



#2019-26 Crystal Lake Central Special Use Permit Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	May 1, 2019
<u>Request:</u>	Special Use Permit to allow an accessory structure over 900 square feet in area.
<u>Location:</u>	45 W. Franklin Avenue
<u>Acreage:</u>	54 acres
<u>Existing Zoning:</u>	R-2 Single-Family Residential
<u>Surrounding Properties:</u>	North: R-2 Single-Family Residential South: R-2 Single-Family Residential East: R-2 Single-Family Residential West: R-2 Single-Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Crystal Lake Central High School was part of the original City's incorporation.
- This request is to construct a storage building with a small office and space to store equipment.
- Accessory structures over 900 square feet are required to seek a Special Use Permit.

Development Analysis:

Land Use/Zoning

- The site is zoned R-2 Single-Family Residential. Schools are permitted within this zoning district.
- The land use map shows the area as Public & Semi-Public. This is the most appropriate land use designation for a school.

Site:

- The storage building would be constructed approximately 300 feet south of the southern terminus of Walkup Avenue. A 10-foot asphalt path would extend to the storage building from Walkup Avenue.
- The building would be sandwiched between two ballfields at the southeast side of the property.

- The primary use of the building would be for storage, but it also has a small office area. There is also a fuel storage area outside to fill their mechanical equipment.

Building Elevations:

- The building would be constructed of insulated metal panels.

Landscape:

- A tree line along the north side of the ball field will remain. Additional evergreen Colorado Spruce trees would be added along the eastern property line.
- Surrounding the new storage building would be a mix of evergreen and deciduous shrubs on the east side and new crabapple trees on the west. This landscape will help screen the building and break up its mass.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a storage building, which is an accessory structure, over 900 square feet. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Public & Semi-Public, which allows for existing and future public and semi-public facilities. The following goals are applicable to this request:

Land Use – Public and Semi-Public

Goal: Provide area for high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers, throughout the City to support the diverse and evolving needs of the people in the City.

This can be accomplished with the following supporting action:

Supporting Action: The City shall support the school districts, library, park district, neighboring municipalities, private service providers and other public and semi-public

Success Indicator: The number of zoning approvals for public/semi-public projects

Community Facilities – Public Facilities

Goal: Support the specific needs and goals of public facilities to ensure cooperation between the public and city facilities for the health, safety and needs of the community.

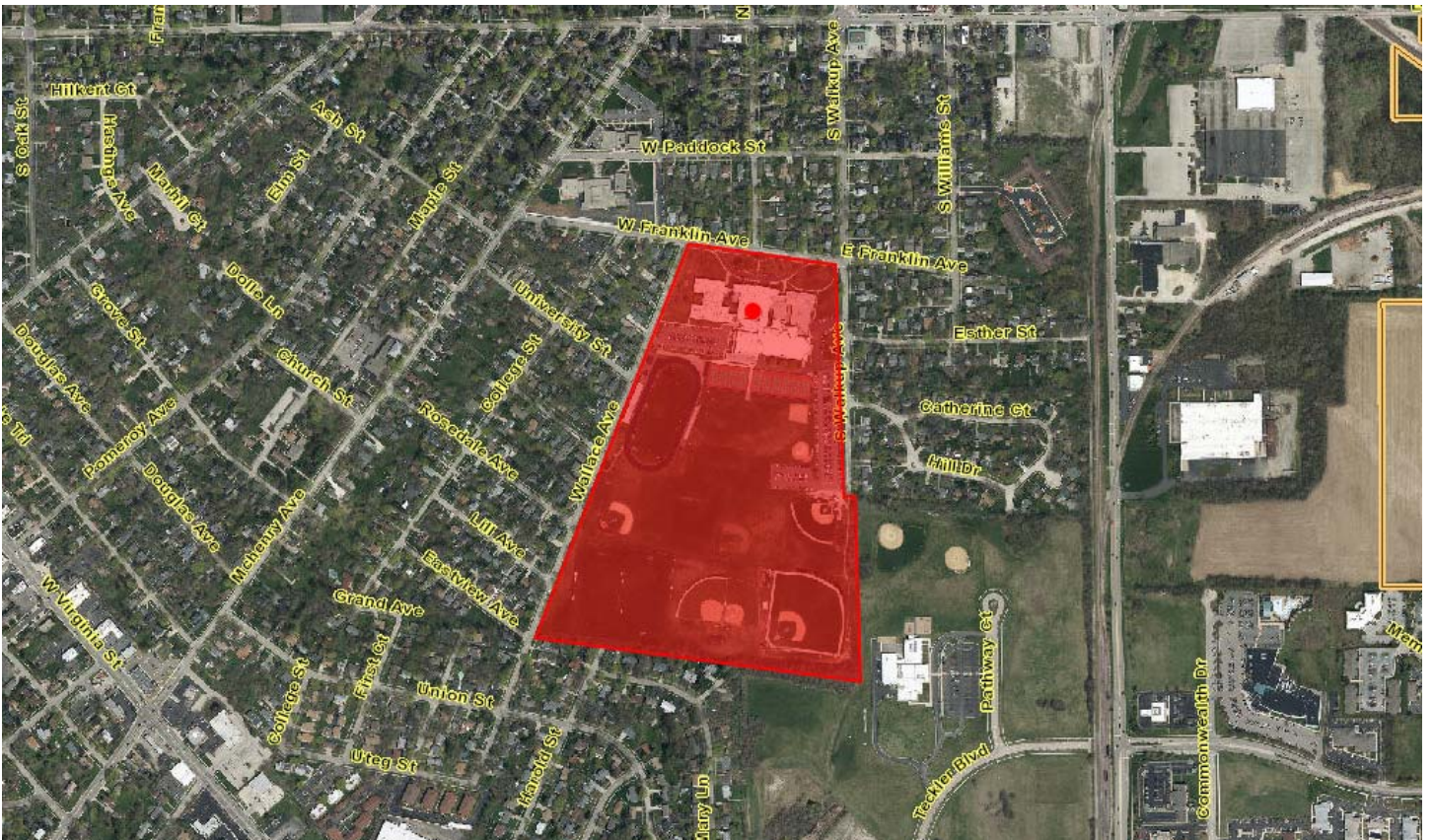
Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (School, received 02/26/19)
 - B. Architecture Plans (FGM Architects, dated 02/27/19, received 02/26/19)
 - C. Engineering Plans (FGM Architects, dated 02/27/19, received 02/26/19)

- D. Landscape Plan (FGM Architects, dated 02/27/19, received 02/26/19)
 - E. Plat of Survey (Marchese and Sons, Inc., dated 12/29/14, received 02/26/19)
2. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PLN-2019-00026 CRYSTAL LAKE CENTRAL HIGH SCHOOL (DIST 155) – 45 W FRANKLIN AVE.



PLN-2019-00026
Received 2-26-19

Office Use Only
File # _____

City of Crystal Lake Development Application

Project Title: Crystal Lake Central High School

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Community High School District 155

Address: 1 Virginia Rd, Crystal Lake, IL 60014

Phone: Contact: Jeff Daurer (815) 455-8500

Fax: _____

E-mail: jdaurer@d155.org

Owner Information (if different)

Name: Community High School District 155

Address: 1 Virginia Rd, Crystal Lake, IL 60014

Phone: (815) 455-8500

Fax: _____

E-mail: _____

Property Information

Project Description: Construction of a 3680 s.f. storage building at Crystal Lake Central High School.

Project Address/Location: 45 W. Franklin Street. Crystal Lake, IL 60014

PIN Number(s): 19-06-254-004, 19-06-254-005, 19-06-401-009

Development Team

Please include address, phone, fax and e-mail

Developer: _____

FGM Architects - 1211 West 22nd Street, Suite 700. Oak Brook, IL 60523

Architect: Contact: Bryan Walsh - Phone:630-574-8300 - E-Mail: BryanW@FGMArchitects.com

Attorney: _____

Ericksson Engineering Associates. - 145 Commerce Dr # A, Grayslake, IL. 60030

Engineer: Contact: Aaron Bruder - Phone:847-223-4804 - E-Mail: abruder@eea-ltd.com

FGM Architects - 1211 West 22nd Street, Suite 700. Oak Brook, IL 60523

Landscape Architect: Contact: Steve Welter - Phone:630-574-8300 - E-Mail: SteveW@FGMArchitects.com

Planner: _____

Marchese & Sons Inc. - 10 Monoco Drive. Roselle, IL 60172

Surveyor: Contact: Paul N. Marchese - Phone:630-894-5680 - E-Mail: pnm@marchese-sons.com

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**
Jeff Dancer 2/22/2019

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, MCHENRY COUNTY,
ILLINOIS**

IN THE MATTER OF THE
PETITION OF
Community High School
District 155
(Petition #2019-26)

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Jeff Daurer, representing Community High School District 155, for a Special Use Permit relating to the following described real estate commonly known as 45 W. Franklin Avenue, Crystal Lake, Illinois 60014, PINs: 19-05-254-004, 19-05-254-005, 19-05-401-009.

This application is filed for the purposes of seeking a Special Use Permit to allow an accessory structure over 900 square feet; pursuant to Article 4-600 Accessory Structures and Uses and Article 9-200 Administration. 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 May 1, 2019, 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 April 12, 2019)
1650062

Campus Impervious Area Summary (Post-2005)

Community High School District 155

2/27/2019

2019 Capital Improvements at Crystal Lake Central High School

AJB



Total Property Area = 54.09 acres

1. 2019 Storage Outbuilding Improvements

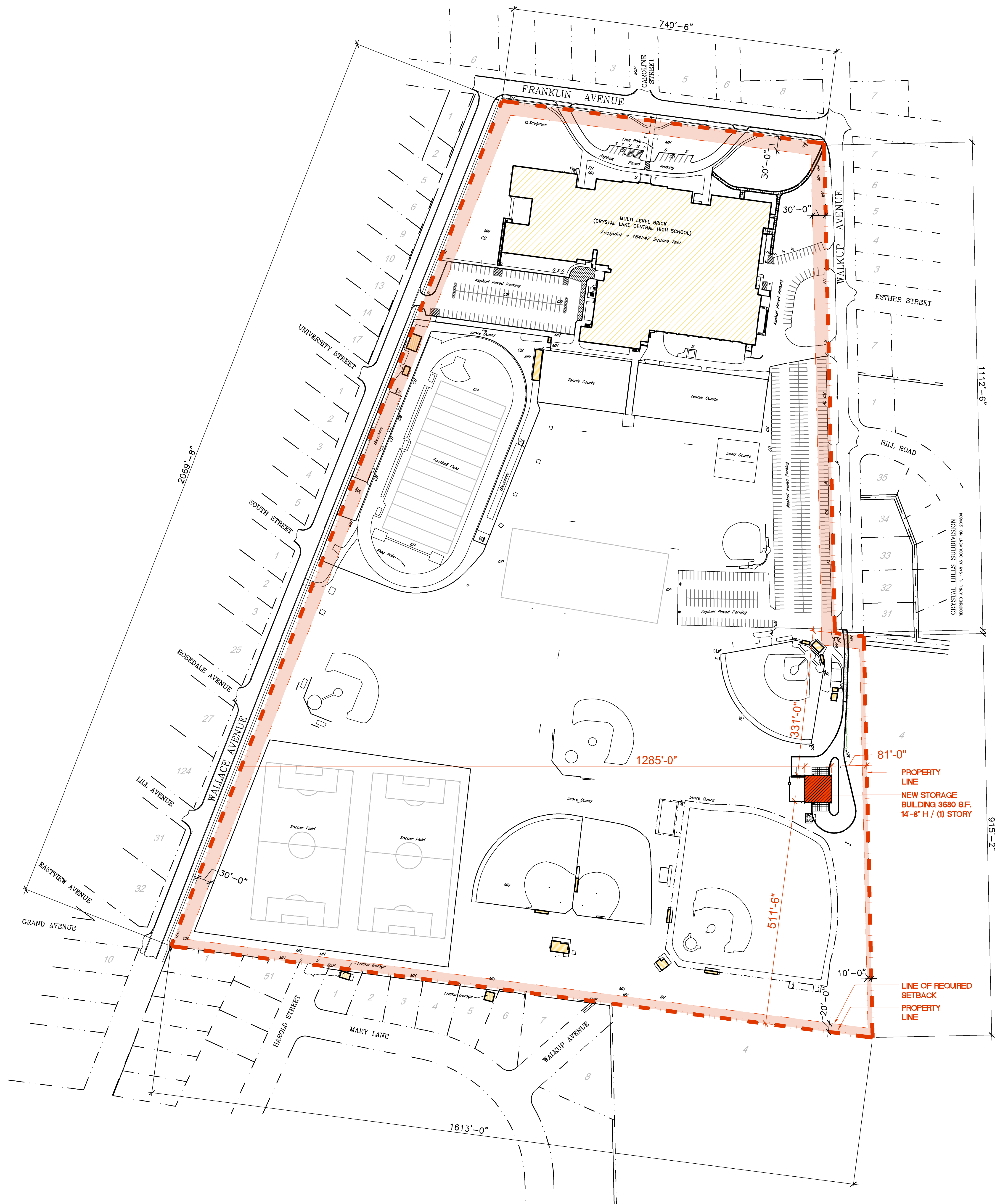
Existing Impervious Area for Project = 4,151 SF

Proposed Impervious Area for Project = 18,578 SF

Impervious Area Created by Project = 14,427 SF

Proposed Disturbance Area = 27,867 SF

Total Impervious Area Created Since 01/01/05 = 14,427 SF



ZONING REQUIREMENTS:
ZONING DISTRICT: SINGLE-FAMILY (R-2) RESIDENTIAL DISTRICT
BUILDING USE: OTHER
MINIMUM LOT AREA: 40,000 S.F. (92 ACRE)
MINIMUM LOT WIDTH: 150'-0"
REQUIRED SETBACKS:
 FRONT YARD: 30'-0"
 INTERIOR SIDE YARD: 10'-0"
 COMBINED INTERIOR SIDE YARD: 30'-0"
 REAR YARD SETBACK: 20'-0"
 YARD ABUTTING A STREET: 30'-0"
 ABUTTING RESIDENTIAL DISTRICTS: 50'-0"
 SIDE/REAR FOR ACCESSORY STRUCTURES: 10'-0'/20'-0"
MAXIMUM BUILDING COVERAGE: 20%
MAXIMUM IMPERVIOUS COVERAGE: 40%
FAR: .40
HEIGHT OF PRINCIPAL STRUCTURE: 40'-0" / (3) STORIES
HEIGHT OF ACCESSORY STRUCTURES: 15'-0" / (1) STORY

CRYSTAL LAKE CENTRAL HIGH SCHOOL 45 W FRANKLIN AVE, CRYSTAL LAKE, IL 60014	
LOT AREA: 2,356,023 S.F. (54 Acres)	
BUILDING COVERAGE - 7.3%	
BUILDING AREA	164,247 S.F.
ACCESSORY BUILDINGS	5,286 S.F.
NEW STORAGE BUILDING	3,680 S.F.
TOTAL BUILDING COVERAGE	173,213 S.F.
IMPERVIOUS COVERAGE - 15.7%	
PAVED SURFACES	197,275 S.F.
TOTAL BUILDING COVERAGE	173,213 S.F.
TOTAL IMPERVIOUS COVERAGE	370,488 S.F.
FAR - 0.11	
BUILDING TOTAL SQUARE FOOTAGE	264,776 S.F.
ACCESSORY BUILDINGS (COMBINED)	8,966 S.F.
TOTAL FLOOR AREA RATIO	273,742 S.F.
PRINCIPAL STRUCTURE HEIGHT: +/- 35'-11" / (2) STORIES	

NO.	DATE	DESCRIPTION	ISSUANCE
1	2/27/19	ISSUED FOR SPECIAL USE PERMIT	

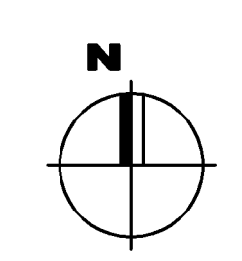
FGM ARCHITECTS
 CHICAGO
 OAK BROOK
 ST. LOUIS
 Phone: 630.574.5900
 Fax: 630.574.9292
 www.fgmarchitects.com

PROFESSIONAL SEAL	
EXPIRATION DATE	
DRAWN	-JL-
CHECKED	-BML-
APPROVED	-JC-
PROFESSIONAL DESIGN FIRM	E # 184-00350

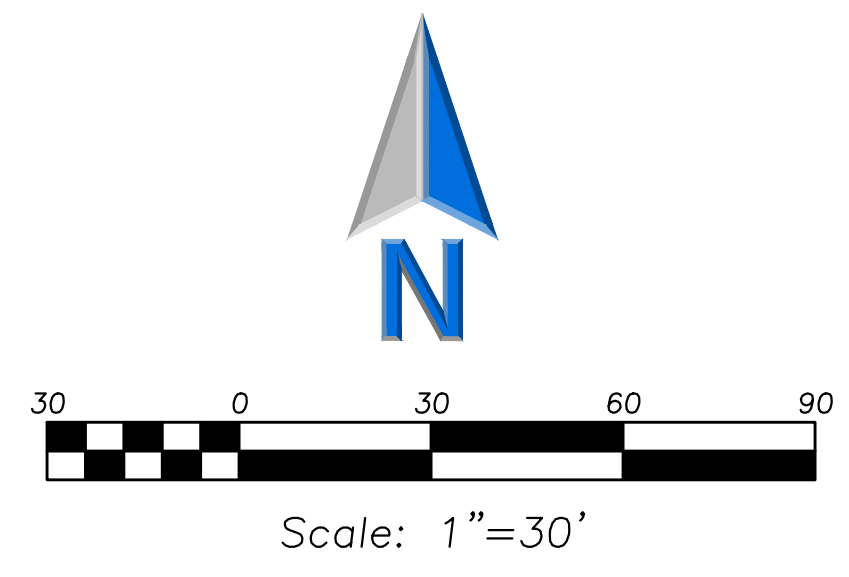
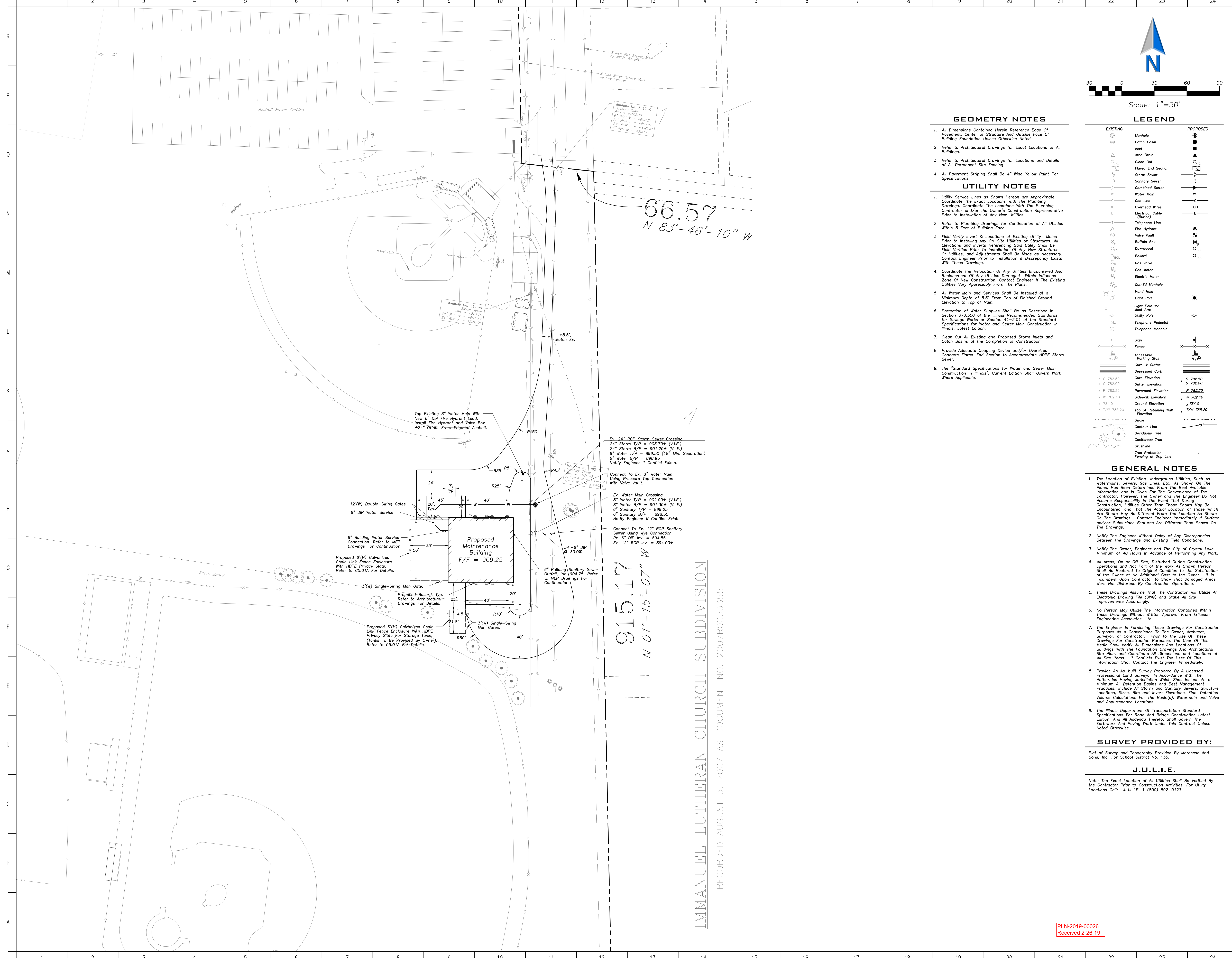
COMMUNITY HIGH SCHOOL DISTRICT 155
 2019 CAPITAL IMPROVEMENTS
 CRYSTAL LAKE CENTRAL HIGH SCHOOL - SITE PLAN

E21 NOTATIONS
 SCALE: N.T.S.

A21 NOTATIONS
 SCALE: 1"=100'-0"



PLN-2019-00026
 Received 2-26-19



GEOMETRY NOTES

- All Dimensions Contained Herein Reference Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered and Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if the Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of Water Supplies Shall Be as Described in Section 302.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

LEGEND

EXISTING	PROPOSED

GENERAL NOTES

- The Location of Existing Underground Utilities, Such as Watermains, Sewers, Gas Lines, Etc., as Shown on the Plans, Has Been Determined From the Best Available Information and is Given for the Convenience of the Contractor. However, the Owner and the Engineer do Not Assume Responsibility in the Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That the Actual Location of Those Which are Shown May Be Different from the Location as Shown on the Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features are Different Than Shown on the Drawings.
- Notify the Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify the Owner, Engineer and the City of Crystal Lake Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work as Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas were Not Disturbed by Construction Operations.
- These Drawings Assume That the Contractor Will Utilize an Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize the Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings for Construction Purposes as a Convenience to the Owner, Architect, Surveyor, or Contractor. Prior to the Use of These Drawings for Construction Purposes, the User of This Media Shall Verify All Dimensions and Locations of Buildings With the Foundation Drawings and Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist the User of This Information Shall Contact the Engineer Immediately.
- Provide an As-built Survey Prepared by a Licensed Professional Land Surveyor in Accordance with the Authorities Having Jurisdiction Which Shall Include as a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For the Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department of Transportation Standard Specifications for Road and Bridge Construction Latest Edition, and All Addenda Thereto, Shall Govern the Earthwork and Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided by Marchese and Sons, Inc. For School District No. 155.
J.U.L.I.E.
 Note: The Exact Location of All Utilities Shall Be Verified by the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ISSUANCE NO.	DATE	DESCRIPTION
	2/27/19	ISSUED FOR SPECIAL USE PERMIT

FGM ARCHITECTS
 CHICAGO
 1211 W. 22nd Street, Suite 700
 Oakbrook, IL 60523
 ST. LOUIS
 OFFFALLON
 OAK BROOK
 Phone: 630.574.8300
 Fax: 630.574.9292
 www.fgmarchitects.com



PROFESSIONAL SEAL
EXPIRATION DATE 11/30/2019

DRAWN	CHECKED	APPROVED	PROFESSIONAL DESIGNER/FIRM I.P. 18-00005
AM	JLH	MJR	

COMMUNITY HIGH SCHOOL DISTRICT 155
 2019 CAPITAL IMPROVEMENTS
CRYSTAL LAKE CENTRAL HIGH SCHOOL - SITE GEOMETRY & UTILITY PLAN

SHEET NO. **C2.01A**

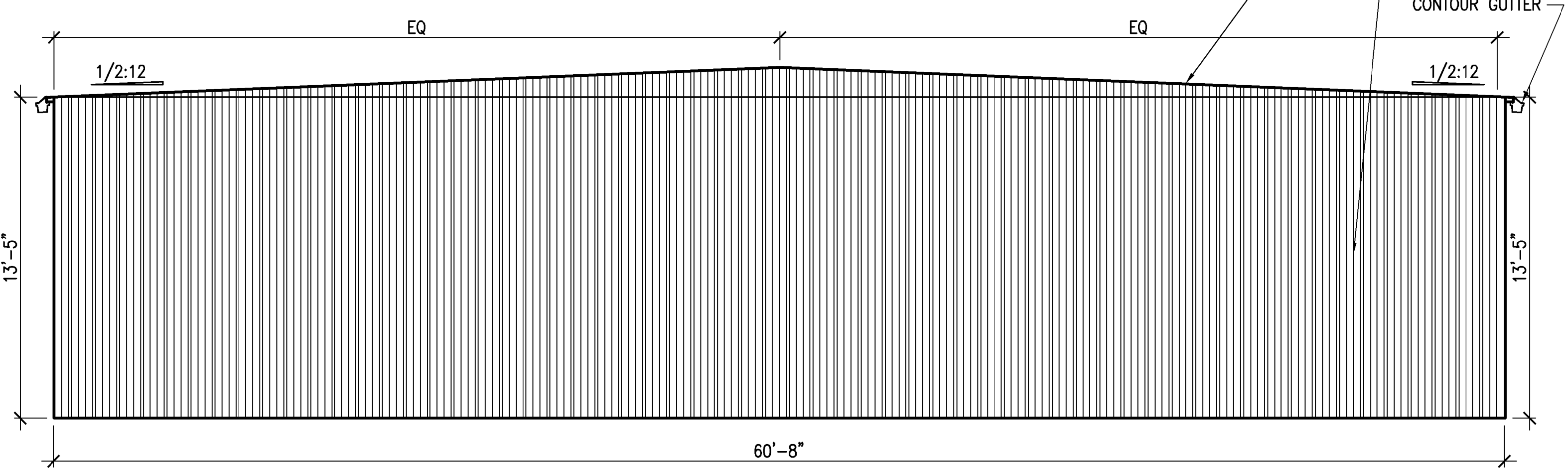
JOB NO. 18-2570.01
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PLN-2019-00026
Received 2-26-19

NOTE: STORAGE BLDG TO BE AS SPECIFIED BY BUTLER MANUF.; STRUCTURAL WIDESPAN SYSTEM. BUTLER CMR-24 ROOF SYSTEM WITH INSULATION

ALL COMPONENTS ARE TO MEET 2015 IBC - CLIMATE ZONE 5A

BUTLER MR-24 ROOF SYSTEM WITH INSULATION
BUTLER THERMAWALL PANEL SYSTEM - FINELINE WITH FLOUROPOLYMER COATING
CONTOUR GUTTER

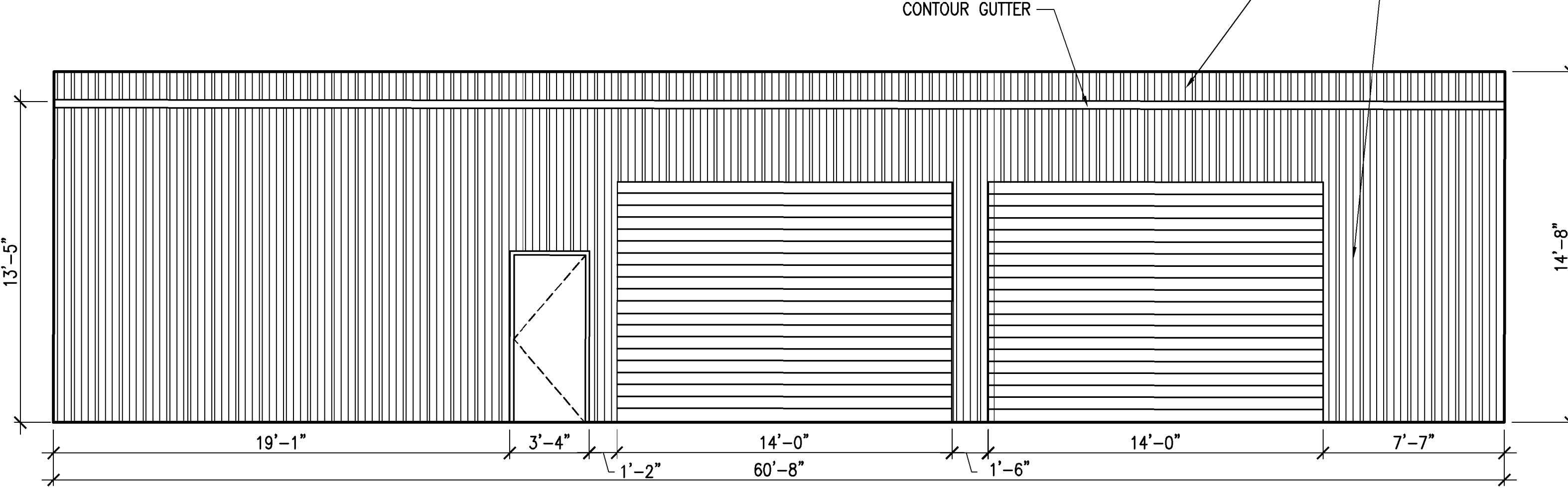


E1 STORAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

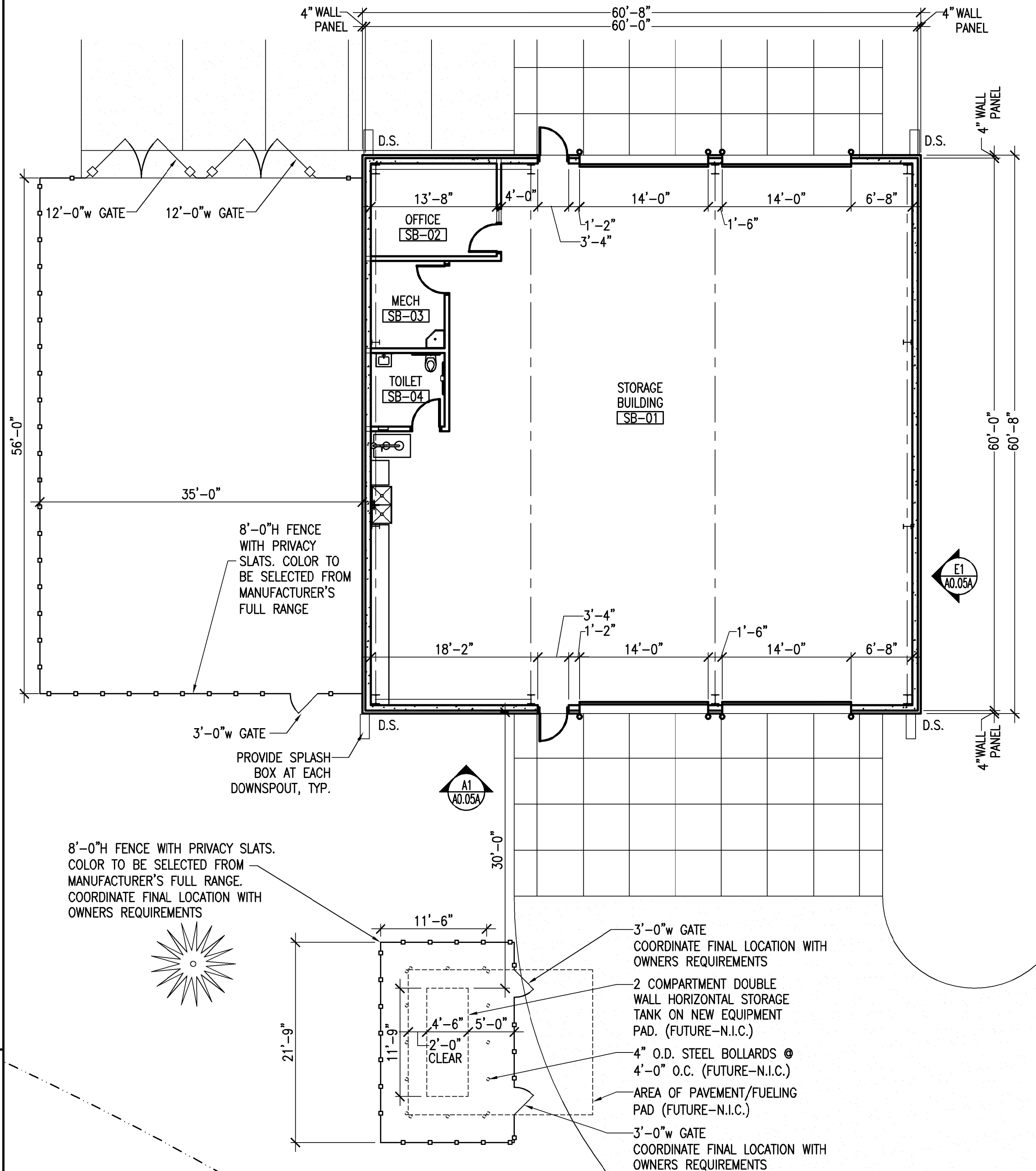
NOTE: STORAGE BLDG TO BE AS SPECIFIED BY BUTLER MANUF.; STRUCTURAL WIDESPAN SYSTEM. BUTLER CMR-24 ROOF SYSTEM WITH INSULATION

ALL COMPONENTS ARE TO MEET 2015 IBC - CLIMATE ZONE 5A

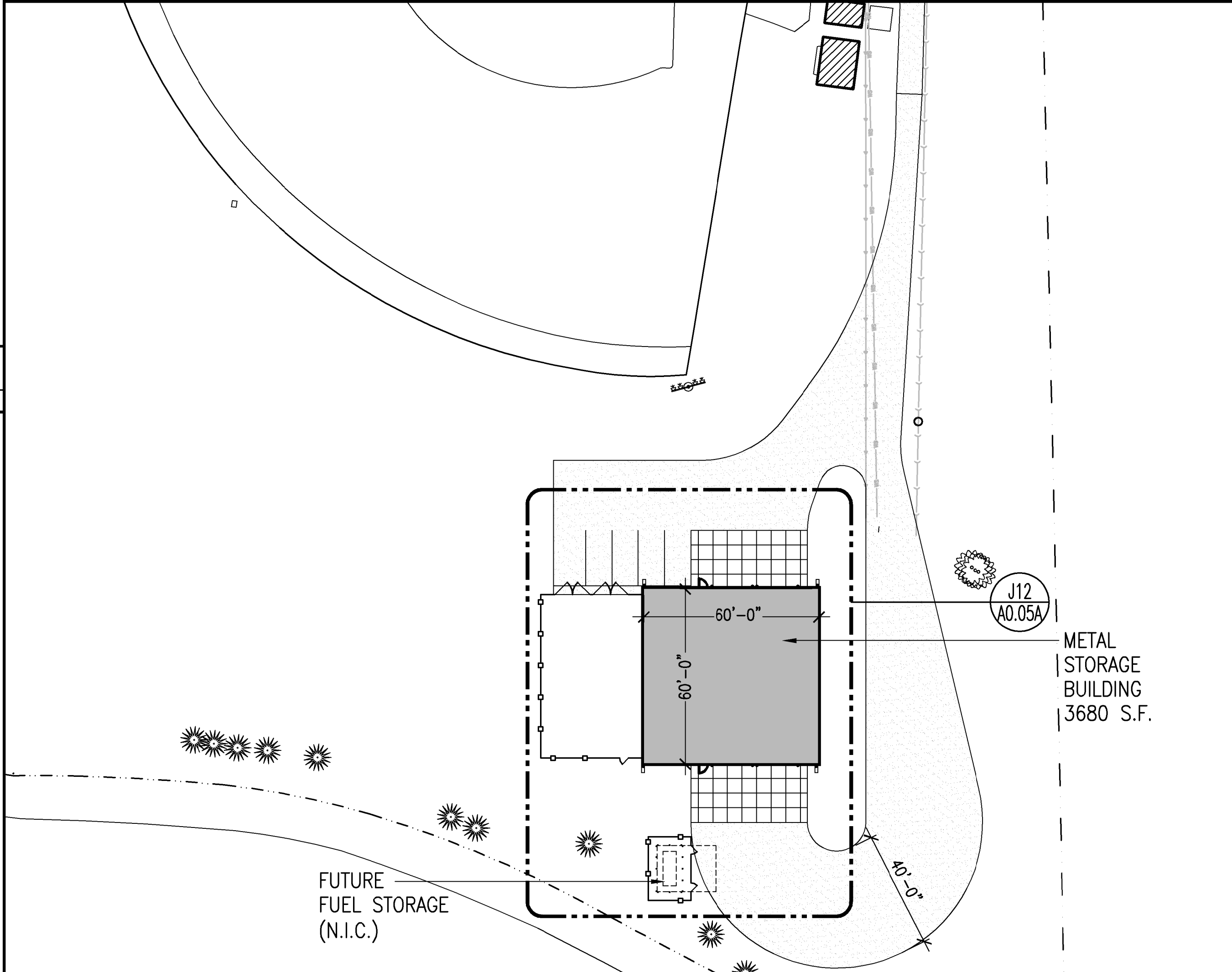
BUTLER MR-24 ROOF SYSTEM WITH INSULATION
BUTLER THERMAWALL PANEL SYSTEM - FINELINE WITH FLOUROPOLYMER COATING
CONTOUR GUTTER



A1 STORAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

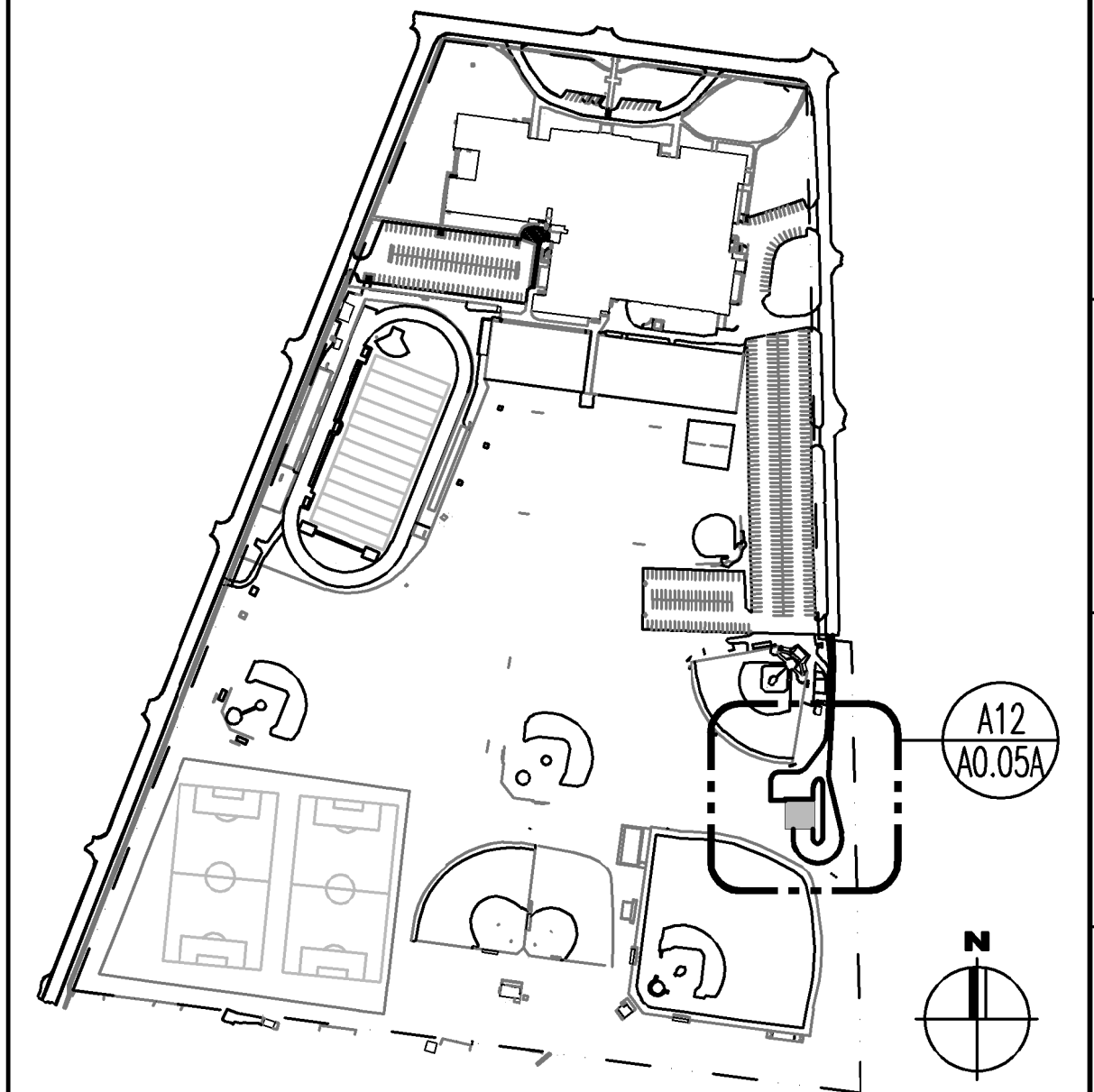


J12 PARTIAL PLAN - STORAGE BUILDING
SCALE: 1/8" = 1'-0"



A12 PARTIAL SITE PLAN - STORAGE BUILDING
SCALE: 1" = 30'

E21 NOTATIONS
SCALE: N.T.S.



A21 KEYPLAN
SCALE: N.T.S.

NO.	DATE	DESCRIPTION	ISSUANCE
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FGM ARCHITECTS
CHICAGO OAK BROOK O'FALLON ST. LOUIS
1211 W. 22nd Street, Suite 700
Oakbrook, IL 60523
Phone: 630.574.8300
Fax: 630.574.9292
www.fgmarchitects.com

PROFESSIONAL SEAL
EXPIRATION DATE

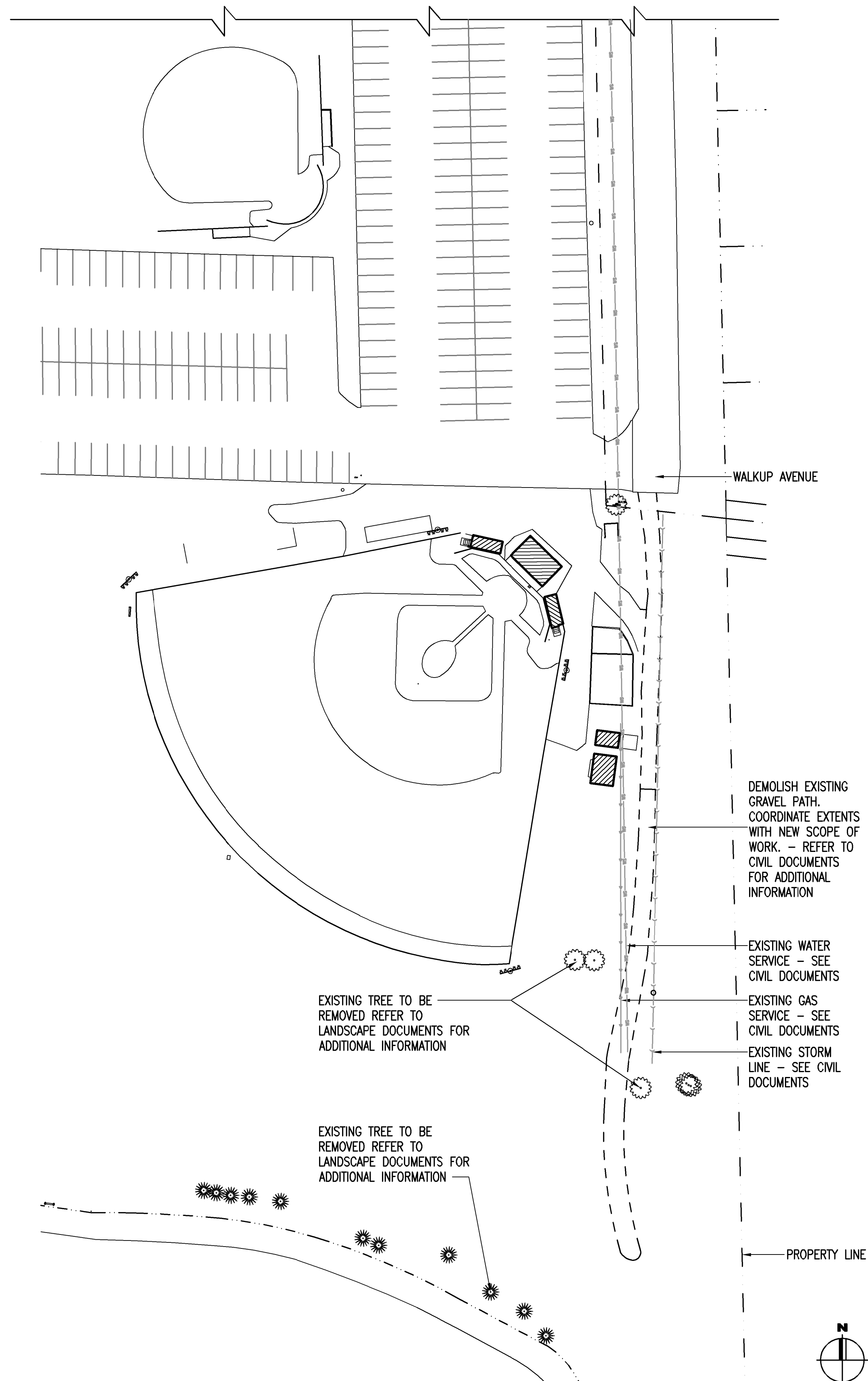
DRAWN: JML
CHECKED: BRW
APPROVED: JML
PROFESSIONAL DESIGNER
IL # 184-00028

COMMUNITY HIGH SCHOOL DISTRICT 155
2019 CAPITAL IMPROVEMENTS
CRYSTAL LAKE CENTRAL HIGH SCHOOL - STORAGE BUILDING

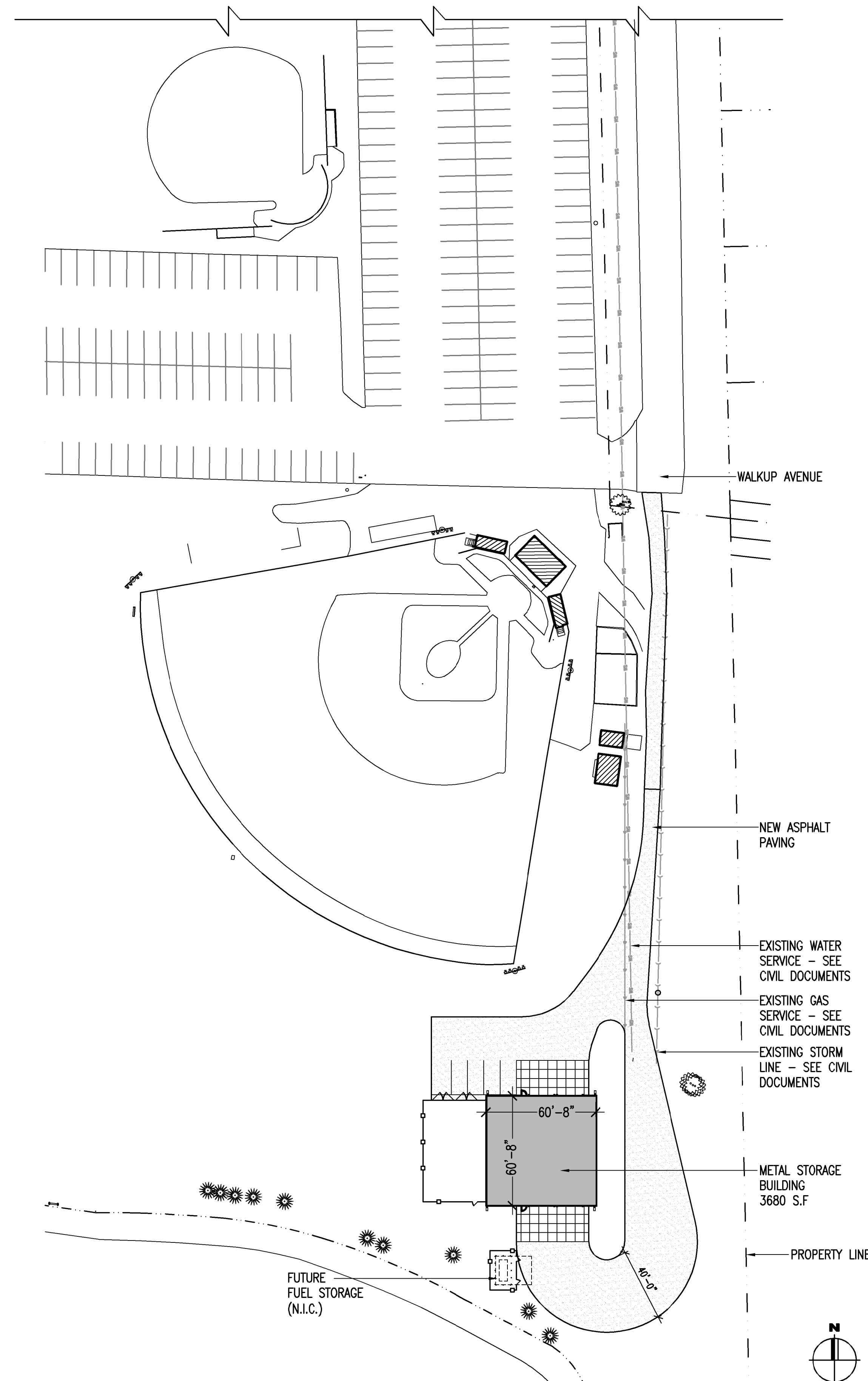
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JOB NO. 18-2573.01
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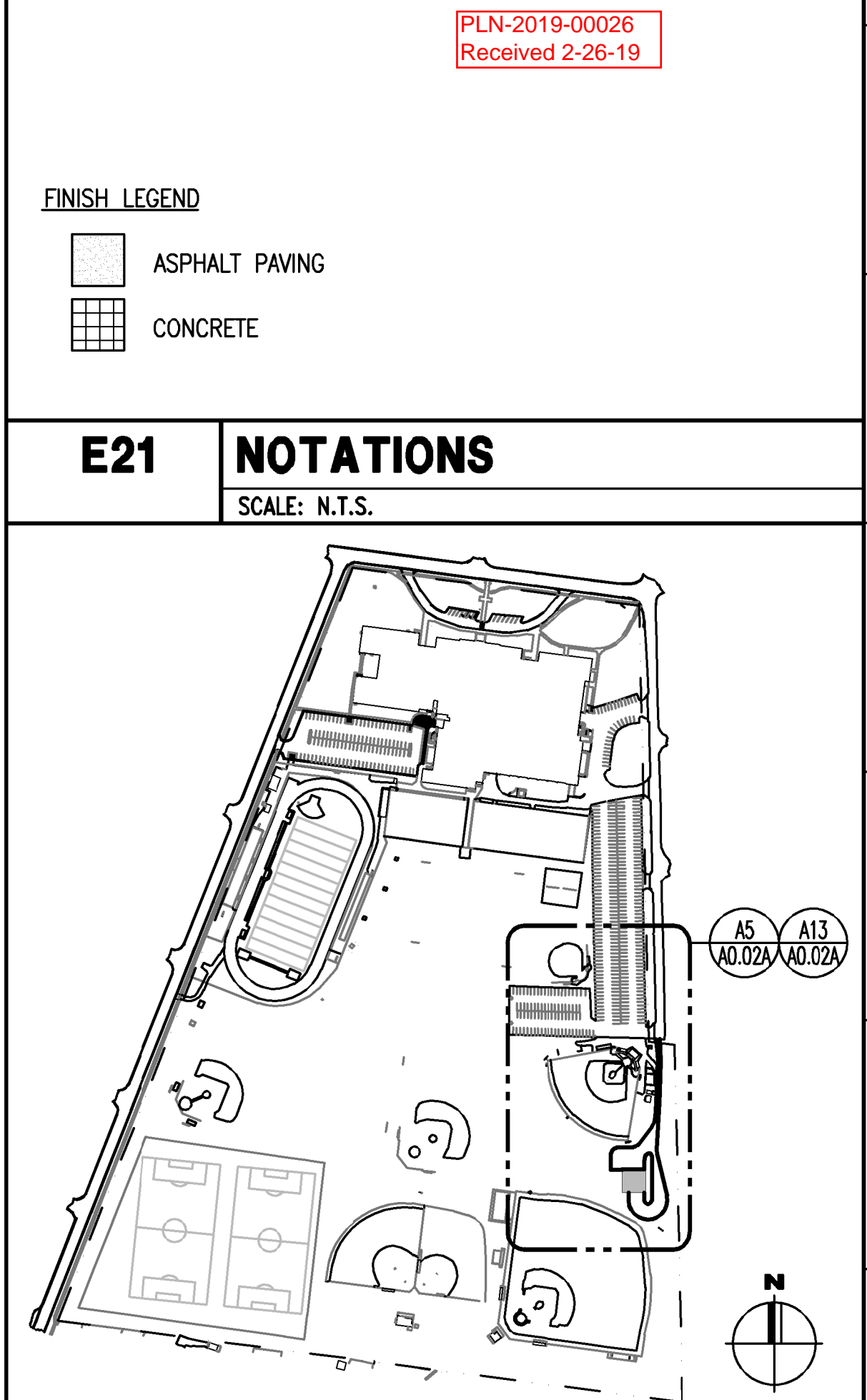
PLN-2019-00026
Received 2-26-19



A5 PARTIAL PLAN - DEMOLITION
SCALE: 1" = 40'-0"



A13 PARTIAL PLAN
SCALE: 1" = 40'-0"



A21 KEYPLAN
SCALE: N.T.S.

FINISH LEGEND

[Pattern]	ASPHALT PAVING
[Pattern]	CONCRETE

E21 NOTATIONS
SCALE: N.T.S.

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FGM ARCHITECTS
CHICAGO OAK BROOK ST. LOUIS
1211 W. 22nd Street, Suite 700
Oakbrook, IL 60523
Phone: 630.574.8300
Fax: 630.574.9292
www.fgmarchitects.com

PROFESSIONAL SEAL
EXPIRATION DATE

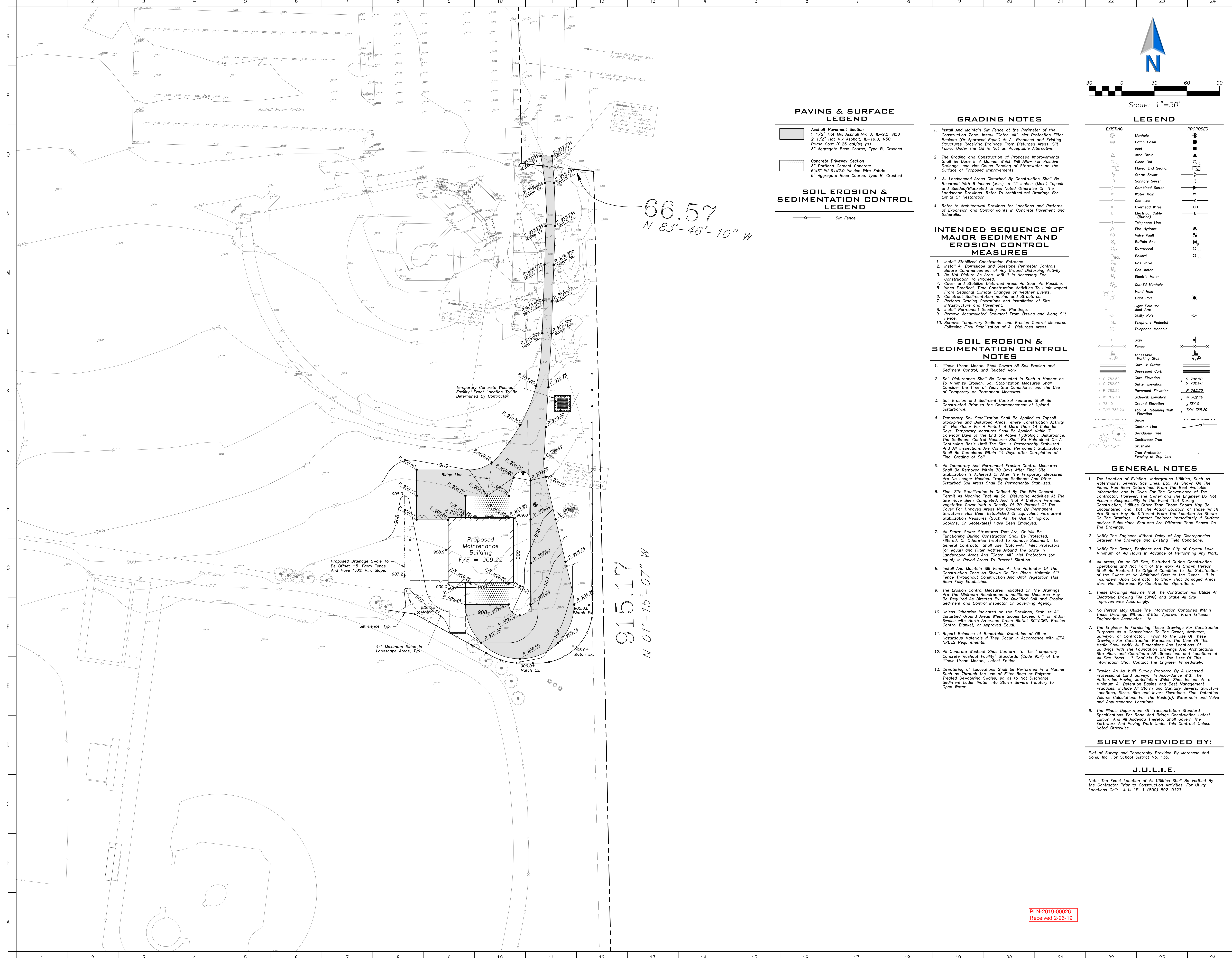
DRAWN	—ML—
CHECKED	—BW—
APPROVED	—JC—

PROFESSIONAL DESIGNER/PA
L.P. 184-00026

COMMUNITY HIGH SCHOOL DISTRICT 155
2019 CAPITAL IMPROVEMENTS
CRYSTAL LAKE CENTRAL HIGH SCHOOL - PARTIAL SITE PLAN

SHEET NO.
A0.02A

JOB NO. 18-2573.01
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66.57
N 83°-46'-10" W

915.17
N 01°-15'-07" W

PAVING & SURFACE LEGEND

- Asphalt Pavement Section**
 - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NSD
 - 2 1/2" Hot Mix Asphalt, IL-19.0, NSD
 - Prime Coat (0.25 gal/sq yd)
 - 8" Aggregate Base Course, Type B, Crushed
- Concrete Driveway Section**
 - 8" Portland Cement Concrete
 - 6"x6" W2.9xW2.9 Welded Wire Fabric
 - 6" Aggregate Base Course, Type B, Crushed

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence

GRADING NOTES

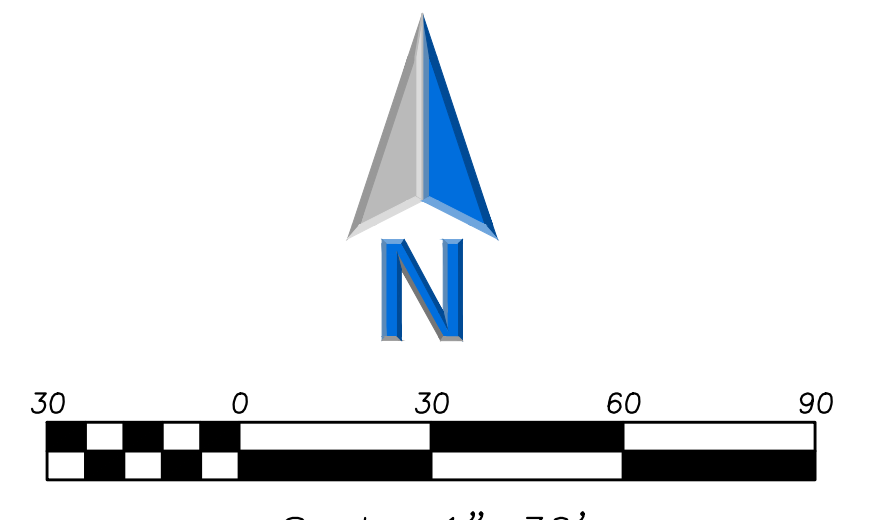
1. Install and Maintain Silt Fence at the Perimeter of the Construction Zone. Install "Catch-All" Inlet Protection Filter Baskets (Or Approved Equal) At All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid is Not an Acceptable Alternative.
2. The Grading and Construction of Proposed Improvements Shall Be Done in a Manner Which Will Allow For Positive Drainage, and Not Cause Flooding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed by Construction Shall Be Regraded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Seeded/Planted Unless Noted Otherwise On the Landscape Drawings. Refer to Architectural Drawings For Limits Of Restoration.
4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For a Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On a Continuing Basis Until the Site is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
5. All Temporary and Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment and Other Disturbed Soil Areas Shall Be Permanently Stabilized.
6. Final Site Stabilization is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At The Site Have Been Completed, and That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Upward Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
7. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Watties Around The Grate in Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
8. Install and Maintain Silt Fence at the Perimeter of the Construction Zone as Shown On the Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
9. The Erosion Control Measures Indicated On the Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
10. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
11. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
12. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
13. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.



LEGEND

- | EXISTING | PROPOSED |
|--------------------------------------|--------------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flowed Exit Section | Flowed Exit Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Bollard | Bollard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Bushline | Bushline |
| Tree Protection Fencing of Drip Line | Tree Protection Fencing of Drip Line |

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such as Watermains, Sewers, Gas Lines, Etc., as Shown On the Plans, Has Been Determined From the Best Available Information and is Given For the Convenience of the Contractor. However, the Owner and the Engineer Do Not Assume Responsibility in the Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That the Actual Location of Those Utilities May Differ From the Location as Shown On the Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features are Different Than Shown On the Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Notify The Owner, Engineer and The City of Crystal Lake Minimum of 48 Hours in Advance of Performing Any Work.
4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work as Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed by Construction Operations.
5. These Drawings Assume That the Contractor Will Utilize An Electronic Drawing File (DWG) and State All Site Improvements Accordingly.
6. No Person May Utilize the Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
7. The Engineer is Furnishing these Drawings For Construction Purposes As a Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To the Use of These Drawings For Construction Purposes, The User of This Media Shall Verify All Dimensions and Locations of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User of This Information Shall Contact The Engineer Immediately.
8. Provide An As-Built Survey Prepared by a Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include as a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
9. The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided by Marchese And Sons, Inc. For School District No. 155.

J.U.L.I.E.

Note: The Exact Location of All Utilities Shall be Verified by the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

NO.	DATE	DESCRIPTION
	2/27/19	ISSUED FOR SPECIAL USE PERMIT

FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS
1211 W. 22nd Street, Suite 700
Oakbrook, IL 60523

Phone: 630.574.8300
Fax: 630.574.9292
www.fgmarchitects.com

MICHAEL J. REINER
Professional Engineer
No. 062-046870
STATE OF ILLINOIS

PROFESSIONAL SEAL

EXPIRATION DATE 11/30/2019

AB	TJH	MJR
DRAWN	CHECKED	APPROVED

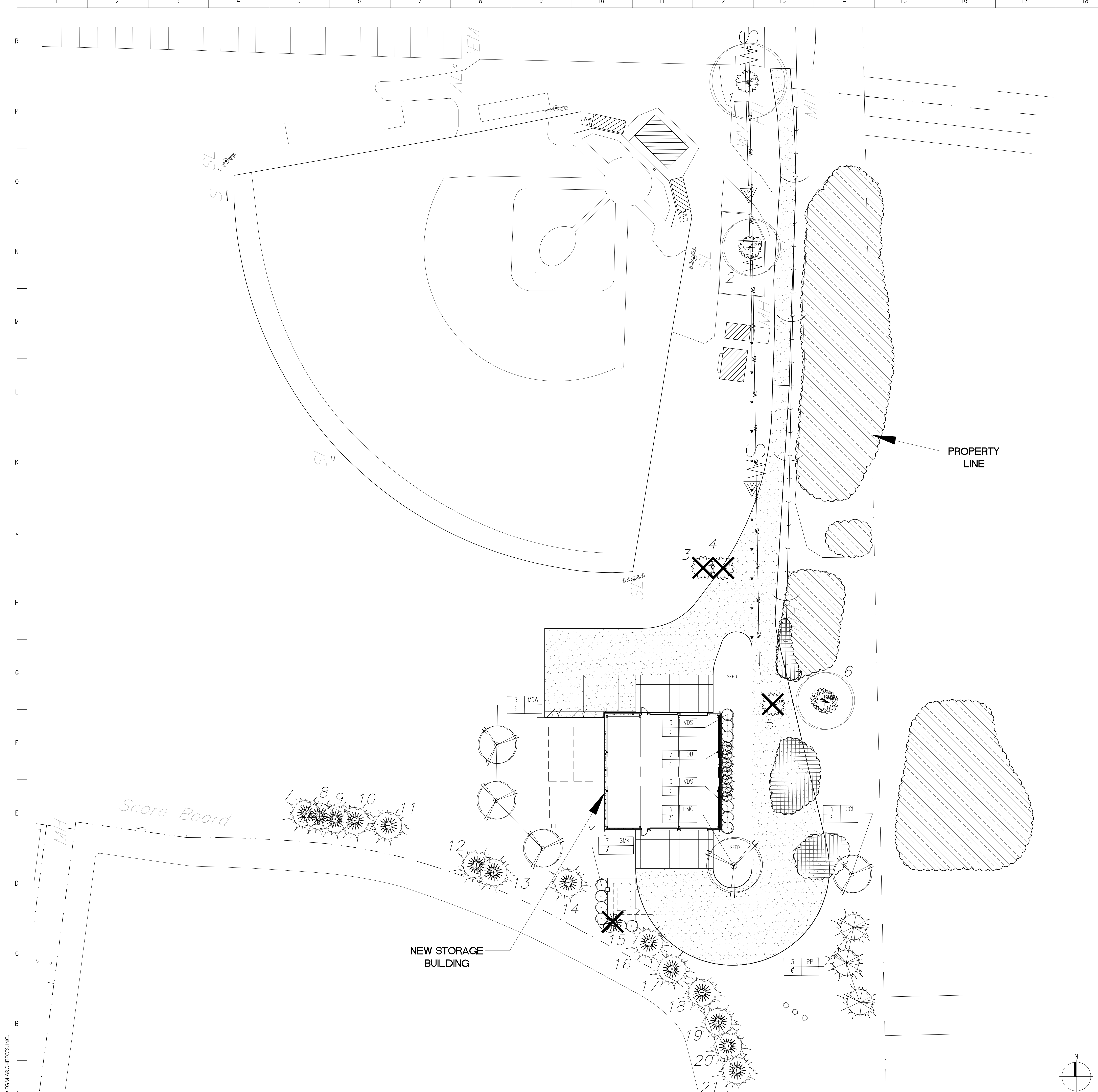
PROFESSIONAL DESIGN FIRM
IL # 049-000085

COMMUNITY HIGH SCHOOL DISTRICT 155
2019 CAPITAL IMPROVEMENTS

CRYSTAL LAKE CENTRAL HIGH SCHOOL - SITE GRADING & PAVING PLAN

SHEET NO. **C4.01A**

PLN-2019-00026
Received 2-26-19



- LEGEND**
- EXISTING TREES TO REMAIN
 - EXISTING VEGETATION TO REMAIN. SEE TREE INVENTORY NOTE #3.
 - EXISTING VEGETATION TO BE REMOVED. SEE TREE INVENTORY NOTE #3.
 - EXISTING TREES TO BE REMOVED
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN SHRUB
 - PROPOSED DECIDUOUS SHRUB

L19 **LEGEND**
N.T.S.

TREE INVENTORY LIST

ID #	SPECIES	SIZE	CONDITION	STATUS
1	SIBERIAN ELM	22",13",17"	5	REMAIN
2	HONEYLOCUST	17"	2	REMAIN
3	BOXELDER	15"/12"	5	REMOVE
4	BOXELDER	18"/15"	5	REMOVE
5	SIBERIAN ELM	12"/11"	4	REMOVE
6	SIBERIAN ELM	9"/9"/8"	4	REMOVE
7	ARBORVITAE	7"/5"/5"/5"	2	REMAIN
8	ARBORVITAE	8"/8"	2	REMAIN
9	ARBORVITAE	6"/5"/5"/4"	2	REMAIN
10	ARBORVITAE	10"/9"/6"	2	REMAIN
11	ARBORVITAE	9"/8"/7"/4"	2	REMAIN
12	EASTERN RED CEDAR	15"	2	REMAIN
13	EASTERN RED CEDAR	16"	3	REMAIN
14	ARBORVITAE	10"/8"/7"/7"	2	REMAIN
15	EASTERN RED CEDAR	10"	2	REMOVE
16	EASTERN RED CEDAR	8"	3	REMAIN
17	COLORADO SPRUCE	13"	3	REMAIN
18	DOUGLAS FIR	17"	3	REMAIN
19	DOUGLAS FIR	14"	3	REMAIN
20	COLORADO SPRUCE	14"	3	REMAIN
21	COLORADO SPRUCE	14"	3	REMAIN

- TREE INVENTORY NOTES**
- CONDITION RATING IS BASED ON THE FOLLOWING CRITERIA:
 1-EXCELLENT
 2-GOOD TO FAIR CONDITION
 3-FAIR CONDITION
 4-FAIR TO POOR CONDITION
 5-POOR CONDITION
 6-DEAD
 - LOCATIONS OF EXISTING TREES ARE APPROXIMATE. CONTRACTOR TO CONFIRM ACTUAL LOCATIONS PRIOR TO CONSTRUCTION ACTIVITIES.
 - EXISTING VEGETATION CONSISTS OF APPROX. 80% SIBERIAN ELM TREES AND 20% MULBERRY TREES, WITH GENERAL CONDITION RATINGS OF 4-5. UNDERGROWTH GENERALLY CONSISTS OF WEAK-WOODED, INVASIVE SPECIES, INCLUDING BUCKTHORN.
 - INVENTORY PREPARED IN CONJUNCTION WITH DAVE COULTER, CERTIFIED ARBORIST (ISA# IL-0094) OF THE OSAGE GROUP, INC.
 - TREE REPLACEMENT CALCULATION: TREE #15 REMOVED; 30% DBH REPLACEMENT=3" CALIPER REPLACEMENT REQUIREMENT.

NO.	DATE	DESCRIPTION	ISSUANCE
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FGM ARCHITECTS
 CHICAGO OAK BROOK OFFALLOON ST. LOUIS
 1211 W. 22nd Street, Suite 700
 Oak Brook, IL 60523
 Phone: 630.574.8300
 Fax: 630.574.9292
 www.fgmarchitects.com

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 EXPIRATION DATE:

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 CHECKED BMW
 APPROVED JC
 PROFESSIONAL DESIGN FIRMA
 IL # 184-00050

COMMUNITY HIGH SCHOOL DISTRICT 155
 2019 CAPITAL IMPROVEMENTS
 LANDSCAPE PLAN

SHEET NO.
L1.0.1

JOB NO: 18-2750.01
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A1 **LANDSCAPE PLAN**
 SCALE: 1"=20'

A19 **EXISTING TREE INVENTORY LIST AND NOTES**
 N.T.S.

PLN-2019-00026
 Received 2-26-19

GENERAL NOTES

1. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CONTACT "J.U.L.I.E" (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
3. PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE FOR PROPER DRAINAGE. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER DRAINAGE PROBLEMS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE SPECIFIED PLANT MATERIALS, THE OWNER SHALL BE NOTIFIED ACCORDINGLY, PRIOR TO INSTALLATION.
4. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALL AND BURLAPPED OR CONTAINER GROWN. SIZES INDICATED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS. THE REQUIREMENTS FOR MEASUREMENT, BRANCHING AND BALL SIZE SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIALS FOR GROUPINGS OR WHERE SYMMETRY IS CRITICAL, SHALL BE MATCHED AS NEARLY AS POSSIBLE.
5. CONTRACTOR SHALL RESTORE ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITIES ON AND OFF-SITE. ALL AREAS SHALL BE SEEDED AND BLANKETED.
6. CONTRACTOR TO CONFIRM PRESERVATION OF ALL TREES WITH OWNER PRIOR TO CONSTRUCTION ACTIVITIES.

PLANT LIST

KEY	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHADE TREE					
PMC	1	PLATANUS X.A. 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3"	BB
DECIDUOUS ORNAMENTAL TREES					
CCI	1	CRATAEGUS C. INERMIS	THORNLESS COCKSPUR HAWTHORN	8'	BB (1)
MDW	3	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	8'	BB (1) (3)
EVERGREEN TREES					
PP	3	PICEA PUNGENS	COLORADO SPRUCE	6'	BB (2) (3)
DECIDUOUS SHRUBS					
SMK	7	SYRINGA P. 'MISS KIM'	MISS KIM LILAC	3'	BB
VDS	6	VIBURNUM D. 'SYNNESTVEDT'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	3'	BB
EVERGREEN SHRUBS					
TOB	7	THUJA O. 'BAILJOHN'	TECHNITO AMERICAN ARBORVITAE	5'	BB

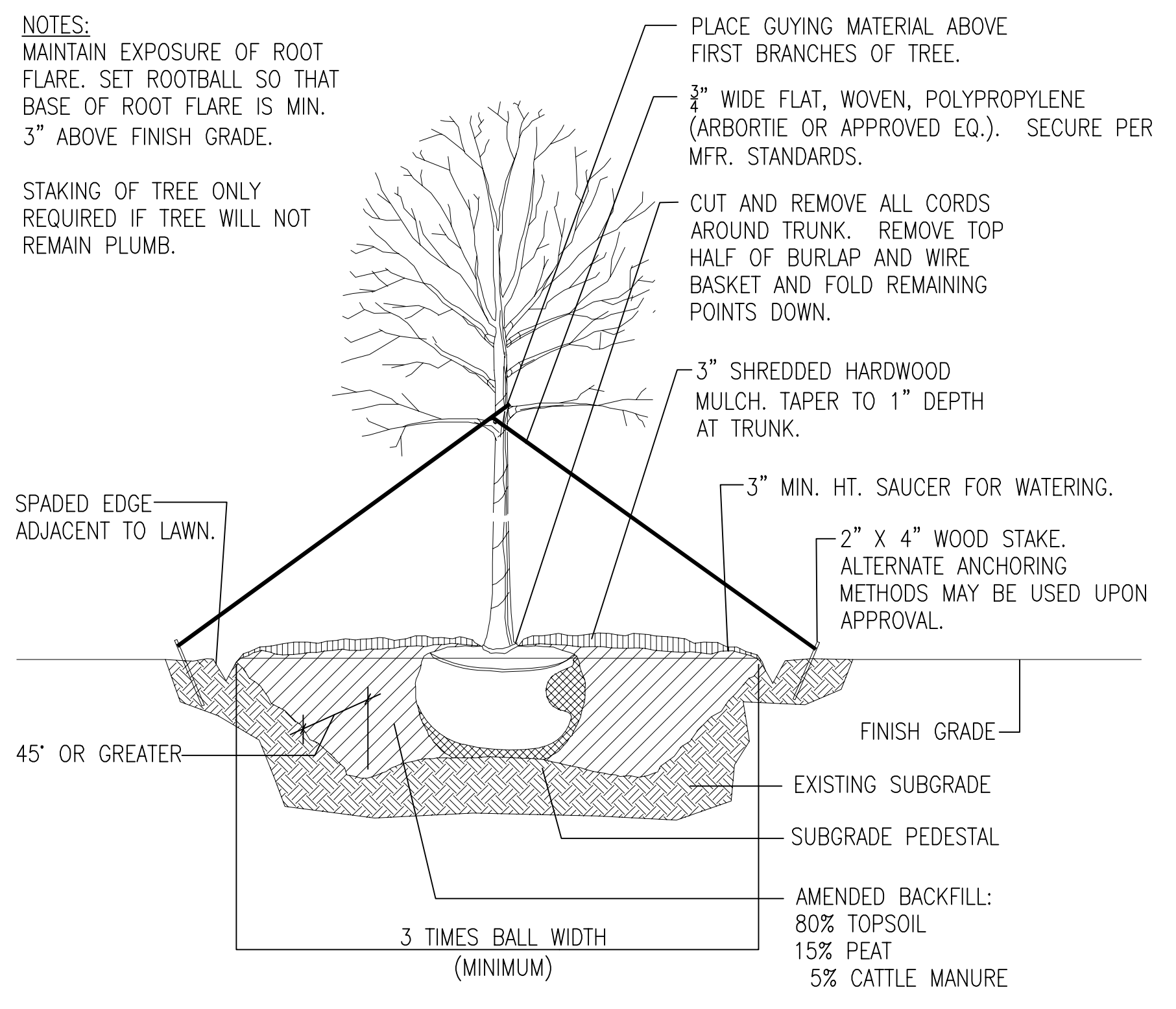
- REMARKS
1. MULTI-STEM, CLUMP FORM
 2. FULL SPECIMEN, BRANCHED TO THE GROUND
 3. MATCHED SPECIMENS

MATERIAL SCHEDULE

KEY	QUANTITY	MATERIAL	REMARKS
-	7 C.Y.	MULCH	SHREDDED HARDWOOD
-	AS REQ.	SEED - KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS AND FESCUE BLEND	SEE SPECIFICATIONS

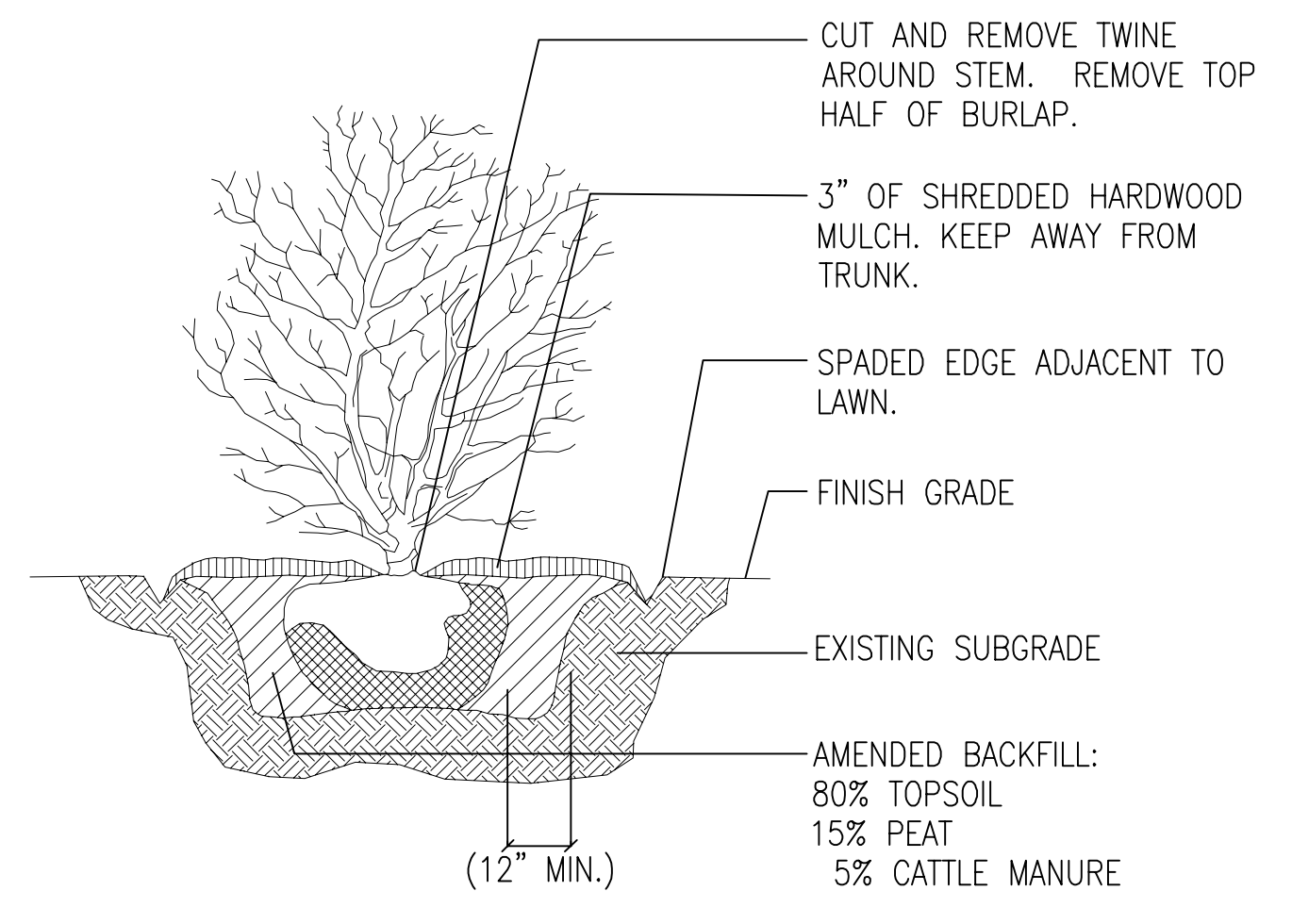
M1 GENERAL NOTES

SCALE: N.T.S.



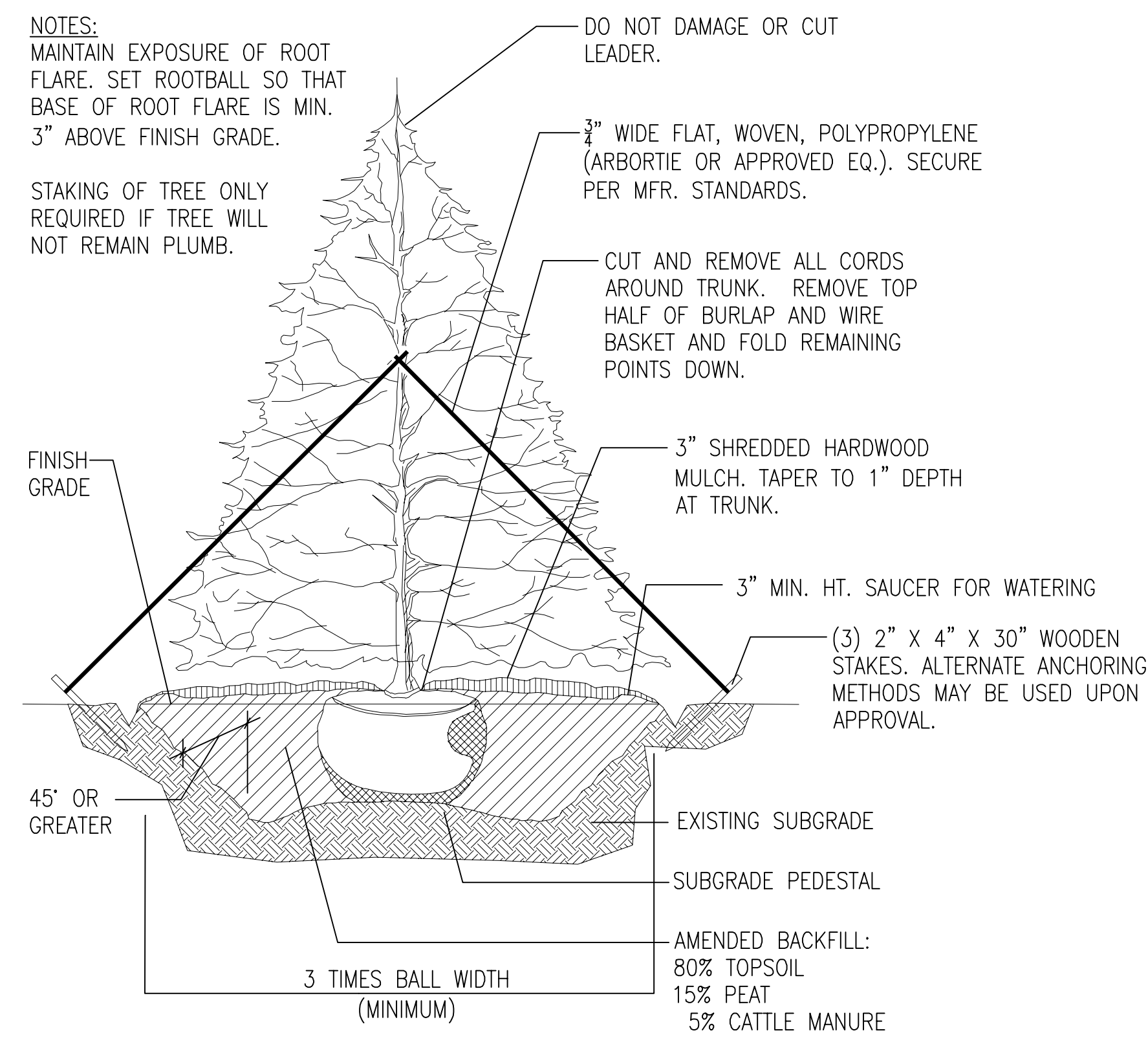
DECIDUOUS TREE INSTALLATION DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



EVERGREEN TREE INSTALLATION DETAIL

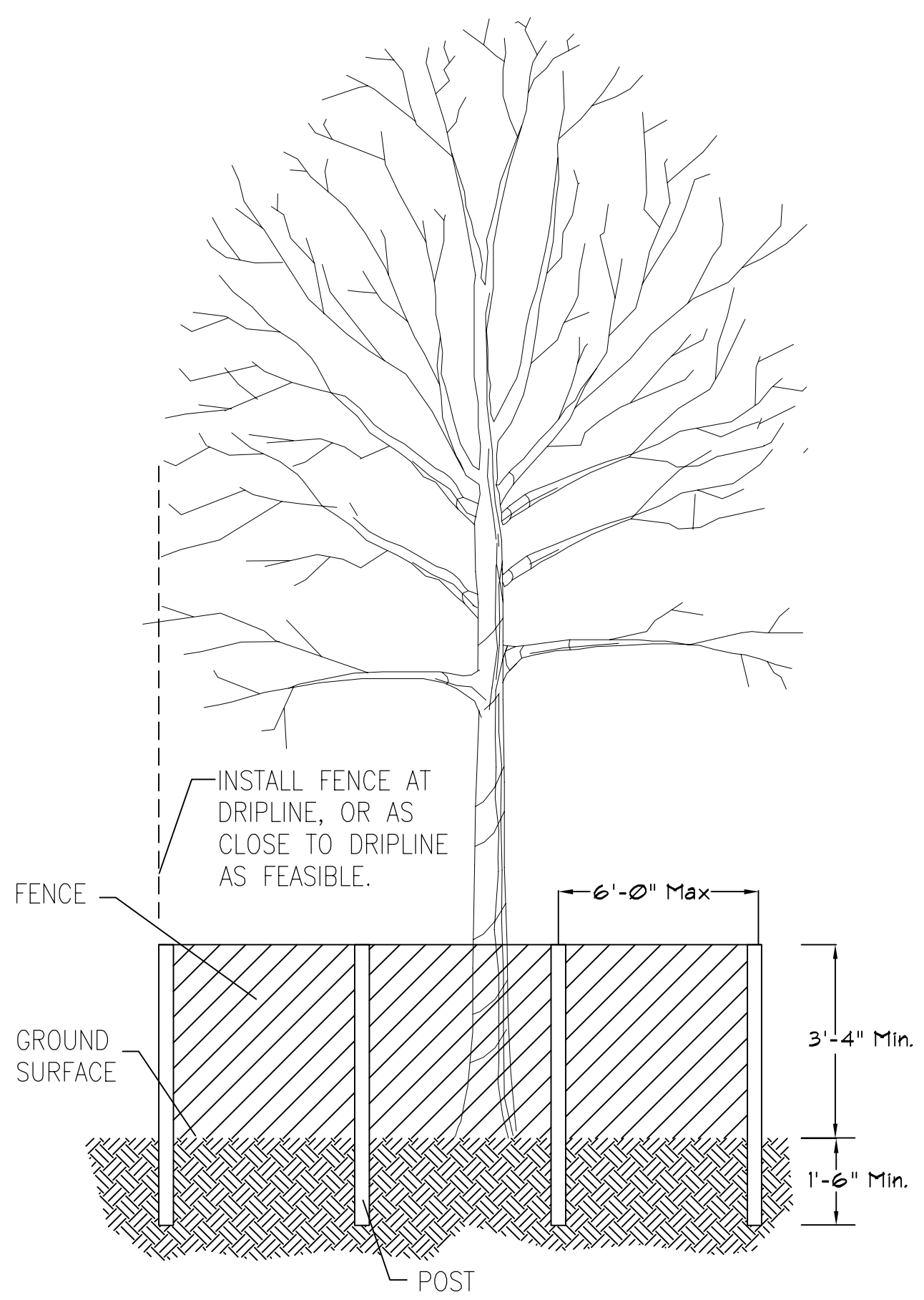
N.T.S.

A1 LANDSCAPE DETAILS

SCALE: N.T.S.

K14 MATERIAL SCHEDULES

N.T.S.



TREE PRESERVATION NOTES

1. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS. FENCE SHALL BE 40" HIGH SNOW FENCE, PLASTIC WEB FENCING OR ANY OTHER APPROVED MATERIAL. REFER TO TREE PRESERVATION NOTES AND TECHNICAL SPECIFICATION SECTION 015639 (TEMPORARY TREE AND PLANT PROTECTION) FOR ADDITIONAL INFORMATION. REMOVE PROTECTIVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN FINISHED.
2. EXISTING TREES TO BE PRESERVED SHALL BE BARRICADED IN A MANNER THAT WILL EFFECTIVELY PROTECT THEM DURING CONSTRUCTION OPERATIONS. PRIOR TO ANY ONSITE CONSTRUCTION, PROTECT EXISTING TREES DESIGNATED TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING, SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN THE DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN THE DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES TO BE LEFT STANDING. PROTECTIVE ORANGE SNOW FENCING SHALL BE INSTALLED. REFER TO TREE PROTECTION FENCING DETAIL. CONFIRM REMOVALS OF ANY VEGETATION WITH OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
3. LOCATIONS OF EXISTING TREES ARE APPROXIMATE. CONTRACTOR TO CONFIRM ACTUAL LOCATIONS PRIOR TO CONSTRUCTION ACTIVITIES.

PLN-2019-00026
 Received 2-26-19

A14 TREE PRESERVATION DETAIL

N.T.S.

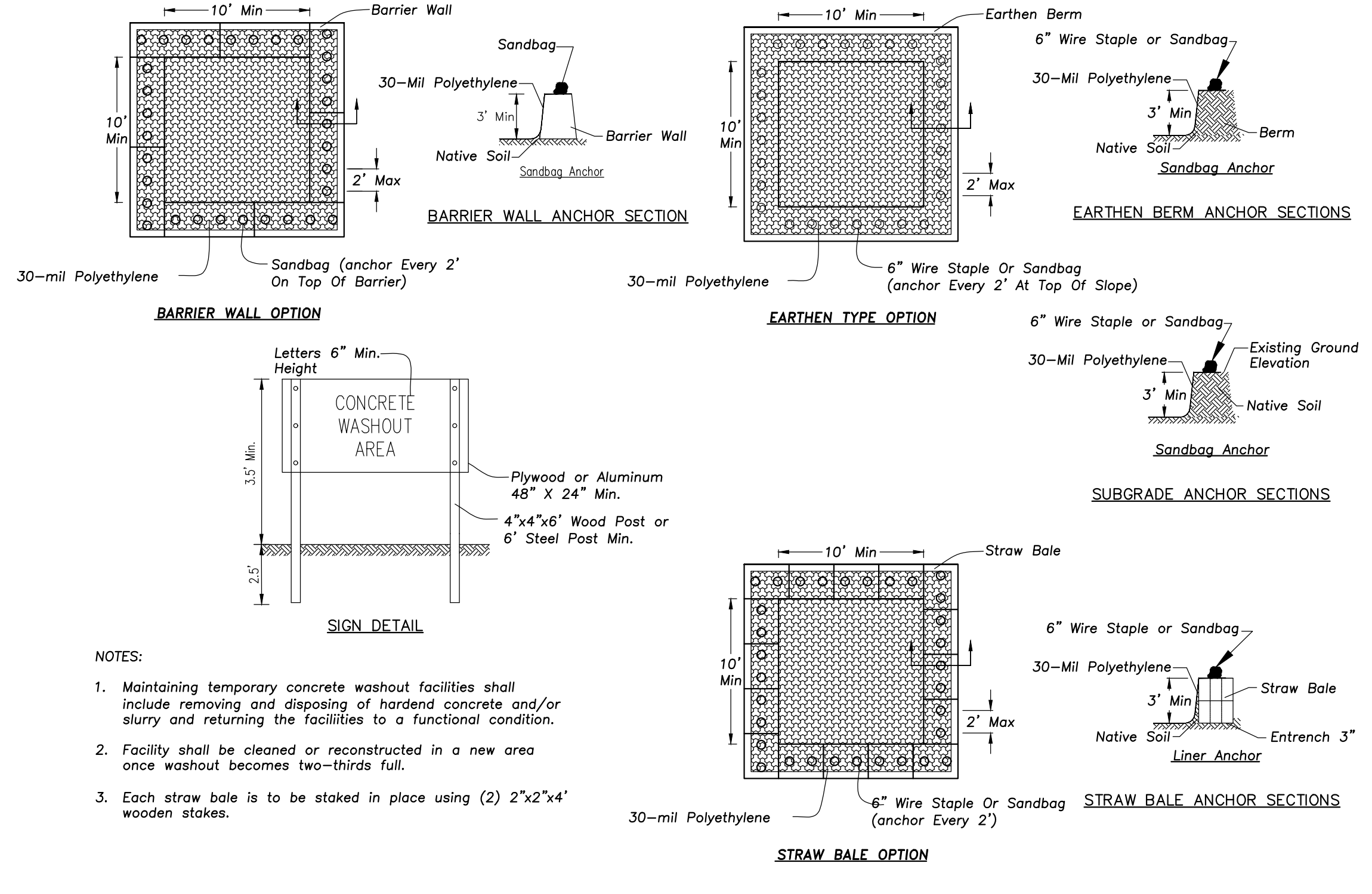
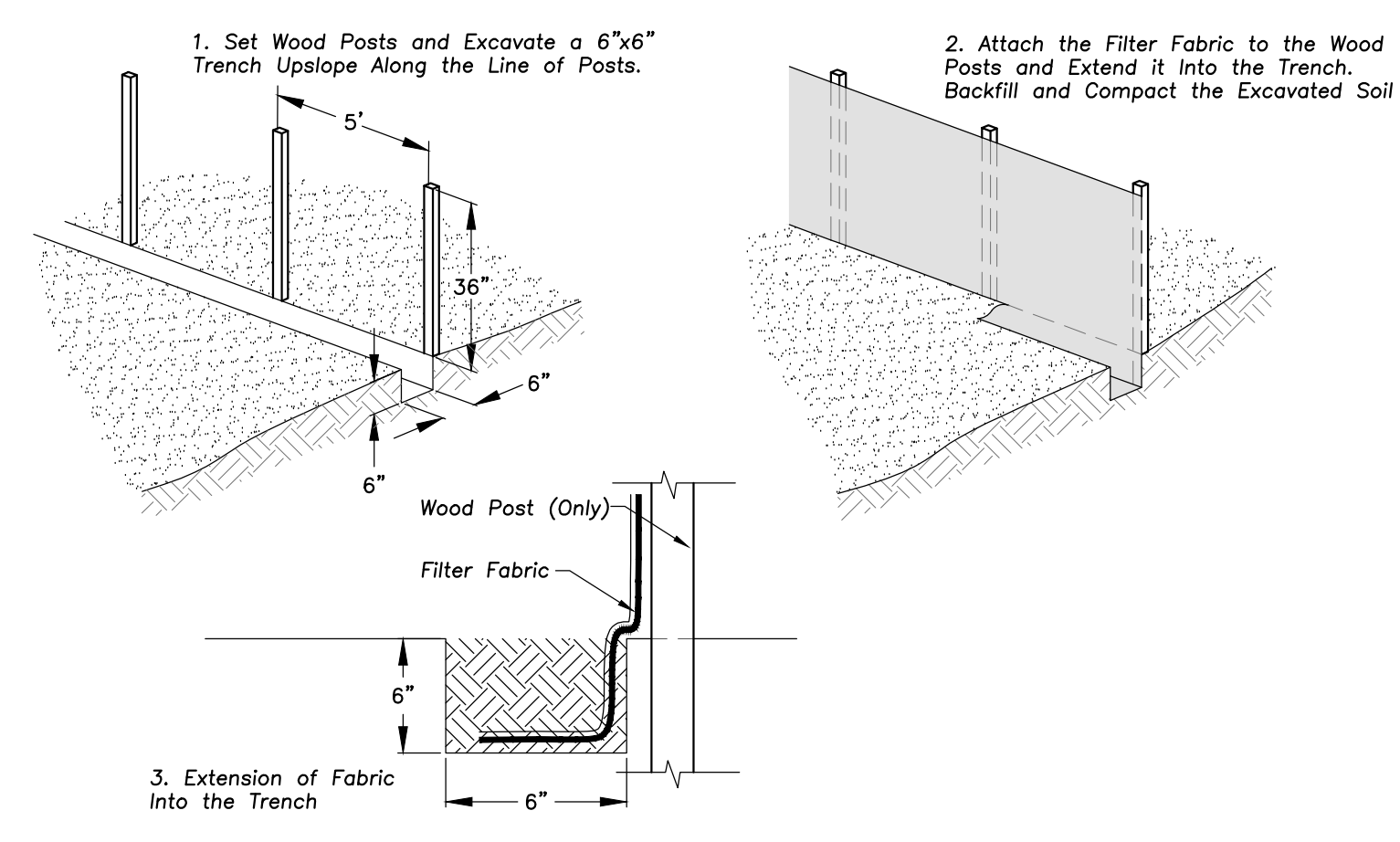
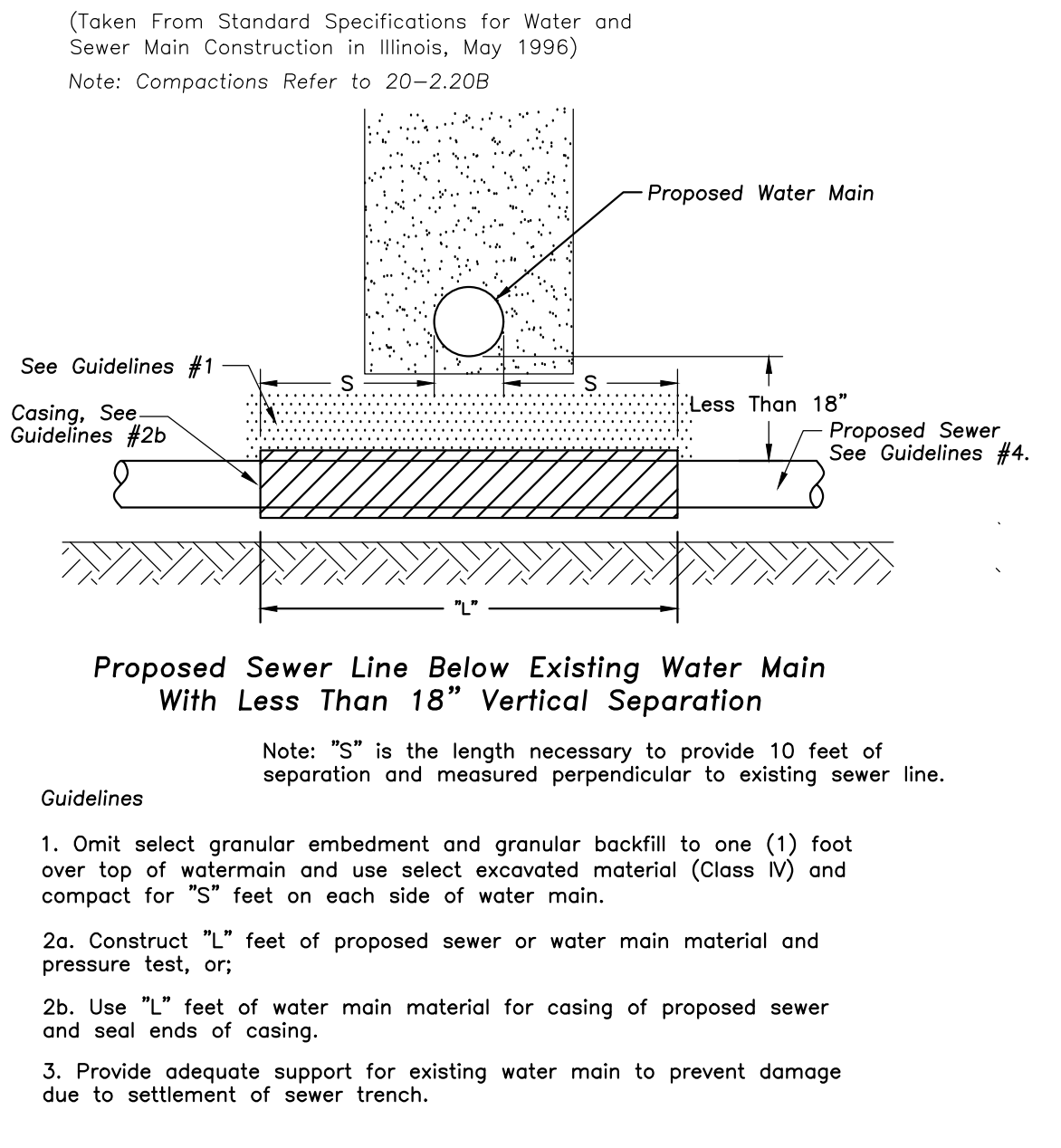
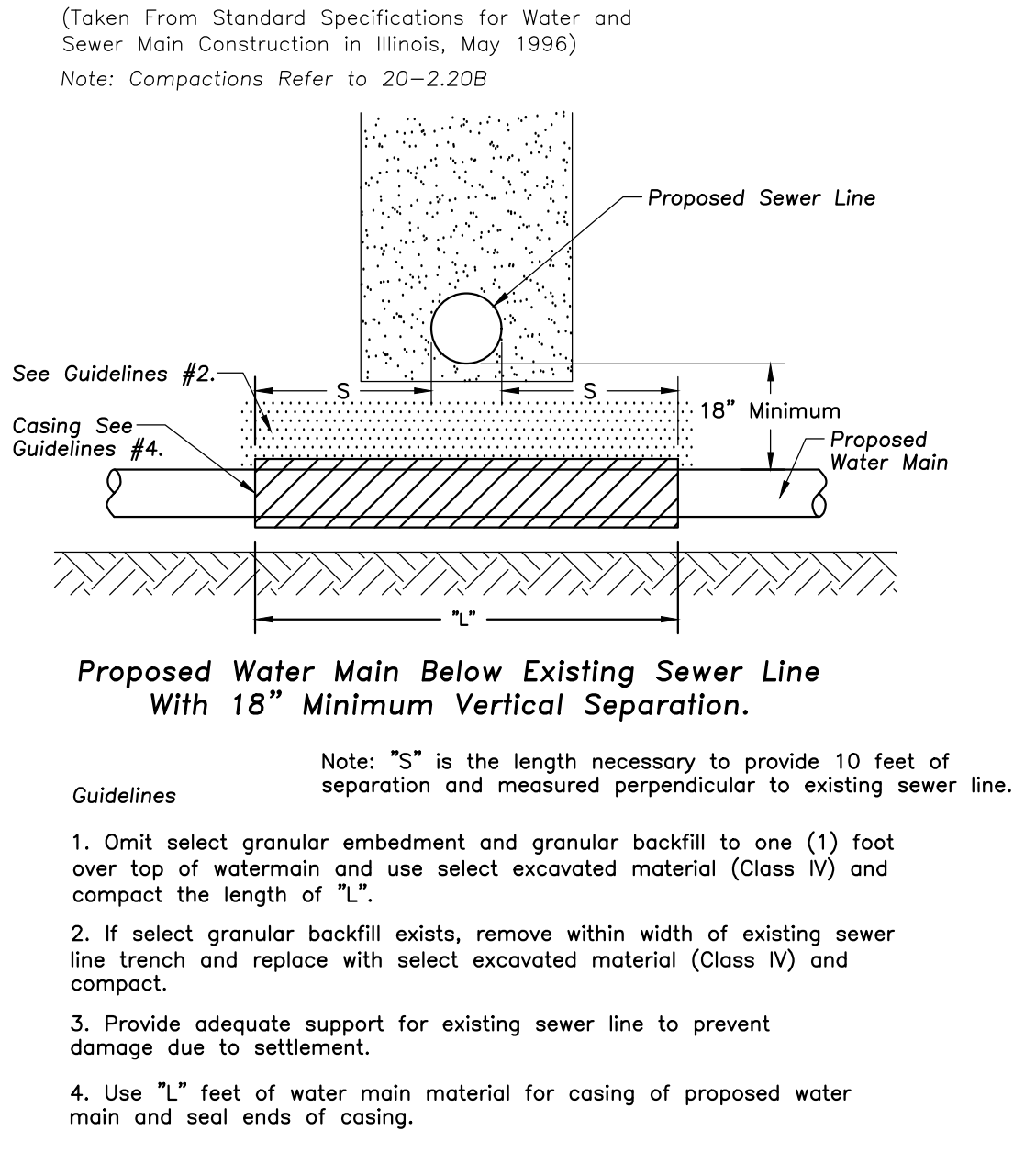
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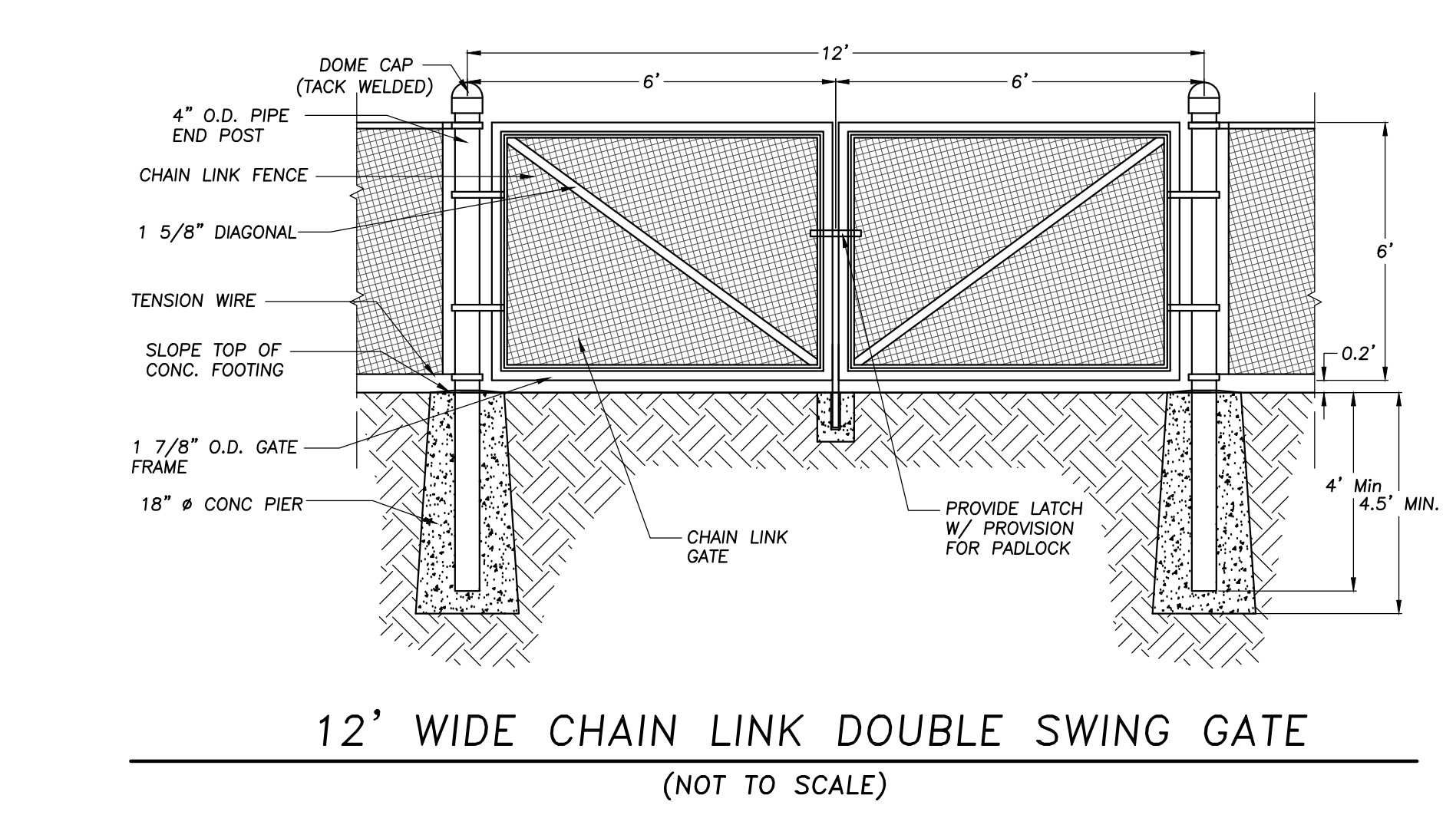
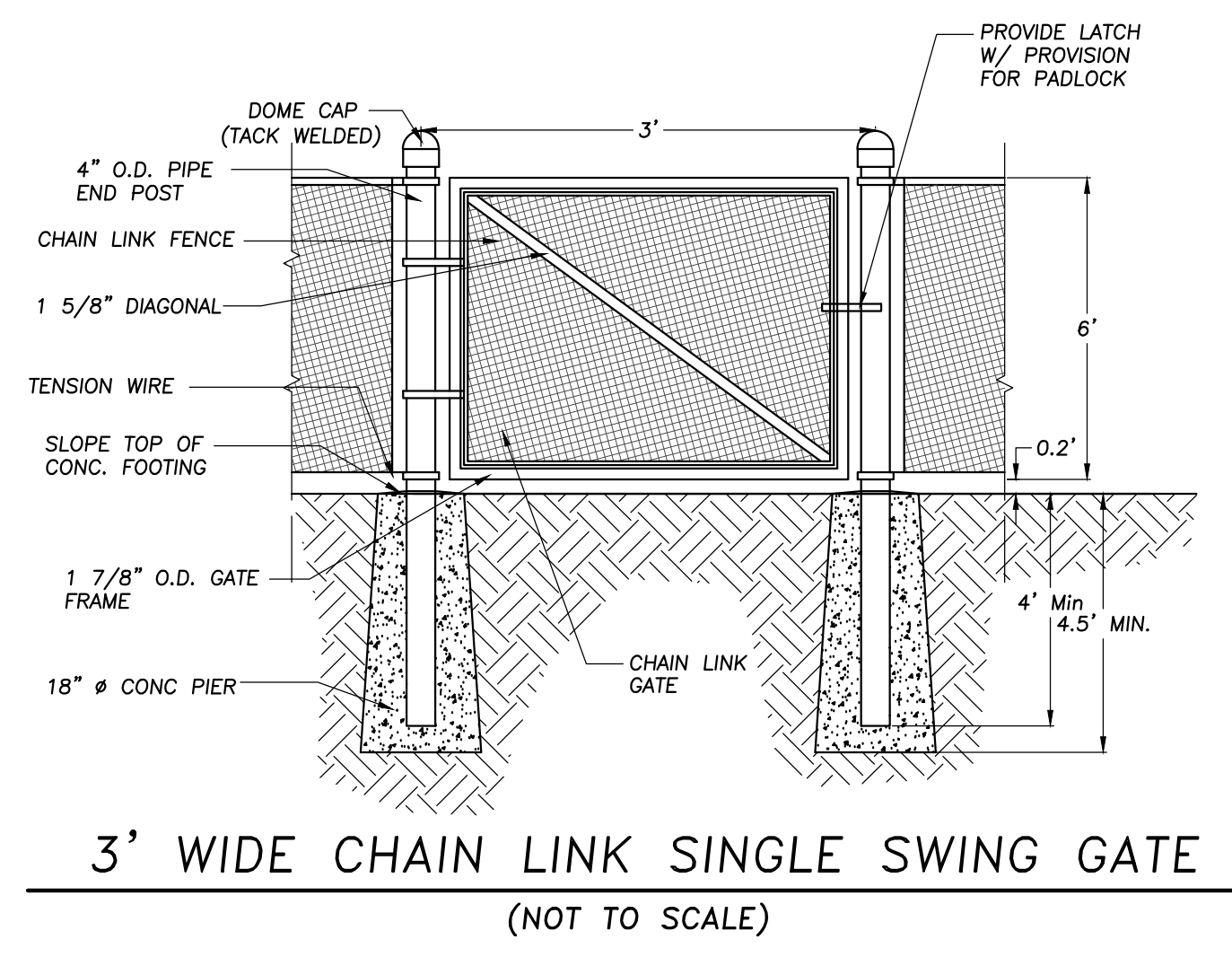
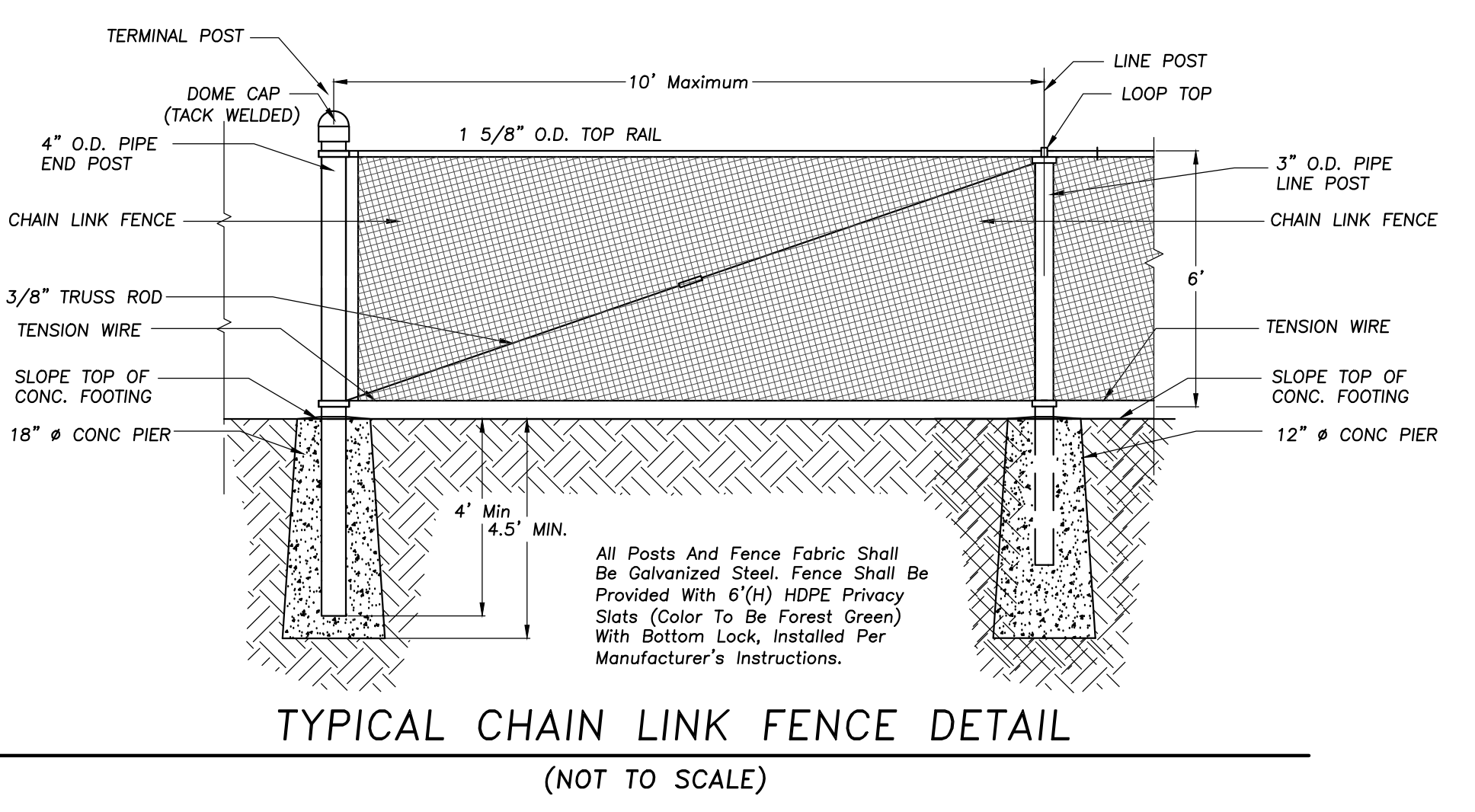
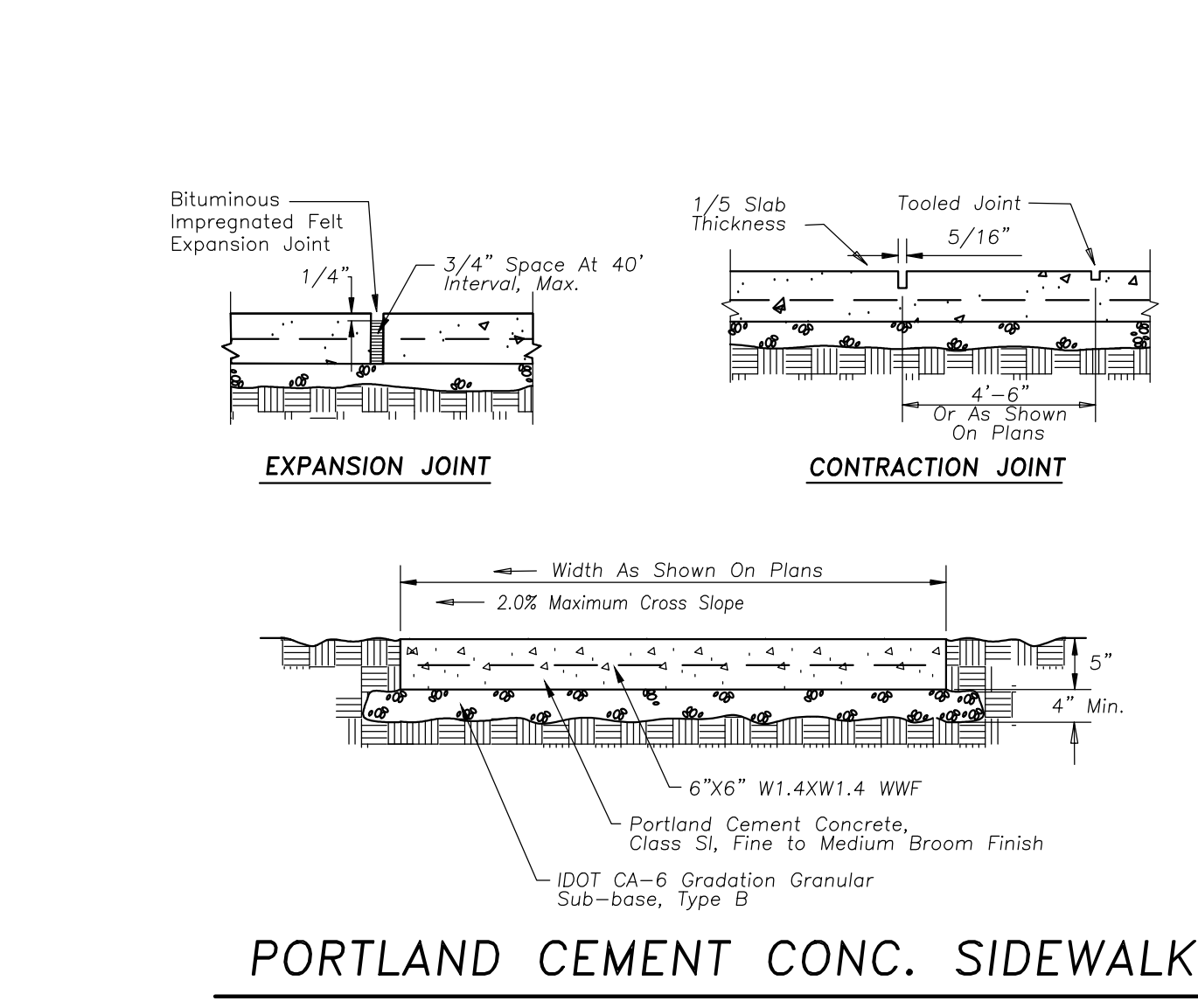
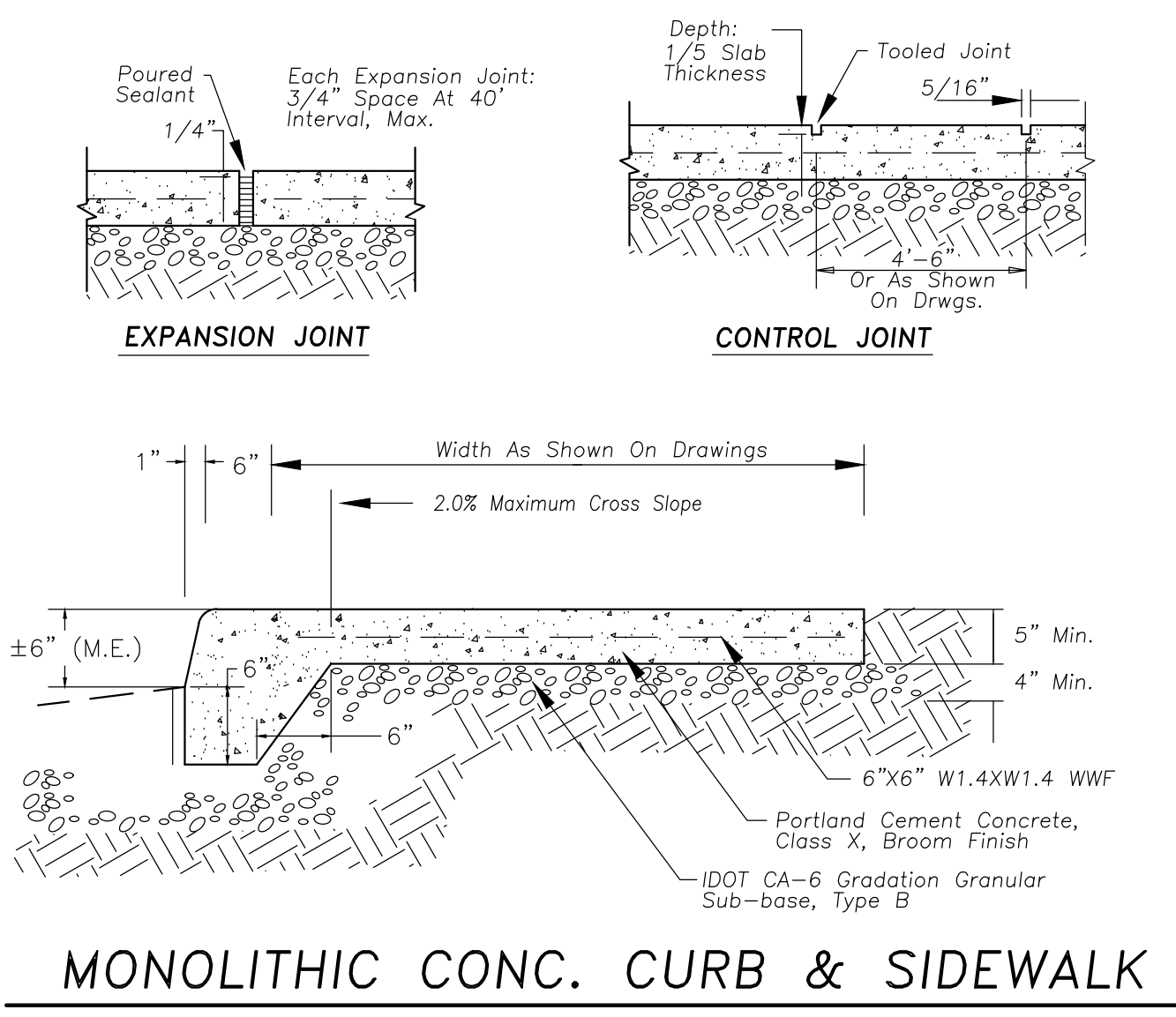
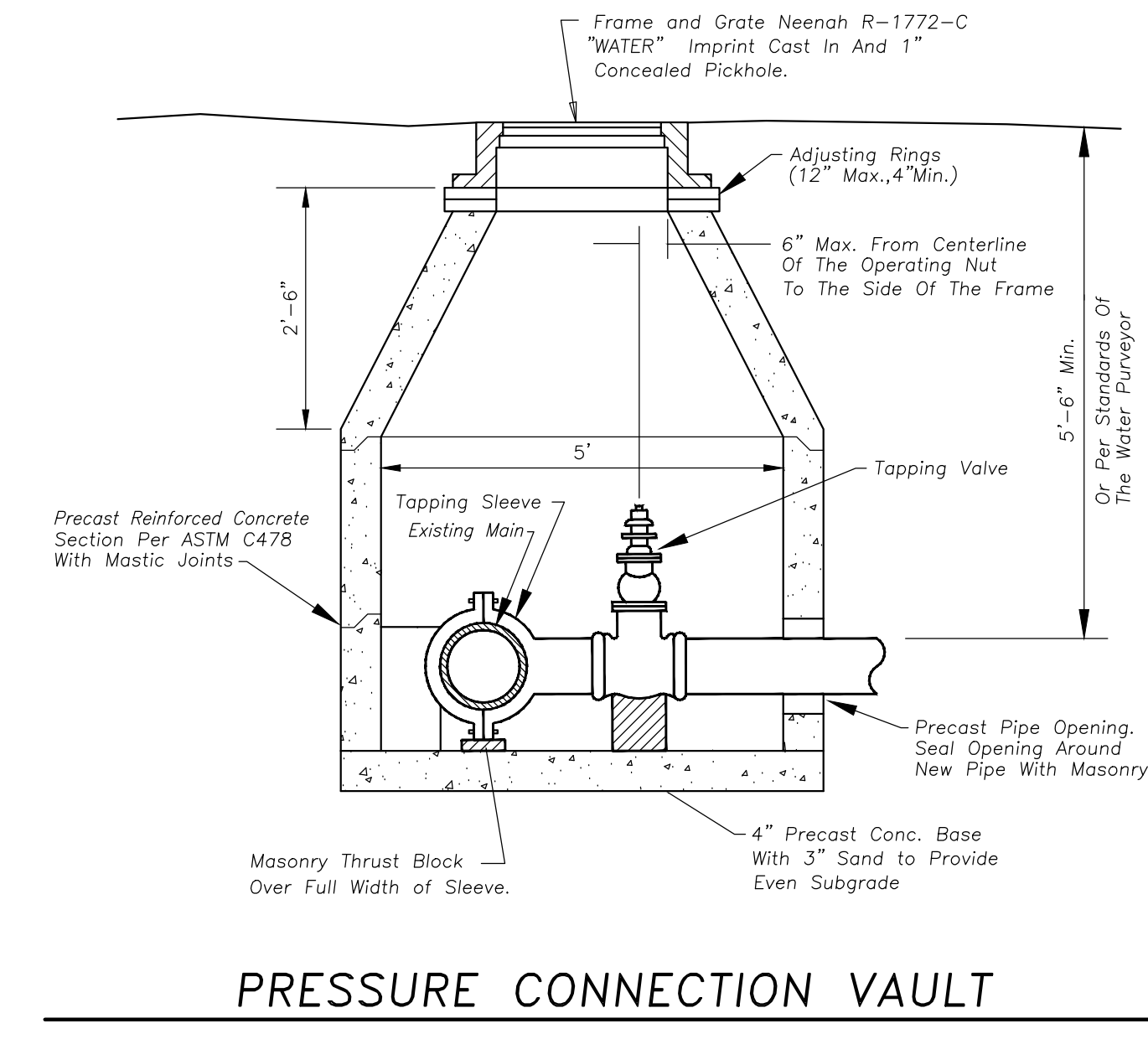
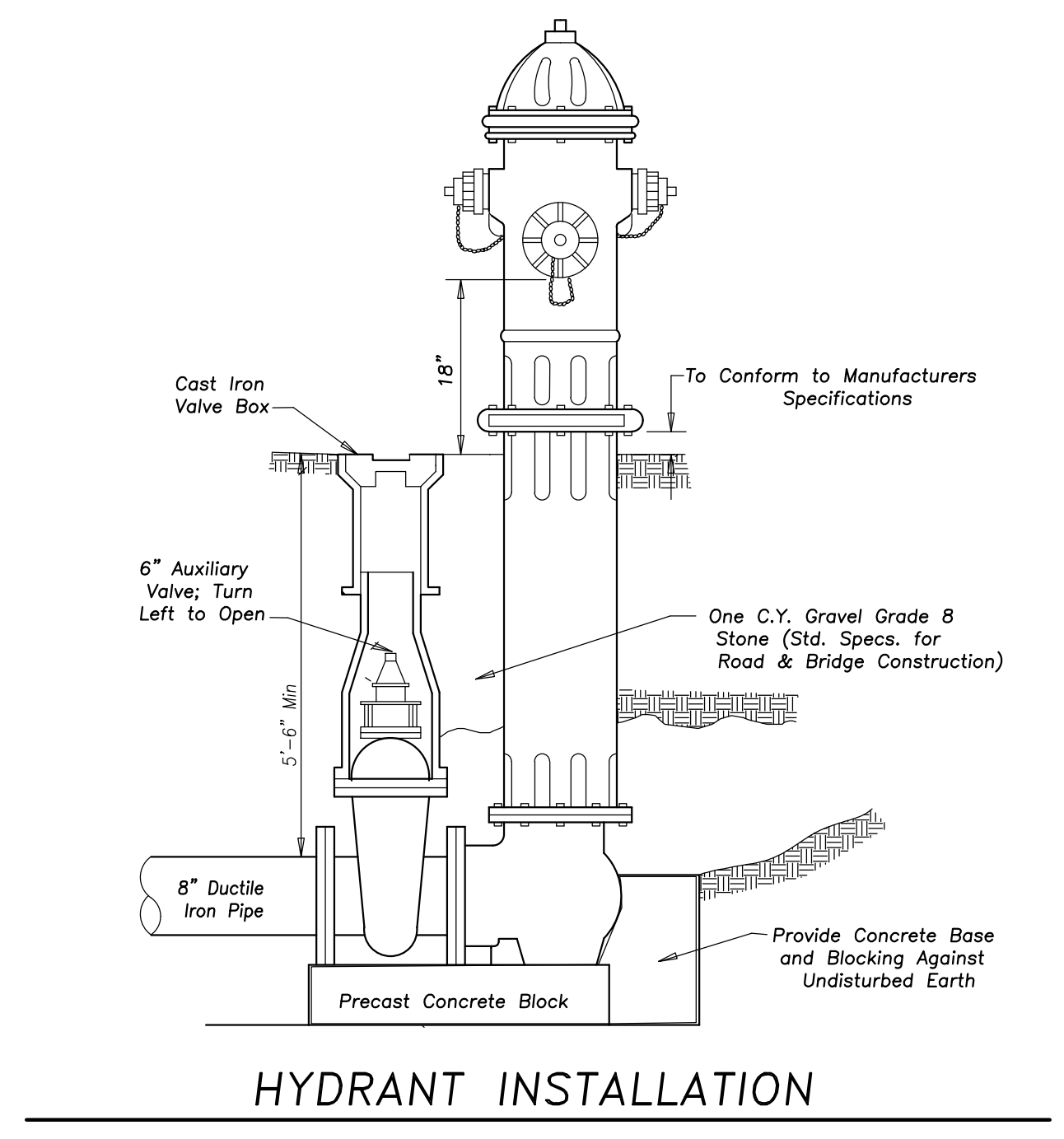
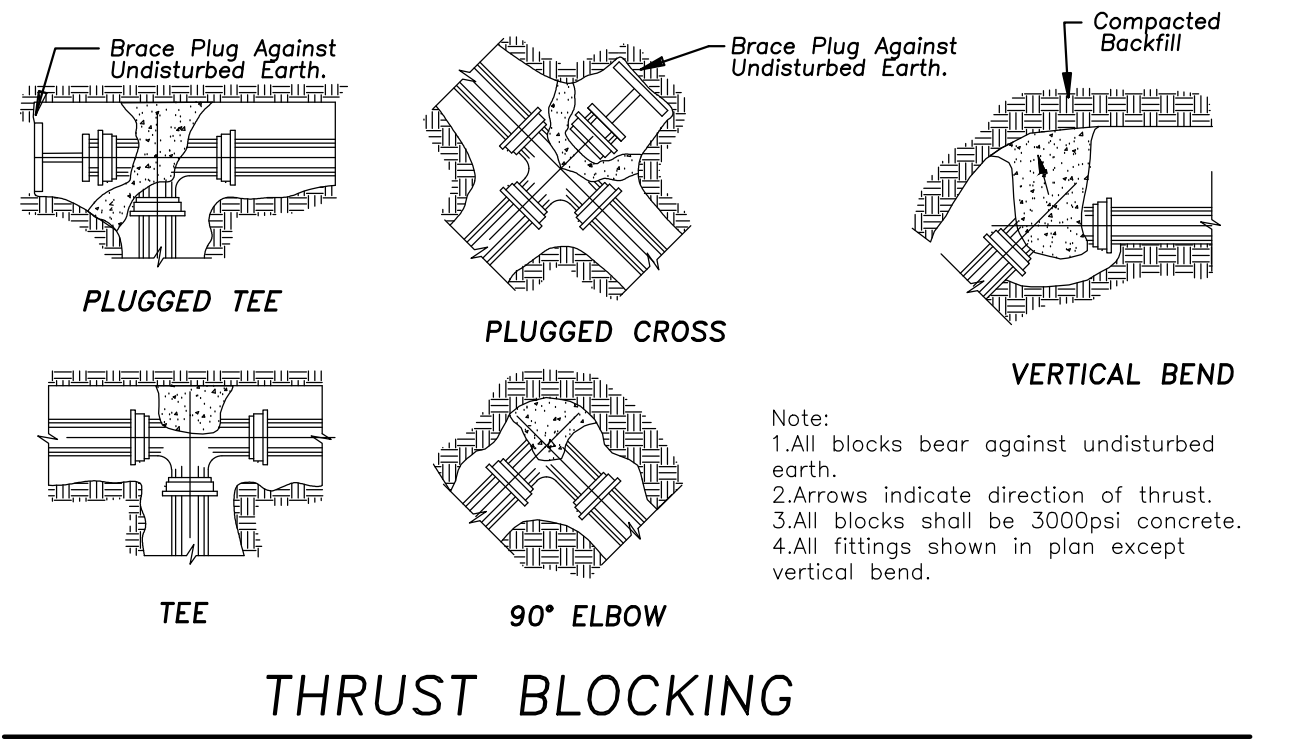
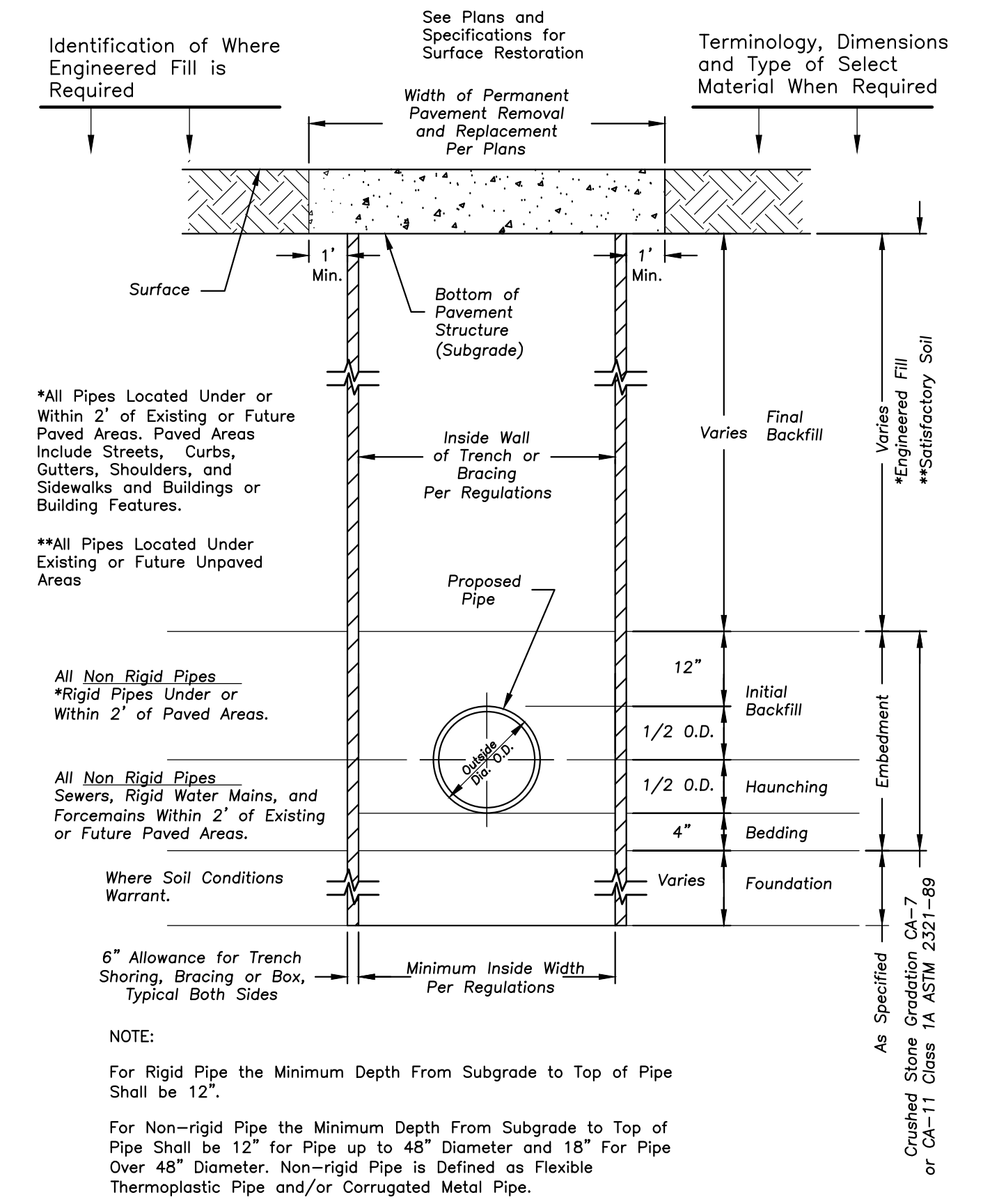
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 EXPIRATION DATE:
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 CHECKED BMW
 APPROVED JC
 PROFESSIONAL DESIGN FIRMA
 IL # 184-00050

COMMUNITY HIGH SCHOOL DISTRICT 155
 2019 CAPITAL IMPROVEMENTS
 LANDSCAPE DETAILS

SHEET NO.
L1.0.2



WATER AND SEWER SEPARATION REQUIREMENTS



ISSUANCE
NO. DATE DESCRIPTION
2/27/19 ISSUED FOR SPECIAL USE PERMIT

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ST. LOUIS
Phone: 630.574.8300
Fax: 630.574.9292
www.fgmarchitects.com

PROFESSIONAL SEAL
MICHAEL J. REHNER
082448870
STATE OF ILLINOIS
EXPIRATION DATE 11/30/2019

DRAWN
CHECKED
APPROVED
PROFESSIONAL DESIGN FIRM
IL # 184-00026

COMMUNITY HIGH SCHOOL DISTRICT 155
2019 CAPITAL IMPROVEMENTS
CRYSTAL LAKE CENTRAL HIGH SCHOOL - SITE WORK DETAILS

SHEET NO.
C5.01A

JOB NO. 18-2570.01
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PLN-2019-00026
Received 2-26-19

LEGEND

- = AREA LIGHT (AL)
- = CATCH BASIN (CB)
- ▭ = CONCRETE PARKING BUMPER
- ▭ = CURB DRAIN (CD)
- = FIRE HYDRANT (FH)
- = GAS METER (GM)
- = HANDICAPPED PARKING SPACE
- = MANHOLE COVER (MH)
- = MONITOR WELL (MW)
- = OVERHEAD WIRES (OHW)
- = PIPE BOLLARD (PB)
- ▭ = SIGN (S)
- = STADIUM LIGHT (SL)
- = STREET LIGHT STANDARD (SLS)
- = TRAFFIC CONTROL LIGHT (TCL)
- = WOOD SERVICE POLE (WSP)
- = TREE
- = EVERGREEN TREE
- = PROPERTY BOUNDARY
- = PARCEL LINES
- = EASEMENTS

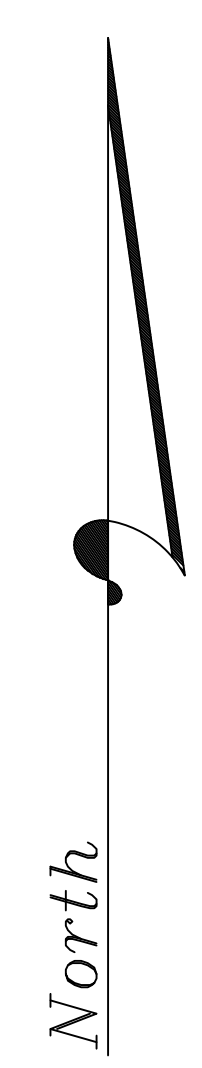
PARKING STALL SUMMARY

STANDARD STALLS	480
HANDICAPPED STALLS	4
TOTAL	484

AREA SCHEDULE

AREA	SQUARE FEET	ACRES
Main Building Footprint	184247	3.771
Parking Lots and Drives	197275	4.529

NOTE: UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT J.U.L.I.E. BY CALLING 811 OR 1-800-892-0123.



PLAT OF SURVEY

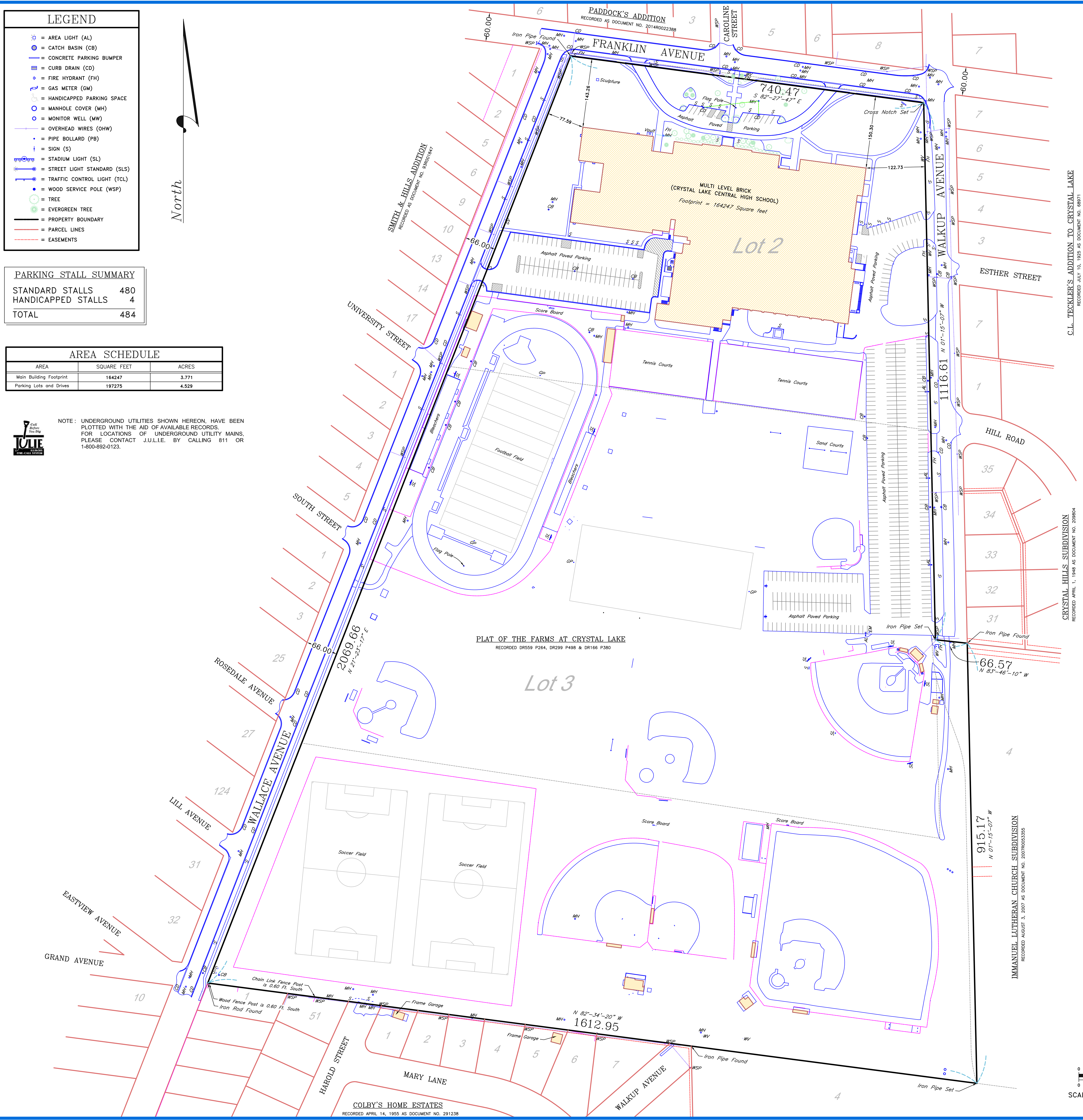
Prepared By
MARCHESE AND SONS, Inc.
Design Firm No. 184-002762
land - marine - construction surveys
10 Monaco Drive Roselle, Illinois 60172 Phone : (630) 894-5680
FAX : (630) 894-8869

PROPERTY DESCRIPTION

LOTS 2 AND 3 IN THE PLAT OF THE FARMS AT CRYSTAL LAKE, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

CONTAINING 2356023 SQUARE FEET OR 54.087 ACRES, MORE OR LESS

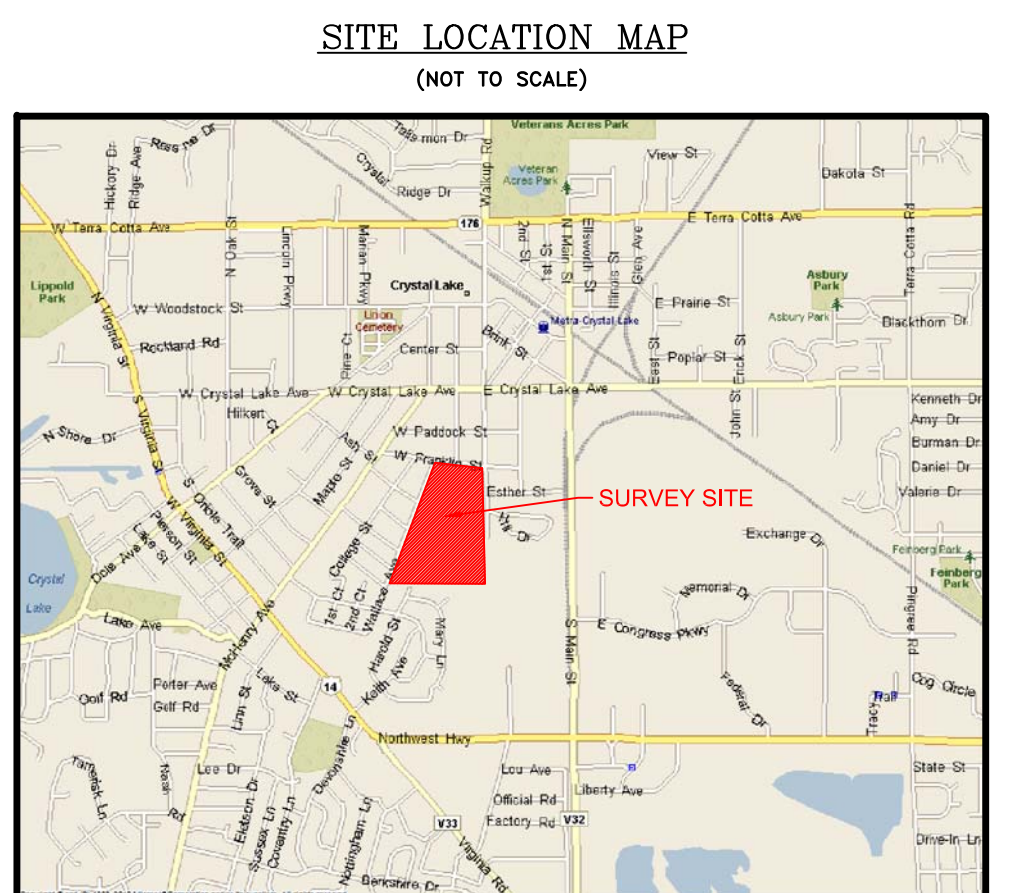
NOTE: THE LEGAL DESCRIPTION SHOWN IS ABBREVIATED AND AS NOTED ON McHENRY COUNTY ASSESSORS RECORDS. A THOROUGH TITLE SEARCH IS RECOMMENDED AT THIS TIME



C.L. TEGKLER'S ADDITION TO CRYSTAL LAKE
RECORDED JULY 16, 1925 AS DOCUMENT NO. 6871

CRYSTAL HILLS SUBDIVISION
RECORDED APRIL 1, 1946 AS DOCUMENT NO. 209804

IMMANUEL LUTHERAN CHURCH SUBDIVISION
RECORDED AUGUST 3, 2007 AS DOCUMENT NO. 20070603355



SHEET: 1 OF 4

PIN NO.: 19 - 06 - 254 - 004
19 - 06 - 254 - 005
19 - 06 - 401 - 009

ADDRESS: 45 W. FRANKLIN STREET
CRYSTAL LAKE, ILLINOIS 60014

SCALE: ONE INCH = EIGHTY FEET

ORDER NO.: 14-15928

ORDERED BY: COMMUNITY HIGH SCHOOL,
DISTRICT NO. 155

COMPARE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF BEARINGS SHOWN HEREON HAVE BEEN ASSUMED. MONUMENTS OR WITNESS POINTS WERE NOT SET AT THE CLIENT'S REQUEST.

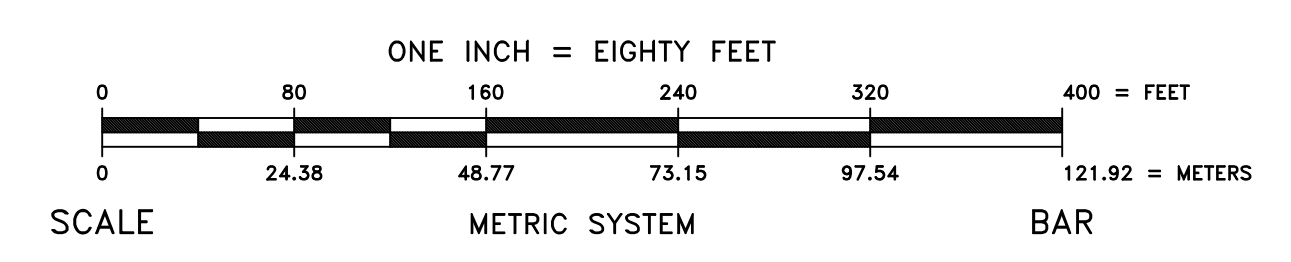
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

I, PAUL N. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT ROSELLE, ILLINOIS, DECEMBER 29, 2014

PLN-2019-00026
Received 2-26-19



ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2461
MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2018
FIELD WORK COMPLETED ON DECEMBER 22, 2014