#2015-25
McHenry Athletic Complex – Special Use Permit Amendment, Final PUD Amendment and Variation
Project Review for Planning and Zoning Commission

Meeting Date:	May 6, 2015
Requests:	1. Special Use Permit Amendment and Final PUD Amendment to allow additional uses, 2. Variation from Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and 3. Variation from Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot.
Location:	1310 Ridgefield Road
Acreage:	Approximately 10 acres
Zoning:	M PUD- Manufacturing Planned Unit Development
Surrounding Properties:	North: M PUD- Manufacturing Planned Unit Development South: A1V Agriculture & B3CV General Commercial (County) East: B3 General Commercial & I1 Agriculture (County) West: M PUD- Manufacturing Planned Unit Development
Staff Contact:	Kathryn Cowlin (815.356.3615)

Background:

- Existing Use: McHenry Athletic Complex, formerly known as Regional Sports Center is an indoor and outdoor soccer complex with the following activities permitted: soccer, T-ball, football, basketball, lacrosse, fencing, wrestling, and dog agility shows. There is an existing kitchen located in the building as well.
- Previous Approvals:
  - Regional Sports Center was granted a final PUD and SUP in 2002 to allow commercial recreational uses. The PUD specifically allowed indoor and outdoor soccer matches on the property. The final PUD designated an area for a future parking lot addition. In 2010, the PUD and Special Use Permit were amended to allow various events such as celebrations and gatherings, dog agility shows, soccer and lacrosse tournaments and associated vendors, and off-street parking facilities in

another zoning district not in the same block. The SUP and PUD amendment was approved with conditions.

Development Analysis:

- Request: The petitioner is requesting a final PUD and SUP amendment to allow additional uses on the property and zoning variations from Article 4-200 off-street parking and loading general surfacing standards and Article 2-400(C)(25) the requirements of a loading area for a banquet hall to be covered and passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles. The request for additional uses on the property are as follows:
    - Outdoor grill in a cover patio with walls that open in the summer and close in the winter
    - An outdoor bar
    - Four fenced volleyball pits which could be converted into an outdoor skating rink
    - Up to 3 outdoor gas fire pits
    - 2 horse shoe pits
    - One bocce ball court
    - Conduct indoor and outdoor entertainment for quinceaneras, concerts and banquet events
    - Home shows with exhibit booths
    - Trade shows
    - Community garage sales
    - Kick boxing and wrestling
    - Cheerleading
- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for the area.
- Zoning: The site is zoned M PUD. This is an appropriate zoning designation for the area.

Proposed additional uses:

- Daily sports Camps (April –October)
    - Soccer Leagues - outdoor
    - Basketball Leagues
    - 200-300 participants during the course of the day
    - 4:00pm peak time

- Quincenera/Dance
    - 1-2 a month
    - 200-400 people
    - 4-5 hour duration

- Indoor Soccer Leagues, Volleyball, Basketball, and Speed training (November –March)
    - 300 people per night
    - Monday –Friday

- Saturday Night Soccer League (busiest program)
    - During the course of 8 hours
    - 400-500 people in and out of building (heaviest parking during this time)
    - Runs 20 weeks (20 Saturdays)

Site Layout

- The proposed band shell would have a setback of zero feet.
- The sand volleyball courts will be enclosed with a fence.

Parking

- Parking requirements as set by the Unified Development Ordinance and *Parking Standards* supplement, calculated as if all uses were to operate simultaneously:

Use	Parking Standard	Calculation	Number Required
Physical Fitness	6.4 per 1,000 SF GFA	(2,856.5/1,000)*6.4	18.28
Recreation (indoor soccer & basketball)	1 per 4 persons in designed capacity	2 Soccer: 44 persons 2 Basketball: 20 persons	16
Outdoor Recreation	10 spaces per field	4 Volleyball, 1 Soccer, bocce ball, horseshoes	80
Banquet Hall (Quinceaneras or indoor concert)	1 for every 4 seats	Projected 450 people	112.5
Outdoor Concert	1 for every 4 seats	Projected 500 people	125
Total			352

- Existing parking lot has 133 parking spaces.
- The parking lot addition was approved with the final PUD in 2002. It allows for an addition of approximately 33 parking spaces. These 33 parking space will be paved as part of this request.
- The petitioner will provide gravel parking on the property to the northwest; the petitioner is in the process of purchasing the land, and will be required to provide this area as parking, as a condition of this approval. This parking area has a capacity of approximately 200 vechicles.
- The petitioner has included in their request a letter from the owner of 8733 Ridgefield Road (south of the property in questions, across Ridgefield Road) allowing the use of their gravel parking lot for overflow parking. This parking area has a capacity of approximately 80-120 vehicles. Use of this area was previously approved through a PUD amendment.

Landscape

- No landscape plan was provided, a plan must be provided for the parking lot addition.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and commercial recreation uses. The following goals are applicable to this request:

Land Use – Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

This can be accomplished with the following supporting actions:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting actions:

Supporting Action: Continue to solicit businesses in the City's strongest growth sectors.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow the additional uses at the subject property. 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*

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

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

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

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been

established by the evidence presented at the public hearing:

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Tom Zanck, received 04/10/15).
   B. Site Plans (received 04/10/15)
   C. Parking Plan (received 05/15/15)

2. The following uses are allowable: an outdoor bar, four fenced volleyball pits which could be converted into an outdoor skating rink, kick boxing, wrestling, cheerleading events, up to 3 outdoor gas fire pits, 2 horse shoe pits, one bocce ball court, conduct indoor and outdoor entertainment for Quinceaneras, concerts and banquet events, home shows with exhibit booths, trade shows and community garage sales, per the approved site plan.

3. Provide a detailed site plan for the area where outdoor concerts are to be held, and how pedestrian traffic will be managed.

4. Adjust the location of the band shell to comply with the UDO accessory structure setback requirement of 5 feet.

5. Provide details for the fencing to be used for the sand volleyball area. Chain-link fencing shall not be allowed.

6. When the adjacent property is purchased for additional parking, provide City Staff with a site plan for an approved surface parking lot that meets landscaping requirements.

7. Provide a landscape plan for the parking lot addition.

8. Pave the previously approved 33 parking spaces prior to commencing any additional uses.

9. The additional 200 gravel parking spaces on the adjacent property to the north and west shall be installed prior to commencing any additional uses. These parking spaces shall be paved no later June 1, 2016.

10. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

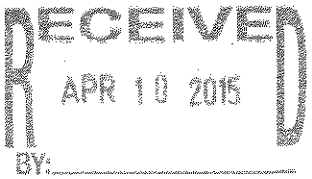
2015 25

Development Application

File # _____

Project Title: McHenry Athletics Complex

Action Requested



Annexation
Comprehensive Plan Amendment
Conceptual PUD Review
Final PUD
X Final PUD Amendment
Final Plat

Owner Petitioner Information

Name: Coaching Kids, Inc. – Jeff Scott

Address: 1641 McGaw Avenue
Irvine, CA 92614
Phone: 847-630-9693
Fax:
Email: jeff@ipcprint.com

Local Contact Information

Name: Paul Miceli, Vice President
of Coaching Kids, Inc.
Address: 1310 Ridgefield Road
Crystal Lake, IL 60012
Phone: 815-455-6630
Fax: 815-455-6643
Email: micelipaul10@gmail.com

Property Information

Project Description: The premises has a PUD and the owner is seeking a special use in the nature of a final PUD amendment to add the following events, activities and improvements to the premises:

A: Improvements

i. indoor area for kitchen addition of a grill, stove, fryer, hood and walk-in cooler;
ii. an outdoor grill in a covered patio with walls that open in the summer and close in the winter;
iii. an outdoor bar;
iv. four fenced volleyball pits which could be converted into an outdoor skating rink in the winter;
v. parking.
vi. up to 3 outdoor gas fire pits;
vii. 2 horse shoe pits;
vii. one bocce ball court.

B. Events and Activities

i., conduct indoor and outdoor entertainment for the purpose of holding quinceaneras; concerts; banquet events;
ii. home shows with exhibit booths;
iii. trade shows;
iv. community garage sales;
v. kick boxing and wrestling;
vi. cheerleading;

See attached narrative for additional information.

Project Address/Location: 1310 Ridgefield Road, Crystal Lake, IL 60012

PIN Number(s): 13-25-101-002

Development Team Please include address, phone, fax and e-mail

Developer: Coaching Kids, Inc. d/b/a McHenry Athletics Complex

Architect:

Attorney: Thomas C. Zanck, Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street, Crystal Lake, IL 60014; 815-459-8800; f: 815-459-8429
tzanck@zcwlaw.com

Engineer:

Landscape Architect:

Planner:

Surveyor: VSEI, 1316 N. Madison St., Woodstock, IL 60098
815-337-8310 billv@vandersinc.com

Other:

Signatures

Owner 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.

Petitioner Owner: Print and Sign Name

Coach Kids, Inc. d/b/a McHenry Athletics Complex

By: _____

Paul Miceli

Its: Vice President

Date: 4-6-17

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.

EXHIBIT LIST FOR MCHENRY ATHLETICS COMPLEX

1. Crystal Lake Development Application

2. Survey and Site Plan

3. Sprinkler System Plan

4. Reduced Aerial Site Plan

5. Plat of Survey

6. Floor Plan for Concerts

7. Floor Plan for Quinceaneras

8. Floor Plan location of grill, stove, fryer, hood and walk-in cooler

9. Neighboring Property Owners Consent for Additional Parking with Attached Arial Photo

Narrative as to events, status, location and people involved.

A. Quinceanaras: approximately 150 to 275 people would attend on a Friday or Saturday including staff. The events would take place 4:00 p.m. to midnight.

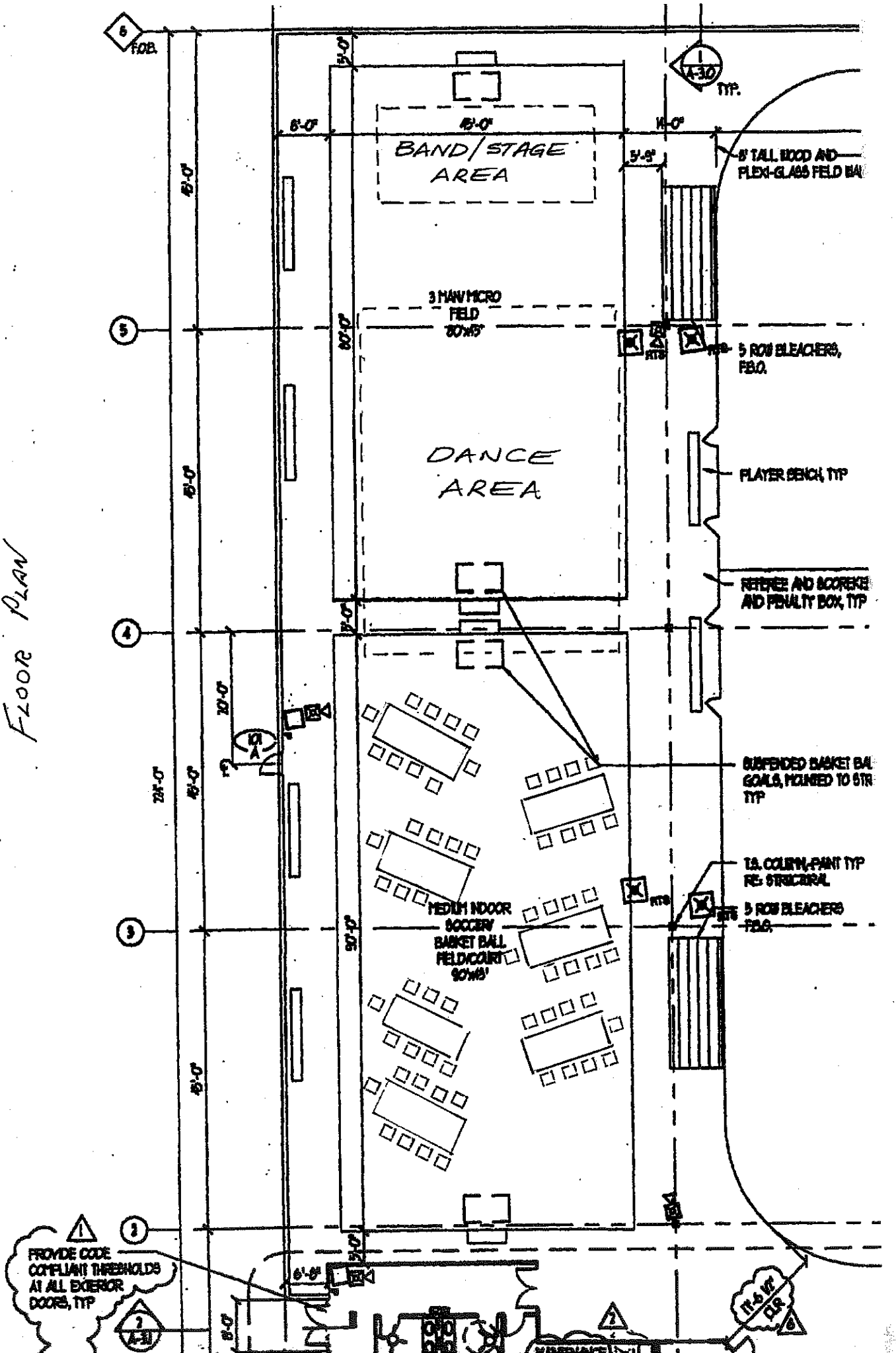
B. Indoor Concerts: approximately 200 to 450 people would attend including staff. The events would take place between 6:00 p.m. and midnight.

C. Community Garage Sales: they would occur approximately 2 times per year during the months of March through October.

D. Home and Trade Shows with Exhibit Booths: they would take place inside with during the spring and fall months.

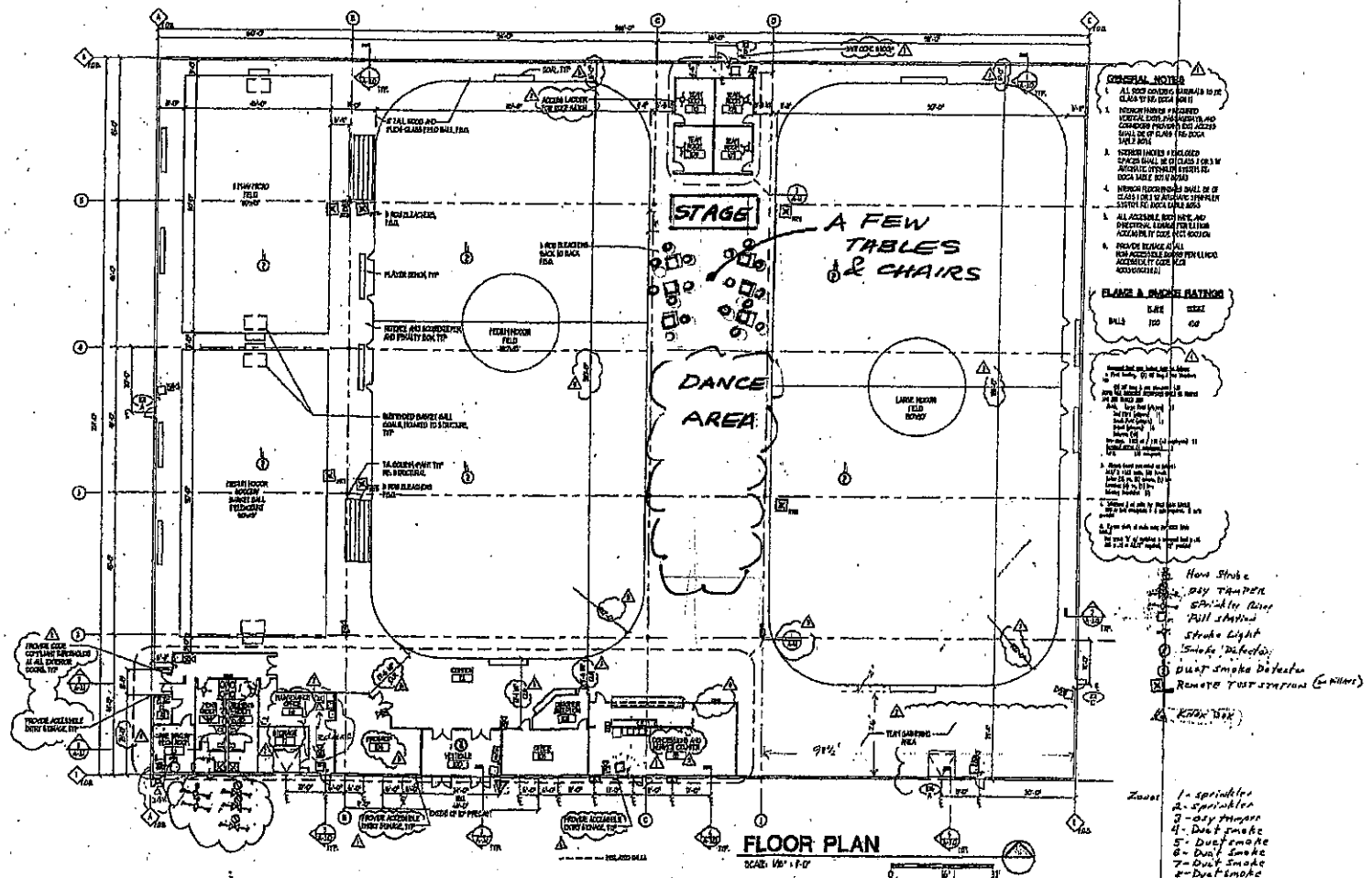
E. Outdoor Concerts: approximately 500 people with including staff would attend between the hours of 6:00 p.m. and midnight. Concerts would take place approximately 3 times per year.

F. Volleyball Events: approximately 200 people including staff would attend. They would be held throughout the summer and fall seasons.



Quinlan Veterans Floor Plan

CONCERT FLOOR PLAN



FIRE ALARM & SUPERVISORY & TROUBLE SIGNALS SHALL BE TRANSMITTED VIA DEDICATED CIRCUIT TO THE CRYSTAL LAKE ALARM DISPATCH CENTER.

THE NUMBER & LOCATIONS OF DEVICES / SYSTEMS MAY BE REQUIRED TO BE ADDED TO, OR ADJUSTED DUE TO SITE CONDITIONS.

THE INSTALLATION SHALL COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.

- LOW WATER ALARM FOR THE SPRINKLER SYSTEM TO BE INTERFACED W/ THE FA.C.P.

GENERAL NOTES

1. ALL DOOR OPENING HARDWARE TO BE CLASS 'B' NO. 605A (AM II)
2. INTERIOR FINISH: EXPOSED VERTICAL EXIT ENCLOSURES AND CORRIDOR FINISHES SHALL BE ACCESS SHALL BE OF CLASS 1 PER NFPA 101 SECTION 6-5.2
3. INTERIOR FINISHES: EXPOSED SPACES SHALL BE OF CLASS 2 OR 3 W ACCEPTABLE SYSTEMS PER NFPA 101 SECTION 6-5.3
4. INTERIOR FURNISHINGS SHALL BE OF CLASS 1 OR 2 W/ ACCEPTABLE SPRINKLER SYSTEM PER NFPA 101 SECTION 6-5.4
5. ALL ACCESSIBLE EXIT DOORS AND DIRECTIONAL SIGNAGE PER ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(a)
6. PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE DOORS PER ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(b)(1)

FLAME & SMOKE RATINGS

	FLAME	SMOKE
WALLS	100	450

Horn Strobe
Duct Tamper
Sprinkler Flow
Pull Station
Strobe Light
Smoke Detector
Duct Smoke Detector
Remote Test Stations (2 wires)
KNOX BOX

Zones:
1 - sprinkler
2 - sprinkler
3 - duct tamper
4 - Duct smoke
5 - Duct smoke
6 - Duct Smoke
7 - Duct Smoke
8 - Duct Smoke
9 - Duct Smoke
10 - Smoke ABOVE PANEL
11 - Pull

Direct connection to Fire Dept. Village Board with Tower

Alarm company:
Stand Guard, Inc.
6110 Lincoln
Crystal Lake, IL 60014
815-459-4444
815-459-4446 FAX

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Per...

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design group

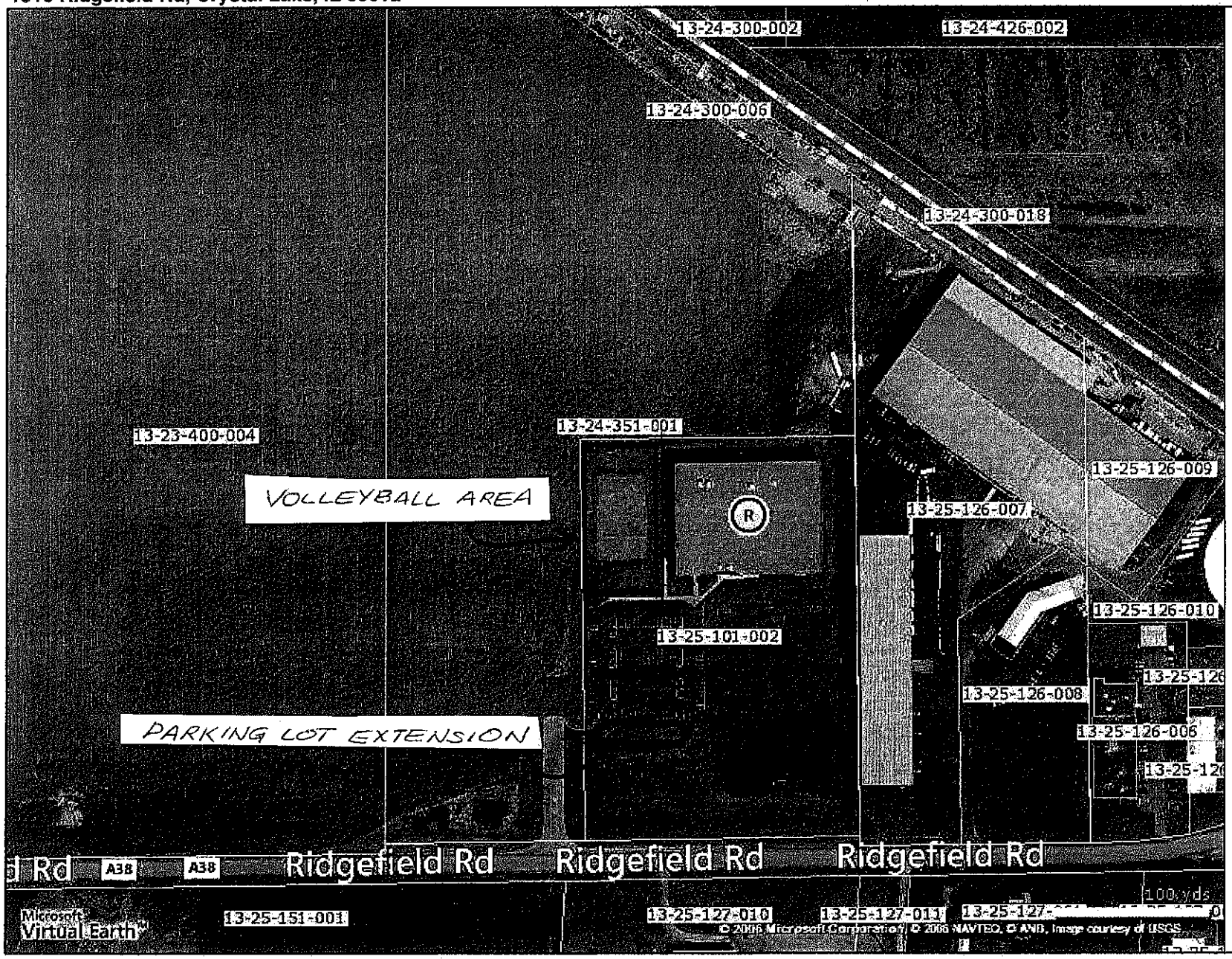
REGIONAL SPORTS CENTER
800 RIDGEFIELD ROAD
CRYSTAL LAKE, IL

GLENCO INC.
366 RIPSHIRE LANE
CRYSTAL LAKE, IL 60014

FLOOR PLAN

SHEET NUMBER:
A-1.0

1310 Ridgefield Rd, Crystal Lake, IL 60012



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LILLIAN POWERS FAMILY LIMITED PARTNERSHIP
DAN POWERS
2445 E HIGHWAY 11
SOUTH WAYNE WI 53587
608-439-5764 OR FAX 608-439-5767

3/18/15

To: The City of Crystal Lake IL

RE: Parking for McHenry Athletic Complex

We are the owners of the property located at 8733 Ridgefield Rd Crystal Lake IL and are granting permission for Coaching Kids Inc. DBA MAC (McHenry Athletic Complex) 1310 Ridgefield Rd Crystal Lake IL to use our parking lot for their overflow parking. Parking will be on the gravel area only. If you should have any questions on this please call us at the above phone number.

Sincerely

Dan Powers



Room for 80 - 120 cars

Thank you,

Paul Miceli
The MAC - Owner

LILLIAN POWERS FAMILY LIMITED PARTNERSHIP
DAN POWERS
2445 E HIGHWAY 11
SOUTH WAYNE WI 53587
608-439-5764 OR FAX 608-439-5767

3/18/15

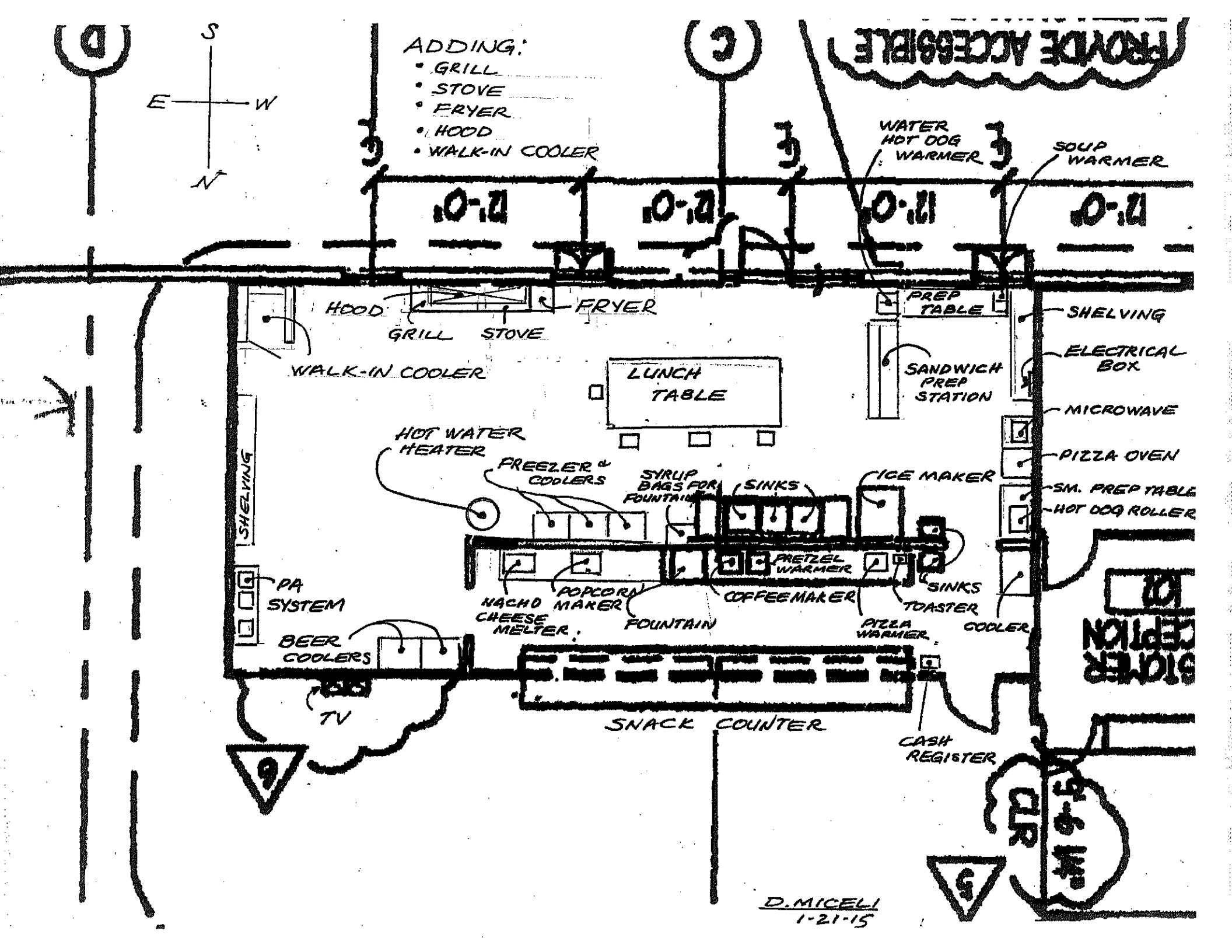
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Sincerely

Dan Powers


ADDING:
• GRILL
• STOVE
• FRYER
• HOOD
• WALK-IN COOLER
S
E
W
N
WATER HOT DOG WARMER
SOUP WARMER
HOOD
FRYER
GRILL
STOVE
WALK-IN COOLER
PREP TABLE
SHELVING
ELECTRICAL BOX
SANDWICH PREP STATION
LUNCH TABLE
MICROWAVE
PIZZA OVEN
SM. PREP TABLE
HOT DOG ROLLER
HOT WATER HEATER
FREEZER & COOLERS
SYRUP BAGS FOR FOUNTAIN
SINKS
ICE MAKER
SHELVING
PRETZEL WARMER
SINKS
PA SYSTEM
NACHO CHEESE MELTER
POPCORN MAKER
FOUNTAIN
COFFEEMAKER
TOASTER
PIZZA WARMER
COOLER
BEER COOLERS
TV
SNACK COUNTER
CASH REGISTER
CLR
D. MICELI
1-21-15

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF COACHING KIDS, INC. d/b/a MCHENRY ATHLETICS COMPLEX

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before Planning and Zoning Commission of the City of Crystal Lake upon the application of Coaching Kids, Inc. d/b/a McHenry Athletics Complex relating to the property located at 1310 Ridgefield Road, Crystal Lake, Illinois 60012, Permanent Property Index Number 13-25-101-002.

This application is filed for the purpose of approval of a Special Use Permit Amendment; parking variation from Section 4-200 of the Crystal Lake Zoning Ordinance and a Final PUD Amendment for the premises to allow additional events, including outdoor volleyball and ice skating, community garage sales, kick boxing, wrestling events, home shows with exhibit booths, trade shows, banquet events including quinceaneras, indoor and outdoor dancing and concerts with live music, cheerleading events, bocce ball, horseshoes, and tournaments for all permitted uses, and to make the following improvements:

i. add a grill, stove, fryer hood and walk-in cooler in indoor kitchen area;
ii. an outdoor grill in a covered patio with walls that open in the summer and close in the winter;
iii. an outdoor bar;
iv. four fenced volleyball pits which could be converted into an outdoor skating rink in the winter;
v. parking.
vi. up to 3 outdoor gas fire pits;
vii. 2 horse shoe pits;
viii. one bocce ball court;

all consistent with the requirements of the Crystal Lake Zoning Ordinance.

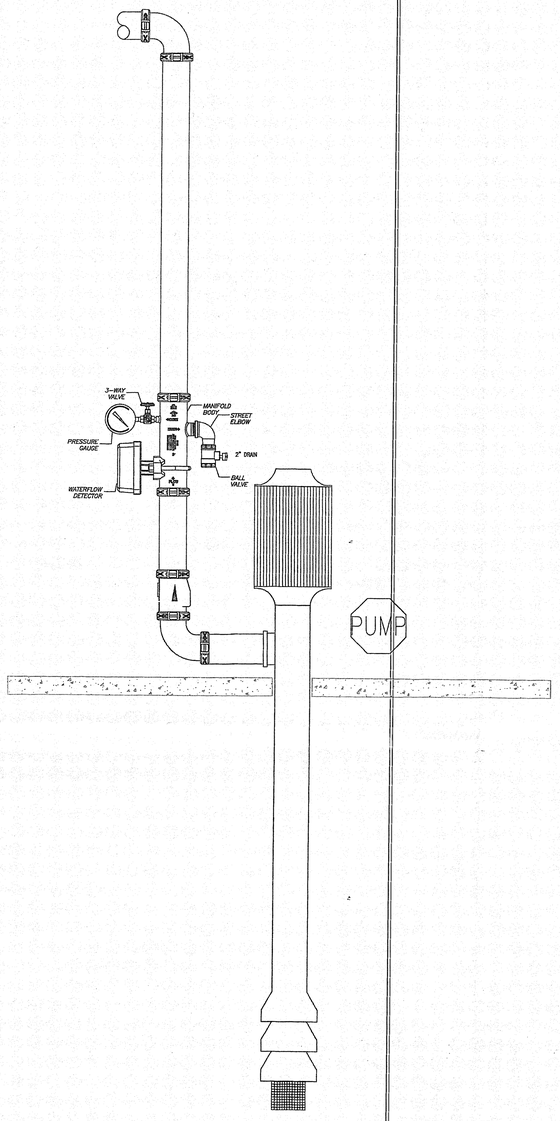
A public meeting before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on May 6, 2015, at Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald April 21, 2015.) NW 6401

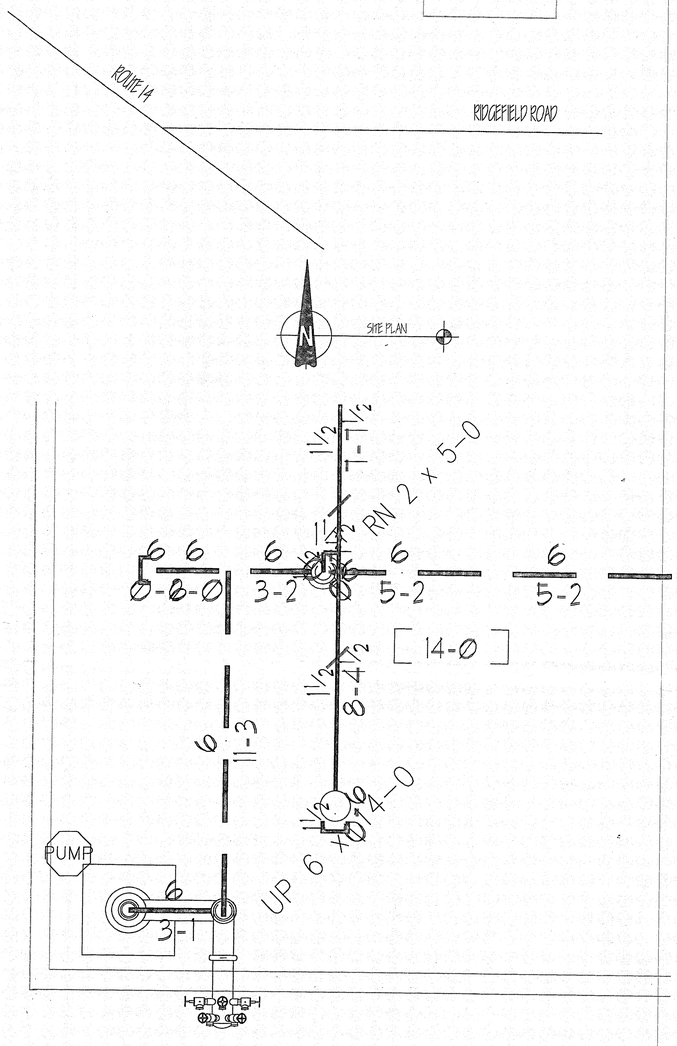
PIQ
US ROUTE 14
RIDGEFIELD ROAD
TARTON DRIVE
MADISON STREET
WEST STREET
MARKET STREET
RAILROAD STREET
COUNTRY CLUB ROAD
PROSPECT STREET
TRINITY TRAIL
PRAIRIE DRIVE
AUSTIN TRAIL
CHERRY VALLEY ROAD

16

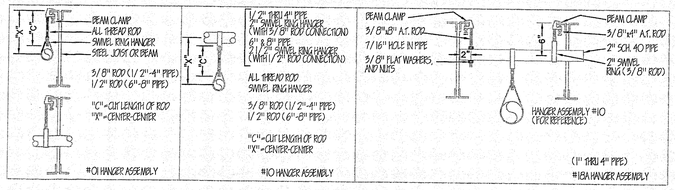


FIRE PUMP SECTION VIEW

HYDRAULIC CALCULATION DATA	
REMOTE #:	Remote #1
DESIGN CRITERIA:	Light
DENSITY:	.10gpm / sq.ft.
DESIGN AREA:	1650 sq. ft.
# OF SPRINKLERS FLOWING:	6
HOSE ALLOWANCE:	100 gpm
SYSTEM DEMAND:	302 AA gpm
REQUIRED OPERATING PR:	97.85 psi
SAFETY FACTOR:	29.46 psi



FIRE PUMP ROOM

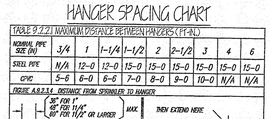


HANGER SPACING CHART

TABLE 9.2.2 | MAXIMUM DISTANCE BETWEEN HANGERS (FT-IN.)

NOMINAL PIPE SIZE (IN)	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6
STEEL PIPE	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0
CPVC	5-6	6-0	6-6	7-0	8-0	9-0	10-0	N/A	N/A

FIGURE A.9.2.3.4 - DISTANCE FROM SPRINKLER TO HANGER



NOTE: WHERE FITTINGS EXCEED 600 PSI, THE UNSUPPORTED LENGTH BETWEEN THE END SPRINKLER IN A PENDENT POSITION TO BEAM FITTING AND THE LAST HANGER ON THE BRANCH LINE, SHALL NOT BE GREATER THAN 12 INCHES FOR STEEL PIPE.

TABLE 9.1.2.1 HANGER ROD SIZES

PIPE SIZE	DIAM. OF ROD	PIPE SIZE	DIAM. OF ROD
UP TO AND INCLUDING 4"	3/8"	6 AND 8	1/2"

GENERAL NOTES:

ALL FITTINGS CONFORM TO SECTION 2-4 OF NFPA PAMPHLET 13.

VALVES ON CONNECTIONS TO WATER SUPPLIES, SECTIONAL CONTROL VALVES AND OTHER VALVES IN SUPPLY PIPES TO SPRINKLERS SHALL BE SUPERVISED OPEN BY AN APPROVED METHOD.

IT IS THE OWNERS RESPONSIBILITY TO PROVIDE ADEQUATE HEAT TO KEEP THE SPRINKLER SYSTEM FROM FREEZING.

ALL ELECTRICAL WIRING OF ALARM BELLS, FLOW SWITCHES AND TAMPER SWITCHES (IF REQUIRED) TO BE DONE BY OWERS.

THE SPRINKLER SYSTEM TO BE ALTERED IN ACCORDANCE WITH NFPA 13.

HANGERS TO BE SPACED TO MEET NFPA REQUIREMENTS

BUILDING INFORMATION:

BUILDING CODE: IBC 2009

TYPE OF CONSTRUCTION: II-B

SCOPE OF WORK:

INSTALL AUTOMATIC SPRINKLER SYSTEM AS INDICATED ON THESE DRAWINGS.

THIS AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH NFPA 13, 2010 EDITION AND ALL CODES AND STANDARDS.

SYSTEM DESIGN

SYSTEM TYPE: WET (NEW)

OFFICES, & MULTI-PURPOSE ROOMS
LIGHT HAZARD
0.10 GPM/ SF. FOR 1500 SF. (PER SPRINKLER LISTING)
MAXIMUM 225 SF. SPRINKLER SPACING
100 GPM HOSE ALLOWANCE

SPRINKLER SYSTEM PIPE AND FITTING NOTES

PIPING
NEW 2" PIPING SHALL BE DYNA FLOW PIPE.
EXISTING 6" PIPING SHALL BE BLACK STEEL SCH. 10 PIPE.
ALL PIPE MANUFACTURED TO ASTM-A135 STANDARDS

FITTINGS
BRANCHLINE FITTINGS SHALL BE VICTAULIC FIRELOCK FITTINGS, CLASS 125 STANDARD, MANUFACTURED PER ANSI B16.4, UL. LISTED FOR FIRE PROTECTION TO 175 PSI.

HANGER MATERIAL
HANGER RINGS ARE TO BE AD JUSTABLE SWIVEL RING CADIUM PLATED AS MANUFACTURED BY ANVIL HANGER OR SIMILAR.
ALL ARMOURED LOWGRE THAN 2'-0" SHALL BE SUPPORTED WITH A HANGER.
ALL HANGERS PER NFPA 13.

OVERHEAD PIPE TESTING

ALL PIPE IS TO BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS.
THE LOCAL FIRE DEPARTMENT IS TO BE NOTIFIED 48 HOURS IN ADVANCE OF THE TEST.

LEGEND:

- VERTICAL PIPE
- (1) HYDRAULIC NODE POINT
- SPRINKLER PIPING
- HYDRAULIC CALCULATED AREA
- HANGER LOCATION
- [10'-0] PIPE ELEVATION

2015 25

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APR 10 2015
BY:

REVISIONS

NO.	DATE	DESCRIPTION

RIDGEFIELD SPORT CENTER
9051 RIDGEFIELD ROAD
CRYSTAL LAKE, ILLINOIS 60012

WALTERS ALARM SERVICE
110 W WOODSTOCK ST
CRYSTAL LAKE, IL

SPRINKLER LEGEND

SPRINKLER PIPE	SIM #	FINISH	STYLE	ORIFICE	K-FACTOR	COVERT
MICO FIRE 17-HRD QUICK RESPONSE UPRIGHT SPRINKLER	TYK225	BRASS	UPRIGHT	1/2"	14K	225

TOTAL THIS SHEET: 225
TOTAL THIS JOB: 225

FIRE PUMP INFORMATION

	PSI	GPM
RATED PRESSURE	100	250
RATED FLOW		

CONTRACT NO.: -
DRAWN BY: SF
PLOT TYPE: APPROVAL
ISSUE DATE: 1-22-2015

FP-1
FIRE PROTECTION

SHEET: 1 OF 2

WAL-TERS ALARM SERVICE
110 W WOODSTOCK ST
CRYSTAL LAKE, IL

RIDGEFIELD SPORT CENTER
9051 RIDGEFIELD ROAD
CRYSTAL LAKE, ILLINOIS 60012

REVISIONS		
DESCRIPTION	DATE	NO.

SPRINKLER LOAD

SPRINKLER TYPE						
○	TYCO FIRE SYSTEM QUICK RESPONSE UPRIGHT SPRINKLER	TY3251	286/93	1/2"	3/4"	1.4	225
	SPRINKLER TYPE	SIN =	FINISH	TEMP	ORIFICE	K-FACTOR	COUNT
						TOTAL SIN SIDE	225
						TOTAL SIN SIDE	225

FIRE PUMP INFORMATION

RATED PRESSURE 100 PSI
RATED FLOW 260 GPM

CONTRACTOR	
DRAWN BY	
CHECKED BY	
SCALE	1/16"=1'-0"
DATE	12/21/2020
JOB NO.	1955

FP-2

FIRE PROTECTION

SHEET 2 OF 2

LEGEND

- VERTICAL PIPE
- HORIZONTAL MAIN TO TOP
- HORIZONTAL BRANCHES
- HYDRAULIC CALCULATED AREA
- HANGER LOCATION
- [0'-0"] PIPE ELEVATION

[18'-0"]

[0'-0"]

SYSTEM MOTION

FIRE SPRINKLER PLAN

SCALE 1/8"=1'-0"

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BY:

SUMMER VOLLEYBALL SAND COURTS

CONCERT and QUINCEANERA AREAS

PARKING LOT EXPANSION

2015 25

COACHING KIDS, INC. DBA McHENRY ATHLETIC COMPLEX

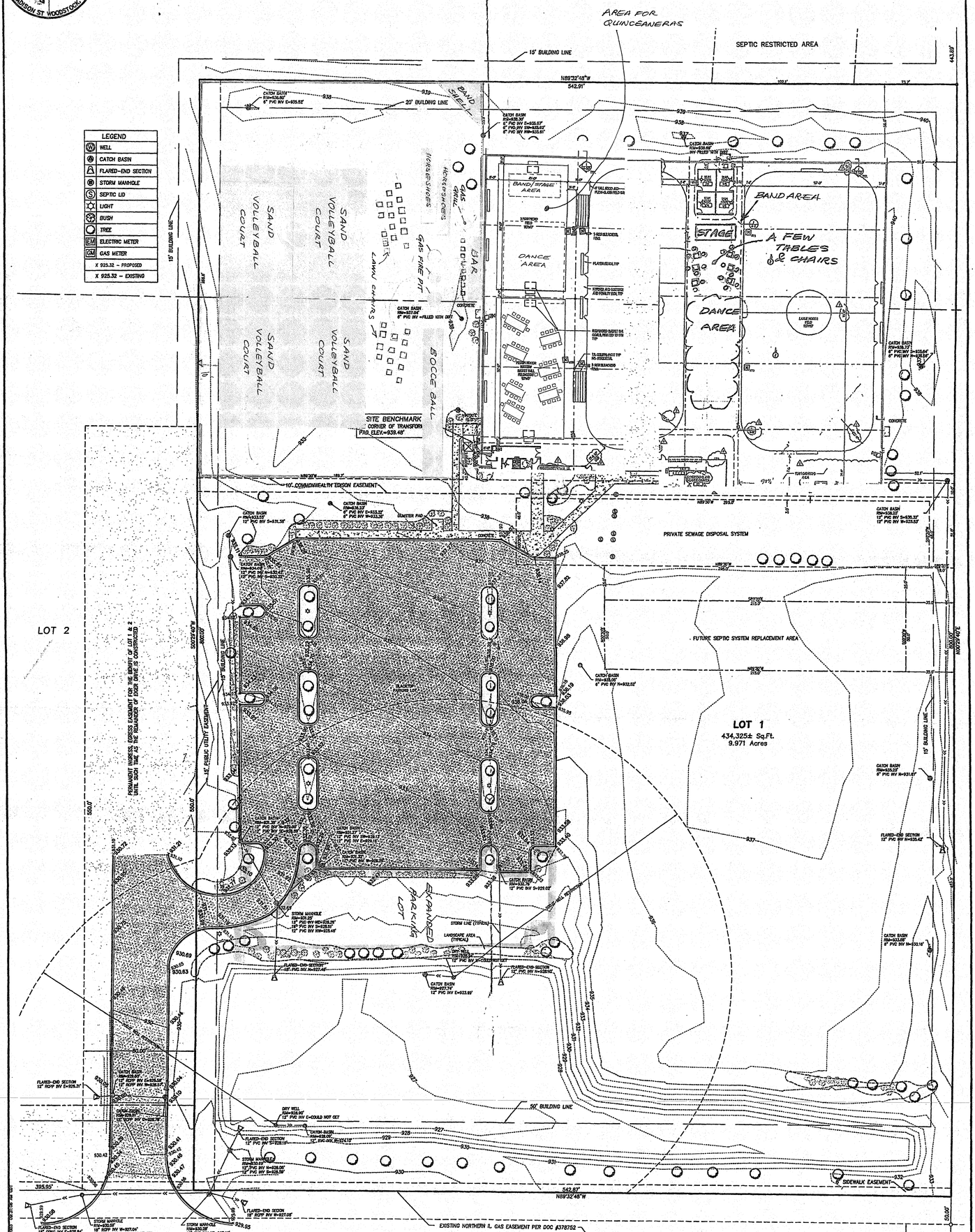
2

(815) 337-8370
VANDERSTAPPEN SURVEYING INC.
EST. 1994
1516 N. MADISON ST. WOODSTOCK, IL 60098

Final Survey
7/25/03
JB/Ridgefield

PLAT OF SURVEY

Lot 1 in Regional Sports Center Subdivision, being a Subdivision of part of the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, Township 44 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded March 10, 2003 as Document No. 2003R0030337 in McHenry County, Illinois.



LEGEND
WELL
CATCH BASIN
FLARED-END SECTION
STORM MANHOLE
SEPTIC LID
LIGHT
BUSH
TREE
ELECTRIC METER
GAS METER
X 925.32 – PROPOSED
X 925.32 – EXISTING

LEGEND	
● FOUND IRON BAR	◎ SET IRON BAR
⊗ FOUND SPIKE	⊙ SET SPIKE
○ FOUND IRON PIPE	

CLIENT: GLENCO INC.
DRAWN BY: CPM CHK'ED BY: WJV
SCALE: 1"=30' SEC. 25 T. 44 R. 07 E.
P.I.N.: 13-25-
JOB NO.: 020958-AS I.D. AS BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 100 FT.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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

WILLIAM J. VANDERSTAPPEN PROFESSIONAL LAND SURVEYOR 035-002909 ILLINOIS EXP. 11/30/04

REVISED ADDED TOPO & LANDSCAPING 7/16/03 CPM

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

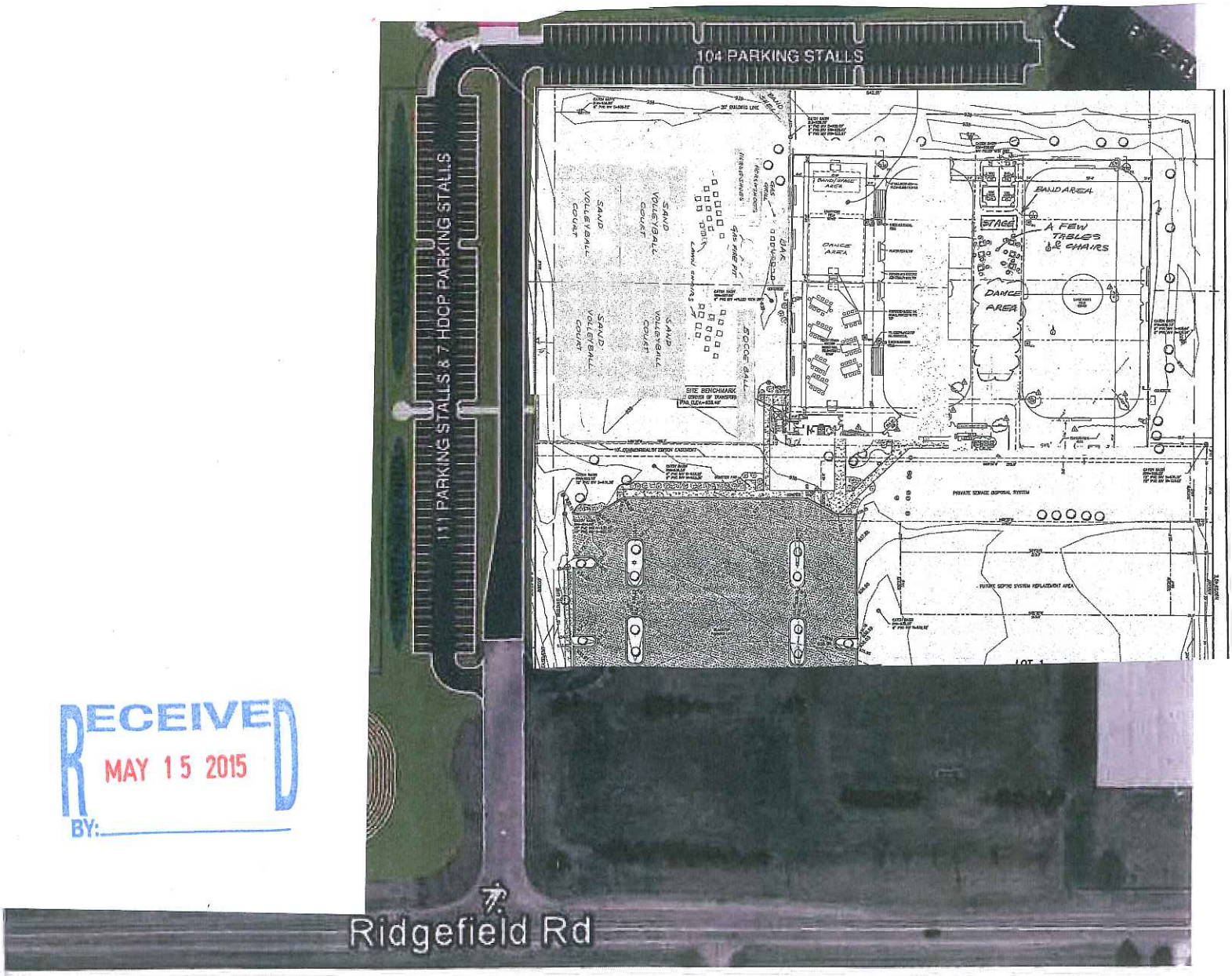
I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey.

Dated at Woodstock, McHenry County, Illinois 7/9 A.D., 20 03.

VANDERSTAPPEN SURVEYING, INC..

By: _____
Illinois Professional Land Surveyor No. 2709

Overflow Parking plan



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MAY 15 2015
BY: