
SHERRY PHOENIX		
LEAD SERVICE LINE REPLACEMENT REIMB - 106 S WILLIAMS		14,770.00
LEAD SERVICE LINE REPLACEMENT REIMB - 106 S WILLIAMS		200.00
	TOTAL:	14,970.00
STEINHAFELS HOLDING CO.		
YEAR 7 SALES TAX INCENTIVE		16,466.13
	TOTAL:	16,466.13
STEPHEN A. LASER ASSOCIATES, PC		
POLICE/FIRE PSYCHOLOGICAL EVALUATIONS		2,200.00
	TOTAL:	2,200.00
SWANSON, MARTIN & BELL LLP		
LEGAL SERVICES		21,577.50
LEGAL SERVICES		18,641.50
	TOTAL:	40,219.00
SWIFT WASH CRYSTAL LAKE, LLC		
CAR WASHES		126.00
CAR WASHES		108.00
	TOTAL:	234.00
TARGET SOLUTIONS LEARNING, LLC		
FTO TRACKER		750.00
	TOTAL:	750.00
THE SHERWIN-WILLIAMS CO		
MISC SUPPLIES		63.34
	TOTAL:	63.34
THOMPSON ELEVATOR INSP SERVICE INC		
2026 ELEVATOR INSPECTIONS (PASS THRU COSTS)		100.00
	TOTAL:	100.00

Description		Amount
THOMSON REUTERS - WEST		
CLEAR SUBSCRIPTION - JUNE 2026		1,952.75
CLEAR SUBSCRIPTION - JULY 2026		1,952.75
	TOTAL:	3,905.50
T-MOBILE		
PHONE RECORDS - SUBPOENA CL-26-011817		50.00
	TOTAL:	50.00
TODAY'S UNIFORMS		
ACCOUNT STATEMENT 05/22/26 TO 07/08/26		7,427.05
	TOTAL:	7,427.05
TOM DICKERSON		
DEPOT PARK SEASONAL PLANTINGS		410.60
	TOTAL:	410.60
TOTAL PARKING SOLUTIONS, LLC		
PARKING TERMINALS MAINTENANCE AND MONITORING		18,560.00
	TOTAL:	18,560.00
TROTSKY INVESTIGATIVE POLYGRAPH		
POLICE/FIRE POLYGRAPH EXAMINATIONS		1,680.00
	TOTAL:	1,680.00
TROTTER AND ASSOC		
PHOSPHORUS REMOVAL WWTP 2 & 3 DESIGN		10,768.75
	TOTAL:	10,768.75
UPS		
POSTAGE - SUBPOENA DOCUMENTS		15.41
POSTAGE - DOCUMENTS TO COUNTY JAIL		24.20
	TOTAL:	39.61
USALCO, LLC		
ALUM PLANT 2		4,849.51
ALUM PLANT 2		4,860.25
	TOTAL:	9,709.76
VC3 INC		
BACKUP AND DISASTER RECOVERY SERVICE - JAN26 - DEC26		4,058.00
	TOTAL:	4,058.00
VESTIS GROUP, INC ARAMARK UNIFORM & CAREER APPAREL GROUP, INC		
W&S SHOP TOWELS/MATS		65.52
FLEET SHOP TOWELS/MATS		50.87
MAT & SHOP TOWEL RENTAL		82.38
W&S SHOP TOWELS/MATS		39.26
FLEET SHOP TOWELS/MATS		50.87
	TOTAL:	288.90

Description		Amount
VOLLMAR PRECAST PRODUCTS LLC		
STORM REBUILD STRUCTURES		960.00
STORM REBUILD TAP		395.00
	TOTAL:	1,355.00
VTX INTERMEDIATE HOLDINGS II, INC		
VERTEXONE TRANSACTIONAL FEES - MAY 2026		62.88
VERTEXONE TRANSACTIONAL FEES - JUNE 2026		60.15
	TOTAL:	123.03
W.W. GRAINGER, INC		
VACUUM PUMP - PLANT 2 DRYFOG		874.73
VARIABLE FREQUENCY DRIVE FOR LIFT 5		410.80
WTP4 AIR LINES		93.28
VARIABLE FREQ DRIVE FOR LIFT 5		410.80
	TOTAL:	1,789.61
WAGON WHEEL FIGURE SKATING CLUB, INC		
HOTEL/MOTEL TAX DISTRIBUTION FY26		500.00
	TOTAL:	500.00
WCS PHOTOGRAPHY		
SITTING FEE/DIGITAL DOWNLOAD - 9 PICTURES		84.00
	TOTAL:	84.00
WELDERS SUPPLY COMPANY		
PROPANE		57.12
OXYGEN RENTAL - JUNE 2026		310.08
	TOTAL:	367.20
WHITMORE MANUFACTURING, LLC		
LUBRICATING GREASE		396.57
	TOTAL:	396.57
WOLD ARCHITECTS & ENGINEERS		
ADMINISTRATION TOILET ROOM REFRESH PROJECT		981.39
MAIL ROOM SKYLIGHT INFILL PROJECT		906.60
FACILITY CONDITION ASSESSMENT - 200 E CONGRESS PKWY		3,060.40
PUBLIC WORKS GARAGE SLAB REPLACEMENT		919.11
ADMINISTRATION TOILET ROOM REFRESH PROJECT		2,063.99
MAIL ROOM SKYLIGHT INFILL PROJECT		2,434.71
	TOTAL:	10,366.20
XYLEM WATERING SOLUTIONS USA INC		
PLANT MAINTENANCE SUPPLIES		680.64
	TOTAL:	680.64
YELLOWSTONE LANDSCAPE INC		
TREE PLANTING SPRING		41,243.00
	TOTAL:	41,243.00

Description		Amount
ZEP SALES & SERVICE		
CLEANING SUPPLIES		1,201.12
	TOTAL:	1,201.12
ZIEGLER'S ACE HARDWARE		
ZIEGLER'S ACE PURCHASES - JUNE 2026		416.28
	TOTAL:	416.28
ZOHO CORPORATION		
MANAGEENGINE MOBILE DEVICE MANAGEMENT SUBSCRIPTION		4,212.00
	TOTAL:	4,212.00
ZOLL MEDICAL CORPORATION		
CABLE, LIMB LEAD ECG, AAMI, PROPAQ MD		175.48
MEDICAL THERMAL PAPER		104.96
LIMB LEAD ECG CABLE		526.44
	TOTAL:	806.88
Report Total:		935,649.47

FUND TOTALS:

101 GENERAL FUND	450,067.29
110 CAPITAL REPLACEMENT FUND	57,778.48
115 VEHICLE REPLACEMENT FUND	37,152.72
201 RESTRICTED POLICE FUNDS	2,616.62
230 FIRE RESCUE FUND	67,560.45
260 PARKING FUND	19,502.68
620 WATER & SEWER FUND	141,765.87
630 W&S CAPITAL & EQUIP REPL FUND	159,205.36

PAYMENT TYPE TOTALS:

ACH Transaction	585,387.74
Paper Check	350,261.73

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 07/15/2026 - 07/15/2026
POSTED AND UNPOSTED
OPEN AND PAID

	Invoice Number	Bank Account	Description	Amount
102700 COMCAST CABLE				
	0142513-06262026	GFCKG	CITY HALL WATER INTERNET	176.85
	0414466-06242026	GFCKG	COAX INTERNET WWTP2	263.85
Total For: COMCAST CABLE				440.70
136132 ENTERPRISE FM TRUST				
	510562-070326	GFCKG	LEASED VEHICLE CHARGES	20,735.28
Total For: ENTERPRISE FM TRUST				20,735.28
027672 FEDEX				
	9-342-88559	GFCKG	POSTAGE	287.82
	9-353-15712	GFCKG	POSTAGE	332.54
Total For: FEDEX				620.36
055973 MCHENRY CO RECORDER				
	INVOICE_3193	GFCKG	LAREDO SERVICES & PRINTED PAGES	262.00
Total For: MCHENRY CO RECORDER				262.00
136813 SEBIS DIRECT INC (POSTAGE)				
	POSTAGE AUG 26	GFCKG	UTILITY BILL POSTAGE FY2026	6,827.31
Total For: SEBIS DIRECT INC (POSTAGE)				6,827.31
102663 WEX BANK				
	113764459	GFCKG	GASOLINE PURCHASES	376.59
Total For: WEX BANK				376.59
Report Total:				29,262.24

FUND TOTALS:

101 GENERAL FUND	879.07
115 VEHICLE REPLACEMENT FUND	16,980.83
230 FIRE RESCUE FUND	200.22
260 PARKING FUND	56.96
620 WATER & SEWER FUND	6,827.31
630 W&S CAPITAL & EQUIP REPL FUND	4,317.85

PAYMENT TYPE TOTALS:

ACH Transaction	27,562.59
Paper Check	1,699.65

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 07/14/2026 - 07/14/2026
POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Bank Account	Description	Amount
102438 CITIZENS BANK			
JUNE 2026	GFCKG	CITIZENS BANK CHARGES - JULE 2026	12,269.11
Total For: CITIZENS BANK			12,269.11
Report Total:			12,269.11

FUND TOTALS:

101 GENERAL FUND	10,388.50
110 CAPITAL REPLACEMENT FUND	702.00
230 FIRE RESCUE FUND	821.80
620 WATER & SEWER FUND	356.81

PAYMENT TYPE TOTALS:

ACH Transaction	12,269.11

LIST OF BILLS PRESENTED FOR APPROVAL
July 21, 2026

APPROVED BY:

Mayor

City Manager

Council Member

Finance Director

Fund	Description	Amount
101	General Fund	$461,334.86
110	Capital Replacement Fund	$58,480.48
115	Vehicle Replacement Fund	$54,133.55
201	Restricted Police Funds	$2,616.62
230	Fire/Rescue Fund	$68,582.47
260	Parking Fund	$19,559.64
620	Water and Sewer Fund	$148,949.99
630	W&S Capital & Equip Repl Fund	$163,523.21
	Subtotal - Checks	**$977,180.82**
	Wire Transfers	
	Biweekly Payroll 07/17/26	$1,423,275.49
	Subtotal - Wire Transfers	**$1,423,275.49**
	GRAND TOTAL	**$2,400,456.31**

Agenda Item No: 8b

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Class 16 Temporary Liquor License Requests – Crystal Lake Park District 2026 Events

Staff Recommendation: Motion to approve issuance of twelve (12) Class 16 Temporary Liquor Licenses to the Crystal Lake Park District for the Park District's 2026 events

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

Background:

The City has received a request from the Crystal Lake Park District for the issuance of additional Temporary Liquor Licenses for the Park District's 2026 events. The Park District is requesting twelve (12) Class 16 Temporary Liquor Licenses for the scheduled events. Approval for other Class 16 Temporary Liquor Licenses was originally granted in April. The dates listed below represent additional requested event dates requiring authorization.

The 2026 events include events at Lippold Park on August 5-7, August 11-13, August 19-21, August 25-27, September 1-3, September 9-11, September 15-17, September 23-25, September 30-October 1, October 7-9, October 13-15, and October 21-23.

Section 329-5-P of the City Code - Class 16 Temporary Liquor License - authorizes the retail sale of beer and wine for consumption upon the premises specified in the license were sold for a period not to exceed three (3) days for special events sponsored by a not-for-profit organization.

The Park District has submitted the required application forms, certificates of insurance, and fees for the twelve (12) Class 16 Temporary Liquor Licenses.

Votes Required to Pass:

Simple majority

Agenda Item No: 9

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: City Code Amendment to Increase the Number of Class 29 Liquor Licenses – Applicant: Prado's Market LLC, located at 131 N. Main Street

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 29 liquor licenses from the currently permitted 2 licenses to 3 licenses, in order to allow for the issuance of a new Class 29 liquor license to Prado's Market LLC, located at 131 N. Main Street

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

Background:
Prado's Market LLC, (previously La Rosita) at 131 N. Main Street, is a Market/Restaurant in Downtown Crystal Lake. The establishment has requested a Class 29 Liquor License for sale and consumption of alcoholic liquor on the premises (inside the building). It should be noted that although a Class 29 License also allows for outside liquor sales, unless the business owner applies and is approved for a Limited Use Permit, outside sales are not allowed at this location. A Class 29 also allows for sales and consumption inside the building. The business owner has been made aware of this.

Class 29 license which shall authorize the retail sale, on the premises specified, of alcoholic liquor, for consumption on the premises as well as the retail sale of alcoholic liquor in the original package between the hours of 6:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday; 6:00 a.m. and 2:00 a.m. Friday and Saturday; and 6:00 a.m. on Sunday and 1:00 a.m. on Monday. A Class B type restaurant may be located on the premises. For the purposes of this license, premises shall include not only the interior of any building or structure but also an open unroofed area immediately contiguous to the building or structure where alcoholic beverages are served or consumed.

(1) Any open unroofed area in which alcoholic beverages are served or consumed pursuant to this license shall conform to the following:

(a) The open unroofed area shall be particularly described and adjacent to and operated as a part of the premises licensed to sell alcoholic liquor on the premises and shall have obtained all permits or approvals required by the ordinances of the City Code, City or other governmental authority.

(b) The open unroofed area shall have a maximum capacity as defined by the Liquor Commissioner, which shall be separately posted at the entrance to the open unroofed area.

(c) When the open unroofed area is located on private property, any part of the open unroofed area not blocked by a building shall be surrounded by a fence or other barrier approved by the Liquor Commissioner, which shall contain the required number of fire exits. All fences or other barriers shall comply with the ordinances of the City regarding vision, clearance and required distances from corners.

(d) All electrical wiring shall comply with the codes of the City.

(e) All combustible rubbish shall be stored in a noncombustible container, and the license holder shall be responsible for keeping the area in a clean and sightly condition.

(f) The noise emanating from any open unroofed area where alcoholic beverages are served pursuant to this license shall not violate any of the provisions of the City Code of Ordinances pertaining to noise.

(g) The license holder shall be responsible for preventing violations of this chapter.

(h) No open unroofed area where alcoholic beverages are served pursuant to this license shall be permitted within 100 feet of land zoned for residential purposes, except as may be approved by the Liquor Commissioner, subject to such conditions as the Liquor Commissioner may deem necessary to ensure that sales and consumption can be conducted in a safe manner and to minimize any impact upon such residentially zoned properties.

(2) The annual fee for such license shall be the sum of $2,000.

Current Class 29 License Holders:

Name	**Address**	**Zoning**
Mariano's	105 NW Highway	"B 2"
Lake Roots	475 W Virginia Street	"B-2" PUD

The following conditions must be met prior to the license being issued:

- Successful completion of Background checks
- Lease
- Payment of prorated license fee

The attached Ordinance approves an increase in the number of Class 29 liquor licenses in order to allow the creation of a new Class 29 liquor license for Prado's Market, located at 131 N. Main Street.

Votes Required to Pass:
Simple majority

Ord. No.
File No. 255L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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 CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

1. Class 29 License shall be increased from 2 to 3.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 21st day of July 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: July 21, 2026
APPROVED: July 21, 2026

Draft

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Feature Film Shooting Special Event Request – Tuesday, July 28, 2026

Recommendation: Motion to approve the Special Event request on the sidewalk corner of Williams Street and Brink Street on Tuesday, July 28, 2026, pursuant to the staff recommended conditions

Staff Contact: Kathryn Cowlin, Director of Community Development
Victoria Wojcik, Community Development Analyst

Background: A Special Event permit was applied for that involves filming for a feature film. The film follows a young person's life as they approach adulthood while caring for their father who has cancer. The producers chose to film in Crystal Lake because of their hometown ties and the fitting summer lakefront tone of the overall film.

The event is to be held on Williams Street between Brink Street and Crystal Lake Avenue on Thursday, July 28, 2026 between 7:00 p.m. and 11:30 p.m. The event applicant is requesting to film at the sidewalk corner of Williams and Brink Street by Benedict's La Strata for this event. They are not requesting to close the sidewalk or street. The event organizer has received a letter of support from Downtown Crystal Lake/Main Street Association.

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

1. This approval is valid for the Special Event Permit on Thursday, July 28, 2026, between 7:00 p.m. and 11:30 p.m.
2. The event shall be in accordance with the submitted site plan.
3. All directly affected businesses should be notified of event at least 24 hours in advance.
4. The event must be cleaned up by midnight on July 28, 2026.
5. Fire lanes shall not be blocked.
6. Fire hydrants shall be accessible or unobstructed.
7. Pop up tents, tents or other types of portable tents shall be properly anchored. Tent inspections shall be completed PRIOR to event (if used for event).
8. All electrical must comply with the 2017 National Electric Code and is subject to an inspection prior to starting the event.
9. Downtown amenities and landscaping must be properly maintained and/or restored to their original condition, as necessary.

The applicant has been made aware of these recommended conditions and advised to attend the July 21, 2026, City Council meeting to answer any questions.

Votes Required to Pass: A simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME FEATURE FILM SHOOT

EVENT LOCATION Brink Street Plaza on the sidewalk by Benedict's La Strata [redacted]

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

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

2. General Description/Purpose of the event:

The shooting of a motion picture

3. Will the event require the use of City-owned property? ☐ Yes ☒ No
4. Is a Site Map/Route Map attached? ☒ Yes ☐ No
5. Is the event an annual/recurring event? ☐ Yes ☒ No
6. Will the event require a public street/sidewalk to be blocked or closed? ☒ Yes ☐ No
7. Will the event require use of a public parking lot? ☐ Yes ☒ No
8. Number of persons scheduled to monitor and work the event: 15 CREW / 3 ACTORS
9. Estimated attendance: 20 ppl

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

ORGANIZATION INFORMATION

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

12. Name of Event Manager: Emma Soden

13. Contact Information for Event Manager:

Address: 470 Riverside Dr.
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ☐

Emergency phone: [redacted] ☐

Cell phone: [redacted] ☒

Email: [redacted] ☐

EVENT OPERATION

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

Set Up: [redacted] Tuesday, July 28th

Event: Film shooting

Dismantling: [redacted] Tuesday, July 28th

15. Hours of the event:

Set Up: [redacted] July 28th 7pm-9pm

Event: [redacted] July 28th 9pm-10:30pm

Dismantling: [redacted] July 28th 10:30-11:30pm

CITY MANAGER'S OFFICE

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

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

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

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

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

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

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

    Temporary community event signs ☐ Yes ☒ No

    Temporary neighborhood event signs ☒ Yes ☐ No

    Directional signs ☐ Yes ☒ No

    Banner ☐ Yes ☒ No

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

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

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

    Description of Products_____

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

    Name of Company_____
    Address_____
    Phone_____

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

    If yes, please specify the power requirements and plan for provision

    _____

    _____

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

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

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

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

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

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

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

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

Emma Soden
Signature

June 25, 2026
Date

Emma Soden
Print Name

STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

DOWNTOWN CRYSTAL LAKE

25 West Crystal Lake Avenue - Crystal Lake, Illinois 60014
Phone: [redacted]
Website: www.DowntownCL.org - Email: [redacted]

July 10, 2026

City of Crystal Lake
100 Woodstock Street
Crystal Lake, IL 60014

Dear Mr. Helm,

I am writing on behalf of Downtown Crystal Lake to express our support for the filming plan in Downtown Crystal Lake on July 28, 2026, from 7:30-11:30 p.m., as requested by the production company Sodapop Pictures, LLC. We understand filming will take place on the corner of Brink Street and Williams Street, and that streets will not be closed to traffic. We appreciate the measures taken (timing, location) to ensure the filming is as minimally disruptive to downtown businesses as possible, and we look forward to seeing this meaningful project come to life.

Sincerely,

Joy Neal

Joy Neal
Executive Director
Downtown Crystal Lake/Main Street


E Woodsto
Cantina 52
Brink St
N Williams St
Benedict's La Strata
Brunch
Dalzell Jewelers
Crystal Lake Jewelers
Grant St
Raue Center For The Arts
Metro Bowl
Glanz & Associates
Brink St
Mobil
E Crystal Lake Ave
Google Maps
E Crystal Lake Ave
Knights of Co

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests: Final Planned Unit Development and Special Use Permit for a 67-unit expansion of a Manufactured Housing Park

David Worth, petitioner
John Talbot and Tony Rynerson, Engineers
4202 Three Oaks Road

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Final Planned Unit Development for expansion of the Oakbrook Estates Manufactured Home Park at 4202 Three Oaks Road.

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

Background:

- Request: Final Planned Unit Development and Special Use Permit.
- Zoning: The site is currently zoned R-3B Multi-Family Residential.
- Land Use: The land use map is High Density Residential.
- The proposal is for the 67-unit expansion of the existing manufactured home park. The petitioners have been working with staff to address the preliminary PUD conditions including locating a gathering space and preserving Class A trees.
- Documents were received in the last month showing the location of Class A trees and discussions were held with the City's stormwater consultant and the petitioner on tree saving opportunities. Lots 68 and 69 were determined as the best opportunity to save trees and provide a gathering space.
- A final landscape plan was presented for staff review which meets the ordinance requirements.

PZC Highlights:

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

- The PZC noted discrepancies between the plans and the report and wanted to verify they were approving a Final PUD, and that the tree preservation plan was from June.

- The PZC discussed the location of the gathering space and preferred it to be located closer to the existing neighborhood. They did understand that moving it would allow some trees to be saved on those lots on the west-side, and they were supportive of the change. They said to work with staff on the location and design of the amenities for the space.
- They felt that the request met the Findings of Fact.
- The petitioner has suggested some changes to the conditions to best reflect the discussion at the Planning and Zoning Commission hearing as illustrated in the Acknowledgement Form.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request for a Final Planned Unit Development and Special Use Permit for a manufactured home park with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ravinia, received 05/01/26)
   B. Site Plan (Rynear & Sons, Inc, dated 06/19/26)
   C. Landscape Plan (Rynear & Sons, Inc,. undated, received 07/07/26)
   D. Tree Preservation Plan (Rynear & Son, Inc. dated 06/26/26)
   E. Engineering Report (Rynear & Son, Inc., dated 06/03/26)

2. Engineering
   A. Provide final engineering calculations and plans prior to permitting.
   B. Provide a sidewalk along Three Oaks Road.
   C. Apply for a grading permit after identifying any class A trees to be saved.

3. Landscape
   A. The developer to show where and how they plan to save and protect existing class A trees.
   B. Work with staff to explore extending the new sidewalk along Three Oaks Road to the current entrance of Oakbrook Estates. If the sidewalk were to be extended, the estimated cost of the extension could be deducted from the tree replacement requirement.

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

5. **Lots 68 and 69 shall be reserved for the community gathering space with a covered shelter and benches and to work with staff on the amenities and to preserve trees including #140 and to use best efforts to save #142. <u>Added by the PZC</u>**

<u>Votes Required to Pass:</u> A simple majority vote

Acknowledgement Form

Regarding the Final PUD for Oakbrook Estates, 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).

X 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:

Tree saving per submitted plan and Lots 68-69

Petitioner's Name: _____ Date: 7/13/26
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ravinia, received 05/01/26)
   B. Site Plan (Rynear & Sons, Inc, dated 06/19/26)
   C. Landscape Plan (Rynear & Sons, Inc,. undated, received 07/07/26)
   D. Tree Preservation Plan (Rynear & Son, Inc. dated 06/26/26)
   E. Engineering Report (Rynear & Son, Inc., dated 06/03/26)

2. Engineering
   A. Provide final engineering calculations and plans prior to permitting.
   B. Provide a sidewalk along Three Oaks Road.
   C. Apply for a grading permit after identifying any class A trees to be saved.

3. Landscape
   A. The developer to show where and how they plan to save and protect existing class A trees.
   B. Work with staff to explore extending the new sidewalk along Three Oaks Road to the current entrance of Oakbrook Estates. If the sidewalk were to be extended, the estimated cost of the extension could be deducted from the tree replacement requirement.

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

5. Lots 68 and 69 shall be reserved for the community gathering space with a covered shelter and benches and to work with staff on the amenities and to preserve trees including #140 and to use best efforts to save #142.

PIQ Map
4202 Three Oaks Road



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR OAKBROOK ESTATES AT 4202 THREE OAKS ROAD

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 Final Planned Unit Development to allow a 67-unit expansion of a manufactured home park at 4202 Three Oaks Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake held a public meeting at 7:00 p.m., on July 9, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on July 9, 2026, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Final Planned Unit Development 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 Final Planned Unit Development and Special Use Permit for a 67-unit expansion of a Manufactured Housing Park at 4202 Three Oaks Road (19-10-200-023, 19-10-200-022, 19-10-200-021), Crystal Lake, be approved.

Section II: That the Final PUD be approved subject to the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ravinia, received 05/01/26)
   B. Site Plan (Rynear & Sons, Inc, dated 06/19/26)
   C. Landscape Plan (Rynear & Sons, Inc,. undated, received 07/07/26)
   D. Tree Preservation Plan (Rynear & Son, Inc. dated 06/26/26)
   E. Engineering Report (Rynear & Son, Inc., dated 06/03/26)

Draft

2. Engineering
   A. Provide final engineering calculations and plans prior to permitting.
   B. Provide a sidewalk along Three Oaks Road.
   C. Apply for a grading permit after identifying any class A trees to be saved.

3. Landscape
   A. The developer to show where and how they plan to save and protect existing class A trees.
   B. Work with staff to explore extending the new sidewalk along Three Oaks Road to the current entrance of Oakbrook Estates. If the sidewalk were to be extended, the estimated cost of the extension could be deducted from the tree replacement requirement.

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

5. Lots 68 and 69 shall be reserved for the community gathering space with a covered shelter and benches and to work with staff on the amenities and to preserve trees including #140 and use best efforts to save #142.

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 Final Planned Unit Development 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 provided by law.

DATED at Crystal Lake, Illinois, this 21st day of July, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: July 21, 2026
Approved: July 21, 2026

Draft

REVISED 7-8-26

#2026-110
4202 Three Oaks Road Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	July 9, 2026
Request:	Final Planned Unit Development and Special Use Permit for a 69-unit expansion of a Manufactured Housing Park.
Location:	4202 Three Oaks Road
Acreage:	Approximately 9.5 acres
Zoning:	R-3B Multi-Family Residential
Proposed Zoning:	R-3B PUD Multi Family Residential
Surrounding Properties:	North: R-3B PUD Multi-Family Residential South: County Zoning District "E1" Estate East: R-3B PUD Multi-Family Residential (Oakbrook Estates) West: R-3B PUD Multi-Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- In 1999, Oakbrook Estates was annexed and rezoned to R-3B PUD Attached Residence Planned Unit Development. The PUD permitted the existing 179 manufactured home units and 236 additional manufactured home units.
- In 2022, Oakbrook Estates began the process of completing the 236 already platted manufactured home lots that remained vacant for years.
- In December 2024, Oakbrook Estates received approval for the Annexation and Comprehensive Land Use Plan Amendment, Rezoning and Preliminary PUD and variations. The variations were granted for setbacks, right-of-way width, the horizontal curve radius, and street tree planting. This is the expansion for of 69 manufactured home units on approximately nine (9) acres.
- Oakbrook Estates is a 55+ age community. Residents can purchase their home and pay a site rent fee per month, or they can rent new homes.

Development Analysis:

General

- Request: Final Planned Unit Development and Special Use Permit.
- Zoning: The site is currently zoned R-3B Multi-Family Residential.
- Land Use: The land use map is High Density Residential.

Site Plan:

- The site would be an extension of the existing manufactured home neighborhood. To keep in character with the neighborhood, the roadways would remain private drives. The home sites are not platted lots but designed lots within the property since the land is not subdivided or sold.
- The site is accessed from the existing development via Ravinia Way. There is an emergency access at Three Oaks Road.
- There are 69 new home lots that are broken out into 21 single-wide unit lots and 48 double-wide unit lots. Each lot has a two-car driveway.
- There are two detention areas planned, one at the northwest and one at the southwest corners of the new site.

Landscape Plan:

- The plan illustrates street trees, plantings around the detention areas and a buffer landscape area along Three Oaks Road. **A final landscape plan has been submitted illustrating the required number of trees and planting details**.
- Based on the original tree inventory 1,709 inches or 684 trees must be replaced. A final tree removal list is required as some trees along the perimeter are being saved. In addition, if any Class A species like Bur Oak or Shagbark Hickory trees can be saved this should be reflected in revised plans.

Findings of Fact:

Preliminary Planned Unit Development/Special Use Permit

The preliminary PUD was approved with several conditions. Some of these conditions have not been met. The following is an analysis of the preliminary PUD conditions and staff suggestions on how to meet them.

Engineering

A. Provide final engineering calculations and plans for the Final PUD.

B. Provide a sidewalk along Three Oaks Road.

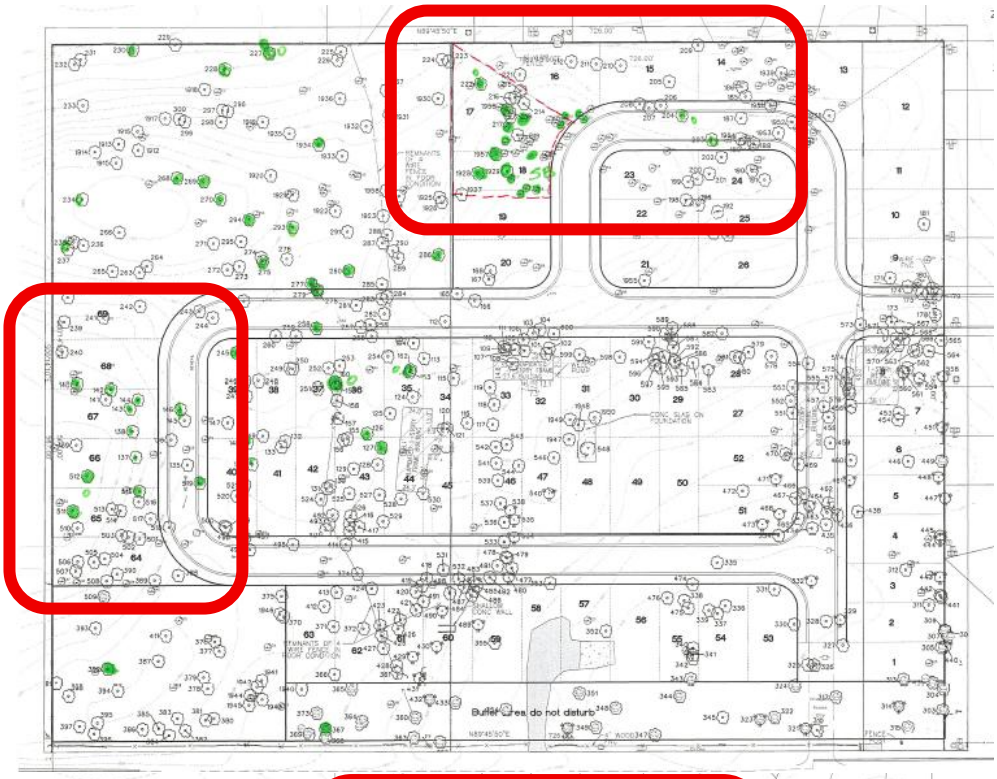
The developer is working with staff to meet these conditions. The sidewalk will be extended along the frontage and extend across the former development frontage.

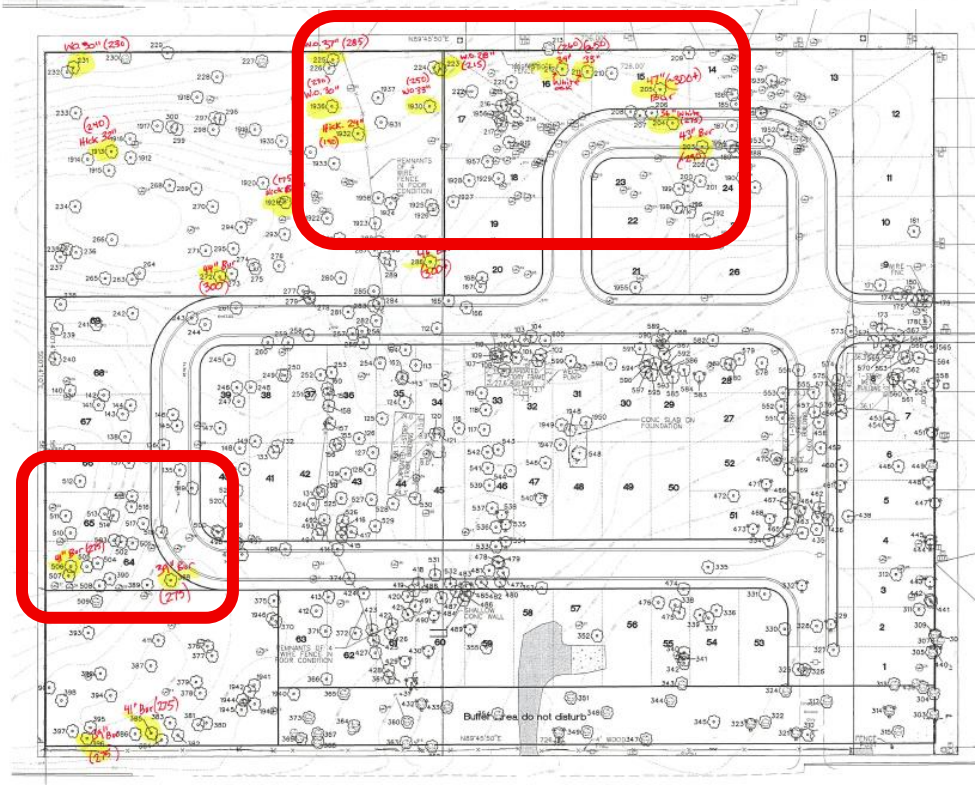
3. Landscape

A. Provide a final landscape plan with size. species and planting conditions for all plant species. Work with staff on the final tree replacement either on site, paying into the tree bank or other site amenities to take the place of trees.

This comment has been addressed. The final landscape plan was submitted on Tuesday July 7th. Staff has reviewed it and it meets the requirements.

B. Provide a tree survey map and where possible, save and protect existing class A trees.
The developers met with staff to review possible tree preservation. There were two areas staff suggested for tree preservation. The petitioner is suggesting the park space be moved to 68 and 69, which will allow some trees to be saved.





C. Work with staff to explore extending the new sidewalk along Three Oaks Road to the current entrance of Oakbrook Estates. If the sidewalk were to be extended. the estimated cost of the extension could be deducted from the tree replacement requirement.
Sidewalk will be provided, revised engineering plans will be required at Permitting. The cost of the sidewalk will be reduced from the tree bank payment calculation.

4. The petitioner shall address al of the review comments and requirements of the City Departments of Public Works and Engineering. Fire Rescue, Community Development. and the City's Stormwater Consultant.
The developer is continuing to revise the plans to be ready for permits.

5. Work with staff to identify a **minimum of 2** of the 69 approved lots for outdoor recreation spaces for residents with areas for gathering some of which must be covered.
Lots 9 and 10 have been designated for outdoor recreation areas. **After meeting with staff the petitioner suggests lots 68 and 69**.

Final Planned Unit Development
The petitioner is requesting approval of a Final Planned Unit Development and Special Use Permit for Manufactured Home Park. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

Manufactured Home Park. Manufactured Home Park uses must comply with the following standards:

1. Site area: The mobile home park must be sited on properties or assemblies of properties that are at least four acres in size. ***Site is 9.5 acres.***

   ☒ *Meets* ☐ *Does not meet*

2. Maximum residential density: The maximum net residential density of a mobile home park shall not exceed nine units per acre. ***Density is approximately 7.3 du/ac.***

   ☒ *Meets* ☐ *Does not meet*

3. Removal of transportation equipment: Removal of transportation equipment is required after delivery of the dwelling unit. ***They will be removed.***

   ☒ *Meets* ☐ *Does not meet*

4. Utility service: All dwelling units and other habitable structures in the park are required to be served by buried electric lines. ***The utilities will be buried.***

   ☒ *Meets* ☐ *Does not meet*

5. Setback: All development is required to meet the setback requirements for 'All other uses' in accordance with the provisions of Article 3, Density, Intensity and Dimensional Standards. ***Variations were granted for the setbacks.***

   ☒ *Meets* ☐ *Does not meet*

6. Spacing between dwelling units: A minimum 15-foot setback from any other dwelling unit, park driveway, or common building (e.g., laundry facilities) is required. ***The buildings will be 16 feet apart.***

   ☒ *Meets* ☐ *Does not meet*

7. Park roadways: Construct all park roadways using generally accepted engineering practices to provide a minimum pavement width of 24 feet to allow safe and adequate access to each dwelling unit space not served by a public street abutting the park. Park roadways not

connecting to public streets shall include a minimum fifty-foot radius cul-de-sac. ***The minimum right-of-way is illustrated at 25 feet back of curb. The curb is typically 1 foot wide, leaving 23 feet of pavement.***

☒ *Meets* ☐ *Does not meet*

8. Perimeter landscaping: A perimeter buffer around the park in accordance with the standards specified in Section 4-400, Landscaping and screening standards shall be provided. ***There are existing trees along Three Oaks Road that will remain and will be supplemented with additional trees and bushes.***

   ☒ *Meets* ☐ *Does not meet*

9. Complete construction prior to occupancy: All required park roadways, required utilities, common buildings, and active recreation area for at least 15% of the dwelling units before any part of the park is occupied is required. ***The petitioner will comply with this.***

   ☒ *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.

a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
   ☒ *Meets* ☐ *Does not meet*

b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
   ☒ *Meets* ☐ *Does not meet*

c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.
   ☒ *Meets* ☐ *Does not meet*

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
   ☒ *Meets* ☐ *Does not meet*

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the

percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;
☒ *Meets* ☐ *Does not meet*

ii. Payment for installation of road impact improvements or fees applicable by law;
☒ *Meets* ☐ *Does not meet*

iii. Smaller subdivisions which encourage in-filling within an established part of the community;
☒ *Meets* ☐ *Does not meet*

iv. Completion of major and collector road networks and critical linkages in the street systems;
☒ *Meets* ☐ *Does not meet*

v. Fulfill a need for various unit types and income levels such as low and moderate-income housing;
☒ *Meets* ☐ *Does not meet*

vi. Provisions which satisfy needed public facilities;
☒ *Meets* ☐ *Does not meet*

vii. Innovative architectural design, quality of exterior materials and creative use of landscaping;
☒ *Meets* ☐ *Does not meet*

viii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.
☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Multi-Family Residential. Multi-Family Residential allows for existing and future higher density residential developments. The following goals are applicable to this request:

Land Use – Residential

Goal: Encourage 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 senior living developments.

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

Success Indicators – Approval of minor subdivision to increase infill lot potential.

Housing – Affordable Housing

Goal: Provide an appropriate mix of housing needs for all persons regardless of income level, age, physical ability, race or other characteristic.

Supporting Actions – Support a variety of affordable housing projects that provide housing options for seniors, young couples, and people making 80% or less of the area median income.

Success Indicators – The number of single-family affordable housing units.

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 (Ravinia, received 05/01/26)
   B. Site Plan (Rynear & Sons, Inc, dated 06/19/26)
   C. Landscape Plan (Rynear & Sons, Inc,. undated, received 07/07/26)
   D. Tree Preservation Plan (Rynear & Son, Inc. dated 06/26/26)
   E. Engineering Report (Rynear & Son, Inc., dated 06/03/26)

2. Engineering
   A. Provide final engineering calculations and plans prior to permitting.
   B. Provide a sidewalk along Three Oaks Road.
   C. Apply for a grading permit after identifying any class A trees to be saved.

3. Landscape
   A. The developer to show where and how they plan to save and protect existing class A trees.
   B. Work with staff to explore extending the new sidewalk along Three Oaks Road to the current entrance of Oakbrook Estates. If the sidewalk were to be extended, the estimated cost of the extension could be deducted from the tree replacement requirement.

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

5. **Lots 68 and 69 shall be reserved for the community gathering space with a gazebo and benches and to work with staff on the amenities and to preserve trees including #140 and work with staff to save #142. Added by the PZC**

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Oakbrook Estates Expansion

Action Requested

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

Petitioner Information

Name: Ravinia Communities LLC
Address: 900 Skokie Blvd, Suite 285
Northbrook, IL 60062
Phone: 847-881-2007
Fax: _____
E-mail: _____

Owner Information (if different)

Name: Vistas Crystal Lake Funds LLC
Address: 6009 N Louise
Chicago, IL 60646
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Additional Phase to Oakbrook Estates manufactured home park. Net 67 units on approximately 10 Acre site.

Project Address/Location: 4202 Three Oaks Rd.

PIN Number(s): 1910-200-21, 19-10-200-022, 19-10-200-023

Development Team

Please include address, phone, fax and e-mail

Developer: Ravinia Communities LLC c/o David Worth, 980 Skokie Blvd #CBS, Northbrook, IL 60062 847-881-2007 dw@raviniacommunities.com

Architect: _____

Attorney: _____

Engineer: John Talbot, Ryner & Son, Inc. 847-624-7400 jjtpe1@gmail.com
595 Buttonwood Circle, Naperville, IL 60540

Landscape Architect: _____

Planner: _____

Surveyor: William M. Wingstedt 630-554-8209

Other: _____

Signatures

David Worth, 5/1/26

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.

David Worth, 5/1/26

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
THURSDAY, JULY 9, 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, Laura Dzielski, Bill Gronow, Stacy Mason, Kathy Repholz, and Jeff Greenman were present. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell 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.

APPROVE MINUTES OF THE JUNE 16, 2026, PLANNING AND ZONING COMMISSION MEETING

Mr. Gronow made a motion to approve the minutes from the June 16, 2026, Planning and Zoning Commission meeting. Ms. Repholz seconded the motion. All present members voted 'aye'. Motion passed, 5-0.

2026-110 – 4202 THREE OAKS ROAD – OAKBROOK ESTATES – FINAL PLANNED UNIT DEVELOPMENT

Final Planned Unit Development approval for a 67-unit expansion of the Manufactured Home Park for Oakbrook Estates.

Mark Saladin, Attorney, Tony Rynearson and John Talbot, Engineers, and David Worth, developer with Ravinia Communities were present to represent the petition. Mr. Saladin was present via conference call. Mr. Saladin thanked the Commission for holding the special meeting. He noted this is the extension of the Manufactured Park.

Mr. Talbot said they have remained consistent with the preliminary approval. They have a unique stormwater system with an adjoining property. The Three Oaks Road intersection has been improved, and trees have been taken down. This is a heavily wooded site. They have reserved a 47-foot buffer along Three Oaks Road. In March he said the tree survey was updated. They have been working on the gathering area. This is for 55 plus residents and they want a sense of gathering.

Mr. Greenman opened the public comment portion of the public hearing. Fred Roediger, with Heritage Title, said his property is behind Mercy Health hospital. He asked if a traffic study was done about the truck traffic in the area. People use Lutter Drive to cut through from Route 31 and it is very dangerous.

The Chairman turned it over to staff. Staff noted a traffic study was done for NVA Trucking when they were requesting zoning approval. Staff will provide a copy for him.

Ms. Dzielski noted some changes to the staff report and the engineering plans to be sure the Commission approves the right thing. She asked about the tree removal costs. Mr. Talbot noted the payment is a little over $220,000. This number will be adjusted based on additional trees being saved, the sidewalk extension and the other amenities.

Ms. Mason thanked the petitioner for working with staff on the trees. She asked about the gathering lots and the selection of lots 9 and 10. Mr. Talbot said they selected those lots to provide connection with the existing neighborhood. He said that Lots 68 and 69 can still be seen straight down the road. These lots are flat and allow for tree saving and the covered shelter.

Mr. Gronow asked staff about moving the lots to 68 and 69 and if they were supportive. Staff noted that the petitioner had two conditions they were trying to meet. They needed to select at least two of the 69 lots for community gathering space and they needed to work with staff on preserving Class A trees. They can accomplish both of those with these two lots. They can select additional lots if they want.

Ms. Repholz asked about the north side of the site where there are numerous trees including the older trees highlighted. Mr. Talbot said this is a low area, and will have about 10 feet of fill brought in. This area if not graded would be much lower than the surrounding area and pool water. Ms. Repholz asked about the trees if they could be saved. Mr. Talbot said no all these trees will be removed to allow for grading. Ms. Repholz asked where the benches are. Mr. Talbot said the benches are outside of the detention basin. He noted this addition will have 67 more lots. The gathering space is two lots so 80 x 80.

Mr. Greenman recapped the discussion. He said they have made progress on the conditions, and the additional time has helped them. He noted that the request met the Findings of Fact.

Mr. Gronow made a Motion to approve the Final Planned Unit Development request as presented with the following recommended conditions of approval with adding condition #5:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ravinia, received 05/01/26)
   B. Site Plan (Rynear & Sons, Inc, dated 06/19/26)
   C. Landscape Plan (Rynear & Sons, Inc,. undated, received 07/07/26)
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   A. Provide final engineering calculations and plans prior to permitting.
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3. Landscape
   A. The developer to show where and how they plan to save and protect existing class A trees.

B. Work with staff to explore extending the new sidewalk along Three Oaks Road to the current entrance of Oakbrook Estates. If the sidewalk were to be extended, the estimated cost of the extension could be deducted from the tree replacement requirement.

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

5. Lots 68 and 69 shall be reserved for the community gathering space with a covered shelter and benches and to work with staff on the amenities and to preserve trees including #140 and to use best efforts to save #142.

Ms. Repholz asked about the tree saving, staff noted trees #140 and #142 are on the shared property line. Mr. Talbot said they will save #140 and they may be able to make some changes to grading to save #142. They will make their best effort to save tree #142.

Ms. Mason seconded the motion. On roll call vote, Members Dzielski, Gronow, Mason, Repholz, and Greenman voted yes. The motion passed 5-0.

PUBLIC COMMENT

Mr. Greenman opened the open public comment portion of the hearing. As no members of the public wished to speak, the public comment portion was closed.

REPORT FROM PLANNING

Staff noted the recent City Council approvals and the upcoming items for the next meeting on August 5, 2026.

COMMENTS FROM THE COMMISSION

No comments.

ADJOURNMENT

Mr. Gronow made a motion to adjourn the meeting. Ms. Mason seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 7:48 p.m.

Final PUD Oakbrook Estates Expansion

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

RUBY MAY CT

BENJAMIN LANE

RAVINIA WAY

926 926A 932 934 936 938 940 942 944 946 948 950 952 954 956 958 930

N89°45'50"E 325.00'
N89°45'50"E 326.00'
N89°45'50"E 335.00'
N89°45'50"E 66.00'
N89°45'50"E 400.00'

Stormwater Management/Park

Parcel 1

West Line of Parcel 1
S00°14'10"E 200.00'

East Line of Parcel 1
S00°14'10"E 72.00'

AZELEA WAY

N89°45'50"E 120.00'

Parcel 2

Community Gathering Area

14' x 14' Roofed Shelter

West Line of Parcel 2
East Line of Parcel 2
S00°14'10"E 228.00'

MAGNOLIA CIRCLE

N89°45'50"E 440.00'
N89°45'50"E 190.00'
N89°45'50"E 146.00'

Parcel 3

West Line of Parcel 3
East Line of Parcel 3
S00°14'10"E 120.00'

Match Line
Match Line

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
	04-15-26	Submittal
1	06-12-26	Revised per 6-11-26 review
2	06-19-26	Sidewalk/Shelter/Park Lots

PROJECT: Ravinia Communities OAKBROOK ESTATES Expansion — Crystall Lake, Illinois

OWNER: Ravinia Communities 900 N. Skokie Blvd. Suite 285 — Northbrook, Illinois 60062

Date:
Design/Drawn:
Approved:
Book No.:
File No.: -

SHEET TITLE:

Final PUD Oakbrook Estates Expansion

SHEET NUMBER:

SP-1

SHEET 1 OF 2

Project No.: 23-8242

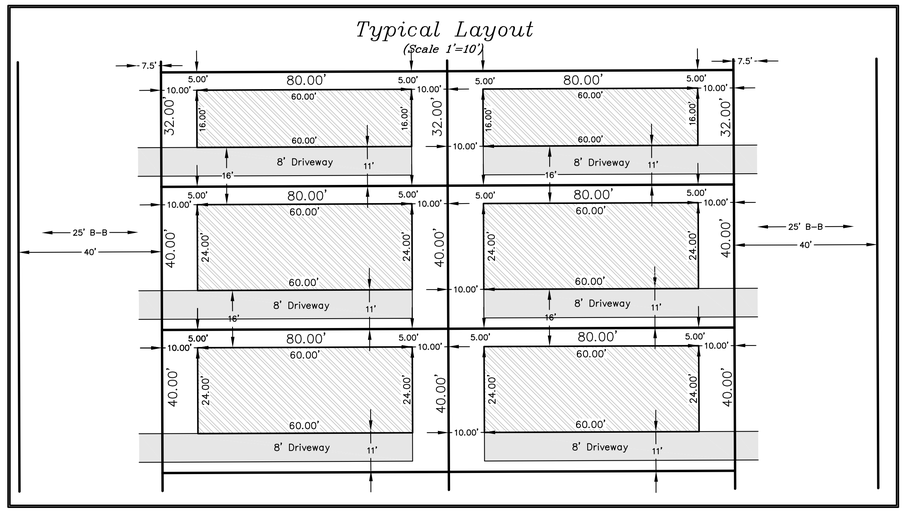
Final PUD Oakbrook Estates Expansion

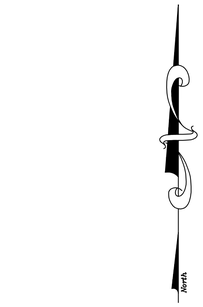
Legal Description

PARCEL 1:
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, WHICH IS 735.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ON A LINE BEING 90 DEGREES ANC, NO MINUTES OFF OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 600.0 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH UNE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 325.0 FEET; THENCE SOUTH 600.0 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER QUAFIIER SECTION WHICH IS 325.0 FEET WEST OF THE POINT OF BEGINNING; AND THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 325,0 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION WHICH IS 334.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ON A LINE BEING 90 DEGREES AND NO MINUTES OFF OF THE SOUTH LINE OF SAO QUARTER QUARTER SECTION, A DISTANCE OF 600.0 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH UNE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 66.0 FEET; THENCE SOUTH 600.0 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, WHICH IS aco FEET WEST OF THE POINT OF BEGINNING, *AND* THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 66.0 FEET TO THE PLACE OF BEGINNING, IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, WHICH IS 400.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ON A LINE BEING 90 DEGREES AND NO MINUTES OFF OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 600 FEET; THENCE WEST ALONG A UNE PARALLEL. WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 335 I-EET; THENCE SOUTH 600 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION WHICH IS 335 FEET WEST OF THE PLACE OF BEGINNING AND THENCE EAST ALONG THE SOUTH UNE OF SAID QUARTER QUARTER SECTION 335 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

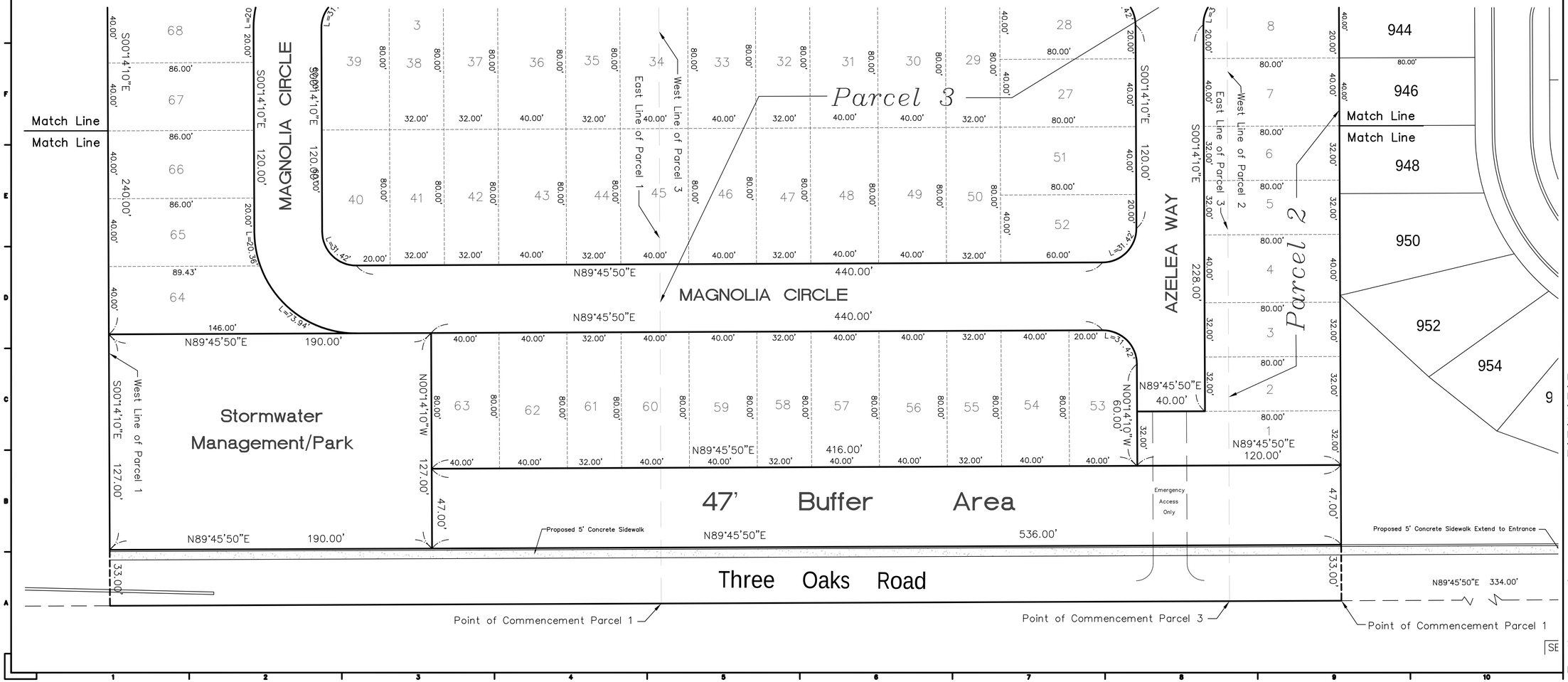




GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ROW	103,177 sq.ft. = 2.37 acres
Site	435,600 sq.ft. = 10.00 acres
Units & Open Space	332,423 sq.ft. = 7.63 acres

(9 units/acre) (7.63 acres) = 68.68 = 69 units
2 Units to be Community gathering areas



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ISSUE:

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PROJECT: Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER: Ravinia Communities
900 N. Skokie Blvd.
Suite 285
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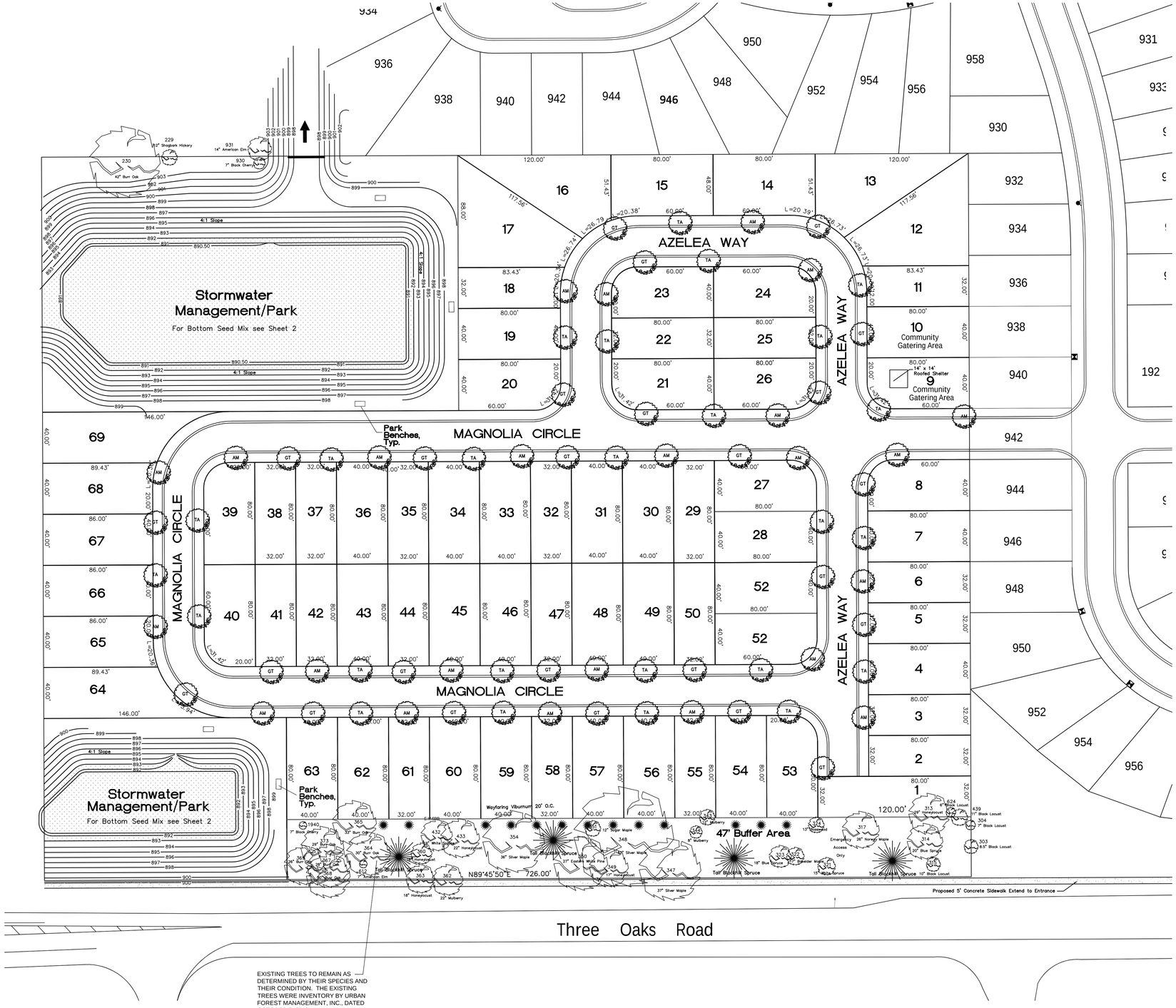
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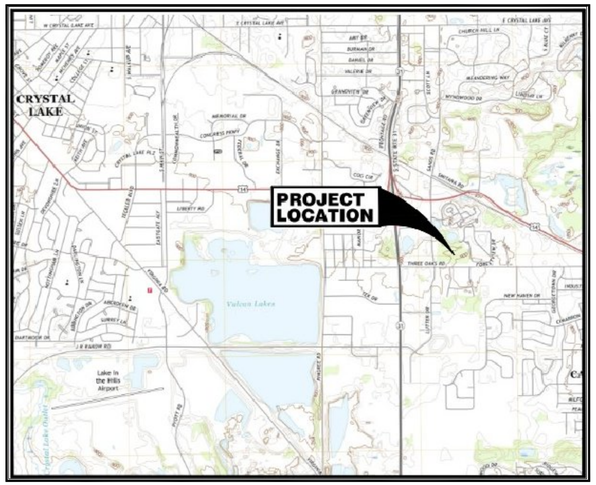
SHEET TITLE:
Final Puc Oakbrook Estates Expansion

SHEET NUMBER:
SP-2

SHEET 2 OF 2

Project No.: 23-8242





LOCATION MAP

NO SCALE

PLANTING LEGEND

EMERGENT PLANT MIX (See Shhet L-2)

AM	AM	ACER MIYABEI 'MORTON' STATE STREET MIYABE MAPLE	2.5"	24 EA
TA	TA	TILIA AMERICANA REDMOND REDMOND LINDEN	2.5"	24 EA
GT	GT	GLEOITSIA TRIACATHOS SKYCOLE SKYLINE HONEY LOCUST	2.5"	25 EA
		Buffer Area Plantings PICEA GLAUCA 'DENSATA' Tall Blackhill Spruce		4 EA
		VIBURNUM LANTANA Wayfaring Virburnum		13 EA

Rynear & Son, Inc.
Consulting Engineers
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NO.	DATE	DESCRIPTION	BY:

Ravina Communities
Oakbrook Estates Expansion
Crystal Lake, Illinois

Landscaping Plan

PROJECT NO. 23-8242
DESIGN/DRAWN: DSB
SCALE: 1" = 40'
PROJECT NORTH

L-1

LANDSCAPE NOTES

1. In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.

2. Bid Proposal shall show unit prices and quantities for all items shown on this drawing.

3. Contractor shall follow and conform to the Village of Bensenville, IL building codes.

4. Job site safety and means and methods of construction are the responsibility of the Contractor.

5. Contractor shall excavate and dispose of excavated materials off site.

6. Contractor shall be responsible for any damage to buildings or site as a result of executing the work which is part of this contract or additional work which may be added to this contract at a later date.

7. Site shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.

8. Driveways shall be unobstructed at all times and consideration for the neighboring properties maintained.

9. Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-892-0123 (48 hours) before you dig, excluding Saturdays, Sundays, and holidays.

10. Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn.

11. Landscape Architect not responsible for installation permits unless otherwise noted.

12. Determine subsoil conditions and subsurface drainage requirements of all plant material.

13. Removals. Contractor shall clear existing plant material and weeds as needed where new planting is provided per plan. New topsoil shall be provided and/or amended as needed to fine grade planting areas.

14. Topsoil. Any new topsoil shall be fertile, pulverized, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth. Soil shall have acidity range of pH 5-7, not less than 3% humus as determined by loss on ignition of moisture fee samples dried at 100 degrees centigrade, less than 60% of material passing VSS #100 sieve consists of clay by dried weights of material.

15. Topsoil Depth. Topsoil shall be furnished and placed at a minimum depth of six inches (6") for all lawn areas, twelve inches (12") for all native seeding areas, and sixteen inches (16") for all planting areas.

16. Amend Existing Soil. Amend existing soil in all planting beds. Amended soil shall be 25% soil conditioner, 25% clean sand and 50% existing soil. Rototill amendments into planting beds.

17. Plant Material. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging. All plant material shall bear the same relationship to the new grade as they bore to the previous (nursery) grade. Comply with sizing and grading standards of the latest edition 'American Standard for Nursery Stock'. All plants are subject to inspection by the Landscape Architect at the job site or nursery.

18. 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 on 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 shall be protected from drying out and care taken to prevent the ball from freezing.

19. Mulch. Provide 3" loose measure of mulch throughout all planting areas excluding groundcover beds. Mulch to be 6 month old, well rotted, shredded, hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of wood chips and sawdust.

20. Watering. Landscape Contractor to water installed plant materials for the entire first season. The domestic water source provided by the school district is acceptable for hand watering and use in an irrigation system. An irrigation and watering schedule will be noted by owner/owner's agent, shared with the Village of Bensenville for review/acceptance, and managed accordingly. For irrigation systems, plants which require different amounts of water shall be irrigated by separate valves. A rain sensing overriding device shall be utilized so the irrigation system will automatically turn off in the event of rain. The irrigation system shall be designed to prevent overspray and water run-off onto adjacent-properties, non-irrigated areas, walks, roadways or structures.

21. Sod. Supply and install new bluegrass blend sod as shown on plan. Place sod on min. 4" depth rolled, fine graded, pulverized topsoil. Guarantee new sod for 30 days. Time delivery of sod so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips. If new sod is laid late in the Fall, the guarantee shall be extended into the Spring of the next growing season.

22. Seed. Supply and install new seed, Kentucky Bluegrass Blend on minimum 4" depth rolled, fine graded, pulverized, topsoil as needed. NAG S150BN (biodegradable) erosion control blanket to cover seed.

23. Repair Disturbed Areas. All disturbed areas shall be repaired and fine graded and topdressed with a minimum 4" depth, rolled, pulverized topsoil. All excess soil not used in repair of disturbed areas shall be removed from site. Sod all repaired areas.

24. Bed Edge. Spade edge where bed meets lawn if no edging is installed.

25. Upon completion of all landscape work, the LC shall notify the LA and owner for approval and acceptance. Landscape Contractor shall guarantee all work and plant material for a minimum of one year, after acceptance by the LA and owner, of completed landscape work.

NATIVE PLANTINGS
PART 1 - GENERAL
1.01 SECTION INCLUDES - Native Plantings.
1.02 SUBMITTALS
A. Qualifications Statements: Indicating background and capabilities of firm and relevant educational and professional experience of key personnel. Installer shall list at least five references for native landscaping projects completed by the firm in the past five years similar in type and size as this Project. Each reference will include the name of the firm for which the installation was performed, address of project site, and name and current telephone number of contact person.

B. Planting Schedule: Indicating anticipated seeding dates for each area of site, fully coordinated with all landscape, construction and earthwork activities.

C. Materials: Prior to delivery of any materials to the site, submit to the Owner's Representative and Architect/Engineer of Record a complete list of all seed to be used during this portion of the work. Include complete data on source, quantity and quality. This submittal shall in no way be construed as permitting substitution for specific items described on the plans or in these specifications unless approved in writing by the Owner's Representative.

D. Equipment: Prior to commencement of any work, submit to Owner's Representative and Architect/Engineer of Record a written description of all mechanical equipment and intended uses during execution of the work.

E. As-built Plans: After the work is complete submit to the Owner's Representative as-built plans including a listing of all species installed, and quantities installed. Mark in red ink on original planting plan any field changes or deviations from original plans.

F. Prairie Establishment and Management Program: Describing maintenance and management practices to be performed during first four years following installation to ensure proper establishment.

1.03 QUALITY ASSURANCE
A. Installer Qualifications: The work shall be performed by a single firm specializing in native mesic prairie and fescue seeding work, with a minimum of five years of experience in seeding native grasses, wildflowers and fescue. Firm shall have a verifiable record of successful installations similar in type and size to that indicated for this Project.

B. Installer's Field Supervisor: Installer shall assign one full-time supervisor, thoroughly familiar with the types and operation of equipment being used, who shall be present at all times during execution of this portion of the work. Said supervisor shall direct all work performed under this Section.

C. Standards: All materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations. All seed shall be free from insects and disease. Species shall be true to their scientific name as specified.

D. Observations: Owner will retain qualified Prairie Specialist to observe the prairie areas at end of first, second and fourth growing seasons after provisional acceptance to determine if seeding and planting work meets or exceeds stated performance criteria. Installer shall pay for Prairie Specialist fee and expenses.

PART 2 - PRODUCTS
2.01 PLANT MATERIALS
A. All mesic prairie and fescue seed shall have a biologic origin within 300 miles of the Project site.

B. Seed Mixes: Shall be provided according to the Plant Lists provided on this sheet, proportioned by weight and planted at the per-acre rates indicated. All grass species shall be supplied as pure live seed. Submit lab germination test results to Owner's Representative. Species shall be true to their scientific name as specified.

C. Seeding Rates: seed shall be applied at rates per acre in associated chart.

2.02 EROSION CONTROL BLANKET
A. Western Green BioNet - S150BN:
4609 E. Boonville - New Harmony Rd.
Evansville, IN 47725
800-772-2040

PART 3 - EXECUTION
3.01 SOIL PREPARATION
A. Topsoil: Loamy soil from the A horizon of soil profiles of local soils. It shall be relatively free from large roots, sticks, weeds, brush, or stones larger than 25 mm (1 inch) in diameter, or other litter and waste products. At least 90 percent must pass the 2.00 mm (No. 10) sieve and the pH must be between 5.0 and 8.0.

1. Topsoil shall be placed in lifts uniformly over all native vegetation areas to provide a minimum topsoil thickness of 12 inches.

2. Composition: 45-77 percent silt, 0-25 percent clay, 25-33 percent sand.

3. Acidity: pH 6.0 to 7.0; amend soil as indicated by tests to achieve this pH range.
4. Organic content: Three to five percent.

5. Import topsoil conforming to above requirements from off-site sources as required to complete the work. Do not obtain from bogs or marshes.

6. Perform test analysis on each source of topsoil to demonstrate compliance with the above and submit reports as specified.

A. Soil Amendment Materials and Fertilizer: Commercial type, uniform in composition, free flowing, conforming to state and federal laws, and suitable for application with equipment designed for that purpose.

1. Nitrogen: 6%, 1/4 of nitrogen shall be in form of nitrates, 1/4 in form of ammonia salts, and 1/2 in form of organic nitrogen.

2. Phosphorus: 24%, available phosphoric acid shall be derived from super phosphate having minimum analysis of 20% available phosphate.

3. Potash: 24%, potash shall be in form of sulphate of potash.

4. Balance of fertilizer shall be materials usually present in such products, free from dust, sticks, sand, stone, and other debris.

B. Soil Preparation: Following topsoil placement, till or perform other operations necessary to ensure a proper growing medium for specified native grasses, wildflowers and fescue. Prior to seeding and planting, check compaction of topsoil (0-12" depth) and subsoil (12-18" depth).

1. Soils shall not have a measured compaction greater than five pounds per square inch, as measured by Lang or Cone penetrometer, at time of seeding or planting unless otherwise stated on plans or in specifications. If penetrometer readings are greater than five pounds per square inch, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.

2. Re-check soil compaction as described above after tillage. Repeat treatment until penetrometer readings are less than five pounds per square inch.

3.01 SOIL PREPARATION CONTINUED

3. The Contractor shall submit a written report including test locations and penetrometer readings at Owner's Representative's request.

4. Remove all foreign matter larger than one inch in any dimension from areas to be seeded and/or planted.

5. After soil preparation is complete, clean up any remaining materials, debris, trash, etc. Repair any damages caused during soil preparation work. Avoid driving over prepared areas to minimize additional compaction.

C. After completion of soil preparation work, Installer shall schedule with the Owner's Representative an observation of soil preparation for final acceptance.

D. Soil preparation work shall be considered complete after Owner's Representative has observed the work and Installer has performed all remedial clean-up and repair work as may be required as a result of observation.

3.02 NATIVE SEEDING
A. Seeds shall have proper stratification and/or scarification to break seed dormancy for spring planting. All legumes shall be inoculated with proper rhizobia at appropriate time prior to planting.

B. Seeding shall be conducted in early spring as soon as the soil is free of frost and in a workable condition, but no later than July 1. Fall dormant seeding will not be permitted without prior written approval of Owner's Representative.

C. All seed shall be preferentially installed with a rangeland-type grain drill or no-till planter, such as by Truax, or equivalent approved in writing by Owner's Representative. If soil is too wet or other conditions prohibit use of preferred planters, a mechanical broadcast seeder, such as by Cyclone, shall be used. Hand broadcasting of seed may also be employed. Immediately following broadcast seeding, said areas shall be rolled or dragged perpendicular to the slope.

D. Within 24 hours of seeding, install Erosion Control Blanket "NAG - S150BN" per manufacturer's instructions.

E. If area to be seeded was treated with herbicide, seeding shall occur no less than 14 days after herbicide application.

F. Keep site free of debris. After seed installation is complete, clean up any remaining materials, debris, trash, etc.; remove any tools, equipment, and all debris generated by Installer; and repair any damages caused during completion of seeding work. Avoid driving over seeded areas to minimize disturbance.

3.03 ACCEPTANCE OF NATIVE PLANTINGS
A. After completion of seeding, Installer shall schedule with Owner's Representative an observation of seeding work for provisional acceptance.

B. Seeding work shall be considered 90% complete (provisional acceptance) after all seed and mulch has been installed, Owner's Representative has observed the work, and Installer has performed all remedial clean-up, removal and repair work as may be required as a result of observation.

C. Seeding work shall be considered 100% complete after Installer has met or exceeded performance criteria below, and completed all clean-up, removal, and repair work as may be required.

1. Seeded areas will meet or exceed the following performance criteria, as determined by Prairie Specialist, by end of first growing season after provisional acceptance:

a. Seventy-five percent (75%) overall plant cover,
b. No area of 10 square feet or larger with less than 50% plant cover,

3.04 MAINTENANCE
A. Maintain prairie areas as required until Final Acceptance.

B. Water plantings as required to maintain an adequate supply of moisture within root zone without over-watering. During the first growing season, mow weeds on a regular basis to keep weeds in check. Use flail-type mowers that deposit mowed material uniformly over mowed area. Sickle bar and rotary-type mowers are unacceptable. All stubble from first-year mowings shall be left in place at end of season as an insulating blanket during the winter.

C. Do not mow prairie level to the ground at end of first season.

D. Perform other maintenance as required.

3.05 GUARANTEE
A. Installer shall guarantee seeded areas will meet or exceed the following performance criteria, as determined by Prairie Specialist, by end of second growing season after provisional acceptance:
1. Eighty percent (80%) overall plant cover,
2. No area of 10 square feet or larger with less than 50% plant cover,
3. Five percent (5%) cover by planted native grass/sedge species,
4. Ten percent (10%) cover by planted forb species, and
5. Representative individual live plants of 25% of species observed.

B. Installer shall guarantee seeded areas will meet or exceed the following performance criteria, as determined by Prairie Specialist, by end of fourth growing season after provisional acceptance:
1. Ninety-five (95%) overall plant cover,
2. No area of 10 square feet or larger with less than 50% plant cover,
3. Twenty percent (20%) cover by planted native grass/sedge species,
4. Forty percent (40%) cover by planted forb species, and
5. Representative individual live plants of 50% of species observe

LANDSCAPE MAINTENANCE

The owners of the property shall be responsible for the installation, preservation, and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for maintenance of the vegetation, including but not limited to:

1. Fertilization and pH: To be applied on an as needed basis based on the soil sample.

2. Pruning: Safety pruning should occur in all areas of the site. All ornamental and shade trees shall be pruned up and away from pedestrian and vehicle use areas as required. All shrubs shall be kept from growing into pathways.

3. Pest Control: To be done on an as needed basis based on inspection by Town's Horticultural staff.

4. Mulching: To be completed on an annual basis in all developed areas that the plans show mulching.

5. Mowing: To occur in all areas at a minimum interval of 2 weeks during the growing season.

6. Protection of the root zones from equipment, construction and related materials, etc.

7. Watering schedule: To be done by hand as needed during establishment and during periods of drought to ensure plant material lives.

PLANTING NOTES

1. all plants and beds to be flagged in the field and approved by owner prior to installation. Adjustments to plant location may be made by owner at no additional cost to owner. Plants installed without owner's approval may be required to be relocated.

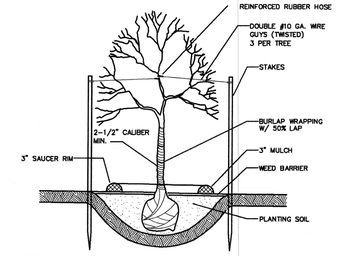
2. all shade trees are to receive a 20 gallon gator bag.

3. all plant areas shall be planted, mulched or grass. There shall be no bare areas.

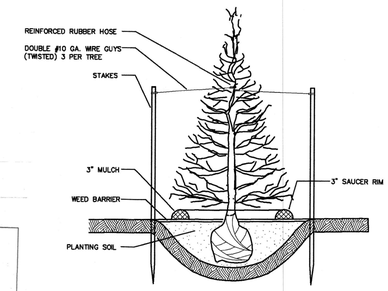
WETLAND DETENTION BOTTOM SEED PLANTING

9.41 Lbs/ac

GRASSES, SEDGES & RUSHES	% by wt.
Botanical Name (Common Name)	
Andropogon gerardii (Big Bluestem)	6.64
Bromus ciliatus (Fringed Brome)	2.65
Calamagrostis canadensis (Blue Joint Grass)	0.35
Carex bicknellii (Copper-shouldered Oval Sedge)	1.33
Carex brevior (Plains Oval Sedge)	1.06
Carex crus-corvi (Crowfoot Fox Sedge)	1.06
Carex frankii (Bristly Cattail Sedge)	1.33
Carex hystericina (Porcupine Sedge)	1.33
Carex vulpinoidea (Brown Fox Sedge)	3.32
Elymus canadensis (Canada Wild Rye)	10.62
Elymus virginicus (Virginia Wild Rye)	10.62
Glyceria grandis (Reed Manna Grass)	3.79
Juncus effusus (Common Rush)	0.33
Juncus torreyi (Torey's Rush)	0.29
Panicum virgatum (Switch Grass)	1.33
Schoenoplectus tabernaemontani (Great Bulrush)	0.73
Scirpus atrovirens (Dark-green Bulrush)	0.73
Scirpus cyperinus (Wool Grass)	0.38
Sorghastrum nutans (Indian Grass)	6.64
Spartina pectinata (Cord Grass)	1.33
Totals of GRASSES, SEDGES & RUSHES:	**55.84 %**



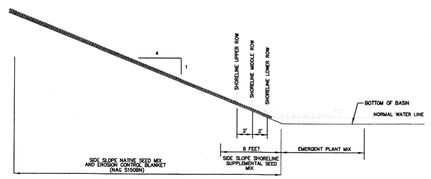
A **DECIDUOUS TREE PLANTING**



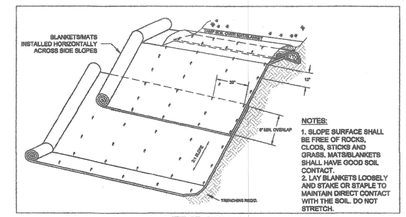
B **EVERGREEN TREE PLANTING**



C **SHRUB PLANTING DETAIL**



BASIN PLANTING DETAIL
NO SCALE



TYPICAL
NAG S150 BN BLANKET INSTALLATION
NO SCALE

Rynear & Son, Inc.
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NAPERVILLE, ILLINOIS 60540
(630) 355-9889 / (630) 355-5362 Fax

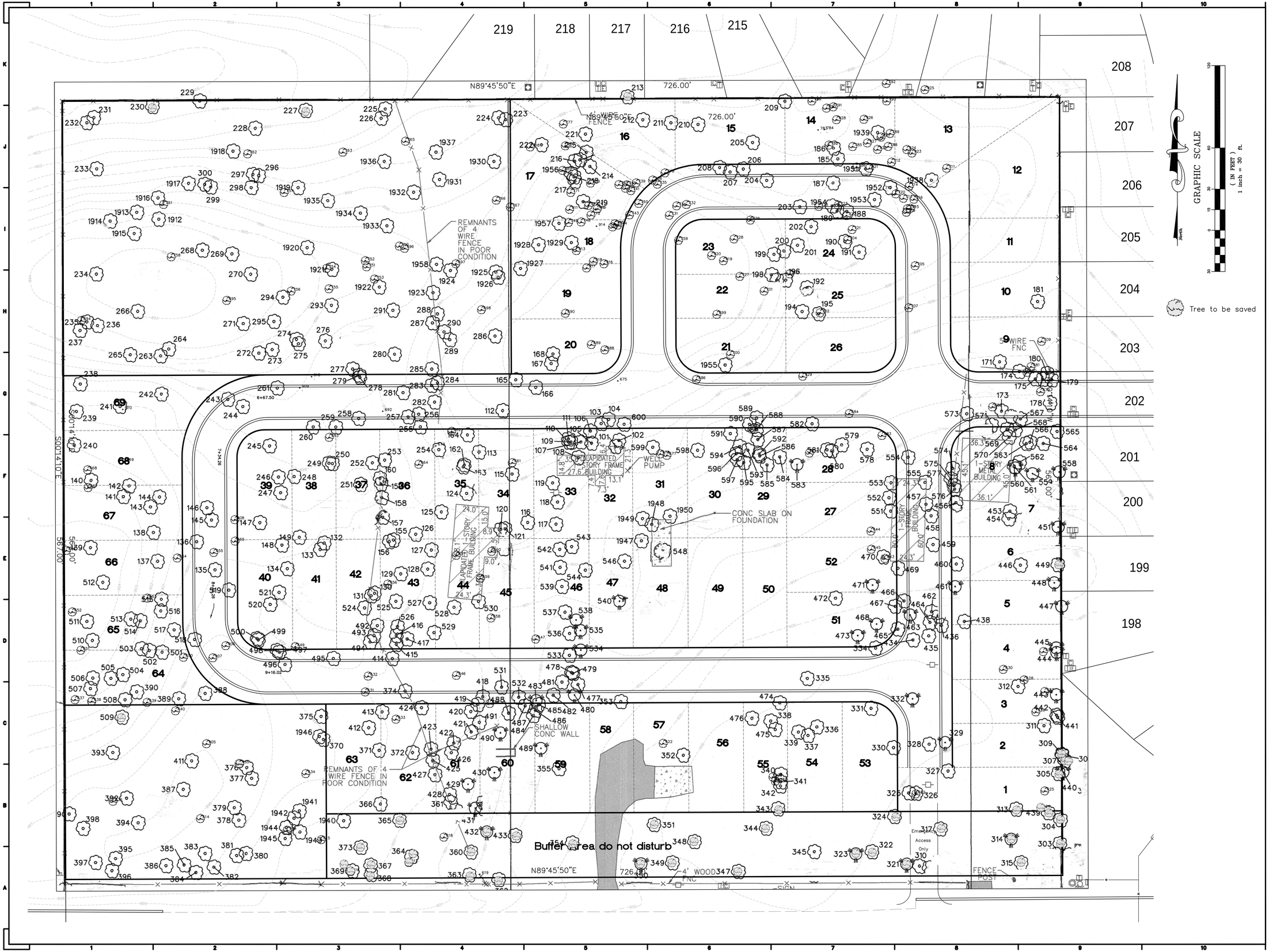
NO.	DATE	DESCRIPTION	BY:

Ravina Communities
Oakbrook Estates Expansion
Crystal Lake, Illinois

LANDSCAPING GENERAL NOTES AND DETAILS

PROJECT NO. 23-8242
DESIGN/DRAWN: DSB

L-2



Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
Licenses No. 184–004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355–9889 PHONE
(630) 355–5362 FAX

ISSUE:

#	Date	Description
	06/26	

PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER:
Ravinia Communities
900 N. Skokie Blvd.
Suite 285
Northbrook, Illinois 60062

Date:
Design/Drawn:
Approved:
Book No.:
File No.: -

SHEET TITLE:

Tree Preservation
Oakbrook Estates
Expansion

SHEET NUMBER:

T-1

SHEET 1 OF 1

Project No.: 23-8242

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
North
120
60
30
15
0
30

RUBY MAY CT
BENJAMIN LANE
RAVINIA WAY

221
220
219
218
217
216
215
214
213
212
211
210
209
208
207
206
205
204
203
202
201
200
199
198

899.0
898.6
898.0
897.5
Adjust Rim=897.00
898.3
897.8 Ex
895.4
895.6
896.9
897.4
898.5
899.3
900.5
901.5
902.4
903.4

N89°45'50"E 726.00'

S00°14'10"E 567.00'

N00°14'10"W 567.00'

SWM-3
SWM-4

Depressional Area HW = 896.12

Depressional Area HW = 894.47

Low Quality Wetland
699 sq. ft.
0.02 acres

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2	02/26	per review
3	04/26	per review 3-18-26
4	06-03-26	per review 5-29-26

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OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

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900 N. Skokie Blvd.
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Northbrook, Illinois 60062

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Approved:
Book No.:
File No.: -

SHEET TITLE:

Existing Conditions
Oakbrook Estates
Expansion

SHEET NUMBER:

C-1

SHEET 1 OF 24

Project No.: 23-8242

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
North

SWM-3
SWM-4
SWM-2
SWM-1

Depressional Area HW = 896.12

Depressional Area HW = 894.47

Low Quality Wetland
699 sq. ft.
0.02 acres

Depressional Area HW = 898.68

N89°45'50"E 726.00'

N00°14'10"W 967.00'

E 967.00'

Three Oaks Road

205
204
203
202
201
200
199
198

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OAKBROOK ESTATES
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SHEET TITLE:

Existing Conditions
Oakbrook Estates
Expansion

SHEET NUMBER:

C-2

SHEET **2** OF 24

Project No.: **23-8242**

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

North

726.00'

Legend

- Proposed Watermain
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Sanitary Service Wye
- Storm Manhole Ⓓ
- Storm Catch Basin □
- Storm Inlet
- Storm End Section
- Riprap per UD-02e
- Sanitary Structure Ⓢ
- Fire Hydrant
- Valve & Vault Ⓦ
- B.Box
- Street Light
- Existing Watermain — W
- Existing Contour — 895
- Existing Spot Elevation .898.25
- Proposed Spot Elevation 900.50
- Proposed Contour — 899

16
17'-8" PVC SDR 18 Watermain
Bottom Water=892.70
Top Sanitary=892.00
San 2.3
17
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.50
Inv =891.60
22'-15" RCP CL IV
@ 1.00 %
18
26+37
Ty A CB 4' Flat Slab
EJ 7525Z1/M
Rim (EOP) = 898.67
Inv = 894.56
19
120'-18" RCP
@ 2.27%
Storm CB Ty A 4'
4' Sump
Ty 1 Fr & CI Lid
Flat Slab Top
Rim = 899.00
Inv In E = 894.48
Inv Out = 894.23
24R Snout Hood
81'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @2.90%
20
San 2.4
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.25
Inv =893.96
15
25+05
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 899.10
Inv = 896.11
145'-8" PVC SDR 18 Watermain
94'-8" PVC SDR 26
20'(10' EW)PVC SDR 18
Sanitary Sewer @1.00%
26+37
4' MH Ty A Flat Slab
EJ 7525Z1/M
Rim (EOP) = 898.67
Inv = 894.78
48'-15" RCP
@ 1.00%
23
85' (Total)-15" RCP
@ 1.00% with
20'-15" RCP with
Rubber Gasket Joints
10' each way from
water main
22
Storm MH Ty A 4'
Ty 1 Fr & CI Lid
Flat Slab Top
Rim = 900.90
Inv = 895.63
151'-8" PVC SDR 18 Watermain
21
150' (Total)-24" RCP
@ 0.50% with
20'-24" RCP with
Rubber Gasket Joints
10' each way from
water main
Storm MH Ty A 4'
Ty 1 Fr & CI Lid
Flat Slab Top
Rim = 899.50
Inv In = 894.85
Inv Out = 894.35
14
25+05
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 899.10
Inv = 896.60
22'-12" RCP CL IV with
Rubber Gasket Joints
@ 2.27 %
24+75 5' B/C
Gr Ring = 899.75
Proposed Fire Hydrant
with aux. valve
24
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.75
Inv =890.46
25
81'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @2.95%
26
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 900.10
Inv =892.85
137'-18" RCP
@ 0.50%
Storm MH Ty A 4'
EJ 7525Z1/M
Flat Slab Top
Rim = 900.00
Inv In N = 897.00
Inv In E = 896.30
Inv Out = 895.29
43'-12" RCP CI IV with
Rubber Gasket Joints
@ 1.00 %
13
28'-8" PVC SDR 18 Watermain
San 2.1
12
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 901.70
Inv =888.54
Inv Water=894.00
Top Sanitary=890.23
192'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 1.00%
11
136'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 1.40%
10
San 1.1
Existing Sanitary M.H.
Rim = 897.84
Inv = 884.10+/-
Core Drill & install
Rubber boot Inv=884.50
23+10.50
Type C Catch Basin
EJ 7525Z1/M
Rim (EOP) = 900.27
Inv = 897.42
64'-12" RCP
CI IV @ 1.00%
9
1+25 3.5' B/C
Gr Ring = 901.50
Proposed Fire Hydrant
with aux. valve
107'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 2.00%
Inv Water=894.70
Top Sanitary=887.50
San 1.2
0+96.5
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 900.63
Inv =886.64
188'-8" PVC SDR 18 Watermain
Pressure Tap
Valve & Vault
1+47
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 900.56
Inv = 898.06
22'-12" RCP CL IV
Rubber Gasket Joints
@ 2.27 %
22+25.5
EJ 7525Z1/M
Ty C or O Lid
Rim (EOP) = 901.18
Inv = 898.18
8
401'-8" PVC SDR 18 Watermain
7
97'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 0.50%
San 1.3
6
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 904.00
Inv =887.12
N00°14'10"W
600.00'
Existing Sanitary Sewer
Existing Watermain
Street Light
Top Water=894.00
Inv Storm=896.46
Top Water=892.5
Inv Storm=894.00
Top Water=893.00
Inv Storm=895.28
Top Water=894.65
Inv Storm=896.53
Top Water=895.20
Inv Storm=897.20
Top Water=895.50
Inv Storm=897.90
Top Water=896.20
Top Sanitary=888.90
Sanitary Clean Out
22+55
8" Valve & Vault
Rim = 900.50
28
Storm MH Ty A 4'
Ty 1 Fr & CI Lid
Flat Slab Top
Rim = 902.00
Inv = 896.90
22+25.50
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 901.18
Inv = 897.68
27
21+50
8" Valve & Vault
Rim = 906.22
51
32
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 901.60
Inv =888.70
San 1.4
33
493'-8" PVC SDR 18 Watermain
31
3+00
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 898.44
Inv = 894.94
22'-12" RCP CL IV with
Rubber Gasket Joints
@ 2.27 %
30
3+50
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 898.44
Inv = 895.44
315'-8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 0.50%
29
4+50 5' B/C
Gr Ring = 899.75
Proposed Fire Hydrant
with aux. valve
5+00
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 898.44
Inv = 894.94
493'-8" PVC SDR
46
47
48
49
50
60'-15" RCP with
Rubber Gasket Joints
@ 1.00 %
6'-15" RCP
6'-12" RCP
Typical Water Service Detail
49
50
51
B.Box
3/4" Split
1" Ty K
1" Ty K
3/4" Split
B.Box
56
55
54
Notes:
All Fire Hydrant
Leeds are 6"
All Curb & Gutter
To be Mountable M4.12

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PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER:
Ravinia Communities
900 N. Skokie Blvd.
Suite 285
Northbrook, Illinois 60062

Date:
Design/Drawn:
Approved:
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File No.: -

SHEET TITLE:
Utility Plan
Oakbrook Estates
Utilities Plan

SHEET NUMBER:
C-4
SHEET 4 OF 24

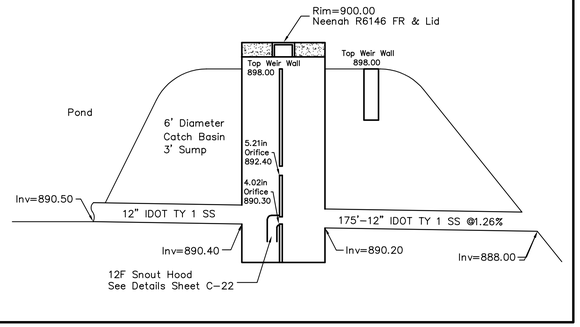
Project No.: 23-8242

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Legend

- Proposed Watermain
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Sanitary Service Wye
- Storm Manhole Ⓓ
- Storm Catch Basin □
- Storm Inlet
- Storm End Section △
- Riprap per UD-02e
- Sanitary Structure Ⓢ
- Fire Hydrant
- Valve & Vault Ⓦ
- B.Box
- Street Light ☼
- Existing Watermain — W —
- Existing Contour — 895 —
- Existing Spot Elevation .898.25
- Proposed Spot Elevation 900.50
- Proposed Contour — 899 —

Outlet Structure
(No Scale)



Riprap per UD-02e Sheet C-21 6"-12"

Inv=888.00

175'-12" Storm Sewer @ 1.43%

S00°14'10"E 155.00'

S00°14'10"E 155.00'

35'

Storm Water Management
6' Catch Basin
Control Structure
Ty 1 Fr & Cl Lid
Rim = 900.00
Inv In 12" = 890.50
Inv Out 12" = 890.20
See Detail Sheet Below

24' Weir Wall See Detail sheet C-20

60' - 12" Storm Sewer

12" Concrete Flared End Section/Grate Inv = 890.50

N89°45'50"E

726.00'

16

17'-8" PVC SDR 18 Watermain

15

25+05
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 899.10
Inv = 896.11

145'-8" PVC SDR 18 Watermain

Bottom Water=892.70
Top San=892.00

San 2.3

17

4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.50
Inv =891.60

Street Light

22'-15" RCP CL IV @ 1.00 %

25+50

25+59.26

4A

26"

18

26+37
Ty A CB 4' Flat Slab
EJ 7525Z1/M
Rim (EOP) = 898.67
Inv = 894.56

94'-8" PVC SDR 26
20'(10' EW)PVC SDR 18
Sanitary Sewer @1.00%

26+37
4' MH Ty A Flat Slab
EJ 7525Z1/M
Rim (EOP) = 898.67
Inv = 894.78

48'-15" RCP @ 1.00%

23

18" Concrete Flared End Section/Grate Inv = 891.50

120'-18" RCP @ 2.27%

Storm CB Ty A 4' 4' Sump Ty 1 Fr & Cl Lid Flat Slab Top Rim = 899.00 Inv In E = 894.48 Inv Out = 894.23 24R Snout Hood

19

6'-15" RCP

26+50

Top Water=893.35
Inv Storm=895.10

85' (Total)-15" RCP @ 1.00% with 20'-15" RCP with Rubber Gasket Joints 10' each way from water main

Storm MH Ty A 4' Ty 1 Fr & Cl Lid Flat Slab Top Rim = 900.90 Inv = 895.63

22

24" Concrete Flared End Section/Grate Inv = 891.50

52'-24" RCP @ 3.56%

81'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @2.90%

151'-8" PVC SDR 18 Watermain

Storm CB Ty A 5' 4' Sump Ty 1 Fr & Cl Lid Flat Slab Top Rim = 898.70 Inv = 893.35 30R Snout Hood

San 2.4

20

4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.25
Inv =893.96

PVI 27+00

21

150' (Total)-24" RCP @ 0.50% with 20'-24" RCP with Rubber Gasket Joints 10' each way from water main

Storm MH Ty A
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 899.50
Inv In = 894.85
Inv Out = 894.3

36" Concrete Flared End Section/Grate Inv = 890.50

60'-36" RCP @ 0.40%

8'-18" RCP

7+00
Ty C Catch Basin
EJ 7525Z1/M
Rim (EOP) = 898.15
Inv = 894.65

Storm CB Ty A 5' 4' Sump Ty 1 Fr & Cl Lid Flat Slab Top Rim = 898.75 Inv In E = 894.50 Inv out = 890.74 42RTB/60 Snout Hood

Street Light

69

6+67.50

6+50

6+00

5+50

5+00

Top Water=893.00
Inv Storm=894.90

Top Water=893.95
Inv Storm=895.74

6'-12" RCP

22'

4+50

4+00

3+90

27+35.52

3+50

Top Water=892.5
Inv Storm=894.00

Top Water=893.00
Inv Storm=895.28

6'-15" RCP

Sanitary Clean Out
Rim = 898.75
Inv =893.80

7+00
Inlet Ty A
EJ 7525Z1/M

22'-12" RC
Rubber Gas
@ 2.27 %

5+00
Inlet Ty A
EJ 7525Z
Rim = 89
Inv = 89

5+00
Ty C CB
EJ 7525Z
Rim (EOP
Inv = 89

4+50 5' B/C
Gr Ring = 899.75

32

493'-8"

3+00
Ty C CB
EJ 7525Z1
Rim (EOP)
Inv = 894.

22'-12" RC
Rubber Gas
@ 2.27 %

3+50
Inlet Ty A
EJ 7525Z
Rim = 89
Inv = 89

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Crystall Lake, Illinois

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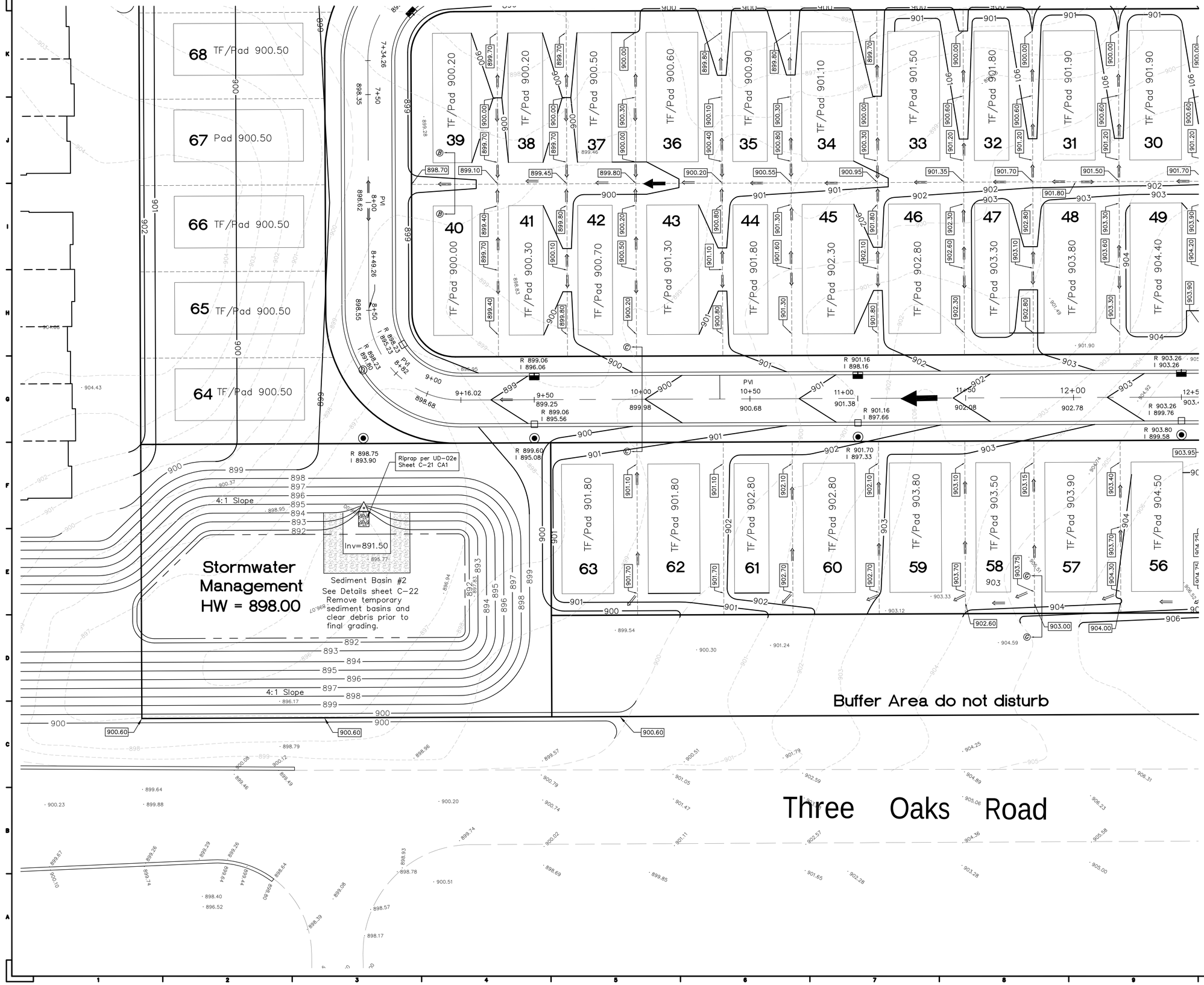
Oakbrook Estates Utilities Plan

SHEET NUMBER:

C-5

SHEET 5 OF 24

Project No.: 23-8242



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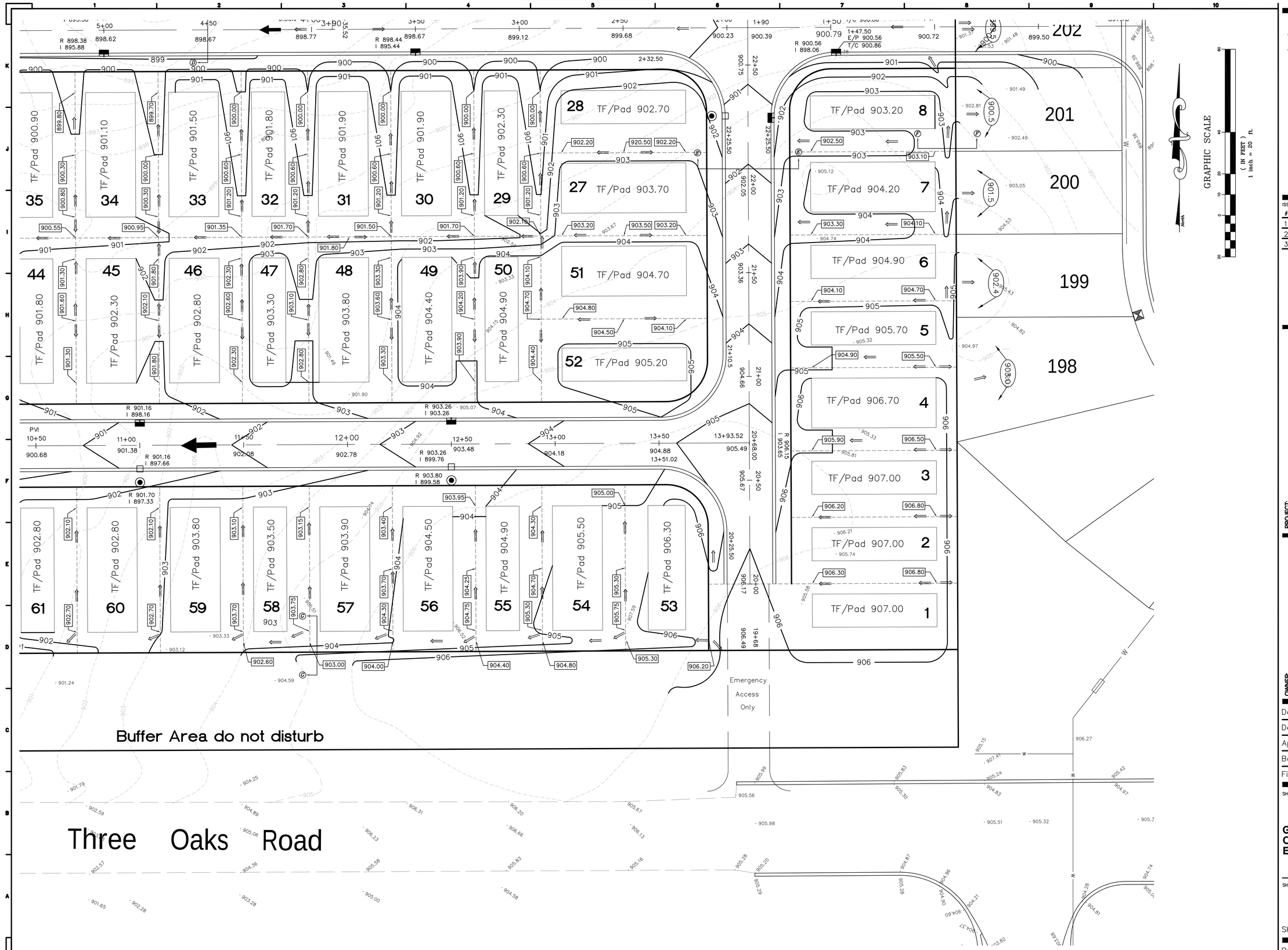
Grading Plan
Oakbrook Estates
Expansion

SHEET NUMBER:

C-10

SHEET 10 OF 24

Project No.: 23-8242



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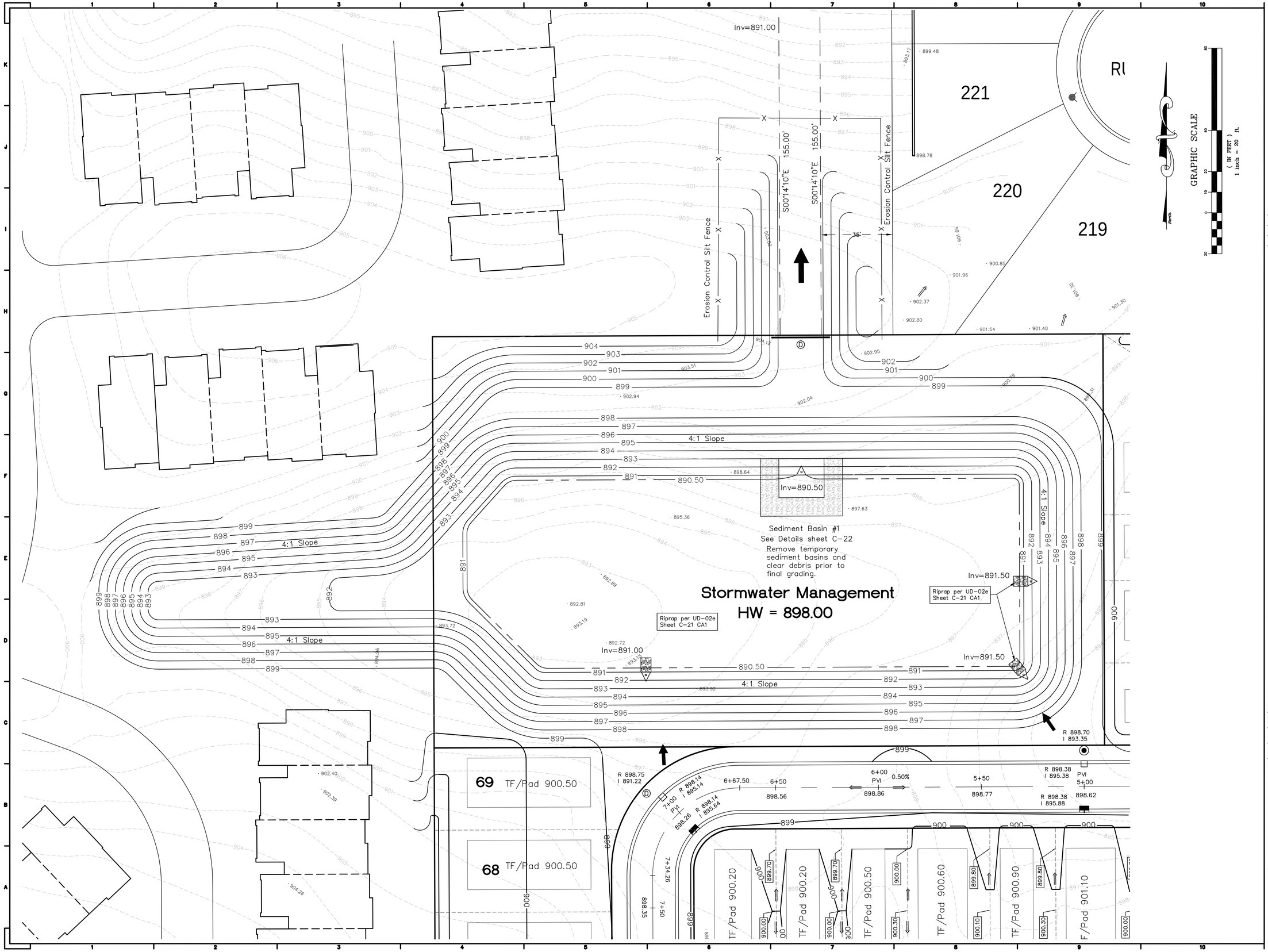
Grading Plan
Oakbrook Estates
Expansion

SHEET NUMBER:

C-11

SHEET 11 OF 24

Project No.: 23-8242



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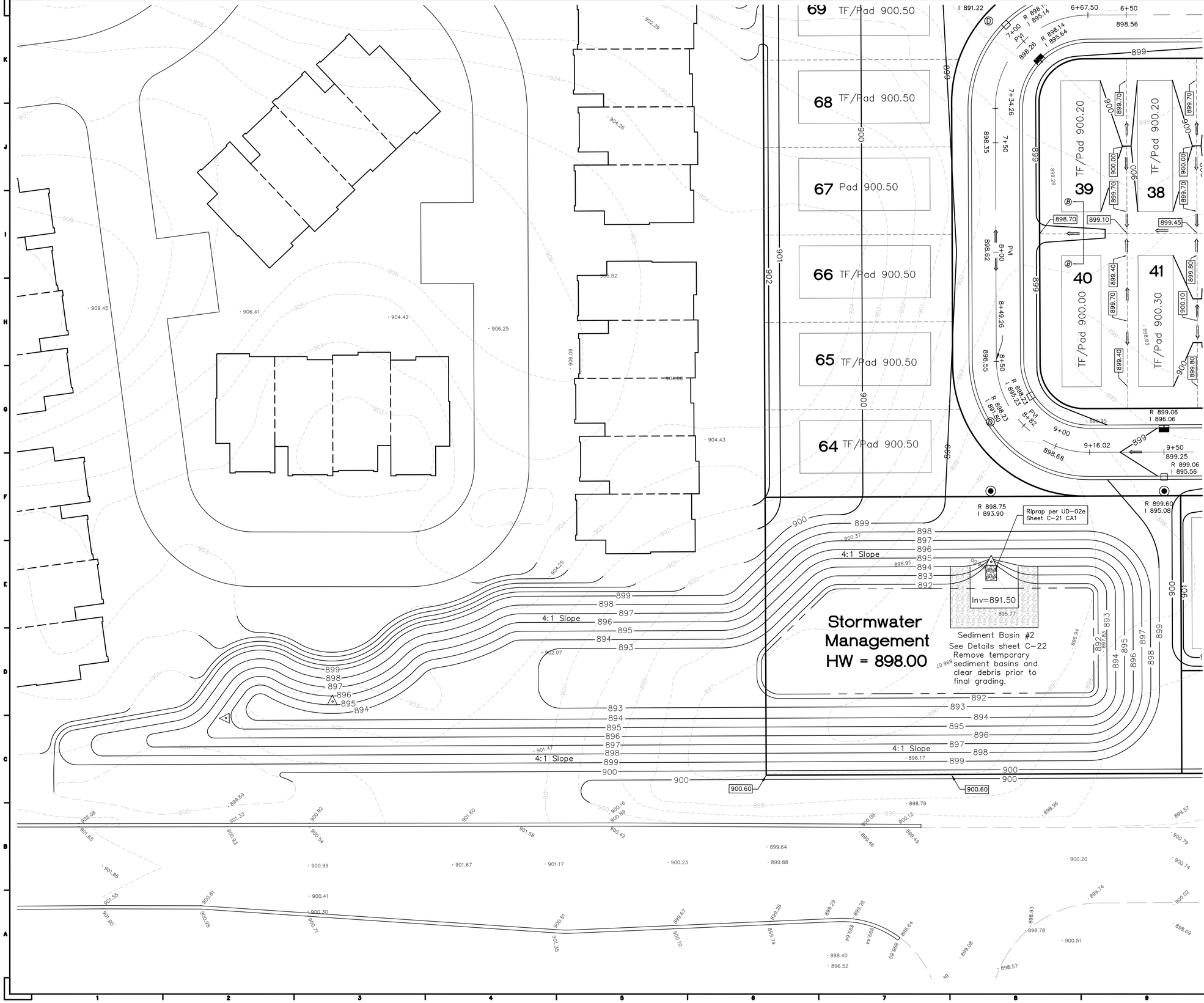
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SHEET TITLE:
Conceptual Combined Storm Grading Plan Oakbrook Estates Expansion

SHEET NUMBER:
C-12

SHEET 12 OF 24

Project No.: 23-8242



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Crystall Lake, Illinois

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Northbrook, Illinois 60062

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SHEET TITLE:
Conceptual Combined Storm Facility Oakbrook Estates Expansion

SHEET NUMBER:
C-13

SHEET **13** OF 24

Project No.: **23-8242**

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Scale:
1" =30' Horizontal
1" = 3' Vertical

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Consulting Engineers
Professional Design Firm
Licenses No. 184-00463

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 6054

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
1	11/25	per review
2	02/26	per review
3	04/26	per review 3-18-

PROJECT: Ravinia Communities
OAKBROOK ESTATES
Expansion

OWNER: Ravinia Communities
900 N. Skokie Blvd.
Suite 285

Date:

Design/Drawn:

Approved:

Book No.:

File No.:

SHEET TITLE:

Plan & Profile
North & East
Oakbrook Estates
Expansion

SHEET NUMBER:

C-14

SHEET 14 OF 24

Project No.: 23

| Tony Rynearson | \\server\projects\philip andrew development\11-7305.DWG | DATE: 12/27/2011 | Time: 14:59 |

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

North

San 2.3
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.50
Inv =891.60

San 2.1
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 901.70
Inv =888.54

San 2.2
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.75
Inv =890.46

San 2.4
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 899.25
Inv =893.96

San 1.1
Existing Sanitary M.H.
Rim = 897.84
Inv = 884.10+/-
Core Drill & install
Rubber boot Inv=884.50

San 1.2
0+96.5
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 900.63
Inv =886.64

San 1.3
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 904.00
Inv =887.12

San 1.4
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 901.60
Inv =888.70

Street Light

12" Concrete Flared End Section/Grate Inv = 890.50

18" Concrete Flared End Section/Grate Inv = 891.50

24" Concrete Flared End Section/Grate Inv = 891.50

94'–8" PVC SDR 26
20'(10' EW)PVC SDR 18
Sanitary Sewer @1.00%

192'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 1.00%

136'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 1.40%

107'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 2.00%

81'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @2.95%

81'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @2.90%

401'–8" PVC SDR 18 Watermain

151'–8" PVC SDR 18 Watermain

188'–8" PVC SDR 18 Watermain

493'–8" PVC SDR 18 Watermain

316'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 0.50%

315'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 0.50%

97'–8" PVC SDR 26
ASTM D3034
Sanitary Sewer @ 0.50%

198'–8" PVC SDR

493'–8" PVC SDR

26+37
Ty A CB 4' Flat Slab
EJ 7525Z1/M
Rim (EOP) = 898.67
Inv = 894.56

26+37
4' MH Ty A Flat Slab
EJ 7525Z1/M
Rim (EOP) = 898.67
Inv = 894.78

48'–15" RCP
@ 1.00%

120'–18" RCP
@ 2.27%

Storm CB Ty A 5'
4' Sump
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 898.70
Inv = 893.35
30R Snout Hood

85' (Total)–15" RCP
@ 1.00% with
20'–15" RCP with
Rubber Gasket Joints
10' each way from
water main

Storm MH Ty A 4'
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 900.90
Inv = 895.63

Storm MH Ty A 4'
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 900.00
Inv In = 894.60
Inv Out = 894.10

Storm MH Ty A 4'
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 900.00
Inv In N = 897.00
Inv In E = 896.30
Inv Out = 895.29

Storm MH Ty A 4'
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 899.50
Inv In = 894.85
Inv Out = 894.35

4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 900.10
Inv =892.85

150' (Total)–24" RCP
@ 0.50% with
20'–24" RCP with
Rubber Gasket Joints
10' each way from
water main

137'–18" RCP
@ 0.50%

43'–12" RCP CI IV with
Rubber Gasket Joints
@ 1.00 %

60'–15" RCP with
Rubber Gasket Joints
@ 1.00 %

64'–12" RCP
CI IV @ 1.00%

23+10.50
Type C Catch Basin
EJ 7525Z1/M
Rim (EOP) = 900.27
Inv = 897.42

1+47
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 900.56
Inv = 898.06

1+25 3.5' B/C
Gr Ring = 901.50
Proposed Fire Hydrant w
with aux. valve

4+50 5' B/C
Gr Ring = 899.75
Proposed Fire Hydrant
with aux. valve

22+55
8" Valve & Vault
Rim = 900.50

22+25.5
EJ 7525Z1/M
Ty 1 Fr & Cl Lid
Rim (EOP) = 901.18
Inv = 898.18

22+25.50
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 901.18
Inv = 897.68

Storm MH Ty A 4'
Ty 1 Fr & Cl Lid
Flat Slab Top
Rim = 902.00
Inv = 896.90

Pressure Tap
Valve & Vault

Sanitary Clean Out

Existing Sanitary Sewer

Existing Watermain

CAROL COU

Inv Water=894.70
Top Sanitary=887.50

Inv Water=894.00
Top Storm=896.46

Inv Water=890.23

Top Water=893.95
Inv Storm=895.74

Top Water=893.00
Inv Storm=894.90

Top Water=893.00
Inv Storm=895.28

Top Water=892.5
Inv Storm=894.00

Top Water=894.65
Inv Storm=896.53

Top Water=895.50
Inv Storm=897.20

Top Sanitary=886.90

Top Water=894.65
Inv Storm=896.75

Inv Water=895.20
Top Sanitary=887.90

Inv Water=894.00
Top Storm=895.20

Inv Water=894.00
Top Storm=895.20

Inv Water=894.00
Top Storm=895.20

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Scale:
1" = 30' Horizontal
1" = 3' Vertical

Rynear & Son,]
Consulting Engineers
Professional Design Firm
Licenses No. 184-00463

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 6054

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
1	11/25	per review
2	02/26	per review
3	04/26	per review 3-18-
4	06-03-26	per review 5-29-26

PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion

OWNER:
Ravinia Communities
900 N. Skokie Blvd.
Suite 285

Date:

Design/Drawn:

Approved:

Book No.:

File No.:

SHEET TITLE:

Plan & Profile
Center
Oakbrook Estates
Expansion

SHEET NUMBER:

C-16

SHEET 16 OF 24

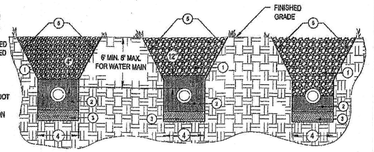
Project No.: 23

| Tony Rynearson | \\server\projects\utility andrew development\11-7395.DWG | DATE: 12/27/2011 | Time: 14:59 |

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 95% 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

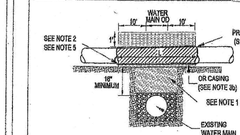
** NOTE: PVC WATERMAIN ONLY ALLOWED FOR REPAIRS TO EXISTING PVC WATERMAIN

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

City of Crystal Lake Illinois

UG-04a

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

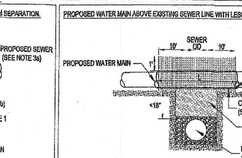


NOTES:

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.

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

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



NOTES

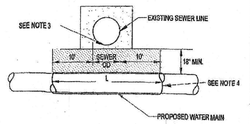
1. IF THE SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF THE WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND 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.

Revised:	Drawing Name	Drawing Number
1. 05/12/2015 2. 8/19/2023 JRG - SEWER AND WATER 2014 UPDATE 3. 4.	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04a Date: 04/15/2007 Drawn: EM Checked: AW

City of Crystal Lake Illinois

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.

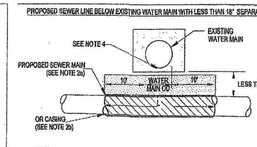
ADDITIONAL NOTES

*THE REQUIREMENTS ON THIS DETAIL ARE TAKEN FROM THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (SEE PAGES 199-573)

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

OD = OUTSIDE DIAMETER

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



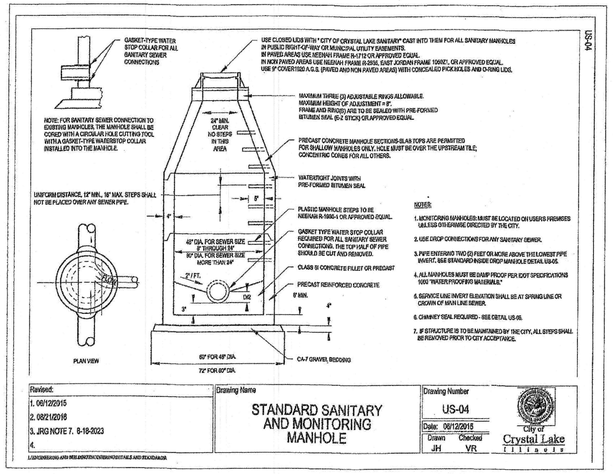
NOTES

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.

Revised:	Drawing Name	Drawing Number
1. 05/12/2015 2. 8/30/2021 KL - SEWER AND WATER 2014 UPDATE 3. 4.	WATER AND SEWER SEPARATION REQUIREMENTS	UG-04b Date: 04/15/2007 Drawn: EM Checked: AW

City of Crystal Lake Illinois

US-04



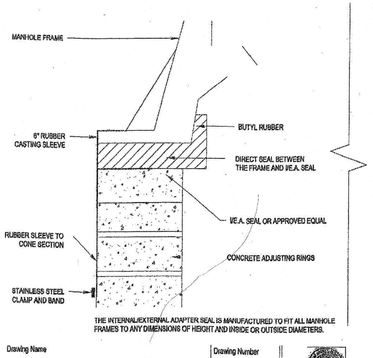
MANHOLE NOTES:

1. MONITORING MANHOLES MUST BE LOCATED ON USER'S PREMISES UNLESS OTHERWISE DIRECTED BY THE CITY.
2. USE DROP CONNECTIONS FOR ANY SANITARY DENSITY.
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 EQUIP PROOF PER IDOT SPECIFICATIONS 1000 "WATERSTOP RPR" MIN. MIN. 6".
5. SERVICE LINE INVERT ELEVATION SHALL BE AT SPRING LINE OR CROWN OF MAIN LINE SEWER.
6. CHIMNEY SEAL REQUIRED - SEE DETAIL US-05.
7. IF STRUCTURE IS TO BE MONUMENTED BY THE CITY, ALL BYPS'S SHALL BE REMOVED PRIOR TO CITY ACCEPTANCE.

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

City of Crystal Lake Illinois

US-06



INTERNAL / EXTERNAL CHIMNEY SEAL I/E.A. SEAL

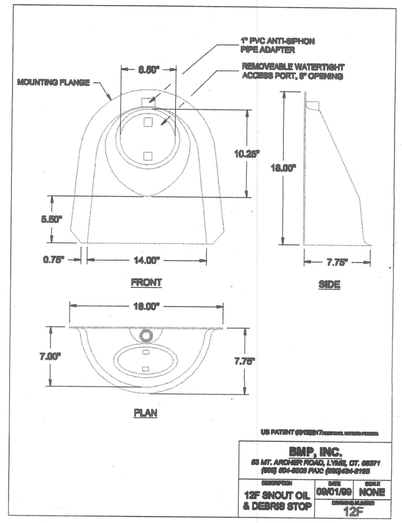
ALL SANITARY MANHOLES SHALL BE INSTALLED WITH AN INTERNAL / EXTERNAL CHIMNEY SEAL WITH A RUBBER SLEEVE TO SEAL THE OUTSIDE OF THE CHIMNEY FROM THE TOP OF THE CORBEL TO THE MANHOLE FRAME. THE SEAL SHALL BE INSTALLED PER THE INSTALLATION INSTRUCTIONS AND AS DIRECTED BY THE ENGINEER.

CHIMNEY SEAL TO BE ADAPTER INC. BRAND OR APPROVED EQUAL. THEY SHALL BE INSTALLED DURING CONSTRUCTION AND SET TO FINAL GRADE. ANY STRUCTURE THAT IS IN THE ROADWAY MUST BE RAMPED UNTIL FINAL SURFACE IS PLACED.

THE INTERNAL/EXTERNAL ADAPTER SEAL IS MANUFACTURED TO FIT ALL MANHOLE FRAMES TO ANY DIMENSIONS OF HEIGHT AND INSIDE OR OUTSIDE DIAMETERS.

Revised:	Drawing Name	Drawing Number
1. 05/12/2015 2. 3. 4.	INTERNAL / EXTERNAL CHIMNEY SEAL	US-06 Date: 05/29/2015 Drawn: JH Checked: VR

City of Crystal Lake Illinois



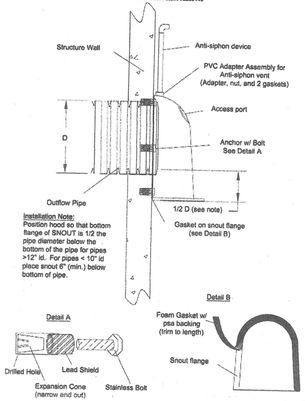
US PATENT 6126817 ADDITIONAL PATENTS PENDING

BMP, INC. 53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860)434-3195		
DESCRIPTION: 12F SNOUT OIL & DEBRIS STOP	DATE: 09/01/99	SCALE: NONE
	DRAWING NUMBER: 12F	

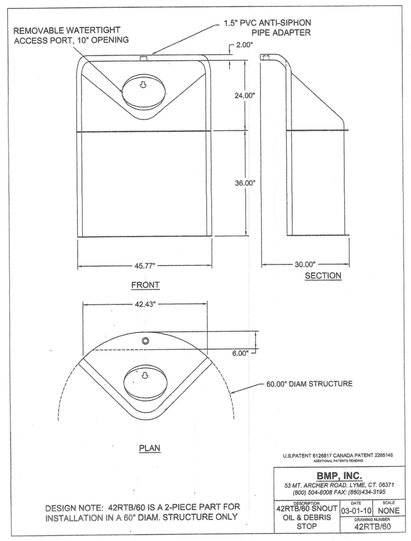
BEST MANAGEMENT PRODUCTS, INC.

The SNOUT® INSTALLATION INSTRUCTIONS

U.S. Patent # 6126817 Canadian Patent #2265148



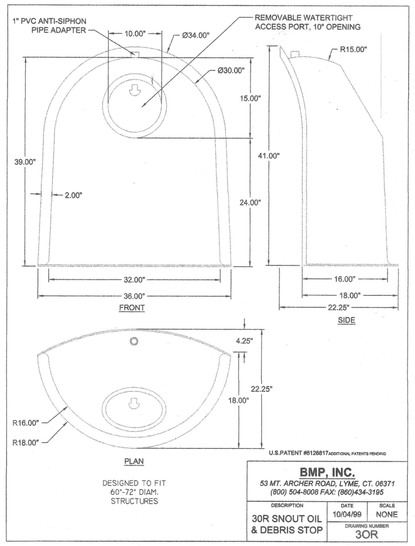
Installation Note:
Position hood so that bottom flange of SNOUT is 1/2 the pipe diameter below the bottom of the pipe for pipes >12" id. For pipes < 10" id place snout 6" (min.) below bottom of pipe.



U.S.PATENT 6126817 CANADA PATENT 2265148 ADDITIONAL PATENTS PENDING

BMP, INC. 53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860)434-3195		
DESCRIPTION: 42RTB/60 SNOUT OIL & DEBRIS STOP	DATE: 03-01-10	SCALE: NONE
	DRAWING NUMBER: 42RTB/60	

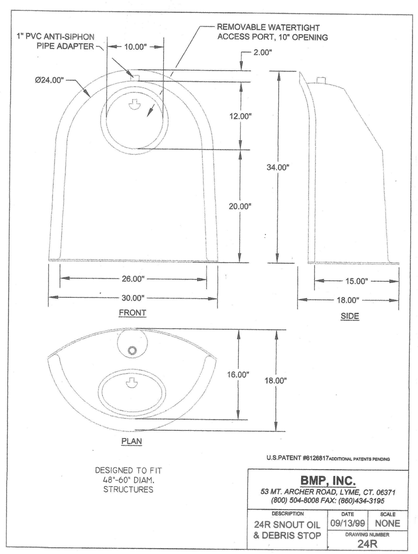
DESIGN NOTE: 42RTB/60 IS A 2-PIECE PART FOR INSTALLATION IN A 60" DIAM. STRUCTURE ONLY



U.S.PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT 60"-72" DIAM. STRUCTURES

BMP, INC. 53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860)434-3195		
DESCRIPTION: 30R SNOUT OIL & DEBRIS STOP	DATE: 10/04/99	SCALE: NONE
	DRAWING NUMBER: 30R	

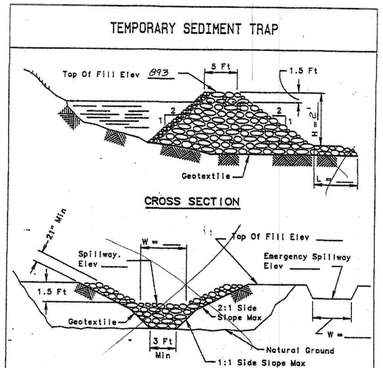


U.S.PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

BMP, INC. 53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860)434-3195		
DESCRIPTION: 24R SNOUT OIL & DEBRIS STOP	DATE: 09/13/99	SCALE: NONE
	DRAWING NUMBER: 24R	

TEMPORARY SEDIMENT TRAP

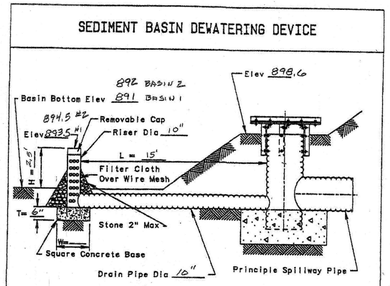


NOTES:

1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1' layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class I, II or IV.

REFERENCE		
Project	U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS	STANDARD DWG. NO. IL-66B SHEET 1 OF 1 DATE 9-22-83
Designed Date		
Checked Date		
Approved Date		

SEDIMENT BASIN DEWATERING DEVICE



SECTION ON CENTERLINE

NOTES:

1. Slotted inlets shall be fabricated from corrugated metal or smooth steel.
2. Slots shall be cut cleanly and deburred. Ends of slots may be round or square.
3. Gravel filter, if used, shall be pit run sand and nautral gravel with a maximum particle diameter of 2".
4. Fabricated or standard elbow; fabricated or standard tee with the pipe or plug in upstream end; or standard tee with one end embedded in concrete.
5. Thirty 1" diameter holes per foot of riser may be substituted for the 1"x 4" slots for 6" diameter risers.
6. Drain pipe shall be the same material and gauge as the principle spillway pipe.
7. Slot spacing and size shall be as shown on standard drawing IL-580.
8. Coupling bands shall be as shown on standard drawing IL-580.

REFERENCE		
Project	U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS	STANDARD DWG. NO. IL-615 SHEET 1 OF 1 DATE 9-22-83
Designed Date		
Checked Date		
Approved Date		

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description

PROJECT: RAVINA COMMUNITIES OAKBROOK ESTATES EXPANSION

OWNER: RAVINA COMMUNITIES

Date:	08/19/25
Design/Drawn:	WAR
Approved:	CWR
Book No.:	–
File No.:	23-8242

SHEET TITLE:

Standard Details
Oakbrook Estates
Expansion

SHEET NUMBER:

C-22

SHEET 22 OF 24

Project No.: 23-8242

| Admin | C:\projects\winwin\12-7400.DWG | DATE: 02/21/2012 | Time: 16:22 |

GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)

Legend

- Proposed Watermain
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Sanitary Service Wye
- Storm Manhole (D)
- Storm Catch Basin
- Storm Inlet
- Storm End Section
- Riprap per UD-02e
- Sanitary Structure (S)
- Fire Hydrant
- Valve & Vault (W)
- B.Box
- Street Light
- Existing Watermain — W —
- Existing Contour 895
- Existing Spot Elevation .898.25
- Proposed Spot Elevation 900.50
- Proposed Contour 899

60'-36" RCP @ 0.40%

8'-18" RCP

7+00 Ty C Catch Basin EJ 7525Z1/M Rim (EOP) = 898.15 Inv = 894.65

Storm CB Ty A 5' 4' Sump Ty 1 Fr & Cl Lid Flat Slab Top Rim = 898.75 Inv In E = 894.50 Inv out = 890.74 42RTB/60 Snout Hood

Street Light

Sanitary Clean Out Rim = 898.75 Inv =893.80

80'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 4.40%

Inv Storm=891.03
Top Sanitary=890.91
San 1.5
4' Sanitary MH TY A Ty 1 Fr & Closed Lid Rim = 899.00 Inv =890.28

Sleeve Sanitary Sewer 10' each way from Watermain

85'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 4.10%

183'-36" RCP @ 0.31%

Sanitary Clean Out Rim = 898.75 Inv =893.78

8+73 Storm MH Ty A 4' EJ 7525Z1/M Flat Slab Top Rim = 898.23 Inv In E = 894.73 Inv out = 891.30

Storm MH Ty A 5' Ty 1 Fr & Cl Lid Flat Slab Top Rim = 898.21 Inv In E = 894.00 Inv Out = 891.40

30'-30" RCP @ 0.31%

31'-33" RCP @ 0.31%

79'-18" RCP @ 1.00%

30" Concrete Flared End Section/Grate Inv = 891.50

7+00 Inlet Ty A EJ 7525Z1/M Rim (EOP) = 898.15 Inv = 895.15

22'-15" RCP CL IV Rubber Gasket Joints @ 2.27 %

7+75 8" Valve & Vault Rim = 898.21

Inv Water=892.90
Top Sanitary=890.85

184'-37" RCP @ 0.31%

8+00 5' B/C Or Ring = 899.00 Proposed Fire Hydrant with aux. valve

198'-8" PVC SDR 18 Watermain

8+73 Ty C Catch Basin EJ 7525Z1/M Rim (EOP) = 898.23 Inv = 895.23

22'-12" RCP CL IV Rubber Gasket Joints @ 2.27 %

Top Water=892.60
Inv Storm=895.00

Storm CB Ty A 5' 4' Sump Ty 1 Fr & Cl Lid Flat Slab Top Rim = 898.70 Inv = 893.35 30R Snout Hood

4" RCP 6%

ASTM D3034 Sanitary Sewer @2.90%

San 2.4
4' Sanitary MH TY A Ty 1 Fr & Closed Lid Rim = 899.25 Inv =893.96

6'-12" RCP

Top Water=893.95
Inv Storm=895.74

Top Water=893.00
Inv Storm=894.90

5'-12" RCP

Top Water=893.25
Inv Storm=895.42

Top Water=895.30
Inv Storm=898.00

5'-12" RCP

150'-15" RCP @ 1.0%

5'-12" RCP

Top Water=892.5
Inv Storm=894.00

6'-15" RCP

Top Water=893.00
Inv Storm=895.28

150'-12" RCP @ 1.00%

5'-12" RCP

Top Water=

150' (Total)-24" RCP @ 0.50% with 20'-24" RCP with Rubber Gasket Joints 10' each way from water main

Storm MH Ty 1 Fr & Flat Slab Rim = 89 Inv In = 8 Inv Out =

PVI 27+00

PVI 27+35.52

22'-12" RCP CL IV with Rubber Gasket Joints @ 2.27 %

5+00 Inlet Ty A EJ 7525Z1/M Rim (EOP) = 898.38 Inv = 895.88

5+00 Ty C CB EJ 7525Z1/M Rim (EOP) = 898.38 Inv = 894.38

4+50 5' B/C Or Ring = 899.75 Proposed Fire Hydrant with aux. valve

4' Sanitary MH TY A Ty 1 Fr & Closed Lid Rim = 901.60 Inv =888.70

San 1.4

493'-8" PVC SDR 18 Watermain

3+00 Ty C CB EJ 7525Z1/M Rim (EOP) = 898.44 Inv = 894.94

22'-12" RCP CL IV with Rubber Gasket Joints @ 2.27 %

3+50 Inlet Ty A EJ 7525Z1/M Rim (EOP) = 898.44 Inv = 895.44

315'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%

316'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%

9+50 Inlet Ty A EJ 7525Z1/M Rim (EOP) = 898.06 Inv = 895.56

22'-12" RCP CL IV Rubber Gasket Joints @ 2.27 %

10+85 3.5' B/C Or Ring = 901.50 Proposed Fire Hydrant with aux. valve

11+00 Inlet Ty A EJ 7525Z1/M Rim (EOP) = 898.16 Inv = 895.16

22'-12" RCP CL IV Rubber Gasket Joints @ 2.27 %

493'-8" PVC SDR 18 Watermain

12+50 Inlet Ty A EJ 7525Z1/M Rim (EOP) = 903.26 Inv = 900.26

22'-12" RCP CL IV Rubber Gasket Joints @ 2.27 %

9+50 Storm MH Ty A 5' Ty 1 Fr & Cl Lid Flat Slab Top Rim = 898.60 Inv In = 894.90 Inv Out = 894.69

9+50 Ty C Catch Basin EJ 7525Z1/M Rim (EOP) = 899.06 Inv = 895.06

11+00 Storm MH Ty A 4' Ty 1 Fr & Cl Lid Flat Slab Top Rim = 901.70 Inv In = 896.69 Inv Out = 896.44

11+00 Ty C Catch Basin EJ 7525Z1/M Rim = 897.66 Inv = 901.16

12+50 Storm MH Ty A 4' Ty 1 Fr & Cl Lid Rim = 903.50 Inv Out = 898.19

EJ 7525Z1/M Rim (EOP) = 903.26 Inv = 899.76

234'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%

San 3.3
4' Sanitary MH TY A Ty 1 Fr & Closed Lid Rim = 899.60 Inv =895.02

San 3.2
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 906.00
Inv =893.85

Sanitary Sewer @ 0.50%

493'-8" PVC SDR 18 Watermain

Sanitary Sewer @ 0.50%

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-8889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
1	11/25	per review
2	02/26	per review
3	04/26	per review 3-18-26
4	06-03-26	per review 5-29-26

PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER:
Ravinia Communities
900 N. Skokie Blvd.
Suite 285
Northbrook, Illinois 60062

Date:
Design/Drawn:
Approved:
Book No.:
File No.: -

SHEET TITLE:

Oakbrook Estates Utilities Plan

SHEET NUMBER:

C-6

SHEET 6 OF 24

Project No.: 23-8242

GRAPHIC SCALE
1 inch = 20 ft.
(1:240)

Legend

- Proposed Watermain
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Sanitary Service Wye
- Storm Manhole (D)
- Storm Catch Basin
- Storm Inlet
- Storm End Section
- Riprap per UD-02e
- Sanitary Structure (S)
- Fire Hydrant
- Valve & Vault (W)
- B.Box
- Street Light
- Existing Watermain — W —
- Existing Contour — 895 —
- Existing Spot Elevation .898.25
- Proposed Spot Elevation 900.50
- Proposed Contour — 899 —

Rim = 899.25
Inv =893.96
6'-12" RCP
4+50
Top Water=892.5
Inv Storm=894.00
27+35.52
137'-18" RCP @ 0.50%
Inv In E = 896.30
Inv Out = 895.29
3+90
4+00
3+50
6'-15" RCP
Top Water=893.00
Inv Storm=895.28
3+00
2+50
60'-15" RCP with Rubber Gasket Joints @ 1.00 %
Top Water=894.65
Inv Storm=896.53
2+00
2+32.50
Top Water=895.20
Inv Storm=897.20
22+68.00
1+90
22+50
Sanitary Sewer @ 2.00%
Street Light
1+47.50
1+50
1+00
0+50
0+00
Inv Water=894.70
Top Sanitary=887.50
Existing Sanitary Sewer
Existing Watermain
San 1.2
0+96.5
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 900.63
Inv =886.64
188'-8" PVC SDR 18 Watermain
Pressure Tap Valve & Vault
5+00
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 898.38
Inv = 894.38
4+50 5' B/C
Gr Ring = 899.75
Proposed Fire Hydrant with aux. valve
32
San 1.4
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 901.60
Inv =888.70
493'-8" PVC SDR 18 Watermain
3+50
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 898.44
Inv = 893.44
3+00
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 898.44
Inv = 894.94
22'-12" RCP CL IV with Rubber Gasket Joints @ 2.27 %
315'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%
Sanitary Clean Out
22+55
8" Valve & Vault
Rim = 900.50
28
Storm MH Ty A 4'
Ty 1 Fr & CI Lid
Flat Slab Top
Rim = 902.00
Inv = 896.90
22+25.50
Ty C CB
EJ 7525Z1/M
Rim (EOP) = 901.18
Inv = 897.68
33
31
30
29
27
22'-12" RCP CL IV Rubber Gasket Joints @ 2.27 %
1+47
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 900.56
Inv = 898.06
22+25.5
EJ 7525Z1/M
Ty 1 Fr & II Lid
Ty 1 Fr & O Lid
Rim (EOP) = 901.18
Inv = 898.18
8
401'-8" PVC SDR 18 Watermain
Pressure Tap Valve & Vault
Inv Storm=897.90
Top Water=895.50
Top Sanitary=888.90
22+00
6'
97'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%
7
N00°14'10"W
600.00'
San 1.3
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 904.00
Inv =887.12
6
5
197'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 2.75%
4
Street Light
3
2
Inv Water=899.50
Top Sanitary=892.44
196'-8" PVC SDR 18 Watermain
1
Pressure Tap Valve & Vault
Existing Meter
Existing Watermain
Existing Fire Hydrant
46
47
48
49
50
51
52
Sanitary Clean Out
21+50
8" Valve & Vault
Rim = 906.22
493'-8" PVC SDR 18 Watermain
11+00
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 901.16
22'-12" RCP CL IV Rubber Gasket Joints @ 2.27 %
12+50
Inlet Ty A
EJ 7525Z1/M
Rim (EOP) = 900.26
Inv = 903.26
13+15 3.5' B/C
Gr Ring = 906.25
Proposed Fire Hydrant with aux. valve
Top Water=897.40
Top Water=895.30
Inv Storm=898.00
11+50
12+00
12+50 Inv Storm=900.10
13+00
13+50
13+93.52
13+51.02
20+68.00
20+50
20+25.50
20+00
19+68
5'-12" RCP
150'-12" RCP @ 1.00%
12+50
Storm MH Ty A 4'
Ty 1 Fr & CI Lid
Rim = 903.80
Inv Out = 898.19
12+50
Ty C Catch Basin
EJ 7525Z1/M
Rim (EOP) = 903.26
Inv = 899.76
11+00
Storm MH Ty A 4'
Ty 1 Fr & CI Lid
11+00
Ty C Catch Basin
EJ 7525Z1/M
Rim (EOP) = 901.16
Inv = 897.66
59
58
57
56
55
54
53
234'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%
San 3.2
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 906.00
Inv =893.85
262'-8" PVC SDR 26 ASTM D3034 Sanitary Sewer @ 0.50%
Emergency Access Only
San 3.1
4' Sanitary MH TY A
Ty 1 Fr & Closed Lid
Rim = 906.00
Inv =892.54

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Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER:
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900 N. Skokie Blvd.
Suite 285
Northbrook, Illinois 60062

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File No.: -

SHEET TITLE:

Oakbrook Estates Utilities Plan

SHEET NUMBER:

C-7

SHEET 7 OF 24

Project No.: 23-8242

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

16 TF/Pad 900.5
15 TF/Pad 900.5
14 TF/Pad 900.50
13 TF/Pad 901.00
17 TF/Pad 900.80
18 TF/Pad 900.80
19 TF/Pad 900.80
20 TF/Pad 900.80
23 TF/Pad 901.20
24 TF/Pad 901.90
22 TF/Pad 901.30
25 TF/Pad 901.90
21 TF/Pad 901.30
26 TF/Pad 902.00
12 TF/Pad 901.50
11 TF/Pad 901.50
TF/Pad 901.50 10
9 TF/Pad 901.50
36 TF/Pad 900.60
35 TF/Pad 900.90
34 TF/Pad 901.10
33 TF/Pad 901.50
32 TF/Pad 901.80
31 TF/Pad 901.90
30 TF/Pad 901.90
29 TF/Pad 902.30
28 TF/Pad 902.70
27 TF/Pad 903.70
TF/Pad 903.20 8
TF/Pad 904.20 7
TF/Pad 904.90 6
TF/Pad 905.70 5
52 TF/Pad 905.20
43 TF/Pad 901.30
44 TF/Pad 901.80
45 TF/Pad 902.30
46 TF/Pad 902.80
47 TF/Pad 903.30
48 TF/Pad 903.80
49 TF/Pad 904.40
50 TF/Pad 904.90
51 TF/Pad 904.70

Adjust Rim=897.00
897.8 Ex
4:1 Slope
Inv=891.50
Riprap per UD-02e Sheet C-21 CA1
Inv=891.50
R 899.38 I 896.88
R 899.38 I 896.38
R 899.00 I 894.23
R 898.67 I 894.56
R 898.67 I 894.78
R 900.90 I 895.90
R 899.50 I 894.10
R 898.70 I 893.35
R 898.38 I 895.38
R 898.38 I 895.88
R 898.44 I 894.94
R 898.44 I 895.44
R 900.00 I 895.22
R 900.56 I 898.06
25+50 899.33
25+59.26
25+00 899.63
24+50 899.93
PT = 24+44.26
26+00 899.03
26+50 898.91
27+00 899.09
PVI 0.30% 4+00 898.77
PVI 5+00 898.62
PVI 3+50 898.67
PVI 2+00 900.23
PVI 1+00 900.72
PVI 23+25 I 897.42
5+50 898.77
4+50 898.67
3+00 899.12
2+50 899.68
1+50 900.79
0+50 899.50
2+32.50
22+68.00
22+50 900.75
22+25.50
22+00 902.05
21+50 903.36
21+10.5 904.66
21+00
1+90 900.39
1+47.50 E/P 900.56 T/C 900.86
1+00 900.72
1+47.50 E/P 900.56 T/C 900.86
T/C 899.20 E/P 898.85
T/C 899.20 E/P 898.85
T/C 900.57 E/P 900.27
T/C 900.57 E/P 900.27
23+77.50 900.58
23+50 900.58
23+10.5 900.50
23+00 900.50

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PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER:
Ravinia Communities
900 N. Skokie Blvd.
Suite 285
Northbrook, Illinois 60062

Date:
Design/Drawn:
Approved:
Book No.:
File No.: -

SHEET TITLE:
Grading Plan
Oakbrook Estates
Expansion

SHEET NUMBER:
C-8
SHEET 8 OF 24

Project No.: 23-8242

Sheet C-21 6"-12"

Inv=891.00

RUBY MAY CT

221

220

219

218

217

216

215

Erosion Control Silt Fence

S00°14'10"E 155.00'

S00°14'10"E 155.00'

35'

Erosion Control Silt Fence

4:1 Slope

Inv=890.50

Sediment Basin #1
See Details sheet C-22
Remove temporary sediment basins and clear debris prior to final grading.

Stormwater Management
HW = 898.00

Inv=891.50

Riprap per UD-02e
Sheet C-21 CA1

Riprap per UD-02e
Sheet C-21 CA1

Inv=891.00

Inv=891.50

4:1 Slope

4:1 Slope

899.0

898.6

898.0

897.5

16 TF/Pad 900.5

15 TF/Pad 900.5

14 TF/Pad 90(

17 TF/Pad 900.80

18 TF/Pad 900.80

19 TF/Pad 900.80

20 TF/Pad 900.80

23 TF/Pad 901.20

TF/Pad 901.30 22

24 TF/Pad 90(

25 TF/Pad 90(

TF/Pad 901.30 21

26 TF/Pad 902

28 TF/Pad 902

69 TF/Pad 900.50

68 TF/Pad 900.50

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

North

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Consulting Engineers
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OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER: Ravinia Communities
900 N. Skokie Blvd.
Suite 285
Northbrook, Illinois 60062

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Design/Drawn:

Approved:

Book No.:

File No.: -

SHEET TITLE:

Grading Plan
Oakbrook Estates
Expansion

SHEET NUMBER:

C-9

SHEET 9 OF 24

Project No.: 23-8242

Agenda Item No: 12

City Council Agenda Supplement

Meeting Date: July 21, 2026

Item: Acceptance of Water's Edge Boulevard, Water's Edge Park, and the overlook area

Staff Recommendation: Motion to adopt an Ordinance accepting Water's Edge Boulevard, Water's Edge Park, and the overlook area

Staff Contact: Michael Magnuson, P.E., Director of Public Works and Engineering
Kathryn Cowlin, Director of Community Development

Background:

As part of the Water's Edge Re-Development of the former Crystal Court Shopping Center, a new public road, park, and overlook area were constructed by the developer. Water's Edge Boulevard provides direct access from US Route 14 (Northwest Highway) to Three Oaks Recreation Area, including a multi-use path, bike lanes, and public parking. The park, named Water's Edge Park, includes mural panels, sculpture locations, a stage area, and landscaping for public use. The overlook area includes a public viewing and seating area of the north lake at Three Oaks Recreation Area.



These areas have been inspected and accepted by City staff. Sidewalks on both the west side (fronting the northern commercial property) and the east side (north of Overlook Way) of Water's Edge Boulevard will be installed with the adjacent development in the future. A 2-year maintenance guarantee has been provided by the developer for the infrastructure and park area landscaping. The park and overlook area will be added to the City's landscape maintenance program.

Recommendation

Staff recommends the attached ordinance, formally accepted for Water's Edge Boulevard, Water's Edge Park, and the overlook area to Three Oaks Recreation Area north lake, be approved by the City Council.

Votes Required to Pass:

Simple majority

ORDINANCE

WHEREAS, as part of the Water's Edge Re-Development of the former Crystal Court Shopping Center, a new public road, public park, and public overlook area were constructed by the developer; and

WHEREAS, Water's Edge Boulevard provides direct access from US Route 14 (Northwest Highway) to Three Oaks Recreation Area; and

WHEREAS, Water's Edge Park includes mural panels, sculpture locations, a stage area, and landscaping for public use; and

WHEREAS, the overlook area includes a public viewing and seating area of the north lake at Three Oaks Recreation Area; and

WHEREAS, all these areas will be enjoyed by the general public.

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: The park along Water's Edge Boulevard is hereby formally named Water's Edge Park.

SECTION III: The City hereby accepts jurisdiction and maintenance responsibilities for Water's Edge Boulevard, Water's Edge Park, and the overlook area.

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 21st day of July, 2026.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

_____
Haig Haleblian, MAYOR

SEAL
ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: July 21, 2026
APPROVED: July 21, 2026

Draft

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Adoption of a 25-mile-per-hour (mph) speed limit on Water's Edge Boulevard, Overlook Way, and Three Oaks Recreation Area Boulevard for their entire length

Staff Recommendation: Motion to amend the City Code, instituting a 25-mph speed limit on Water's Edge Boulevard, Overlook Way, and Three Oaks Recreation Area Boulevard for their entire length

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

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Background:

Following the formal dedication of Three Oaks Recreation Area Drive, Overlook Way, and Water's Edge Boulevard, it is necessary to assign speed limits. It is recommended that Three Oaks Recreation Area Drive, Water's Edge Boulevard, and Overlook Way be recommended for a 25 mph speed limit due to the proximity to Three Oaks Recreation Area and nearby residential and commercial areas.

Recommendation

Staff recommends the City Code be revised to add speed limits of 25 mph on Water's Edge Boulevard, Overlook Way, and Three Oaks Recreation Area Boulevard for their entire length.

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 add speed limits of 25 mph on Water's Edge Boulevard, Overlook Way and Three Oaks Recreation Area Boulevard for their entire length.

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 add speed limits of 25 mph on Water's Edge Boulevard, Overlook Way, and Three Oaks Recreation Area Boulevard for their entire length.

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 21st day of July, 2026.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

_____
Haig Haleblian, MAYOR

SEAL
ATTEST:

_____
Nick Hammonds, CITY CLERK

PASSED: July 21, 2026
APPROVED: July 21, 2026

Draft

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Bid Award – City Hall Administration Area Renovations

Staff Recommendation: Motion to award the bid for the City Hall Administration Area Renovations to the lowest responsive and responsible bidder, Alliance Allied, Inc., and adopt a Resolution authorizing the City Manager to execute a contract with Alliance Allied, Inc. in the amount of $237,000.00, 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 City Hall Administration Area Renovations Project is comprised of two elements: the removal of a large skylight above the administrative offices and the refurbishment of the administrative office men's and women's restrooms.

The restrooms in the administrative office area serve as the primary washroom facilities for all City administrative staff outside of the Fire Department and Police Department. The improvements will include updated finishes and fixtures to enhance usability, appearance, and long-term durability. The existing washrooms are over 20 years old.



Additionally, there is an existing large pyramid-shaped skylight in the administrative office space that was previously part of the original city hall public lobby. This skylight has reached the end of its service life. The skylight is no longer needed and therefore will be removed and replaced with a standard roof structure matching the surrounding building. Interior ceiling surfaces will be restored to provide a consistent and functional workspace. Replacing the pyramid shaped skylight was estimated to be more expensive from a long-term maintenance perspective than removing it and closing up the roof.

On June 30, 2026, staff publicly opened and read aloud bids received for the City Hall Administration Area Upgrades. The breakdown of bids is as follows:

Bidder	Bid Total
√Alliance Allied, Inc.	$237,000.00
Carmichael Construction, Inc.	$238,900.00
Maman Corp.	$245,021.00
Manusos General Contracting, Inc.	$257,000.00
L&R Labor, LLC	$299,000.00
Boller Construction Company, Inc.	$337,000.00

√ Indicates recommended lowest responsive and responsible bidder

Recommendation:

The Public Works and Engineering Department has reviewed all bids received for completeness and accuracy in accordance with the Invitation to Bid document. Based on this review, City staff recommends awarding the City Hall Administration Area Upgrades contract to the lowest responsive and responsible bidder, Alliance Allied, Inc., in the amount of $237,000.00. Staff, along with the City's consultant, Wold Architects and Engineers, have reviewed the project scope and bid documents with Alliance Allied, Inc., and determined that they meet all of the City's requirements.

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.

Sufficient funds are available for this work as part of the 2026 budget.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS the CITY has determined that updates to the City Hall administrative work areas are required, including the refurbishment of the administrative area restrooms and the removal of the skylight above the administrative office area; and

WHEREAS the CITY received and publicly opened bids for the City Hall Administration Area Upgrades on June 30, 2026; and

WHEREAS the lowest responsive and responsible bidder was Alliance Allied, Inc., of Bolingbrook, Illinois.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Alliance Allied, Inc. for City Hall Administration Area Upgrades in the bid amount of $237,000.00; 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 21st day of July, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: July 21, 2026

APPROVED: July 21, 2026

Draft

July 8, 2026

Tim Spencer, Superintendent
Public Works Department
City of Crystal Lake
100 West Woodstock Street
Crystal Lake, Illinois 60014

Re: City of Crystal Lake
Administration Toilet Room Renovation
Commission No. 263020

Dear Tim:

We recommend the following be presented to the City Council.

On Tuesday, June 30, 2026, at 10:00 a.m. bids were received from six (6) contractors for the Administration Toilet Room Renovation project. A bid tabulation is attached for reference. The following recommendation is based off the submitted low base bid.

For the base bid scope of work, Alliance Allied, Inc. of Bolingbrook, Illinois submitted the low bid in the amount of $237,000.00.

We are recommending an award of Base Bid contract to Alliance Allied, Inc. in the amount of $237,000.00.

Please feel free to contact me with any questions.

Sincerely,

Wold Architects and Engineers

Benjamin Bercher

Benjamin Bercher | AIA
Associate

Enclosure

cc: Michael Magnuson, City of Crystal Lake
Matt Bickel, Wold
Kirsta Ehmke, Wold

CM/GOV-IL-CITY-Crystal Lake/City Hall/263020/_Admin/Letters/2026.07.08 Letter to Tim Spencer

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067
woldae.com | 847 241 6100

PLANNERS
ARCHITECTS
ENGINEERS

Project Name: City of Crystal Lake
City Hall Toilet Room Renovation
Commission No.: 263020
Date: Tuesday, June 30, 2026
Time: 10:00 AM

BID TABULATION

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, Illinois 60067
Phone: (847) 241-6100 Fax: (847) 241-6105

Bidders Name	Addendum Numbers	Bid Security	Base Bid	Remarks
Alliance Allied Inc 1448 Sage Dr. Bolingbrook, Illinois p: 224-247-2639	Noted	Y	$237,000.00	
Boller Construction 3045 Washington St. Waukegan, Illinois 60085 P: 847-662-5566	Noted	Y	$337,000.00	
Carmichael Construction 1080 E Grant Hwy Marengo, Illinois 60152 P: 815-568-8337	Noted	Y	$238,900.00	
L&R Labor LLC 636 Exmoor Ave. Barrington, Illinois 60010 P: 847-363-3737	Noted	Y	$299,000.00	
Maman Corp 1055 Arthur Ave. Elk Grove Village, Illinois 60007 p: 847-358-2688	Noted	Y	$245,021.00	
Manusos General Contracting 91 Christopher Way Fox Lake, Illinois 60020 P: 847-973-0600	Noted	Y	$257,000.00	

SCHEDULE OF PRICES

A. LUMP SUM CONTRACT

For providing, performing, and completing all Work, the total Contract Price of:

Two hundred and thirty seven thousand (in writing) Dollars and zero (in writing) Cents

237,000 (in figures) Dollars and 00 (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 for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits are included in this Schedule of Prices; and

4. All costs, royalties, and fees arising from the use on, or the incorporation into, the Work of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions are included in this Schedule of Prices.

All claim or right to dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be provided or performed, or to claim any additional compensation by reason of the payment of any such tax, contribution, or premium or any such cost, royalty or fee is hereby waived and released.

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Fire Turnout Gear Sole Source Purchase

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute a sole source purchase agreement with W.S. Darley & Co. for the purchase of eight (8) sets of Innotex Energy turnout gear in the amount of $29,840.00 and execute change orders for up to 10% of the contract amount.

Staff Contact: Craig Snyder, Fire Rescue Chief

Background:

The Fire Rescue Department is requesting authorization for a sole source purchase of eight (8) sets of Innotex Energy turnout gear from W.S. Darley & Co. The Department currently uses Innotex gear and has found it to meet all performance, fit, and durability needs. The Innotex Energy model provides advanced thermal protection, reduced weight, and compatibility with the Department's existing gear inventory.

Darley is the exclusive regional distributor authorized to sell and support Innotex Energy gear. Due to proprietary construction, specialized material specifications, and warranty support requirements, no alternative vendors are able to provide the same product. As such, competitive bidding is not feasible.

Sole Source Justification:

- Innotex Energy gear is proprietary and only sold through Darley in this region.
- Gear compatibility with current inventory is required for safety and operational uniformity.
- Previous field performance has demonstrated reliability, comfort, and superior durability.
- Transitioning to a different brand would require additional training, fitting, and evaluation, resulting in delays and increased costs.

Financial Impact:

The purchase includes eight (8) complete sets of turnout gear. Pricing has been confirmed directly through Darley and is consistent with current sole source market pricing for this gear line, in the amount of $29,840. Funds have been allocated in the FY2026 budget for this purchase.

Recommendation:

As the City's Procurement Officer, the Finance Director has determined, after conducting a good faith review of available sources, that one source for the required supply, service, or construction item, W.S. Darley & Co., is in the best interest of the City. City staff recommends approval of the sole source purchase of eight (8) sets of Innotex Energy turnout gear from W.S. Darley & Co. and authorizing the City Manager to execute the purchase agreement.

Votes Required to Pass:

Simple majority

Res. 26R-___

RESOLUTION

WHEREAS, the City of Crystal Lake is a home rule Illinois municipality; and

WHEREAS, the City of Crystal Lake has invested in Innotex Energy turnout gear for the City's Firefighter/Paramedics; and

WHEREAS, eight (8) new sets of turnout gear are needed for new Firefighter/Paramedics.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a purchase agreement for eight (8) sets of Innotex Energy turnout gear from W.S. Darley & Co. in the amount of $29,840.00.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10% of the contract amount.

Dated this 21st day of July, 2026.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: _____
Haig Haleblian, MAYOR

SEAL
ATTEST:

_____
CITY CLERK

PASSED: July 21, 2026
APPROVED: July 21, 2026

Draft

Quotation

DATE
7/1/2026

Quote Date

Reference
GEAR

FOB
Shipping Point

PAYMENT TERMS
NET 15 Days

W.S. Darley & Company
Michael Mitchell
325 Spring Lake Dr.
Itasca, IL 60143
800-323-0244
847-370-3444 Cell

BILL TO:

VILLAGE OF CRYSTAL LAK
100 W. WOODSTOCK ST
CRYSTAL LAKE,IL 60014
csnvader@crystallakeorg

SHIP TO:

CRYSTAL LAKE FD
100 W. WOODSTOCK ST
CRYSTAL LAKE,IL 60014
ATTN: CHIEF SNYDER

ITEM	QUANTITY	DESCRIPTION	EACH		AMOUNT
115198	8	INNOTEX ENERGY (BLACK) PANTS & COAT PER SPEC OLD SPEC ARMOR AP,STEDAIR 4000,GLIDE ICE 2-LAYER 704osy	$3,695.00		$29,560.00
				Freight	280
				Total	**$29,840.00**

COMMENTS:

Special Terms:
1. Customer P.O. constitute acceptance of these terms
2. Quote expires 60 days herin

Craig W. Snyder
Fire Rescue Chief
Crystal Lake Fire Rescue Department
100 W. Woodstock St.
Crystal Lake, Illinois Zip 60014

JULY 7, 2026

W.S. DARLEY & CO – INNOTEX OFFICIAL DISTRIBUTOR

Dear Chief Snyder,

This letter is to certify that W.S. Darley & Co. is an official authorized distributor of INNOTEX custom gear in the states of Indiana and Illinois. W.S. Darley & Co. is also the Dealer of Record for the Crystal Lake Fire Department and serves the Chicagoland area.

If you have any questions regarding this authorized distribution, please do not hesitate to contact me.

Lollie Gagnon

Lollie Gagnon
Vice-President, Communication and Marketing
INNOTEX

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Board and Commission Appointment - Economic Development Committee

Recommendation: City Council Direction

Staff Contact: Haig Haleblian, Mayor

Background:
The Economic Development Committee (EDC) consists of nine (9) voting members, one nominated by the Chamber of Commerce, one nominated by Downtown/Main Street organization, and seven at-large members. All members are subject to approval by a majority vote of the Mayor and City Council.

The term of EDC members is three years, and the committee currently has one member-at-large vacant seat that began in September 2025. Eric Beier would like to be appointed to fill the remaining member-at-large seat for a term that would expire September 30, 2028.

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

Votes Required to Pass: Simple majority

Eric J. Beier

CAREER HIGHLIGHTS

Highly motivated and experienced senior executive with proven history of operational, sales and business development success in higher education and international mail logistics. Accomplished and energetic executive with exceptional interpersonal skills and an appreciation for providing first-rate customer service to clients, business partners, and team members. Successful in overall operations in fast-paced multi-market environments, with an in-depth knowledge of sales, operations, finance and customer service. A motivational leader with strong analytical, organizational and problem solving skills, committed to the highest levels of ethical, professional and personal excellence.

- Focused executive, recognized for delivering superior results, with over 35 years of experience managing business development, sales and corporate operations.
- Articulate communicator, capable of building lasting relationships with senior management clients, partners and vendors.
- Visionary leader with excellent track record developing innovative strategies to grow revenue and increase margins.
- History of success leading initiatives for sales, marketing, advertising and product management.
- Managed multi-million dollar budgets with full P&L responsibility.
- Championed the development and implementation of strategic plans and innovative marketing ideas.

PROFESSIONAL EXPERIENCE

First Institute — Crystal Lake, IL — Aug. 2010 – Present

Chief Executive Officer

Responsible for leadership in all operational, educational, compliance and administrative areas for the overall development, operation, and profitability of the college.

- Provide leadership, development, and guidance to staff members in all functional areas, ensuring that the school culture supports student success at all levels.
- Oversee all school operations, advising on educational requirements, conducting orientation, observing the classroom and massage clinic, maintaining student records, and assure all issues pertaining to student enrollment, attendance, education and progress towards graduation, licensure and placement are addressed.
- Operate school in a manner that achieves all goals in enrollment, key metrics, and student outcomes.
- Provide leadership in all areas of management and program operations.
- Assure full compliance with regulations and requirements of the Accrediting Council for Continuing Education and Training (ACCET), the Illinois Board of Higher Education (ISBE), Department of Education (DOE) and federal and local agencies.
- Prepare and provide appropriate information for annual budget development process.
- Develop and approve operational and capital equipment budgets.
- Responsible for planning, assigning and directing work; appraising employee performance; rewarding and disciplining employees; and addressing complaints and resolving problems.
- Ensure adherence by all employees to policies and procedures of the organization.
- Develop and maintain positive community relations.
- Participate in scheduled discussions with the Campus Director and other corporate officers regarding the management report, P & L, student population data, withdrawal data, new start data, account receivable data, financial data, student satisfaction and graduate employment.
- In collaboration with the Campus Director, assure proper and productive admissions processes and supervision of admissions employees.
- Establish regular staff meetings to ensure communication, feedback, and development of productive work processes.
- Supervise the delivery of approved educational programs and curriculum.
- In cooperation with campus leadership, ensure adherence by students to policies and procedures and address student complaints and concerns.

Pitney Bowes / IMEX — Elk Grove Village, IL — Oct. 2009 – Present

Director, National Accounts

- National Account Director for leading provider of international mail logistics and distribution services to dealing with C-Suite Fortune 1000 corporations and global e-commerce companies. Sales are currently in excess of $70 million.
- Responsible for delivering profitable new business sales growth, and be the key interface with designated customers, maintaining and developing relationships on a strategic and tactical level.
- Identify and optimize opportunities for new services, business development, additional revenue and process improvements that reduce costs and increase efficiency.
- Manage customer contact plan ensuring consistent standards and message delivery across all service elements.
- Resolve customer complaints by investigating problems; developing solutions; and preparing reports.

- Provide high level of sales experience with B2B / commercial environment, including bid management, customer pricing strategy, and awareness of margin contribution per contract.
- Inter-personal ability to interact with differing personalities, and management styles.
- Accomplished negotiator including contractual changes and financial aspects.
- Ensure appropriate governance across all delivery within customer agreements and contracts.
- Responsible for business trading and internal reporting on assigned accounts.
- Develop key relationships at senior levels within account portfolio's and manage customer contact plan ensuring consistent standards and message delivery across all service elements.

BleuChip International Bensenville, IL Feb. 2000 – Oct. 2009

Director of Sales & Customer Service

- Develop relationships to ensure delivery and balance with Bleuchip International and customer objectives.
- Understand customer perception, market perception, market position for the business offering and provide proposals for improvement.
- Use the knowledge of the customer's priorities to develop new services and grow revenues.
- Develop and implement strategic marketing plans, sales plans and forecasts to achieve corporate objectives.
- Develop and manages sales, marketing and operating budgets.
- Achieve satisfactory profit/loss ratio and market share in relation to preset standards and industry and economic trends.
- Oversee and evaluate market research and adjust marketing strategy to meet changing market and competitive conditions.
- Monitor competitor services, sales and marketing activities.
- Establish and maintain relationships with industry influencers and key strategic partners.
- Maintain a consistent corporate image throughout all service lines, promotional materials, and events.
- Direct sales forecasting activities and sets performance goals accordingly.
- Direct staffing, training, and performance evaluations to develop and control sales and marketing programs.
- Direct market channel development activity and coordinate sales distribution by establishing sales territories, quotas, and goals.
- Meet with key clients, assisting sales representative with maintaining relationships and negotiating and closing deals.
- Prepare sales report showing sales volume, potential sales, and areas of proposed client base expansion.
- Review and analyze sales performances against programs, quotes and plans to determine effectiveness.

First Institute Crystal Lake, IL Aug. 1996 – Aug. 1999

Director of Admissions

- Develop admissions organizational strategies by contributing information, analysis, and recommendations to strategic thinking and direction; establishing functional objectives in line with organizational objectives.
- Establish admissions operational strategies by evaluating trends; establishing critical measurements; determining production, productivity, quality, and customer-service strategies; designing systems; accumulating resources; resolving problems; implementing change.
- Develop admissions financial strategies by estimating, forecasting, and anticipating requirements, trends, and variances; aligning monetary resources; developing action plans; measuring and analyzing results; initiating corrective actions; minimizing the impact of variances.
- Maintain continuing flow of quality applicants to the school by analyzing trends in enrollment and marketing activities, leading activities to continue programs that are effective; modifying programs; presenting new strategies for the schools recruitment and admission activities.
- Mentor, train, motivate and retain admissions representatives.
- Monitor compliance with all school admissions policies and procedures and accreditation requirements.

YellowStone International Elk Grove Village, IL July 1987 – June 1996

Vice President – Sales & Customer Service

- Develop and maintain relationships with internal sales staff, customers, and regulatory agencies.
- Plan, direct, and set the strategic direction of the sales program to maximize profit.
- Oversee sales staff operations, business planning, and budget development.
- Responsible for maximizing the potential sales volume of all segments of the market.
- Ensure services are in compliance with professional and company policy standards.

Affiliations

- Crystal Lake Chamber of Commerce - Vice Chair – Community Outreach (Parade, Expo, Community Clean Up) – 2021
- Pioneer Center Mens Alliance – 2021
- Crystal Lake Chamber of Commerce – Board Vice Chair- 2025
- Crystal Lake Chamber of Commerce – Chairman of the Board – 2026
- Crystal Lake Chamber of Commerce – Finance Committee – 2025 - Present

From: Eric
Sent: Monday, June 29, 2026 9:57 AM
To: Heather Maieritsch <hmaieritsch@crystallake.org>
Cc: Eric Helm <ehelm@crystallake.org>; Melanie Gray <mgray@crystallake.org>;
Subject: Re: EDC Vacancy

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

Thank you for your email. Having spent the better part of 45 years in our community and being an active participant in running our family businesses which opened in the mid-1970's in Crystal Lake, I believe I would be an asset to the Economic Development Committee. I have witnessed the scaling from a small collar community into the envy of the county and surrounding areas, attracting numerous national chains as well as the growth of local business and would welcome the opportunity to contribute with this process.

When we spoke Friday, you mentioned a resume or a bio. As it turns out, I have to keep a resume on file for the U.S. Department of Education, so I have attached this for reference. If there is anything additional you need, please do not hesitate to contact me.

Again, thank you and I look forward to hearing from you after the July 21st City Council meeting.

Eric

Eric J. Beier
Chief Executive Officer

From: Heather Maieritsch <hmaieritsch@crystallake.org>
Sent: Friday, June 26, 2026 11:32 AM
To: Eric Beier
Cc: Eric Helm <ehelm@crystallake.org>; Melanie Gray <mgray@crystallake.org>;
Subject: Re: EDC Vacancy

Hi Eric,

Welcome aboard! I'm looking forward to working with you on the Economic Development Committee.

When you have a chance, could you please send me a short bio along with a brief email expressing your interest in serving on the EDC? We'll include both with your appointment request for approval at the July 21 City Council meeting.

You do not need to attend the meeting. Upon approval, you'll be appointed to fill the remainder of the three-year term that began in September 2025.

Thanks, and welcome to the Economic Development team representing Crystal Lake businesses! I look forward to working with you in this new capacity.

Best,

Heather

Award **Heather Maieritsch | Economic Development Manager | Community Development** Facebook Twitter
Logo | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3737

From: Haig
Sent: Friday, June 26, 2026 11:25 AM
To: Heather Maieritsch <hmaieritsch@crystallake.org>
Cc: Eric Helm <ehelm@crystallake.org>; Eric Beier
Subject: EDC Vacancy

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

Heather, Eric Beier has tentatively accepted a position on the EDC board. Eric has extensive experience serving on various boards and owns First Institute Crystal Lake. Please contact Eric with any details required. Haig

This electronic message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies.

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Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: Board and Commission Appointments - Planning and Zoning Commission

Staff Recommendation: Motion to confirm the appointment of Jennifer Camacho and Sumish Parikh to the Planning and Zoning Commission each having a term ending June 2029

Contact: Haig Haleblian, Mayor

Background:

Mayor Haleblian will present the appointment of Jennifer Camacho and Sumish Parikh to the Planning and Zoning Commission. As the City Council is aware, Allan Skluzacek retired after 26 years of service and Scott Smith resigned due to work relocation. The term for both positions would expire on January 31, 2029.

Appointments to the Planning and Zoning Commission are made by the Mayor and confirmed by the City Council.

Votes Required to Pass:

Simple majority.

Jennifer Camacho
[redacted]

Mayor Haig Haleblain
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

July 4, 2026

Dear Mayor Haleblain,

Please accept this letter as confirmation of my interest in serving on the City's Planning and Zoning Commission, if appointed.

I appreciate the time you have taken to meet with me and discuss the position. After learning more about the role, I understand the responsibility involved and would approach it seriously and with care.

I also understand that serving on a City commission means being prepared, listening to all sides, and keeping the best interests of the community in mind.

If appointed, I would do my best to be fair, thoughtful, and respectful of the process.

Thank you for considering me for this opportunity.

Respectfully,

[redacted]

JENNIFER CAMACHO

[redacted]

PROFESSIONAL SUMMARY

Local business owner with long-term experience in land surveying, property records, plats, and municipal coordination. Brings a practical understanding of how land use, development, and property-related decisions affect residents, businesses, and local government. Experienced working with recorded documents, communicating with clients and professionals, and managing a local team. Interested in serving on the Planning and Zoning Commission with preparation, fairness, and respect for the community.

PROFESSIONAL EXPERIENCE

[redacted]

Longtime member of a local land surveying firm with experience spanning drafting, fieldwork, records research, client communication, business operations, staff management, quoting, construction coordination, and municipal coordination. Became co-owner in 2017 and sole owner in 2024. Currently manages a 16-person team serving private property owners, attorneys, title companies, contractors, engineers, businesses, and municipal/public-sector clients.

RELEVANT EXPERIENCE & QUALIFICATIONS

- [redacted] a local land surveying firm serving residential, commercial, professional, and municipal clients.
- Manages a 14-person team, including field and office staff, with responsibility for client communication, scheduling, quoting, business operations, quality expectations, and staff development.
- Works regularly with legal descriptions, easements, right-of-way information, subdivision documents, property records, and survey-related documentation.
- Coordinates with property owners, attorneys, title companies, engineers, contractors, municipal staff, and public agencies regarding survey requirements and development-related documents.
- Has working familiarity with zoning-related questions through survey projects, municipal coordination, recorded documents, and work performed in multiple local communities.
- Brings practical experience reading plats, site plans & architectural plans and an understanding of how property records, site conditions, municipal requirements, and development decisions intersect.
- Values clear communication, careful review of information, fair process, and practical problem-solving.

CERTIFICATION

Certified Women Business Enterprise
State of Illinois Commission on Equity and Inclusion

COMMUNITY INVOLVEMENT

Participates in local community events and volunteer opportunities, including charity runs, chamber of commerce volunteer activities, and food pantry support.

Statement of Qualifications

Crystal Lake has been my home, my workplace, and the community where I have chosen to invest my time, resources, and energy for many years. Through my businesses, community involvement, and volunteer service, I have had the privilege of working alongside residents, educators, nonprofit organizations, local law enforcement, City staff, and elected officials to help strengthen our community.

Professionally, I have firsthand experience navigating the planning and zoning process through commercial redevelopment projects in Crystal Lake. These experiences have given me a practical understanding of site planning, traffic considerations, engineering, neighborhood concerns, and the importance of thoughtful decision-making. I understand both the responsibilities of an applicant and the importance of protecting the interests of the community.

Outside of business, I believe strongly in giving back. I mentor high school students through District 155, work with the STRIVE Transition Program to help students with disabilities gain real-world workplace experience, support community organizations, and proudly host the annual Cop on a Rooftop fundraiser benefiting Special Olympics Illinois. I also believe businesses have a responsibility to be good community partners through volunteerism, environmental stewardship, and local investment.

If appointed to the Planning and Zoning Commission, I will approach every matter with an open mind, carefully consider public input, apply the City's ordinances fairly and consistently, and make recommendations based on what is in the best long-term interest of Crystal Lake.

I believe responsible planning should encourage investment, protect neighborhoods, support local businesses, preserve property values, and maintain the high quality of life that makes Crystal Lake one of the best communities in Illinois. My goal would be to contribute my business experience, collaborative approach, and commitment to public service in helping shape Crystal Lake's future.

SUMISH PARIKH, MBA

Crystal Lake, Illinois | Community Leader • Business Owner • Entrepreneur

PROFESSIONAL PROFILE

Business owner and community leader with more than two decades of experience building local businesses, creating jobs, investing in commercial redevelopment, and serving the Crystal Lake community. Experienced in municipal planning, zoning, site development, and public engagement through commercial projects. Known for thoughtful growth, collaborative leadership, and a commitment to balancing economic development with the character and quality of life that make Crystal Lake an exceptional community.

EDUCATION

[redacted]

[redacted]

PROFESSIONAL EXPERIENCE

Owner / Operator, [redacted] — Crystal Lake, Cary & Fox River Grove

• Own and operate multiple successful local businesses, overseeing daily operations and long-term performance.
• Lead strategic planning, budgeting, capital investment, employee development, and growth initiatives.
• Collaborate with municipal staff, engineers, architects, and elected officials throughout planning, zoning, permitting, and redevelopment processes.
• Led the redevelopment of the former service station at 154 S. Virginia Street into a new commercial investment in Crystal Lake.

COMMUNITY LEADERSHIP & SERVICE

- Judge, District 155 INCubator Program
- Entrepreneurship Mentor, Community High School District 155
- Mentor, STRIVE Transition Program
- Chair, McHenry County College Business Advisory Council
- Annual host of Cop on a Rooftop supporting Special Olympics Illinois and the Law Enforcement Torch Run
- Supporter of CASA of McHenry County
- Supporter of Girls on the Run McHenry County
- Donated products and support to local schools, youth organizations, and nonprofit events, including Cary Youth Baseball
- Participant in Environmental Defenders of McHenry County's commercial composting initiative

CORE STRENGTHS

Planning & Zoning • Economic Development • Strategic Planning • Financial Analysis • Community Engagement • Consensus Building • Leadership

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: July 21, 2026

Item: City Code Chapter 383 Update – Parks and Recreation

Staff Recommendation: Motion to adopt an Ordinance amending Chapter 383 of the City Code pertaining to Parks and Recreation.

Staff Contact: Kathryn Cowlin, Director of Community Development
Mike Magnuson, Director of Public Works and Engineering
Nick Hammonds, Deputy City Manager

Background:

City Code Chapter 383, Parks and Recreation, contains Article I pertaining to the Three Oaks Recreation Area. The City Code currently does not include any additional articles covering other City-owned parks. City staff and legal counsel prepared an Ordinance Amendment to modify Chapter 383 to include provisions for additional City-owned parks, including the Water's Edge Park and Depot Park.

Three Oaks Recreation Area – Code Modification:
The provisions governing the Three Oaks Recreation Area remain intact as Article I, with one proposed edit to the Code to remove references to vehicle stickers:

Subsection 383-13.D:

> Crystal Lake residents shall receive free parking~~. Residents must show proof of a valid vehicle sticker. If a valid vehicle sticker cannot be shown, the vehicle must pay the nonresident parking fee. Nonresident vehicles that have a passenger who is a resident may park free. The resident who is a passenger must show~~ **by showing** a driver's license **or other official governmentally issued identification** with a valid Crystal Lake address.

Additional City-Owned Parks – Code Modification:
The addition of Article II, Other City Parks, applies generally to all other City-owned parks as defined by title and address in Appendices A and B. Article II reflects provisions similar to Article I. Appendix B includes the site-specific regulations for each park, including hours of operation, as defined below:

Park	Address	Hours	Special Regulations
Three Oaks Recreation Area	5517 Northwest Highway	Opens: 6:30 a.m. Closes: Sunset*	See Article I
Depot Park	70 E. Woodstock Street	Opens: 5:00 am Closes: 2:00 am	Reserved.
Water's Edge Park	Parcel Identification Number (PIN): 19-09-127-010	Opens: Sunrise Closes: 11:00 pm	Reserved.
McCormick Park	427 W. Virginia Street	Opens: Sunrise Closes: 11:00 pm	Reserved.
Pump House Park	203 Illinois Street	Opens: Sunrise Closes: 11:00 pm	Reserved.
Crystal Vista Park	48 Heather Drive	Opens: Sunrise Closes: 11:00 pm	Reserved.
Walt Herrick Trail	643 W. Crystal Lake Avenue	Opens: Sunrise Closes: 11:00 pm	Reserved.
Minnie Street Park	Parcel Identification Number (PIN): 14-32-477-007	Opens: Sunrise Closes: 11:00 p.m.	Reserved.

*The Three Oaks Recreation Area park and amenities generally close at sunset. The Quarry Cable Park remains open until 11:00 a.m. on Saturdays, Sundays, holidays and special events.

Park Hours Justification:
The opening and closing hours for the Three Oaks Recreation Area will remain unchanged. All parks except for Depot Park are open from sunrise to 11:00 p.m.

The Depot Park hours coincide with the train schedule and park lighting. The last train arrives from Chicago at 1:56 a.m., and the park lights are timed to turn off at 2:00 a.m. The lights turn back on at 5:00 a.m. prior to the departure of the first train. In addition, setup for Farmer's Markets occurs as early as 5:00 a.m.

Votes Required to Pass:
Simple majority.

ORDINANCE NO. XXXX

CITY OF CRYSTAL LAKE

AN ORDINANCE AMENDING CHAPTER 383 OF THE CITY CODE REGARDING PARKING REGULATIONS FOR THE THREE OAKS RECREATION AREA AND ESTABLISHING GENERAL REGULATIONS FOR PARKS

WHEREAS, the City of Crystal Lake (the "***City***") is a home rule Illinois municipality operating Article VII, Section 6 of the Illinois Constitution and the Illinois Municipal Code, 65 ILCS 5; and

WHEREAS, in accordance with Article VII, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City is authorized to establish and regulate the use of its property for park purposes pursuant to its home rule powers and various authorizations under the Illinois Municipal Code, including without limitation 65 ILCS 5/11-95-2; and

WHEREAS, the City has established, and may in the future establish, City parks for the use, enjoyment, and benefit of the residents of Crystal Lake; and

WHEREAS, the Mayor and City Council has previously established regulations for the Three Oaks Recreation Area as part of Chapter 383 of the City Code; and

WHEREAS, the Mayor and City Council desire to amend certain parking regulations in Chapter 383 relating to the Three Oaks Recreation Area; and

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WHEREAS, the Mayor and City Council desire to amend Chapter 383 relating to general regulations for parks other than the Three Oaks Recreation Area; and

WHEREAS, the Mayor and City Council of the City have determined that it is appropriate, necessary, and in the best interests of the health, safety, and public welfare of the City and its residents to amend Chapter 383, entitled "Parks and Recreation," of the City Code of Crystal Lake (the "***City Code***") as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, County of McHenry, State of Illinois, as follows:

SECTION ONE. Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance by reference.

SECTION TWO. Amendment to Subsection 383-13.D of Chapter 383 of the City Code. Subsection D of Section 383-13, entitled " Parking Lot and Facility Entry," of Article I, entitled "Three Oaks Recreation Area," of Chapter 383, entitled "Parks and Recreation," of the City Code is hereby amended as follows:

> D. Crystal Lake residents shall receive free parking~~. Residents must show proof of a valid vehicle sticker. If a valid vehicle sticker cannot be shown, the vehicle must pay the nonresident parking fee. Nonresident vehicles that have a passenger who is a resident may park free. The resident who is a passenger must show~~ **by showing** a driver's license **or other official governmentally issued identification** with a valid Crystal Lake address.

SECTION THREE. Amendment to Chapter 383 of the City Code. Chapter 383, entitled "Parks and Recreation," of the City Code is hereby amended by enacting a new Article II, to be entitled "City PARKS, Generally," which new Article shall be and read as follows:

Chapter 383. "Parks and Recreation"

* * *

Article II **Other City Parks**

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§ 383-21 **Applicability.**

The following rules, regulations, and standards apply to all persons using any City park as currently or hereafter established, other than the Three Oaks Recreation Area, which is subject to the provisions of Article I of this Chapter. The City parks are identified in Appendix 383-II-A to the City Code.

§ 383-22 **General rules; use of property and facilities.**

The following general rules apply with respect to the use of any park property or facility, unless otherwise expressly provided in this Article.

A. No unauthorized motorized vehicles (including snowmobiles) are allowed within any park.

B. All litter, as defined in Chapter 334 of the Code of Ordinances of the City of Crystal Lake, must be deposited in the proper receptacles.

C. All persons must stay upon areas that are designated for use by the public; all persons must stay off of and out of public art, statuary, fountains, and similar structures.

D. No person may damage or disturb any flora or fauna.

E. No firearms are allowed.

F. Camping is prohibited everywhere, unless authorized in advance in writing by the Mayor and City Council.

G. All forms of open fires are prohibited.

H. In-line skating and skateboarding are prohibited at all times within any park, except in those areas as may be expressly designated for such use as identified in Appendix 383-II-B.

I. The use of tobacco products is prohibited at all times within parks, except in those areas as may be expressly designated for such use as identified in Appendix 383-II-B.

J. Absent a license issued by the City, no person may engage in peddling, soliciting, street vending, or panhandling as defined in Chapter 385 of the Code of Ordinances of the City of Crystal Lake.

K. No person may engage in loud, threatening, or abusive language, disorderly or disruptive conduct, or other conduct that unreasonably obstructs or impedes the use of any City park by other persons.

L. No person may make or permit to be made any unreasonably loud, raucous, disturbing, or unusual noise, commotion, or vibration.

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§ 383-23 **Hours of operation.**

The days and hours during which various parks and facilities will be open to the public are set forth in Appendix 383-II-B. The Mayor and City Council also may provide for closure of all or part of public parks and facilities during their normal hours of operation for holidays, special events, weather conditions, or other circumstances.

§ 383-24 **Amplified sound.**

Except in accordance with a special event permit issued pursuant to § 383-28, no person may:

A. Make or cause to be made any amplified sound or signal, including, but not limited to, any bell, chime, siren, whistle, or similar sound; or

B. Use, or knowingly cause or permit to be used, any sound amplification device, including, but not limited to, any loudspeaker, music or voice amplifier, public address system, or other amplification device for nonemergency purposes; or

C. Use, or knowingly cause or permit to be used, any radio, television, stereo, musical instrument, or similar device that is plainly audible to any person other than the player or operator of the device.

§ 383-25 **Podiums, stages, tents, and other structures.**

No person may erect or use any tent or similar structure used to provide shelter, or any step, podium, platform, stage, or similar structure or device used or intended to be used for the purpose of standing at an elevated level, except in accordance with a special event permit issued pursuant to § 383-28.

§ 383-26 **Sign regulations.**

Except as expressly authorized by the City, or in accordance with a special event permit issued pursuant to § 383-28, no person may:

A. Erect any sign, flag, banner, marker, or similar device by temporarily or permanently affixing, or attempting to affix, the device to the ground or any building or structure; or

B. Carry or otherwise display any sign, message board, flag, banner, or similar device having a surface area greater than four square feet or a height greater than five feet; or

C. Carry or otherwise display any sign, message board, flag, banner, or similar device that is internally or externally illuminated.

§ 383-27 **Alcoholic beverages.**

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No person may possess, consume, serve, or distribute alcoholic beverages within a public park, except in accordance with a special event permit issued pursuant to § 383-28 and in compliance with § 383-29 of this article, or as otherwise expressly provided by the Mayor and City Council; provided, however, that nothing in this Section shall supersede the provisions of City Code § 158-5.

§ 383-28 **Special events; permit required.**

A. Special event defined. For the purposes of this § 383-28, a "special event" is any event or congregation of citizens within any park when:

(1) The number of persons will exceed 50; or

(2) The person or group desires to have exclusive use of an area or facility within a park; or

(3) Any person or group will use park facilities outside of the normal days and hours for public use of such facilities established by the Mayor and City Council; or

(4) Any stage, podium, tent, or other structure will be erected; or

(5) Any sign, banner, marker, or similar device will be erected or displayed that does not conform with this article; or

(6) Any loud or amplified speech, music, or other sound will be made, or any system or device will be used to make amplified sounds or signals, that does not conform with the restrictions on noise and amplified sound contained in this article; or

(7) Alcoholic beverages will be served, distributed, or consumed; or

(8) Any special event utilizing park area as defined pursuant to § 453-1; or

(9) Special or ancillary City services are requested or required in connection with the event for support, security, or other purposes, including, without limitation: electricity or other utilities, site preparation or restoration assistance, police or security services, fire safety services, assistance with equipment, or other City staff assistance.

B. Permit required. No person may host, conduct, or participate in a special event unless a written permit for that special event has first been obtained from the City. The Mayor and City Council may adopt, from time to time, forms and procedures for the submission of special event permit applications, consistent with the requirements of this section.

C. Permit fees and other costs. The Mayor and City Council may adopt, from time to time, a schedule of fees for special event permit applications under this

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article. The Mayor and City Council may also adopt, from time to time, requirements for the payment of security deposits or use fees in connection with the use of City property. The applicant must pay all applicable fees. Additionally, the applicant must pay for all personnel and other costs incurred by the City as a result of the special event.

D. Application for permit. An application for a special event permit must be made in writing to the City in accordance with the procedures and requirements established by the Mayor and City Council pursuant to this section.

E. Contents of permit application. A special event permit application must set forth the following information:

(1) The name, address, and telephone number of the applicant and a contact person for the special event.

(2) The date, time, specific location, and expected duration, including any set-up and clean-up, of the special event.

(3) The approximate number of persons expected to attend or participate in the special event.

(4) A description of any signs, banners, markers, or structures, including, but not limited to, stages, podiums, platforms, or tents, proposed to be erected or displayed in connection with the special event.

(5) A description of any sound-amplification systems or devices proposed to be used in connection with the special event, and a description of how such systems or devices will be used.

(6) A description of any other equipment, systems, or vehicles that will be used in connection with the special event.

(7) A description of any proposed service, distribution, possession, or consumption of alcoholic beverages.

(8) Proof of compliance with all applicable federal, state, and City licensure, permitting, and insurance coverage requirements, including proof of insurance coverage in the minimum amounts established by the City from time to time for special events.

(9) Such other information as may be reasonably required or requested by the City.

F. Incomplete permit application. If, upon receipt of a special event permit application, the City determines that the application is incomplete, the City may, but is not required to, provide the applicant with an opportunity to submit additional or supplemental information before denying the application.

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G. Grant or denial of application by City Manager.

(1) The City Manager, or his or her designee, is authorized to review an application and deny or grant such application for a special event permit and issue the requested permit in accordance with this Subsection G if all of the following requirements of this Subsection G are met with respect to the proposed special event and:

(a) No more than 50 people are reasonably anticipated to attend; and

(b) The event will take place entirely during hours when the requested park facility or facilities are ordinarily open to the public.

(2) After reviewing an application under Subsection E, the City Manager or his or her designee may refer that application to the City Council if the Manager or his or her designee determines it is appropriate to have the City Council review the application. An application that is referred to the City Council will be considered as provided in Subsection H.

(3) After receipt of a special event permit application, the City Manager or his or her designee will, within 10 business days, either:

(a) Grant the application and issue the requested permit;

(b) Deny the special event permit application;

(c) Request additional or supplemental information if the application is incomplete; or

(d) Refer the special event permit application to the City Council.

(4) Applications may be denied by the City Manager or his or her designee for any one or more of the following reasons:

(a) The application was not properly submitted in accordance with this section;

(b) Applicable permit fees, security deposits, or other fees and costs have not been paid by the applicant;

(c) The application is incomplete;

(d) The application contains false, misleading, or incorrect information; or

(e) The application does not meet one or more of the requirements listed in this § 383-28 or otherwise fails to satisfy all of the requirements of the City Code and applicable law.

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(5) If the City Manager, or his or her designee, denies the application, the reasons for rejection must be communicated to the applicant, in writing, at the time of rejection.

H. Grant or denial of application by City Council.

(1) A special event permit application will be submitted to the City Council if it does not meet all of the requirements of Subsection G(1) or if it is referred to the City Council by the City Manager or his or her designee pursuant to Subsection G(2).

(2) Upon receipt of a special event permit application, the City Council will schedule the application for consideration during a public meeting. In determining whether to grant or deny the application, the City Council will consider whether:

(a) The application was properly submitted and is complete and correct;

(b) All applicable fees and other costs have been paid by the applicant; and

(c) The proposed special event is in the best interests of the public health, safety, and welfare of the City and its residents.

(3) If the City Council grants an application for a special event permit, it may issue the permit subject to such conditions or restrictions as it deems necessary and appropriate to protect the public health, safety, and welfare of the City and its residents.

§ 383-29 **Alcoholic liquor use.**

A. No alcoholic liquors shall be permitted in any park unless otherwise expressly provided in this Code or expressly permitted in conjunction with a special event permit. In any event, sale or distribution of alcoholic liquors shall comply with requirements of State law and the City Code.

B. Any group, company, organization, or individual person conducting special events at the park during which alcohol is served or present, in any form, must have permission in advance and purchase or provide host liquor liability insurance and binding insurance coverage naming the City of Crystal Lake as an additional insured.

C. Any organization or corporate event, regardless of size, at the park for an event during which alcohol is served or present, in any form, must have permission in advance and purchase or provide host liquor liability insurance and binding insurance coverage naming the City of Crystal Lake as an additional insured.

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F. A family or individual person having a picnic with over 50 people on City property where alcohol in any form will be served or present must purchase or provide host liquor liability insurance (dram shop insurance) coverage with a binder naming the City as an additional insured.

G. The City reserves the right to terminate any authorization for use, sale, distribution, or consumption of alcohol in any park or park facility at any time it deems necessary.

§ 383-30 **Pets and animals.**

Unless otherwise provided in Appendix 383-II-B, dogs and cats shall only be allowed in parks when under control and otherwise in full compliance with all provisions of the City Code. Defecation by animals shall be promptly picked up, removed, and disposed of in accordance with the City Code. Restrictions in Appendix 383-II-B shall not extend to service animals.

§ 383-30 **Appendices.**

Appendices referenced in this Article for purposes of identifying parks and park facilities and for setting forth special regulations regarding particular parks, facilities, and activities may be amended from time-to-time by resolution of the City Council. Such appendices shall be deemed to be part of this Article and the City Code.

SECTION THREE. **Appendices.** Appendix 383-II-A and Appendix 383-II-B are attached hereto and made a part of this ordinance.

SECTION THREE. **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in the manner provided by law.

PASSED THIS ___ day of _____, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

APPROVED THIS ____ day of _____, 2026.

_____
Haig Haleblian, Mayor

ATTEST:

_____
Nick Hammonds, City Clerk

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APPENDIX 383-II-A

List of City Parks

Park	Address
Three Oaks Recreation Area	5517 Northwest Highway
Depot Park	70 E. Woodstock Street
Water's Edge Park	Parcel Identification Number (PIN): 19-09-127-010
McCormick Park	427 W. Virginia Street
Pump House Park	203 Illinois Street
Crystal Vista Park	48 Heather Drive
Walt Herrick Trail Park	643 W. Crystal Lake Avenue
Minnie Street Park	Parcel Identification Number (PIN): 14-32-477-007

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Appendix 383-II-B

Individualized Park Regulations

Park	Hours	Special Regulations
Depot Park	Opens: 5:00 am Closes: 2:00 am	Reserved.
Water's Edge Park	Opens: Sunrise Closes: 11:00 pm	Reserved.
McCormick Park	Opens: Sunrise Closes: 11:00 pm	Reserved.
Pump House Park	Opens: Sunrise Closes: 11:00 pm	Reserved.
Crystal Vista Park	Opens: Sunrise Closes: 11:00 pm	Reserved.
Walt Herrick Trail	Opens: Sunrise Closes: 11:00 pm	Reserved.
Minnie Street Park	Opens: Sunrise Closes: 11:00 p.m.	Reserved.

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