



#2015-59
Walnut Glen Townhome Association –Final PUD
Amendment
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	November 2, 2016
<u>Requests:</u>	Final PUD Amendment to allow the disconnection of Walnut Glen Drive, a private road, and Crabapple Drive, a public road, with a gate.
<u>Location:</u>	Walnut Glen Drive
<u>Acreage:</u>	Approximately 7 acres
<u>Zoning:</u>	R-3B PUD (Multi-Family Residential Planned Unit Development)
<u>Surrounding Properties:</u>	North: R-2 (Single-Family Residential) South: R-1 PUD (Single-Family Residential Planned Unit Development) East: R-3B PUD (Multi-Family Residential Planned Unit Development) West: Lakewood R-1 (Single-Family Detached)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** Walnut Glen is a townhome Planned Unit Development with 41 townhome units. Walnut Glen Drive is a private road that connects to Bard Road to the North and Crabapple Drive to the East.
- **Previous Approvals:** In 2002, the Final Planned Unit Development for Walnut Glen Townhomes was approved. One of the main issues that were addressed at the time was the need for a second means of access. The developer extended Crabapple drive northerly to Walnut Glen Drive in order to meet the City Council's request to have two means of access.

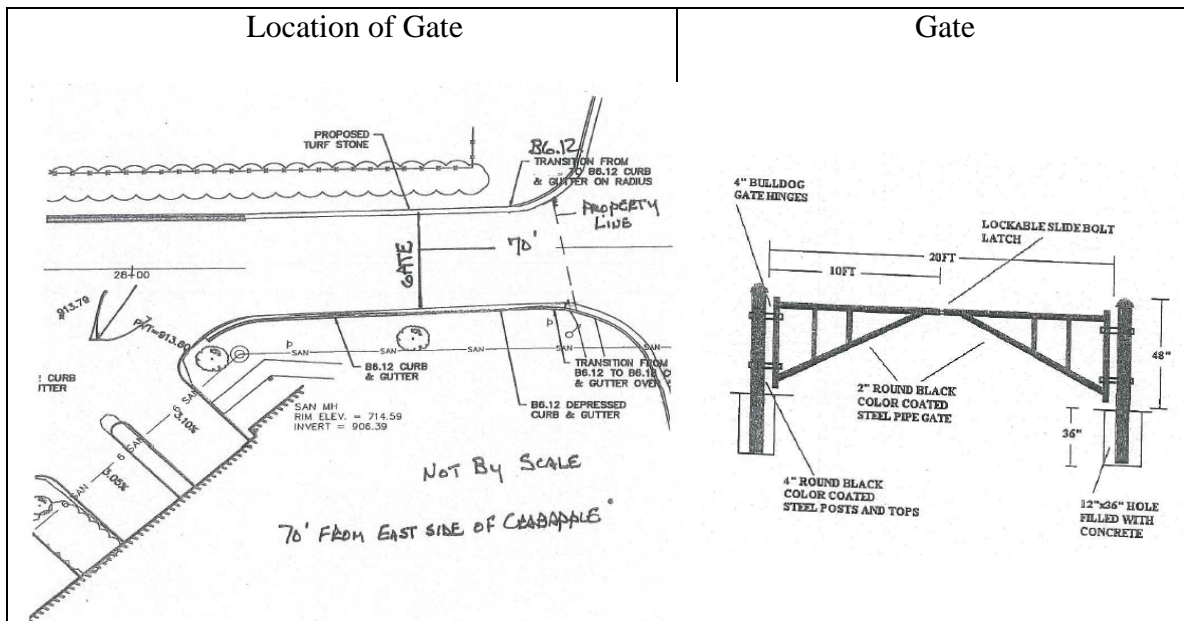
Development Analysis:

- **Request:** The petitioner is requesting a Final PUD Amendment to allow the disconnection of a private and public road with a gate that would be accessible for the Fire Rescue and Police Departments. The reason to eliminate access is to address a perceived cut-through traffic and speeding problem on this roadway.
- **Land Use:** The land use map shows the area as High Density Residential. This land use designation is appropriate for the area.

- **Zoning:** The site is zoned R-3B PUD (Multi-Family Residential Planned Unit Development). This is an appropriate zoning designation for the area.

Proposed Gate

- The Police and Fire Rescue Departments would have to maintain a key for access.
- The gate would be located on Walnut Glen Drive, 70 feet from the back of the curb on Crabapple Drive in accordance with the requirements of the Fire Rescue Department.
- The gate would be maintained by the Walnut Glen Townhomes Association.
- Walnut Glen Drive on either side of the gate would be the responsibility of the Walnut Glen Townhomes Association.



Traffic Circulation

- Traffic counters were placed on Bard Road, Walnut Glen Drive and Crabapple Drive. It appears there is no cut through traffic on Walnut Glen Drive.
- Traffic/speed counters were placed in the area from October 9, 2015 to October 17, 2015. Four counters were placed:
Counter 1: Bard Road, across from Sunset Drive
Counter 2: Walnut Glen Drive, north-south section of roadway off Bard Road in front of 1262 Walnut Glen
Counter 3: Walnut Glen Drive, east-west section of roadway off of Crabapple Drive in front of 1210 Walnut Glen
Counter 4: Crabapple Drive, in front of 776 Crabapple



The following summarizes the speed data which was collected:

Location	Posted Speed	85% Speed*
1 – Bard Road	35 mph	38.7 mph
2 – Walnut Glen North	30 mph	21.1 mph
3 – Walnut Glen South	30 mph	23.0 mph
4 – Crabapple	30 mph	26.6 mph

* 85% speed industry standard for determining the posted speed limit on a roadway

- **A speeding problem does not exist along Walnut Glen Drive.**

The following summarizes the traffic volume data which was collected:

Location	Average Number of Vehicles
1 – Bard Road	1,853 vehicles per day
2 – Walnut Glen North	119 vehicles per day
3 – Walnut Glen South	112 vehicles per day
4 – Crabapple	127 vehicles per day

- There are 41 residential units within the Walnut Glen subdivision. Per the ITE Trip Generation Manual, on average the people living in the subdivision take 301 trips per day into and out of the subdivision. Per the traffic counts, 231 trips were taken into and out of the subdivision per day. **The actual traffic using this roadway is below the estimated traffic for this subdivision.** This shows that Walnut Glen is not used as a cut through for people avoiding the Bard Road/Huntley Road intersection.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

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

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Planned Unit Developments are special uses which require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets

Does not meet

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
 Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
 Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.
 Meets *Does not meet*

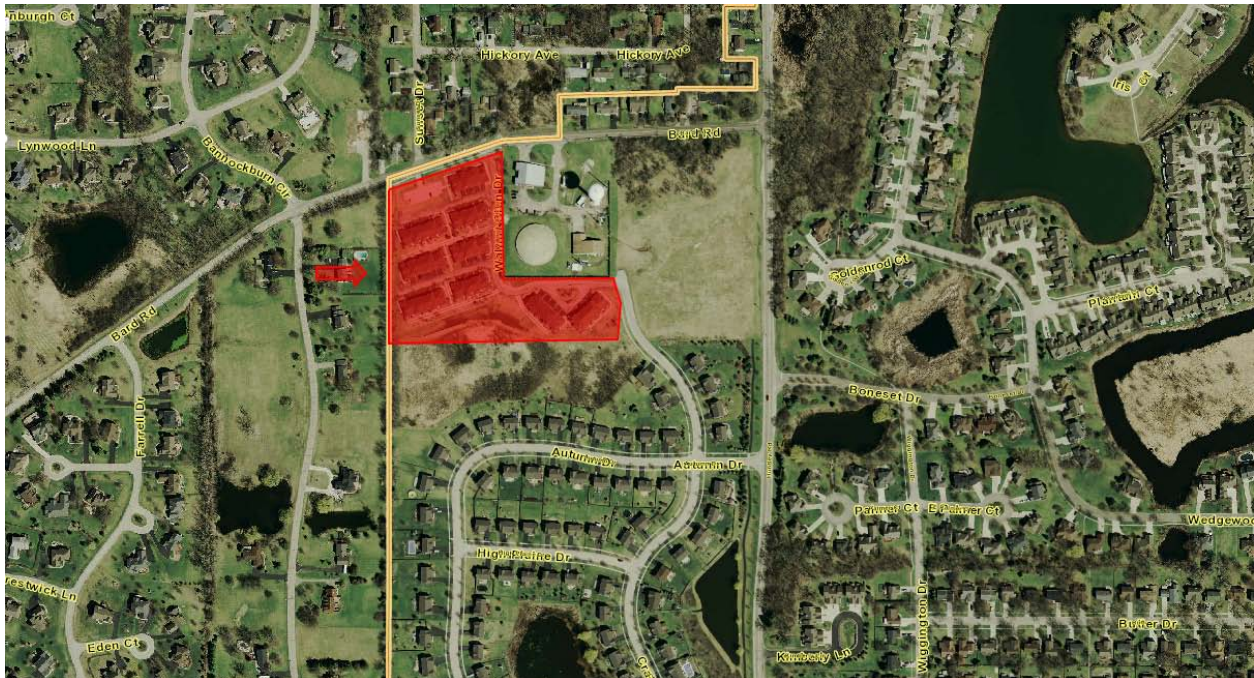
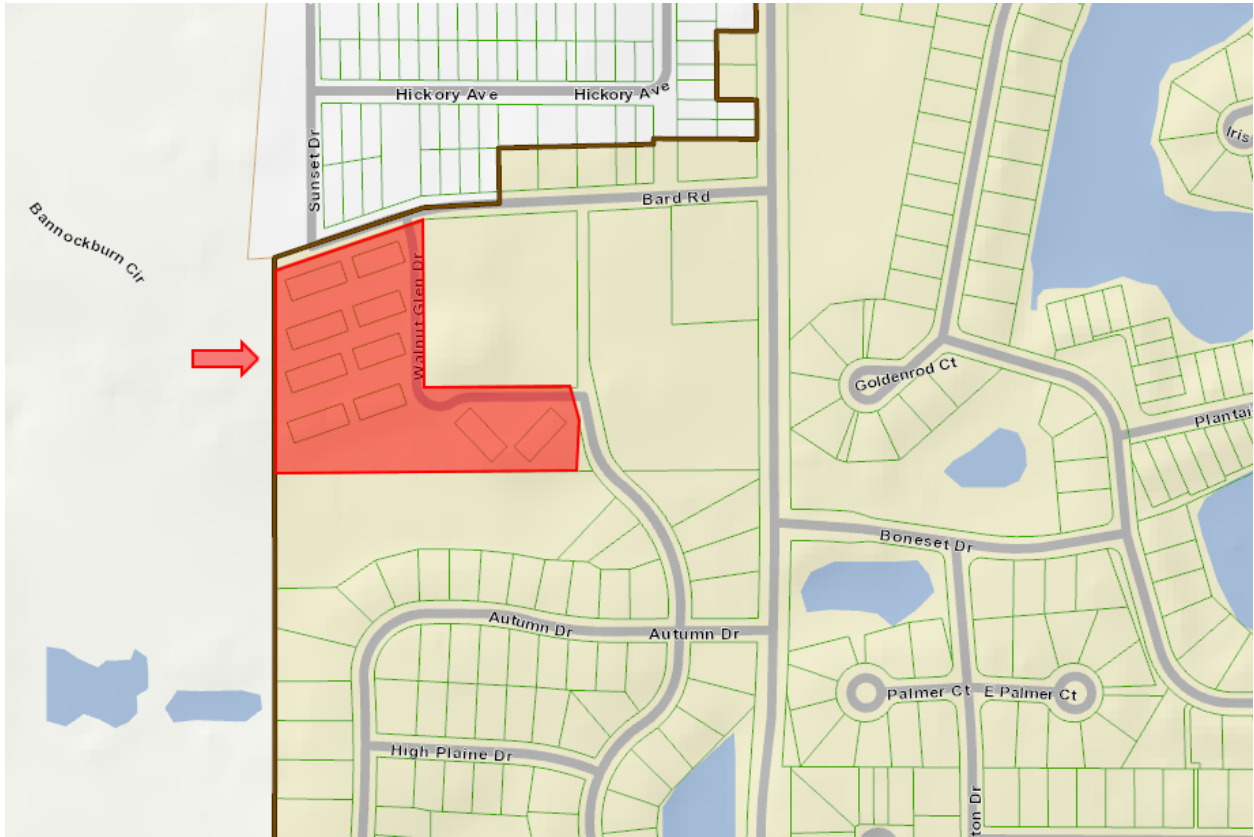
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.
 Meets *Does not meet*

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 (Walnut Glen Townhomes, received 11/05/15)
 - B. Supplemental Packet (Walnut Glen Townhomes, received 11/05/15)
2. If the design of the gate is to change, City Staff must approve the gate design.
3. The area between the gate and Crabapple Drive shall remain the HOA's responsibility to maintain and plow.
4. Access to the gates must be maintained year-round. Snow cannot be pushed against the gates on either side by public or private snow removal personnel. The emergency contact information for the HOA representatives responsible for snow removal must be on record with City Hall and regularly updated.
5. An escrow account must be established with the City for the purpose of providing payment if the HOA fails to keep the area passable for emergency vehicles and the City must provide snow removal around the gate on Walnut Glen Drive. The amount to be deposited into the account is to be determined yearly, by the City, based on the estimated cost to remove snow from the area on both sides of the gate on Walnut Glen Drive. The yearly deposit must be received by November 1st of each year.
6. The Police Department requests access to the gate via key or keypad code for cases of emergency.
7. A key box (Knox Box) shall be provided. The key box will be used for emergency access only.
8. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

2015-59 Walnut Glen – Final PUD Amendment



**City of Crystal Lake
Development Application**

2015 59

Office Use Only
File # _____

Project Title: WALNUT GLEN TOWNHOME ASSOC

Action Requested

RECEIVED
NOV 05 2015
BY: _____

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

Petitioner Information

Owner Information (if different)

Name: WALNUT GLEN TOWNHOMES
410 NORTHWEST MGMT

Address: 280 TEK DRIVE
Crystal Lake IL 60014

Phone: 815-526-4034

Fax: 815-459-1306

E-mail: JANICE@NWPOPP
-COM

Property Information

Project Description: 41 UNIT TOWNHOME ASSOCIATION
STREET RENOVATION PROJECT

Project Address/Location: 1200-1276 WALNUT GLEN DR
CRYSTAL LAKE IL

PIN Number(s): 18-12-182-015 THRU 18-12-182-041

Development Team

Please include address, phone, fax and e-mail

Developer: WALNUT CLEN TOWNHOME ASSOC

Architect: N/A

Attorney: N/A

Engineer: MEMPHIS ENGINEERS 1700 HUTCHINS RD MACHESNEY
PARK. LL 6115 815-636-9590 X9591

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

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.

James Brunkel, Agent

11-4-15

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.

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION OF THE
CITY OF CRYSTAL LAKE,
MCCHERRY COUNTY, ILLINOIS**

IN THE MATTER OF THE
APPLICATION OF
Walnut Glen Townhomes
Association

LEGAL NOTICE

Notice is hereby given in compli-
ance with the Unified Development
Ordinance (UDO) 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 Walnut Glen Town-
homes Association for a Final
Planned Unit Development Amend-

ment relating to the following de-
scribed real estate commonly
known as 1200-1276 Walnut
Glen Drive, Crystal Lake, Illinois
60014, PIN: 18-12-182-001 thru
18-12-182-041

This application is filed for the pur-
pose of seeking a Final Planned
Unit Development Amendment pur-
suant to Article 4-500, Planned
Unit Development Standards and
Article 9, Administration, of the
UDO to allow the disconnection of
Walnut Glen Drive and Crabapple
Drive with a gate, as well as any
other variations that may be neces-
sary to complete the project as pro-
posed. Plans for this project can
be viewed at the City of Crystal
Lake Community Development
Department at City Hall.

A public hearing before the
Planning and Zoning Commission
for this request will be held at 7:30
p.m. on Wednesday November 2,
2016, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on October 18, 2016) 1234860

2015 59



Walnut Glen Homeowners Association

PUD Application

Since our inception 9 years ago, we as an association have battled with vendors and banks, since our builder Orzech Builders declared bankruptcy 7 years ago. We, as an association, were left with outstanding invoices, legal fees, and co-mingling of funds by the owner totaling approximately \$250,000. These funds could have been put in our "Reserve Accounts", to fund maintenance projects in the future. Well, the future is today.

In 2009, we knew we had a problem with the streets of our association, but to verify our beliefs, we had Chicago Testing Laboratory, Inc. conduct coring samples of our streets in June of 2009. And as we suspected, they were not constructed correctly, and surely not by the City of Crystal Lake Building Codes. Of the 9 core samples, 3 failed in required stone base thicknesses, and 7 core samples failed the required asphalt thickness (See pages 1-3). With stone base and asphalt thickness not meeting city standards in initial construction, our roads have deteriorated to the point that they need to be replaced. With this in mind, we as a board, voted to special assess the members \$5,000 a unit over 4 years. Since this action 2 years ago, the revised construction cost is closer to \$300,000.00. Our streets are not dedicated, so we as an association are liable for all street and sewer repairs. Our association members agreed to this action, only if Walnut Glen Dr. would be closed at the intersection of Crab Apple. Since our association is funding this project, we want to limit the wear and tear of our roads in the future. But over the years, there are also other issues that have developed which called for Walnut Glen Dr. to be closed:

Public Safety:

In our sub division we have a curve on Walnut Glen Dr. which is a 90% curve. To increase the danger of this curve, there are arborvitae that line Walnut Glen Dr., planted by the City, to add as a buffer between Walnut Glen and the filtration plant and fire house (pages 4 - 8). These arborvitae after many years of growth are now impeding on Walnut Glen Drive to the point the curve is now a "blind turn". This situation was defined last year when a vehicle was going too fast, missed the turn and collided into the corner unit causing approximately \$50,000.00 of damage to the townhouse. This accident occurred between 2-4 AM during the winter, the accident was reported to Crystal Lake Police, but driver and the vehicle were never found, even though parts of the vehicle were scattered throughout the accident scene. Obviously, this driver was not a resident of Walnut Glen HOA, because they would have been familiar with the severity of the turn and slowed down. The other issues concerning public safety is that we regularly have bicycle riders, not only our residents, but adjoining neighborhoods that cut through on Walnut Glen Dr. to exit onto Bard Avenue. We as an association have to pay liability insurance on our common ground and the exterior of the buildings, needless to say, the association's premiums sky rocketed due to this accident, increasing 41 home owners' monthly fee, which we had not budgeted for concerning our yearly statement. Unless, we eliminate outside traffic that uses Walnut Glen Dr. as a "short cut" to Bard, this is an accident waiting to happen in the future.

Fire Protection:

In our initial conversations by our civil engineer, McMahon Engineering, with Rick at Crystal Lake, a sticking point was the fire department not having access to the 5 Homes located on Crabapple (See Site Map). In our initial proposal, we had Walnut Glen Dr. completely closed off from Crabapple. Even though there is only 500 lf difference between the 2 routes to those homes (See Site Picture- page 9), fire protection was opposed to this option. However, having met with Katie, Abigail, and fire protection 4 weeks ago, fire protection suggested a gate on Walnut Glen would be ok, with a padlock on it in which the fire department would have a key in case an emergency call was warranted. We submitted a drawing of the gate to Katie (Enclosed), and we as an association are okay with this proposal of a "triangle gate" located on Walnut Glen Dr., approximately 70 lf from the east curbing on Crabapple (See Pages 10-14).

Home Values:

In submitting this project to our association members 3 years ago, we knew we had issues with the roads, and our initial estimates to repair these problems was at approximately \$250,000.00. But since then, curbs have been added and increased prices in sub base stability and materials, now puts the project in the \$300,000.00 range.

The one pre requisite of the home owners was that if each home owner had to pay an additional \$7,500.00 to move forward with this project, they wanted to close off Walnut Glen Dr. to Crabapple. Over the past 5 years our units at Walnut Glen HOA, have lost approximately 50% of their value. It is our hope by moving forward with this project, it will "jump start" the resale value of these units, because as it stands now, many of our original homeowners are "upside down" on their mortgages, and many are retired. This makes increasing the values of their homes even more imperative to our association. The value of our townhomes, as well as the homes located at the end of Crabapple, should see an increase in value, just by the fact that both our streets have dead ends. There are many small children that live on Crabapple (our end), and I am sure their parents would give a favorable nod to closing off through traffic on their block.

We, as an association, see this project as a "win win scenario", for fire protection, for safety of the residents and property, for property values for us as well as our neighbors. We appreciate your time concerning this matter, if you have any further questions concerning this project for Walnut Glen HOA let me know.

Best regards,



Timothy Buckley

President Walnut Glen Homeowners Association

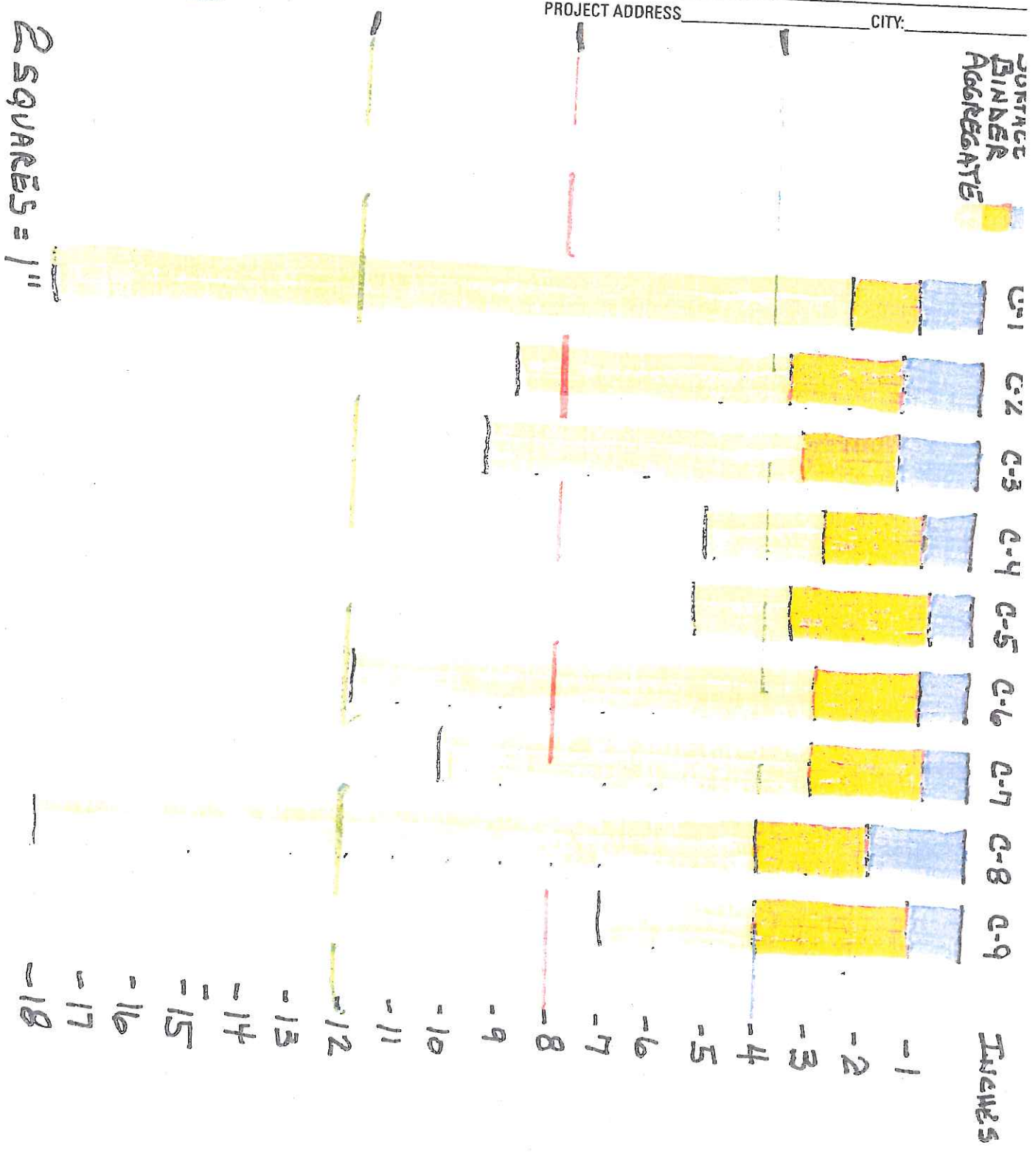


3124 South 60th Court
 Cicero, IL 60804
 Phone: (708) 222.1200
 Fax: (708) 222.1213

DATE: _____
 CUSTOMER: _____ NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 PHONE: _____ FAX: _____ CELL: _____
 PROJECT: _____
 PROJECT ADDRESS _____ CITY: _____

2 SQUARES = 1"

SURFACE
 BINDER
 AGGREGATE



1



Founded 1912

Chicago Testing Laboratory, Inc.

30W114 Butterfield Road, Warrenville, IL 60555 ☎ 630.393.CTL1 ☎ 630.393.CTL7
 18000 South Williams Street, Thornton, IL 60476 ☎ 708.877.1801 ☎ 708.877.6926
 3966 West Dayton Street, Unit A, McHenry, IL 60050 ☎ 815.385.8351 ☎ 815.385.8456
 1612 Landmeier Road, Unit C, Elk Grove Village, IL 60007 ☎ 847.228.1079 ☎ 847.228.0633
 www.chicagotestinglab.com info@chicagotestinglab.com
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Project Name: Walnut Glen Drive
 Project Location Crystal Lake, Illinois
 Client: Northwest Property Management, Inc.

CTL File #: 09EG408
 Date: 6/26/2009

Pavement Core Measurement Log

Core ID: C-1
Location: 1270 Walnut Glen Drive 1 - 1/2 ft. South of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 1 1/4	1 1/4	Poor / Core Broken
Bituminous Binder Pavement	1 1/4 to 2 3/4	1 1/2	Very Poor / Core Badly Broken
Aggregate Sub Base	2 3/4 to 27+	25 +	Brown Well Graded Gravel and Sand (GW)

Core ID: C-2
Location: 1284 Walnut Glen Drive 1 - 1/2 ft. North of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 1 1/4	1 1/4	Fair
Bituminous Binder Pavement	1 1/4 to 3 5/8	2 3/8	Poor to Very Poor / Core Broken
Aggregate Sub Base	3 5/8 to 9	5 3/8	Crushed Quarry Stone (GW)
Subgrade Soil	9 to 14+	5+	Hard Brown with Grey Lean clay (CL)

Core ID: C-3
Location: 1222 Walnut Glen Drive 2 ft. South of Centerline

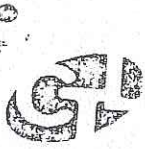
Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 1 9/16	1 9/16	Poor / Core Broken
Bituminous Binder Pavement	1 9/16 to 3 3/8	1 13/16	Fair to Poor / Core Broken
Aggregate Sub Base	3 3/8 to 9 1/2	6 1/8	Crushed Quarry Stone (GW)
Subgrade Soil	9 1/2 to 13+	4+	Hard Brown with Grey Lean clay (CL)

Core ID: C-4
Location: 1254 Walnut Glen Drive 2 ft. North of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 1	1	Fair
Bituminous Binder Pavement	1 to 2 13/16	1 13/16	Fair
Aggregate Sub Base	2 13/16 to 5	2 3/16	Crushed Quarry Stone (GW)
Subgrade Soil	5 to 10+	5+	Hard Brown with Grey Lean clay (CL)

Core ID: C-5
Location: 1206 Walnut Glen Drive 2 ft. South of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 7/8	7/8	Fair
Bituminous Binder Pavement	7/8 to 3 1/4	2 3/8	Fair
Aggregate Sub Base	3 1/4 to 5	1 3/4	Brown Gravel and Sand (GW)
Subgrade Soil	5 to 10+	5+	Very Stiff Brown w/ Grey Lean clay (CL)



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30W114 Butterfield Road, Warrenville, IL 60555 : 630.393.CTL1 : 630.393.CTL7
 18000 South Williams Street, Thornton, IL 60476 : 708.877.1801 : 708.877.6926
 3966 West Dayton Street, Unit A, McHenry, IL 60050 : 815.385.8351 : 815.386.8456
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Project Name: Walnut Glen Drive
 Project Location: Crystal Lake, Illinois
 Client: Northwest Property Management, Inc.

CTL File #: 09EG408
 Date: 6/26/2009

Pavement Core Measurement Log

Core ID: C-6
Location: 1200 Walnut Glen Drive 2 ft. North of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 1 1/16	1 1/16	Fair
Bituminous Binder Pavement	1 1/16 to 3 1/16	2	Very Poor / Core Badly Broken
Aggregate Sub Base	3 1/16 to 12	8 15/16	Crushed Gravel (GW)
Subgrade Soil	12 to 15+	3+	Very Stiff Brown w/ Grey Lean clay (CL)

Core ID: C-7
Location: 1218 Walnut Glen Drive 5 ft. South of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 11/16	11/16	Fair
Bituminous Binder Pavement	11/16 to 2 3/4	2 1/16	Poor to Very Poor / Core Broken
Aggregate Sub Base	2 3/4 to 10	7 1/4	Crushed Gravel (GW)
Subgrade Soil	10 to 14+	4+	Very Stiff Brown w/ Grey Lean clay (CL)

Core ID: C-8
Location: 1238 Walnut Glen Drive 4 ft. East of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 1 11/16	1 11/16	Fair
Bituminous Binder Pavement	1 11/16 to 3 13/16	2 1/8	Poor / Core Broken
Aggregate Sub Base	3 13/16 to 21	17 3/16	Crushed Gravel (GW)
Subgrade Soil	21 to 25+	4+	Very Stiff Brown w/ Grey Lean clay (CL)

Core ID: C-9
Location: 1278 Walnut Glen Drive 4 ft. West of Centerline

Material:	Depth (in.)	Thickness (in.)	Remarks/Condition
Bituminous Surface Pavement	0 to 15/16	15/16	Fair
Bituminous Binder Pavement	15/16 to 4 1/16	3 1/8	Fair
Aggregate Sub Base	4 1/16 to 7	2 15/16	Crushed Gravel (GW)
Subgrade Soil	7 to 12	5+	Very Stiff Brown w/ Grey Lean clay (CL)

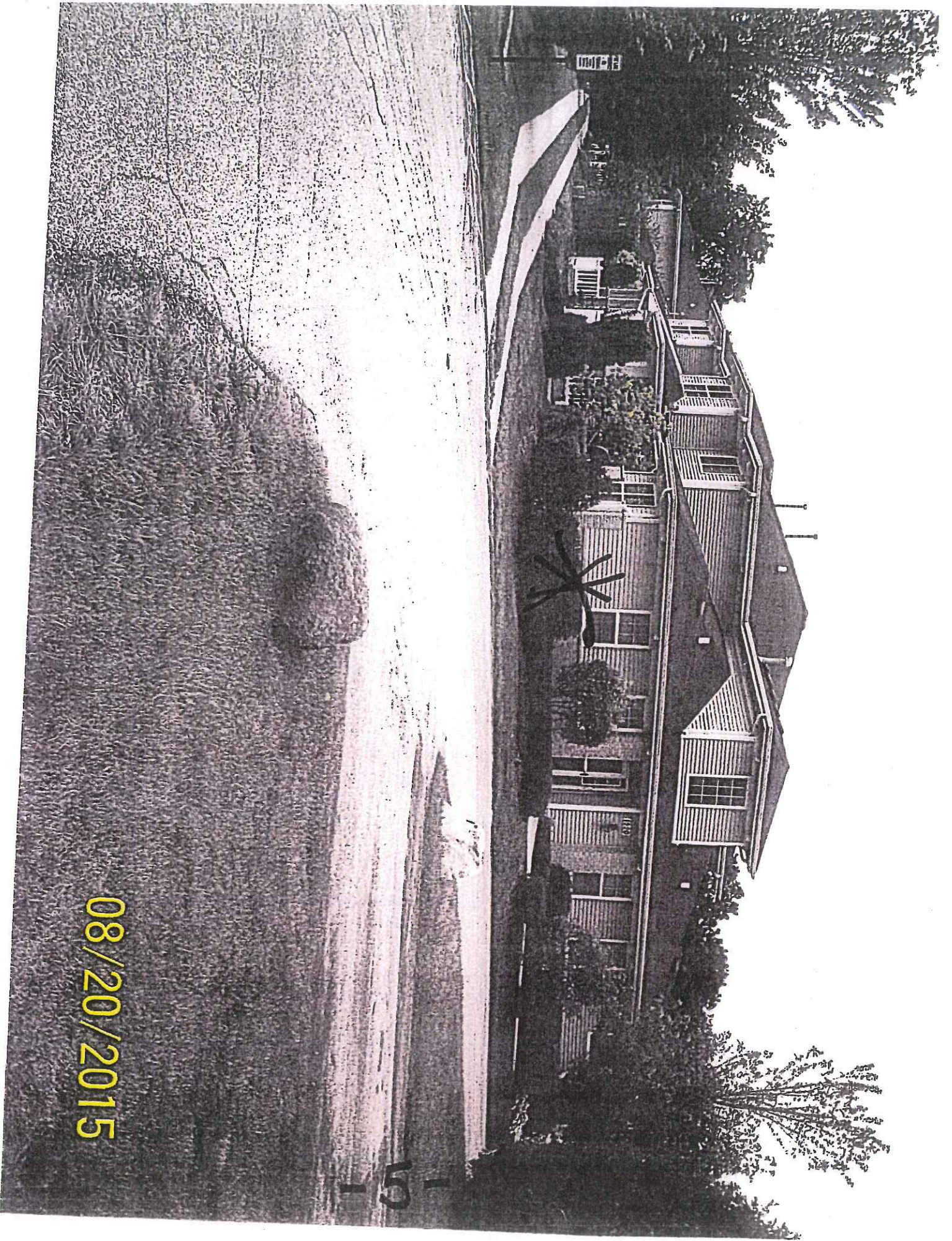
Core ID:
Location:
Material:

	Depth (in.)	Thickness (in.)	Remarks/Condition
	_____ to _____	_____	_____
	_____ to _____	_____	_____
	_____ to _____	_____	_____
	_____ to _____	_____	_____



08/20/2015

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08/20/2015

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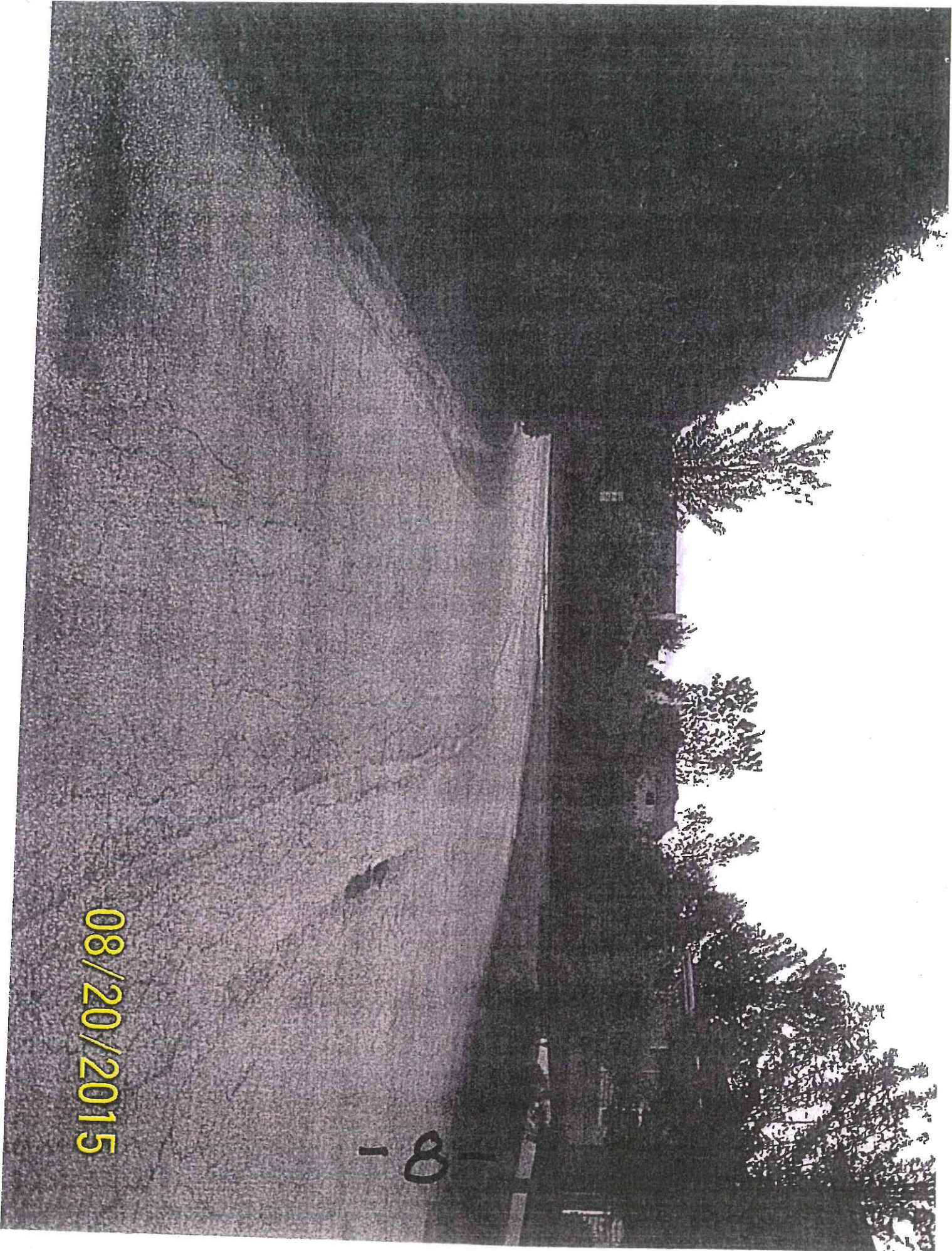


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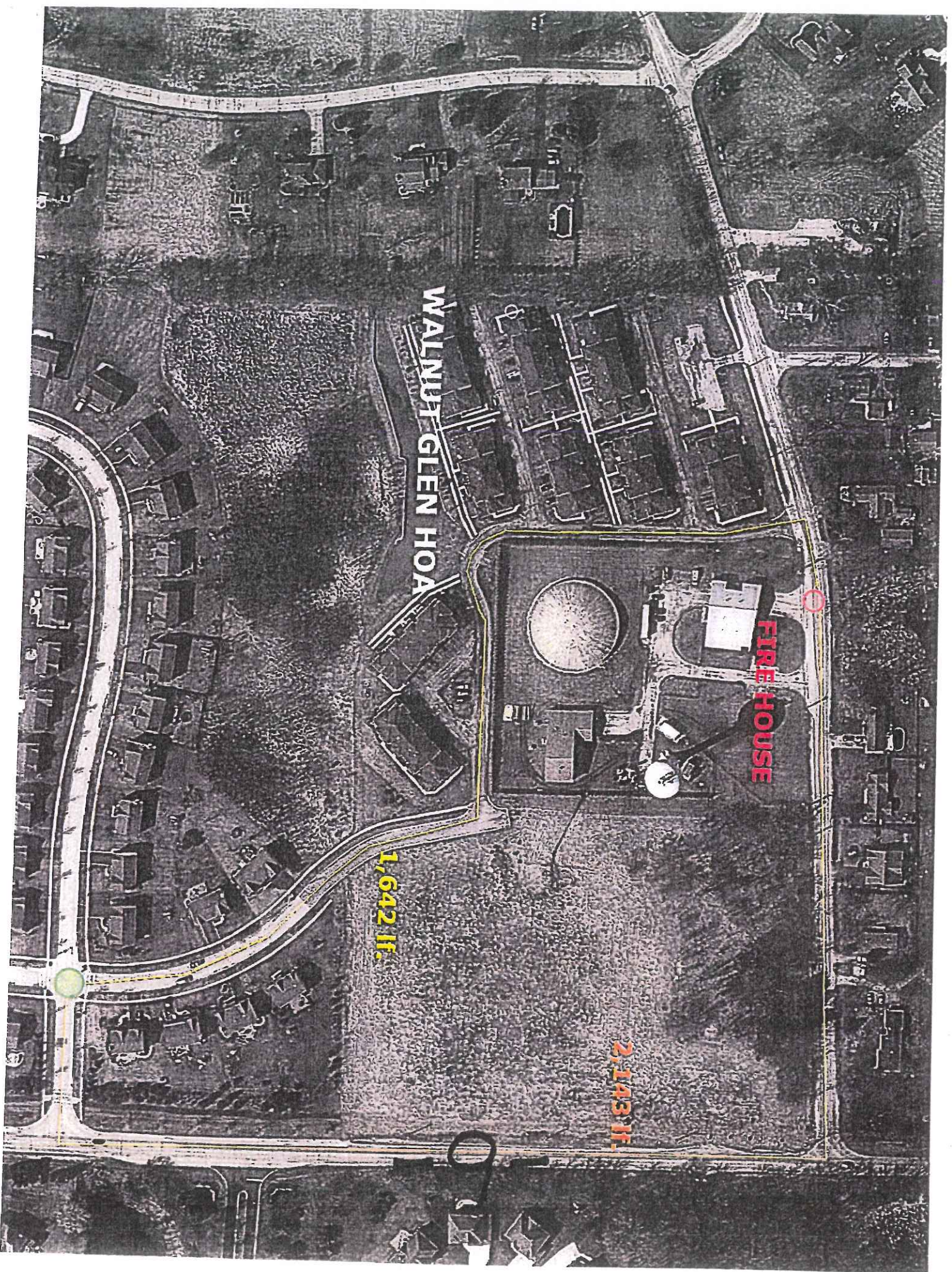
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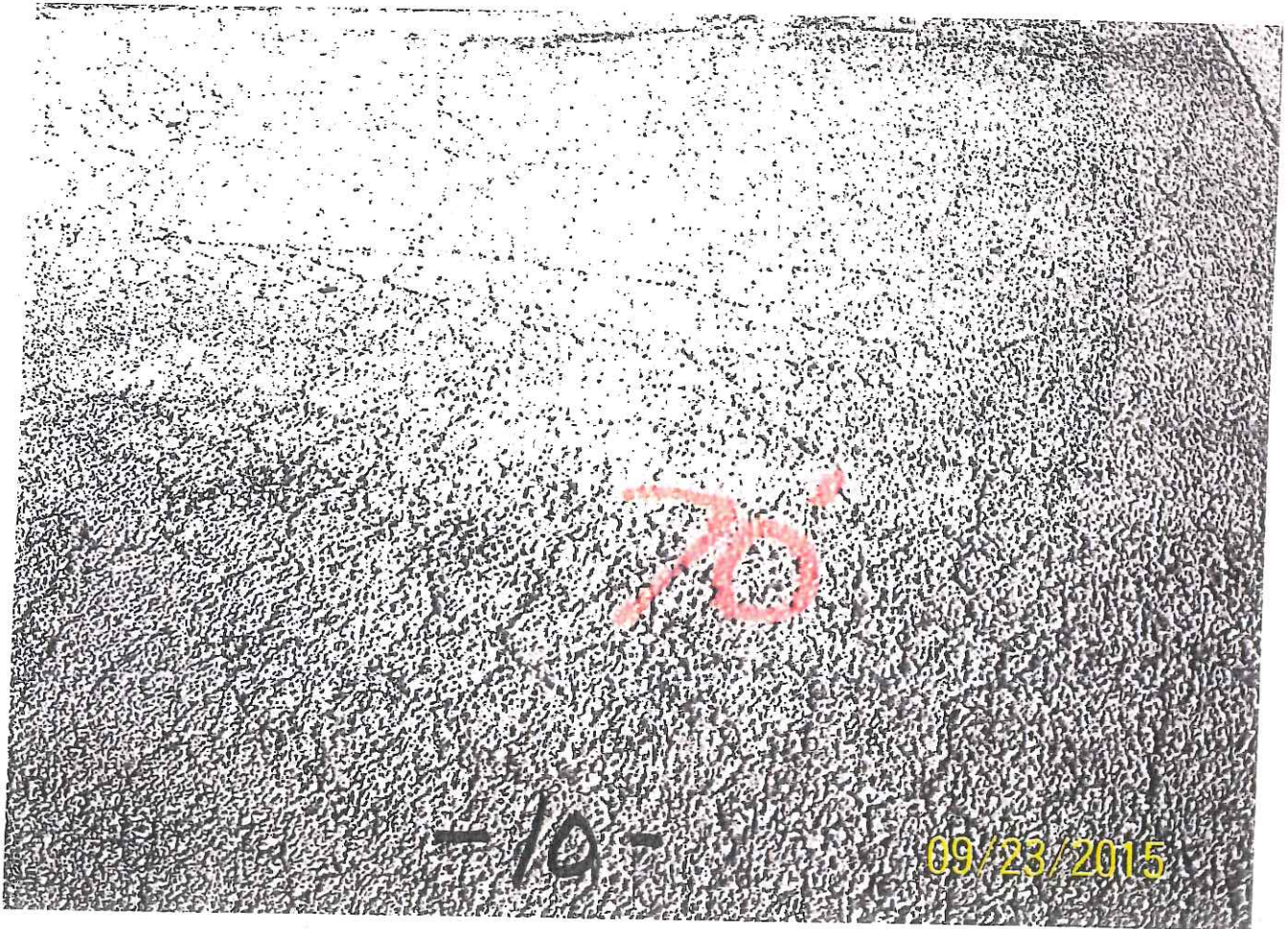
WALNUT GLEN HOA

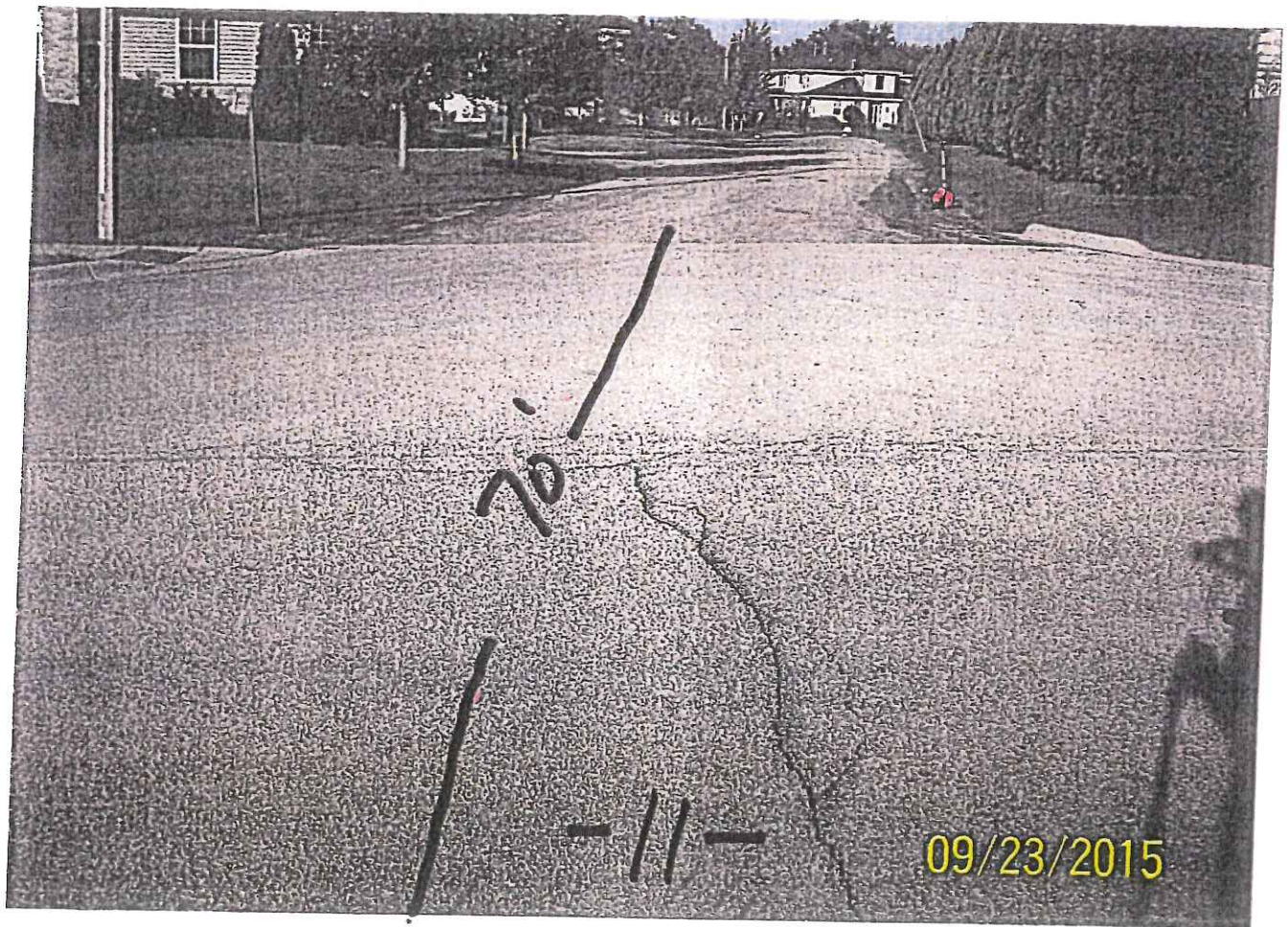
FIRE HOUSE

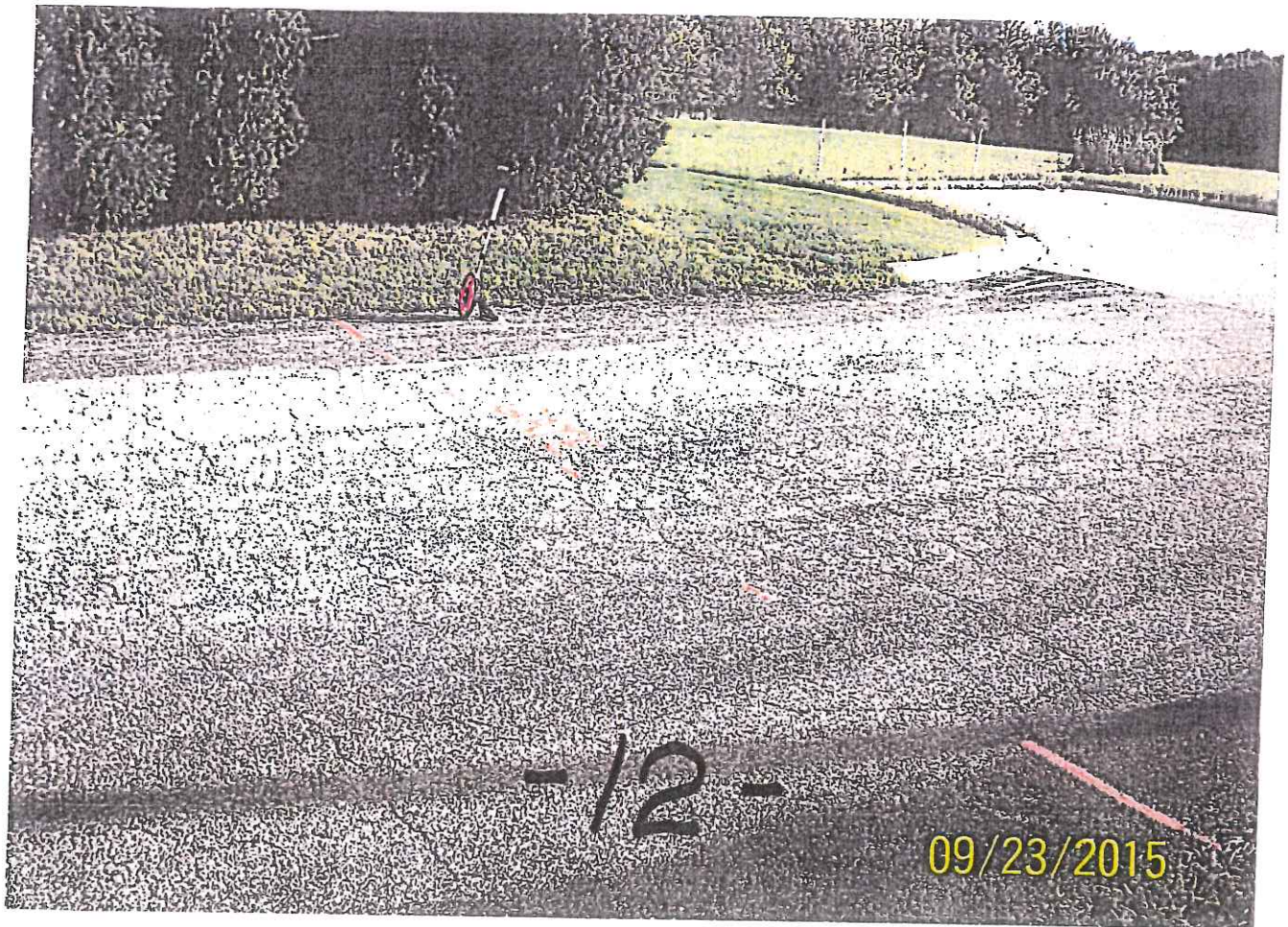
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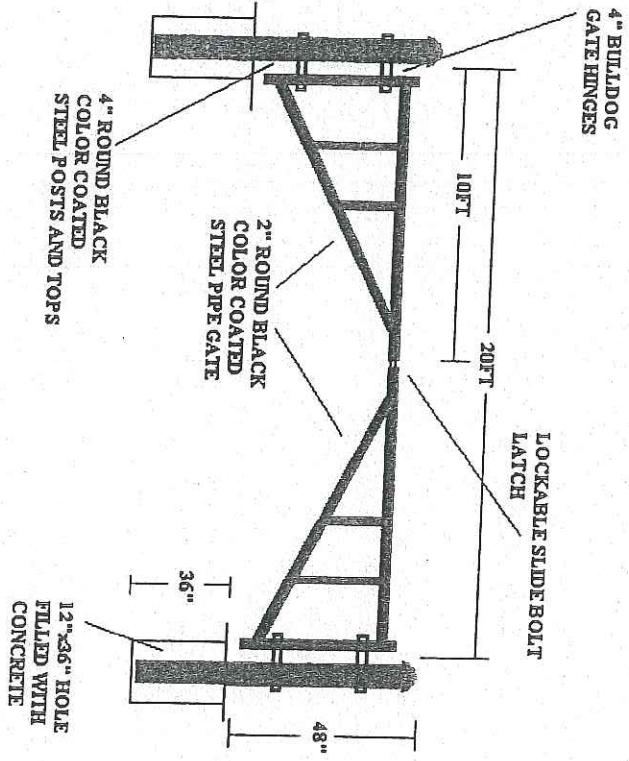
2,143 ft.

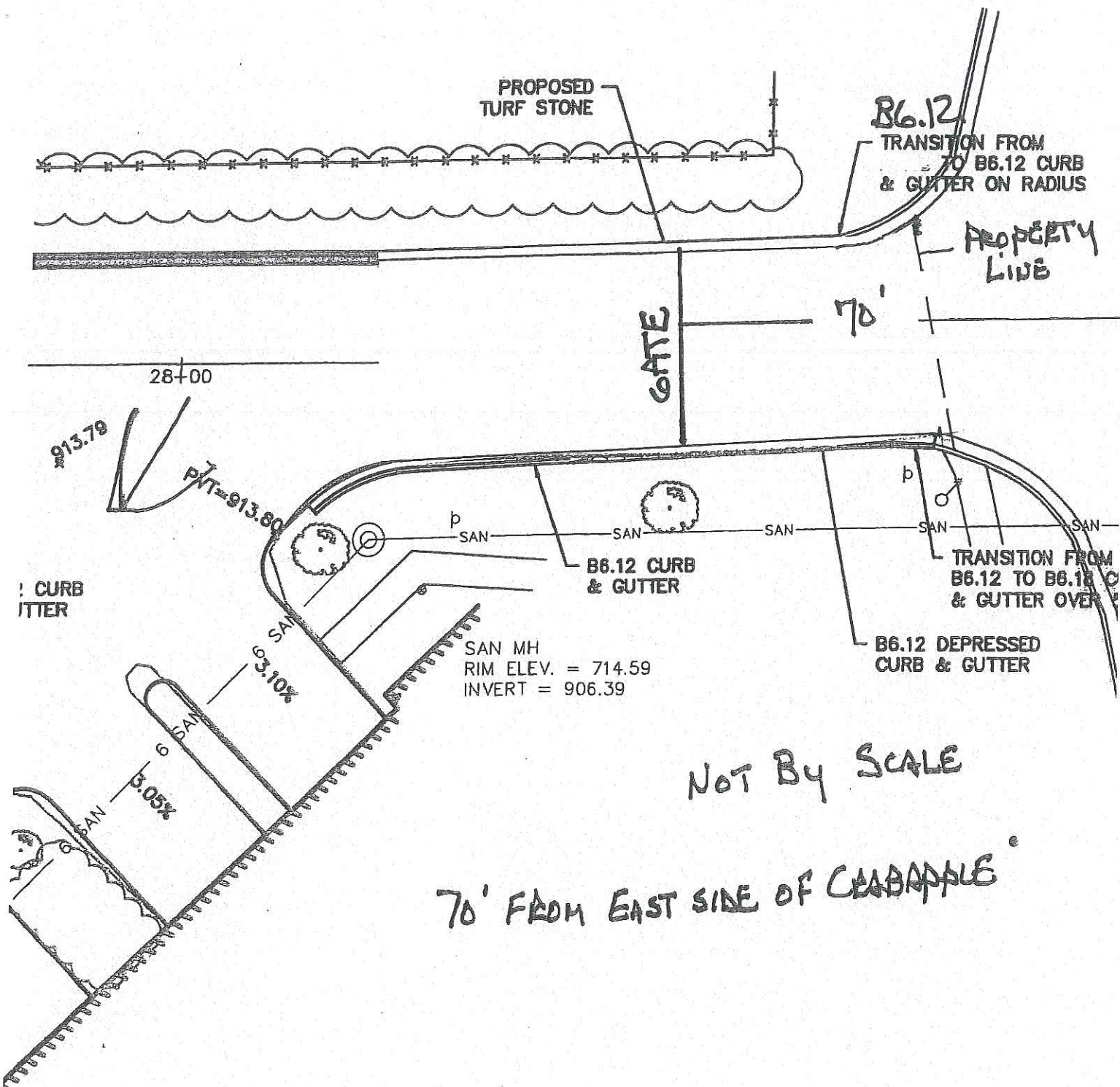


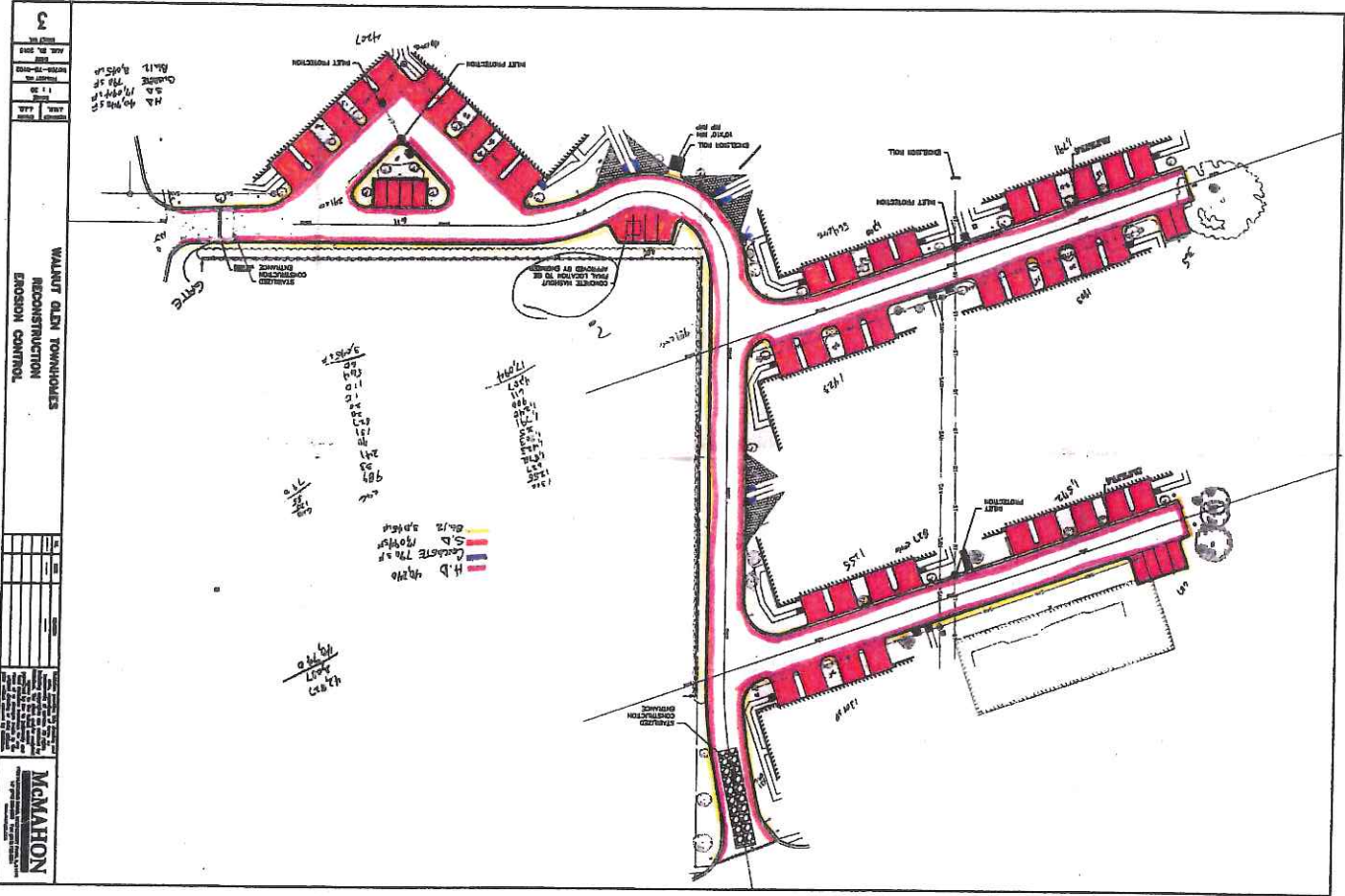












3
 DATE: APR. 24, 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: WALNUT GLEN TOWNHOMES
 RECONSTRUCTION
 EROSION CONTROL



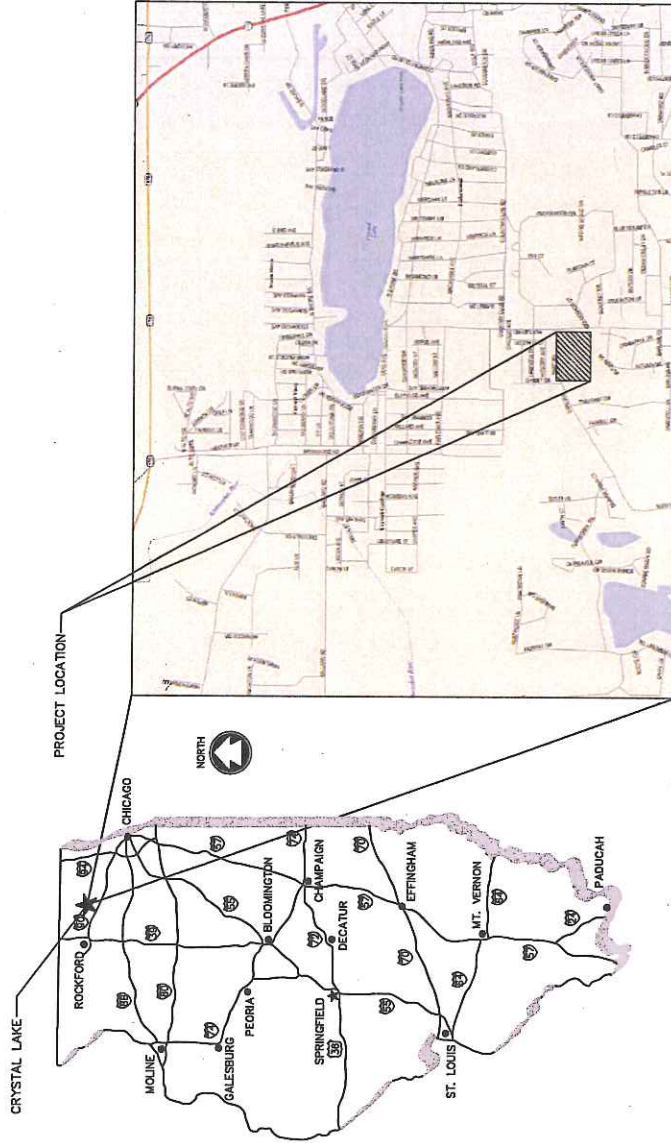
WALNUT GLEN TOWNHOMES RECONSTRUCTION

CITY OF CRYSTAL LAKE
McHENRY COUNTY, ILLINOIS
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001359

OWNER REVIEW

SHEET INDEX

- T1 TITLE SHEET
- 1 GENERAL NOTES
- 2 S.W.P.F.P.
- 3 EROSION CONTROL
- 4-7 PLAN & PROFILE



N.T.S.

UTILITIES

ELECTRIC:
COMMONWEALTH EDISON COMPANY
(800) 334-7661

GAS:
NICOR
(888) 642-6748

SANITARY SEWERS:
CITY OF CRYSTAL LAKE
100 W. WOODSTOCK STREET
CRYSTAL LAKE, IL 60014
(815) 556-3614

WATER:
CITY OF CRYSTAL LAKE
100 W. WOODSTOCK STREET
CRYSTAL LAKE, IL 60014
(815) 556-3614

TELEPHONE:
AT&T
(800) 288-2020

CABLE T.V.:
COMCAST
(866) 594-1234

UTILITY LOCATIONS ARE PROVIDED FOR THE CONTRACTORS CONVENIENCE AND ARE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES. CONTACT JULLIE, 1-800-692-0123 FOR LOCATION OF UNDERGROUND UTILITIES.

McMAHON
ENGINEERS ARCHITECTS
1100 PULASKI ROAD, McHENRY PARK, IL 61151
Tel: (815) 682-2200 Fax: (815) 682-2201
www.mcmahon.com

PROJECT NO.
18708-75-0102
DATE
OCT. 9, 2015
SHEET NO.

T1

S.W.P.P.P.

CONTACT INFORMATION:

OWNER: WAINUT GLEN TOWNHOME ASSOCIATION / NW PROPERTY MANAGEMENT
 700 CRYSTAL LAKE, ILLINOIS 60014
 ATTN: MS. JANICE REINHARDT

PHONE: 815-459-9187

DESIGNER: McMAHON

7000 HUTCHINS ROAD
 MACHESNEY PARK, ILLINOIS 61115
 BILL REIDENBACH, PROJECT MANAGER
 EMAIL: jreid@mcmappp.com

STORM WATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN WAS ESTABLISHED AND INCLUDED IN THIS PLANS TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PREVENT A STORM WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE SILTATION WITHIN THE CONSTRUCTION ZONE AND TO ELIMINATE SEDIMENTS FROM ENTERING AND LEAVING THE CONSTRUCTION ZONE BY UTILIZING PROPER EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

CERTAIN ITEMS AS SHOWN IN THE IMPROVEMENT PLANS SHALL BE PLACED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITIONS.

THE CONTRACTOR SHALL PLACE PERMANENT EROSION CONTROL SYSTEMS AND TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN IN THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN THE DETAILS.

DESCRIPTION OF CONSTRUCTION ACTIVITY:

CONSTRUCTION ACTIVITY SHALL CONSIST OF THE RECONSTRUCTION OF THE EXISTING DRIVEWAY AND SIDEWALKS. IMPROVEMENTS WILL INCLUDE CURB & GUTTER AND PAVEMENT SECTION ALONG WITH ASSOCIATED GRADING & RESTORATION INSIDE THE RIGHT-OF-WAY.

DESCRIPTION OF INTENDED SEQUENCE OF ACTIVITIES:

1. PLACEMENT OF PERMANENT EROSION CONTROL SYSTEMS
2. CORING OUT OF EXISTING DRIVEWAY ALONG WITH PARTIAL PLACEMENT OF STONE BASE.
3. PLACEMENT OF CURB & GUTTER.
4. PLACEMENT OF BITUMINOUS PAVEMENT.
5. RESTORATION OF PARKWAY.
6. RESTORATION OF DRIVEWAY APRONS.

AREA OF CONSTRUCTION SITE:

THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 1.6 ACRES, ALL OF WHICH SHALL BE DISTURBED BY EXCAVATION, GRADING OR SOME OTHER TYPE OF CONSTRUCTION ACTIVITY.

SUPPORTING RECORDS AND PLANS:

THE FOLLOWING ASSISTED IN DEVELOPING THE EROSION CONTROL PLAN AS REFERENCED DOCUMENTS:

- SOILS REPORTS
- AND PROJECT PLAN DOCUMENTS
- DRAINAGE TRIBUTARIES RECEIVING WATER FROM CONSTRUCTION SITE
- UNMAINTAINED TRIBUTARIES TO FOX RIVER

EROSION CONTROL AND SEDIMENT CONTROL PROCEDURES STABILIZATION PRACTICES AT THE BEGINNING OF CONSTRUCTION:

INLET PROTECTION, SILT FENCE AND TRACKING PADS SHALL BE PLACED PRIOR TO BEGINNING CONSTRUCTION.

STABILIZATION PRACTICES DURING CONSTRUCTION:

EROSION CONTROLS AND SEDIMENT CONTROL PROCEDURES SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITY.

MAINTENANCE AFTER FINAL GRADING:

TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE THROUGHOUT THE CONSTRUCTION PERIOD. PERMANENT EROSION CONTROL SYSTEMS AND ALL PROPOSED TURF AREAS SEEDING AND ESTABLISHED WITH THE PROPER STAND. ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE ESTABLISHED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.

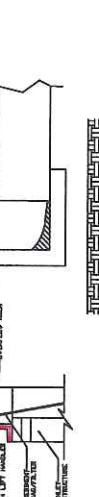
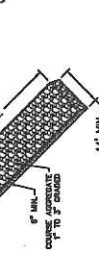
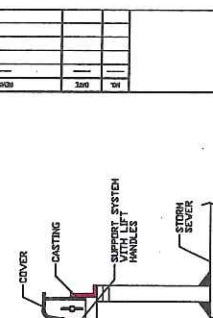
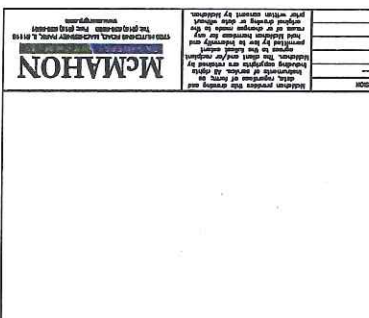
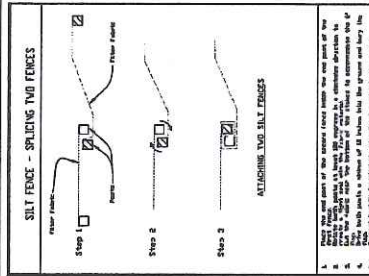
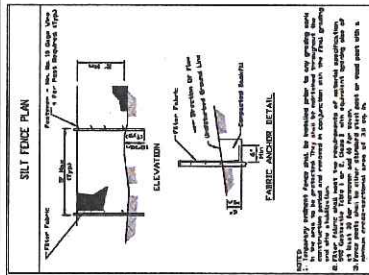
BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING ALL LOCAL AND/OR STATE OF ILLINOIS TECHNICAL STANDARDS. THE MINIMUM MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- LAND APPLICATION OF POLYACRYLAMIDE
 - WATER APPLICATION OF POLYMERS
 - NON-CHANNEL EROSION MAT
 - CHANNEL EROSION MAT
 - VEGETATIVE BUFFER
 - SEDIMENT BALE BARRIER
 - SILT FENCE
 - TRACKING PAD & TIRE WASHING
 - MULCHING
 - SEEDING
 - STORM DRAIN INLET PROTECTION
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH ALL LOCAL AND/OR STATE OF ILLINOIS TECHNICAL STANDARDS. THE MINIMUM MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:
- A. PRESERVE EXISTING VEGETATION WHERE POSSIBLE. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 30 DAYS OR LONGER WITH POLYACRYLAMIDE, MULCHING, SEEDING, AND GRAVELING MAY BE USED TO TEMPORARILY STABILIZE EXPOSED SOILS.
 - B. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
 - C. PROTECT INLETS FROM RECEIVING SEDIMENT WITH STORM DRAIN INLET PROTECTION.
 - D. PREVENT TRACKING OF SEDIMENT ONTO ROADS AND PAVED SURFACES USING EXITS AND ENTRANCES. MINIMIZE TRACKING AT ALL SITE.
 - E. CLEANUP OFFSITE SEDIMENT DEPOSITS AT THE END OF EACH WORK DAY & BEFORE A RAIN.
 - F. MANAGE THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CRUANT AND OTHER COMPOUNDS AND MATERIALS TO PREVENT THEIR DISCHARGE INTO THE DRAINAGE SYSTEM.
 - G. PERMANENTLY STABILIZE EXPOSED SOILS WITH NON-CHANNEL EROSION MAT, MULCHING, AND SEEDING AS SOON AS POSSIBLE.
 - H. CONTROL AND MINIMIZE DUST FROM VEHICULAR TRAFFIC AND WIND EROSION. PRESERVE VEGETATION, MULCHING, SEEDING, WATERING, GRADING PRACTICES, POLYACRYLAMIDE SOIL STABILIZERS, CHLORIDES, AND BARRIERS MAY BE USED FOR DUST CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION AS SOON AS POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES AS SOON AS POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING OR CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF THERE IS A CHANGE IN CONSTRUCTION, OPERATION, OR MAINTENANCE ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDUCE THE IMPACTS OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO THE PLAN. THE CONTRACTOR SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.



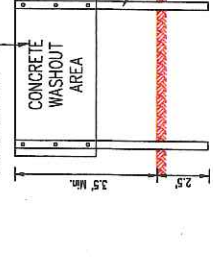
STABILIZED CONSTRUCTION ENTRANCE

FILTER FABRIC SHALL BE USED UNDER THE AGGREGATE TO MINIMIZE THE MIGRATION OF HEAVY VEHICLE LOADS. THE FILTER FABRIC SHALL MEET REQUIREMENTS OF MATERIALS CLASS 1 OF THE "ILLINOIS URBAN MANUAL".

NOTES:

1. Maintaining temporary concrete washout facilities shall include cleaning the facility of slurry and retaining the facility in a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

CONCRETE WASHOUT AREA



SIGN DETAIL

TEMPORARY FACILITY - BARRIER WALL

BARRIER WALL ANCHOR SECTION

DESIGNED	DATE	NO.
DRAWN	DATE	NO.
CHECKED	DATE	NO.
APPROVED	DATE	NO.
PROJECT NO.	DATE	NO.
PROJECT NAME	DATE	NO.
PROJECT LOCATION	DATE	NO.
PROJECT SCALE	DATE	NO.
PROJECT STATUS	DATE	NO.
PROJECT OWNER	DATE	NO.
PROJECT CONTACT	DATE	NO.
PROJECT ADDRESS	DATE	NO.
PROJECT PHONE	DATE	NO.
PROJECT FAX	DATE	NO.
PROJECT EMAIL	DATE	NO.
PROJECT WEBSITE	DATE	NO.
PROJECT SOCIAL MEDIA	DATE	NO.
PROJECT OTHER	DATE	NO.



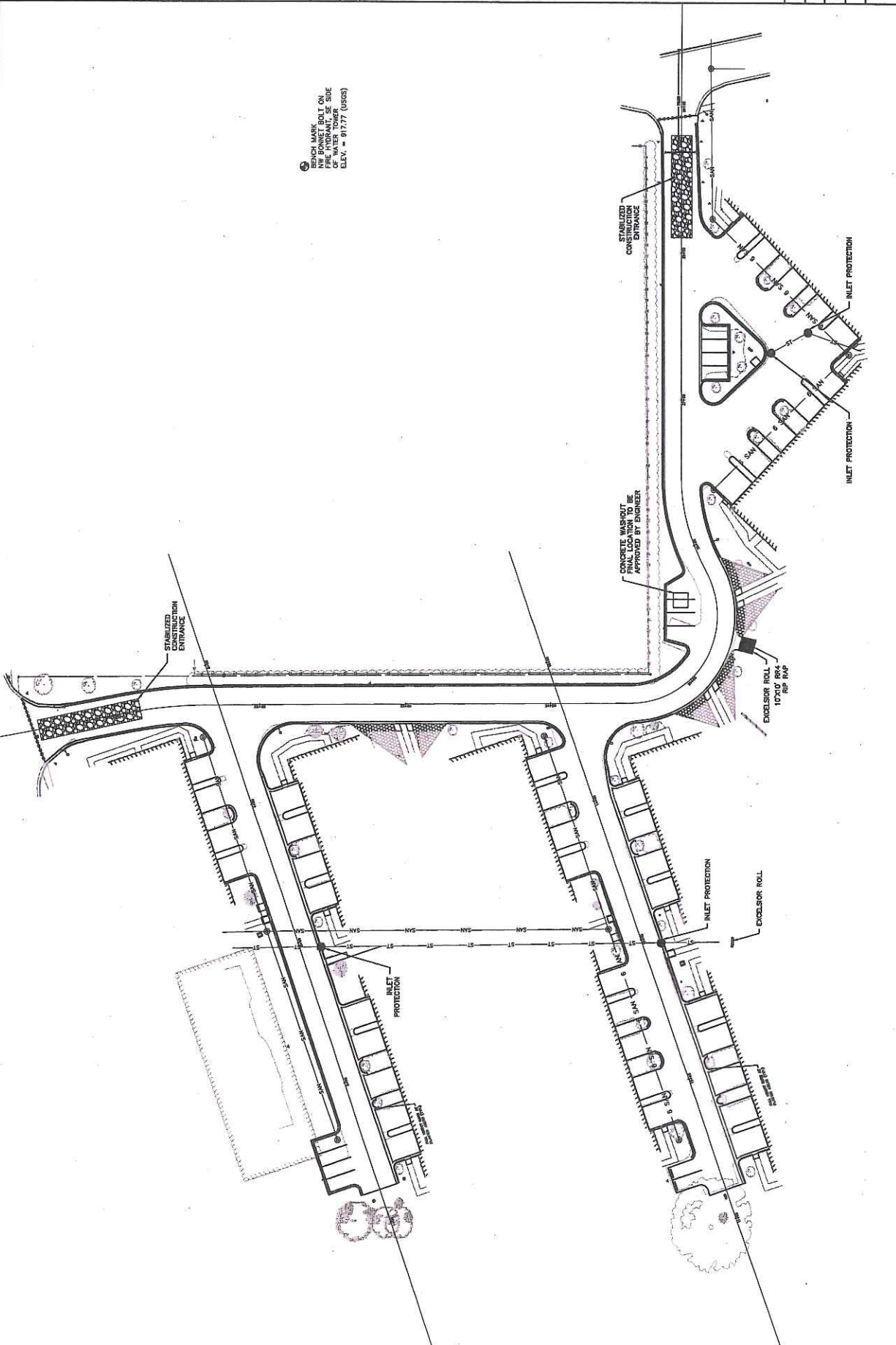
McMAHON
 7000 HUTCHINS ROAD
 MACHESNEY PARK, ILLINOIS 61115
 BILL REIDENBACH, PROJECT MANAGER
 EMAIL: jreid@mcmappp.com

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NO.	DATE	REVISION

**WALNUT GLEN TOWNHOMES
 RECONSTRUCTION
 EROSION CONTROL**

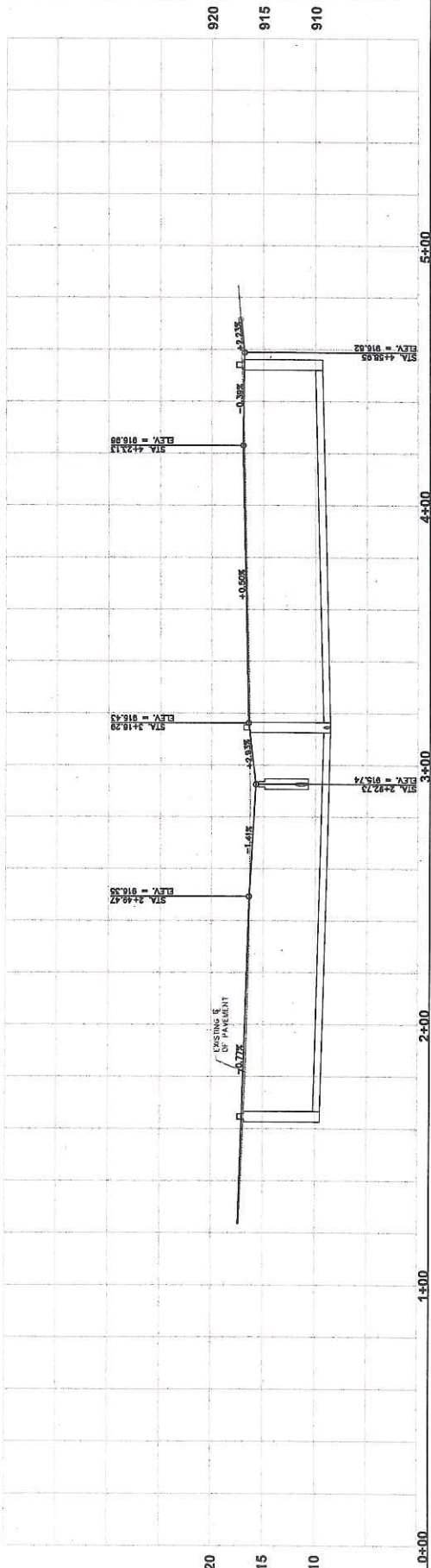
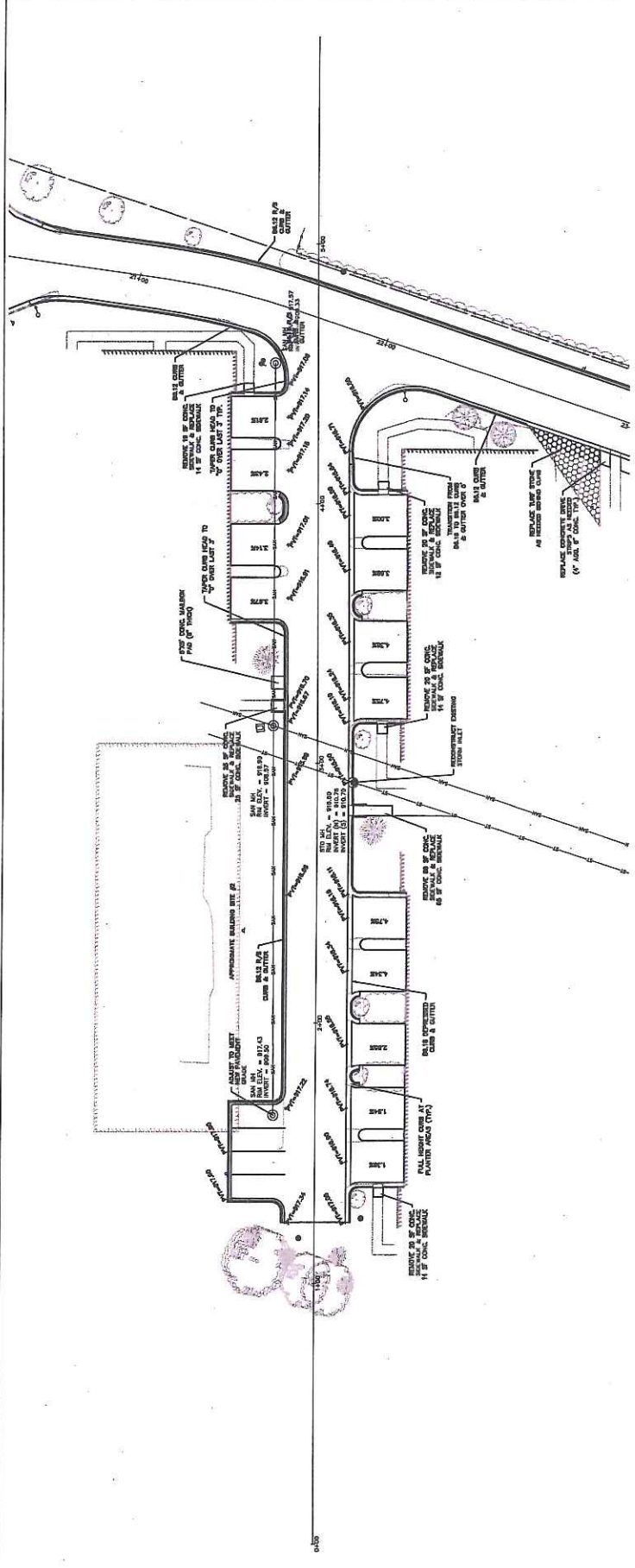
DESIGNED BY	AWK, J. A.L.D.
SCALE	1" = 30'
PROJECT NO.	WDM-75-0102
DATE	OCT. 12, 2015
SHEET NO.	3



NO.	DATE	REVISION

**WALNUT GLEN TOWNHOMES
 RECONSTRUCTION
 PLAN & PROFILE - PRIVATE DRIVE (NORTH)**

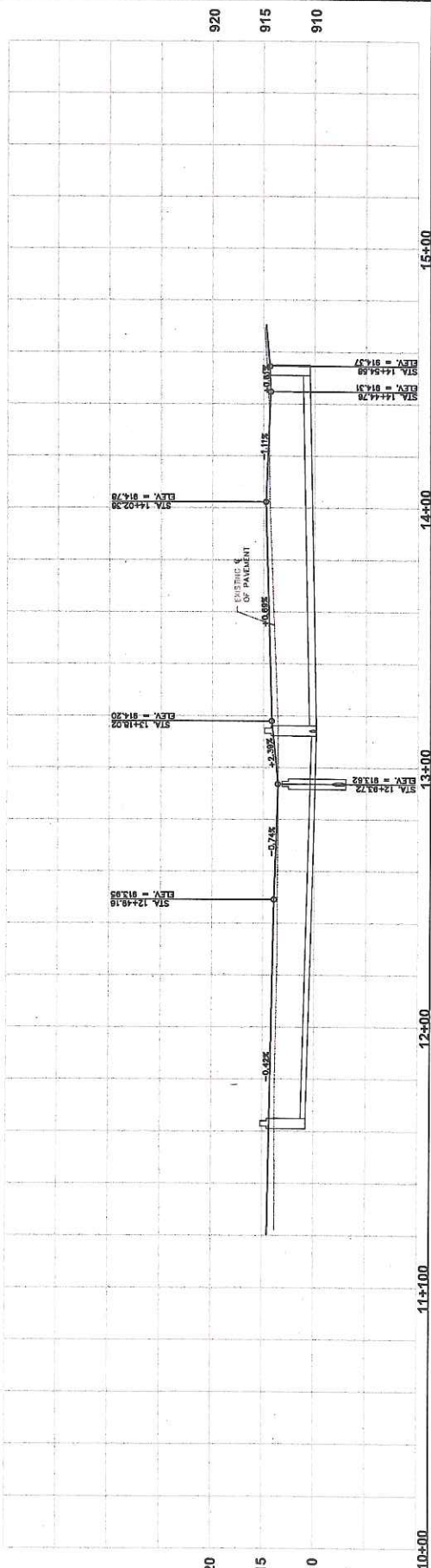
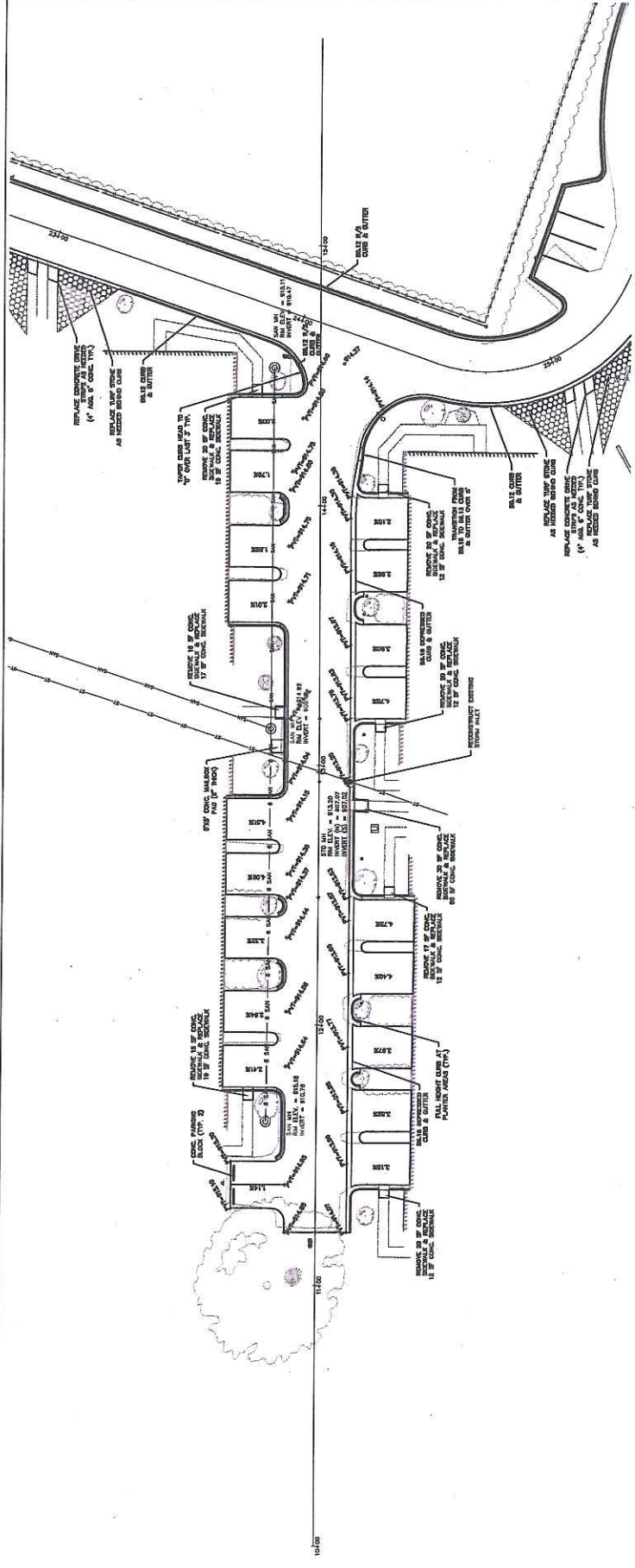
DATE	OCT. 16, 2015
PROJECT NO.	ND750-75-0102
SCALE	AS SHOWN
DATE	OCT. 16, 2015
SHEET NO.	4



NO.	DATE	REVISION

**WALNUT GLEN TOWNHOMES
 RECONSTRUCTION
 PLAN & PROFILE - PRIVATE DRIVE (SOUTH)**

PROJECT NO.	DATE	SHEET NO.
WY0706-75-0102	DEC. 9, 2015	5
SCALE	DATE	
1" = 20'		



NO.	DATE	REVISION

**WALNUT GLEN TOWNHOMES
 RECONSTRUCTION
 PLAN & PROFILE - PRIVATE DRIVE (SOUTH)**

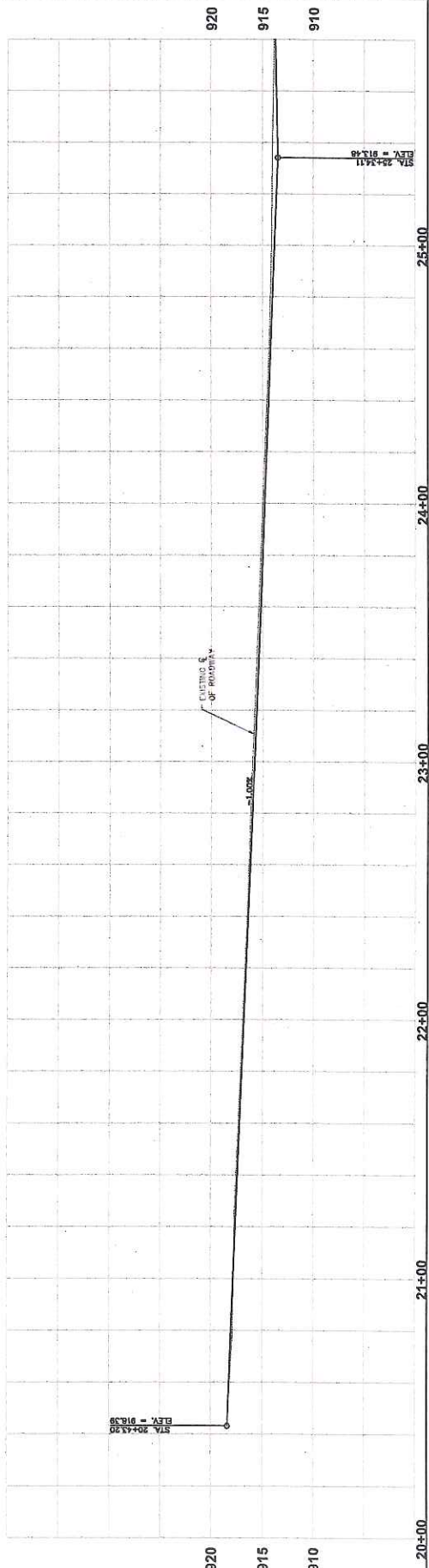
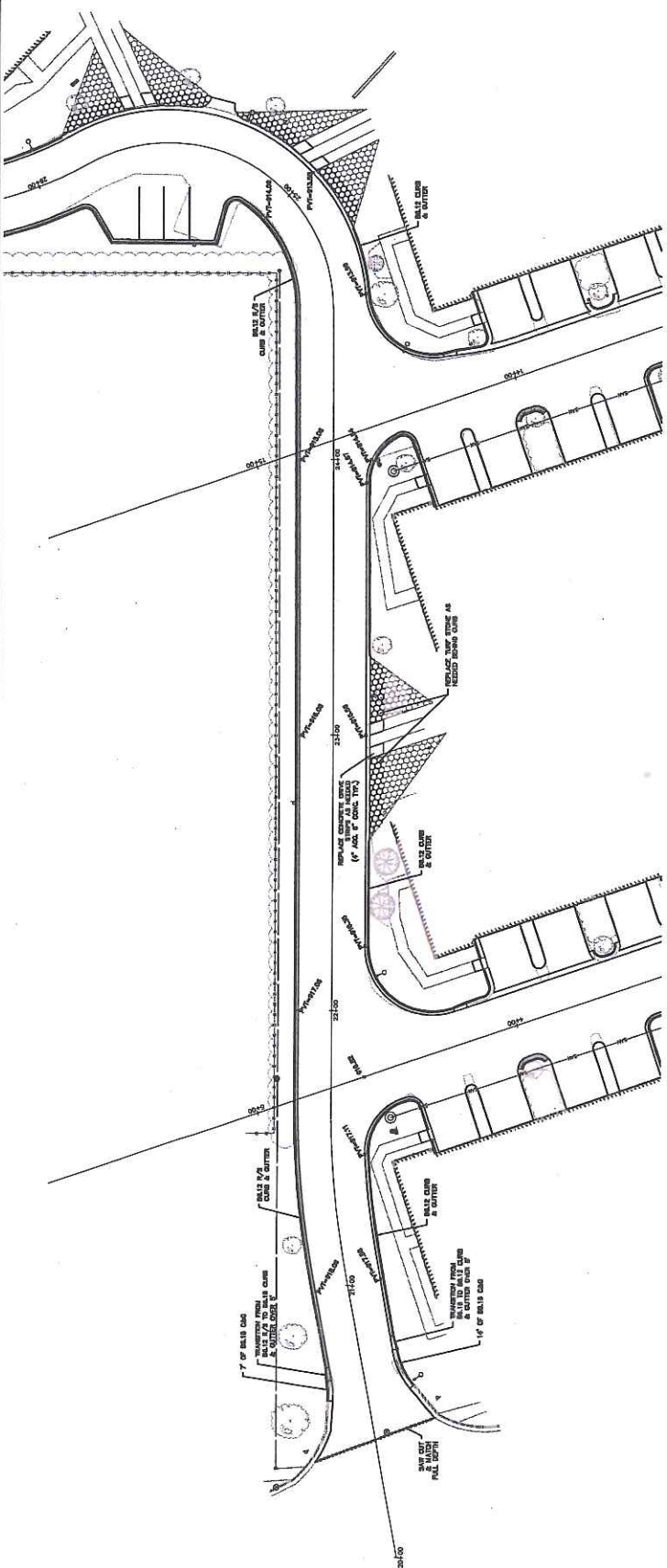
PROJECT NO.	DATE	SHEET NO.
WY0706-75-0102	DEC. 9, 2015	5
SCALE	DATE	
1" = 20'		

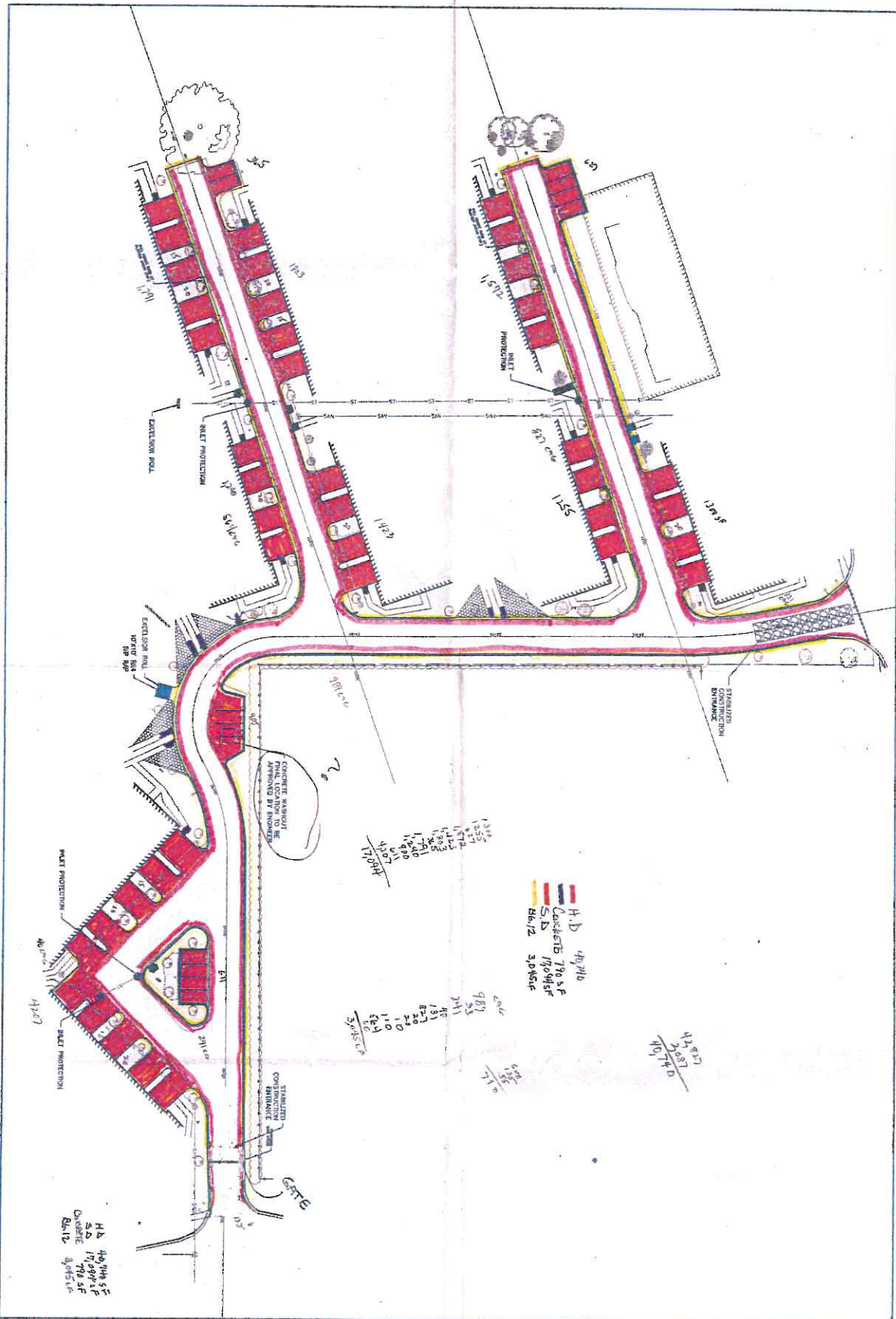
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NO.	DATE	REVISION

**WALNUT GLEN TOWNHOMES
 RECONSTRUCTION
 PLAN & PROFILE - PRIVATE ROAD**

DATE: OCT. 11, 2013
 PROJECT NO.: WJ2013-0102
 SCALE: 1" = 30'
 SHEET NO.: 6
 DRAWN BY: J.J.D.
 CHECKED BY: J.J.D.





**WALNUT GLEN TOWNHOMES
RECONSTRUCTION
EROSION CONTROL**

DATE	1.1.20
DRAWN BY	1.1.20
CHECKED BY	
DATE	
DATE	
DATE	
DATE	

3

NO.	DATE	REVISION

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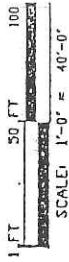
McMAHON

 1700 HITCHCOCK ROAD, ARLINGTON PARK, IL 60015
 Tel: 630-380-6600 Fax: 630-380-6601
 www.mcmahon.com

Site Plan

Walnut Glen

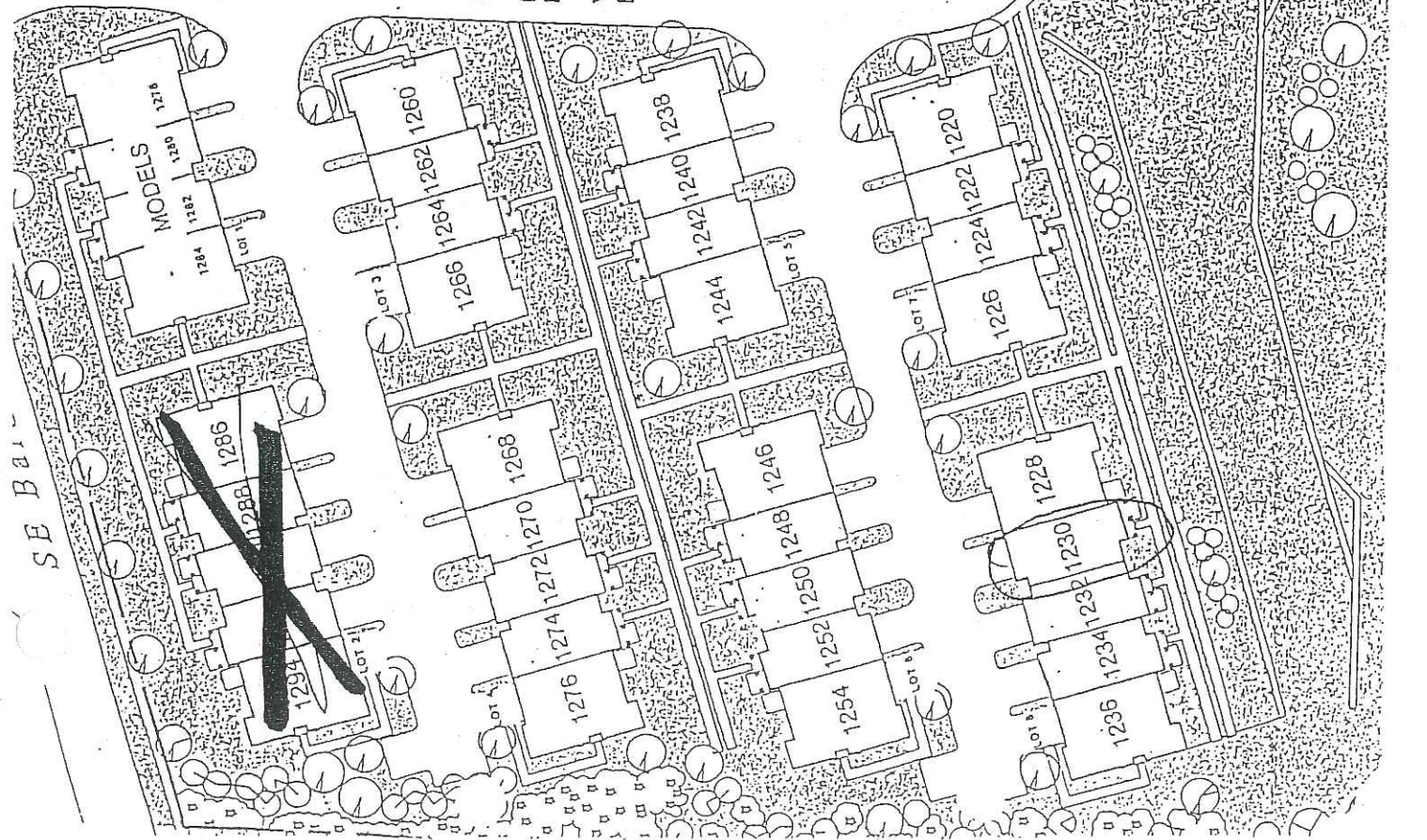
Crystal Lake, II.
for P.M. Phillips Inc.



North

WALNUT GLEN DRIVE

WALNUT GLEN DRIVE



MV ⑦



* 2 0 1 6 R 0 0 3 6 5 1 8 7 *

Re-record

PHYLLIS K. WALTERS

RECORDER-MCHENRY COUNTY, IL

2016R0036518

09/26/2016 10:58AM PAGES 7

RECORDING FEE 28.00

GIS FEE 15.00

Mail To:

Paul A. Krieg
Paul A. Krieg, Ltd.
226 W. Judd St.
Woodstock, IL 60098



**NINTH AMENDMENT
TO THE DECLARATION OF TOWNHOME
WALNUT GLEN TOWNHOMES**

(Re-recorded to add omitted Exhibit "A" legal description)

43-

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2016R0036518
Re-record

PHYLIS K. WALTERS
RECORDER-MCHENRY COUNTY, IL

2016R0034724

09/13/2016 12:20PM PAGES 5

RECORDING FEE 28.00

GIS FEE 15.00

RHSPS HOUSING FEE 9.00



Paul A. Krieg
Paul A. Krieg, Ltd.
226 W. Judd St.
Woodstock, IL 60098

**NINTH AMENDMENT
TO THE DECLARATION OF TOWNHOME
WALNUT GLEN TOWNHOMES**

This Ninth Amendment is recorded for the purpose of amending the Declaration of Townhome for Walnut Glen Townhomes (hereinafter the "Declaration") and any prior amendments thereto but only to the extent any such prior amendment conflicts with any of the terms of this Ninth Amendment. Said Declaration was recorded on July 17, 2003 as Document No. 2003R0094418 with the McHenry County Recorder of Deeds and thereafter amended from time to time by subsequently recorded instruments. This Ninth Amendment is adopted pursuant to the authority of Section 17 of the Declaration which provides for this Amendment to become effective upon approval by at least 66 2/3% of the Unit Owners and recordation in the Office of the Recorder of Deeds of McHenry County, Illinois, of an instrument in writing setting forth such amendment, signed and acknowledge by the President and Secretary of the Walnut Glen Townhome Association with certification as described in said Section 17. This Ninth Amendment covers the property (herein after the "Property") legally described in Exhibit "A" which is attached hereto and made a part hereof.

of Walnut Glen Townhome Assoc.

Walnut Glen Townhome

*No Exhibit A
attached
at time of
Recording mv*

Handwritten initials in the bottom right corner.

RECITALS

WHEREAS, the aforesaid Declaration was recorded in the Office of the McHenry County Recorder of Deeds; and

WHEREAS, the Property covered by the Declaration is a part of a Planned Unit Development, such that an amendment or variance of the Planned Unit Development would be necessary to allow for any proposed change to the Property which would materially alter the character of the Development; and

WHEREAS, the Declaration has invested the Board of Directors of the Association with the power to act on behalf of the Association in the maintenance and administration of the aforesaid Property but does not specifically enumerate the power of the Board to act on behalf of the Owners in the submission, pursuit and approval of applications to the City of Crystal Lake for amendments or variances to the Planned Unit Development of Walnut Glen; and

WHEREAS, the Board and Owners desire to amend the Declaration as set forth below to specifically confer upon the Board the power to act on behalf of all of the Owners in the aforesaid capacity, subject to the terms and conditions set forth in the text below; and

WHEREAS, the text of the Amendment, as set forth below, has been approved by the Board and the Owners of not less than sixty six and two thirds percent (66 2/3%) of the Unit Owners which are subject to the provisions of the Declaration;

NOW THEREFORE, the Declaration of Townhome for Walnut Glen Townhomes is hereby amended by the text which follows:

1. Section 8 of the Declaration is amended to add a Section 8 d., containing the text set forth below:

"8 d. To the extent that the Board, or any Owner or group of Owners, desires to modify any element of the Property which, in the opinion of the Board, would materially alter the character of the Walnut Glen Planned Unit Development, thereby requiring an amendment to or variance of the Planned Development of Walnut Glen, the Board may submit, to all of the Association Members, the question of whether such amendment or variance should be applied for before

the City of Crystal Lake. The Board shall give proper notice of the question to all of the Members and schedule a meeting of the Members to consider and vote upon the question. If not less than one-half (1/2) of the Members who are voting in person or by proxy at a regular or special meeting duly called by the Board for purposes of considering and voting upon the question, vote in favor of the proposed modification of the Property, such a vote shall be deemed to authorize the Association Board to submit and pursue an application for the proposed modification to the City of Crystal Lake. Such an application shall be deemed to have been brought by and on behalf of all of the Members of the Association, regardless of whether they were in attendance at and/or voted in favor of the modification.

2. The remaining provisions of the Declaration, and any prior amendments thereto, shall remain in full force and effect, except that to the extent the terms and provisions of this Ninth Amendment conflict with the Declaration or any previous amendment thereof, the terms and conditions of this Ninth Amendment shall control.

IN WITNESS WHEREOF, the foregoing instrument has been executed this 24 day of December, 2016 by the President and the Secretary of the Board of Managers/Directors, duly authorized.

WALNUT GLEN TOWNHOME ASSOCIATION

By: 

President of the Board of Managers/Directors

By: 

Secretary of the Board of Managers/Directors

Prepared By:
Paul A. Krieg
226 W. Judd St.
Woodstock, IL 60098