REVISED

#2012-28
Pedcor - Congress Parkway Apartment Homes
Project Review for Planning and Zoning Commission

Meeting Date:	April 18, 2012 and May 2, 2012
Request:	Preliminary PUD and Land Use Variation for multi-family apartment development
Location:	Congress Parkway (between Commonwealth and the Post Office)
Acreage:	Approximately 7 acres
Existing Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial (Health Bridge and medical offices) South: B-2 PUD General Commercial (Crystal Point Mall) East: B-2 PUD General Commercial (Post Office) West: B-2 PUD General Commercial (LSSI housing project – proposed and vacant retail – proposed)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- This 7 acre lot has been subdivided through the LSSI Final Plat of Subdivision. The final lot configuration shown will require a final plat amendment.
- The project is a workforce housing apartment complex. Workforce housing helps stabilize the daytime and nighttime population fluctuation.
- Area employers rely on workforce housing projects to meet the needs of their workforce and reduce employee turn-over.
- Retail and restaurant tenants rely on daytime populations to meet certain thresholds before locating to an area. For example, an Olive Garden requires 100,000 people exclusive to the restaurant within the trade area.
- Currently proposed are 7 residential buildings totaling 70 units and 1 clubhouse building with community pool, sand volleyball court and playground.
- The petitioner is requesting a Preliminary PUD review.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 PUD.
- The land use map shows the area as Commerce.

- This project would require a Use Variation to allow a multi-family residential use within the B-2 zoning district.
- The developer chose this location because it scored the highest on IHDA's (Illinois Housing Department Authority) location requirements. IHDA wants the following services located within 1 mile of a proposed site:
    - Retail stores
    - Federally insured banks
    - Recreational facilities
    - Grocery stores
    - Daycare services
    - Schools
    - Libraries
    - Restaurants
    - Health clinics
    - Doctor's offices
    - Pharmacy
    - Religious institutions
    - Government offices
- The attached Surrounding Site Amenities map illustrates the surrounding services that allow this site to qualify for IHDA tax credits.
- Pedcor reviewed several other sites including Eisenman (Sands and Three Oaks Road), Central Park/Lutter Center (behind the Super Wal-Mart), Lexington Homes site (Randall and Miller), Lutheran site (Main and Pathway Court) and Schroeder property (Oak Hollow Road). None of these sites scored high enough to qualify for tax credits through IHDA.
- The density for this project is 9.13 dwelling units to the acre. Several other projects in Crystal Lake have been approved at similar or higher densities. See the Crystal Lake Approved Apartment/Condo Projects map attached with this report.

Site Layout

- There are 7 "big house" style apartment buildings oriented around a central community area.
- Parking is conveniently located near the buildings for the residents and visitors.
- The clubhouse building will provide an activity area for residents including a pool.
- The site also contains open green space with a playground, gazebo, grill and picnic area.
- One access drive is proposed/permitted off Congress Parkway and cross-access to the south and to the west between this development and the adjacent LSSI development and Crystal Point Shopping Center development is shown.

Building Elevations

- The building architecture is post-modern Georgian style. The elevations are comprised of siding with stone fireplaces.
- Shutters, dormers, projections and staggering of elements within the elevation plane as well as the balconies add interest to the elevations.

- The "big house" design looks like a large single-family style house. There are multiple front door entrances for the individual units around the front and sides of the structures.

Parking

- Multi-family housing requires 1.75 spaces per each 1 bedroom unit and 2.25 spaces per each 2/3/4 bedroom unit. This requires 148 parking spaces.
- Parking is shown at 164 spaces, with 84 of those spaces within a garage.

Landscape

- Preliminary landscape has been illustrated. A final detailed landscape plan will be required with the Final PUD submittal.

Findings of fact:

Preliminary Planned Unit Development

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of the apartment community in the B-2 PUD zoning district. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. PUD's must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

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

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

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

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

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

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

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

Findings of Fact:

USE VARIATION

In the Land Use Table, this type of residential use is not a permitted use within the B-2 zoning district. B-2 zoning is intended for general business uses. It is evident from recent applications that the nature of this area is changing to more of a mixed-use with office, commercial and low impact residential uses. Also the IHDA established location criteria looks for locations such as this near retail and service uses. The proposed project would be workforce housing and allow area businesses to benefit from the local workforce while the residents can benefit from the surrounding amenities.

Recommended Conditions:

If a motion to recommend approval of the preliminary PUD and use variation, the following conditions are reommded:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Pedcor, received 04/12/12)
   B. Architectural Plan Set (Humphreys & Partners Architects, dated 04/09/12, received 04/11/12)
   C. Engineering Plan Set (Cemcon Engineering, dated 04/09/12, received 04/11/12)

2. Site and Landscape Plan
   A. Provide a cross-access agreement with the property to the south and to the west.
   B. Tree removal requires 99.3 replacement inches or 40 (2 ½") trees. Provide a tree protection plan for any trees to be saved.
   C. The landscape plan shall illustrate the required replacement trees, parking lot landscape islands, the foundation base landscape and all additional onsite plantings. The plans shall meet Article 4-300 of the UDO.
   D. Parking lot landscape islands shall be located 1 every 10 parking spaces, relocate the island in the northern most parking row and add an island in the eastern parking row adjacent to the community area.
   E. Work with staff to resolve the utility/landscaping conflicts.
   F. A fire hydrant shall be available within 100 feet from the Fire Department connection and not closer than 1.5 times the height of the building.
   G. Provide a list of proposed street names to determine address assignments of the buildings.

3. Elevations
   A. A variety of architectural details shall be added to the elevations, which may include masonry front elevations with 1 foot wrap around, architectural roof shingles, and shutters, keystones or other accents around the windows and doors.
   B. A sample color and material board shall be presented with the Final PUD application.
   C. Provide elevation details to include the height of the buildings to determine aerial apparatus access requirements.

4. Provide building floor plans for review.

5. With the Final PUD submittal provide:
   A. Revised Final Plat of Subdivision showing the new lot configuration.
   B. Revised final engineering plan and calculations for the on-site detention as well as outlot A detention.
   C. Provide draft CC&R's and any deed restrictions or owner acknowledgement statements.

6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only — 2 8 2012
File #

Project Title: Congress Parkway Apartment Homes

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BY:

Action Requested

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

Petitioner Information

Name: PEDCOR INVESTMENTS, LLC
Address: 770 3RD AVE. S.W.
CARMEL, IN 46032
Phone: (317) 587-0320
Fax: (317) 587-0340
E-mail: MIKES@PEDCOR.NET

Owner Information (if different)

Name: ELGIN BANCSHARES, INC. ATTN: JILL MARKOWSKI
Address: PO BOX 641
ELGIN, IL 60121
Phone: 847-476-2521
Fax:
E-mail: JEMARKOWSKI@COMCAST.NET

Property Information

Project Description: Pedcor is proposing a 70-unit multi-family development on a 7.67 acre site.

Project Address/Location: The subject 7.67 acre site is located on Congress Pkwy. east of Commonwealth Dr. , west of Memorial Dr.

PIN Number(s): 19-04-303-008

Development Team

Please include address, phone, fax and e-mail

Developer: PEDCOR Investments, LLC

Architects: Humphreys & Partners, Architects, L.P.
5339 Alpha Road, Suite 300, Dallas, TX 75240
Phone: (972) 701-9636 Fax: (972) 701-9639 matthew@humphreys.com

Attorney: Thomas Burney, Schain, Burney, Banks & Kenny Ltd.
Three First National Plaza, 7080 Madison, Ste 4500. Chicago, IL 60602

Engineers: CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675
Phone: 630-862-2100 Fax: 630-862-2199

Landscape Architect: Humphreys & Partners, Architects, L.P.
5339 Alpha Road, Suite 300, Dallas, TX 75240
Phone: (972) 701-9636 Fax: (972) 701-9639 matthew@humphreys.com

Planner: CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675
Phone: 630-862-2100 Fax: 630-862-2199

Surveyor: CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675
Phone: 630-862-2100 Fax: 630-862-2199

Other: _____

Signatures

_____

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

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

_____

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.

Development Team

Please include address, phone, fax and e-mail

Developer: PEDCOR Investments, LLC

Humphreys & Partners, Architects, L.P.
5339 Alpha Road, Suite 300, Dallas, TX 75240
Phone: (972) 701-9636 Fax: (972) 701-9639 matthew@humphreys.com

Attorney: Thomas Burney, Schain, Burney, Banks & Kenny Ltd.
Three First National Plaza, 7080 Madison, Ste 4500. Chicago, I

CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675

Engineer: Phone: 630-862-2100 Fax: 630-862-2199

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CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675
Surveyor: Phone: 630-862-2100 Fax: 630-862-2199

Other:

Signatures

[redacted] OWNER Print and Sign name [redacted] Date

As owner of the property in question, I [redacted] ing of the above requested action.

ELGIN BANCSHARES, INC.
WILL MARKOWSKI, CORP. SECY
OWNER Print and Sign name

4-10-12
Date

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY AS CONTRACT PURCHASER, AND ELGIN BANCSHARES, INC. AS OWNER

LEGAL NOTICE FOR PUBLIC HEARING

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 of the City of Crystal Lake upon the application of PEDCOR INVESTMENTS, A Limited Liability Company as contract purchaser and Elgin Bancshares, Inc as Owner for a Special Use Permit for a Preliminary Planned Unit Development, and a bulk use variation in the "B-2" Zoning District on a parcel of property containing 7.67 +/- acres and located generally on Congress Pkwy east of Commonwealth Dr. and west of Memorial Dr. (extended) in Crystal Lake, Illinois ("Property"). The Property is legally described as follows:

A part of Lot 3 in Crystal Lake Business Center Unit 1 Resubdivision of Lot 9 located in Section 4, Township 43 North, Range 8 East of the 3rd P.M. according to the Plat thereof recorded March 18, 2002 as Document No 2002R0024852 in the Office of the McHenry County, Illinois Recorder (a part of PIN 19-04-303-008) and also a part of Outlot A in Crystal Lake Retail Center located in Section 4, Township 43 North, Range 8 East of the 3rd P.M. according to the Plat thereof recorded June 3, 2005 as Document No 2005R0043451 in the Office of the McHenry County, Illinois Recorder (a part of PIN 19-04-351-004) more particularly described as follows:

Beginning at the Northeast corner of Lot 3 of the Crystal Lake Business Center Unit 1 Resubdivision of Lot 9 thence South 00 degrees 21 minutes 32 seconds East along the East line of said Lot 3 a distance of 526.92 feet to the Southeast corner of said Lot 3 also being a point on the North line of Outlot A of Crystal Lake Retail Center; thence the following five coils along the north, east, and southern lines of said Outlot A 1) South 82 degrees 24 minutes 36 seconds East a distance of 21.82 feet to the northeast corner of said Outlot A 2) South 00 degrees 03 minutes 53 seconds West a distance of 106.58 feet to the Southeast corner of said Outlot A; 3) North 82 degrees 38 minutes 09 seconds West a distance of 261.31 feet; 4) North 05 degrees 41 minutes 47 seconds East a distance of 65.00 feet; 5) North 83 degrees 55 minutes 33 seconds West a distance of 323.12 feet; thence North 00 degrees 56 minutes 33 seconds West a distance of 620.28 feet to a point on the North line of said Lot 3 also being the South Right of Way line of Congress Parkway; thence South 66 degrees 16 minutes 11 seconds East along said North Line a distance of 31.70 feet to a point on a tangent curve concave northerly with a radius of 1230.00 feet, a central angle of 25 degrees 22 minutes 45 seconds and a chord bearing South 78 degrees 57 minutes 33 seconds East a distance of 544.83 feet; thence easterly along said curve an arc distance of 540.39 feet to the Point of Beginning containing 7.67 acres more or less.

This application is filed for the purpose of seeking a Special Use Permit, to grant Preliminary Planned Unit Development approval pursuant to Article 4 Section 4-500, Planned Unit Development Standards, a Use Variation from Article 2 Section 2-300 Permitted Land Uses, and for such other relief as is necessary to permit to approve the plans as presented to allow two-story multi-family buildings in the B-2 zoning district. Plans for this development can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the above requests will be held at 7:30 p.m. on May 2, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald April 13, 2012)

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"BIG HOUSE"® CHARACTER IMAGES

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

CRYSTAL COURTYARDS
PEDCOR
2012.03.12 CRYSTAL LAKE, IL HPA#12116

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Road, Suite 300 • Dallas, TX 75240 • (972) 701-9636 • (972) 701-9639
www.humphreys.com • marketing@humphreys.com
DALLAS • IRVINE • NEW ORLEANS • ORLANDO • SCOTTSDALE • CHENNAI • DUBAI


Rod Dent


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Webster Green
APARTMENT HOMES









CONGRESS PARKWAY APARTMENT HOMES				PEDCOR		2012116
UNIT TABULATION						4/9/12
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-L	1br/1ba	733	7	10.00%	5,131	28.57%
A1-U	1br/1ba	815	7	10.00%	5,705	
A2-U	1br/1ba	865	6	8.57%	5,190	
B1-U	2br/2ba	923	8	11.43%	7,384	40.00%
B2-U	2br/2ba	1,072	14	20.00%	15,008	
B3-L	2br/2ba	1,187	3	4.29%	3,561	
B3-U	2br/2ba	1,262	3	4.29%	3,786	
C1-L	3br/2ba	1,365	11	15.71%	15,015	31.43%
C1-U	3br/2ba	1,454	11	15.71%	15,994	
TOTALS			**70**	**100.00%**	**76,774**	

UNIT AVERAGE NET SF : **1,097**

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	**1,097**	**S.F.**
ACREAGE:	**7.67**	**ACRES**
DENSITY:	**9.13**	**UNITS/ACRE**
PARKING:		
GARAGE	**84**	**SPACES**
SURFACE	**80**	**SPACES**
	2.34	**SPACES/UNIT**

28 2012

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RENDERING PENDING LANDSCAPE DESIGN APPROVAL

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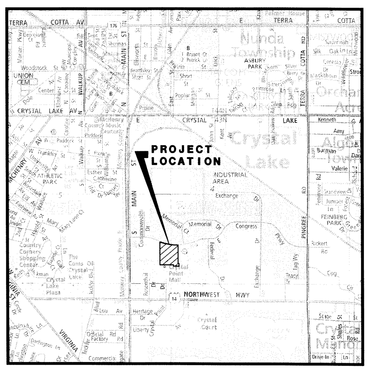
CONGRESS PARKWAY APARTMENT HOMES
PEDCOR
2012.04.09 CRYSTAL LAKE, IL HPA#12116

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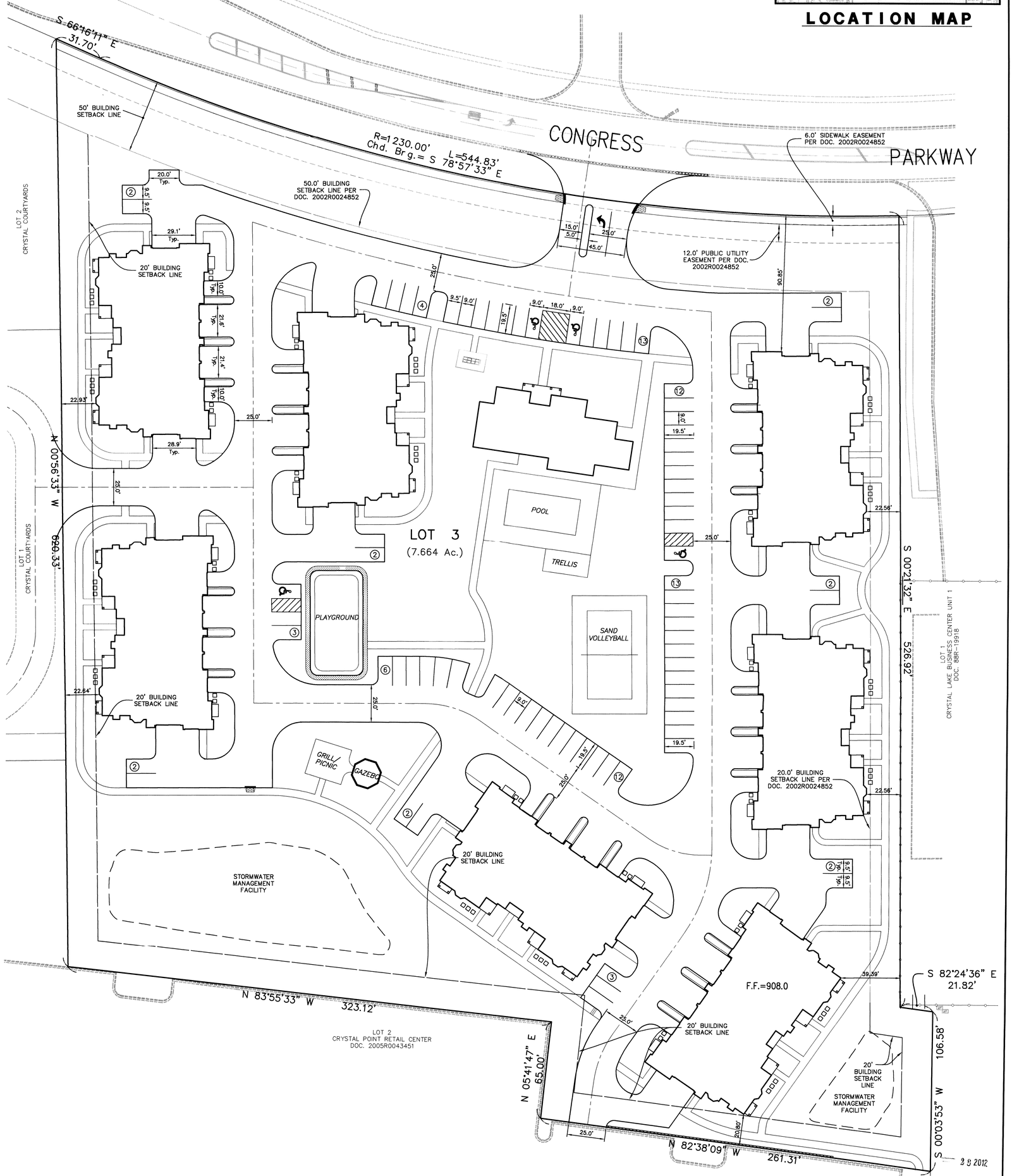
PRELIMINARY P.U.D. PLAT
FOR
CONGRESS PARKWAY APARTMENT HOMES
CRYSTAL LAKE, ILLINOIS

LOT 3 IN CRYSTAL COURTYARDS, BEING A RESUBDIVISION OF PART OF LOT 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9, AND PART OF OUTLOT A OF CRYSTAL POINT RETAIL CENTER, SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

30 15 0 30
SCALE: 1 INCH = 30 FEET



LOCATION MAP



SITE DATA

A. TOTAL AREA	7.67 AC.	(100%)
B. UNITS	70	
C. OPEN SPACE (STORMWATER MANAGEMENT COMMON AREA)	4.15	(54%)
D. DENSITY	9.13 DU/ACRE	
E. OFF STREET PARKING REQUIRED	161	
F. PARKING PROVIDED:		
GARAGE	84	
SURFACE PARKING	80	
TOTAL	164	

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:
PEDCOR INVESTMENTS, L.L.C.
770 3RD AVE, S.W.
CARMEL, IN 46302
(317) 587-0320

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BY:

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 801001 FILE NAME: PREOVER
DRAWN BY: PRP/JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 4-9-12 JOB NO.: 801.001
PROJECT MANAGER: KTS

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PLOT FILE CREATED: 4/9/2012 BY: JEFF CEBULA
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CONGRESS PARKWAY APARTMENT HOMES				PEDCOR		2012116
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B2-U	2br/2ba	1,072	14	20.00%	15,008	
B3-L	2br/2ba	1,187	3	4.29%	3,561	
B3-U	2br/2ba	1,262	3	4.29%	3,786	
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Urban Forest Management, Inc.

April 5, 2012

Mr. Michael S. Smith
Senior Vice President
Pedcor Investments, LLC
One Pedcor Square
770 3rd Ave. S.W.
Carmel, IN 46032

2 8 2012
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APR 1 1 2012
BY:

RE: Tree Inventory Update
Congress Parkway Apartment Homes
Crystal Lake, IL

Dear Mr. Smith:

Enclosed please find the inventory listing and report for the parcel of property located just west of the Post Office on the south side of Congress Parkway in Crystal Lake, IL. All the trees had been inventoried on the property in 2005 and 2010 by Urban Forest Management, Inc. and this current inventory was conducted to update the sizes and conditions of the trees and add any new trees that may have grown into the minimum size ranges, per the City of Crystal Lake ordinance requirements.

A total of 115 trees were included in the inventory, including trees tagged during the original inventories and trees added during this update.

I've enclosed a copy of the original tag location map with the locations of the trees most recently added to the inventory.

The following report and inventory listing will describe the trees in detail and the site in general.

Please call me if you have any questions.

Sincerely,
Urban Forest Management, Inc.

Todd R. Sinn
Senior Forester

960 Route 22, Suite 207 Fox River Grove, Illinois 60021 847-516-9708 FAX 847-516-9716

TREE INVENTORY

CONGRESS PARKWAY APARTMENT HOMES
CRYSTAL LAKE, IL

April 5, 2012

Prepared by:

URBAN FOREST MANAGEMENT, INC.
960 Route 22, Suite 207
Fox River Grove, IL 60021
(847) 516-9708

Contents

Item	Page N°.
I. Background and Methodology	1
II. General Comments	1, 2
III. Tree Inventory	

I. Background and Methodology

A tree inventory was conducted on those trees located within the property on Congress Parkway located on the south side of the road, due west of the Post Office, in Crystal Lake, IL. These trees had been previously inventoried by Urban Forest Management in 2005 and 2010. The condition and sizes of these trees were updated and any additional trees that have grown into the minimum size ranges of 2" and 6" (per their appropriate Species Group Classes) since the original inventories were tagged and included in this current inventory. The location of the trees were generally located on a copy of the original tree location map.

During the initial inventory, all trees on the entire property were tagged, measured for diameter at d.b.h. (Diameter at breast height--4.5' above the soil line) and evaluated for species, size, condition, form and any observed problems were recorded. A numbered tag was nailed to each tree on the north side of the trunk at eye level. The tag number is used to identify each tree within the tree inventory listing. The following is a key for interpreting the condition and form data found on the tree inventory listing:

Condition	General evaluation of tree vigor. Condition classes are: 1-excellent 4-fair to poor 2-good to fair 5-poor 3-fair 6-dead
Form	Subjective evaluation comparing tree with specimen tree of the same species. Form classes are the same as those listed above under condition, with the exception of number six, which translates to 'very poor form'.

II. General Comments

There were a total of 115 trees inventoried during the most recent inventory of trees located on this property. Tag #'s found on this lot included #'s 876-885, 1162 -1184, 1303, 1312-1315,1855 – 1865, 2525 – 2300 and 2840. There are a few gaps within the original tag series due to tags being removed and replaced by other tag numbers.

Tree species inventoried include boxelder maple, Norway maple, hackberry, mulberry, black cherry green ash, Siberian elm and other species in smaller quantities. The most common species inventoried was boxelder maple with 40% of all species inventoried, followed by black cherry with 23% and mulberry with 12%. The six (6) hackberry trees and the one (1) pear are the only Species Group A trees inventoried. Seven (7) Species Group B trees were inventoried while there were thirty four (34) Species Group C trees and the remainder, sixty seven (67), were Species Group D trees. Understory species included buckthorn, honeysuckle and trees of the same species inventoried that measure less than the minimum sizes required to be identified.

The site is primarily a disturbed field with an old east-west and north south fencerow running throught it. Several planted arborvitaes and other ornamental trees are planted along the north edge of the parking lot to the south of this parcel. There are also several planted ash and Norway maples along Congress parkway.

Of the 115 trees inventoried, 25% of them are in fair/poor condition or worse. Due to the low quality species present on this site, many of these trees are weak wooded and prone to storm damage. The ash trees had woodpecker damage observed, but no positive identification of emerald ash borer at the time of the survey.

INVENTORY DATA								SPECIES GROUP				ACTION	
Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	A	B	C	D	REMOVE	PRESERVE
876	Mulberry	Morus alba	7	3	4	weak crotch, slight lean	Forked at 1' with a 5" co-leader.			X			
877	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, sweep					X		
878	Mulberry	Morus alba	15	3	3	minor deadwood, weak crotch	Forked at 3' with 8", 7" co-leaders.			X			
879	Black Cherry	Prunus serotina	6	3	4	over-topped, thin crown, slight lean, twist in trunk				X			
880	Black Cherry	Prunus serotina	29	4	4	broken limb, minor deadwood, basal decay, one sided				X			
881	Hackberry	Celtis occidentalis	8	2	3	over-topped, double leader		X					
882	Hackberry	Celtis occidentalis	3	2	4	over-topped, slight sweep		X					
883	Hackberry	Celtis occidentalis	3	2	4	over-topped, twist in trunk		X					
884	Boxelder Maple	Acer negundo	17	4	5	broken limb, basal decay, damaged leader, multiple leaders	Forked at 3' with a 14" co-leader.				X		
885	Callery Pear	Pyrus calleryana	3	2	2			X					
1162	Siberian Elm	Ulmus pumila	6	3	4	weak crotch, double leader, multiple leaders	Forked at 2.5' with a 5" co-leader.				X		
1164	Black Cherry	Prunus serotina	7	3	4	minor deadwood, sparse foliage				X			
1167	Mulberry	Morus alba	7	3	4	over-topped, slight sweep				X			
1168	Mulberry	Morus alba	8	3	4	sweep, over-topped				X			
1169	Mulberry	Morus alba	9	3	4	one sided, over-topped, twist in trunk	Forked at 3' with a 3" co-leader.			X			
1170	Mulberry	Morus alba	7	3	4	over-topped, twist in trunk				X			
1171	Mulberry	Morus alba	10	3	4	over-topped, slight sweep					X		
1172	Littleleaf Linden	Tilia cordata	12	2	3	weak crotch			X				
1173	Littleleaf Linden	Tilia cordata	12	2	3	weak crotch, double leader			X				
1174	Littleleaf Linden	Tilia cordata	10	3	3	weak crotch, one sided			X				
1175	Norway Maple	Acer platanoides	10	3	3	girdling root, multiple leaders			X				
1176	Green Ash	Fraxinus pennsylvanica	11	3	3	minor deadwood, trunk scar, suckering, multiple leaders					X		
1177	Green Ash	Fraxinus pennsylvanica	12	3	3	minor woodpecker damage, suckering, multiple leaders					X		
1178	Green Ash	Fraxinus pennsylvanica	10	3	4	moderate woodpecker damage, weak crotch, suckering, slight sweep, multiple leaders					X		
1179	Green Ash	Fraxinus pennsylvanica	12	3	3	suckering, slight sweep, multiple leaders					X		
1180	White Ash	Fraxinus americana	7	4	3	basal scar, weak crotch, multiple leaders	Tag missing.				X		
1181	Black Cherry	Prunus serotina	6	3	4	over-topped, slight sweep	Forked at .5' with a 6" co-leader.			X			
1182	Black Cherry	Prunus serotina	6	4	4	minor deadwood, suckering, over-topped, thin crown, twist in trunk				X			
1183	Mulberry	Morus alba	9	3	3	weak crotch, suckering, metal in trunk	Forked at base with 7", 6" co-leaders.				X		
1184	Silver Maple	Acer saccharinum	6	3	3	suckering, basal swell, multiple leaders				X			
1303	Black Cherry	Prunus serotina	15	4	4	minor deadwood, trunk scar, decay, slight sweep				X			
1312	Norway Maple	Acer platanoides	14	3	3	minor deadwood, girdling root, multiple leaders	Tag missing.		x				
1313	Norway Maple	Acer platanoides	13	3	3	minor deadwood, trunk scar	Tag missing.		x				
1315	Norway Maple	Acer platanoides	13	3	3	minor deadwood	Tag missing.		x				
1855	Hackberry	Celtis occidentalis	6	2	4	one sided, over-topped		x					
1856	Hackberry	Celtis occidentalis	4	2	3	thin crown, twist in trunk	Forked at .5' with a 2" co-leader.	x					
1857	Hackberry	Celtis occidentalis	6	2	3	double leader		x					
1858	Boxelder Maple	Acer negundo	6	3	5	minor deadwood, sweep					x		
1859	Boxelder Maple	Acer negundo	9	4	4	basal scar, sweep, suckering	(was #2238.)				x		
1860	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	(was #2239.)				x		
1861	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, one sided, sweep	Forked at base with a 5" co-leader.				x		
1862	Boxelder Maple	Acer negundo	6	3	4	slight sweep, multiple leaders					x		
1863	Boxelder Maple	Acer negundo	6	3	3	slight lean, multiple leaders					x		
1864	Boxelder Maple	Acer negundo	6	3	4	slight lean, slight sweep					x		
1865	Boxelder Maple	Acer negundo	6	3	4	twist in trunk, double leader					x		
2225	Boxelder Maple	Acer negundo	7	3	4	over-topped, slight sweep, double leader					x		
2226	Boxelder Maple	Acer negundo	19	4	3	minor deadwood, basal decay, suckering, multiple leaders					x		
2227	Black Cherry	Prunus serotina	15	3	3	minor deadwood, basal decay, suckering, multiple leaders	Forked at 4' with a 14" co-leader.			x			
2228	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, sweep					x		
2229	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight sweep					x		
2230	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight sweep					x		
2231	Boxelder Maple	Acer negundo	8	4	5	dead tree caught in crown, growing horizontally					x		
2232	Boxelder Maple	Acer negundo	8	4	4	minor deadwood, one sided, slight sweep	Dead co-leader at 1'.				x		
2233	Boxelder Maple	Acer negundo	12	3	4	minor deadwood, suckering, slight lean					x		
2234	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep					x		
2235	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight lean, double leader					x		
2236	Boxelder Maple	Acer negundo	6	6			Dead.				x		
2237	Boxelder Maple	Acer negundo	9	3	4	one sided, suckering, slight lean, double leader					x		
2240	Boxelder Maple	Acer negundo	11	3	4	one sided, slight sweep					x		
2241	Boxelder Maple	Acer negundo	10	3	4	sweep, suckering, over-topped	Forked at 1' with a 5" co-leader.				x		
2242	Boxelder Maple	Acer negundo	13	4	3	minor deadwood, slight sweep, multiple leaders					x		
2243	Siberian Elm	Ulmus pumila	14	3	3	weak crotch, multiple leaders					x		
2244	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, suckering, thin crown, twist in trunk	Forked at base with 6", 5" co-leaders.				x		
2245	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight lean	Forked at base with 8", 3" co-leaders.				x		
2246	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	Forked at .5' with an 8" co-leader.				x		
2247	Boxelder Maple	Acer negundo	7	4	4	trunk scar, suckering, decay, slight sweep	Forked at 1' with a 5" co-leader.				x		
2248	Boxelder Maple	Acer negundo	9	3	4	sweep, over-topped	Forked at base with a 9" co-leader.				x		

INVENTORY DATA								SPECIES GROUP				ACTION	
Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	A	B	C	D	REMOVE	PRESERVE
2249	Siberian Elm	Ulmus pumila	16	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3.5' with a 15" co-leader.				x		
2250	Boxelder Maple	Acer negundo	10	4	4	minor deadwood, basal decay, twist in trunk, multiple leaders					X		
2251	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight lean, multiple leaders					X		
2252	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight sweep, twist in trunk					X		
2253	Mulberry	Morus alba	10	3	4	minor deadwood, weak crotch, one sided					X		
2254	Boxelder Maple	Acer negundo	15	4	4	heavy deadwood, slight lean, multiple leaders	Forked at base with 9" (dead) co-leader.				X		
2255	Boxelder Maple	Acer negundo	13	3	4	weak crotch, one sided	Forked at 2' with a 11", 10" co-leaders.				X		
2256	Boxelder Maple	Acer negundo	12	5	5	sparse foliage, top broken off					X		
2257	Boxelder Maple	Acer negundo	16	4	4	basal decay, slight lean, multiple leaders					X		
2258	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, trunk scar, one sided					X		
2259	Mulberry	Morus alba	12	3	3	minor deadwood, weak crotch	Forked at 1', 2' and 3' with 9", 7", 7", 5" co-leaders.				X		
2260	Black Cherry	Prunus serotina	15	3	3	minor deadwood, weak crotch, double leader				X			
2261	Boxelder Maple	Acer negundo	11	3	4	weak crotch, one sided	Forked at 1' and 4' with 7", 6" co-leaders.				X		
2262	Boxelder Maple	Acer negundo	12	4	4	minor deadwood, suckering, dieback, slight sweep, multiple leaders					X		
2263	Black Cherry	Prunus serotina	15	5	3	sparse foliage, suckering, decay, double leader				X			
2264	Siberian Elm	Ulmus pumila	8	3	3	weak crotch, multiple leaders					X		
2265	Black Cherry	Prunus serotina	8	6			Dead.			X			
2271	Siberian Elm	Ulmus pumila	7	3	3	weak crotch, thin crown	Forked at 1.5' with a 5" co-leader.				X		
2272	Black Cherry	Prunus serotina	13	4	4	heavy deadwood, basal decay, one sided, multiple leaders	Forked at 3' with an 11" co-leader.			X			
2273	Mulberry	Morus alba	9	3	3	minor deadwood, weak crotch	Forked at 1.5' and 2' with 8", 7", 3" co-leaders.				X		
2274	Boxelder Maple	Acer negundo	10	3	3	minor deadwood, weak crotch	Forked at .5' with 6", 4" co-leaders.				X		
2275	Mulberry	Morus alba	7	3	4	weak crotch, one sided	Forked at 1' with 6", 6", 5", 5", 5", 4" co-leaders.				X		
2276	Black Cherry	Prunus serotina	16	3	3	minor deadwood, weak crotch	Forked at 2' with 11", 9", 9", 7" co-leaders.			X			
2277	Mulberry	Morus alba	10	3	3	weak crotch	Forked at 1' with 9", 9", 8" co-leaders.				X		
2278	Siberian Elm	Ulmus pumila	7	4	3	minor deadwood, sparse foliage, double leader					X		
2279	Siberian Elm	Ulmus pumila	27	3	3	minor deadwood, weak crotch, multiple leaders	Forked with a 12" co-leader.				X		
2280	Silver Maple	Acer saccharinum	25	3	3	suckering, damaged leader, multiple leaders				X			
2281	Black Cherry	Prunus serotina	14	3	3	minor deadwood, slight lean	Forked at base, 2' and 4' with 10", 7", 5" co-leaders.			X			
2282	Black Cherry	Prunus serotina	17	3	3	minor deadwood, weak crotch	Forked at 1' and 3' with 12", 11" co-leaders.			X			
2283	Black Cherry	Prunus serotina	20	6			Dead.			X			
2284	Black Cherry	Prunus serotina	11	3	4	minor deadwood, slight sweep	Forked at base with a 9" co-leader.			X			
2285	Boxelder Maple	Acer negundo	14	4	3	minor deadwood, weak crotch, suckering, dieback	Forked at 2.5' with 14", 13", 10" co-leaders.				X		
2286	Black Cherry	Prunus serotina	11	3	4	trunk scar, over-topped, slight sweep	Forked at 3' with a 3" co-leader.			X			
2287	Black Cherry	Prunus serotina	17	4	3	minor deadwood, basal decay, suckering, dieback				X			
2288	Black Cherry	Prunus serotina	13	3	3	weak crotch, multiple leaders	Forked at .5' with a 13" co-leader.			X			
2289	Black Cherry	Prunus serotina	16	3	3	weak crotch, double leader	Forked at 5'.			X			
2290	Black Cherry	Prunus serotina	14	3	4	one sided, slight sweep	Forked at 2' and 3' with 8", 7" co-leaders.			X			
2291	Black Cherry	Prunus serotina	7	4	4	suckering, thin crown, twist in trunk	Forked at 3' with a 6" co-leader.			X			
2292	Boxelder Maple	Acer negundo	13	3	4	minor deadwood, basal scar, one sided, slight lean					X		
2293	Boxelder Maple	Acer negundo	13	3	4	minor deadwood, weak crotch, one sided	Forked at 1.5' with an 8" co-leader.				X		
2294	Black Cherry	Prunus serotina	25	3	3	minor deadwood, weak crotch	Forked at 3.5' with a 10" co-leader.			X			
2295	Black Cherry	Prunus serotina	21	3	4	minor deadwood, slight sweep, multiple leaders				X			
2296	Black Cherry	Prunus serotina	15	4	4	heavy deadwood, one sided, dieback	Forked at 1.5' with a 9" co-leader.			X			
2297	Siberian Elm	Ulmus pumila	9	3	4	weak crotch, one sided, slight sweep					X		
2298	Black Cherry	Prunus serotina	11	3	4	minor deadwood, thin crown, twist in trunk				X			
2299	Siberian Elm	Ulmus pumila	6	4	4	minor deadwood, one sided, thin crown, multiple leaders					X		
2300	Siberian Elm	Ulmus pumila	6	3	4	minor deadwood, suckering, one sided					X		
2840	Boxelder Maple	Acer negundo	17	3	3	weak crotch, multiple leaders	Forked at 4.5' with 16", 14" co-leaders.				X		
								7	7	34	67		

Botanical Name	Common Name	Cond. 1	Cond. 2	Cond. 3	Cond. 4	Cond. 5	Cond. 6	Number of Trees Inventoried	Percentage of Trees Inventoried
Acer negundo	Boxelder Maple	0	0	29	14	1	1	45	40%
Acer platanoides	Norway Maple	0	0	4	0	0	0	4	4%
Acer saccharinum	Silver Maple	0	0	2	0	0	0	2	2%
Celtis occidentalis	Hackberry	0	6	0	0	0	0	6	5%
Fraxinus americana	White Ash	0	0	0	1	0	0	1	1%
Fraxinus pennsylvanica	Green Ash	0	0	4	0	0	0	4	4%
Morus alba	Mulberry	0	0	13	0	0	0	13	12%
Prunus serotina	Black Cherry	0	0	16	7	1	2	26	23%
Pyrus calleryana	Callery Pear	0	1	0	0	0	0	1	1%
Tilia cordata	Littleleaf Linden	0	2	1	0	0	0	3	3%
Ulmus pumila	Siberian Elm	0	0	8	2	0	0	10	9%
		0	**9**	**77**	**24**	**2**	**3**	**115**	

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
2253	Mulberry	Morus alba	10	3	4	minor deadwood, weak crotch, one sided	
2250	Boxelder Maple	Acer negundo	10	4	4	minor deadwood, basal decay, twist in trunk, multiple leaders	
2251	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight lean, multiple leaders	
2252	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight sweep, twist in trunk	
2254	Boxelder Maple	Acer negundo	15	4	4	heavy deadwood, slight lean, multiple leaders	Forked at base with 9" (dead) co-leader.
2255	Boxelder Maple	Acer negundo	13	3	4	weak crotch, one sided	Forked at 2' with a 11", 10" co-leaders.
876	Mulberry	Morus alba	7	3	4	weak crotch, slight lean	Forked at 1' with a 5" co-leader.
2256	Boxelder Maple	Acer negundo	12	5	5	sparse foliage, top broken off	
2279	Siberian Elm	Ulmus pumila	27	3	3	minor deadwood, weak crotch, multiple leaders	Forked with a 12" co-leader.
2280	Silver Maple	Acer saccharinum	25	3	3	suckering, damaged leader, multiple leaders	
2257	Boxelder Maple	Acer negundo	16	4	4	basal decay, slight lean, multiple leaders	
2258	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, trunk scar, one sided	
2259	Mulberry	Morus alba	12	3	3	minor deadwood, weak crotch	Forked at 1', 2' and 3' with 9", 7", 7", 5" co-leaders.
2260	Black Cherry	Prunus serotina	15	3	3	minor deadwood, weak crotch, double leader	
877	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, sweep	
2261	Boxelder Maple	Acer negundo	11	3	4	weak crotch, one sided	Forked at 1' and 4' with 7", 6" co-leaders.
2262	Boxelder Maple	Acer negundo	12	4	4	minor deadwood, suckering, dieback, slight sweep, multiple leaders	
2263	Black Cherry	Prunus serotina	15	5	3	sparse foliage, suckering, decay, double leader	
2264	Siberian Elm	Ulmus pumila	8	3	3	weak crotch, multiple leaders	
1162	Siberian Elm	Ulmus pumila	6	3	4	weak crotch, double leader, multiple leaders	Forked at 2.5' with a 5" co-leader.
2265	Black Cherry	Prunus serotina	8	6			Dead.
878	Mulberry	Morus alba	15	3	3	minor deadwood, weak crotch	Forked at 3' with 8", 7" co-leaders.
879	Black Cherry	Prunus serotina	6	3	4	over-topped, thin crown, slight lean, twist in trunk	
1164	Black Cherry	Prunus serotina	7	3	4	minor deadwood, sparse foliage	
880	Black Cherry	Prunus serotina	29	4	4	broken limb, minor deadwood, basal decay, one sided	
881	Hackberry	Celtis occidentalis	8	2	3	over-topped, double leader	
882	Hackberry	Celtis occidentalis	3	2	4	over-topped, slight sweep	
883	Hackberry	Celtis occidentalis	3	2	4	over-topped, twist in trunk	
884	Boxelder Maple	Acer negundo	17	4	5	broken limb, basal decay, damaged leader, multiple leaders	Forked at 3' with a 14" co-leader.
1167	Mulberry	Morus alba	7	3	4	over-topped, slight sweep	
2271	Siberian Elm	Ulmus pumila	7	3	3	weak crotch, thin crown	Forked at 1.5' with a 5" co-leader.
2272	Black Cherry	Prunus serotina	13	4	4	heavy deadwood, basal decay, one sided, multiple leaders	Forked at 3' with an 11" co-leader.
2273	Mulberry	Morus alba	9	3	3	minor deadwood, weak crotch	Forked at 1.5' and 2' with 8", 7", 3" co-leaders.
2274	Boxelder Maple	Acer negundo	10	3	3	minor deadwood, weak crotch	Forked at .5' with 6", 4" co-leaders.
2275	Mulberry	Morus alba	7	3	4	weak crotch, one sided	Forked at 1' with 6", 6", 5", 5", 5", 4" co-leaders.
2276	Black Cherry	Prunus serotina	16	3	3	minor deadwood, weak crotch	Forked at 2' with 11", 9", 9", 7" co-leaders.
2277	Mulberry	Morus alba	10	3	3	weak crotch	Forked at 1' with 9", 9", 8" co-leaders.
2278	Siberian Elm	Ulmus pumila	7	4	3	minor deadwood, sparse foliage, double leader	
1184	Silver Maple	Acer saccharinum	6	3	3	suckering, basal swell, multiple leaders	
2840	Boxelder Maple	Acer negundo	17	3	3	weak crotch, multiple leaders	Forked at 4.5' with 16", 14" co-leaders.
885	Callery Pear	Pyrus calleryana	3	2	2		
1183	Mulberry	Morus alba	9	3	3	weak crotch, suckering, metal in trunk	Forked at base with 7", 6" co-leaders.
2284	Black Cherry	Prunus serotina	11	3	4	minor deadwood, slight sweep	Forked at base with a 9" co-leader.
1171	Mulberry	Morus alba	10	3	4	over-topped, slight sweep	
2283	Black Cherry	Prunus serotina	20	6			Dead.
1170	Mulberry	Morus alba	7	3	4	over-topped, twist in trunk	
2282	Black Cherry	Prunus serotina	17	3	3	minor deadwood, weak crotch	Forked at 1' and 3' with 12", 11" co-leaders.
1169	Mulberry	Morus alba	9	3	4	one sided, over-topped, twist in trunk	Forked at 3' with a 3" co-leader.
2281	Black Cherry	Prunus serotina	14	3	3	minor deadwood, slight lean	Forked at base, 2' and 4' with 10", 7", 5" co-leaders.
1168	Mulberry	Morus alba	8	3	4	sweep, over-topped	
2286	Black Cherry	Prunus serotina	11	3	4	trunk scar, over-topped, slight sweep	Forked at 3' with a 3" co-leader.
2285	Boxelder Maple	Acer negundo	14	4	3	minor deadwood, weak crotch, suckering, dieback	Forked at 2.5' with 14", 13", 10" co-leaders.
2287	Black Cherry	Prunus serotina	17	4	3	minor deadwood, basal decay, suckering, dieback	

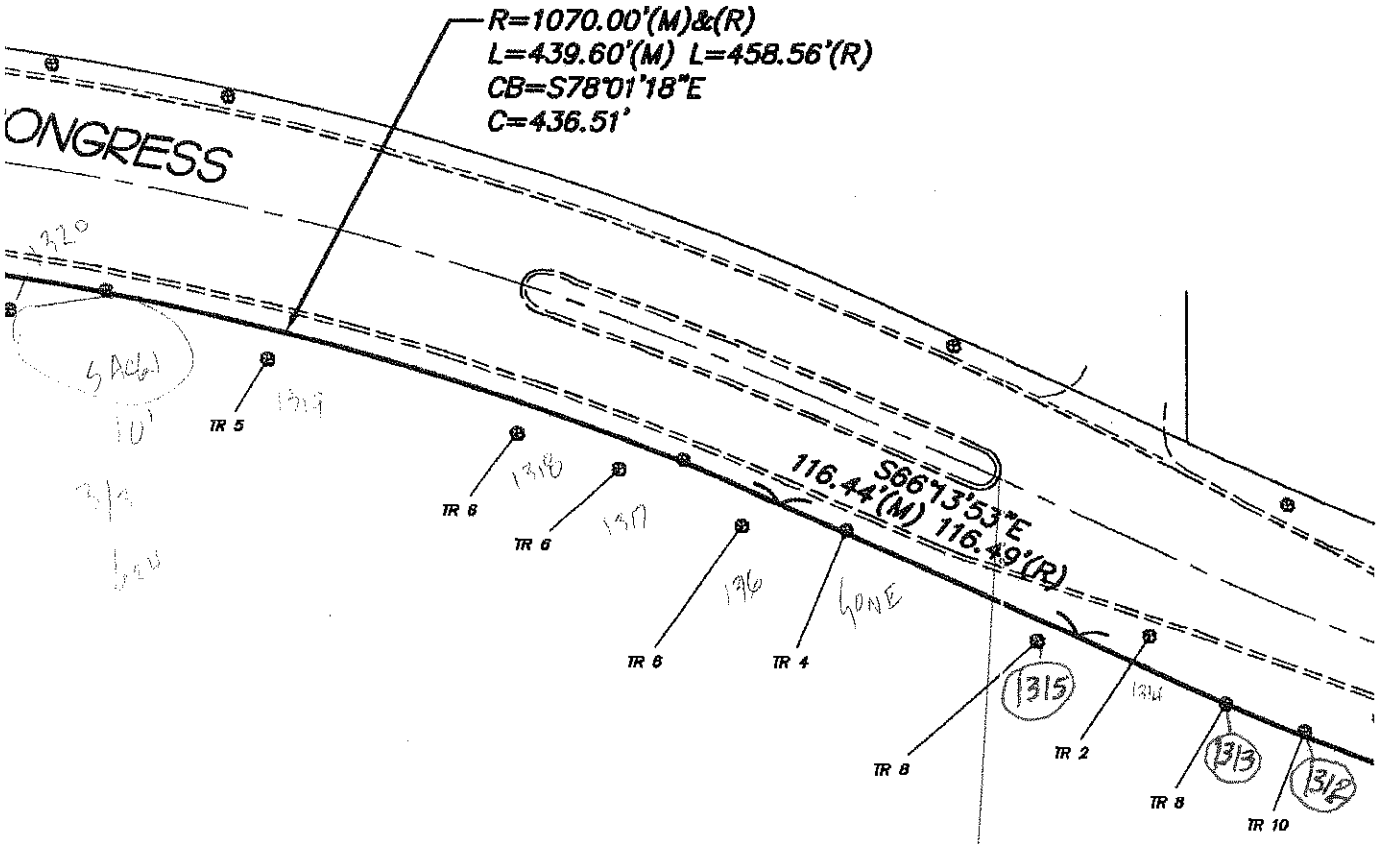
Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
2288	Black Cherry	Prunus serotina	13	3	3	weak crotch, multiple leaders	Forked at .5' with a 13" co-leader.
2289	Black Cherry	Prunus serotina	16	3	3	weak crotch, double leader	Forked at 5'.
2290	Black Cherry	Prunus serotina	14	3	4	one sided, slight sweep	Forked at 2' and 3' with 8", 7" co-leaders.
2291	Black Cherry	Prunus serotina	7	4	4	suckering, thin crown, twist in trunk	Forked at 3' with a 6" co-leader.
1182	Black Cherry	Prunus serotina	6	4	4	minor deadwood, suckering, over-topped, thin crown, twist in trunk	
2292	Boxelder Maple	Acer negundo	13	3	4	minor deadwood, basal scar, one sided, slight lean	
2293	Boxelder Maple	Acer negundo	13	3	4	minor deadwood, weak crotch, one sided	Forked at 1.5' with an 8" co-leader.
2294	Black Cherry	Prunus serotina	25	3	3	minor deadwood, weak crotch	Forked at 3.5' with a 10" co-leader.
2295	Black Cherry	Prunus serotina	21	3	4	minor deadwood, slight sweep, multiple leaders	
2299	Siberian Elm	Ulmus pumila	6	4	4	minor deadwood, one sided, thin crown, multiple leaders	
2298	Black Cherry	Prunus serotina	11	3	4	minor deadwood, thin crown, twist in trunk	
2300	Siberian Elm	Ulmus pumila	6	3	4	minor deadwood, suckering, one sided	
1303	Black Cherry	Prunus serotina	15	4	4	minor deadwood, trunk scar, decay, slight sweep	
1181	Black Cherry	Prunus serotina	6	3	4	over-topped, slight sweep	Forked at .5' with a 6" co-leader.
2296	Black Cherry	Prunus serotina	15	4	4	heavy deadwood, one sided, dieback	Forked at 1.5' with a 9" co-leader.
2297	Siberian Elm	Ulmus pumila	9	3	4	weak crotch, one sided, slight sweep	
1178	Green Ash	Fraxinus pennsylvanica	10	3	4	moderate woodpecker damage, weak crotch, suckering, slight sweep, multiple leaders	
1179	Green Ash	Fraxinus pennsylvanica	12	3	3	suckering, slight sweep, multiple leaders	
1180	White Ash	Fraxinus americana	7	4	3	basal scar, weak crotch, multiple leaders	Tag missing.
1177	Green Ash	Fraxinus pennsylvanica	12	3	3	minor woodpecker damage, suckering, multiple leaders	
1176	Green Ash	Fraxinus pennsylvanica	11	3	3	minor deadwood, trunk scar, suckering, multiple leaders	
1175	Norway Maple	Acer platanoides	10	3	3	girdling root, multiple leaders	
1174	Littleleaf Linden	Tilia cordata	10	3	3	weak crotch, one sided	
1173	Littleleaf Linden	Tilia cordata	12	2	3	weak crotch, double leader	
1172	Littleleaf Linden	Tilia cordata	12	2	3	weak crotch	
1312	Norway Maple	Acer platanoides	14	3	3	minor deadwood, girdling root, multiple leaders	Tag missing.
1313	Norway Maple	Acer platanoides	13	3	3	minor deadwood, trunk scar	Tag missing.
1315	Norway Maple	Acer platanoides	13	3	3	minor deadwood	Tag missing.
1855	Hackberry	Celtis occidentalis	6	2	4	one sided, over-topped	
1856	Hackberry	Celtis occidentalis	4	2	3	thin crown, twist in trunk	Forked at .5' with a 2" co-leader.
1857	Hackberry	Celtis occidentalis	6	2	3	double leader	
1858	Boxelder Maple	Acer negundo	6	3	5	minor deadwood, sweep	
1859	Boxelder Maple	Acer negundo	9	4	4	basal scar, sweep, suckering	(was #2238.)
1860	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	(was #2239.)
1861	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, one sided, sweep	Forked at base with a 5" co-leader.
1862	Boxelder Maple	Acer negundo	6	3	4	slight sweep, multiple leaders	
1863	Boxelder Maple	Acer negundo	6	3	3	slight lean, multiple leaders	
1864	Boxelder Maple	Acer negundo	6	3	4	slight lean, slight sweep	
1865	Boxelder Maple	Acer negundo	6	3	4	twist in trunk, double leader	
2225	Boxelder Maple	Acer negundo	7	3	4	over-topped, slight sweep, double leader	
2226	Boxelder Maple	Acer negundo	19	4	3	minor deadwood, basal decay, suckering, multiple leaders	
2227	Black Cherry	Prunus serotina	15	3	3	minor deadwood, basal decay, suckering, multiple leaders	Forked at 4' with a 14" co-leader.
2228	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, sweep	
2229	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight sweep	
2230	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight sweep	
2231	Boxelder Maple	Acer negundo	8	4	5	dead tree caught in crown, growing horizontally	
2232	Boxelder Maple	Acer negundo	8	4	4	minor deadwood, one sided, slight sweep	Dead co-leader at 1'.
2233	Boxelder Maple	Acer negundo	12	3	4	minor deadwood, suckering, slight lean	
2234	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	
2235	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight lean, double leader	
2236	Boxelder Maple	Acer negundo	6	6			Dead.
2237	Boxelder Maple	Acer negundo	9	3	4	one sided, suckering, slight lean, double leader	

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
2240	Boxelder Maple	Acer negundo	11	3	4	one sided, slight sweep	
2241	Boxelder Maple	Acer negundo	10	3	4	sweep, suckering, over-topped	Forked at 1' with a 5" co-leader.
2242	Boxelder Maple	Acer negundo	13	4	3	minor deadwood, slight sweep, multiple leaders	
2243	Siberian Elm	Ulmus pumila	14	3	3	weak crotch, multiple leaders	
2244	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, suckering, thin crown, twist in trunk	Forked at base with 6", 5" co-leaders.
2245	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight lean	Forked at base with 8", 3" co-leaders.
2246	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	Forked at .5' with an 8" co-leader.
2247	Boxelder Maple	Acer negundo	7	4	4	trunk scar, suckering, decay, slight sweep	Forked at 1' with a 5" co-leader.
2248	Boxelder Maple	Acer negundo	9	3	4	sweep, over-topped	Forked at base with a 9" co-leader.
2249	Siberian Elm	Ulmus pumila	16	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3.5' with a 15" co-leader.

TREE

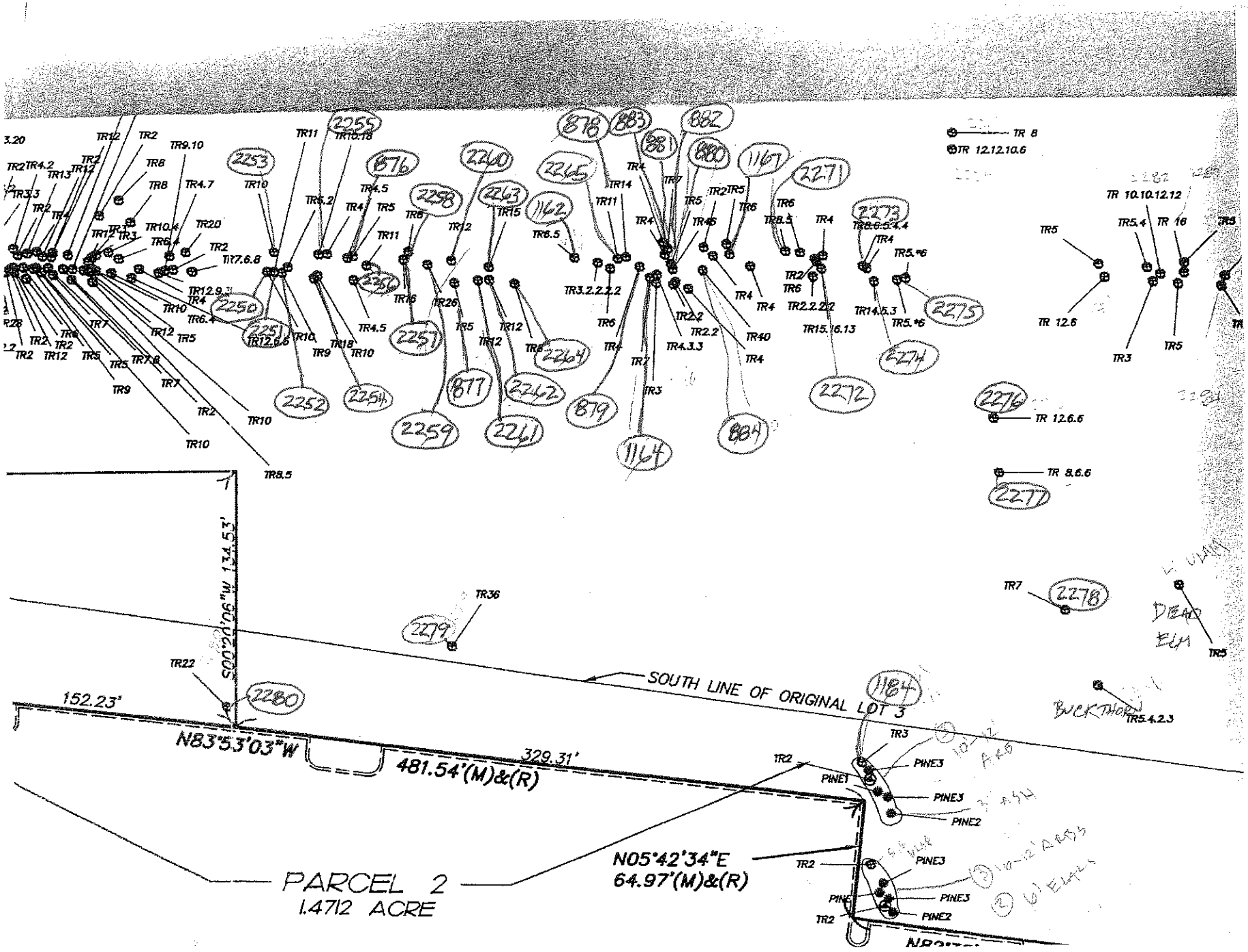
)LONIAL DR.

Lot 1 of Crystal Lake
Business Center
Resubdivision Number 4
Per Doc. No. 93R-069459

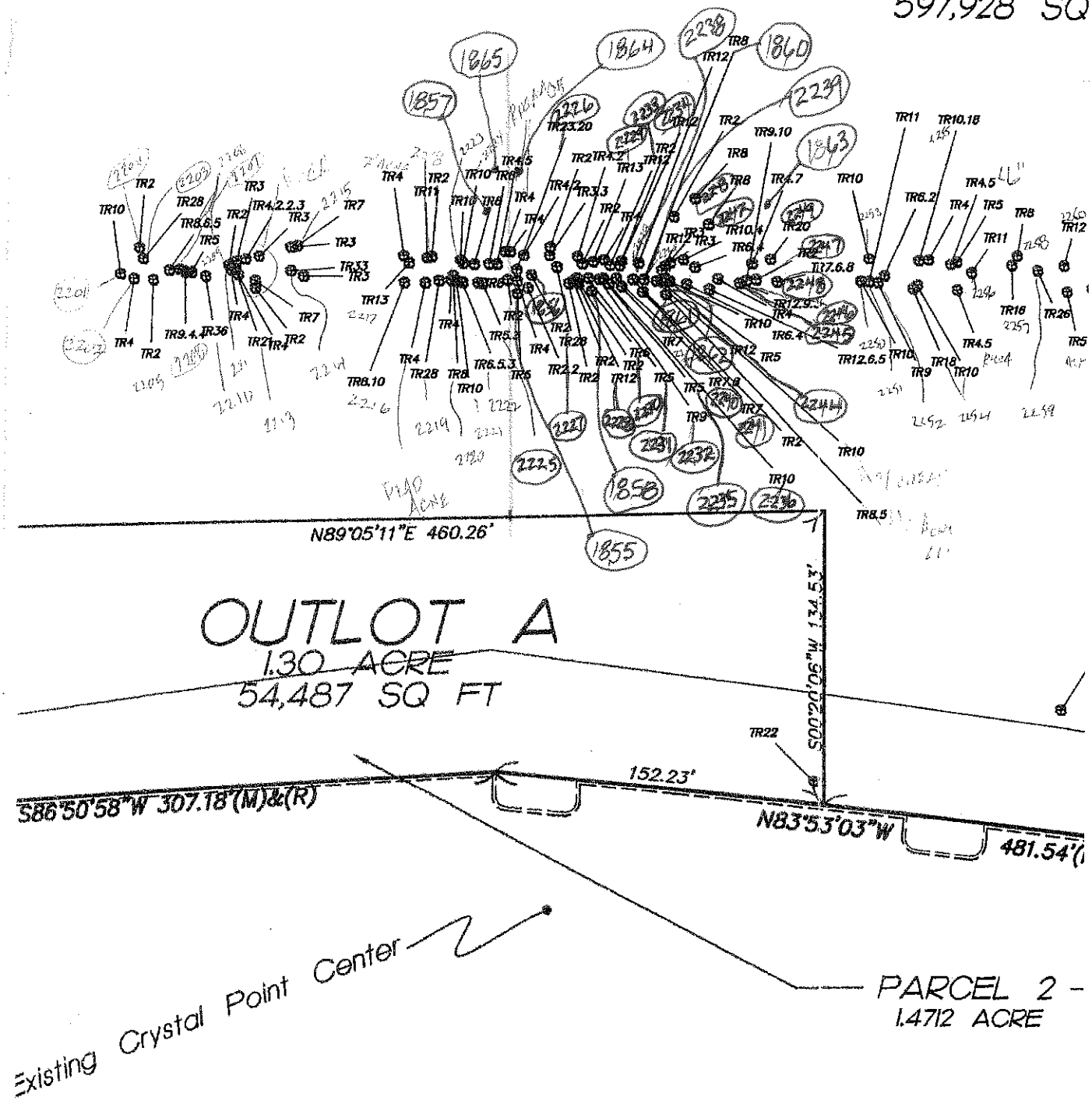


OUTLOT B
0.64 ACRE
27,816 SQ FT

LOT 2


PARCEL 2
1.4712 ACRE
SOUTH LINE OF ORIGINAL LOT 3
N83°53'03"W
481.54'(M)&(R)
329.31'
152.23'
S00°20'06"W 134.53'
N05°42'34"E
64.97'(M)&(R)
TR 8
TR 12.12.10.6
TR 10.10.12.12
TR 12.6
TR 12.6.6
TR 8.6.6
BUCKTHORN
PINE1
PINE2
PINE3
2250
2251
2252
2253
2254
2255
2256
2257
2258
2259
2260
2261
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2264
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2271
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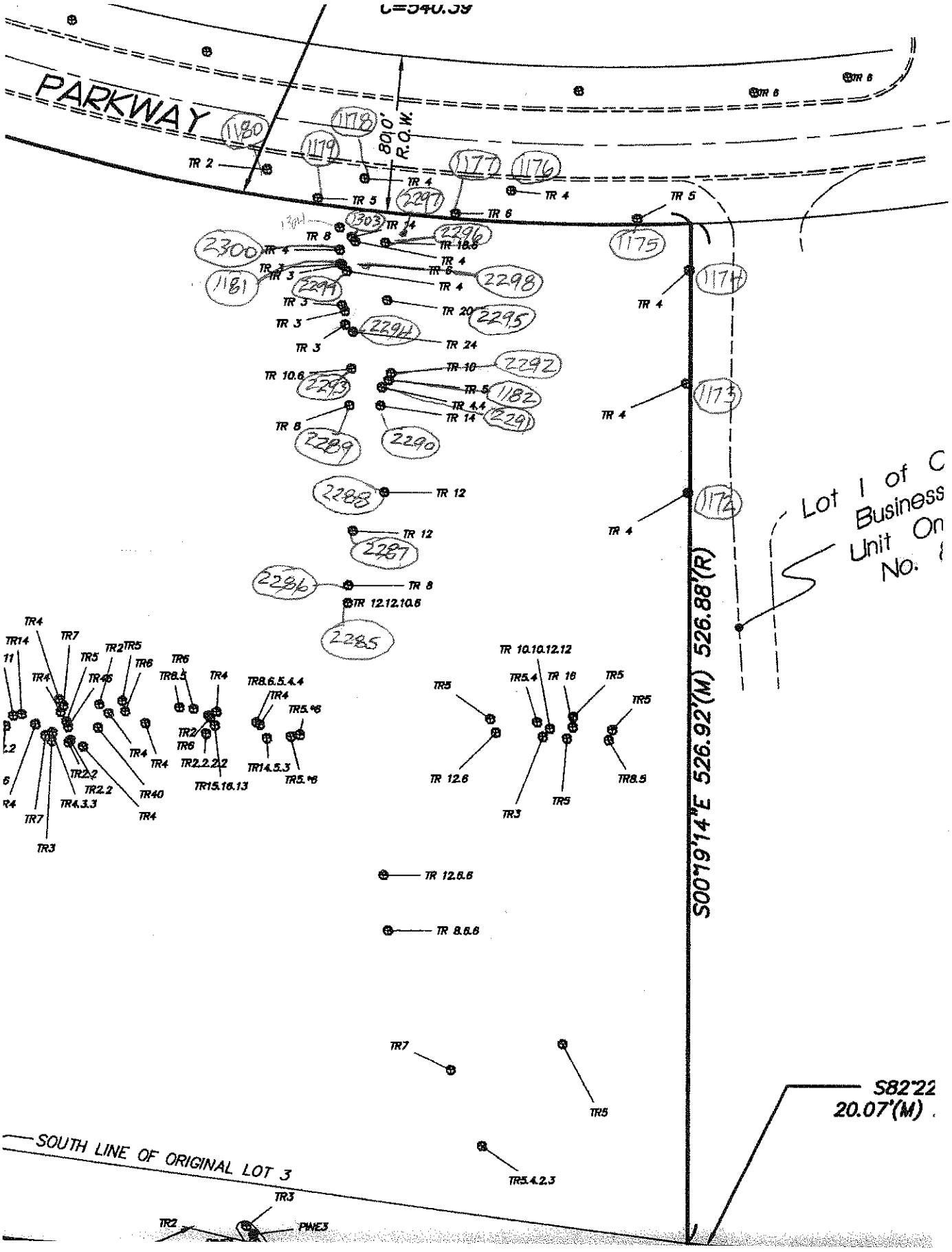
597,928 SQ

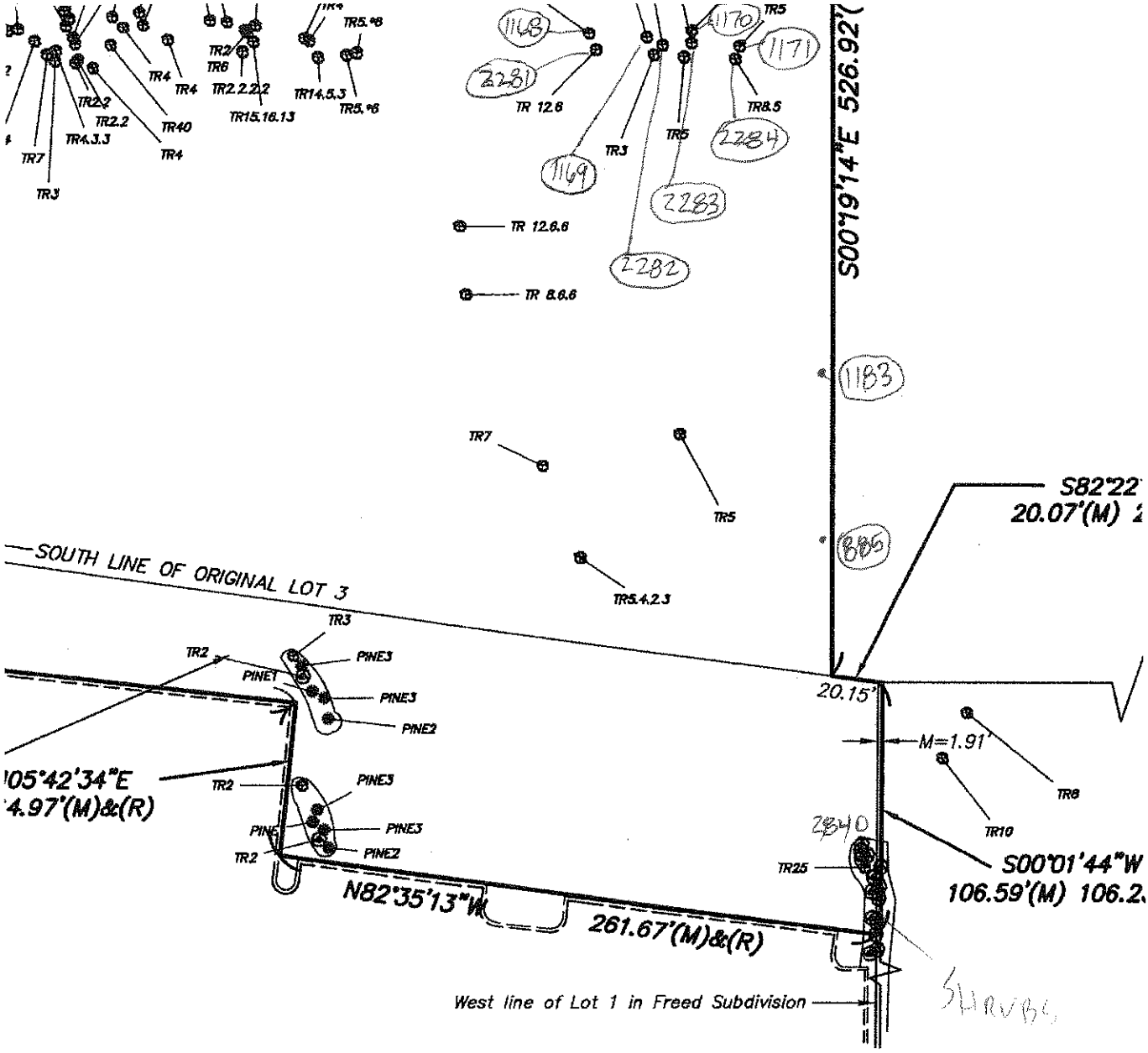


ling Line Restrictions or Easements shown
sion Plat are shown hereon unless the
be surveyed contains a proper description
g lines or easements.
be assumed by scaling.
rovements have been located unless shown

GRAPHIC SCALE

60 0 30 60 120


PARKWAY
800' R.O.W.
1180
1178
1179
1177
1176
1175
1174
1173
1172
1181
2300
2299
2298
2297
2296
2295
2294
2293
2292
2291
2290
2289
2288
2287
2286
2285
1182
1303
TR 2
TR 4
TR 5
TR 6
TR 8
TR 14
TR 18.8
TR 3
TR 20
TR 24
TR 10.6
TR 10
TR 4.4
TR 12
TR 12.12.10.6
TR 10.10.12.12
TR 16
TR 12.6
TR 8.8.8
TR 5.4.2.3
S00°19'14"E 526.92'(M) 526.88'(R)
Lot 1 of C
Business
Unit On
No.
S82°22
20.07'(M)
SOUTH LINE OF ORIGINAL LOT 3
PIPE3

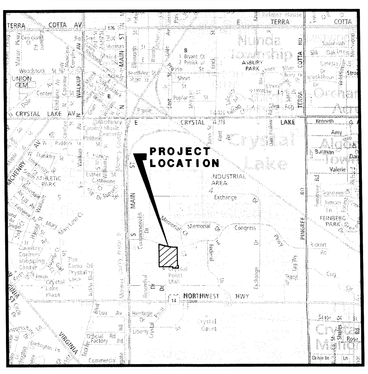

TR4
TR4
TR2.2
TR2.2
TR40
TR4.3.3
TR7
TR4
TR3
TR2
TR6
TR2.2.2.2
TR15.16.13
TR14.5.3
TR5.*6
TR5.*6
1168
2281
TR 12.6
1170
TR5
1171
TR8.5
2284
1169
TR3
TR5
2283
TR 12.6.6
2282
TR 8.6.6
S00°19'14"E 526.92'(
1183
TR7
TR5
S82°22'
20.07'(M) 2
885
TR5.4.2.3
SOUTH LINE OF ORIGINAL LOT 3
TR3
TR2
PINE1
PINE3
PINE3
PINE2
20.15'
M=1.91'
TR8
TR10
105°42'34"E
4.97'(M)&(R)
TR2
PINE3
PINE
PINE3
TR2
PINE2
2840
TR25
S00°01'44"W
106.59'(M) 106.2
N82°35'13"W
261.67'(M)&(R)
West line of Lot 1 in Freed Subdivision
SHRUBS

240

PRELIMINARY ENGINEERING PLAN
FOR
CONGRESS PARKWAY APARTMENT HOMES
CRYSTAL LAKE, ILLINOIS

LOT 3 IN CRYSTAL COURTYARDS, BEING A RESUBDIVISION OF PART OF LOT 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9, AND PART OF OUTLOT A OF CRYSTAL POINT RETAIL CENTER, SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

30 15 0 30
SCALE: 1 INCH = 30 FEET



LOCATION MAP

10 L.F. CURB REMOVAL AND REPLACEMENT
105 L.F. – SAWCUT EXISTING BACK OF CURB
12"x 8" PRESSURE CONNECTION IN 5' DIA. VAULT
EXISTING HYDRANT TO BE RELOCATED
10 L.F. CURB REMOVAL AND REPLACEMENT
6.0' SIDEWALK EASEMENT PER DOC. 2002R0024852
12.0' PUBLIC UTILITY EASEMENT PER DOC. 2002R0024852
50' BUILDING SETBACK LINE
50.0' BUILDING SETBACK LINE PER DOC. 2002R0024852
20' BUILDING SETBACK LINE
ADA RAMP (Typ.)
CONGRESS PARKWAY
LOT 2 CRYSTAL COURTYARDS
LOT 1 CRYSTAL COURTYARDS
LOT 1 CRYSTAL LAKE BUSINESS CENTER UNIT 1 DOC. 88R-19918
LOT 3 (7.664 Ac.)
POOL
POOL DECK=909.3
TRELLIS
PLAYGROUND
SAND VOLLEYBALL
GRILL/ PICNIC
GAZEBO
F.F.=910.0
F.F.=909.7
F.F.=910.2
F.F.=909.6
F.F.=909.2
F.F.=909.0
F.F.=908.0
S 66°16'11" E 31.70'
R=1230.00' L=544.83' Chd. Br g.= S 78°57'33" E
N 00°56'33" W 629.33'
S 00°21'32" E 526.92'
N 83°55'33" W 323.12'
S 82°24'36" E 21.82'
N 05°41'47" E 65.00'
N 82°38'09" W 261.31'
S 00°05'53" W 106.58'
CONNECT TO EXISTING SANITARY MANHOLE ● INV. 897.15
STORMWATER MANAGEMENT FACILITY NO. 1 BOTTOM ELEV. = 894.0 OVERFLOW ELEV. = 902.0 STORMWATER STORAGE PROVIDED = 2.50 Ac.-Ft. STORMWATER STORAGE PROVIDED IN SWMF NO. 2 = 0.41 Ac.-Ft. STORMWATER STORAGE REQUIRED = 1.93 Ac.-Ft. x 1.5 = 2.90 Ac.-Ft.
LOT 2 CRYSTAL POINT RETAIL CENTER DOC. 2005R0043451
STORMWATER MANAGEMENT FACILITY NO. 2 BOTTOM ELEV. = 899.0 OVERFLOW ELEV. = 903.0 STORMWATER STORAGE PROVIDED = 0.41 Ac.-Ft.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		SANITARY SEWER SERVICE
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE (UNLESS OTHERWISE NOTED)
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
ELEV	ELEV	ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		OVERFLOW ROUTE

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:
PEDCOR INVESTMENTS, L.L.C.
770 3RD AVE, S.W.
CARMEL, IN 46302
(317) 587-0320

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 801001 FILE NAME: PREOVER
DRAWN BY: PRP/JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 4-9-12 JOB NO.: 801.001
PROJECT MANAGER: KTS

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PLOT FILE CREATED: 4/9/2012 BY: JEFF CEBULA
DRAWING PATH: P:\801001\ENGR\DRAWINGS\PRELIMINARY\PREOVER.DWG

PEDCOR INVESTMENTS

a limited liability company

Pedcor Investments, LLC
One Pedcor Square
770 3rd Ave, S.W.
Carmel, Indiana 46032



Congress Parkway Apartment Homes Crystal Lake, IL

Michael Smith, CPM®, Senior VP
Pedcor Investments, LLC

Thomas G. Crowe, Executive VP
Pedcor Investments, LLC

Thomas Burney, Attorney at Law
Schain Burney Banks & Kenny Ltd

Matthew J. Peterson, AIA
Humphreys & Partners Architects, L.P.

Kevin Serafin, P.E., VP
CEMCON, LTD

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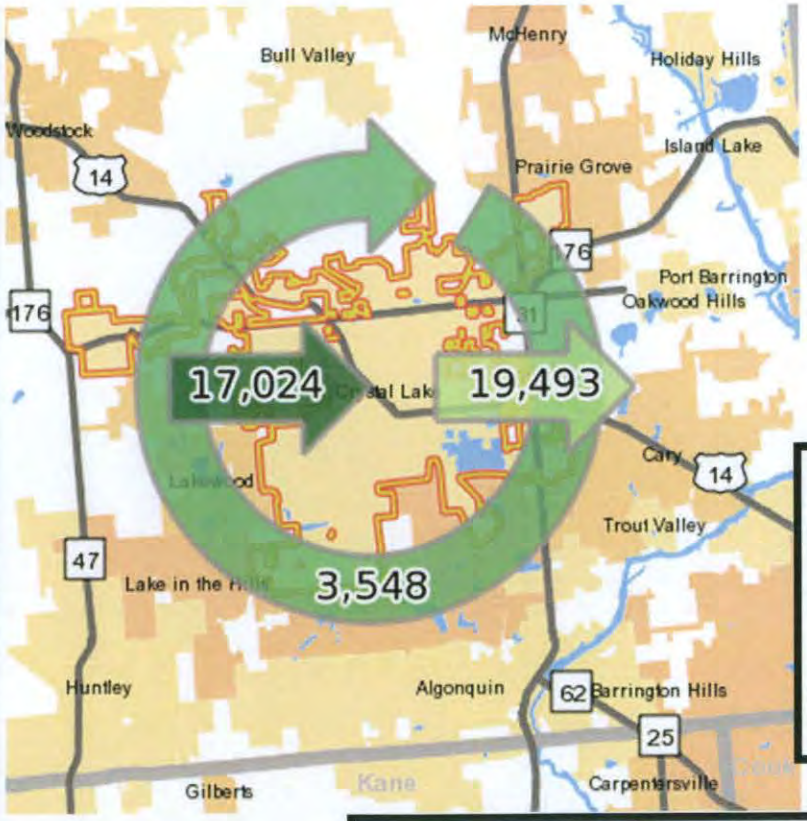
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BY:

Key Local Workforce and Housing Demographic Data

Crystal Lake, IL Employment Inflow/Outflow Report (City Limits)

82.8% of the Crystal Lake Workforce Commute to their Jobs

Inflow/Outflow Job Counts (All Jobs)		
	2009	
	Count	Share
Employed in the Selection Area	20,572	100.0%
Employed in the Selection Area but Living Outside	17,024	82.8%
Employed and Living in the Selection Area	3,548	17.2%
Living in the Selection Area	23,041	100.0%
Living in the Selection Area but Employed Outside	19,493	84.6%
Living and Employed in the Selection Area	3,548	15.4%



Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- **Employed and Live in Selection Area**
- **Employed in Selection Area, Live Outside**
- **Live in Selection Area, Employed Outside**

Jobs by Distance - Work Census Block to Home Census Block
2009

	Count	Share
Total All Jobs	20,572	100.0%
Less than 10 miles	11,274	54.8%
10 to 24 miles	4,528	22.0%
25 to 50 miles	2,992	14.5%
Greater than 50 miles	1,778	8.6%

WITHIN ONE MILE OF THE CONGRESS PARKWAY SITE
Total All Jobs 8,221 Total Business Establishments 536
Source: Demographics Now 2010 Census

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2010).
Notes:
1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and only available for 2009 and 2010 data.
2. Educational Attainment is only produced for workers aged 30 and over.

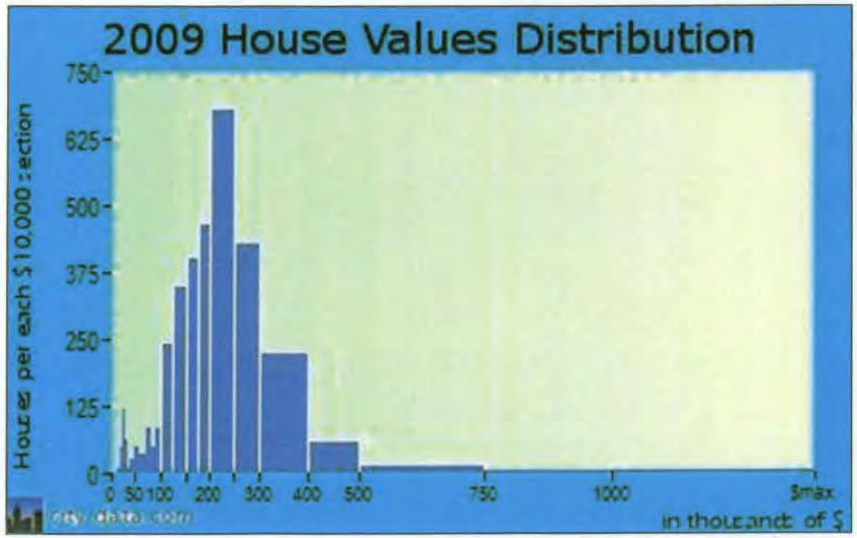
Crystal Lake, IL – Housing Profile

Average Home Value:	
Crystal Lake:	$262,094.00

Source: U.S. Census Bureau, 2008-2010 American Community Survey (ACS Housing Summary – McHenry County EDC)

Crystal Lake, Illinois
Average Contract Rent
$1,044.00

Source: U.S. Census Bureau, 2008-2010 American Community Survey (ACS Housing Summary – McHenry County EDC)



Source: http://www.city-data.com

Rent al Costs over 30% of Income are classified a "Housing Costs Burden"
Income Required to avoid "Rental Housing Costs Burden" $41,760.00

Source: HUD

68.5% of the total "Workforce" earns less than $40,000 Annual Salary working in the City of Crystal Lake, IL

Earnings		
2009		
	Count	Share
$1,250 per month or less	6,587	32.00%
$1,251 to $3,333 per month	7,516	36.50%
More than $3,333 per month	6,469	31.40%

NAICS Industry Sector		
2009		
	Count	Share
Agriculture, Forestry, Fishing and Hunting	59	0.30%
Mining, Quarrying, and Oil and Gas Extraction	18	0.10%
Utilities	107	0.50%
Construction	834	4.10%
Manufacturing	2,699	13.10%
Wholesale Trade	1,368	6.60%
Retail Trade	2,760	13.40%
Transportation and Warehousing	522	2.50%
Information	391	1.90%
Finance and Insurance	680	3.30%
Real Estate and Rental and Leasing	187	0.90%
Professional, Scientific, and Technical Services	914	4.40%
Management of Companies and Enterprises	99	0.50%
Administration & Support, Waste Management and Remediation	1,091	5.30%
Educational Services	2,884	14.00%
Health Care and Social Assistance	2,135	10.40%
Arts, Entertainment, and Recreation	640	3.10%
Accommodation and Food Services	1,576	7.70%
Other Services (excluding Public Administration)	720	3.50%
Public Administration	888	4.30%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2009)
Notes:
1. Race, Ethnicity, and Educational Attainment statistics are beta release results and only available for 2009 data.
2. Educational Attainment is only produced for workers aged 30 and over.

Rental Housing Affordability Indices Illinois-Chicago MSA-McHenry County

	Illinois	Chicago HMFA	McHenry County
Percent of Family AMI Needed to Afford Fair Market Rent (FMR)			
Zero-Bedroom	38%	41%	41%
One-Bedroom	44%	47%	47%
Two-Bedroom	51%	53%	53%
Three-Bedroom	63%	64%	64%
Four-Bedroom	71%	73%	73%
**Over 30% of Income is "Housing Costs Burden"*			
Full-time Jobs at Minimum Wage Needed to Afford FMR			
Zero-Bedroom	1.6	1.9	1.9
One-Bedroom	1.9	2.2	2.2
Two-Bedroom	2.2	2.4	2.4
Three-Bedroom	2.7	3.0	3.0
Four-Bedroom	3.0	3.3	3.3
Full-time Jobs at Mean Renter Wage Needed to Afford FMR			
Zero-Bedroom	0.8	0.9	1.3
One-Bedroom	1	1	1.5
Two-Bedroom	1.1	1.1	1.7
Three-Bedroom	1.4	1.4	2.1
Four-Bedroom	1.6	1.5	2.3

Source Data – NLIHC 2011

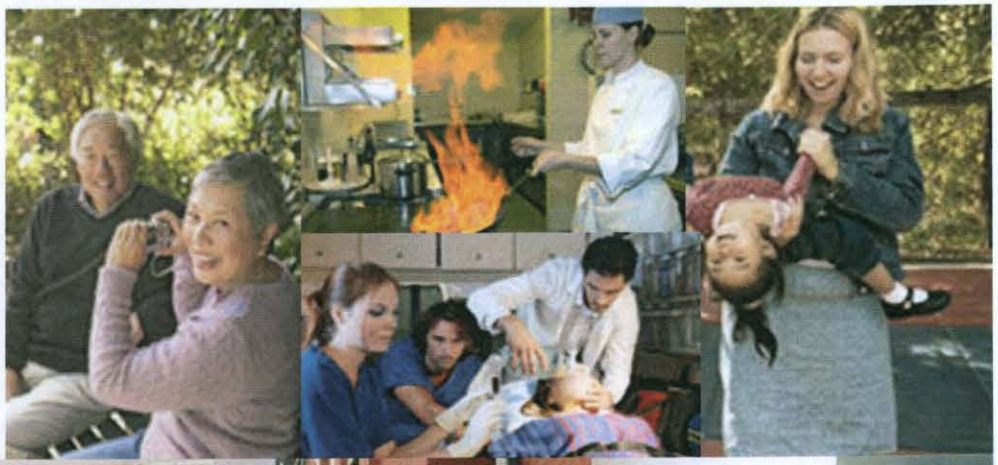
Sampling of McHenry County Wages: These are people who provide vital services to Crystal Lake, but can't afford to live in the Community.

	Entry Wage		Median Wage		Experienced Wage	
SOC Occupational Title	Hourly	Annual	Hourly	Annual	Hourly	Annual
Total, All Occupations	$9.88	$20,543	$15.93	$33,124	$25.83	$53,732
Wholesale and Retail Buyers, Except Farm Products	$14.60	$30,358	$19.12	$39,771	$23.66	$49,213
Computer Support Specialists	$13.03	$27,103	$18.11	$37,675	$22.44	$46,676
Electrical and Electronic Engineering Technicians	$15.32	$31,873	$19.75	$41,082	$23.88	$49,676
Community and Social Services Occupations	$15.13	$31,464	$20.15	$41,903	$28.50	$59,287
Social and Human Service Assistants	$11.24	$23,385	$15.55	$32,352	$17.67	$36,751
Preschool Teachers, Except Special Education	$8.74	$18,170	$9.25	$19,240	$11.37	$23,647
Library Technicians	$10.25	$21,322	$14.61	$30,390	$15.50	$32,230
Arts, Design, Entertainment, Sports, and Media Occupations	$8.83	$18,361	$13.95	$29,006	$21.12	$43,939
Recreational Therapists	$12.26	$25,510	$13.44	$27,950	$16.04	$33,360
Medical and Clinical Laboratory Technicians	$12.87	$26,769	$17.47	$36,341	$21.95	$45,648
Emergency Medical Technicians and Paramedics	$17.99	$37,415	$19.30	$40,153	$22.38	$46,544
Pharmacy Technicians	$10.57	$21,988	$12.96	$26,955	$14.71	$30,595
Licensed Practical and Licensed Vocational Nurses	$15.54	$32,317	$19.78	$41,142	$22.75	$47,318
Healthcare Support Occupations	$10.14	$21,084	$12.70	$26,417	$15.24	$31,707
Nursing Aides, Orderlies, and Attendants	$10.09	$20,988	$11.35	$23,605	$12.79	$26,609
Medical Assistants	$10.42	$21,665	$13.82	$28,740	$15.17	$31,561
Medical Transcriptionists	$14.33	$29,816	$16.72	$34,767	$18.16	$37,771
Protective Service Occupations	$12.44	$25,870	$18.19	$37,833	$27.13	$56,434
First-Line Supervisors/Managers of Food Preparation and Serving Workers	$11.22	$23,335	$13.99	$29,109	$17.96	$37,364
Cooks, Institution and Cafeteria	$9.52	$19,812	$12.00	$24,960	$13.56	$28,202
Waiters and Waitresses	$9.46	$19,677	$10.70	$22,259	$11.49	$23,906
First-Line Supervisors/Managers of Housekeeping and Janitorial Workers	$15.99	$33,255	$18.91	$39,325	$22.54	$46,885
First-Line Supervisors/Managers of Landscaping, Lawn Service, & Groundskeeping Workers	$12.85	$26,737	$15.52	$32,281	$21.17	$44,039
Sales and Related Workers, All Other	$9.04	$18,813	$10.41	$21,644	$12.25	$25,474
Office and Administrative Support Occupations	$9.99	$20,772	$14.46	$30,069	$18.73	$38,955
Bookkeeping, Accounting, and Auditing Clerks	$11.61	$24,141	$16.49	$34,298	$19.17	$39,876
Customer Service Representatives	$11.20	$23,304	$15.27	$31,760	$18.52	$38,517
Executive Secretaries and Administrative Assistants	$15.39	$32,017	$19.03	$39,578	$22.19	$46,156
Medical Secretaries	$12.70	$26,416	$15.51	$32,257	$17.01	$35,385
Construction and Building Inspectors	$17.97	$37,384	$18.97	$39,465	$23.67	$49,234
Assemblers and Fabricators, All Other	$12.73	$26,483	$18.92	$39,343	$23.04	$47,916
Production Workers, All Other	$9.08	$18,887	$13.20	$27,462	$17.00	$35,361
Transportation and Material Moving Occupations	$9.32	$19,388	$12.91	$26,851	$17.80	$37,018
Truck Drivers, Heavy and Tractor-Trailer	$13.08	$27,212	$19.68	$40,929	$23.69	$49,282

Source: http://www.ides.illinois.gov/Custom/Library/Statistic/OES/McHenry.pdf

Our Target Housing Market -- "Workforce"
Households Earning between
$15,930 and $52,800 ($73,920 on Renewals) Annually

Our residents are hard working individuals & families from many walks of life who want to live in the community in which they serve.







Why this Site-Location?



Quality and Safe Affordable Workforce Housing Options are Critical to the Community's Economic Development in Attracting and Retaining a Stable, High-Quality Workforce



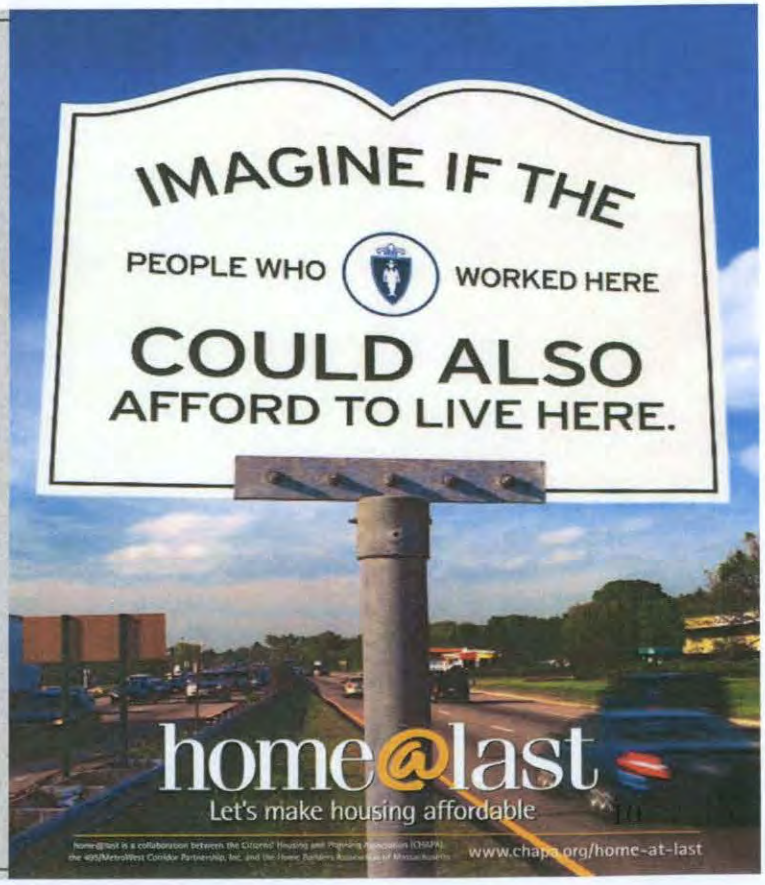
I grew up in Rhode Island, but I can't call it home.

Rhode Island ranks dead last in housing growth. That's 50th out of the 50 states. And Rhode Island ranks almost as low in job creation. No wonder our young people are worried. All they want is the same shot at the American Dream their parents had. They don't want to leave friends and family behind, but skyrocketing rents and real estate prices may leave them little choice. The economy can't grow if there's no place for our young people to live. And that affects everyone. We need to create more housing the workforce can afford. The HousingWorks Coalition is doing something about it. *You can help.*

Find out more at:
www.housingworksri.com

HousingWorks
For Rhode Island's Future.





Crystal Lake's Comprehensive Plan

Chapter Five
Housing
Introduction

....The housing component of the Comprehensive Plan combines the goals and objectives of the residential land use portion with the specifics of housing types and needs of all people....

Housing variety is important for maintaining the economic and social vitality of the city: children, singles, married couples, empty-nesters and seniors all play an important role in the life of the community. Encouraging a diversity of housing types is one of the objectives of the residential land use category. The city must continue to work with residents, businesses and community groups to ensure that future housing trends support the City's physical, economic and social objectives.

5.2 Multi-Family Housing

Goal:

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

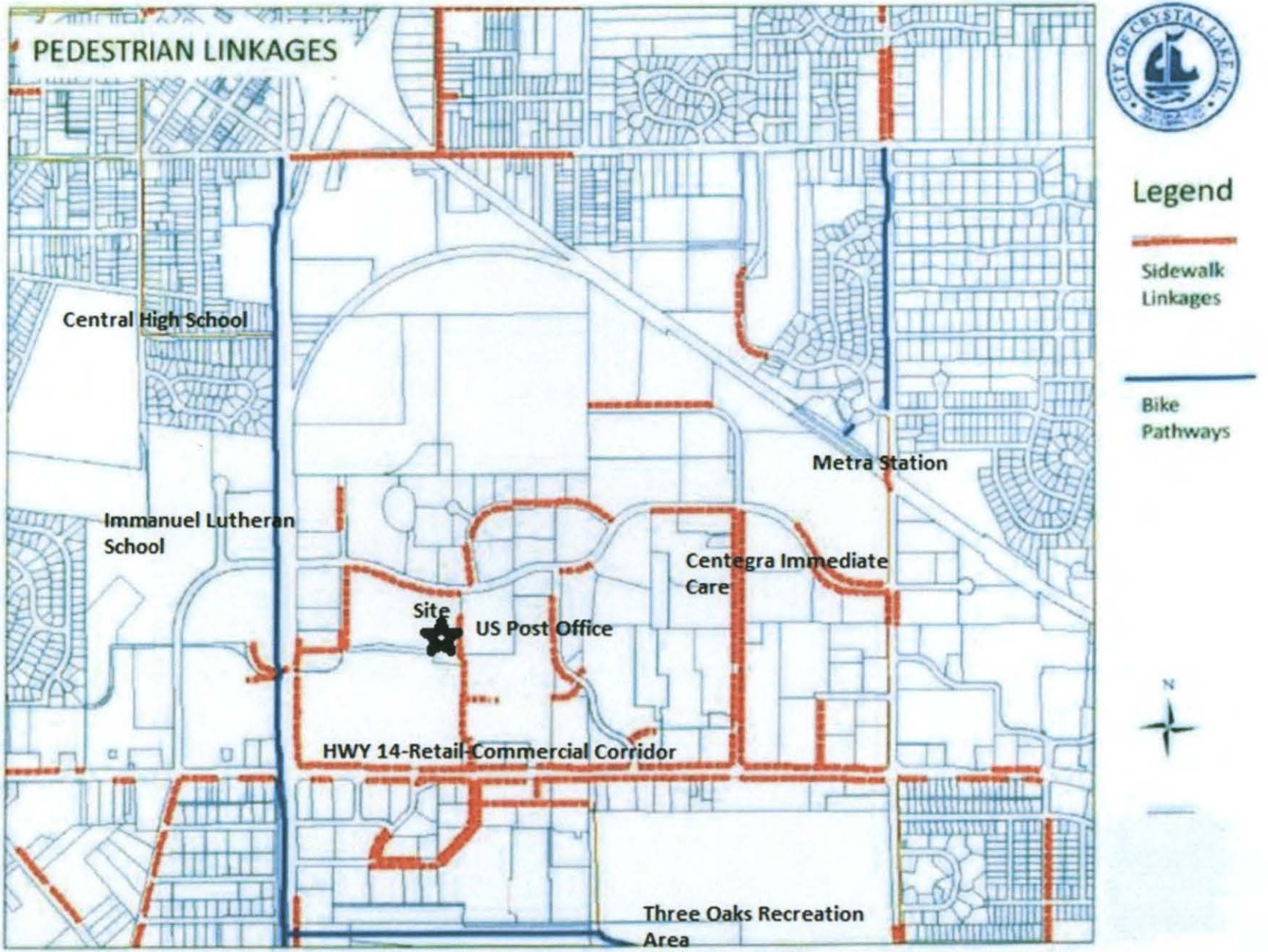
Multi-family housing is duplexes, townhomes, apartment or condominium buildings or units above business uses. **Multi-family housing is important because it provides housing for people who don't need a large yard, for people who want more density or people who want to live closer to business services. The flexibility of multi-family housing makes it ideal to integrate within single family neighborhoods and commercial projects.(es)**

Mixed-use projects where business services and residential uses are interdependent on each other will become more prevalent in the future as the trend of new urbanism design continues. **The City encourages mixed-use projects because of the benefit of nearby services for residents reducing vehicle trips. It also provides a sustainable customer base for the business uses.** Mixed-use projects would be appropriate if redevelopment of existing retail centers occurred.

Crystal Lake's Comprehensive Plan:

5.2 Multifamily Housing

- **Connectivity to Services, Transportation and Jobs, all within easy walkable distances reducing local vehicular traffic potential**
  - ✓ **Significant number of employment opportunities are all within 1 mile of this site along Highway 14 Commercial/Retail Corridor**
  - ✓ **Numerous Restaurants, Retail, Services, Recreational and Entertainment Venue's within 1 mile of this site = (Sales Tax Revenue)**
  - ✓ **Metra Station is less than 1 mile from site**
  - ✓ **Medical Facilities are less than 1 mile from site**
  - ✓ **Three Oaks Recreational Facilities within 1 mile of site**
  - ✓ **Schools within 1 mile of site- Husmann Elementary, Immanuel Lutheran School, Beardsley Middle School, Central High School**
  - ✓ **Many Church Options are less than 1 mile from site**
  - ✓ **Public Library is less than 1 mile from site**
  - ✓ **Day Care within 1 mile from site**
  - ✓ **Pedestrian Linkage to vital services**


PEDESTRIAN LINKAGES
Central High School
Immanuel Lutheran School
Metra Station
Centegra Immediate Care
Site
US Post Office
HWY 14-Retail-Commercial Corridor
Three Oaks Recreation Area
Legend
Sidewalk Linkages
Bike Pathways
N

Crystal Lake's Comprehensive Plan:

5.2 Multifamily Housing

- **Density – "Close to Business Services"- "Integrating into Commercial Projects"** –
  - Estimated to add a diverse population (customer base) of 126 people, (84 adults, 43 children of which there would be estimated 11 – Grades K-6, 4- Middle School, 4-High School) that will support local business, utilizing on and off site amenities. "Those that live locally, spend locally!"
  - Within 1 mile of Site: 8,221 Employees in 536 Business establishments (Source; Demographics Now, US 2010 Census)

5.3 Affordable Housing- "Workforce Housing"

Goal:

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

- Affordable housing is intended to provide safe housing for persons making 80% or less of the area mean income level. **Sometimes affordable housing is referred to as Workforce Housing because it is necessary to keep employees in the city and close to their jobs.** Some of the biggest advocates for workforce or affordable housing are teachers, civil servants and blue collar workers. Affordable housing is also important for seniors, persons with a disability or other people who may be on a fixed income.
- **The inclusion of workforce housing is fundamental to maintaining the city's unique community character.** Affordable housing is beneficial to young couples looking for a starter house or senior citizens that desire to stay in the community. In addition, the number of single parents has been slowly rising over the last 20 years. Single income households may need to look at affordable options so the children can remain in the same school.
- **Providing housing for employees in a variety of jobs is critical to maintaining economic stability.** Civil servants including teachers, police and fire personnel just starting out typically have a difficult time finding housing in the communities in which they work. Affordable housing is also used by those who work at blue collar jobs. Manufacturing companies sometimes look at the housing options for their employees before deciding to locate within a community. In addition, unskilled labor for many retail and restaurant establishments require affordable housing within close proximity to their employment. Affordable housing options allow people the ability to maintain a balance between housing costs and transportation costs.

Crystal Lake's Comprehensive Plan:

5.3 "Workforce" Housing

- ✓ "Target Market" for this community will be households with incomes between ~$16,000 and ~$73,900. (60% AMI)
- ✓ 68.5% of Crystal Lake's workers earn less than $40,000, targeting those in the workforce that are employed locally.
- ✓ 82+% of all those employed in Crystal Lake commute to their jobs, in large part because of a lack of workforce housing. Workers Close to Jobs and Services- Maintaining a balance between Housing costs and Transportation Costs
- ✓ There are only 187 "senior" and "workforce" Illinois Housing and Development Authority (IHDA) financed apartment units in Crystal Lake; most of these target the senior citizen population leaving very few workforce housing options for working families.
- ✓ "Compliance with a minimum of 10% of total available units as workforce /senior housing – Illinois Housing Development Authority" (IHDA)

ILLINOIS HOUSING AND DEVELOPMENT AUTHORITY (WWW.IHDA.ORG)

- A Highly Competitive award process for Tax Credits – IHDA's Objective Scoring Criteria related to Site Location- 1 pt. can cost you and award---

Desirable Activities

In order for a Project to receive desirable activity/characteristic points, the following criteria must be met:

1) Only activities and/or characteristics which are located within one (1) mile of the proposed site will be considered.
2) Owners must score one (1) point in five (5) different categories before they can receive multiple points in any category.
3) Each activity/characteristic will be assigned to only one category.
4) For desirable characteristics that are under construction, consideration will be given and points may be awarded to active construction sites where the new structures are above ground at the time of Application.

Desirable activities/characteristics may include, but are not limited to, the following categories:

- Retail stores (includes clothing stores, department stores, etc.)
- Federally insured banking institutions (ATMs are not eligible for points)
- Recreational facilities / public parks / civic centers
- Grocery stores (only full service grocery stores are eligible for points)
- Day care services (must be licensed, non-elderly developments only)
- Elderly service centers (elderly developments only)
- School(s) (non-elderly developments only)
- Libraries (no school libraries accepted)
- Restaurants
- Hospital / Health clinic
- Doctor's office (general practitioners or specialists appropriate for population served)
- Pharmacy
- Religious institutions
- Governmental service office, including fire, police, city hall or post office

Undesirable activities/characteristics may include but are not limited to the following:

- Sites where existing wetlands, natural or man-made attributes could have a substantially negative effect on the development (e.g. 100 year flood plain, streams, ravines, drainage, waterways, etc.). New wetlands constructed as part of storm water mitigation or other site restoration efforts are exempt;
- Sites where the Authority determines the slope/terrain is not acceptable for development;
- Junkyard, salvage yard, active recycling facility, trash heap, or dump pile;
- Hazardous, chemical or heavy manufacturing activities, industrial development;
- Runway or runway clear zone, or accident clear zone of a military airfield;
- Treatment, storage, or disposal facility for hazardous wastes, a sewage treatment plant, an active or inactive solid waste disposal facility and/or solid waste transfer facility;
- Areas where noise (regardless of mitigation) is seventy (70) decibels or more at the time of Application; Projects that receive points under the Transit-Oriented Development category will be exempt from this criterion if the source of noise is public transportation;
- New construction sites where any portion contains or permits any easements for overhead electric power lines, regardless of voltage, and/or such electric power lines encumber the proposed site with the exception of the outside perimeter of the site for the distribution of electric service for other unrelated properties. A development proposing to bury all power lines will be exempt if documentation is provided from the utility provider stating that all power lines will be underground;
- Any prison or correctional facility;
- Sources of noxious odor; and
- Sources of excessive glare from lighting on adjacent properties.

Mitigating circumstances will be taken into consideration by Authority staff. The Sponsor must include a detailed explanation in the Application regarding the specified characteristic/activity and why it should not be considered undesirable by the Authority.

ILLINOIS HOUSING AND DEVELOPMENT AUTHORITY (WWW.IHDA.ORG)

- A Highly Competitive award process for Tax Credits – IHDA's Objective Scoring Criteria related to Site Location- 1 pt. can cost you and award---

8) Transit-Oriented Development

Projects will be awarded six (6) points for transit-oriented development if the proposed Project is located in close proximity to fixed-route public transportation, excluding inter-city transportation. "Close proximity" for this category will vary by set-aside and will be defined in the following manner:

- Chicago (6 blocks);
- Chicago Metro (1 mile);
- Other Metro (1.5 miles);
- Non-Metro (2 miles).

Live Near Work		5 mile radius of the **site**
15,950		Number of jobs earning $1,250 per month or less
18,419		Number of jobs earning $1,251 to $3,333 per month
31,014		Number of jobs earning more than $3,333 per month
$40,560		County's Live Near Work income limit
OUTPUT		
34,369		Total low-wage jobs
53%		Percentage of jobs that are low-wage

7) Affordable Housing Planning and Appeals Act ("AHPAA") Projects

Projects in AHPAA Municipalities will be awarded points based on the following criteria. Points are not cumulative in this category.

a. **4 Points:** Points will be awarded if the proposed Project is not eligible for the Chicago Metro AHPAA set-aside, but is located in an AHPAA community or a community at risk of being subject to AHPAA, and will be serving elderly populations.

OR

b. **8 Points:** Points will be awarded if the proposed Project is located in an AHPAA community or a community at-risk of being subject to AHPAA (including Projects in the Chicago Metro AHPAA set-aside) and will be serving non-elderly populations.

9) Live Near Work

Points will be awarded if employment data for a specified radius from the Project site shows a sufficient number and percentage of low-wage jobs in the Project area. Low-wage jobs are defined under this category as jobs that will generate an annual income below the Live Near Work income limit for the county in which the Project is located. The specified radius in which the jobs can be located will vary by set-aside and will be defined in the following manner: Chicago (3 miles); Chicago Metro (5 miles); Other Metro (5 miles); and Non-Metro (10 miles). The information necessary to complete this section is available in a report the Sponsor will generate from the Longitudinal Employer-Household Dynamics website and in the "Scoring - Live Near Work Income Limit" form on the Authority's website (www.ihda.org).

IHDA's Criteria and Real Estate Investment Considerations

Desirable activities/characteristics within 1 mile of site (IHDA Scoring):

- ✓ Within 1 mile of Site: 8,221 Employees in 536 Business establishments
  - ✓ · Retail stores
  - ✓ · Federally insured banking institutions
  - ✓ · Recreational facilities / public parks
  - ✓ · Full service grocery stores
  - ✓ · Day care services
  - ✓ · School(s)
  - ✓ · Library
  - ✓ · Restaurants
  - ✓ · Hospital / Health clinic
  - ✓ · Doctor's offices
  - ✓ · Pharmacies
  - ✓ · Religious institutions
  - ✓ · Governmental service office
- ✓ Transit-Oriented Site- Metra Station within 1 mile

Real Estate Investment Principles – "Location-Location-Location"

- ✓ Retail Housing –"Visibility" – "Accessibility" – "Drive-by Traffic"

Crystal Lake's Comprehensive Plan:

5.3 "Workforce" Affordable Housing

- ✓ **A family development attracts a diversity of residents** from many walks of life including, recent college grads, young professionals, government employees, senior citizens and persons with disabilities.

  - ✓ **All ground floor units are designed to be easily adapted** to meet a residents specific special needs at little to no costs to the resident.
  - ✓ **25% Units will be targeted for persons with disabilities,** enabling disabled residents will have more assisted housing options, especially in the communities where their families live nearby.
  - ✓ **Veterans Marketing-Target Referral Program –** those that serve our country can live in the community for which they served.
  - ✓ **Seniors with moderate income** will have a modern workforce housing option without the need to leave Crystal Lake.
  - ✓ **Teachers, social workers, clergy, construction workers, firefighters, nurses' aides, lab technicians, retail and service providers can live in the community that they serve** (*Example- School District 47 has 66 teachers than earn between $30,000 and $45,000 annually, 23 City Public Employees earn less than $53,500 annually)

* Source: http://www.suntimes.com/news/education/5679128-418/illinois-teacher-and-administrator-
http://ilreference.com/employees/Crystal_Lake

Crystal Lake's Comprehensive Plan:

5.4 Green Building Practices

The United States Green Building Council (USGBC) has established a set or parameters for green building design called Leadership in Energy and Environmental Design (LEED). To achieve LEED certification, a third party evaluates energy savings, water efficiency, carbon dioxide emission reductions, improved indoor environmental quality and stewardship of resources and sensitivity to their impacts. This standard for building design has also been expanded to LEED—ND for Neighborhood Development. LEED—ND is slightly more complicated as it requires evaluation of the buildings as well as the site. LEED—ND looks **at smart location and links to transportation, neighborhood design, green infrastructure, innovation in the design process and regional priority.** The City understands the importance of incorporating these standards into development. Staff has

listed several USGBC standards within the UDO under the development standards for the Conservation Overlay. One of the most important factors in the Conservation Overlay will be to preserve any natural features. These range from oak stands, to native prairie areas to wetlands. Site design within the Conservation Overlay looks at these sites first then plans for buildings and roads.

- ✓ **Infrastructure is at the site**
  - ✓ **Higher density housing lowers infrastructure costs.**
  - ✓ **Higher density housing provides economies of scale for utility infrastructure in trunk lines and treatment plants**
- ✓ **The development will be built as to obtain a sustainable building certification under one of the following "Green Initiative Programs":**
  - ✓ **Enterprise Green Communities Certification**
  - ✓ **US Green Building Council's LEED certification**
  - ✓ **ICC 700-2008 National Green Building Standards certification at Emerald Level**

Crystal Lake's Comprehensive Plan:

Chapter Three
Land Use
Individual Land Use Details, Goals and Objectives

3.4 Residential

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

… The city needs to ensure there is an appropriate mix of housing types throughout the city. This Plan will be used to check the balance among the housing types as well as how residential land use is balanced with the other land uses.

- ✓ **Supports diversity of residents as well as housing stock mix within Crystal Lake**
- ✓ **Supports the invigoration of the local business (Those that live local, buy local!)**

Crystal Lake's Comprehensive Plan:

Chapter Four

Economic Vitality

Introduction

..... Effective economic development is a dynamic process that requires constant vigilance. Retention, attraction and promotion activities require multiple steps to achieve the objectives and policies. Economic development strategies must be combined with land use, housing, transportation, historic preservation and environmental decisions. All of these elements need to be balanced to maintain the City's high quality of life.

Economic Characteristics

The City has a population of 41,797 people, approximately 22,300 of these residents are in the workforce. The American Community Survey 3-year estimates list that the average commute time to work was 32 minutes and 83% of commuters drove alone. Crystal Lake's daytime population is 46,783. The daytime population is calculated by how many people are employed within the City. This daytime population is slightly higher than the regular resident population meaning that although some residents must commute outside the City to find work; many others are coming in to work. A healthy daytime population helps support the retail, restaurant and service establishments in the City. The City's largest employers are manufacturing plants, offices and the school districts.

"Jobs – Income – Tax Base - Economic Development – Education"

Jobs

- 70 apartments in a typical Tax Credit **development create 85 local jobs on average in first year with 21 local jobs long-term**

Income

- On average, **construction of workforce housing-tax credit development with 70 apartments generates…**
  - **$5.3 million in local income in first year** (wages for local workers & profits for proprietors and other small business in the area) and
  - **$1.7 million in local income** on a recurring annual basis

Tax Base

- **70 unit** tax credit development = **$578,900** in taxes and other revenue for local governments (on average) in first year and **$308,000** in annual recurring revenue

Economic Development

- **Workforce Housing = Workforce Productivity.** Creating housing for those who work for the full range of local employers enhances productivity, employee and employer retention.
- **Creating Diverse and Wide Consumer Base.** Moderate Income households buy local when they live local, enhancing Local Sales Tax Revenue.
- **Economic Multiplier.** $1 of housing investment on average generates $2 worth of additional economic activity.

Sources: National Council of State Housing Agencies (NCSHA) and National Association of Homebuilders

Educational Impact

- Stable, workforce housing can reduce the frequency of unwanted moves that lead children to change schools and disrupt educational instruction.
- Workforce housing can reduce overcrowding and other sources of housing-related stress that lead to poor educational outcomes by allowing families to afford decent-quality residences of their own.
- Well-constructed, maintained and managed workforce housing can help families address or escape housing-related health hazards (e.g., lead poisoning and asthma) that adversely impact learning.
- Workforce housing developments may function as a platform for educational improvements by providing a forum for residential-based afterschool programs or, more broadly, by anchoring a holistic community development process that includes new or improved schools.
- Workforce housing provides housing options for first year teachers and school district staff employees. (School District 47 has 66 teachers than earn between $30,000 and $45,000 annually) (Source: http://www.suntimes.com/news/education/5679128-418/illinois-teacher-and-administrator-)

Estimated Student Population (Naperville, IL Model)	
K-6	11
Jr. High School	4
Sr. High School	4
Total School Age Population Est.	19

Sources: "The Positive Impacts of Affordable Housing on Education: A Research Summary"

Supporting Actions-Success Indicators

5.2 Multi-Family Housing

- 5.2a **Promote the construction of a variety of multi-family housing products**. Number of multi-family housing permits
  - ✓ **– 70 Units, first multifamily development in over 20 years**
- 5.2b **Encourage development or redevelopment of areas for multi-family or mixed-use development.** – Number of areas redeveloped with multi-family housing or a mix of uses.
  - ✓ **Infill site adjacent to Hwy 14 Commercial / Retail Corridor**
- 5.2c **Promote well designed unique multi-family communities**. – Number of new multi-family subdivisions with open space or connected to services or each other.
  - ✓ **Proposed Development will have unique architectural components as well as open space, on-site amenities and connectivity to Commercial, Retail, Services, Jobs and Recreational Venues.**

Supporting Actions-Success Indicators

5.3 "Workforce" Affordable Housing

- 5.3a **Encourage the construction of affordable housing throughout the city**. - Number of affordable housing permits approved.
  - ✓ **70 Units- Site Location affords the best opportunity to obtain a IHDA award of Credits for affordable housing.**

- 5.3b **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**. - The number of single family affordable housing units. / The number of multi-family affordable housing units. / The number of assisted living projects approved.
  - ✓ **All Units will be targeted to incomes at or below 60% AMI**

- 5.3c **Continue to maintain compliance with IHDA's affordable housing requirement. - Compliance with a minimum of 10% of total available units as affordable**.
  - ✓ **70 units will enhance the workforce affordable housing stock**

Supporting Actions-Success Indicators

Crystal Lake's Comprehensive Plan:

5.4 Green Building Practices

- ❑ **smart location and links to transportation, neighborhood design, green infrastructure, innovation in the design process and regional priority.**
  - ✓ **Metra Station within 1 mile- Commercial-Retail, Services, Recreation Venues and JOBS all within easy walking distances reducing Vehicular Traffic dependency.**
  - ✓ **Consistent Architectural consideration given location adjoining LSSI residential development**
  - ✓ **Infrastructure is at the site**
  - ✓ **Higher density housing lowers infrastructure costs.**
  - ✓ **Higher density housing provides economies of scale for utility infrastructure in trunk lines and treatment plants**
  - ✓ **The development will be built as to obtain a sustainable building certification under one of the following "Green Initiative Programs":**
  - ✓ **Enterprise Green Communities Certification**
  - ✓ **US Green Building Council's LEED certification**
  - ✓ **ICC 700-2008 National Green Building Standards certification at Emerald Level**

Supporting Actions-Success Indicators

Chapter Three
Land Use

- ❑ *3.4a* **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**. The City has several different residential zoning districts, allowing for a variety of housing products. **The UDO encourages and provides incentives for Inclusionary Zoning**.

  - ✓ **Pedcor Management Corporation leases only to individuals that meet qualification screening criteria regardless to age, race, religion, national origin, physical ability and economic level, given the parameters of the income limitation of the program.**

Supporting Actions-Success Indicators

Chapter Three

Land Use

- ***3.4b*** The City has created a Housing Plan. - **Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.** The UDO has a conservation overlay that encourages residential development to be compact in area and preserve the natural features of the land. The Comprehensive Plan promotes Transfer of Development Rights and **Transit Oriented Development**. **New residential development shall be designed with links to the existing transportation network, including roads, public transportation, bicycle paths and pedestrian ways, city utilities, and community facilities.** The B-4 Downtown Business District and the Virginia Street Overlay allow for residential uses above commercial and office uses.

  - ✓ **Infill Site**
  - ✓ **Infrastructure at site, high density housing provides for efficiencies of scale for city**
  - ✓ **Transit Oriented Development – Metra Station within 1 mile of site**
  - ✓ **Bike Path and Three Oaks Recreational Facility within easy walking / biking distance**

Why "this" Crystal Lake location?
It is "Special Use" and "Unique"

- **Consistent with Crystal Lakes Comprehensive Plan**
  - ✓ ***Housing Connecting Business Services and Integrating into Commercial Projects – connectivity to Businesses, Services, Recreational Venues, Schools, Medical Facilities and Jobs***
  - ✓ ***Transit Oriented Development – Metra Station within 1 mile of site***
  - ✓ ***An Affordable Workforce Housing*** **Community for "Moderate Income Families"**
  - ✓ ***Green Building Practices***
  - ✓ ***Land Use – utilizing existing infrastructure and enhancing efficiencies through higher density housing***
  - ✓ ***Economic Vitality – Jobs, Income, Tax Base, Economic Development and Educational Impact***

Why "this" Crystal Lake location?
It is "Special Use" and "Unique"

- ✓ **Veterans Housing (Marketing Referral Program)**
- ✓ **Enhanced Accessibility - 25% of Total Units Marketed to Persons with Disabilities - All ground floor units adaptable (Referral Program) and 20% of the units will be targeted for persons with disabilities**
- ✓ **Family Oriented – Very few alternative choices exists - (Pedcor's experience 5% to 15% Seniors)**
- ✓ **Tax Credit Application Process (IHDA)–Very Competitive Objective Scoring Process – State Designated "AHPAA" Community**

Congress Parkway Apartment Homes Proposal

Congress Parkway Apartment Homes:
Ideal Central Location



Congress Parkway Apartment Homes – Proposed Development

CONGRESS PARKWAY APARTMENT HOMES					PEDCOR	2012116
UNIT TABULATION						4/9/12
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-L	1br/1ba	733	7	10.00%	5,131	28.57%
A1-U	1br/1ba	815	7	10.00%	5,705	
A2-U	1br/1ba	865	6	8.57%	5,190	
B1-U	2br/2ba	923	8	11.43%	7,384	40.00%
B2-U	2br/2ba	1,072	14	20.00%	15,008	
B3-L	2br/2ba	1,187	3	4.29%	3,561	
B3-U	2br/2ba	1,262	3	4.29%	3,786	
C1-L	3br/2ba	1,365	11	15.71%	15,015	31.43%
C1-U	3br/2ba	1,454	11	15.71%	15,994	
TOTALS			70	100.00%	76,774	

UNIT AVERAGE NET SF : 1,097

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,097	S.F.
ACREAGE:	7.67	ACRES
DENSITY:	9.13	UNITS/ACRE
PARKING:		
GARAGE	84	SPACES
SURFACE	80	SPACES
	2.34	SPACES/UNIT

Unit Type	Congress Pkwy Apt Homes 60% AMI Rent 10 Units/Acre	Skyridge Club Apts PILLC Mrkt Study 1/2012 11.7 Units /Acre
1 Bedroom – 1 Bath	~$690.00 733-865 sf ($27,600-30% Affordable Test)	$1,020.00 884 sf ($40,800-30% Affordable Test)
2 Bedrooms – 2 Baths	~$808.00 923-1262 sf ($32,320-30% Affordable Test	$1,140.00 1,100 sf ($45,600-30% Affordable Test)
3 Bedrooms – 2 Baths	~$950.00 1365-1454 sf ($38,000-30% Affordable Test)	N/A

Proposed Amenities

Community

- Clubhouse
  - Community Room
  - Full Service Kitchen
  - Fitness-Exercise Center
  - Business-Computer Center
  - Business – Rental Offices
  - Maintenance Facilities
  - Laundry Room
  - Public Restrooms with Showers
- Pool With Trellis Sitting Area
- Playground
- Volleyball Sand Court
- Perimeter Connecting Sidewalks
- Gazebo
- Patio Grill-Picnic Area

Unit Interiors

- Private Entry
- Private Garage with Storage for every Unit
- All Energy Efficient Electric Central HVAC
- Separate Dinning Area
- Breakfast Bar
- Energy Star Appliances
- Range with Self Cleaning Oven
- Kitchen Pantry
- Utility Rooms with Washer/Dryer included
- Large Bedrooms
- Walk-in Closets
- Patios/Balconies

Energy Efficient - Environmentally Friendly Buildings

One of the three Green Initiatives:

- Enterprise Green Communities Certification
- U.S. Green Building Council's LEED Certification
- ICC 700-2008 National Green Building Std. certification – Emerald Level

Site Concept Plan



Thank You for Your Time and Consideration

- Questions?

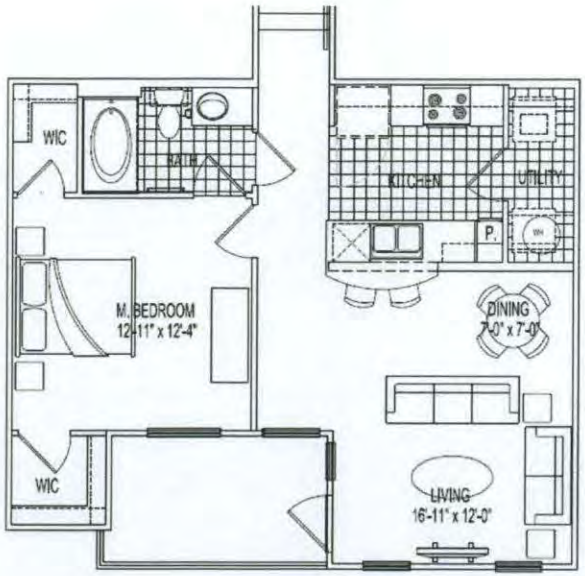
Additional Relative Information

- **Floor Plans**
- **Sample Elevations**
- **The Workforce Housing Tax Credit Program – Brief History/ "Follow the Money"**
- **Pedcor Management – Resident Screening Criteria**
- **Illinois Portfolio**
- **Sampling of Pedcor Properties located throughout our 12 state footprint and Amenities**

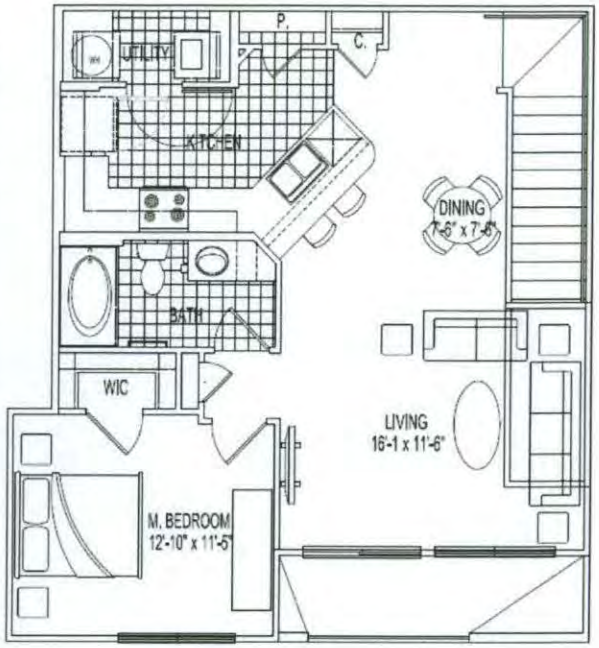
Floor Plans: One Bedroom-One Bath



UNIT A1L
NET - 733 S.F.



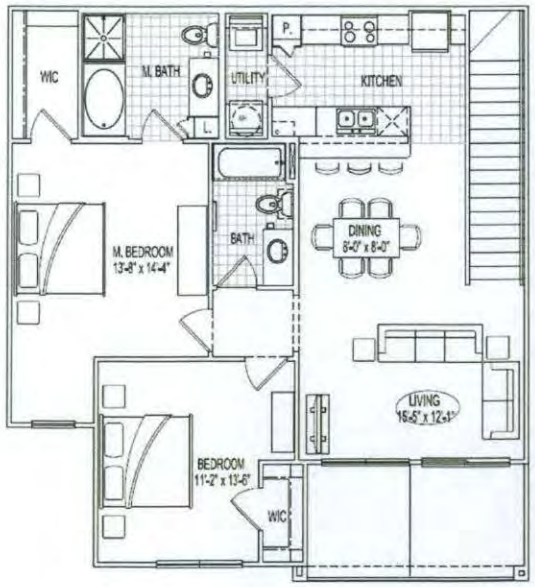
UNIT A1U
NET - 815 S.F.



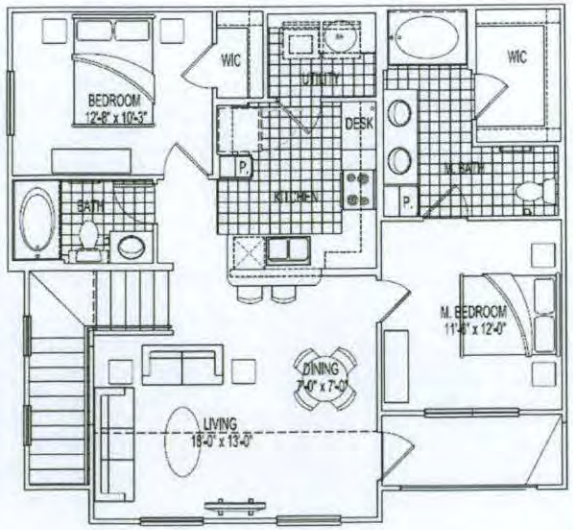
UNIT A2U
NET - 865 S.F.

~$690.00 / Month

Floor Plans: Two Bedrooms-Two Baths



UNIT B1U
NET - 923 S.F.



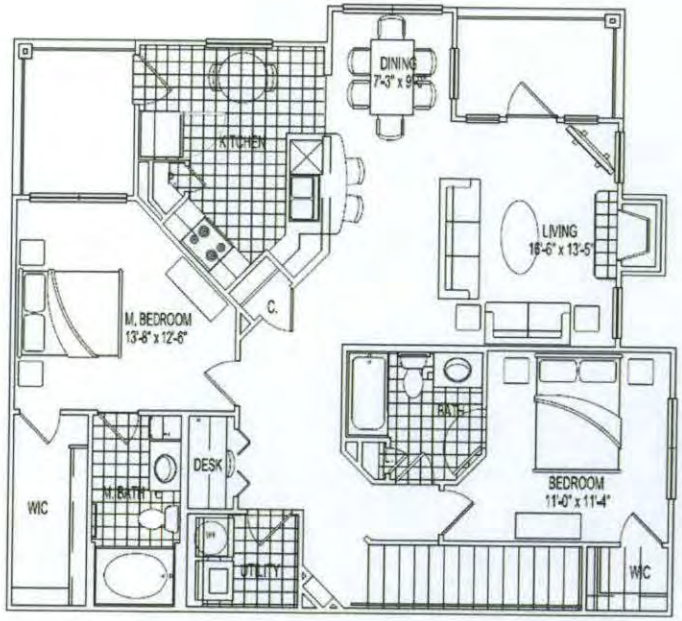
UNIT B2U
NET - 1072 S.F.



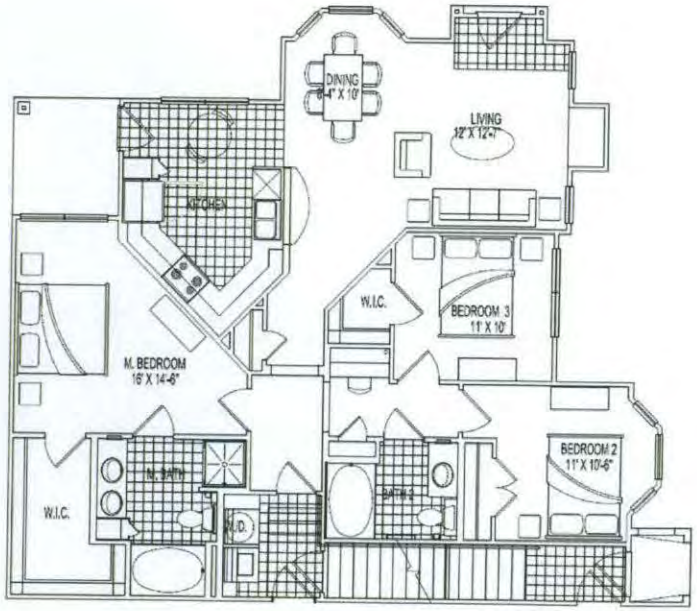
UNIT B3L
NET - 1187 S.F.

~$808.00 / Month

Floor Plans: Three Bedrooms-Two Baths



UNIT B3U
NET - 1262 S.F.



UNIT C1L
NET - 1365 S.F.

~$950.00 / Month

Elevation Sampling -

"Single Family Look" Concept








Elevation Sampling -

"Single Family Look" Concept








Additional Information

- **The Workforce Housing Tax Credit Program – Brief History/ "Follow the Money"**
- **Pedcor Management – Resident Screening Criteria**
- **Illinois Portfolio**
- **Sampling of Pedcor Properties located throughout our 12 state footprint and Amenities**

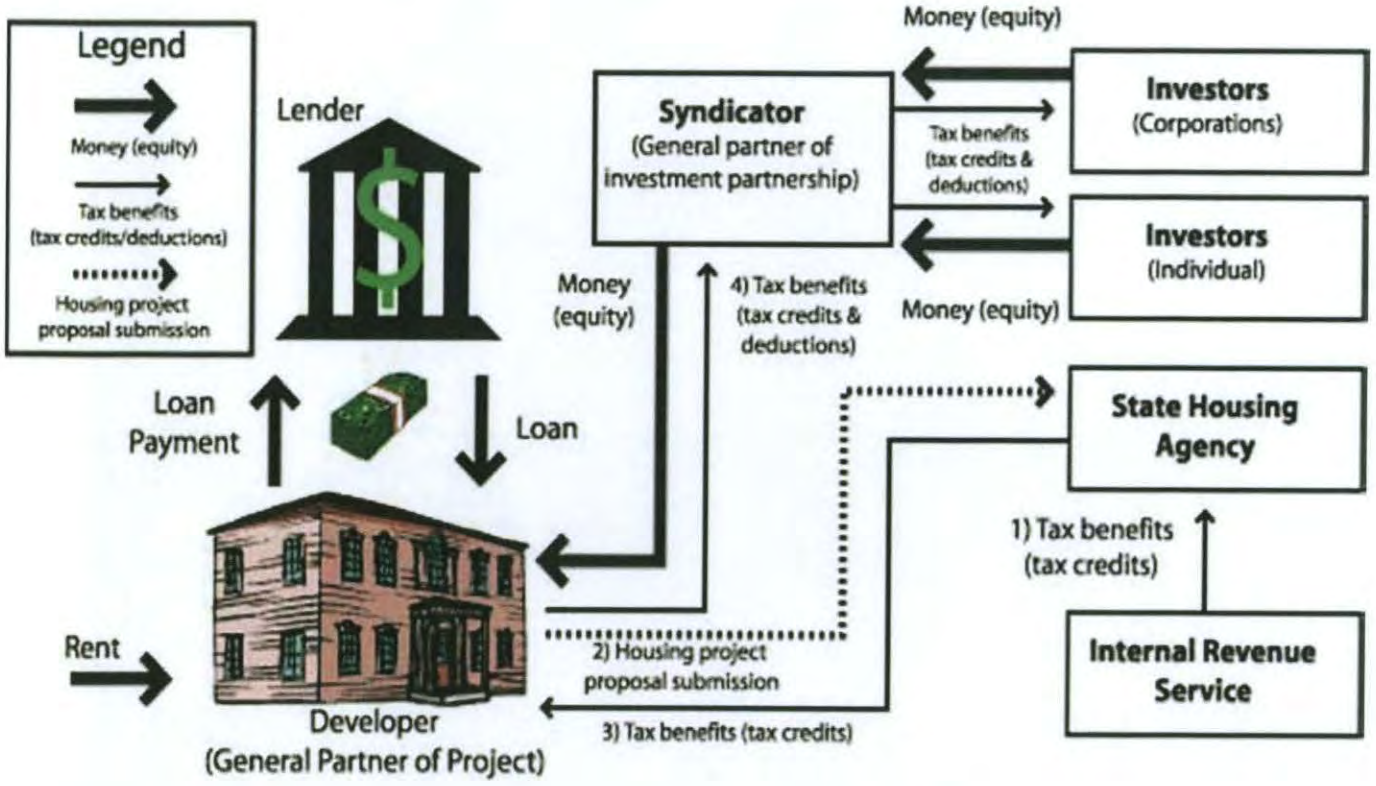
Workforce Housing Tax Credit Program (LIHTC)

Overview of Workforce Housing Tax Credit Program (LIHTC)

The Workforce Housing Tax Credit (LIHTC) program is part of the Tax Reform Act of 1986. It is the largest and most successful public-private partnership program for producing workforce rental housing. Primarily serving residents making 60% of area median income or less, the LIHTC program gives a dollar-for-dollar federal tax credit to private investors in return for project equity, reducing the amount of required finance and thereby making rents more affordable. The typical amount of tax credit equity raised in a 9% tax credit transaction is between 45% and 75% of the development costs. Investors such as financial institutions and corporations purchase the tax credits to lower their federal tax liability over a 10 year period.

Financial institutions that purchase credits for developments within their Community Reinvestment Act (CRA) assessment areas get CRA credit and all investors earn attractive rates of return. The yields on tax credit investments in recent years have averaged between 5 and 10 percent. Federal law requires that the rents and incomes remain restricted for 15 years, but many states employ an extended land use agreement that retains the units in the workforce housing stock for at least 35 years.

Follow the Money: How the Workforce Housing Program (LIHTC) Works



Pedcor Management Corp.

PEDCOR MANAGEMENT CORP.

- **Accredited Management Organization (AMO) – Institute of Real Estate Management (IREM)**
- **Onsite Professionals Staff**– Office and Maintenance
- **Consistent Resident Screening**
- **Numerous local awards**

- AMO of the Year
- ARM of the Year
- Assistant Manager of the Year Award
- Association Council Award
- Best Overall Property Award
- "Best Apartment Design for Physically Challenged"
- "Best Handicapped Accessible Design"
- Best Decorated Model by a non-professional
- Best overall Maintenance program
- CPM of the Year Award
- Executive Challenge Award Maintenance Mania
- "INCAS" award- Indianapolis Newspaper Creative Advertising Showcase
- Leasing Professional of the Year Award
- Property Manager of the Year Award
- Regional Manager of the Year Award
- Regional Maintenance of the Year Award

Pedcor Mgt. Resident Screening Criteria

- ***Criminal background*** check (Recheck with each renewal)
- ***Sex Offenders list*** check (Recheck with each renewal)
- ***No Tolerance Drug Policy***
- ***Credit and Previous Landlord*** checks
- ***Independent 3rd Party Income Verification*** (Employment)
  - ***(Residents must qualify with a source of income to pay a set rent, rents are not subsidized and do not fluctuate with a residents ability to pay or level of income)***
- ***Internal and Third Party Audits*** – Files and Physical Asset
- ***Community Care Guidelines*** – Pedcor has specific rules and behavior expectations for the safe enjoyment of our communities by all residents of the development. The leases of any violators are not renewed; problem residents are asked to leave or are evicted. This provides a higher degree of community control than most residential single family neighborhoods.
- ***General Policies*** – Pedcor Communities offers reduced rent to local law enforcement. This is one of our Management policies that further deters potential problems outside a development from intruding on the quite and peaceful enjoyment of the community and its residents.

PEDCOR
MANAGEMENT CORP.

Pedcor Management
Illinois Portfolio

Pedcor Illinois Portfolio

- Prairie Green Apartments – Urbana, IL (2000 Acquisition)





- Fox Hill Apartments – Bloomington, IL (2000 Acquisition)






Pedcor Illinois Portfolio

- Danbury Court Apartments – Bloomington, IL (Opened 2004-2006)






- Brainard Landing Apartments – Lincoln, IL (Opened 2004-2007)






Pedcor Illinois Portfolio-Recently Opened

- Village Park Apartments – Waukegan, IL (October, 2011)













Pedcor Illinois Portfolio

- Valley View Apartments – Moline, IL (Opened 2009)






PEDCOR
MANAGEMENT CORP.

Pedcor Management Portfolio Sampling






Timber Ridge
Apartment Homes
Clubhouse & Leasing Center
- 7500 Timberlake Rd -
Office Hours:
Monday - Saturday: 9am - 6pm
434-237-3560




138
13C



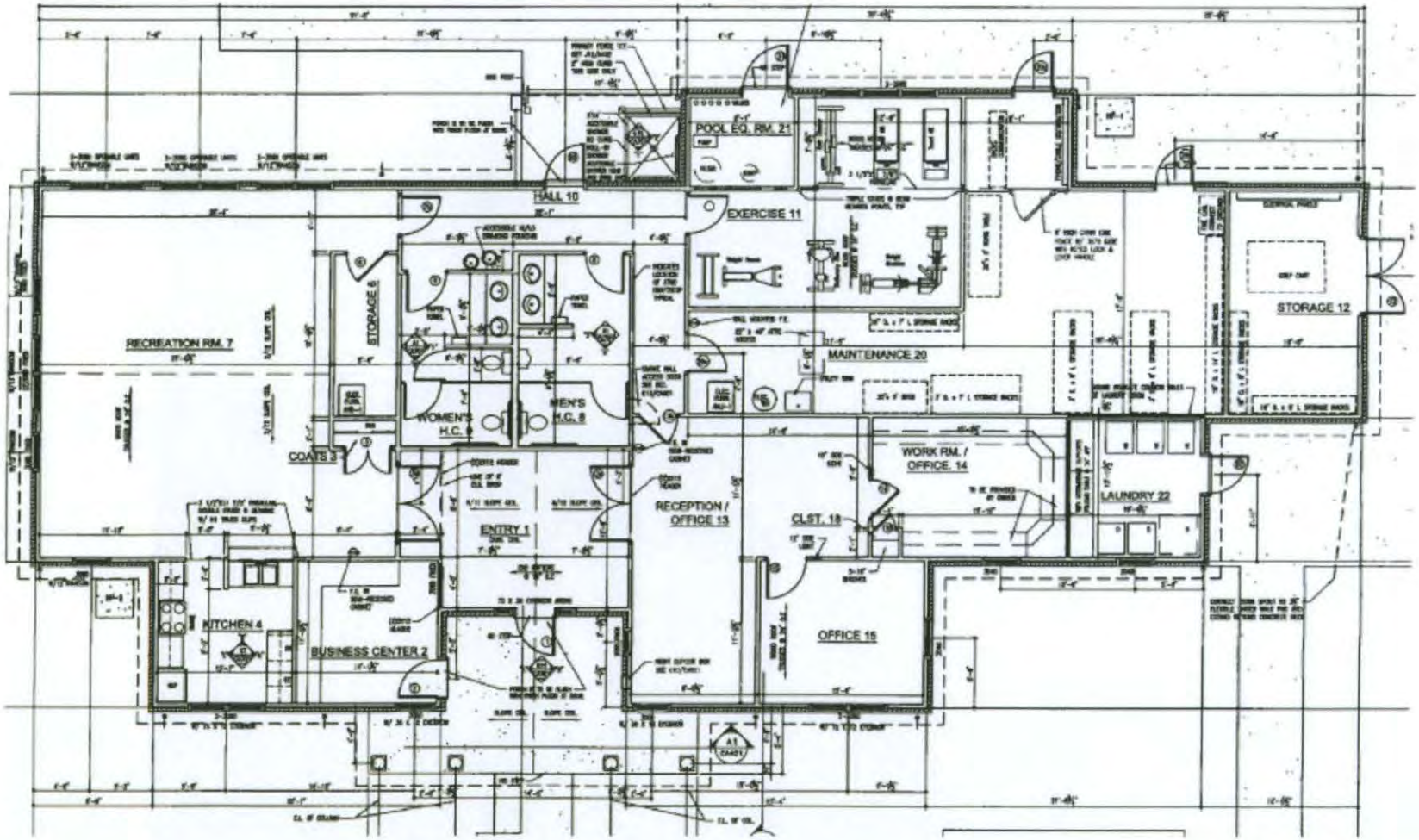

VILLAGE PARK DR.




STOP

Pedcor Clubhouse and Amenities

Typical Clubhouse Floor Plan




VALLEY VIEW


EXIT



LAUNDRY ROOM



