#2026-129
ComEd Facility (5100 S Illinois Route 31)–Special Use Permit Amendment with Variations
Project Review for Planning and Zoning Commission

Meeting Date: August 19, 2026

Request: Special Use Permit Amendment to allow improvements to the existing ComEd office and maintenance yard facility, including Variations for:

1) a fleet maintenance garage building having a height of 65 feet, instead of the maximum allowed 25 feet;
2) a fence having a height of 9 feet, instead of the maximum allowed six feet;
3) a hard surface coverage area of 87%, instead of the maximum allowed 65%;
4) parking area light levels below the 0.25 foot-candle minimum;
5) a maximum-to-minimum light level ratio that exceeds the 12:1 maximum; and
6) a reduction in the 50-foot landscape buffer requirement between the abutting multifamily residential-zoned parcel.

Location: 5100 S Illinois Route 31

Acreage: Approximately 9 acres

Existing Zoning: M-L Manufacturing Limited

Surrounding Properties:

North:	B-2 PUD General Commercial & R-3B PUD Multifamily Residential
South:	IT Industrial/Transitional (Prairie Grove)
East:	IT Industrial/Transitional (Prairie Grove)
West:	B-2 PUD General Commercial

Staff Contact: Darrell Moore (815.356.3612)

Background:

- The subject property has been the location of ComEd facility since the 1960s. In 1985, it was annexed into the City of Crystal Lake and zoned M-L Manufacturing Limited with a Special Use Permit for "a utility company and depot, service yard, and garage."
- The subject property includes parking, storage, offices, and a garage. About half of the property is in a high-tension power line transmission right-of-way. The facility is strategically located within the ComEd network to allow for rapid response by fleet vehicles to power distribution emergencies in McHenry County.

Development Analysis:

General

- Request: Special Use Permit Amendment to allow improvements to the existing ComEd office and maintenance yard facility, including Variations for:

  1) a fleet maintenance garage building having a height of 65 feet, instead of the maximum allowed 25 feet;

  2) a fence having a height of 9 feet, instead of the maximum allowed six feet;

  3) a hard surface coverage area of 87%, instead of the maximum allowed 65%;

  4) minimum parking area light levels below the 0.25 foot-candle minimum;

  5) a maximum-to-minimum light level ratio that exceeds the 12:1 maximum; and

  6) a reduction in the 50-foot landscape buffer requirement between the abutting multifamily residential-zoned parcel.

- Zoning: The site is zoned M-L Manufacturing Limited with an SUP allowing the current use by ComEd.
- Land Use: The land use map shows the area as Public & Semi-Public.
- Previous Approvals:
  - In 1985, the property was annexed and a Special Use Permit granted for the ComEd facility.

PROJECT DETAILS:

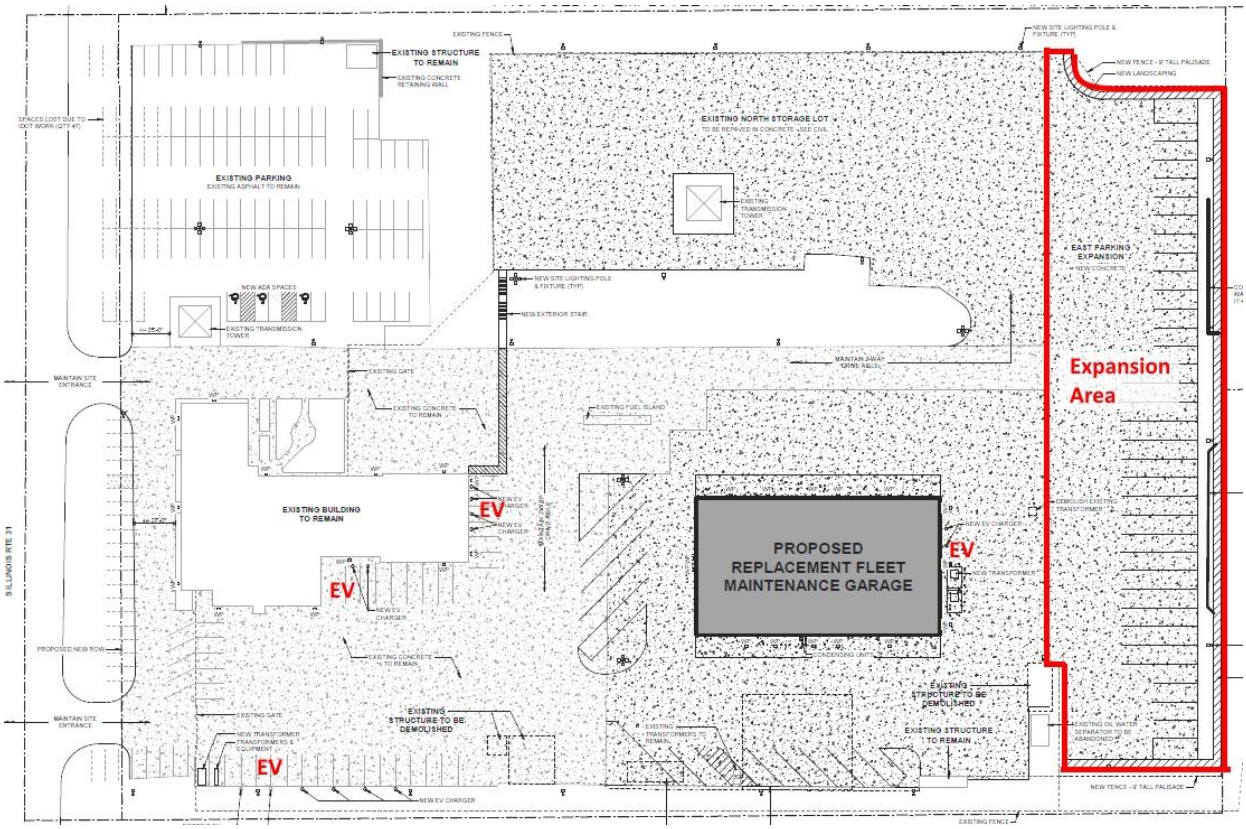
The purpose of the request is to allow for alterations and improvements to the existing ComEd facility and storage yard. The scope of work includes:

- **New maintenance garage**
  - This 22,000-square-foot building will replace an existing garage to provide fleet maintenance and to allow for the indoor repair and testing of ComEd bucket trucks. The height of the garage (65 feet) will allow full extension of the vehicle booms indoors. This building will be erected towards the rear of the property, nearly 400 feet from the front property line.
  - Based on the definition of 'height' in the UDO, the flat-roofed building is 65 feet, due to the parapet walls extending higher than the flat roof.
  - The building can meet the minimum standards in the UDO for industrial buildings by adding a defined top to the parapet. It features variations in colors, materials, and horizontal and vertical planes.
  - This building is classified as an accessory structure. It has vehicle doors running the length of the two long sides and vehicle charging stations on one of the short sides. It will not be required to have foundation landscape plantings.



- **Reconfigured parking and storage areas**
    - Primarily to accommodate the new building, additional parking and vehicle storage will be added onto the east side of the existing parking and storage areas.
    - The northern edge of the parking area is about 73 feet from the south property line of the neighboring townhomes.
    - Perimeter landscaping will be planted around the edges of the extended parking area. Arbor vitae, capable of reaching 15 feet in height, will line the northern edge to provide additional screening for the townhomes.
    - The reconfiguration will reduce the number of employee parking spaces from 135 to 87, but this is still more than the spaces needed for a typical peak shift, which has approximately 60 employees.
    - Underground detention will be created beneath the new impervious surface area to handle the stormwater runoff. This design has been conceptually approved by the City Engineer.
- **Additional electric vehicle chargers**
    - Twelve additional electric vehicle chargers are planned at multiple locations. These chargers will support ComEd fleet electrification and not be available to the public.
    - Only some chargers at the southwest corner of the property will be visible from the right-of-way. As long as the chargers are screened they do not trigger a special use permit.
- **New exterior lighting**
    - New exterior lighting will be installed throughout the site. Light fixtures have been chosen that meet the UDO requirements for full-cutoff. The design of four lighted bollards along a pedestrian route through the parking lot is sufficient to meet UDO standards.

- Overhead power lines limit placement of lighting poles. As a result, the center of the property has lighting levels that fall below the UDO standard for minimum footcandles. These areas are not open to the public.



- **New fencing**
  - A nine-foot black palisade fence is proposed for the parking expansion area.



Variations:

- **<u>Garage</u>: height variation of 65 feet instead of the maximum allowed 25 feet for accessory structures.**
  - The applicant has stated that this height is necessary for the indoor testing and repair of fleet vehicles with boom lifts.
- **<u>Fence</u>: height variation of 9 feet, instead of the maximum allowed 6 feet.**

  - The proposed palisade-style fence has a cleaner look than the existing chain-link fence with concertina barbed wire, while providing an appropriate level of security.

- **Hard Surface Coverage: hard surface coverage area of 87%, instead of the maximum allowed 65%.**
  - The existing hard surface coverage area already exceeds the 65% maximum. The proposed additional area will come with on-site stormwater detention improvements.
- **Lighting: minimum parking area light levels below the 0.25 footcandle minimum.**
  - Some parking and storage areas along the middle of the property under the high-tension power lines will have light levels as low as 0.1 footcandle. The applicant has stated that there are limitations for pole lights under the power lines and that these areas are not open to the general public.
- **Lighting: a maximum-to-minimum light level ratio that exceeds the 12:1 maximum.**
  - Because some light levels are proposed to be at 0.1 footcandle, other areas of the site which are lit to modest standards (5.7 footcandles) create a light-to-dark ratio that exceeds the 12:1 maximum. The applicant has stated that this due to lighting limitations under the power lines.
- **Landscape buffer: a reduction in the 50-foot landscape buffer requirement between the abutting multifamily residential-zoned parcel.**
  - The UDO requires a 50-foot landscape buffer between industrial and multifamily zoning. The property that is zoned residential is a Nicor gas line. The application is looking for relief from this requirement due to their proposal for a 73-foot separation distance, the planting of arbor vitae along the parking lot edge closest to the multifamily development, and the existing vegetation in-between.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Public & Semi-Public, which is consistent with the current use of the property as a facility for a public utility. The following goals are applicable to this request:

> **Goal:** Provide area for high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers, throughout the City to support the diverse and evolving needs of the people in the City.
>
> **Supporting Action:** Carefully plan for a reasonable rate of growth that promotes a maximum use of existing facilities and minimizes the need for new facilities.
>
> **Success Indicator**: Public and Semi-public uses should look to expand within their existing facilities.

Findings of Fact:

SPECIAL USE PERMIT AMENDMENT

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*

ZONING VARIATIONS

The petitioner is requesting Variations to allow: 1) a fleet maintenance garage building having a height of 65 feet, instead of the maximum allowed 25 feet; 2) a fence having a height of 9 feet,

instead of the maximum allowed six feet; 3) a hard surface coverage area of 87%, instead of the maximum allowed 65%; 4) minimum parking area light levels below the 0.25 foot-candle minimum; 5) a maximum-to-minimum light level ratio that exceeds the 12:1 maximum; and 6) a reduction in the 50-foot landscape buffer requirement between the abutting multifamily residential-zoned parcel.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

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

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application/Narrative (Sidley Austin LLP, received 07/01/26)
   B. Site Plan (Wold, undated, received 07/09/26)
   C. Architectural Plans/Renderings (Wold, dated 6/24/26, received 07/09/26)
   D. Preliminary Engineering Plans (MeritCorp, dated 06/25/26, received 07/09/26)
   E. Preliminary Stormwater Report (MeritCorp, dated 06/25/26, received 07/09/26)
   F. Landscape Plan (Design Perspectives, dated 07/09/26, received 07/09/26)
   G. Lighting Plan (Unnamed, undated, received 07/09/26)

2. Work with Community Development Department staff to provide suitable evergreen planting that screens the EV chargers at the site's southwest corner from the right-of-way, if feasible.

3. Add a defined top to the parapet walls or propose another solution to meet the design standards for industrial buildings.

4. The petitioner shall address all of the review comments and requirements of the Engineering and Public Works Department, the Community Development Department, and the Fire Department.

ZONING DATA TABLE

ZONING: M-L MANUFACTURING LIMITED DISTRICT

REQUIRED BUILDING SETBACKS:
- FRONT YARD 30'
- SIDE YARD 12'
- REAR YARD 20'

PROPOSED REPLACEMENT FLEET MAINTENANCE GARAGE HEIGHT: 59'-0" (65'-0" TO HIGHEST POINT OF PARAPET)

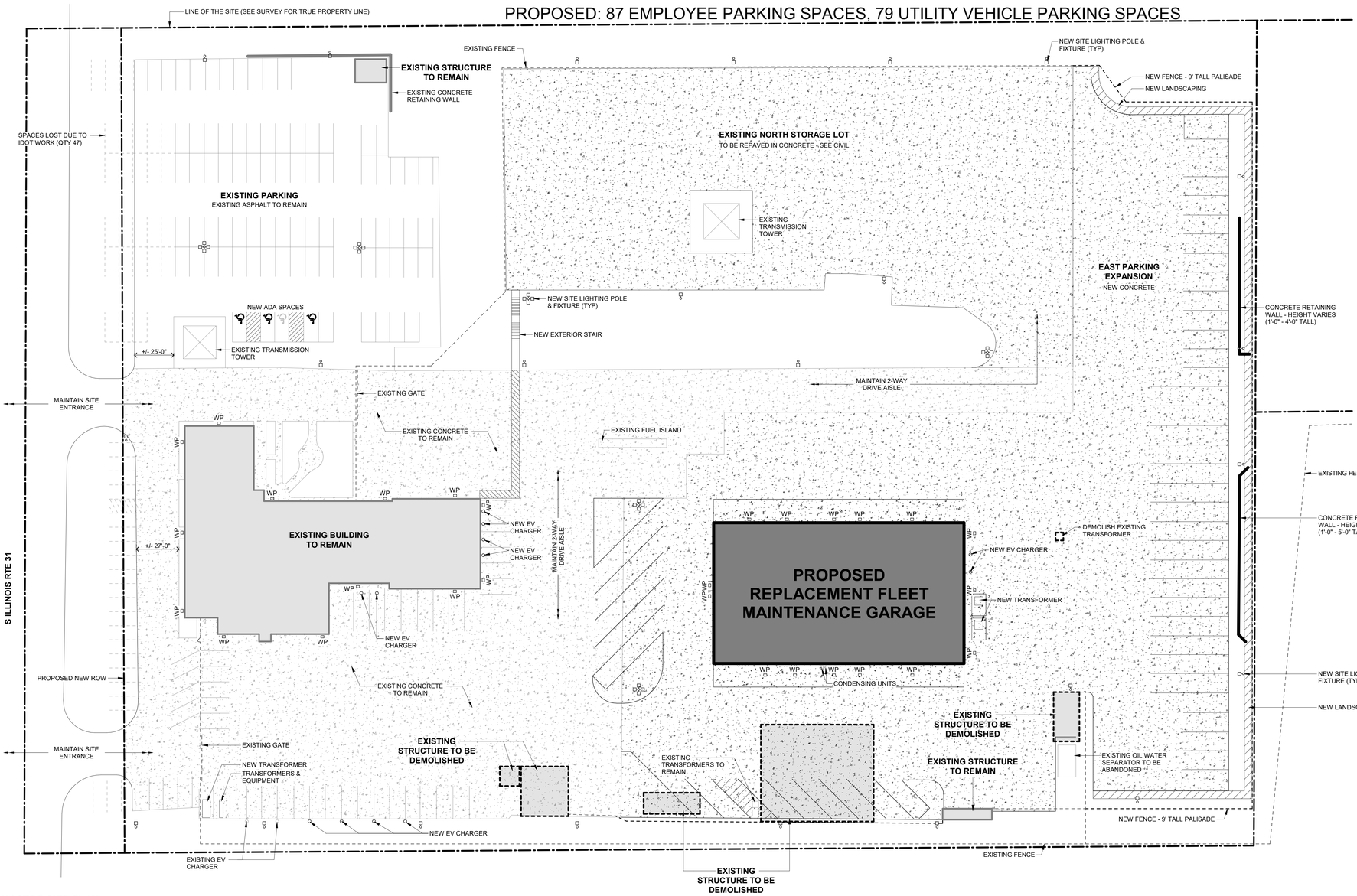
ZONING PARCEL SIZE: 380,926 SF (8.74 ACRES)

IMPERVIOUS COVERAGE: 87%

BUILDING COVERAGE: 7.9% (MAX 50%)

EXISTING: 135 EMPLOYEE PARKING SPACES, 77 UTILITY VEHICLE PARKING SPACES

PROPOSED: 87 EMPLOYEE PARKING SPACES, 79 UTILITY VEHICLE PARKING SPACES



1 **MASTER SITE PLAN**
1" = 30'-0"
0

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF **COMMONWEALTH EDISON COMPANY**.

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by **Commonwealth Edison Company**, owner, for a **Special Use Permit Amendment** for the property at the **5100 S Illinois Route 31, Crystal Lake, Illinois, 60014. PINs: 14-34-201-023 and 14-34-201-014**.

This application is filed for the purpose of seeking a **Special Use Permit Amendment to make improvements to the existing ComEd office and maintenance yard facility, including Variations for: 1) a fleet maintenance garage building having a height of 59 feet; 2) a fence having a height of 9 feet; and 3) a hard surface coverage area of 87%, as well as any other Variations necessary to approve the request to allow the proposed improvements, pursuant to Articles 2, 3, 4, and 9 of the Unified Development Ordinance**.

Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at **7:00 p.m. on Wednesday, August 19, 2026**, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(For publication no later than August 4, 2025)

14-34-127-016
KPCL LLC
1013 N SEMINARY AVE
WOODSTOCK, IL 60098

14-27-456-038
JAISWAL, PAWAN RAVINDRA POOJA
109 ELLIS RD
ALGONQUIN, IL 60102

14-27-456-014
WOODLORE EST ASSN LLC
12121 TALAMORE BLVD
HUNTLEY, IL 60142

14-27-456-002
FIRSTSERVICE RESIDENTIAL
12121 TALAMORE BLVD
HUNTLEY, IL 60142

14-27-457-008
FIRSTSERVICE RESIDENTIAL
12121 TALAMORE BLVD
HUNTLEY, IL 60142

14-27-456-010
CALATLANTIC GRP INC
1700 E GOLF RD, STE 1100
SCHAUMBURG, IL 60173

14-27-456-041
PRESTON PINES LLC
201 PENNY AVE, APT 2D
EAST DUNDEE, IL 60118

14-34-201-014
COMMONWEALTH EDISON CO
3 LINCOLN CTR, 4TH FL
OAKBROOK TERRACE, IL 60181-4204

14-27-456-024
EMERY, ERIC JESSICA
546 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-34-201-023
COMMONWEALTH EDISON CO
3 LINCOLN CTR, 4TH FL
OAKBROOK TERRACE, IL 60181-4204

14-34-201-015
COMMONWEALTH EDISON CO
3 LINCOLN CTR, 4TH FL
OAKBROOK TERRACE, IL 60181-4204

14-34-126-001
COMMONWEALTH EDISON CO
3 LINCOLN CTR, 4TH FL
OAKBROOK TERRACE, IL 60181-4204

14-27-456-039
BAVISKAR VD, BORSE P
337 WEST POINT CIR
ALGONQUIN, IL 60102

14-34-201-026
LIBERTY SELF STORAGE INC
4114 IL RT 176
CRYSTAL LAKE, IL 60014

14-34-201-022
LEACH ENT INC
4304 IL RT 176
CRYSTAL LAKE, IL 60014

14-34-201-016
LEACH TOWER LLC
4304 IL RT 176
CRYSTAL LAKE, IL 60014-3722

14-34-130-007
MV BLDG LLC
444 N IL RT 31, STE 104
CRYSTAL LAKE, IL 60012

14-34-130-013
MV BUILDING LLC
444 N IL RT 31, STE 104
CRYSTAL LAKE, IL 60012

14-34-130-022
TALON PROFESSIONAL CEN CONDOS
444 N IL RT 31, STE 100
CRYSTAL LAKE, IL 60012

14-34-201-024
BLC HLDGS LLC
5206 S IL RT 31
CRYSTAL LAKE, IL 60012

14-27-456-037
ZALEWSKI K, VASSOS KM
526 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-456-036
PTASZEK, BRIANNA N
532 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-456-040
PERRY, KEISHA L MAURICE
534 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-456-028
KLESYK, ANDREW JESSICA
538 CIMMARON CIR
CRYSTAL LAKE, IL 60014

14-27-456-026
SCHUH, JACLYNNE M
540 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-456-027
MCCARTHY, MEGHAN
542 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-456-023
OSTAPYSHYN, TARAS
544 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-456-025
UHRINE, THERESA L
548 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-376-022
LOTUS 108 HLDGS LLC
726 OAK HOLLOW RD
CRYSTAL LAKE, IL 60014-6241

14-34-130-012
LAND TRUST CO
LTC HTWO 5145
35 W WACKER DR, 11TH FL
CHICAGO, IL 60601

14-27-457-015
TRIBUNE 30 REV TR
523 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-023
ARQUILLA, LORA M
525 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-027
PORZAK, JENNIFER
539 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-028
LOWE, JORDAN KALEB ARMSTRONG
541 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-030
WOZNICZKA, VIOLET
543 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-029
WARREN, MARA E
545 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-026
CELLA, ANGELINA MICHAEL
547 CIMMARON CIR
CRYSTAL LAKE, IL 60012

14-27-457-025
CRITAC G, ESCOBARO Y
549 CIMMARON CIR
CRYSTAL LAKE, IL 60012

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Reporting Center Improvements

Action Requested

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

Petitioner Information

Name: Scott Saef, Attorney for Applicant

Address: Sidley Austin LLP, 1 South Dearborn Street, Chicago, IL 60603

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: Rebecca Takacs

Address: 3 Lincoln Center, Oakbrook Terrace, IL 60181

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Property Information

Project Description: Rehabilitation of public utility reporting center site, including as primary elements, (1) construction of a replacement fleet maintenance garage and demolition of the existing garage, (2) expansion of existing paving for utility vehicle parking, (3) repaving of the northern portion of the site used as an equipment depot with concrete instead of asphalt, (4) reconfiguring the western portion of the site anticipating the Route 31 widening, (5) addition of EV chargers, (6) addition of new outdoor lighting for safety and security, and (7) installation of substantial landscaping along the new utility vehicle parking area.

Project Address/Location: 5100 S Illinois Rte 31, Crystal Lake, IL 60014_____

_____

_____

PIN Number(s): 14-31-201-023; 14-34-201-014

Development Team

Please include address, phone, fax and e-mail

Developer: Commonwealth Edison Company, 3 Lincoln Center, Oakbrook Terrace, IL 60181, Phone: [redacted] **Email:** [redacted]

Architect: Wold Architects and Engineers, 220 North Smith Street, Suite 310, Palatine, IL 60067, Phone: [redacted] **Email:** [redacted]

Attorney: Scott Saef, Sidley Austin LLP, One South Dearborn Street, Chicago, IL 60603, Phone: [redacted] **Email:** [redacted]

Engineer: MeritCorp, LLC, 4222 Meridian Parkway, Suite 112, Aurora, IL 60504, Phone: [redacted] **Email:** [redacted]

Landscape Architect: Design Perspectives Inc., 1167 Hobson Mill Drive, Naperville, IL 60540, Phone: [redacted] **Email:** [redacted]

Planner: None.

Surveyor: MeritCorp, LLC, 4222 Meridian Parkway, Suite 112, Aurora, IL 60504., Phone: [redacted] **Email:** [redacted]

Other:

Signatures

[redacted]

Scott Saef **7/1/2026**

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Rebecca Takacs [redacted] **6/29/2026**

OWNER: Print and Sign name **Date**

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

ComEd Proposed Crystal Lake Reporting Center Property Rehabilitation
Project Narrative

I. Executive Summary

For more than half a century, Commonwealth Edison Company ("ComEd") has maintained a strong presence in Crystal Lake, investing millions of dollars since the 1960's in a type of regional headquarters known as a "reporting center" (the "Center"). This Center, on a parcel of about 8.7 acres located at 5100 S Illinois Route 31 (the "Property"), is an employment center for electrical engineers and other professionals. With its associated equipment depot and other utility functions, the Center facilitates rapid electrical utility response for residents and businesses within Crystal Lake. As electrical distribution needs continue to grow through, among other drivers, increased commercial and residential electrification initiatives, ComEd's needs for efficiency and safety in its deployment of vehicles and equipment grow proportionally. For those reasons, among others (including increased obsolescence in exterior portions of the Center), ComEd proposes to re-invest in its Crystal Lake Center, with a rejuvenation investment of approximately $25 million.

The centerpiece of this re-investment is the construction of a replacement fleet maintenance garage (the "Replacement Garage") which is where the specialized utility vehicles used by ComEd throughout McHenry County and nearby areas for electrical work (the so-called "bucket trucks") are repaired, maintained, inspected and tested. The project also includes as primary elements the installation of certain additional paved area along the rear lot line to replace on-site utility vehicle parking occupied by the footprint of the Replacement Garage, the replacement of an asphalt surface used at an existing equipment depot with concrete (for safety and longevity), the reconfiguration of employee parking and driveways on the western portion of the Property to anticipate IDOT's planned widening of Route 31, an update to the Center's outdoor lighting (again for safety and security), and the addition of twelve electric vehicle chargers to the Center, part of ComEd's own corporate electrification initiative. Collectively, the various elements of the rejuvenation at the Center within the City of Crystal Lake (the "City") are referred to herein as the "Project."

II. Proposed Replacement Garage

ComEd proposes to construct its Replacement Garage, a structure accessory to the Center, in the southeastern portion of the Property. The existing fleet maintenance garage is situated in this same area today, but along the southern property line (the existing garage will be demolished upon completion of the Replacement Garage). ComEd's investment in the Replacement Garage and the related expanded utility vehicle parking spaces along the rear lot line serves to improve utility crew response times while also allowing the Center to serve as a regional hub for emergency crews in the event of an outage.

As is the case today, the Replacement Garage, proposed to house approximately 22,000 square feet of space, will be used by ComEd employees assigned primarily to fleet maintenance functions at the Center. These workers perform fleet maintenance in two shifts, with one additional employee staffed overnight if needed during severe weather.

The existing fleet maintenance garage's 31-foot height as measured at the roof peak (a single story functionally) and small footprint limits the number of vehicles which can be serviced concurrently by ComEd engineers. The single-story design also creates safety issues given that it is difficult to operate cranes and forklifts and the other equipment necessary for lifting the heavy machinery and parts used to repair the utility vehicles. Further, the limited height of the existing garage means that the mandatory testing and certification of the vehicle "booms", a critical feature of each utility vehicle, must be conducted outside, which is challenging in the elements. And fewer utility vehicles can be housed out of the elements for rapid deployment in the event of inclement weather, requiring ComEd today to request utilization of garage space from the City itself to be able to position itself in advance of forecasted severe weather events such as anticipated heavy snow.

The Replacement Garage has been specifically designed to ameliorate these problems. With eight primary vehicle bays and two additional vehicle bays for vehicle washing, the Replacement Garage has substantially more capacity for maintenance and testing work regardless of outside weather conditions. The vehicle bays open to a 50'-tall clear space (with a total building height of 59 feet), allowing overhead bridge cranes to safely raise and lower tools and equipment machinery and also allowing for full boom arm extensions during testing and certification. The two dedicated wash bays can be redeployed if needed for even greater maintenance capacity during periods of high maintenance demand. This means the Replacement Garage enables engineers and mechanics to perform maintenance, inspection and testing on up to ten utility vehicles concurrently (2 per bay). In addition to the 10 vehicle bays, the Replacement Garage will hold employee offices and locker rooms (moving them to a permanent roofed facility in lieu of the trailer facilities used today), parts and tire depots and related accessory equipment storage.

The City will see strong benefits from the Replacement Garage, with more efficient maintenance leading to increased readily available vehicles for community power upgrades and restoration work during an outage. Importantly too, this increased capacity through the Replacement Garage will allow the Center to serve as a hub for emergency response crews in the region in the event of an outage. Currently, the nearest ComEd fleet garages are in Libertyville, Elgin and Highland Park, which are lengthy drives from Crystal Lake specifically and McHenry County generally. With the expanded capacity offered by the Replacement Garage, Crystal Lake customers are well-positioned to receive rapid emergency services in the event of a widespread outage since the utility vehicles necessary for electrical repairs are already situated within the community. The Replacement Garage will also support the utility vehicle needs of existing reporting centers in Harvard and Woodstock while focusing ComEd's re-investment dollars within the City.

The Replacement Garage will be constructed using brick and concrete materials in the lower portion of each elevation, with metal panels and aluminum windows for visual rhythm in the upper portions.

III. Additional Investments at the Center and within the Property

As noted earlier, the rejuvenation effort includes a series of components in addition to the Replacement Garage. These components include:

● Installation of additional paved area in the eastern portion of the Property for utility vehicle parking, in part to replace spaces which are taken over by or situated in the vicinity of the Replacement Garage's footprint. There are 17 additional trailer spaces planned (each approximately 30' x 12') and 16 additional truck spaces planned (each approximately 50' x 12'). Overall, utility vehicle parking spaces will increase by 2, from 77 to 79 spaces.

● Repaving of the north equipment depot area with concrete (from asphalt) and installation of a pedestrian walkway from this depot area to the Center office building for improved employee safety.

● Reconfiguration of the western employee parking lot and front (western) driveway to provide consistency with IDOT's widening plans for Route 31. As part of this widening, the two curb-cuts along Route 31 will be narrowed (from 40 feet to about 29 feet at the north curb cut and from 34 feet to about 26 feet at the south curb cut). Further, as part of the employee lot reconfiguration, a fenced area on the east side of the employee parking lot used currently for equipment storage will be returned to an employee parking use. Upon completion of the rejuvenation, the number of employee spaces will be reduced from 135 to 87 (of which 4 will be accessible). The 87-space employee parking supply should be more than enough to accommodate the Center's peak shift of approximately 60 employees.

● Installation of twelve additional EV chargers to support ComEd's increasing electrification of its vehicle fleet. These include 4 new pedestal-mounted dual-port EV chargers along the southwestern line of the secured utility vehicle parking area and 6 new plug-in single-port EV chargers connecting to wall outlets along the exterior of the office building. Two additional EV chargers will be placed on the east side of the Replacement Garage. Upgraded electrical infrastructure will serve the EV charging and outdoor lighting improvements.

● Upgrading of exterior lighting throughout the Property for increased employee safety. The upgraded lighting will remain in substantial compliance with the City's outdoor lighting requirements. Minor variations will be requested for the few criteria which cannot be complied with primarily due to the avoidance of conflicts between new lighting equipment and the on-site transmission structures.

● Additional of substantial landscaping along the outer edge of the new utility vehicle parking area (with 15 trees and 186 shrubs). The new landscaping will provide, in part through the installation of 7 white pine trees which will grow to 50 feet tall and 99 arborvitae shrubs which will grow to 15 feet tall, substantial year-round screening. The project also includes underground stormwater detention and low-height retaining walls supporting the new eastern impervious area. A new 9'-tall black palisade fence will be installed along the outer edge of the new parking area replacing the chain-link plus barbed wire and/or razor-wire fence which exists today along the Center's eastern edge and also measures 9 feet total in height.[1]

[1] Preliminary engineering documents have been submitted for the Replacement Garage, new eastern utility vehicle parking and north equipment depot repaving portions of the Project. Engineering materials, if needed, related to the reconfiguration of the western portion of the employee parking lot, the addition of the EV chargers, the addition of

Construction commencement is anticipated not later than fall 2026 with completion of the Replacement Garage by late 2027 and full Project completion by late 2028.

IV. Use Discussion and Requested Zoning Variations

The Property's principal use, the Center, is professional office, a permitted use within the applicable M-L zoning district. The Center's primary building is the regional headquarters in the western sector of the Property comprising approximately 15,000 square feet of office space and accommodating a peak shift of about 60 utility workers (assigned to overhead distribution, underground distribution, substation, fleet maintenance and equipment depot teams). Accessory uses at the Property include the fleet garage, the equipment depots supporting the Center, the electric vehicle charging stations and off-street parking.

For purposes of the Project, ComEd requests the following variations from the provisions of the Unified Development Ordinance ("UDO"):

- A variation to permit the Replacement Garage, an accessory structure, to be constructed with a building height of 59 feet tall (plus a 6-foot parapet);

- A variation allowing an impervious surface coverage of 87% at the Property (the existing impervious surface coverage already exceeds the 65% maximum and the IDOT roadway widening has already increased this percentage through IDOT's acquisition of a portion of the Property);

- A variation, if needed, to allow a variable height retaining wall of not more than 5 feet in height to be placed within 20 feet of the rear lot line; and

- Variations of the following provisions of the Outdoor Lighting Ordinance to allow the following aspects of the proposed outdoor lighting plan:

    - 4-800-D-3-c: Certain bollards at the outdoor stair/walkway connecting the Center to the north equipment depot have illuminated lenses to place light on pedestrians and mark the crosswalk as opposed to directing all emitted light at or below the horizontal. This lighting design on the bollards is necessary for visual safety.

    - Table 4-800-D(1): Certain portions of the utility or employee parking areas may have minimum light levels of less than 0.25 fc due to physical restrictions tied to overhead transmission lines and yard storage configurations. None of these parking areas are available for use by the public.

    - Table 4-800-D(1): Certain areas of the parking areas and right-of-way entrances may not be able to meet the maximum-to-minimum light level ratio of 12:1 due to gaps from overhead transmission lines.

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the walkway from the Center to the north equipment depot and the new outdoor lighting will be submitted as one or more future engineering phases.

In addition to these variance requests, ComEd requests the following variations (and potentially others) only if determined necessary by staff:

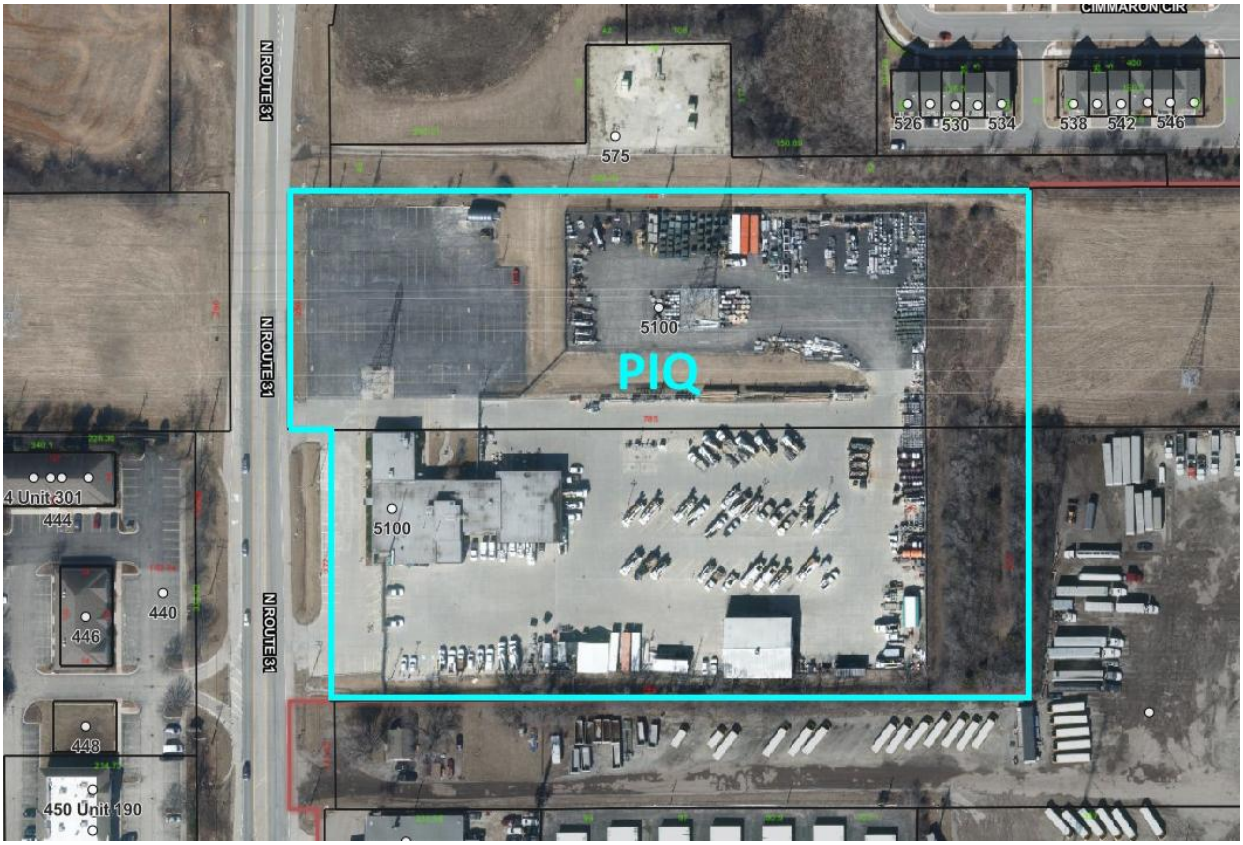
- Relief from the need to add landscaping around the foundation of the Replacement Garage, given the conflict between these plantings and safe utility vehicle operations;

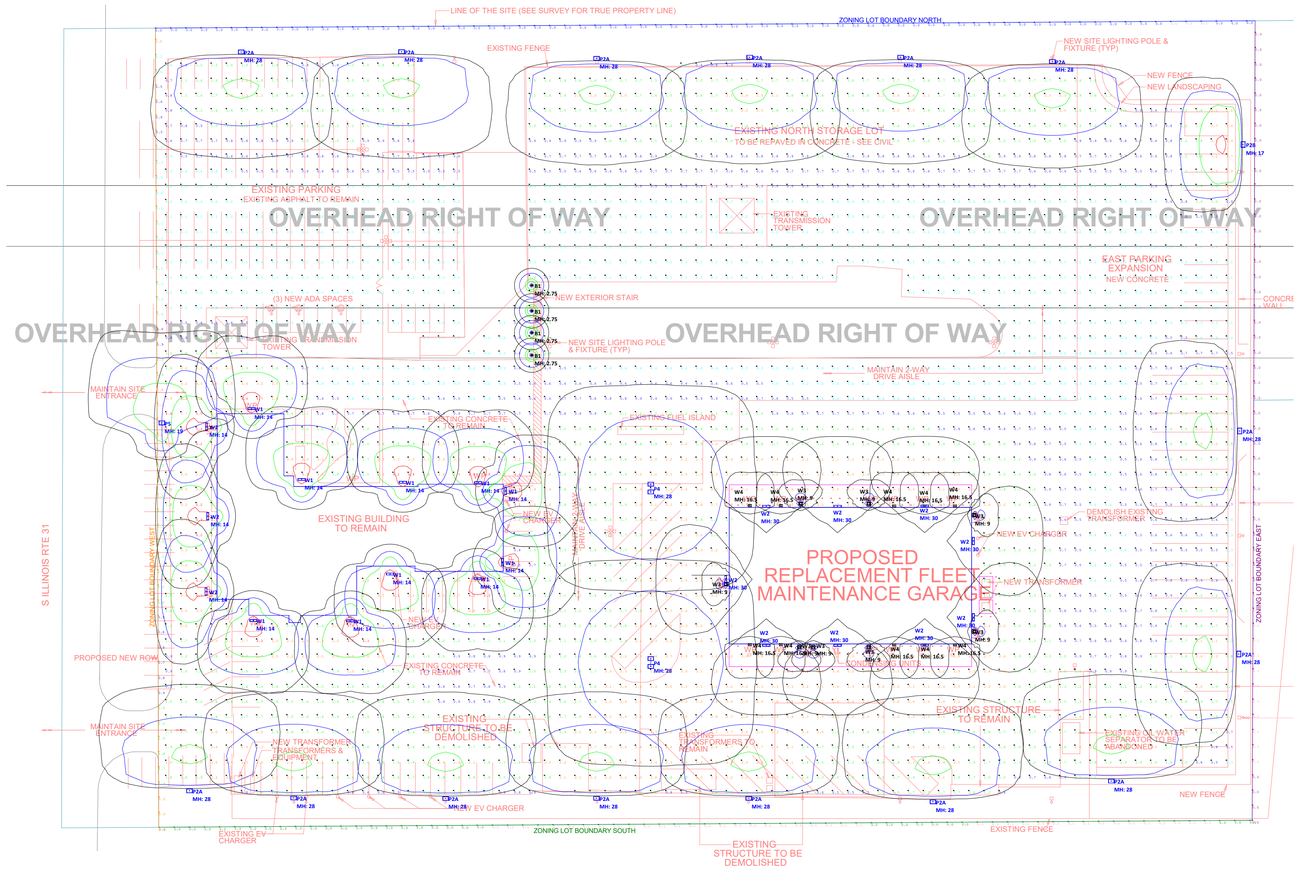
- Relief from the need to plant evergreen trees near the new electric vehicle chargers given the proximity of the chargers to Route 31 and the potential for curb cut sight line issues; and

- Relief from the requirement to add screening along the lot line abutting the residential use to the northeast given the substantial existing vegetation in between the attached townhomes and the Center along with the dense evergreen plantings depicted in the Landscape Plan.

PARCEL IN QUESTION

5100 S Illinois Route 31





Luminaire Schedule

Symbol	Image	Tag	Qty	Arrangement	Description	LLF	Lum. Lumens	Lum.Watts	Total Watts	BUG Rating	Arr. Lum. Lumens
		B1	4	Single	84602_BEGA_ BOLLARD AT STD 33IN HEIGHT	1.000	1939	19	76	B1-U4-G2	1939
		W4	10	Single	WDGE2 LED P2 40K 80CRI T4M	1.000	2018	18.9815	189.815	B1-U0-G1	2018
		W3	8	Single	WDGE2 LED P0 40K 80CRI TFTM	1.000	717	6.8946	55.157	B0-U0-G0	717
		P2A	15	Single	DSX0 LED P6 40K 80CRI BLC4 ON 25FT SSS POLE	1.000	11809	137	2055	B0-U0-G3	11809
		P2B	1	Single	DSX0 LED P5 40K 80CRI BLC4 ON 14FT SSS POLE	1.000	8332	90.12	90.12	B0-U0-G3	8332
		P4	2	Back-Back	DSX0 LED P5 40K 80CRI T5M @ 90 ON 25FT SSS POLE	1.000	11582	90.12	360.48	B4-U0-G2	23164
		P5	1	Single	DSX0 LED P5 40K 80CRI TFTM	1.000	11336	90.12	90.12	B2-U0-G3	11336
		W1	10	Single	DSXW2 P5 40K 80CRI TFTM	1.000	7537	57.03	570.3	B1-U0-G2	7537
		W2	12	Single	DSXW2 P5 40K 80CRI T3M	1.000	7412	57.03	684.36	B1-U0-G3	7412

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Parking and Yard Storage	Illuminance	Fc	1.29	5.7	0.1	12.90	57.00	0
ZONING LOT EAST BOUNDARY	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.	N.A.
ZONING LOT NORTH BOUNDARY	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	N.A.
ZONING LOT SOUTH BOUNDARY	Illuminance	Fc	0.06	0.1	0.0	N.A.	N.A.	N.A.
ZONING LOT WEST BOUNDARY	Illuminance	Fc	0.95	4.1	0.0	N.A.	N.A.	N.A.

#	Date	Comments

Revisions

Replacement Fleet Maintenance Garage and Related Site Improvements
Lighting Illuminance Calculation
5100 S ILLINOIS RTE 31
CRYSTAL LAKE, IL 60014

LS1

MeritCorp GROUP, LLC
ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL

Preliminary Stormwater Report

ComEd Crystal Lake
Replacement Fleet Maintenance
Garage and Related Site Improvements

5100 Illinois Route 31
Crystal Lake, Illinois

MeritCorp Project Number: M21146B

Date: June 25, 2026

Owner/Developer:

ComEd

2 Lincoln Center

Oakbrook Terrace, Illinois 60181

Prepared for:

Wold Architects and Engineers

220 North Smith Street, Suite 310

Palatine, Illinois 60067

Prepared by:

Clayton Schuler, P.E.

MeritCorp Group, LLC

4222 Meridian Parkway, Suite 112

Aurora, Illinois 60504

www.meritcorp.com

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PROPOSED SITE CONDITIONS NARRATIVE 3
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GENERAL NARRATIVE DESCRIPTION

The subject site is the existing ComEd facility located at 5100 S. Illinois Route 31, Crystal Lake, McHenry County, Illinois. The subject site consists of a parcel totaling approximately 8.7 acres. The southern portion of the parcel includes the main office building (a ComEd regional reporting center), fleet maintenance garage accessory to the reporting center, fueling station, vehicle/truck parking, storage sheds and an open area for a material and equipment depot used by electric crews assigned to the reporting center projects. The northern portion of the parcel consists of a standard vehicle parking lot and an additional equipment and material depot area accessory to the regional reporting center.

MeritCorp Group, LLC is assisting Wold Architects and Engineers by preparing planning and engineering documents for the proposed development. The narratives, calculations and subsequent exhibits follow The City of Crystal Lake and McHenry County Stormwater ordinances.

EXISTING SITE CONDITIONS NARRATIVE

The subject site, described above, is within Zone "X" per FEMA FIRM panel Map Number 17111C0220J with an effective date of November 16, 2006. National Wetland Inventory (NWI) indicates there are not mapped wetlands on site. The north parcel has a drainage divide with the west half of the site runoff draining via sheet flow to Illinois Route 31 and the east half runoff drains east to an existing basin and then ultimately south to the south parcel. Runoff from the south parcel is collected by an existing storm sewer system and generally drains to the existing basin located east of the existing pavement area and to a basin located along the south property line.

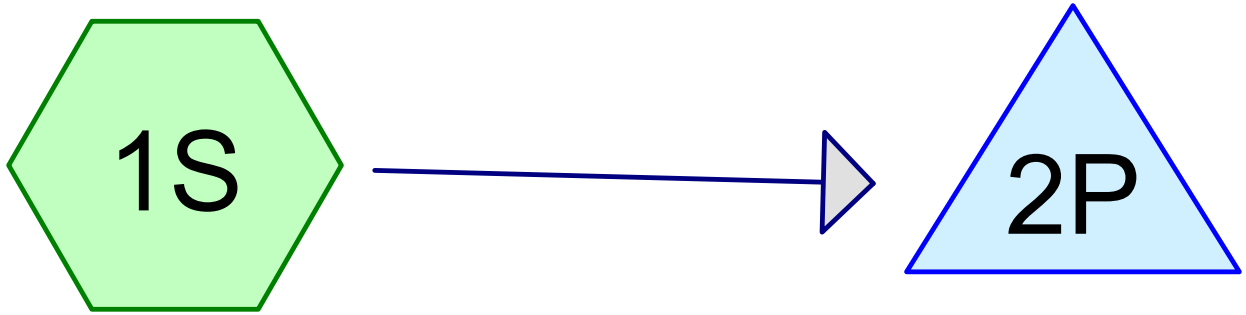
The existing basins are both regulated by existing weir walls with small diameter opens at the bottom. The east basin is hydraulically connected to the south basin which continues westward along the south property line. Ultimately, the discharge from the basins continue to drain west to the Illinois Route 31 ROW via an existing turf drainage swale. The existing east basin is approximately 0.86 ac-ft of detention volume from elevations 901.86 – 905.36.

PROPOSED SITE CONDITIONS NARRATIVE

The proposed development will include a replacement accessory fleet maintenance garage and a fleet parking area to the east to replace any spaces displaced by the replacement garage. Construction will include the demolition of the existing fleet maintenance building, new concrete pavement, utility relocations and services, and a new underground detention facility. The overall hydraulically disturbed area will be approximately 2.34 acres. Drainage patterns will largely be maintained.

The underground detention facility will be approximately 2.41 ac-ft total storage from elevations 901.95 – 905.36. The top of the facility will be 905.45 making the system capable of storing a total of approximately 2.48 ac-ft. The development area will require approximately 1.45 ac-ft of proposed detention required (See the HydroCAD Detention report in the Appendix) at a HWL of 904.00. Conservatively, the existing 0.86 ac-ft of detention has been added to the proposed for a total of 2.31 ac-ft required and less than the 2.41 ac-ft provided. A new outlet restrictor structure with a 2-year (allowable release rate of 0.04 cfs/acre) and 100-year restrictor (allowable release rate of 0.15 cfs/acre) will be provided. It is not anticipated the basin along the south property line will be disrupted by the proposed development.

APPENDIX 1 – HydroCAD Report



Proposed Development Area

Detention Basin

Subcat Reach Pond Link

Routing Diagram for M21146B Pr. Detention
Prepared by MeritCorp, LLC, Printed 6/19/2026
HydroCAD® 10.20-9a s/n 13581 © 2026 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.452	80	>75% Grass cover, Good, HSG D (1S)
2.289	98	Impervious (1S)
2.741	**95**	**TOTAL AREA**

Summary for Subcatchment 1S: Proposed Development Area

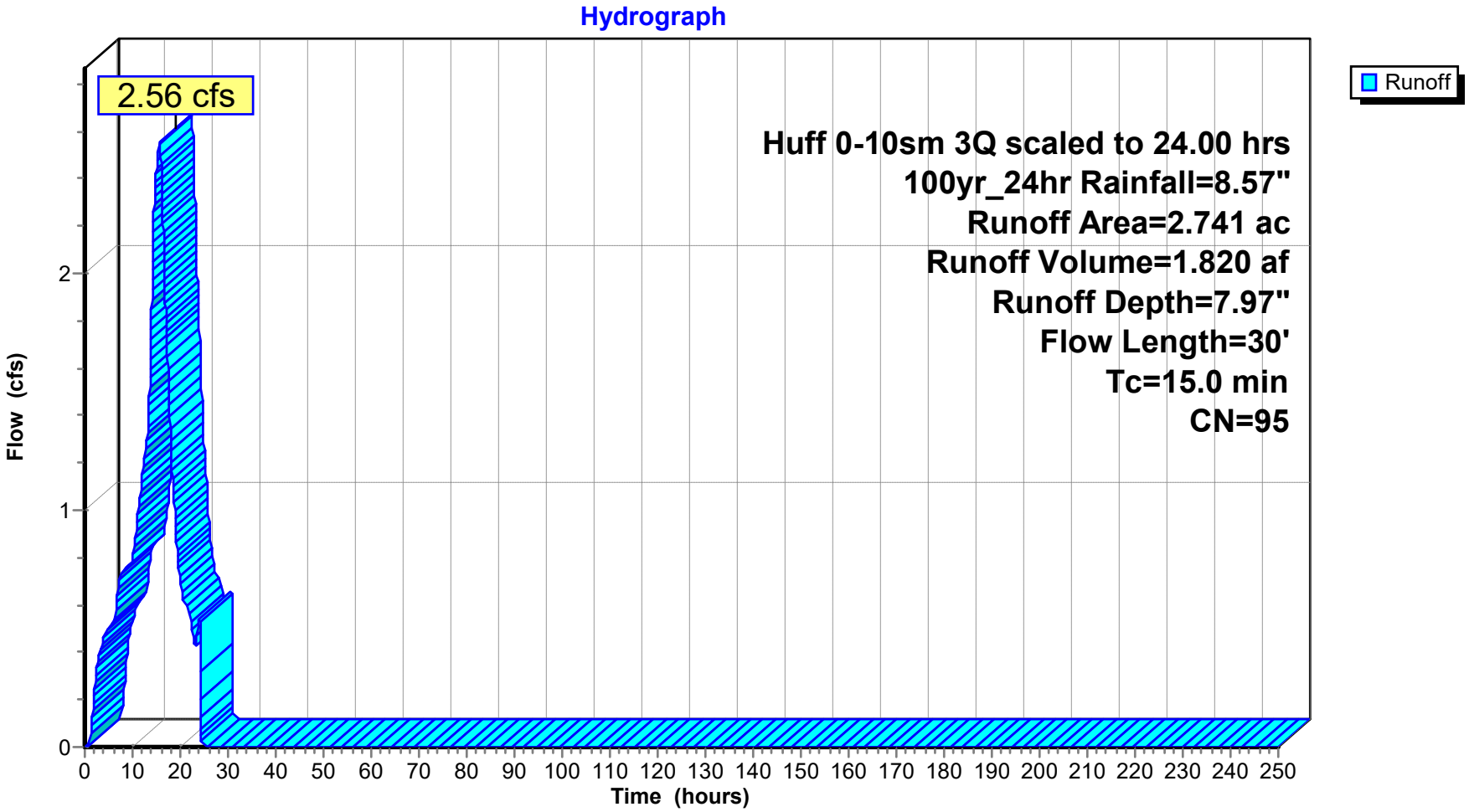
Runoff = 2.56 cfs @ 15.74 hrs, Volume= 1.820 af, Depth= 7.97"
Routed to Pond 2P : Detention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100yr_24hr Rainfall=8.57"

	Area (ac)	CN	Description
*	2.289	98	Impervious
	0.452	80	>75% Grass cover, Good, HSG D
	2.741	95	Weighted Average
	0.452		16.49% Pervious Area
	2.289		83.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	30		0.03		**Direct Entry, Assumed**

Subcatchment 1S: Proposed Development Area



Summary for Pond 2P: Detention Basin

Inflow Area = 2.741 ac, 83.51% Impervious, Inflow Depth = 7.97" for 100yr_24hr event
Inflow = 2.56 cfs @ 15.74 hrs, Volume= 1.820 af
Outflow = 0.41 cfs @ 24.16 hrs, Volume= 1.795 af, Atten= 84%, Lag= 505.5 min
Primary = 0.41 cfs @ 24.16 hrs, Volume= 1.795 af

Routing by Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.05 hrs
Peak Elev= 904.00' @ 24.16 hrs Surf.Area= 0.708 ac Storage= 1.450 af

Plug-Flow detention time= 2,594.1 min calculated for 1.795 af (99% of inflow)
Center-of-Mass det. time= 2,585.7 min (3,426.5 - 840.9)

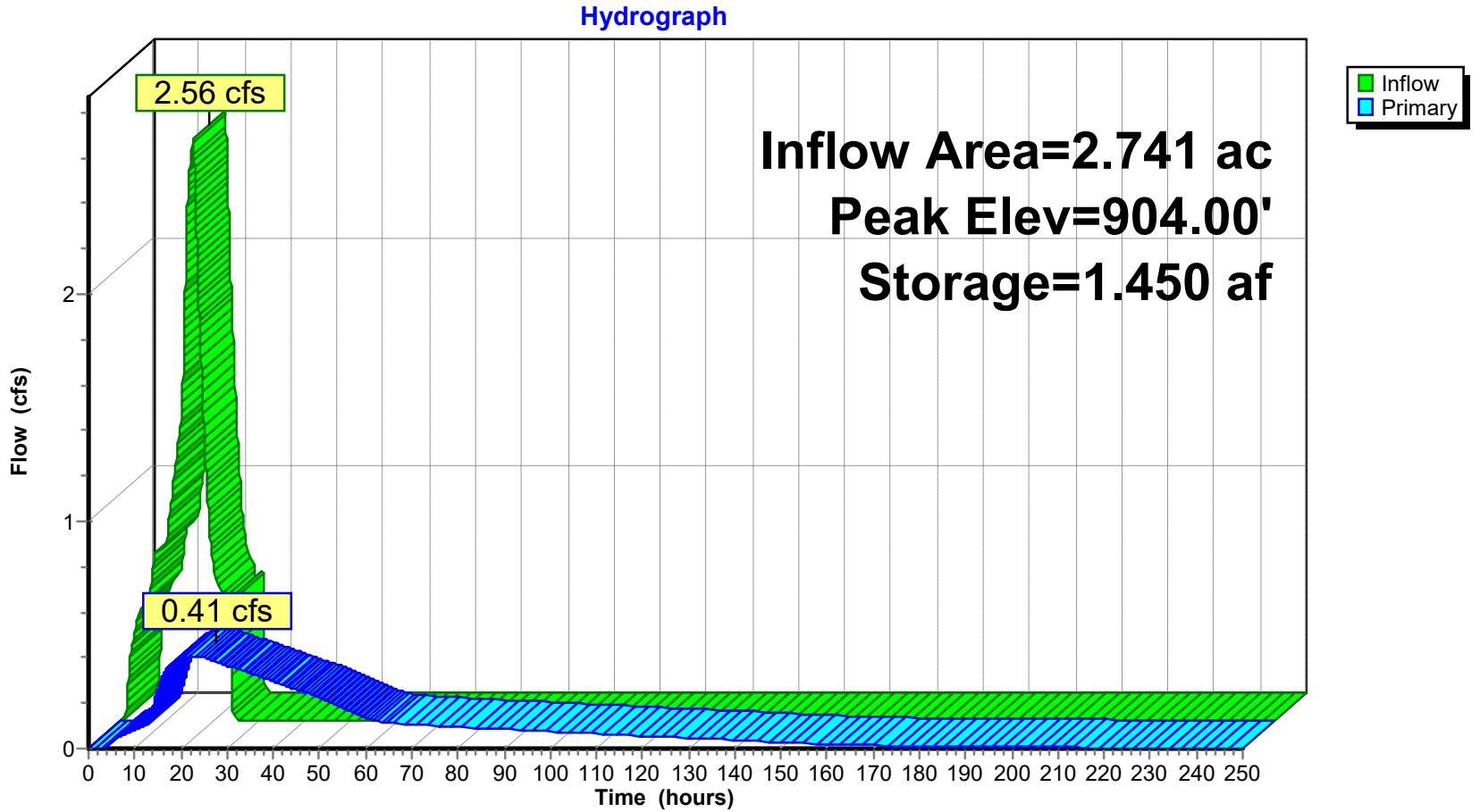
Volume	Invert	Avail.Storage	Storage Description
#1	901.95'	2.478 af	**Custom Stage Data - Underground Storage (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
901.95	0.708	0.000	0.000
902.00	0.708	0.035	0.035
903.00	0.708	0.708	0.743
904.00	0.708	0.708	1.451
905.36	0.708	0.963	2.414
905.45	0.708	0.064	2.478

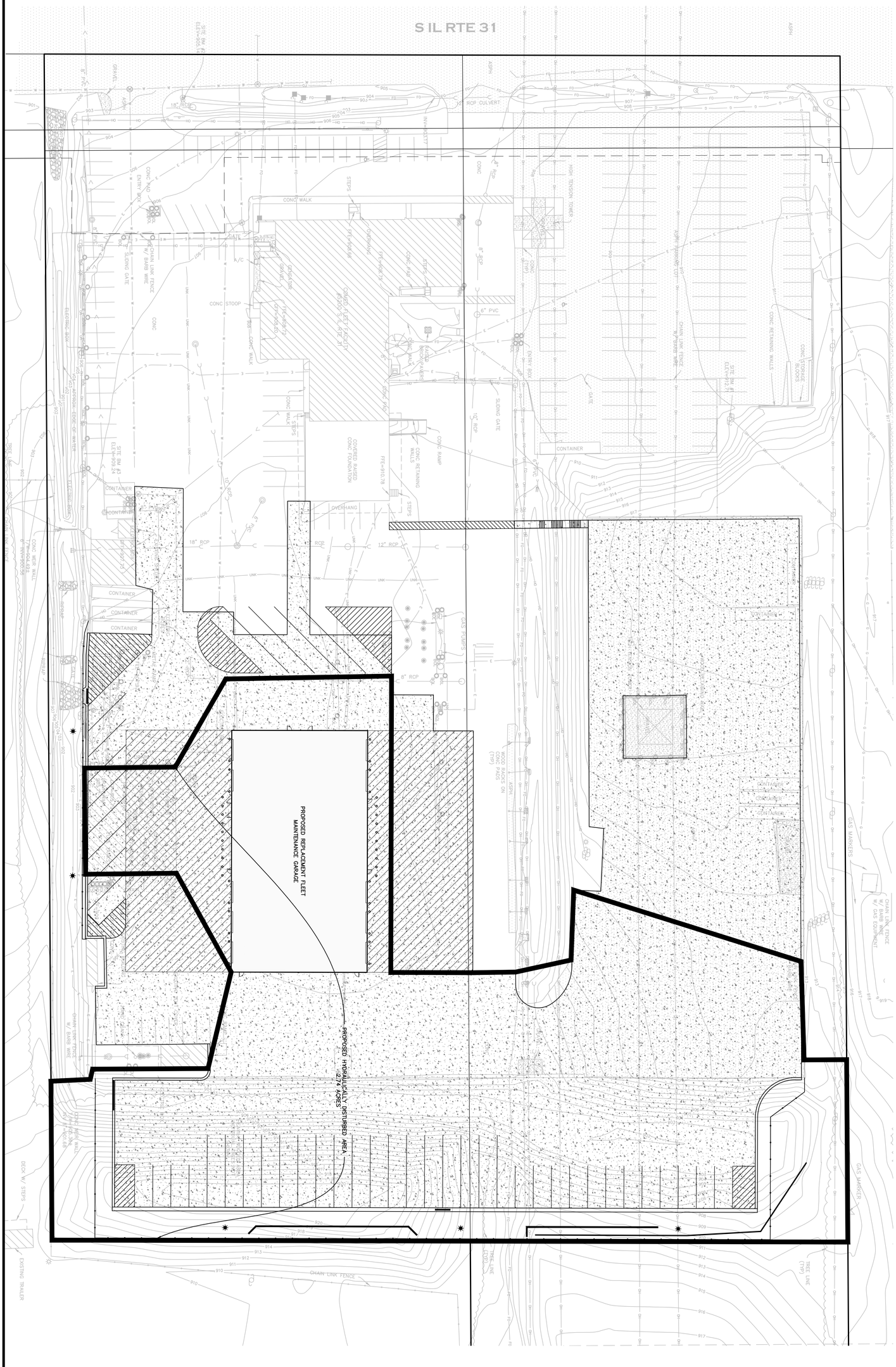
Device	Routing	Invert	Outlet Devices
#1	Primary	901.80'	**12.0" Round RCP_Round 12"** L= 10.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 901.80' / 901.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Primary	904.00'	**6.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Device 1	901.95'	**2.2" Vert. 1-13/32" Orifice** C= 0.610 Limited to weir flow at low heads
#4	Device 1	902.73'	**2.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.41 cfs @ 24.16 hrs HW=904.00' (Free Discharge)
- **1=RCP_Round 12"** (Passes 0.41 cfs of 4.93 cfs potential flow)
  - **3=1-13/32" Orifice** (Orifice Controls 0.18 cfs @ 6.85 fps)
  - **4=Orifice/Grate** (Orifice Controls 0.22 cfs @ 5.25 fps)
- **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Detention Basin



APPENDIX 2 – Development Area Exhibit



NORTH

1" = 30' GRAPHIC SCALE

COMED CRYSTAL LAKE
REPLACEMENT FLEET MAINTENANCE GARAGE AND RELATE SITE IMPROVEMENTS
5100 S IL RTE 31
CRYSTAL LAKE, IL 60014

DEVELOPMENT AREA EXHIBIT

PROJECT NO.M211146B
DRAWN BY: CLS
CHECKED BY: CLS
SHEET NO. 1/1

MeritCorp GROUP LLC
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
4222 Meridian Parkway, Suite 112
Aurora, IL 60504
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Lic. No. 184-005860
www.meritcorp.com
Other Office Locations:
Gurnee, IL

DATE:	DESCRIPTION:
05/06/2026	ISSUED FOR REVIEW
06/19/2026	ISSUED FOR REVIEW

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COMED CRYSTAL LAKE
REPLACEMENT FLEET MAINTENANCE GARAGE
AND RELATED SITE IMPROVEMENTS

PRELIMINARY ENGINEERING PLANS

5100 ILLINOIS ROUTE 31
CRYSTAL LAKE, ILLINOIS 60014

MASTER NOTES

1. ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:

A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION*) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
C. "ILLINOIS URBAN MANUAL" (LATEST REVISION*) BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS.
D. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
E. "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
F. "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION*).

*LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS

2. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.

3. IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY.

4. ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.

5. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.

6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-0123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BY THE CONTRACTOR BEFORE CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT 847-705-5200 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. MUNICIPAL STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY.

8. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.

9. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

10. SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED.

11. ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER.

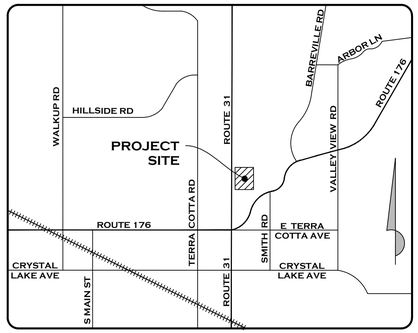
12. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES.

13. CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTORS OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTORS OWN EXPENSE.

14. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM, BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT.

15. BURNING ON THE SITE IS NOT PERMITTED.

16. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR .



VICINITY MAP

(NOT TO SCALE)

SYMBOL LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	EASEMENT LINE	
	DEPRESSED CURB	
C	STORM SEWER	C
S	SANITARY SEWER	S
W	WATER MAIN	W
G	GAS LINE	G
E	ELECTRIC LINE	E
T	TELEPHONE LINE	T
FO	FIBER OPTIC	FO
OH	OVERHEAD WIRES	OH
	FENCE LINE	
SF	SILT FENCE	
720	GRADING CONTOUR	720
	MANHOLE	
	STORM CURB FRAME & GRATE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM FLARED END SECTION	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
B	BUFFALO BOX	
G	GAS VALVE	
E	ELECTRIC STRUCTURE	E
T	TRANSFORMER	T
	POWER POLE	
	PEDESTAL	
	TRAFFIC SIGNAL MANHOLE	
	DRAINAGE FLOW ARROW	
	OVERFLOW ROUTE	
	AIR CONDITIONER	A/C
	SINGLE POLE SIGN	
	DOUBLE POLE SIGN	
	STREET LIGHT	
BOL	BOLLARD	BOL
C.O.	CLEAN OUT	C.O.
D.S.	DOWN SPOUT	D.S.
	TREE	
	EROSION CONTROL BLANKET (SEE DETAIL SHEET)	
	FINAL STABILIZATION (SEED) (SEE DETAIL SHEET)	
	CONCRETE SIDEWALK	
	NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	
	DETECTABLE WARNINGS (SEE DETAIL SHEET)	

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SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION PLAN
3	DEMOLITION PLAN
4	GEOMETRIC PLAN
5	GRADING PLAN
6	STORM SEWER PLAN
7	UTILITY PLAN

PROJECT TEAM

OWNER
COMED
2 LINCOLN CENTER
OAKBROOK TERRACE, ILLINOIS 60181

ARCHITECT
WOLD ARCHITECTS AND ENGINEERS
220 NORTH SMITH STREET, SUITE 310
PALATINE, ILLINOIS 60067

CIVIL ENGINEER
MeritCorp Group, LLC
4222 MERIDIAN PARKWAY STE 112
AURORA, IL 60504
Ph. (630) 554.6655

NOTE

1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.

2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.

3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

SITE BENCHMARKS

ELEVATIONS SHOWN ARE RELATIVE TO NAVD'88.

SITE BM #1:
RAILROAD SPIKE IN SOUTHWEST FACE OF LIGHT POLE LOCATED NORTHEAST OF THE NORTH PARKING LOT APPROXIMATELY 64 FEET WEST OF THE CHAIN-LINKED FENCE, 19.7 FEET SOUTH OF THE CONCRETE WALL, 8.5 FEET NORTH OF PARKING LOT, AND 8.5 FEET EAST OF PARKING LOT.
ELEV=912.71' (NAVD 88)

SITE BM #2:
NORTH UPPER FLANGE BOLT ON FIRE HYDRANT, AS NOTED ON SHEET 2.
ELEV=905.14'

SITE BM #3:
SOUTHEAST UPPER FLANGE BOLT ON FIRE HYDRANT, AS NOTED ON SHEET 2.
ELEV=909.24'

ABBREVIATIONS

AGG.	AGGREGATE GRAVEL	F-F	FACE TO FACE	R	RADIUS
ALT	ALTERNATE	FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE
B.A.M.	BIT. AGG. MIXTURE	F/F	FINISHED FLOOR	R.O.W	RIGHT OF WAY
B-B	BACK TO BACK	FL	FLOW LINE	R.D.	ROOF DRAIN
BB	BUFFALO BOX	FG	FINISHED GRADE	SAN	SANITARY
BC	BACK OF CURB	HDWL	HEADWALL	STMH	STORM MANHOLE
BIT.	BITUMINOUS CONCRETE	HH	HAND HOLE	STM	STORM
BM	BENCHMARK	H.W.L.	HIGH WATER LEVEL	STA.	STATION
B.O.	BY OTHERS	HYD	HYDRANT	SF	SQUARE FEET
B/P	BOTTOM OF PIPE	INL	INLET	SY	SQUARE YARD
B/W	BOTTOM OF WALL	INV	INVERT	TBR	TO BE REMOVED
CB	CATCH BASIN	I.P.	IRON PIPE	T/C	TOP OF CURB
CATV	CABLE TELEVISION	MAX	MAXIMUM	T/F	TOP OF FOUNDATION
CE	COMM.ED.	M.E.	MATCH EXISTING	T/P	TOP OF PIPE
CL	CENTER LINE	MH	MANHOLE	T/W	TOP OF WALL
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	TRANS	TRANSFORMER
CS	CENTER OF STRIPE	N.W.L.	NORMAL WATER LEVEL	VV	VALVE VAULT
C.O.	CLEAN OUT	PED	PEDESTAL	W.M.	WATER MAIN
CONC.	CONCRETE	PC	POINT OF CURVE		
DIA	DIAMETER	PCC	POINT OF COMPOUND CURVE		
D.I.W.M.	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION		
D.S.	DOWN SPOUT	PRC	POINT OF REVERSE CURVE		
E/P	EDGE OF PAVEMENT	PT	POINT OF TANGENCY		
E-E	EDGE TO EDGE	PVC	POINT OF VERTICAL CURVE		
ELEV.	ELEVATION	PVI	POINT OF VERTICAL INTERSECTION		
ES	EDGE OF STRIPE	PVT	POINT OF VERTICAL TANGENCY		
EW	EDGE OF WALK	PL	PROPERTY LINE		
EX.	EXISTING	PP	POWER POLE		
		PVC	POLYVINYL CHLORIDE PIPE		

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5100 S IL RTE 31
CRYSTAL LAKE, IL 60014
PRELIMINARY ENGINEERING PLANS
COVER SHEET

PROJECT NO.	M21146B
DRAWN BY:	NAC
CHECKED BY:	CLS
SHEET NO.	1/7

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5100 S IL RTE 31
CRYSTAL LAKE, IL 60014
PRELIMINARY ENGINEERING PLANS
EXISTING CONDITION PLAN

SITE BENCHMARKS

ELEVATIONS SHOWN ARE RELATIVE TO NAVD'88.

SITE BM #1:
RAILROAD SPIKE IN SOUTHWEST FACE OF LIGHT POLE LOCATED NORTHEAST OF THE NORTH PARKING LOT APPROXIMATELY 64 FEET WEST OF THE CHAIN-LINKED FENCE, 19.7 FEET SOUTH OF THE CONCRETE WALL, 8.5 FEET NORTH OF PARKING LOT, AND 8.5 FEET EAST OF PARKING LOT.
ELEV=912.71' (NAVD 88)

SITE BM #2:
NORTH UPPER FLANGE BOLT ON FIRE HYDRANT, AS NOTED HEREON.
ELEV=905.14'

SITE BM #3:
SOUTHEAST UPPER FLANGE BOLT ON FIRE HYDRANT , AS NOTED HEREON.
ELEV=909.24'

NORTH
30 0 15 30
1" = 30'
GRAPHIC SCALE

PROJECT NO.	M21146B
DRAWN BY:	NAC
CHECKED BY:	CLS
SHEET NO.	2 /7

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LEGEND

- REMOVE ITEM
- SAWCUT BACK OF CURB
- FULL DEPTH SAWCUT PAVEMENT
- REMOVE ASPHALT PAVEMENT
- REMOVE CONC. PAVEMENT
- REMOVE TREE

NORTH
30 0 15 30
1" = 30'
GRAPHIC SCALE

S IL RTE 31

REMOVE 5,732 SY OF ASPHALT PAVEMENT
REMOVE 81 LF OF STORM SEWER
898 LF OF CONC. SAWCUT
REMOVE MULTIPLE ELECTRIC & CABLE CONDUITS
REMOVE BLOCK HEATERS (TYP.)
DEMO LIGHT POLE
REMOVE EXISTING TRANSFORMER (REFER ELECTRICAL PLANS)
REMOVE ELECTRICAL CABINET
REMOVE 470 LF OF FENCE
REMOVE 367 LF OF WATERMAIN
CLEAR TREES AND HEAVY BRUSH
REMOVE 8140 SY OF CONC. PAVEMENT
REMOVE TRENCH DRAIN
ABANDON IN PLACE
REMOVE 138 LF OF SANITARY SEWER
REMOVE BOLLARDS (TYP.)
REMOVE FUEL TANKS
REMOVE BOLLARDS (TYP.)
REMOVE EXISTING BUILDING & METAL RAMP
AFTER COMPLETION OF NEW BUILDING, REMOVE, WATERMAIN, ELECTRIC SERVICES, TRANFORMERS METERS, ETC.
REMOVE EXISTING BUILDING
SAW CUT & REMOVE 85 LF OF CURB & GUTTER
AFTER COMPLETION OF NEW BUILDING, REMOVE EXISTING LIFT STATION, BUILDING CONNECTIONS AND FORCEMAIN

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CRYSTAL LAKE, IL 60014
PRELIMINARY ENGINEERING PLANS
DEMOLITION PLAN

PROJECT NO.	M21146B
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SHEET NO.	3 /7

NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A CONCRETE JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL.

2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

LEGEND

- DEPRESSED CURB AND GUTTER (SEE DETAIL SHEET)
- REVERSE PITCH CURB AND GUTTER
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
- CONCRETE PAVEMENT (SEE DETAIL SHEET)

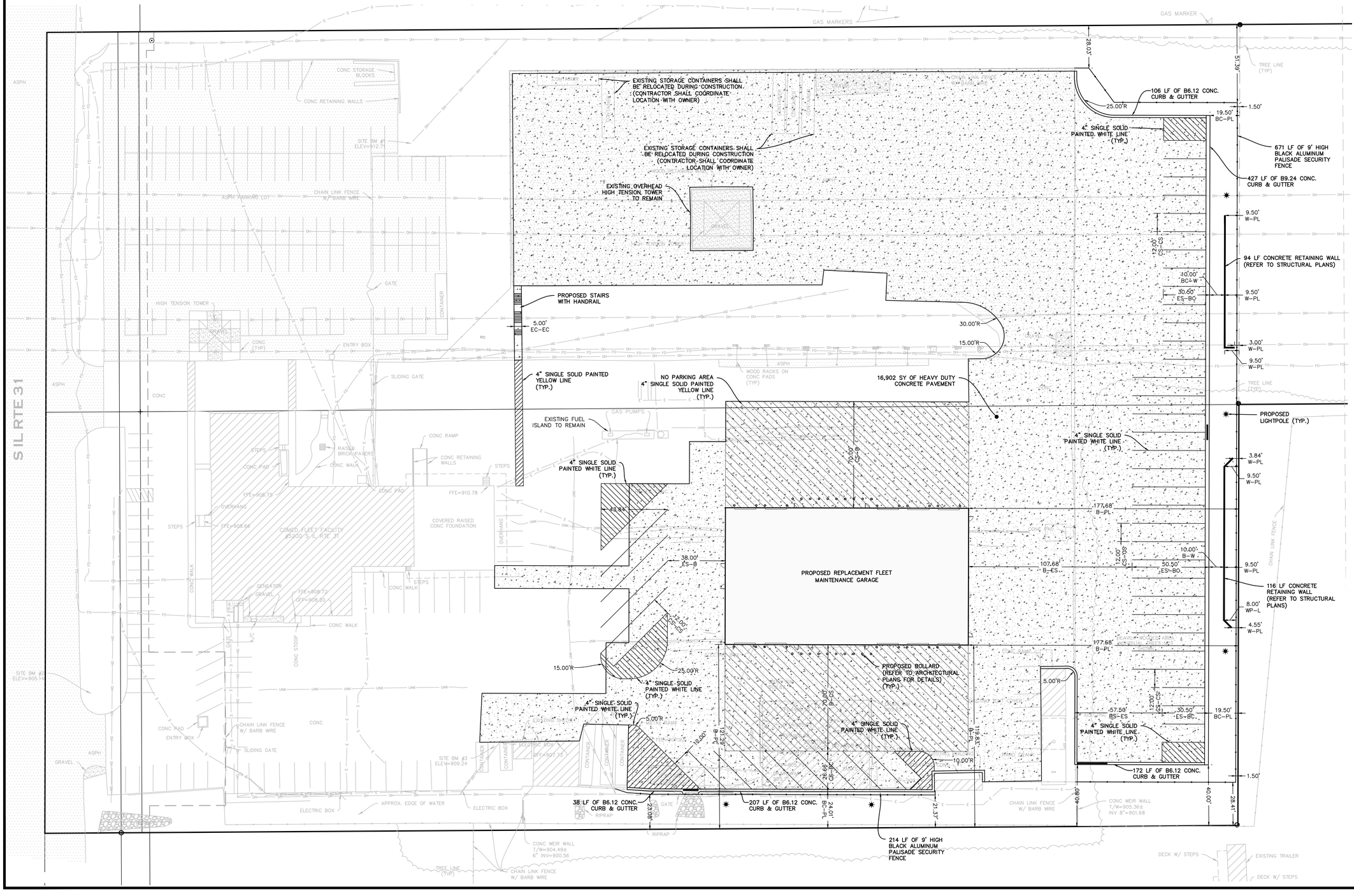
ABBREVIATIONS

PL	PROPERTY LINE
ES	EDGE OF STRIPE
CS	CENTER OF STRIPE
B	BUILDING
BC	BACK OF CURB
EW	EDGE OF WALK
R	RADIUS
W	FACE OF WALL

NORTH

30 0 15 30

1" = 30'
GRAPHIC SCALE



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5100 S IL RTE 31
CRYSTAL LAKE, IL 60014
PRELIMINARY ENGINEERING PLANS
GEOMETRIC PLAN

PROJECT NO.	M21146B
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SHEET NO.	4 /7

LEGEND

- DEPRESSED CURB AND GUTTER (SEE DETAIL SHEET)
- REVERSE PITCH CURB AND GUTTER
- 720 — GRADING CONTOUR
- EMERGENCY OVERLAND FLOOD ROUTE
- DRAINAGE FLOW ARROW

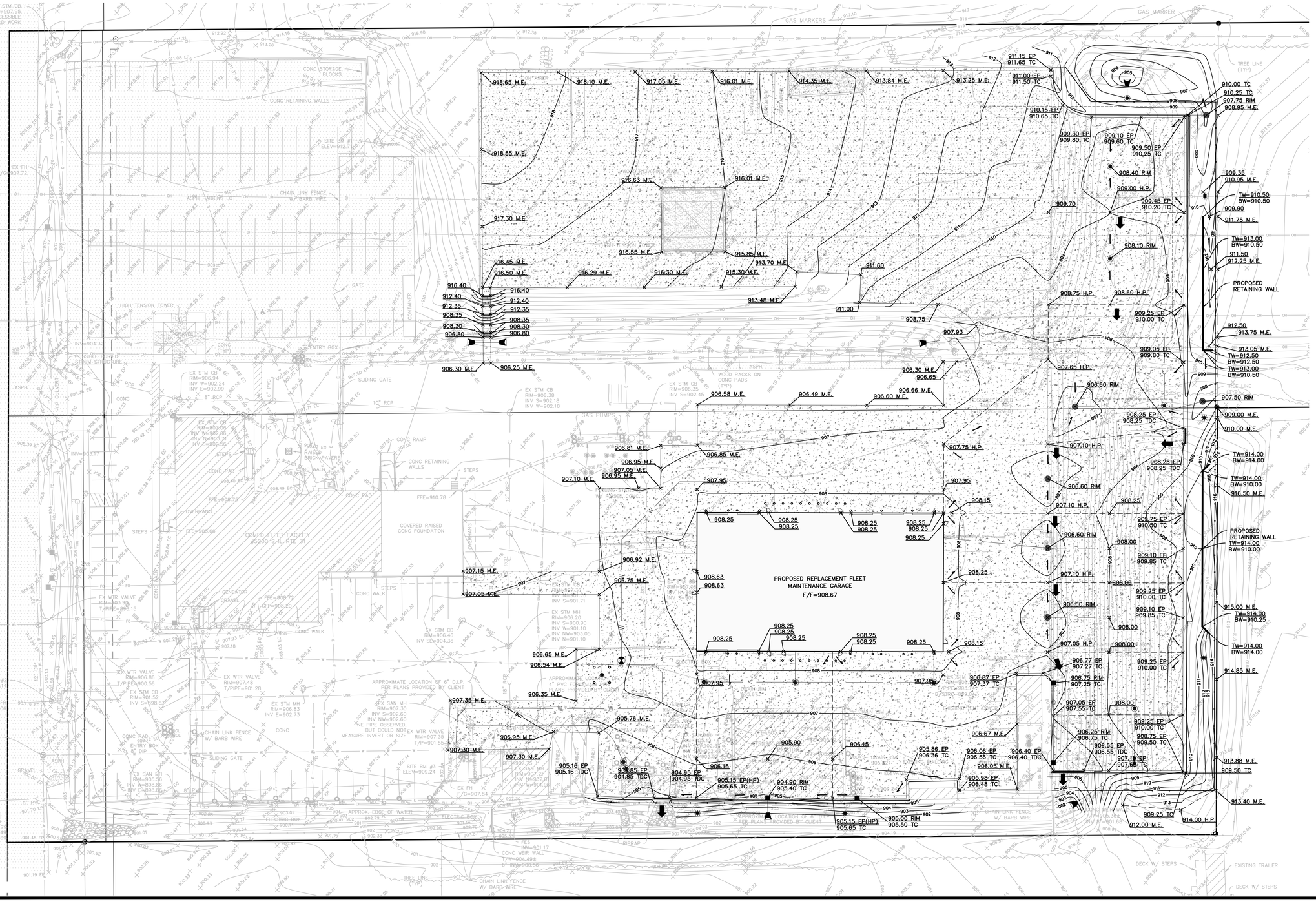
ABREVIATIONS

T/F	TOP OF FOUNDATION
G/F	GARAGE FLOOR
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
M.E.	MATCH EXISTING
T/W	TOP OF WALL
B/W	BOTTOM OF WALL
HWL	HIGH WATER LEVEL
NWL	NORMAL WATER LEVEL

NORTH

30 0 15 30

1" = 30'
GRAPHIC SCALE



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PRELIMINARY ENGINEERING PLANS
GRADING PLAN

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LEGEND

- STORM SEWER
- STORM CURB FRAME & GRATE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM FLARED END SECTION

NORTH

30 0 15 30

1" = 30'
GRAPHIC SCALE

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PRELIMINARY ENGINEERING PLANS
STORM SEWER PLAN

PROJECT NO.	M21146B
DRAWN BY:	NAC
CHECKED BY:	CLS
SHEET NO.	6 /7

LEGEND

T — T	TELEPHONE LINE
E	ELECTRIC LINE
G	GAS LINE
<	SANITARY LINE
W	WATER LINE
	SANITARY MANHOLE
	VALVE VAULT
	FIRE HYDRANT
	BUFFALO BOX
	GAS VALVE
C.O.	CLEAN OUT

NORTH

30 0 15 30

1" = 30'
GRAPHIC SCALE

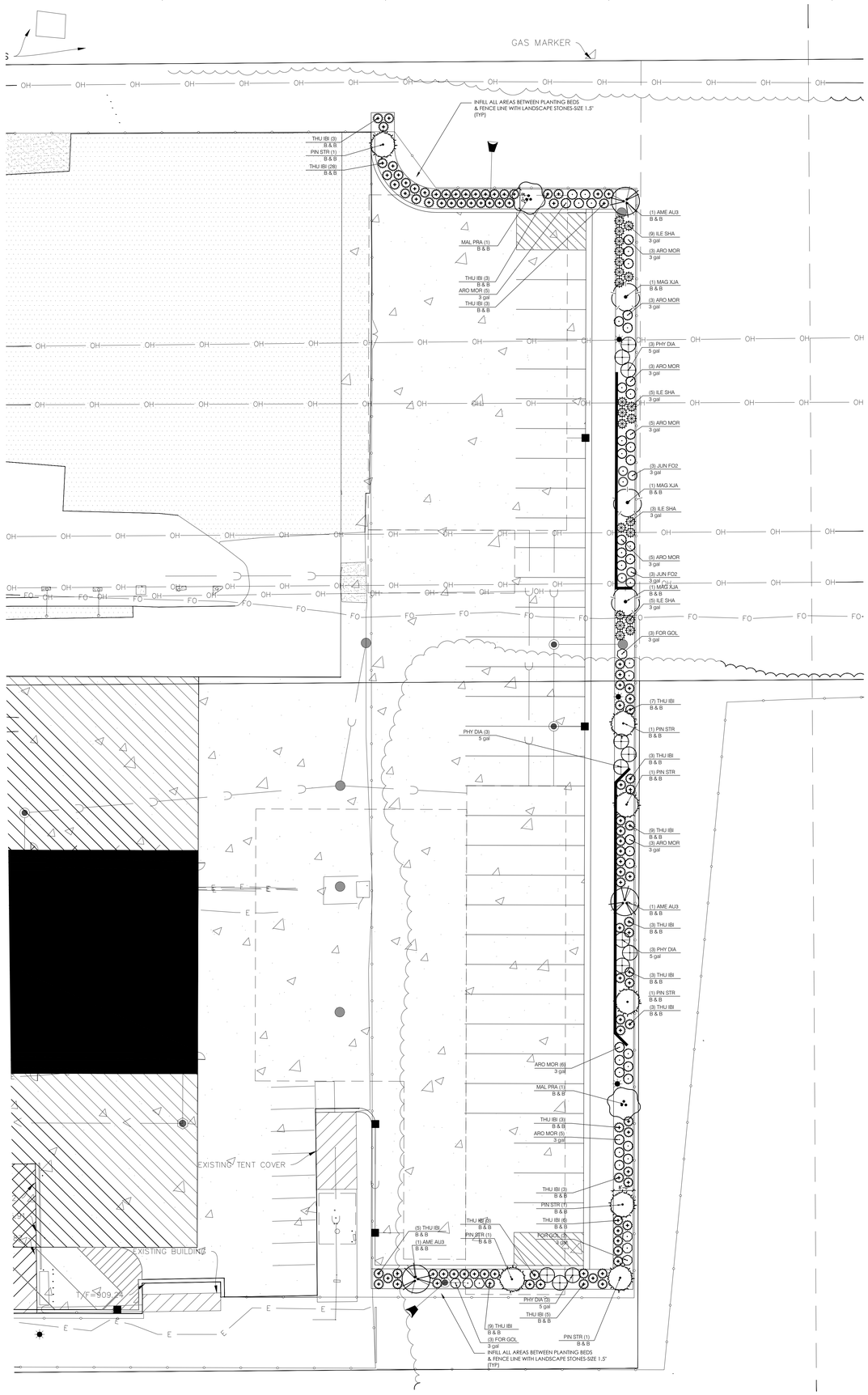
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CRYSTAL LAKE, IL 60014
PRELIMINARY ENGINEERING PLANS
UTILITY PLAN

PROJECT NO.	M21146B
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SHEET NO.	7 /7



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	INSTALL SIZE	MATURE HEIGHT	QTY	REMARKS
TREES						
AME AU3	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	8` H.	15` H.	3	
MAG XJA	Magnolia x `Jane` / Jane Magnolia	B & B	4` H.	10` H.	3	
MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple	B & B	8` H.	15` H.	2	
PIN STR	Pinus strobus / White Pine	B & B	6` H.	50` H.	7	
SHRUBS						
ARO MOR	Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry	3 gal	18" H.	4` H.	38	
FOR GOL	Forsythia x `Northern Gold` / Northern Gold Forsythia	3 gal	18" H.	6` H.	9	
ILE SHA	Ilex glabra `Shamrock` / Inkberry	3 gal	18" H.	5` H.	22	
JUN FO2	Juniperus chinensis `Sea Green` / Sea Green Juniper	3 gal	18" H.	6` H.	6	
PHY DIA	Physocarpus opulifolius `Monlo` TM / Diabolo Purple Ninebark	5 gal	4` H	8` H.	12	
THU IBI	Thuja x plicata 'Junior Giant' / Junior Green Giant Arborvitae	B & B	6` H.	15` H.	99	

Crystal Lake Fleet Maintenance Garage

5100 Illinois Route 31
Crystal Lake, Illinois 60014

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Oakbrook Terrace, Illinois 60181

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REGISTERED LANDSCAPE ARCHITECT
Tod J. Stanton
157-001070
STATE OF ILLINOIS

DesignPerspectives INC.
Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

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Trod J. Stanton
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LANDSCAPE PLAN

0 40 80 120
Scale: SCALE: 1" = 20'

NOT FOR CONSTRUCTION

LP-100

IL



A

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MATTHEW J. BICKEL
License Number: **001-020883** Date **06/24/26**

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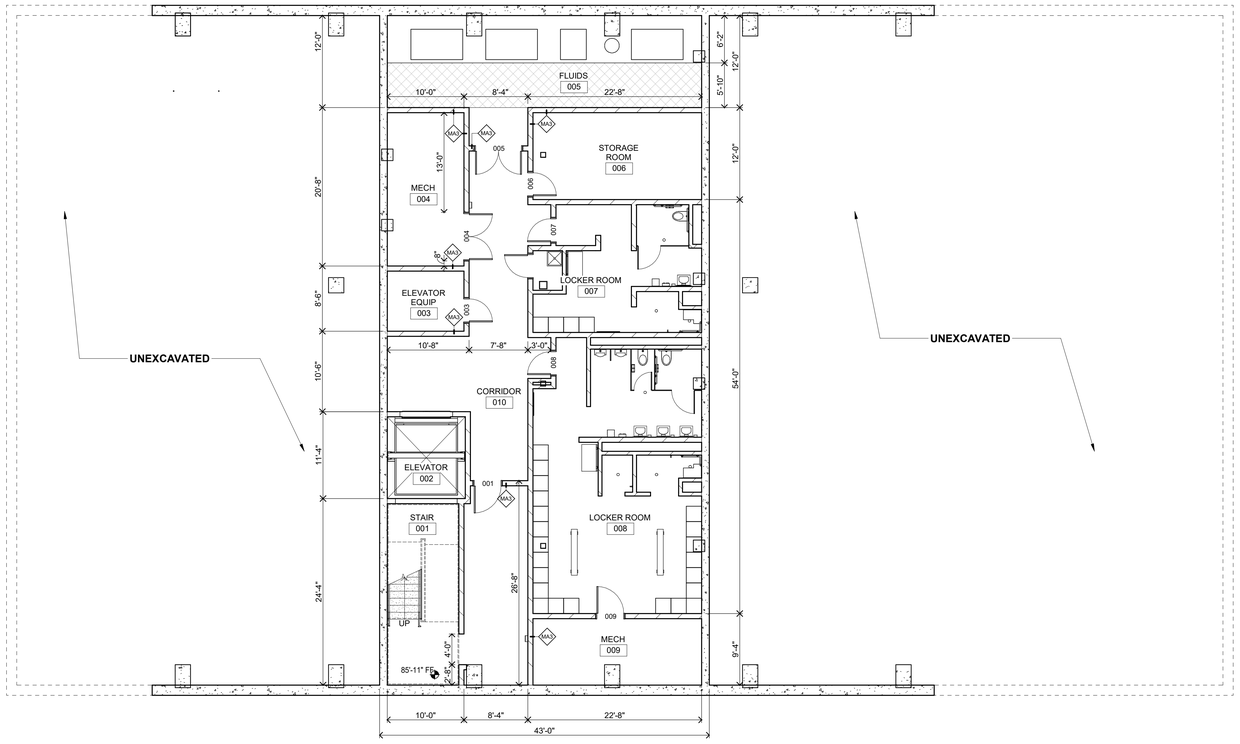
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Scale:

A1

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F1 **CITY SUBMISSION FLOOR PLAN - LOWER LEVEL**
1/8" = 1'-0"

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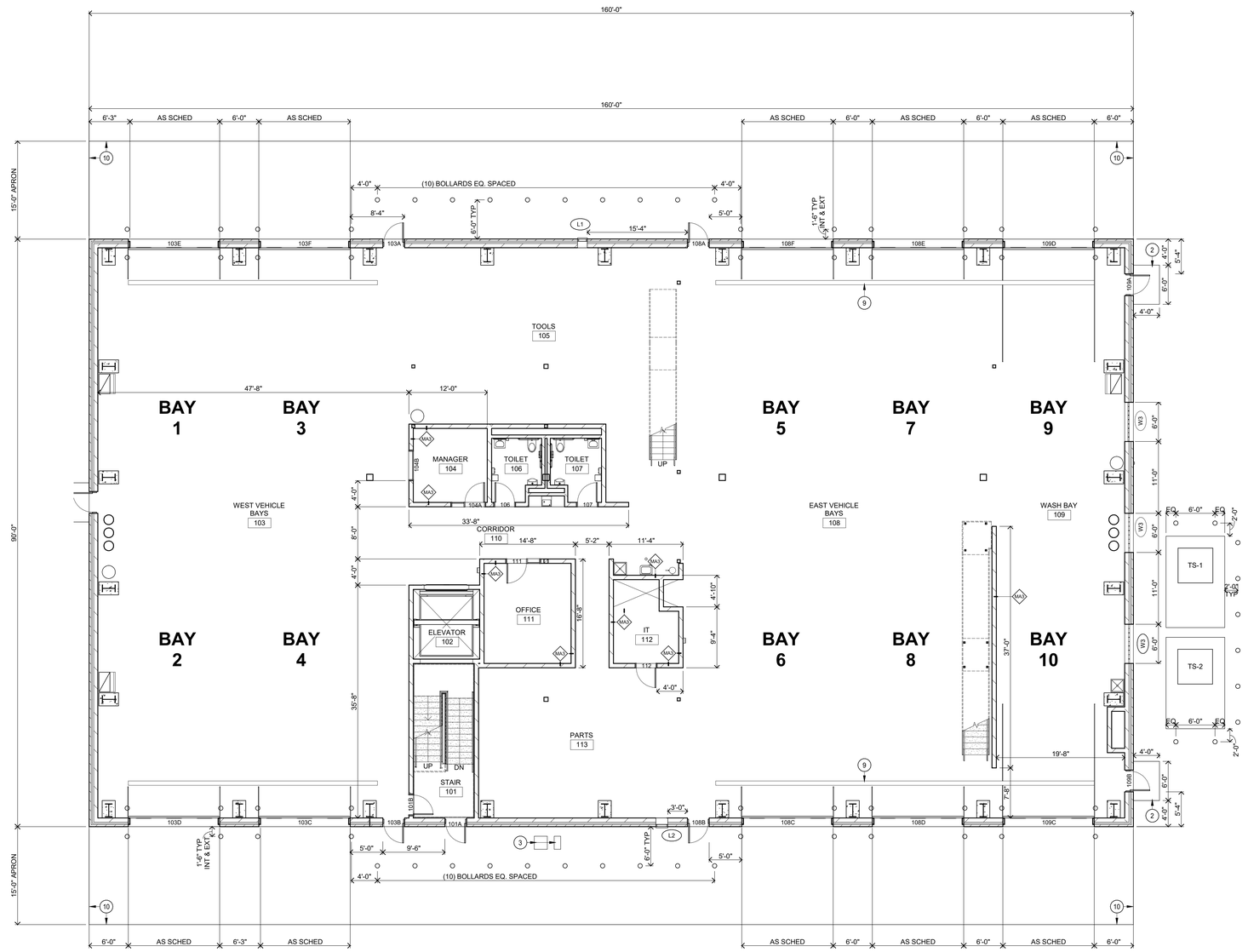
North

FLOOR PLAN - LOWER LEVEL

Scale: **1/8" = 1'-0"**

ISSUE FOR BID

A2



F1 **CITY SUBMISSION FLOOR PLAN - MAIN LEVEL**
1/8" = 1'-0"

0

IL

A

Autodesk Docs://Crystal Lake Maintenance Garage/Crystal Lake MEP&FP_revit 2024 Maintenance of Crystal Lake.rvt
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Crystal Lake Fleet Maintenance Garage

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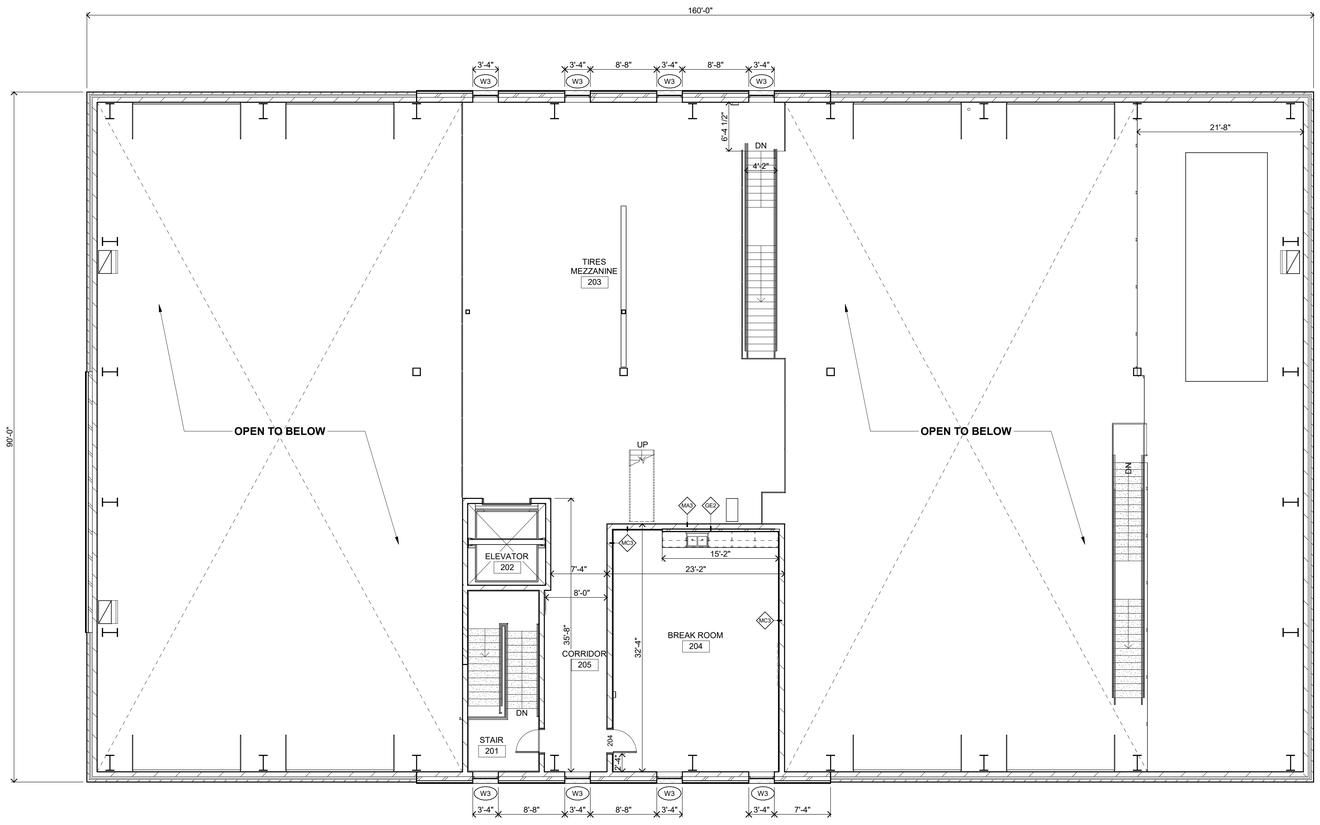
FLOOR PLAN - MAIN LEVEL

Scale: **1/8" = 1'-0"**

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F1 **CITY SUBMISSION FLOOR PLAN - UPPER LEVEL**
1/8" = 1'-0"
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Crystal Lake Fleet Maintenance Garage

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Crystal Lake, Illinois 60014

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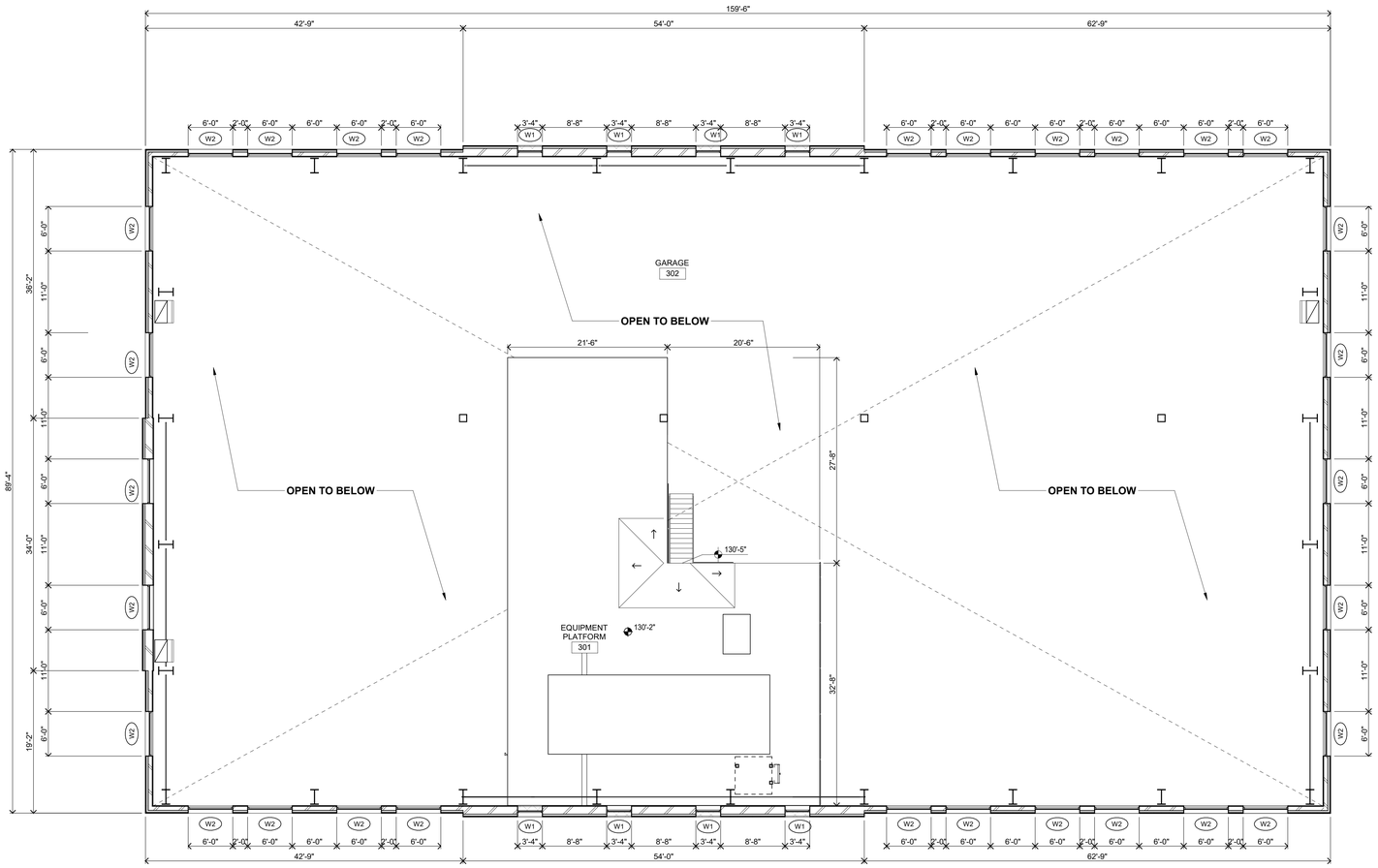
North

FLOOR PLAN - UPPER LEVEL

Scale: **1/8" = 1'-0"**

ISSUE FOR BID

A4



F1 CITY SUBMISSION FLOOR PLAN - CLERESTORY
1/8" = 1'-0"

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Crystal Lake, Illinois 60014

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Oakbrook Terrace, Illinois 60181

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North

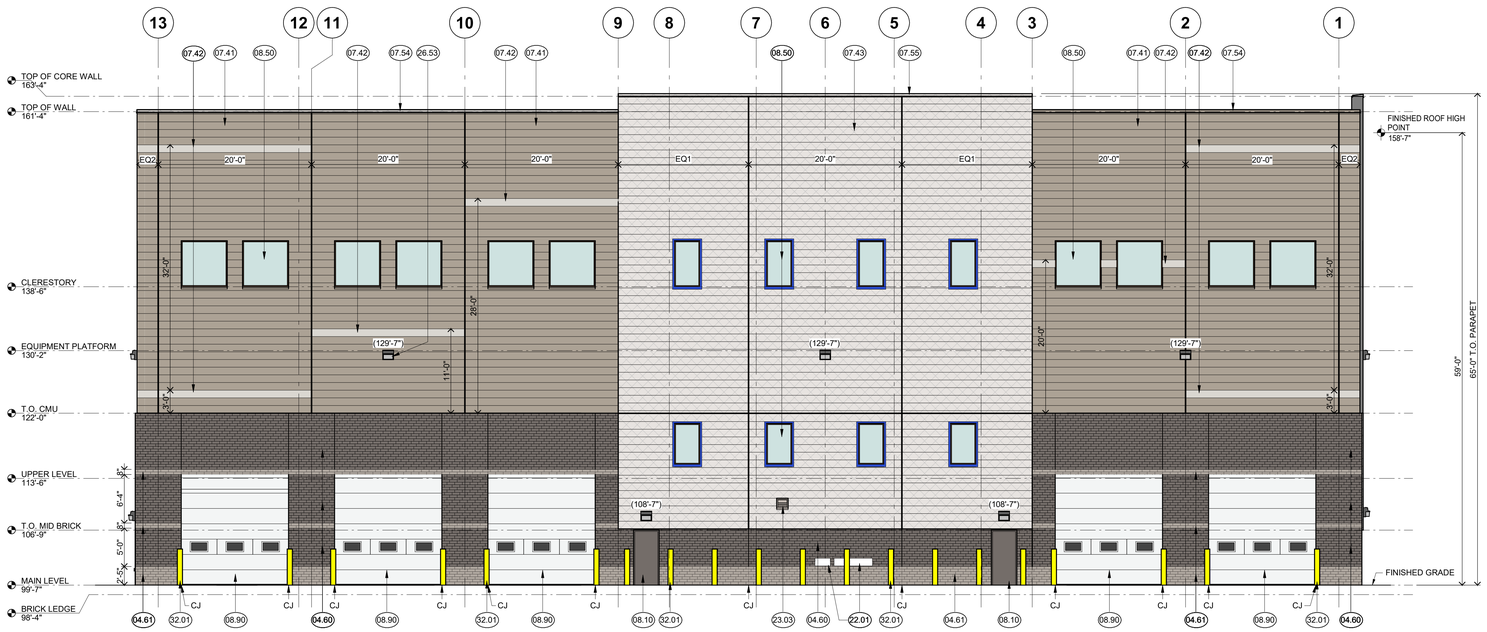
FLOOR PLAN - CLERESTORY

Scale: **1/8" = 1'-0"**

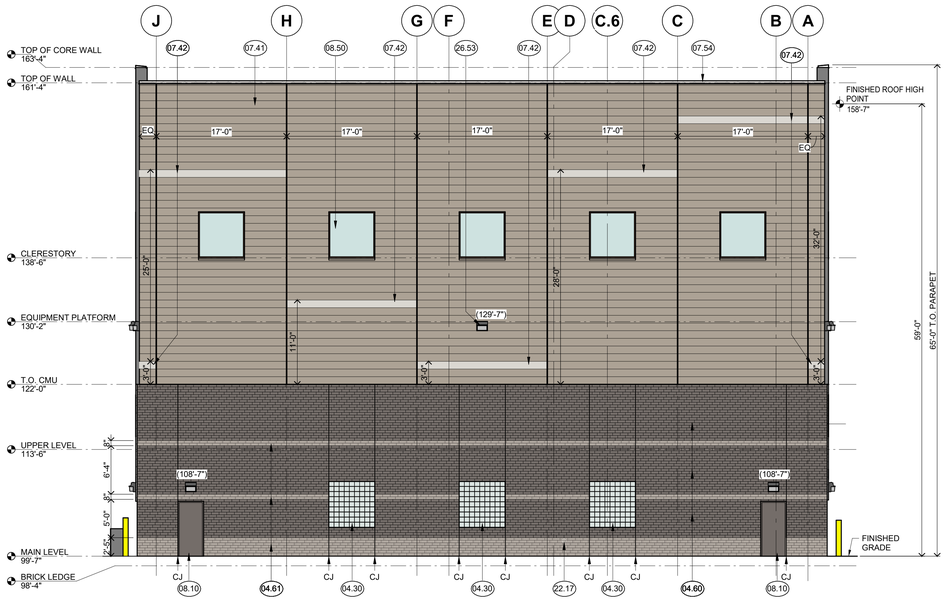
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A5

Autodesk Docs://2025 Fleet Maintenance (Crystal Lake)/2025_Crystal Lake Fleet Maintenance (Crystal Lake).rvt
Central_Temp and Empire Local Docs/C_Temp Folder/tcarlson@WOLD_Temp Workspace
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D1 **NORTH ELEVATION-**
1/8" = 1'-0"
0



F1 **EAST ELEVATION-**
1/8" = 1'-0"
0

EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO ELECTRICAL FOR EXTERIOR WALL LIGHTING TYPES. MOUNTING ELEVATIONS ARE INDICATED ON THE EXTERIOR ELEVATIONS IN PARENTHESIS ABOVE THE LIGHTING DEVICE.
2. SEE OPENING TYPES SHEET FOR WINDOW, DOOR, AND LOUVER SIZES.
3. SEE DOOR/OPENING SCHEDULE ON FLOOR PLAN SHEETS.

MATERIALS KEY	
KEY	MATERIAL
04.30	GLASS BLOCK ASSEMBLY
04.60	BRK-1 BRICK VENEER (FIELD COLOR)
04.61	BRK-2 BRICK VENEER (ACCENT COLOR)
07.41	MP-1 METAL PANEL SIDING - FLUSH
07.42	MP-2 METAL PANEL SIDING - FLUSH
07.43	MP-3 METAL PANEL SIDING - REVEAL
07.54	PRE-FINISHED METAL COPING (COLOR TO MATCH MP-1)
07.55	PRE-FINISHED METAL COPING (COLOR TO MATCH MP-3)
08.10	EXTERIOR GALVANIZED H.M. DOOR AND FRAME
08.50	FIXED ALUMINUM WINDOW
08.90	OVERHEAD DOOR
22.01	FLUID PORT BOX - SEE MECH
22.17	DOWNSPOUT NOZZLE - SEE MECH
23.03	PREFINISHED WALL LOUVER
26.53	WALL-MOUNTED LIGHT FIXTURE - SEE ELEC
32.01	BOLLARD

Crystal Lake Fleet Maintenance Garage

5100 South Illinois Route 31
Crystal Lake, Illinois 60014

ComEd
3 Lincoln Center
Oakbrook Terrace, Illinois 60181

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067

woldac.com | 847 241 6100

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184001706-001

EXPIRES 04/30/2027

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed
ARCHITECT
under the laws of the State of **ILLINOIS**

MATTHEW J. BICKEL
License Number: **001-020883** Date **06/24/26**

Revisions		
Description	Date	Num

Comm: **253095**
Date: **06/24/26**
Drawn: **MG**
Check: **BB**

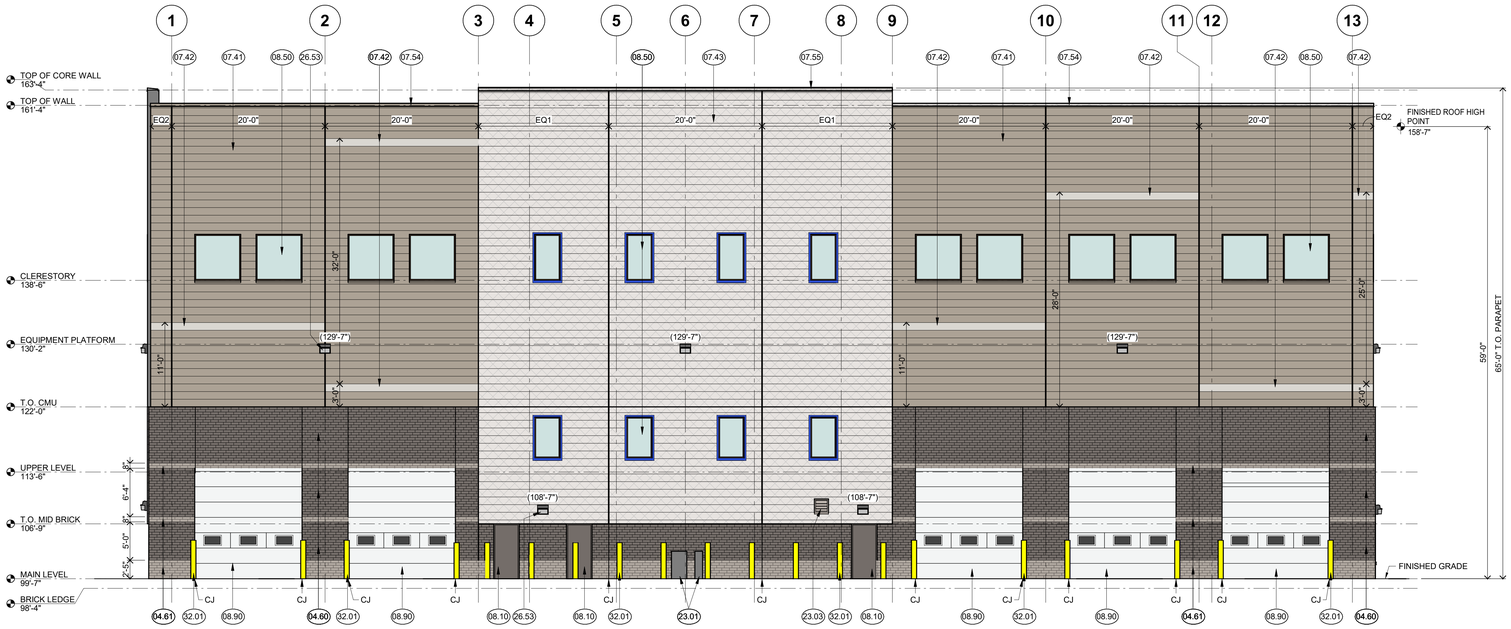
EXTERIOR ELEVATIONS

Scale: **As indicated**

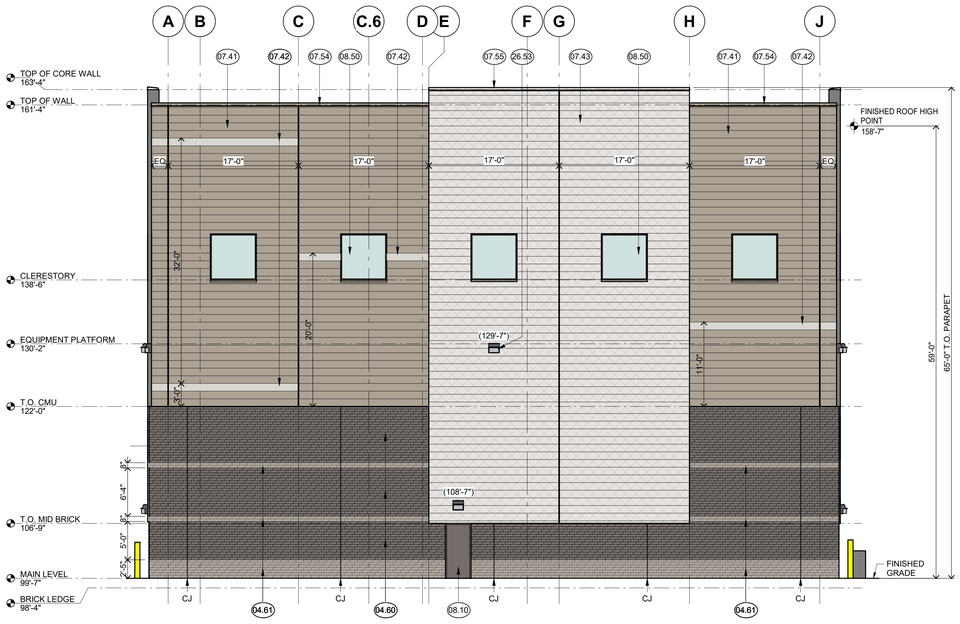
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C1 **SOUTH ELEVATION-**
1/8" = 1'-0"



F1 **WEST ELEVATION-**
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

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2. SEE OPENING TYPES SHEET FOR WINDOW, DOOR, AND LOUVER SIZES.
3. SEE DOOR/OPENING SCHEDULE ON FLOOR PLAN SHEETS.

MATERIALS KEY	
KEY	MATERIAL
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07.43	MP-3 METAL PANEL SIDING - REVEAL
07.54	PRE-FINISHED METAL COPING (COLOR TO MATCH MP-1)
07.55	PRE-FINISHED METAL COPING (COLOR TO MATCH MP-3)
08.10	EXTERIOR GALVANIZED H.M. DOOR AND FRAME
08.50	FIXED ALUMINUM WINDOW
08.90	OVERHEAD DOOR
23.01	CONDENSING UNIT - SEE MECH
23.03	PREFINISHED WALL LOUVER
26.53	WALL-MOUNTED LIGHT FIXTURE - SEE ELEC
32.01	BOLLARD

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STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184001706-001
EXPIRES 04/30/2027

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed **ARCHITECT** under the laws of the State of **ILLINOIS**

MATTHEW J. BICKEL
License Number: **001-020883** Date **06/24/26**

Revisions		
Description	Date	Num

Comm: **253095**
Date: **06/24/26**
Drawn: **MG**
Check: **BB**
North

EXTERIOR ELEVATIONS

Scale: **As indicated**

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