

WILLOWOOD

2 Bedrooms
2 Bathrooms
Den
Attached 2-Car Garage



1,381 SQFT.





MEADOWOOD
1,326 S.F.

FORESTWOOD
1,294 S.F.

CAPEWOOD
1,620 S.F.



CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE

MEADOWOOD END



DATE: APRIL 16, 2021

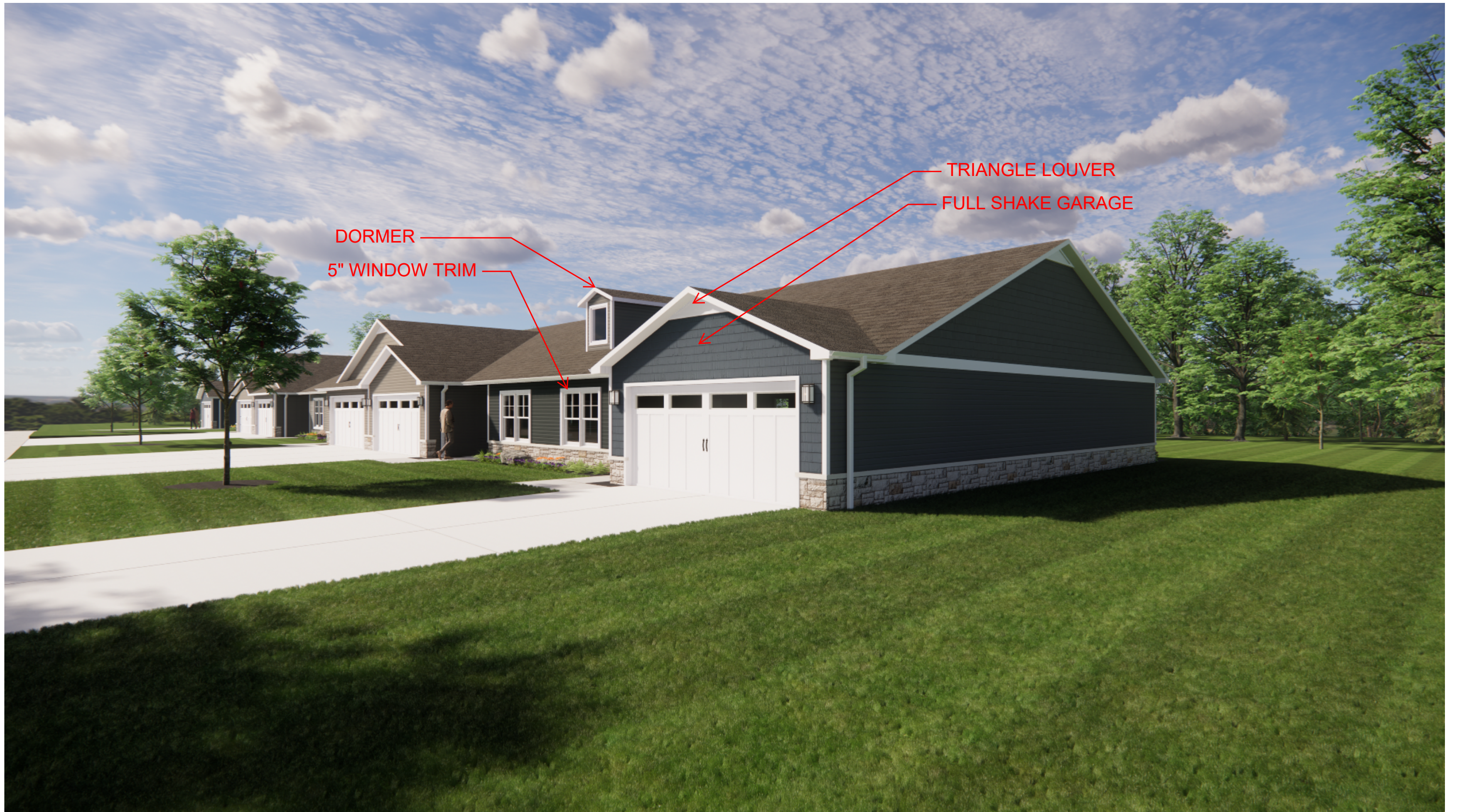


CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE
REAR CAPEWOOD



DATE: APRIL 16, 2021



DORMER

5" WINDOW TRIM

TRIANGLE LOUVER

FULL SHAKE GARAGE



CRYSTAL LAKE, IL

FRONT PERSPECTIVE

WILLOWOOD



DATE: APRIL 16, 2021



CRYSTAL LAKE, IL

FRONT PERSPECTIVE ENLARGED

WILLOWOOD



DATE: APRIL 16, 2021



RAISED HEEL ROOF

5" WINDOW TRIM



CRYSTAL LAKE, IL

REAR PERSPECTIVE

WILLOWOOD



DATE: APRIL 16, 2021



RAISED HEEL ROOF

CRAFTSMAN
STYLE COLUMN

5" WINDOW TRIM

HAYDENWOOD
1,343 S.F.



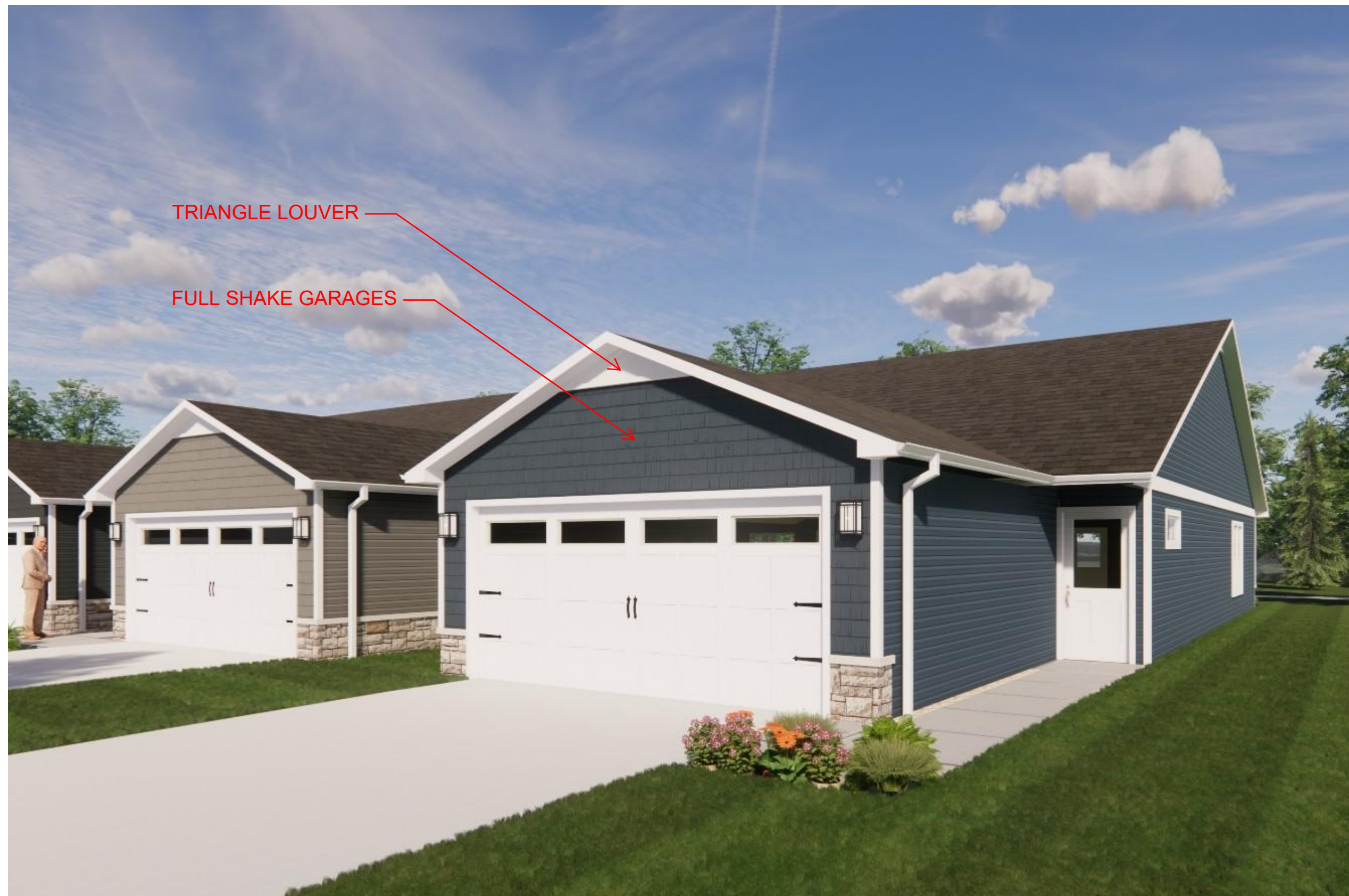
CRYSTAL LAKE, IL

FRONT PERSPECTIVE



DATE: APRIL 16, 2021





TRIANGLE LOUVER

FULL SHAKE GARAGES



CRYSTAL LAKE, IL

REAR PERSPECTIVE ENLARGED

HAYDENWOOD



DATE: APRIL 16, 2021





SITE DATA

Current Zoning: Crystal Lake R3-B PUD
Proposed Zoning: Crystal Lake R3-B PUD

Total Site Area: ±45.33 Ac.
Total Units: 305 DU
Density: 6.73 DU/Ac

Guest Parking:
 Nose-in spaces provided: 86 .28 sp/du
 Driveway spaces provided: 305 1.00 sp/du

UNIT BREAKDOWN:

Name	DU	%
(F) (M) Forestwood / Meadowood	122	40.0%
Forestwood	95	31.1%
Meadowood	27	8.9%
(C) Capewood	32	10.5%
(W) Willowood	84	27.5%
(H) Haydenwood	67	22.0%
Total	305	100%
(LO) Leasing Office		
(S) Sunroom		

TYPICAL DIMENSIONS:

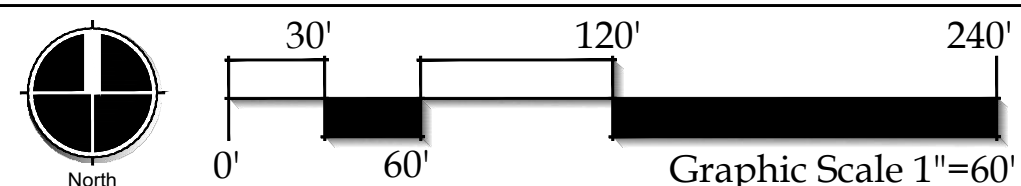
Setbacks:	
Public Right of Way:	25'
Front Yard:	22'
Garage to Pavement:	22'
Side Yard:	22'
Garage to Pavement:	22'
Building to Sidewalk:	15'
Driveway Length:	22'
Private Street Width:	22'
Sidewalk Width:	4'
Building Separations (minimums):	
Side to side:	20'
Rear to rear:	45' (50' Preferred)
Side to rear:	40'

Note:
 No parking will be permitted on any portion of the Internal Drive Aisle.

CONCEPTUAL DEVELOPMENT PLAN

REDWOOD CRYSTAL LAKE

Crystal Lake, Illinois



Prepared For:

Redwood
 APARTMENT NEIGHBORHOODS
 Redwood USA LLC
 7510 East Pleasant Valley Road
 Independence, Ohio 44131

Prepared By:

Date: March 1, 2021
 Revised: July 13, 2021
 Sheet 1 of 1

sda
 Schoppe Design Associates, Inc.
 LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street
 Oswego, IL 60543
 p: 630 551-3355
 f: 630 551-3639
 schoppedesign.net

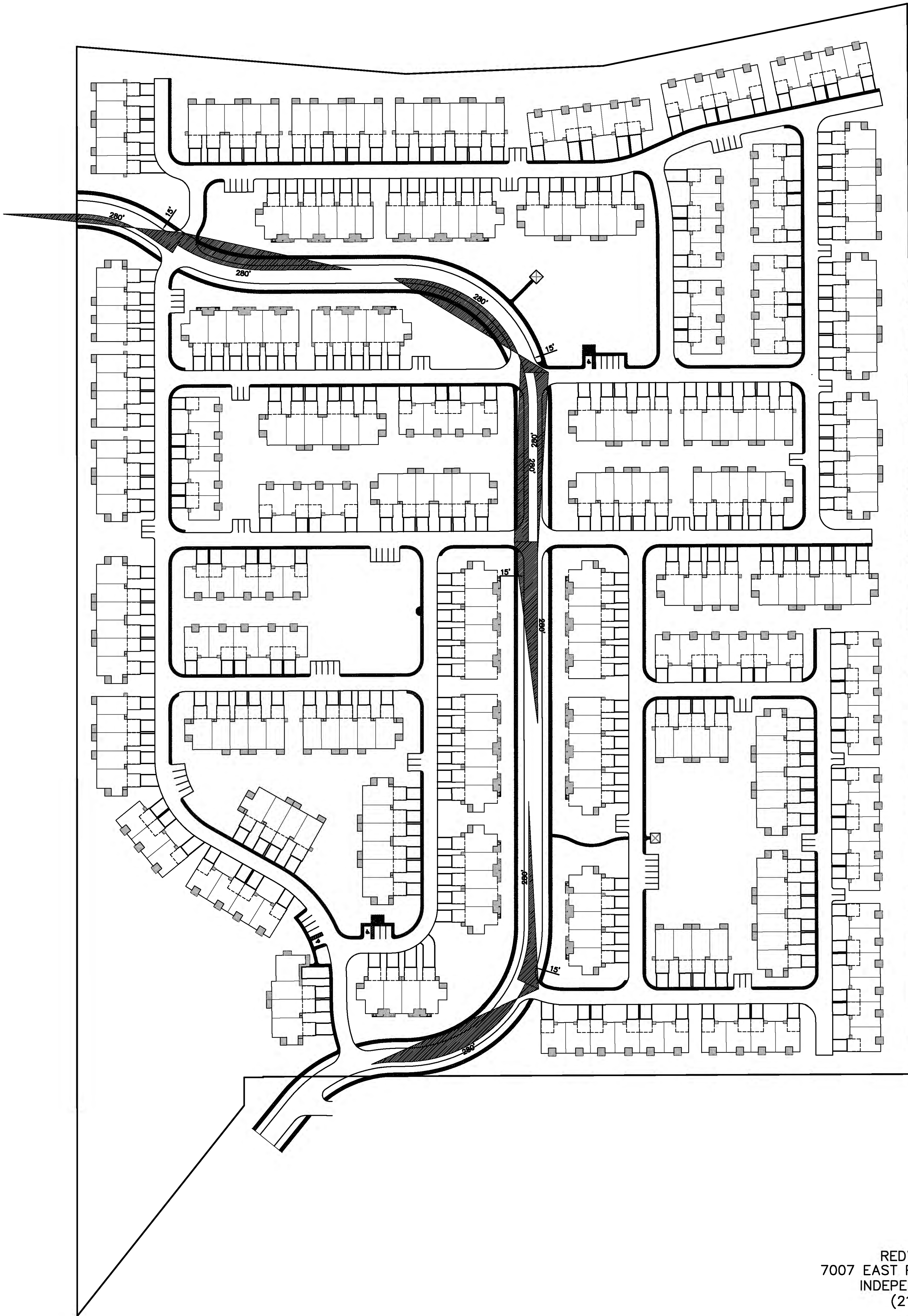


LOCATION MAP

**SITE LINE TRIANGLE
ANALYSIS EXHIBIT
FOR
REDWOOD OF
CRYSTAL LAKE**



80 40 0 80
SCALE: 1 INCH = 80 FEET



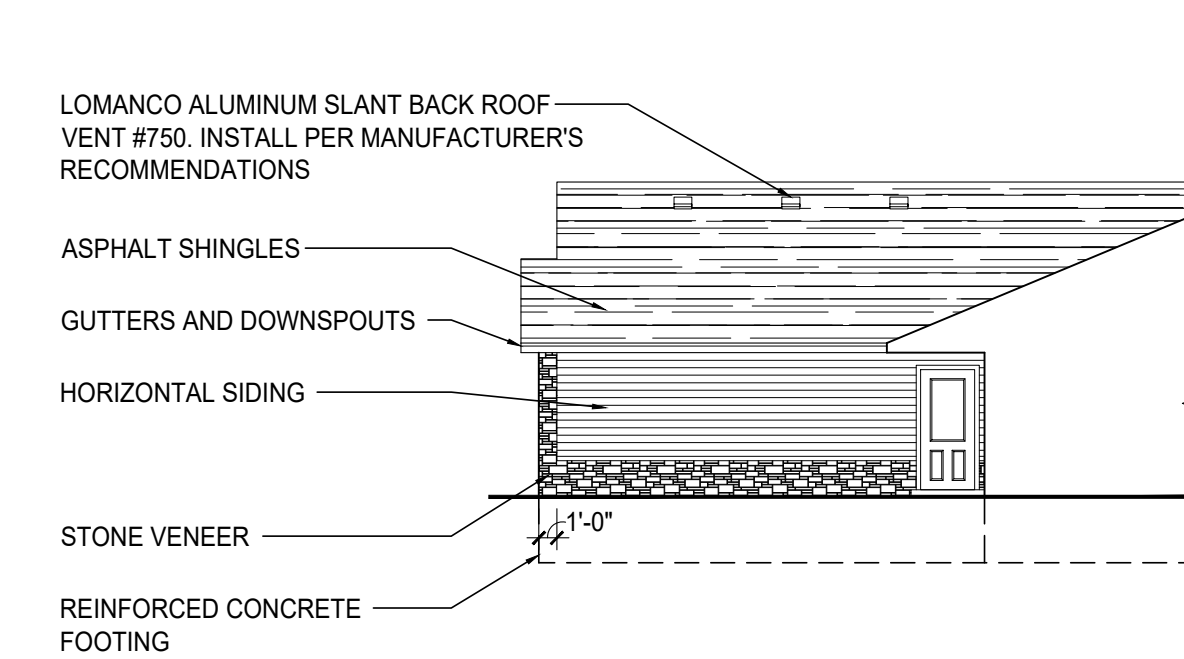
PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

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

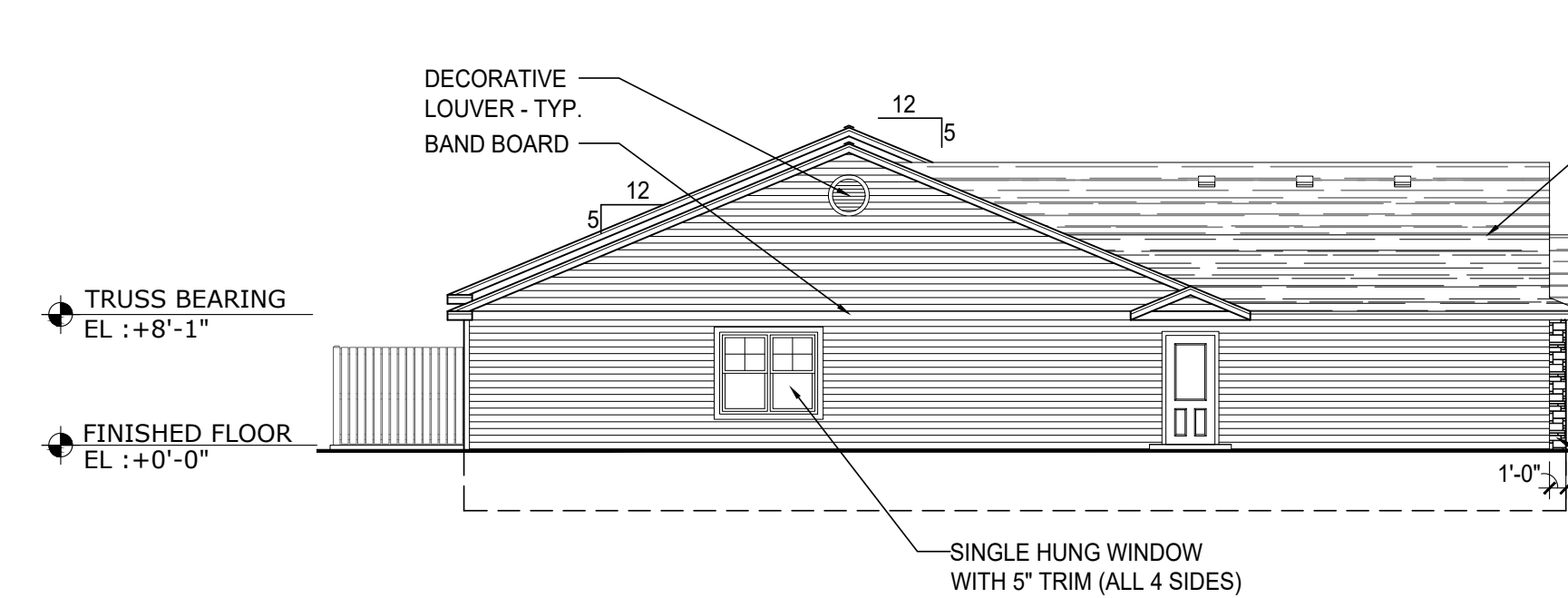
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DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 06-17-2021 JOB NO.: 848.008

PLOT FILE CREATED: 6/17/2021 BY: RICH SMITH
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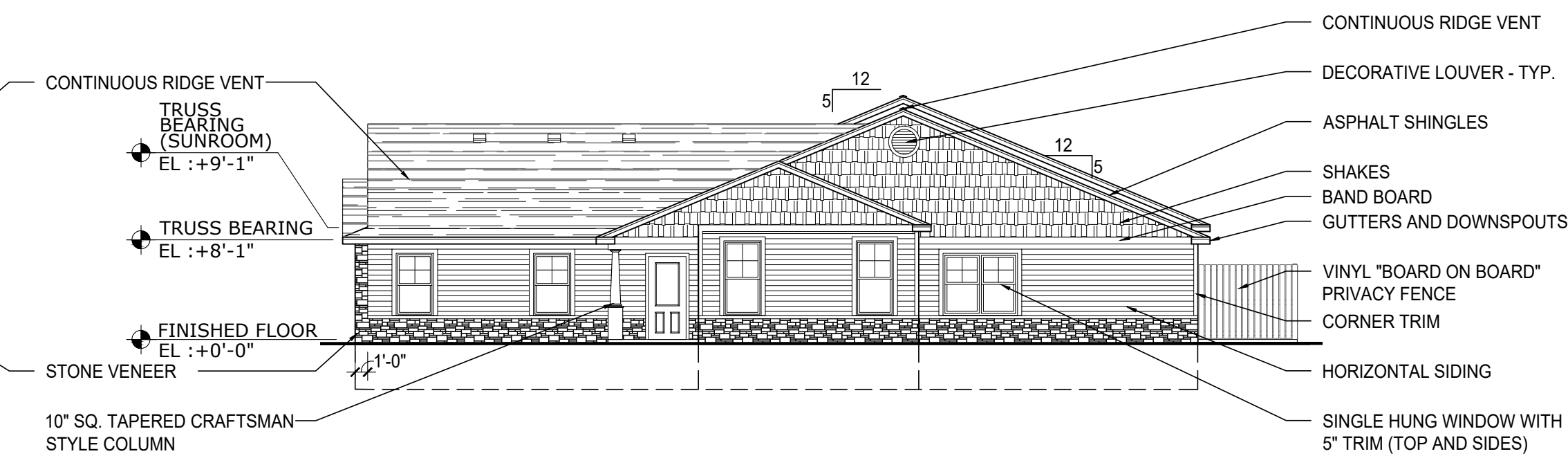
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5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"

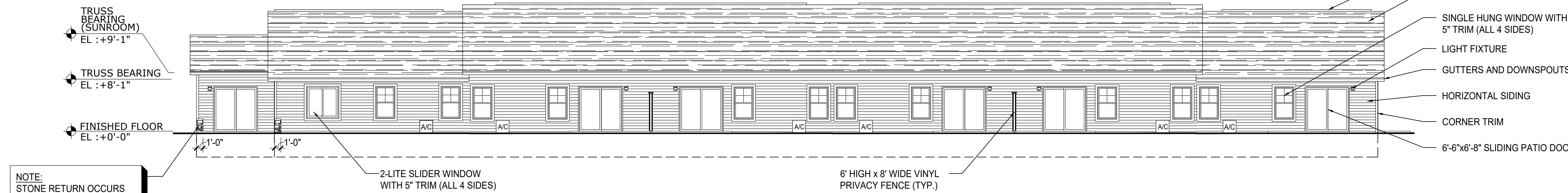


4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



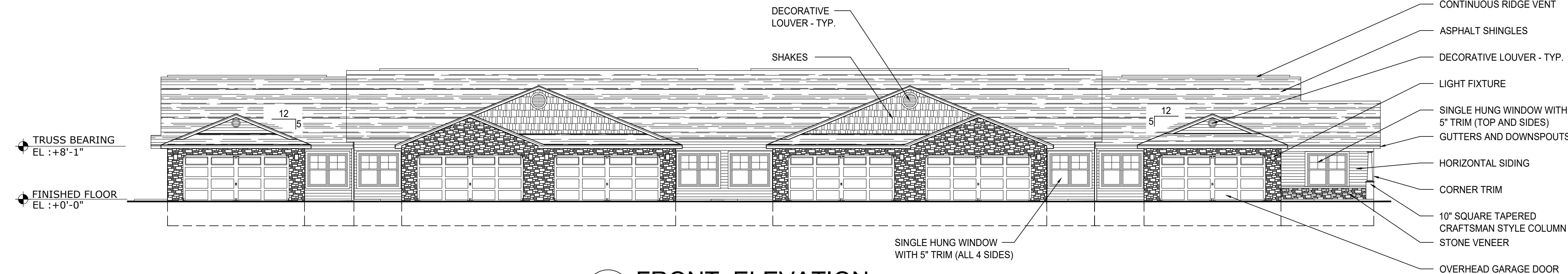
3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

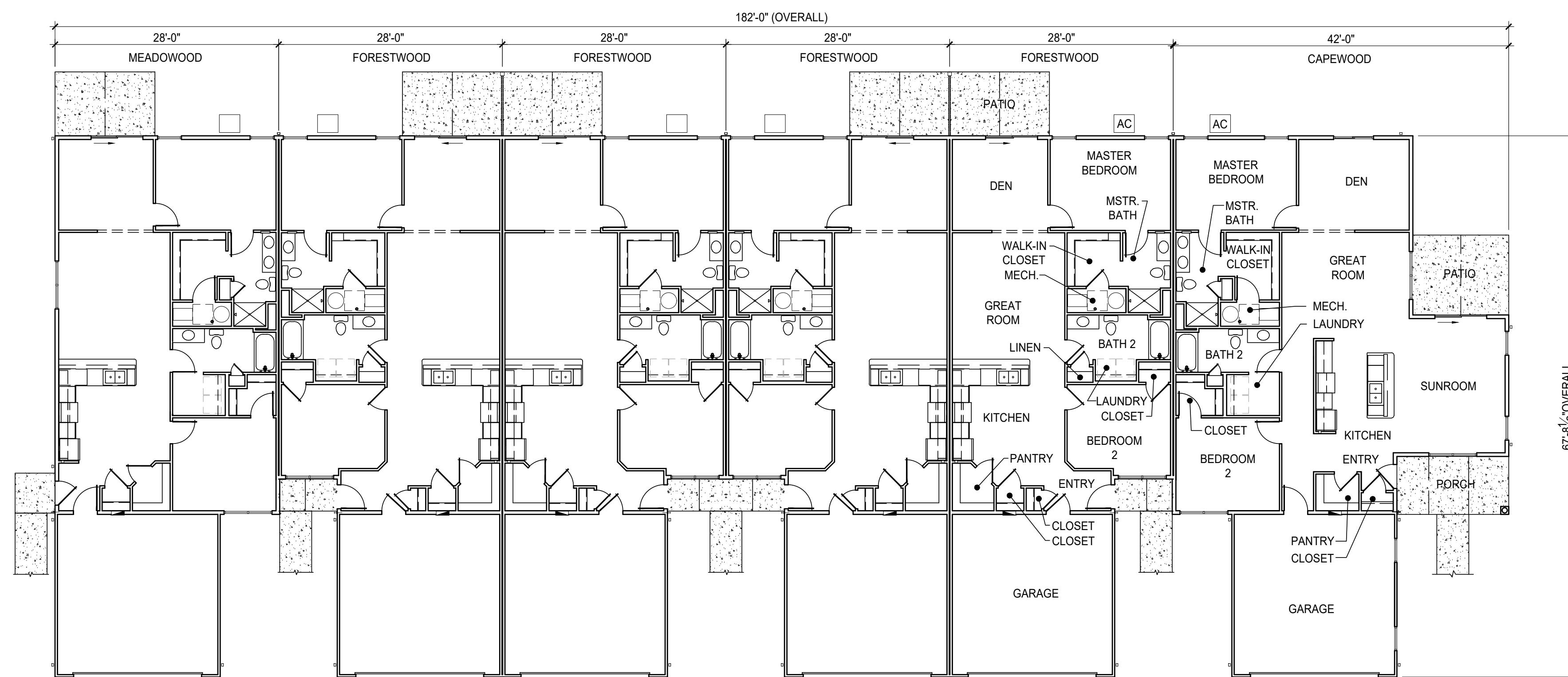


2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE : 3/32" = 1'-0"

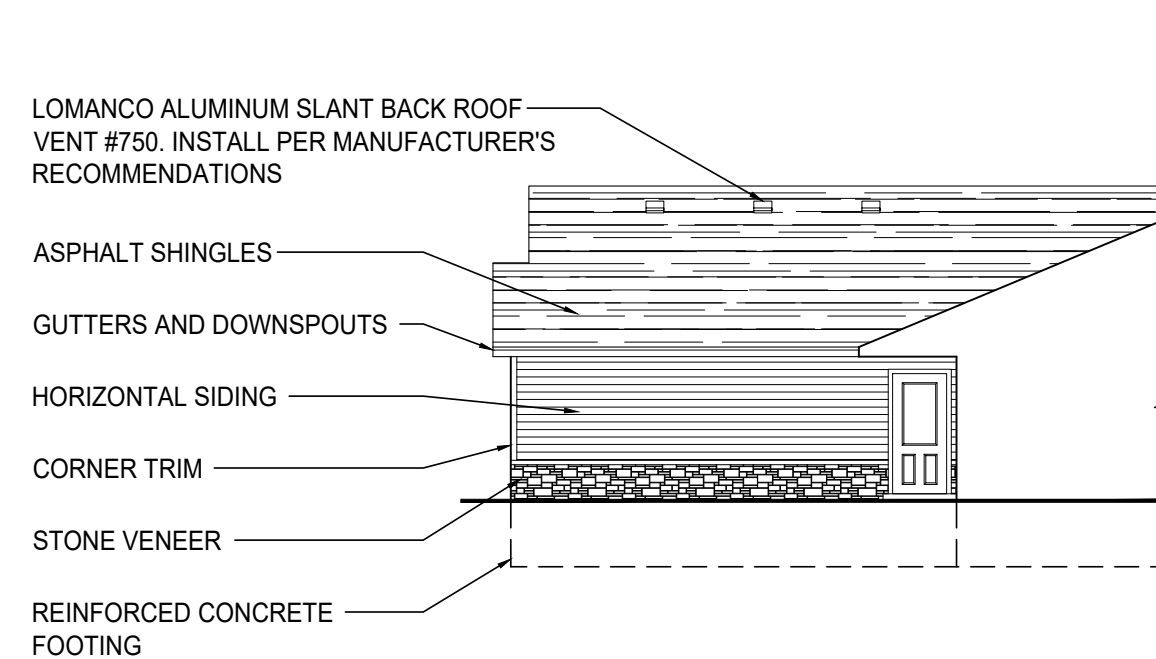
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

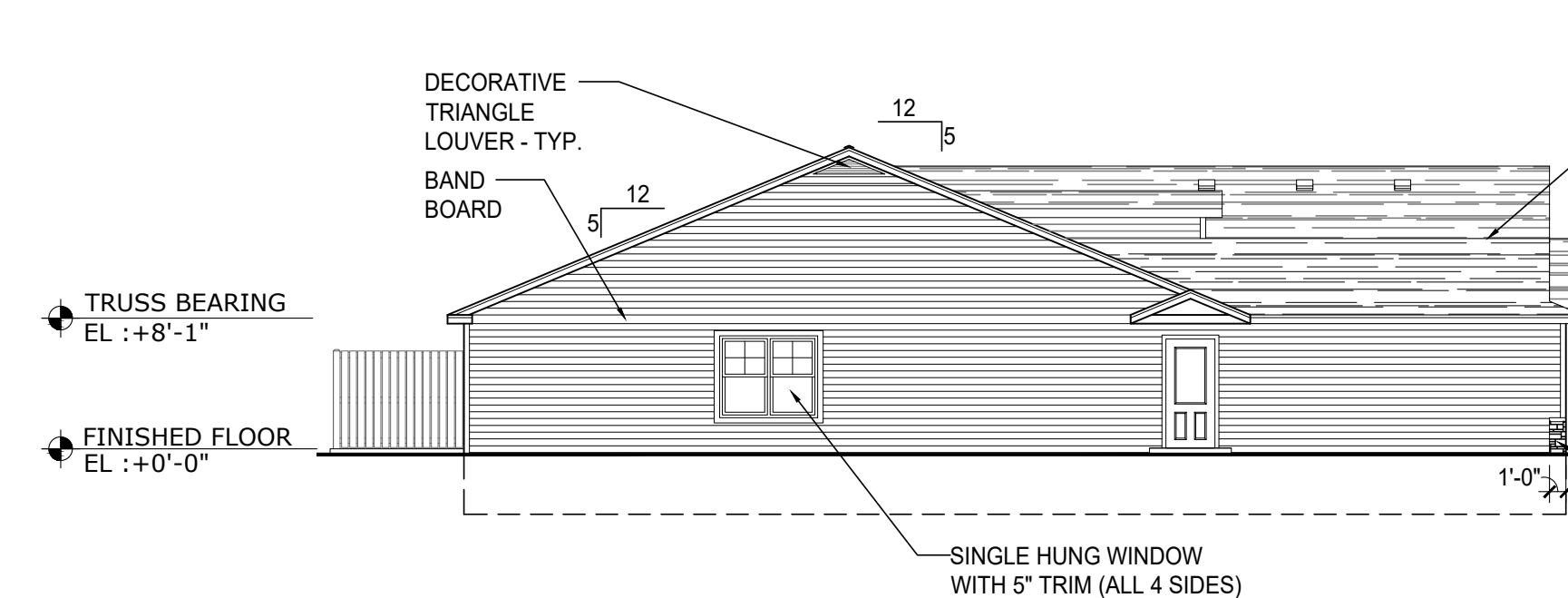
NOTE:
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BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 28520
DATE: JUNE 16, 2021
REDWOOD CRYSTAL LAKE
CRYSTAL LAKE, IL
Redwood
APARTMENT NEIGHBORHOODS

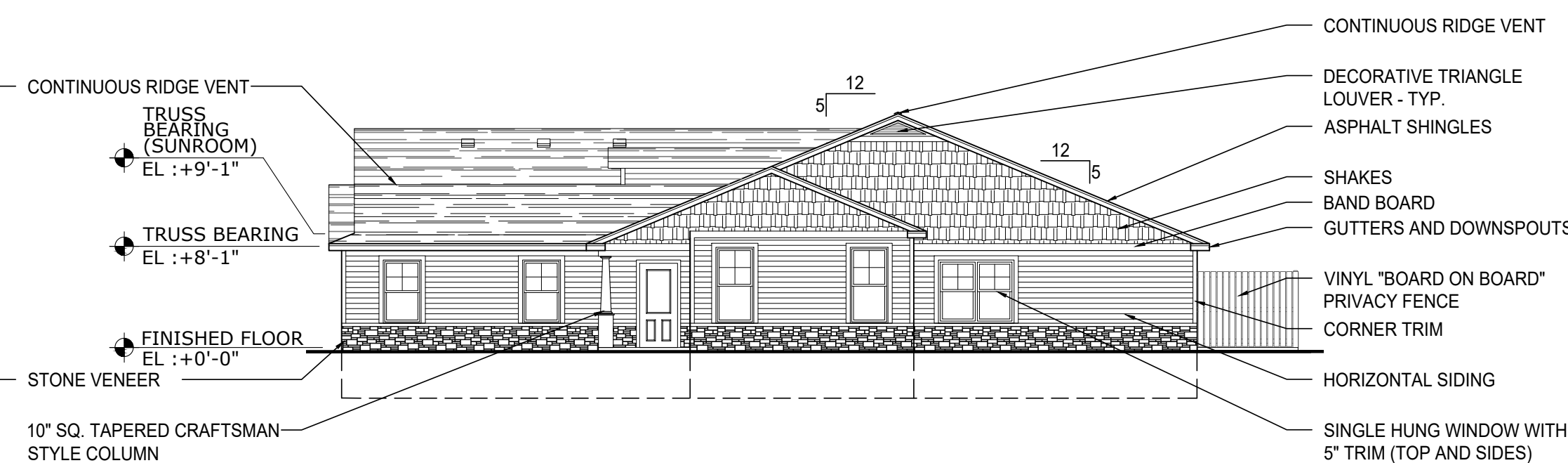
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Fairlawn, OH 44333
mpg-architects.com
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway



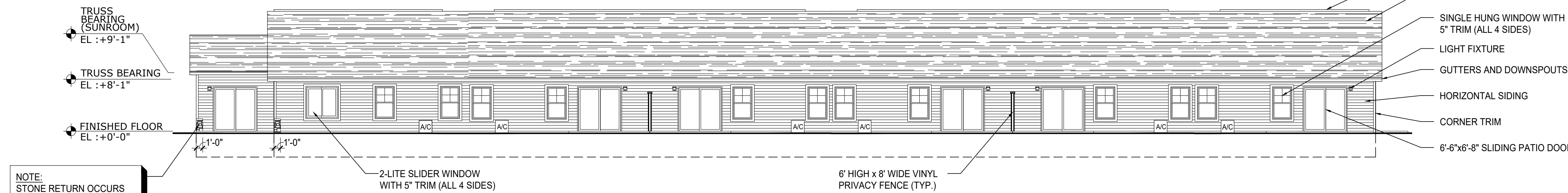
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"

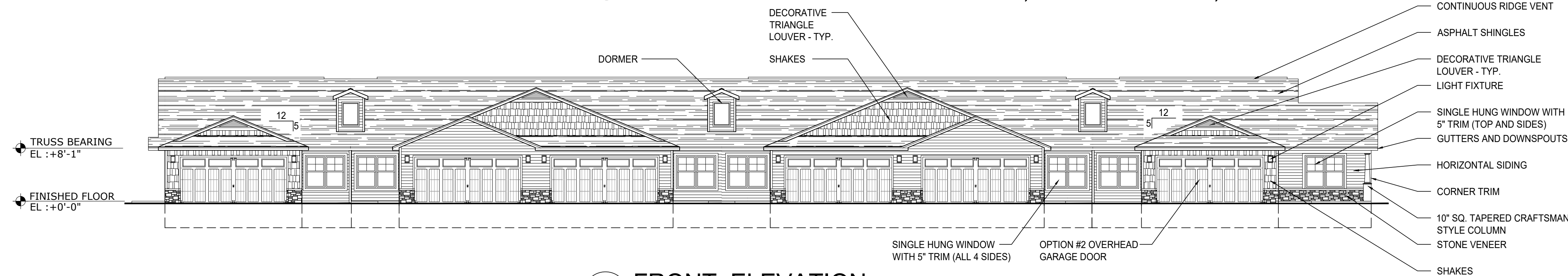


3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

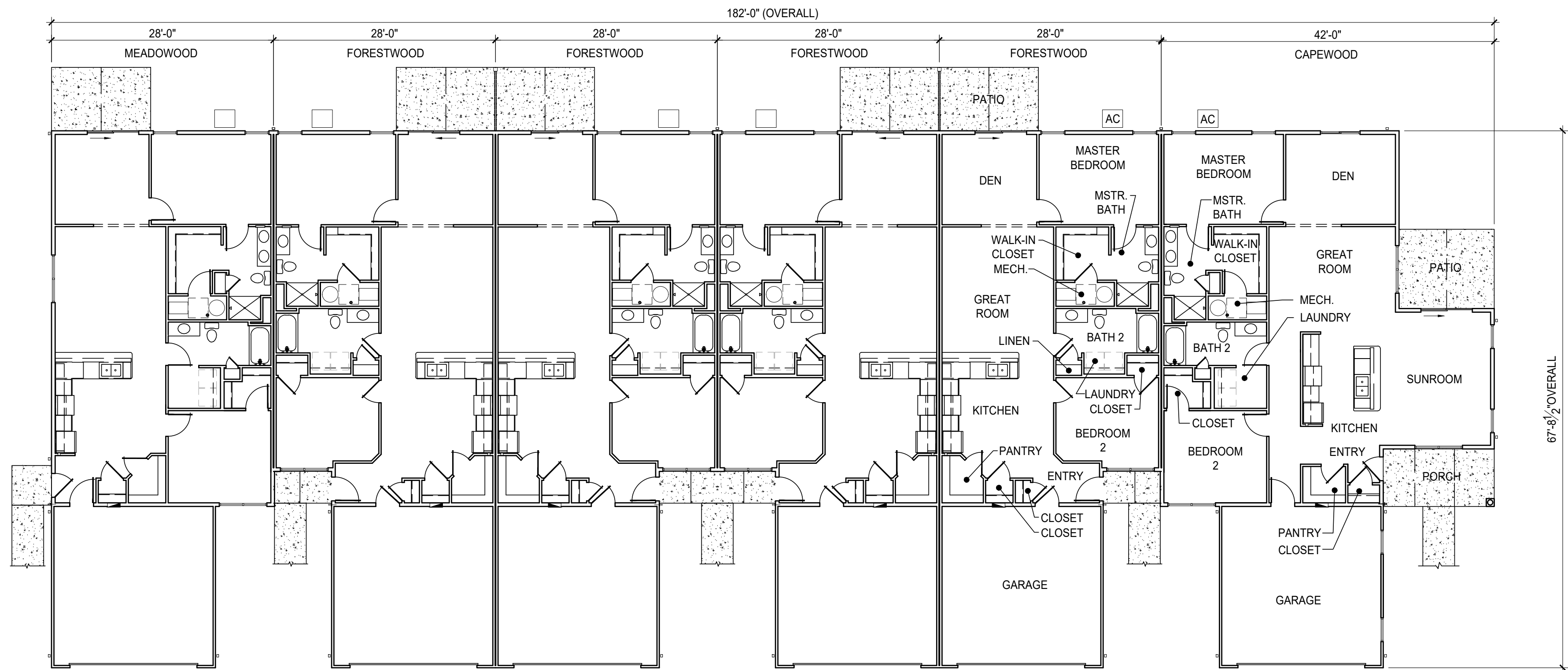


NOTE: STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

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HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

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3660 Embassy Parkway Fairlawn, OH 44333
MPG ARCHITECTS
MANN • PARSONS • GRAY
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 28520 DATE: JUNE 16, 2021
REDWOOD CRYSTAL LAKE
CRYSTAL LAKE, IL
Redwood
APARTMENT NEIGHBORHOODS

A1.1b

PRELIMINARY

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BUILDING FLOOR PLAN AND ELEVATIONS

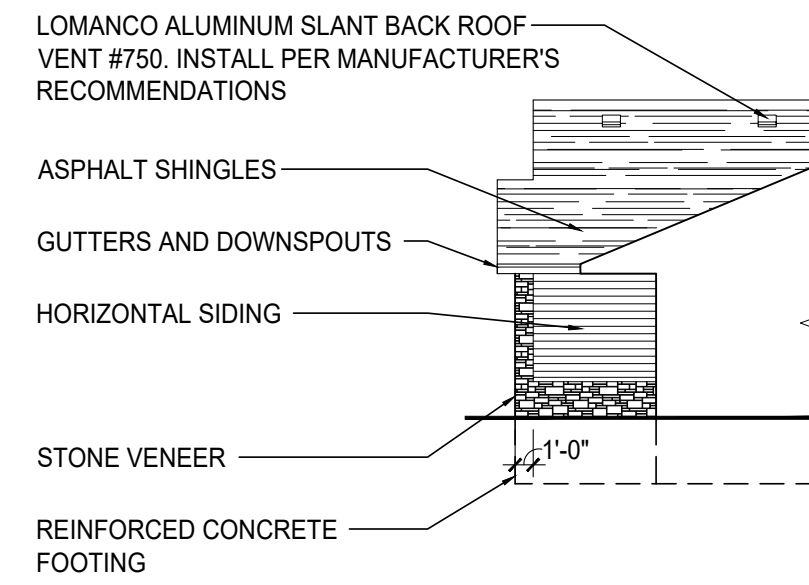
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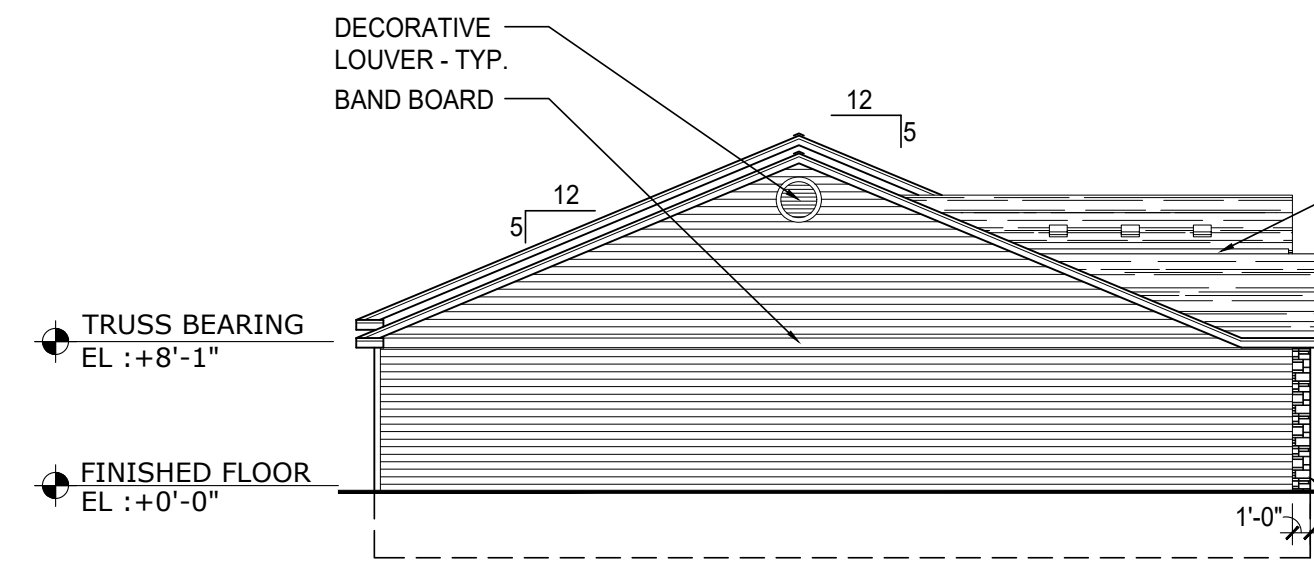
REDWOOD CRYSTAL LAKE
CRYSTAL LAKE, IL



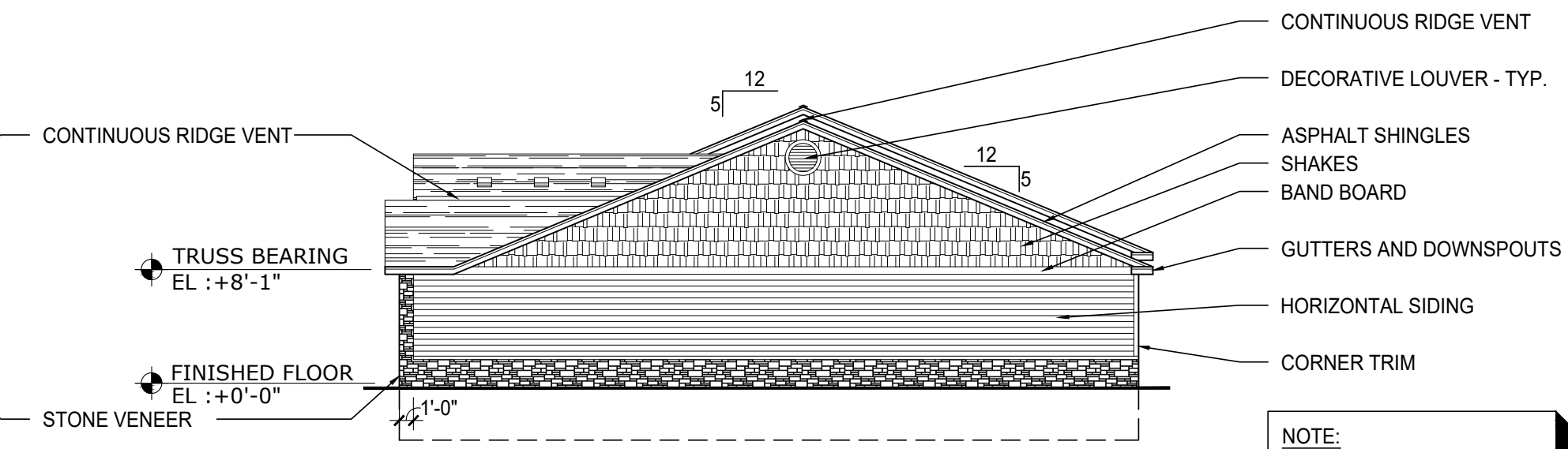
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5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



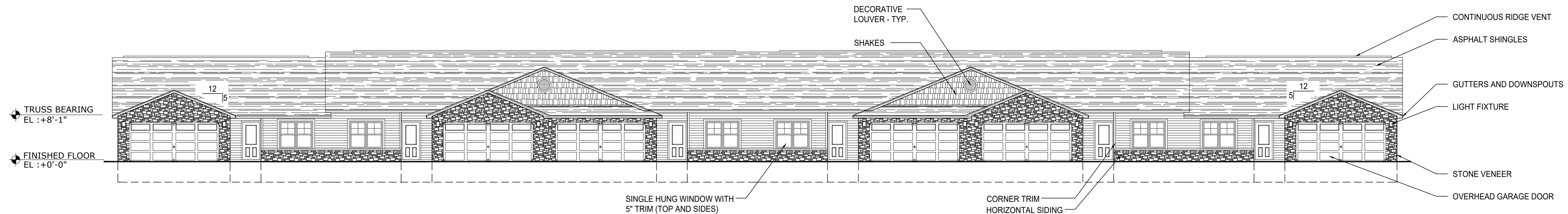
4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



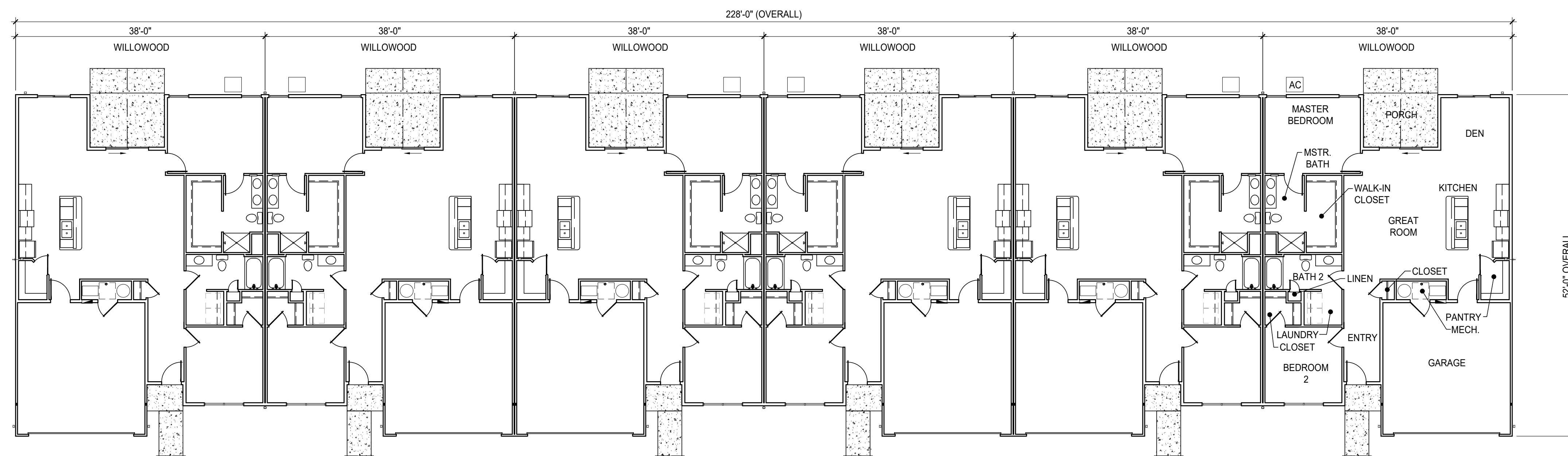
3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

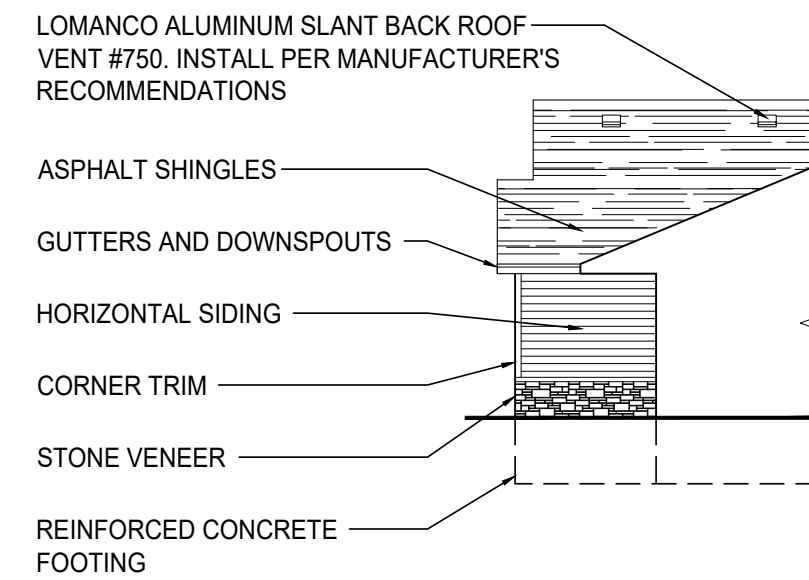


OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
WILLOWOOD

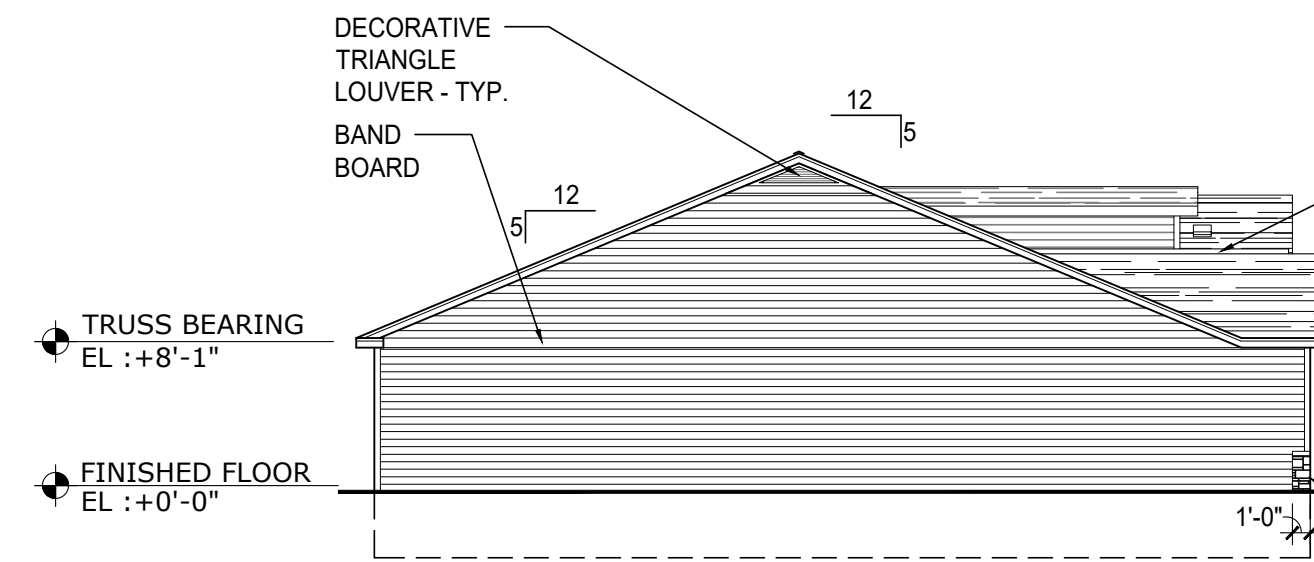
EXTERIOR FINISH MATERIAL SELECTIONS		
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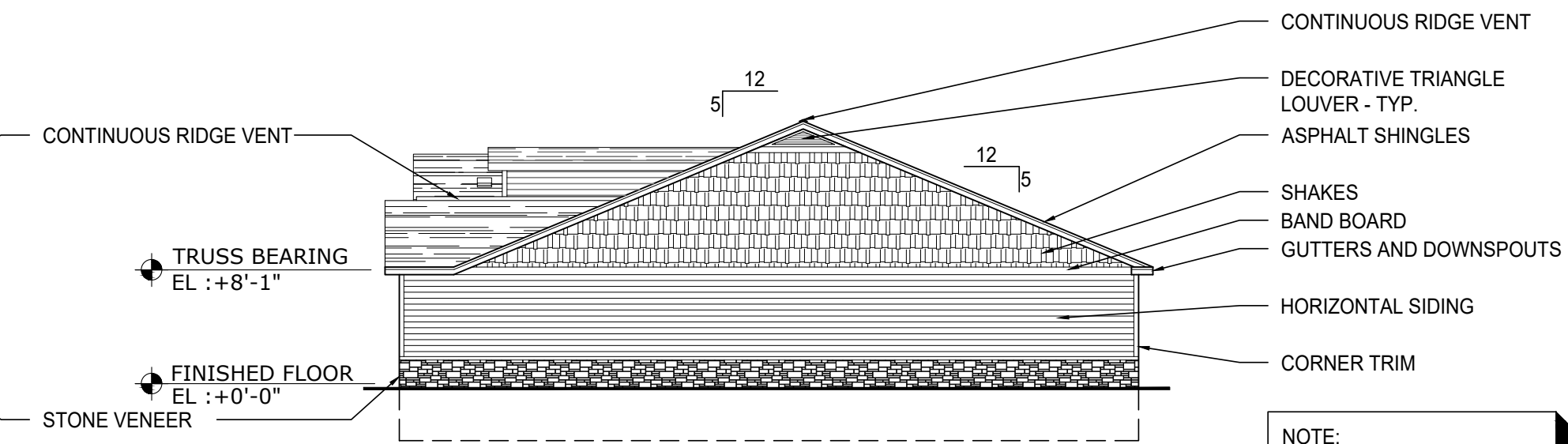
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5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

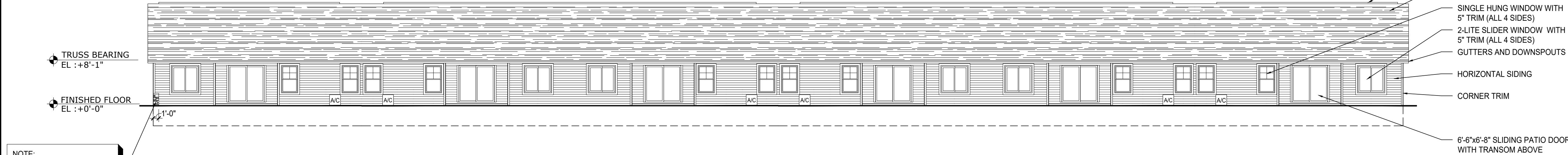


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
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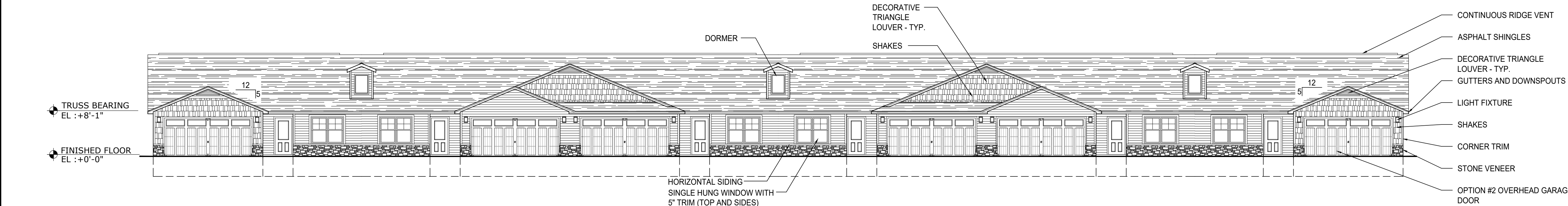
3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
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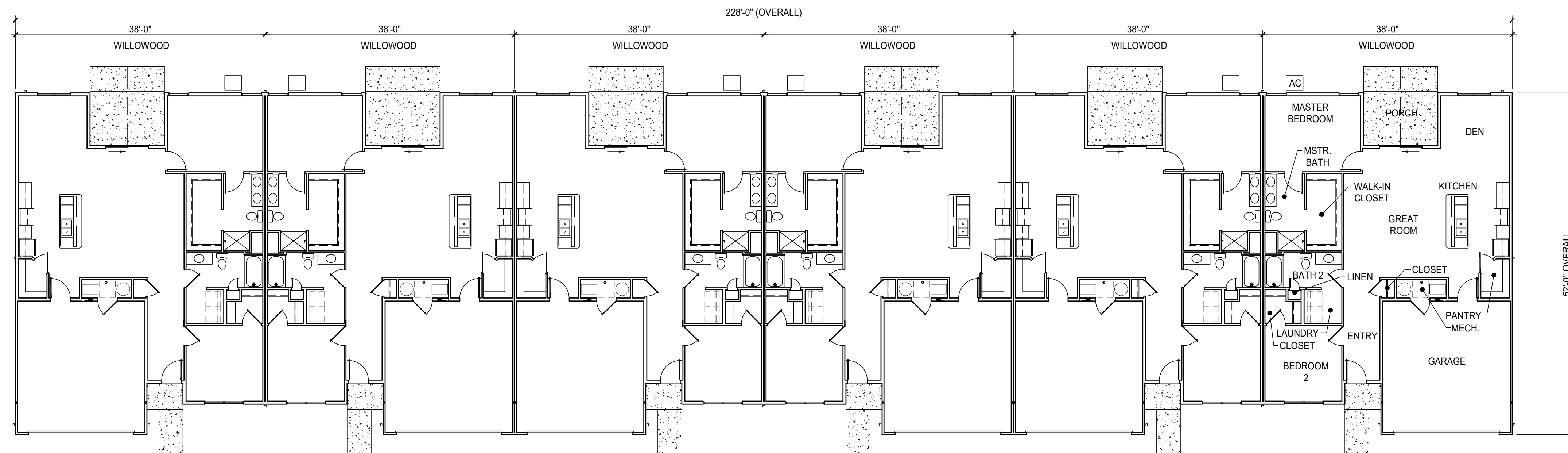


NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
WILLOWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: JUNE 16, 2021

PROJECT #: 28520

REDWOOD CRYSTAL LAKE
CRYSTAL LAKE, IL



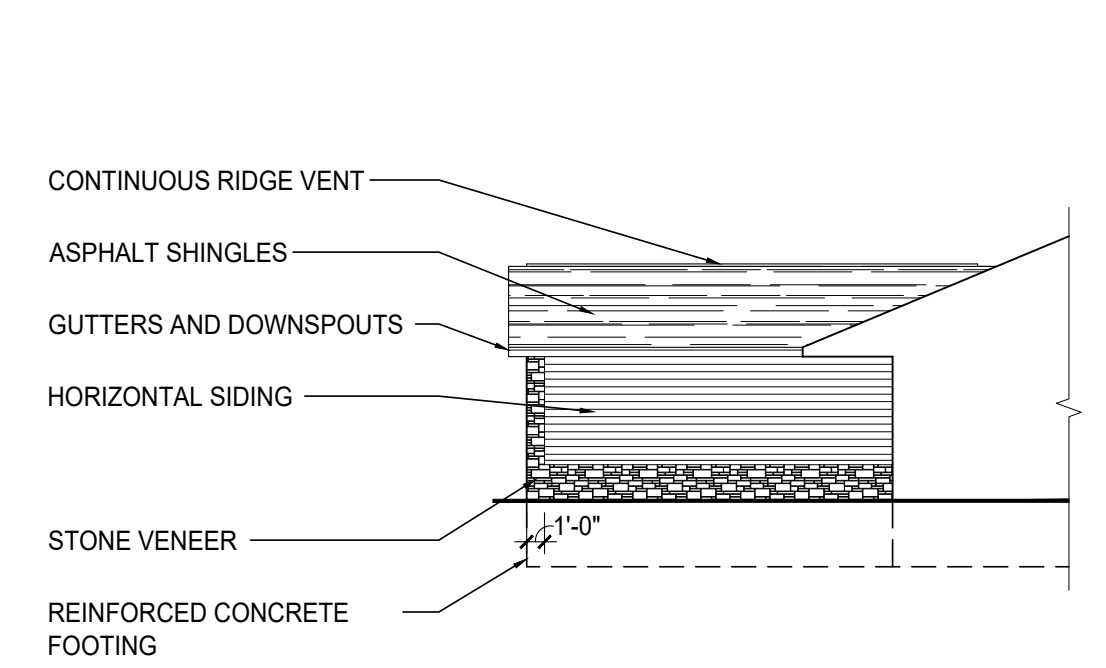
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A1.2b

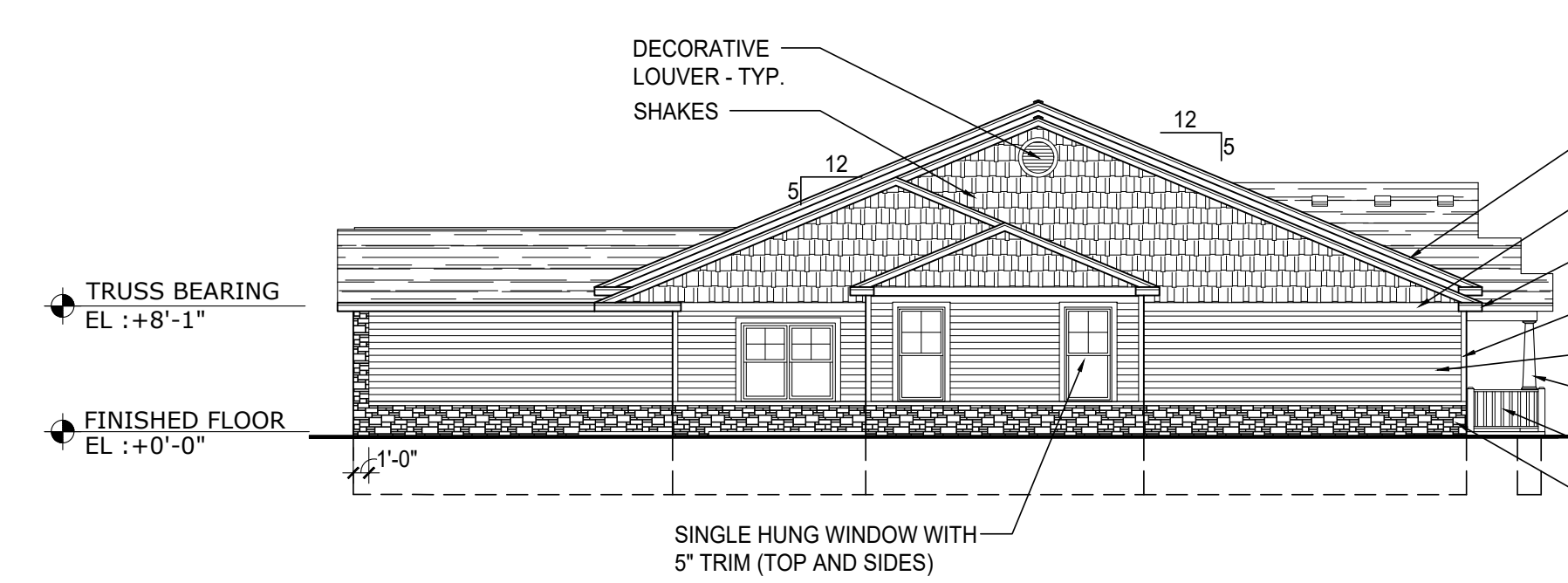
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REDWOOD CRYSTAL LAKE
CRYSTAL LAKE, IL
Redwood
APARTMENT NEIGHBORHOODS

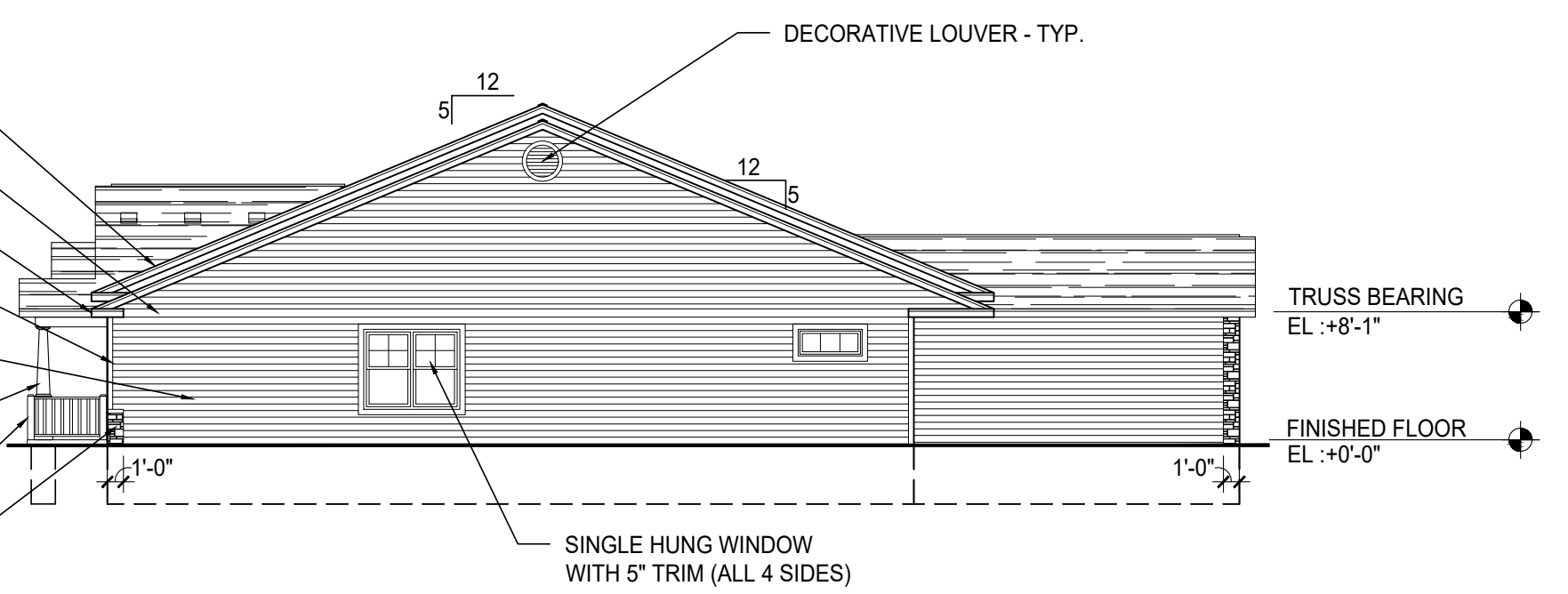


5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

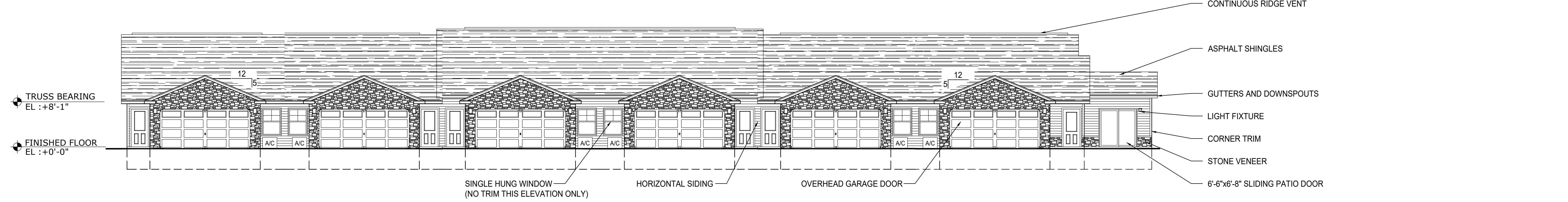


4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

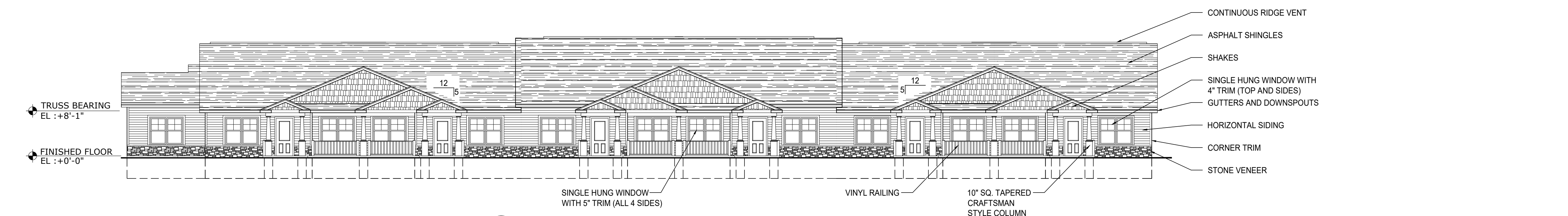
NOTE:
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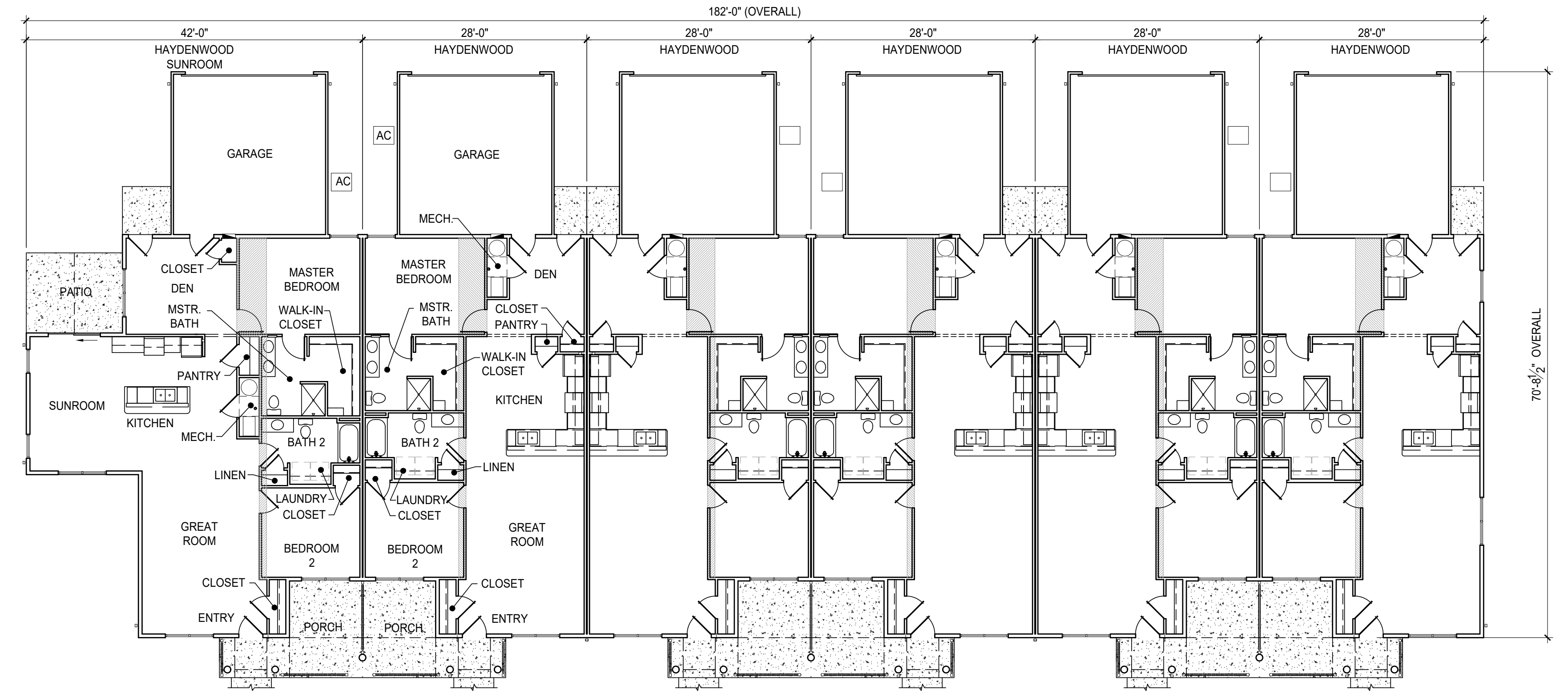
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



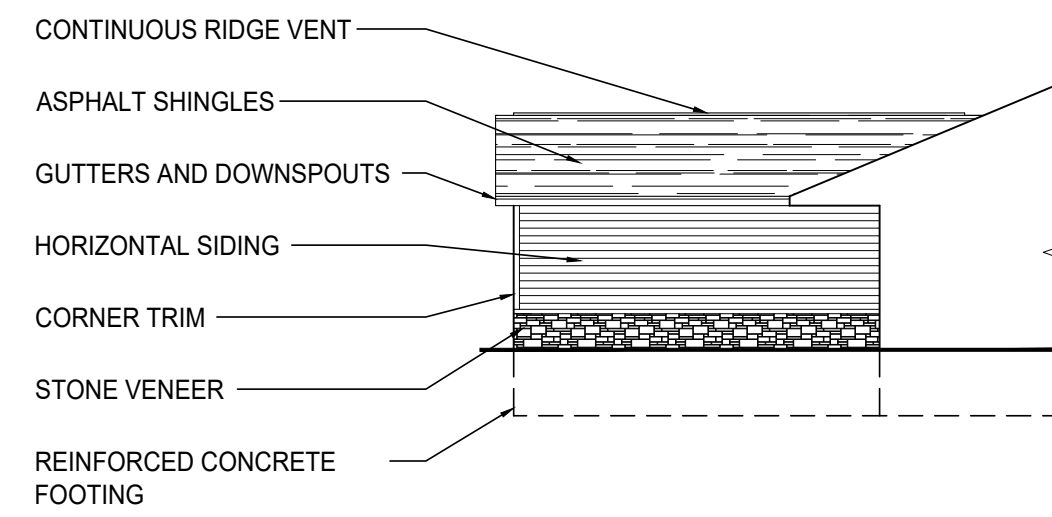
OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
HAYDENWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

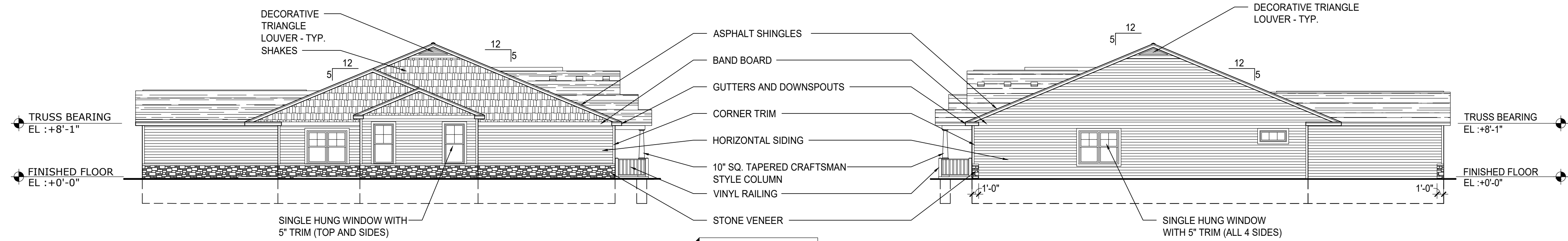
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NOTE:
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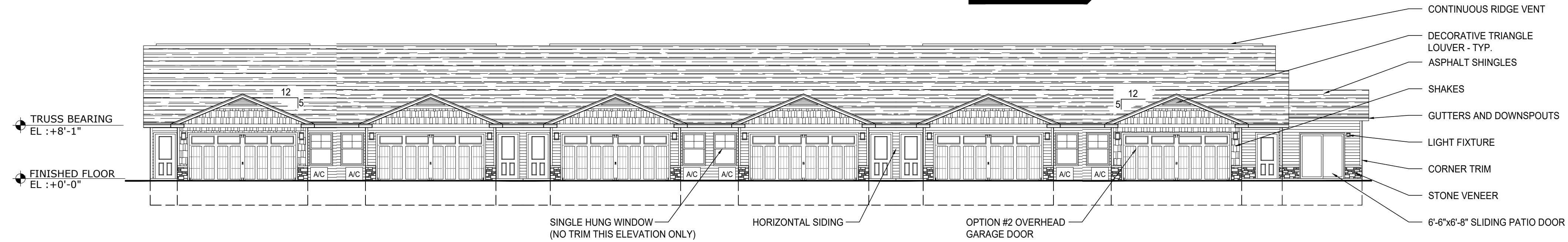


**5 PARTIAL SIDE ELEVATION
HAYDENWOOD**
SCALE: 3/32" = 1'-0"

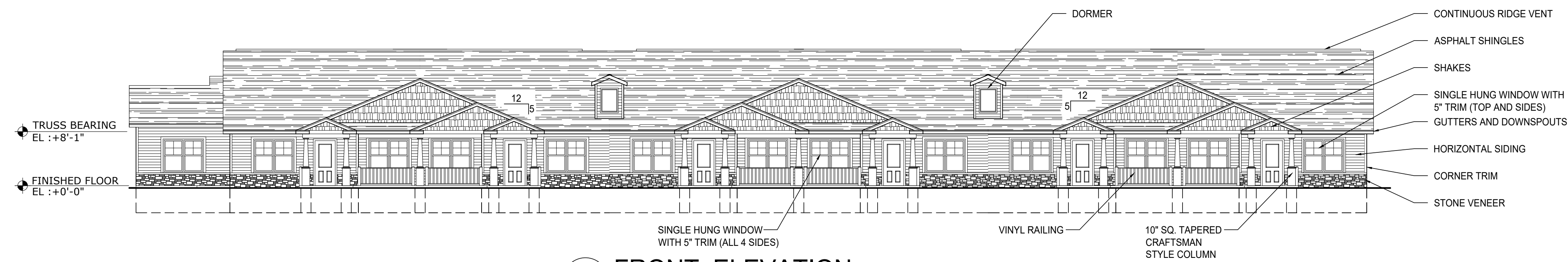


**4 HIGH PROFILE SIDE ELEVATION
HAYDENWOOD**
SCALE: 3/32" = 1'-0"

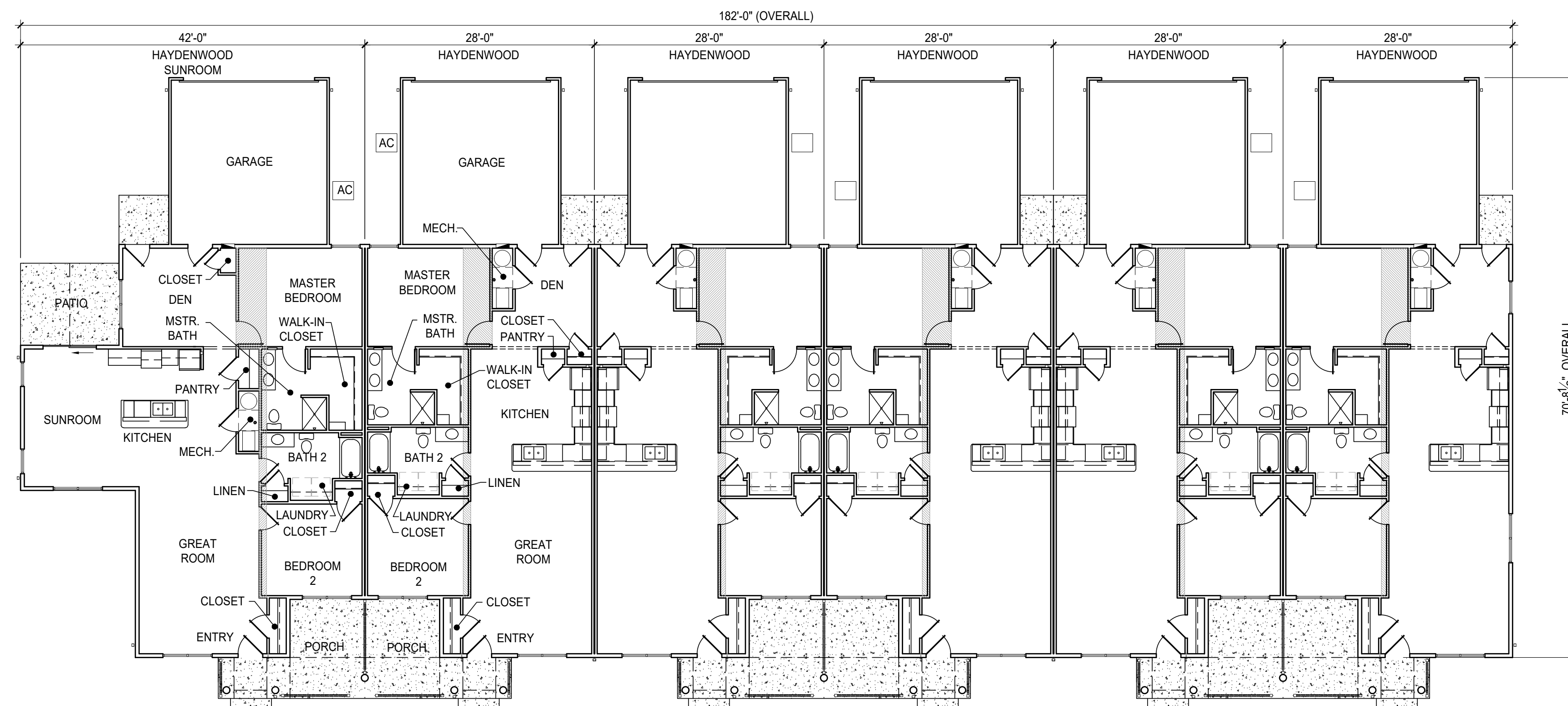
**3 STANDARD SIDE ELEVATION
HAYDENWOOD**
SCALE: 3/32" = 1'-0"



**2 REAR ELEVATION
HAYDENWOOD**
SCALE: 3/32" = 1'-0"



**1 FRONT ELEVATION
HAYDENWOOD**
SCALE: 3/32" = 1'-0"



**OVERALL FLOOR PLAN
HAYDENWOOD**
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

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NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
MANN • PARSONS • GRAY
ARCHITECTS
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: JUNE 16, 2021

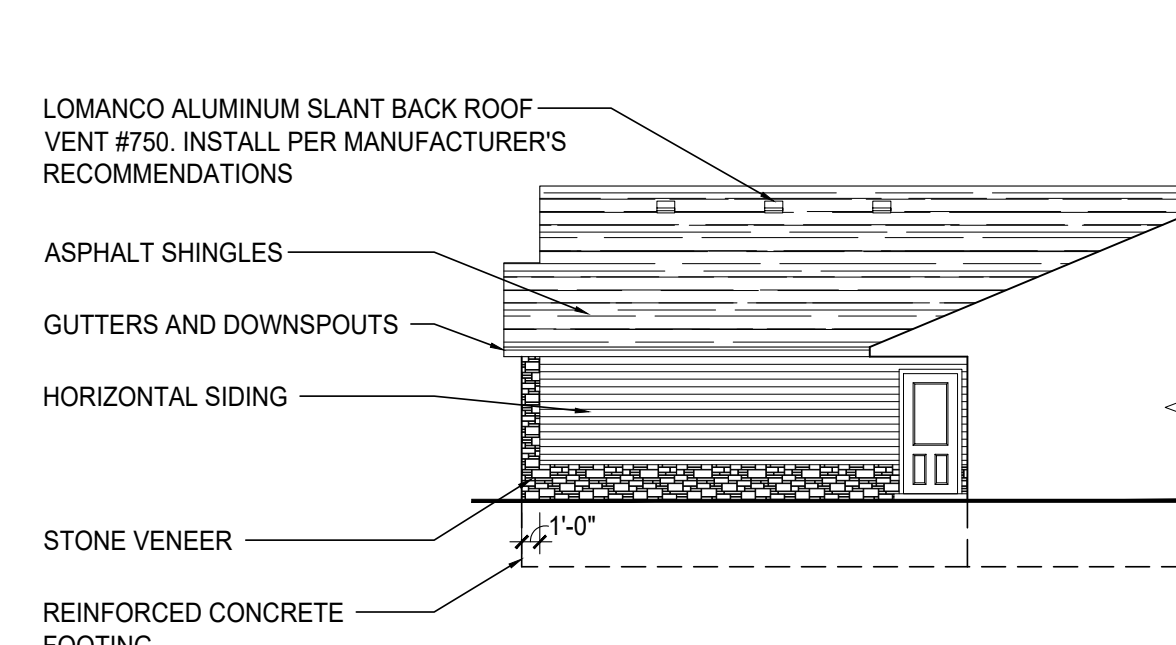
PROJECT #: 28520

REDWOOD CRYSTAL LAKE

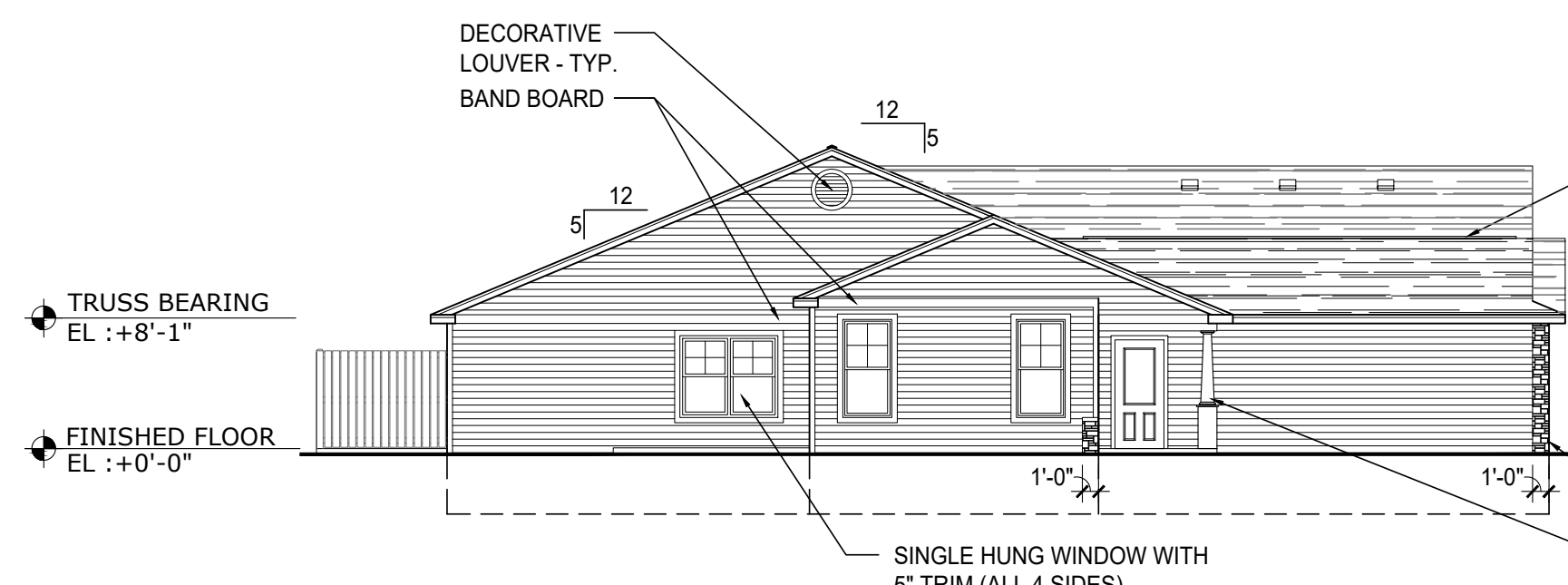
CRYSTAL LAKE, IL



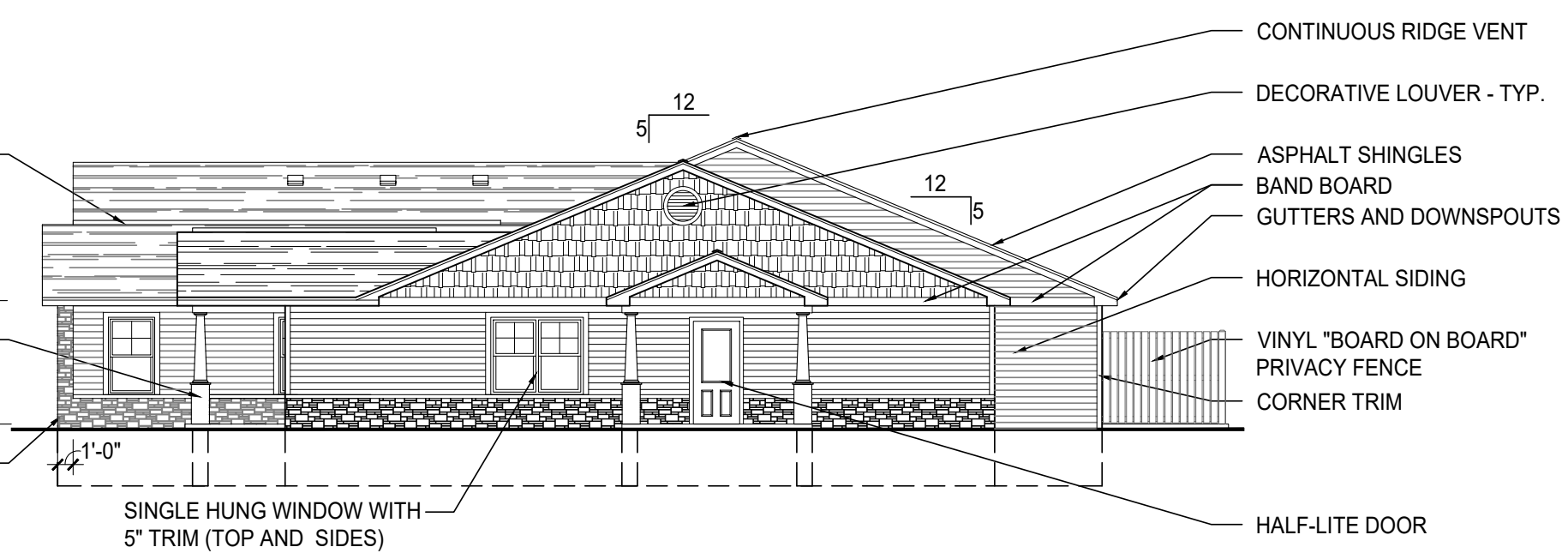
A1.3b



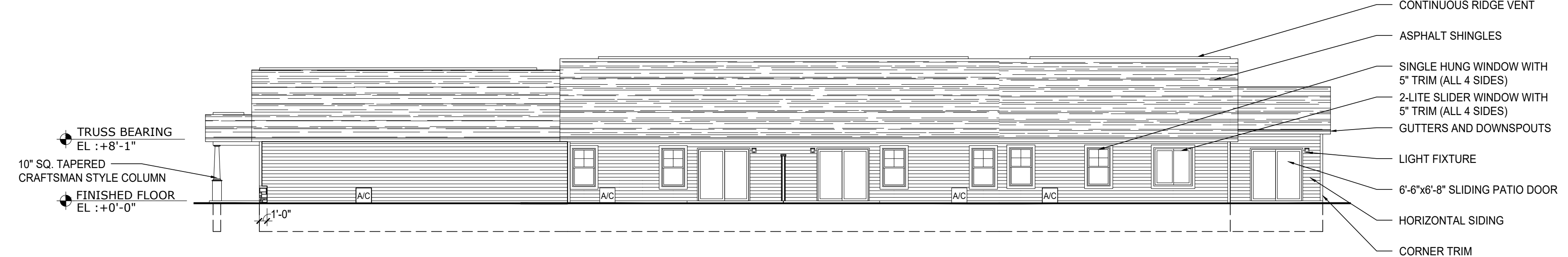
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



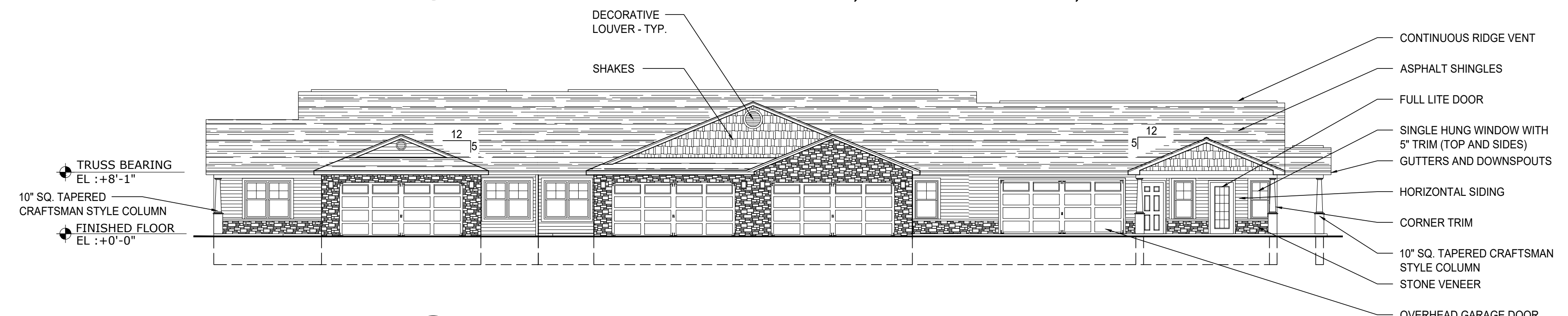
4 STANDARD SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"



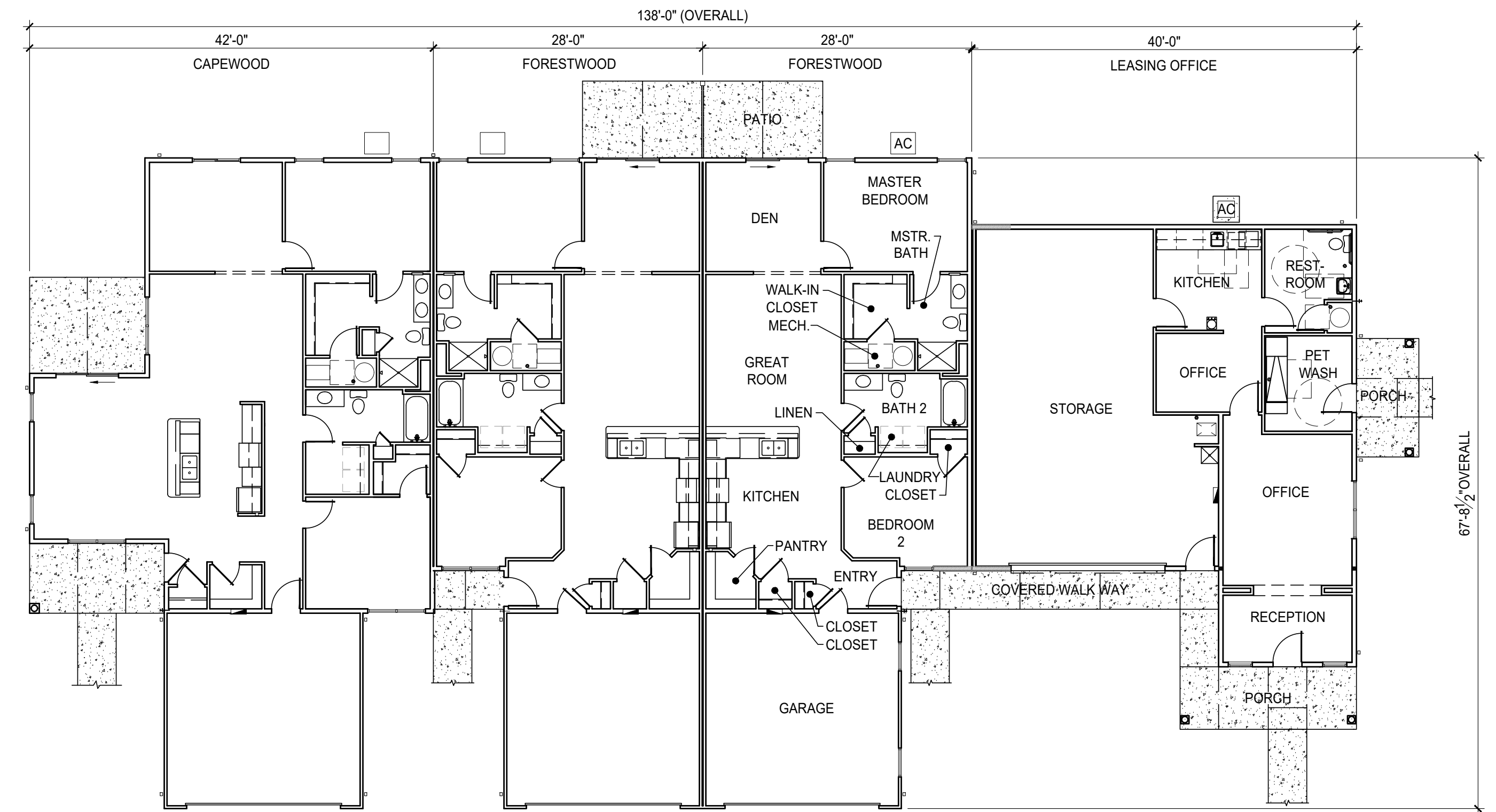
3 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION CAPEWOOD, FORESTWOOD, LEASING OFFICE
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION CAPEWOOD, FORESTWOOD, LEASING OFFICE
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN CAPEWOOD, FORESTWOOD, LEASING OFFICE
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333

MPG
MANN • PARSONS • GRAY
ARCHITECTS
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: JUNE 16, 2021

PROJECT #: 28520

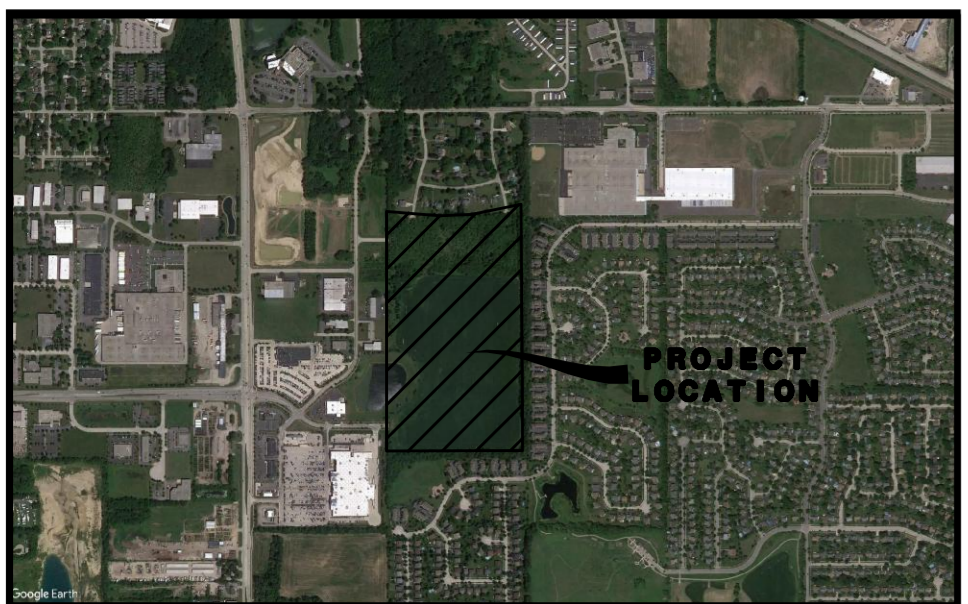
REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL



A1.4a

PRELIMINARY P.U.D. PLAN FOR REDWOOD OF CRYSTAL LAKE

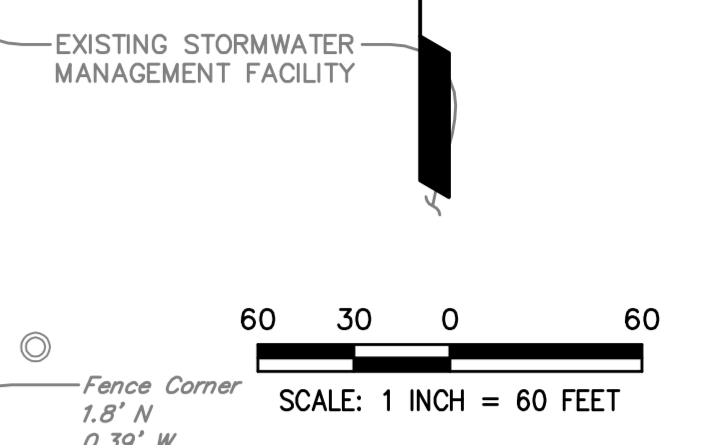


LOCATION MAP

LINE	LENGTH
L1	47.72'
L2	204.49'
L3	809.14'
L4	14.02'
L5	69.39'

CURVE	LENGTH	RADIUS
C1	121.07'	200.00'
C2	154.40'	225.00'
C3	313.01'	200.00'
C4	313.19'	200.00'
C5	117.16'	200.00'

CENTRAL PARK DRIVE
HEREFORER DEDICATED
OPEN AND PUBLIC
PER DOC. 2007R0011999



PART OF
PARCEL INDEX NUMBER
CRYSTAL LAKE, ILLINOIS

SITE DATA:

LOT AREA:	47.86 ACRES
INTERNAL ROW:	2.87 ACRES
UNITS:	305 TOTAL UNITS
UNIT BREAKDOWN:	98 - FORESTWOOD UNITS (21%) 97 - MEADOW UNITS (23%) 116 - CAREWOOD UNITS (26%) 17 - HAYDENWOOD UNITS (4%) 86 TOTAL UNITS = 6.53 UNITS PER ACRE
PHASE 1:	22.42 ACRES 38 - FORESTWOOD UNITS (20%) 15 - CAREWOOD UNITS (13%) 15 - HAYDENWOOD UNITS (7%) 130 TOTAL UNITS = 5.53 UNITS PER ACRE
PHASE 2:	12.98 ACRES 12 - FORESTWOOD UNITS (10%) 12 - CAREWOOD UNITS (10%) 12 - HAYDENWOOD UNITS (10%) 86 TOTAL UNITS = 7.37 UNITS PER ACRE
PHASE 3:	13.36 ACRES 12 - FORESTWOOD UNITS (10%) 12 - CAREWOOD UNITS (10%) 12 - HAYDENWOOD UNITS (10%) 86 TOTAL UNITS = 7.37 UNITS PER ACRE
BUILDING SETBACK:	SIDE TO SIDE 20 FT. REAR TO REAR 45 FT. FRONT TO SIDE 60 FT.
PARKING:	PROVIDED GARAGE DRIVEWAY COMMUNITY PARKING 30 TOTAL
LOT COVERAGE:	25.07 AC. 52.4% OF TOTAL
OPEN SPACE:	22.79 AC. 47.6% OF TOTAL
BOTH ACCESS POINTS/ENTRANCES TO BE CONSTRUCTED WITH PHASE 1.	
CURBSIDE PICK-UP FOR GARAGE.	
NO ON STREET PARKING.	

LOT	AREA
LOT 1	851,906.11 SQ. FT. 19.55 ACRES
ROW DEDICATION	124,815.83 SQ. FT. 2.87 ACRES
TOTAL	860,688.09 SQ. FT. 22.42 ACRES
LOT 2	526,130.49 SQ. FT. 12.08 ACRES
LOT 3	581,811.71 SQ. FT. 13.36 ACRES

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREVIOUS LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4" IRON IRON PIPE OR IRON NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1, LOT 2, AND LOT 3 WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

B.S.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE ASSUMED

ALL STORM SEWER WILL BE PRIVATELY MAINTAINED, INCLUDING STORM SEWER WITHIN THE PUBLIC RIGHT OF WAY.

LINE LEGEND	
(Heavy Solid Line)	SUBDIVISION BOUNDARY LINE
(Thin Solid Line)	LOT LINE/PROPERTY LINE
(Dashed Line)	BUILDING LINE (Long Dashed Lines)
(Short Dashed Lines)	MONUMENT
(Light Dashed Lines)	CENTERLINE (Single Dashed Lines)
(Double Dashed Lines)	QUARTER SECTION LINE
(Thin Dashed Lines)	SECTION LINE
(Heavy Dashed Lines)	PHASE LINE/LOT LINE
(Thick Dashed Lines)	FLOODPLAIN LINE

ABBREVIATIONS			
N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	AC.	- ACRES
O	- ON LINE	S.F.	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.852.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 848008 FILE NAME: PREOVER
DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 03-09-2021 JOB NO.: 848.008
REV: 06-11-2021/JNL
07-16-2021/ANL
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PRELIMINARY ENGINEERING PLAN

FOR

REDWOOD OF CRYSTAL LAKE



LOCATION MAP



SCALE: 1 INCH = 60 FEET

LINE TABLE		
LINE	LENGTH	RADIUS
L1	37.18'	
L2	213.19'	
L3	809.14'	
L4	14.02'	
L5	69.39'	

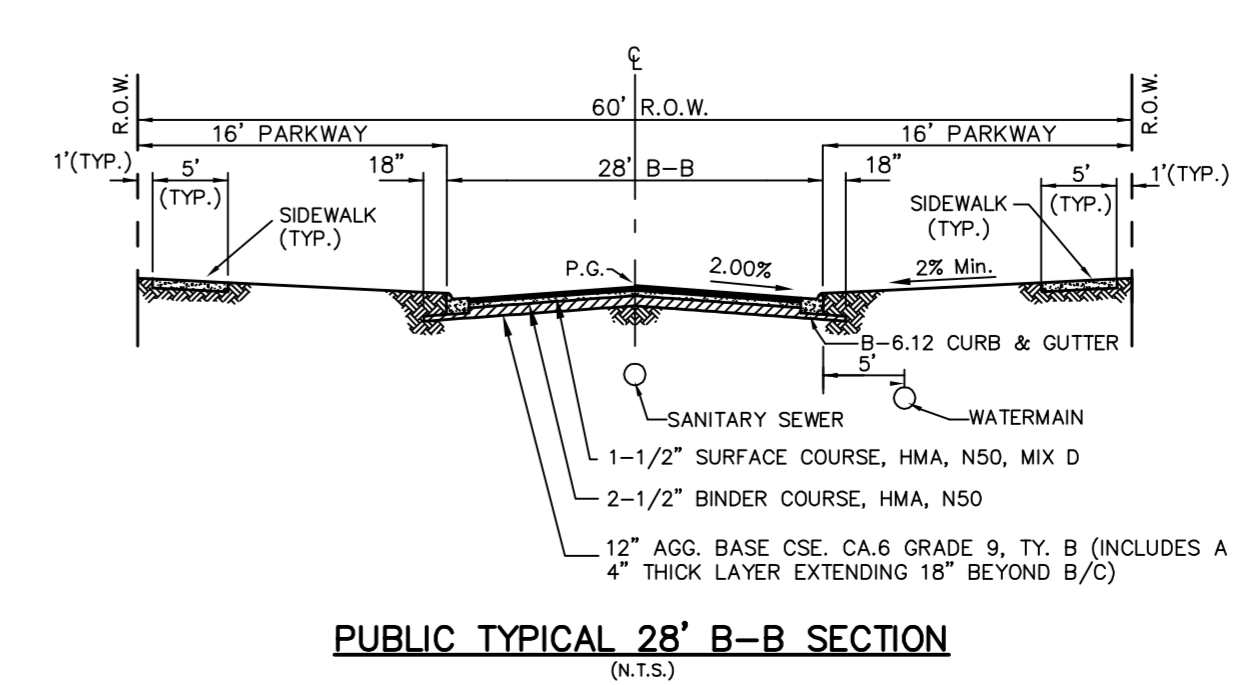
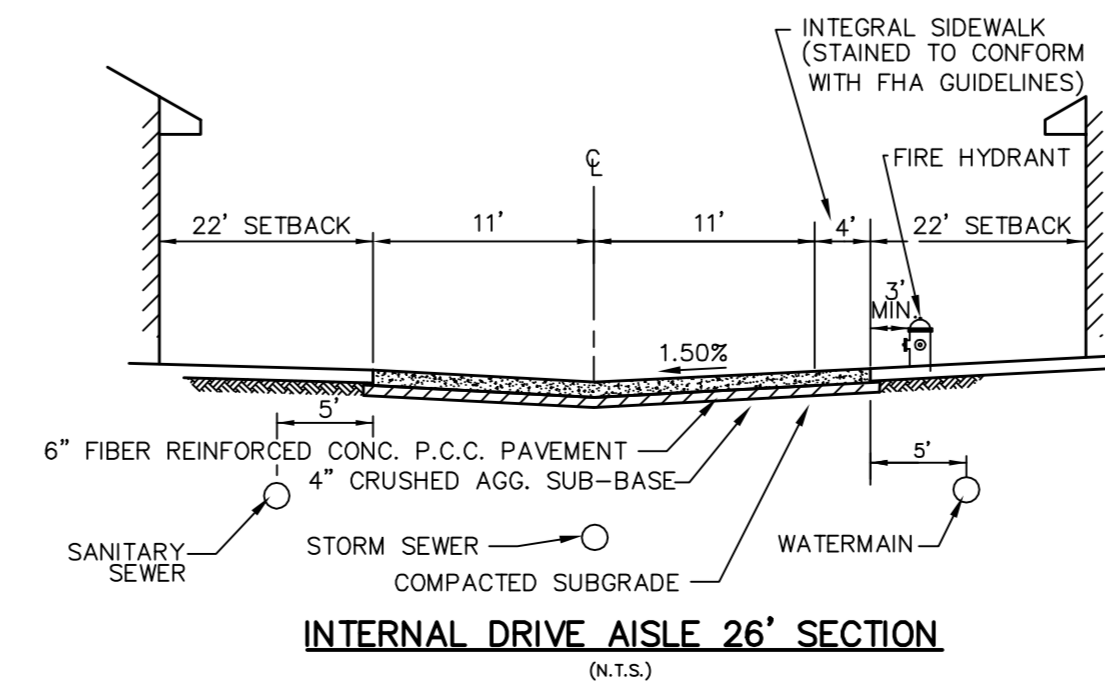
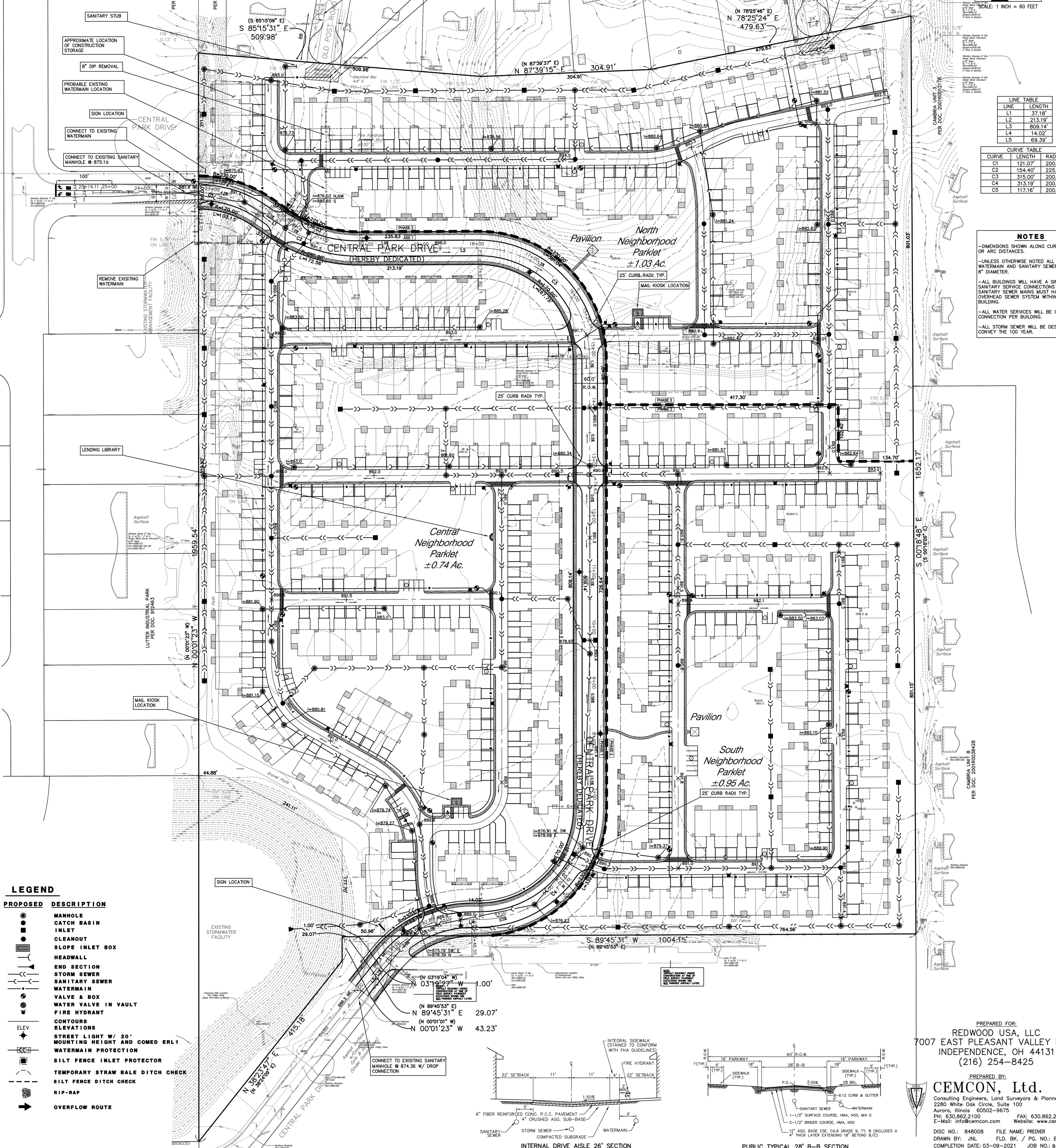
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	121.07'	200.00'
C2	154.40'	225.00'
C3	315.00'	200.00'
C4	313.19'	200.00'
C5	117.16'	200.00'

NOTES

- DIMENSIONS SHOWN ALONG CURVED LINES OR ARC DISTANCES.
- UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
- ALL BUILDINGS WILL HAVE A SINGLE SANITARY SERVICE CONNECTIONS TO THE SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.
- ALL WATER SERVICES WILL BE ONE CONNECTION PER BUILDING.
- ALL STORM SEWER WILL BE DESIGNED TO CONVEY THE 100 YEAR.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
—	—	INLET
—	—	CLEANOUT
—	—	SLOPE INLET BOX
—	—	HEADWALL
—	—	END SECTION
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	VALVE & BOX
—	—	WATER VALVE IN VAULT
—	—	FIRE HYDRANT
—	—	CONTOURS
—	—	ELEVATIONS
—	—	STREET LIGHT W/ 20' MOUNTING HEIGHT AND COMED ERL
—	—	WATERMAIN PROTECTION
—	—	SILT FENCE INLET PROTECTOR
—	—	TEMPORARY STRAW BALE DITCH CHECK
—	—	SILT FENCE DITCH CHECK
—	—	RIP-RAP
—	—	OVERFLOW ROUTE



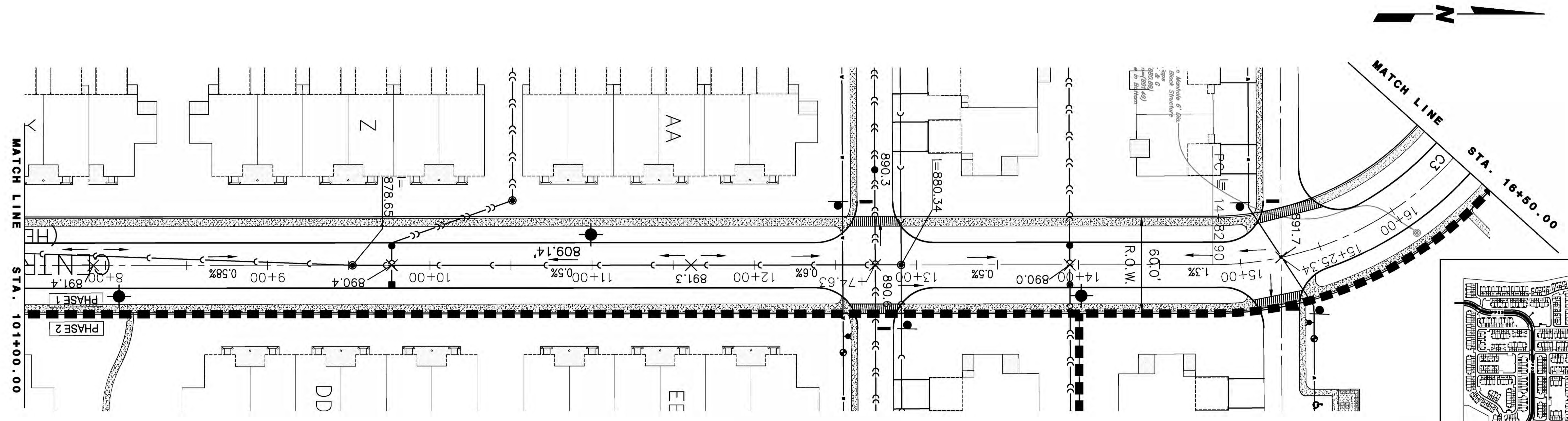
PREPARED FOR:
 REDWOOD USA, LLC
 7007 EAST PLEASANT VALLEY ROAD
 INDEPENDENCE, OH 44131
 (216) 254-8425

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
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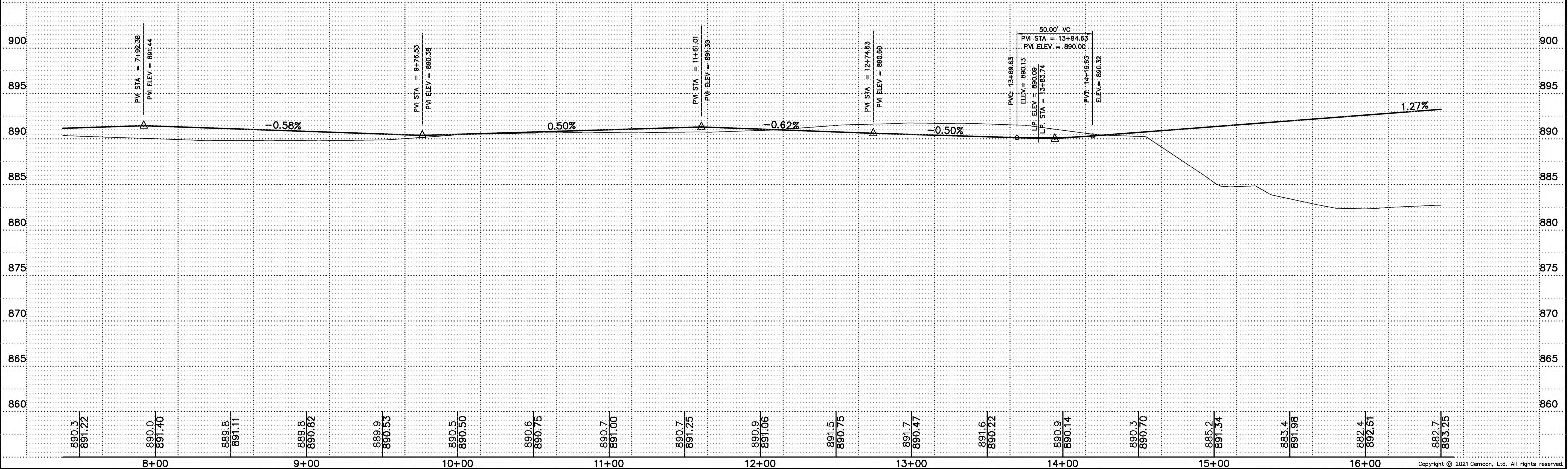
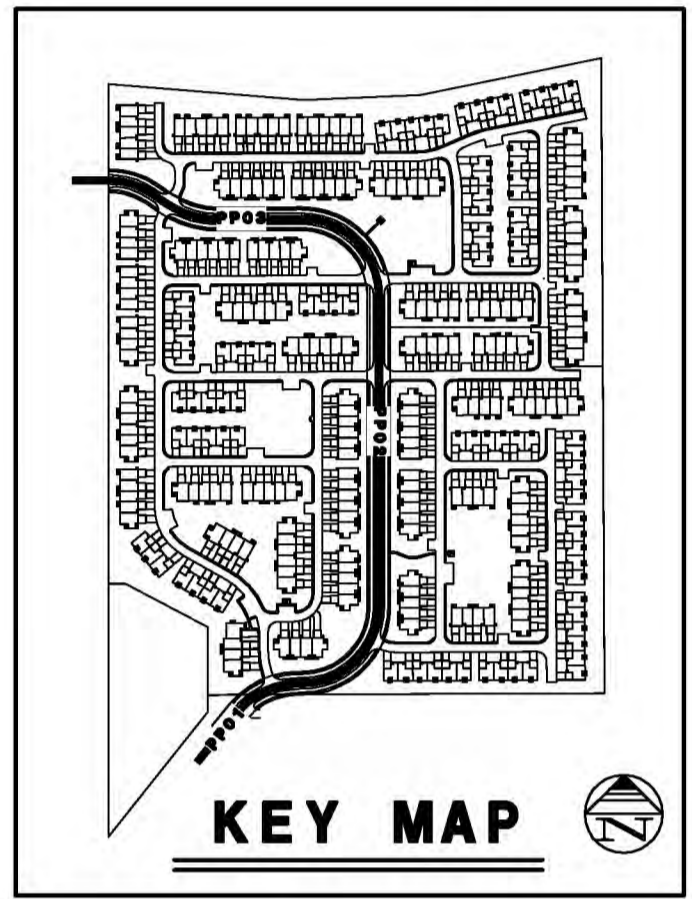
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CENTRAL PARK DRIVE



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 7007 EAST PLEASANT VALLEY ROAD
 INDEPENDENCE, OH 44131
 (216) 254-8425

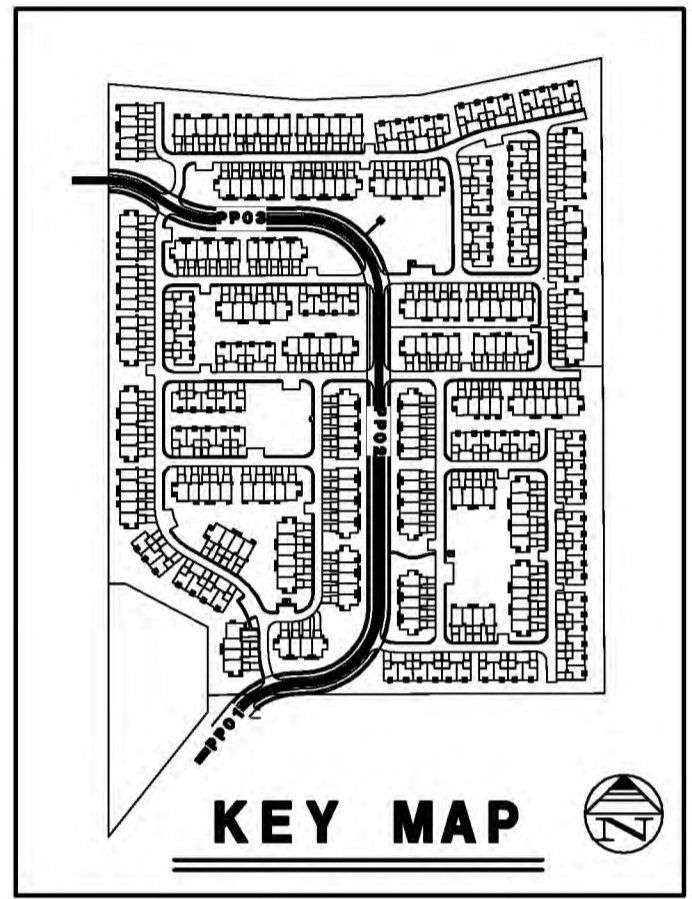
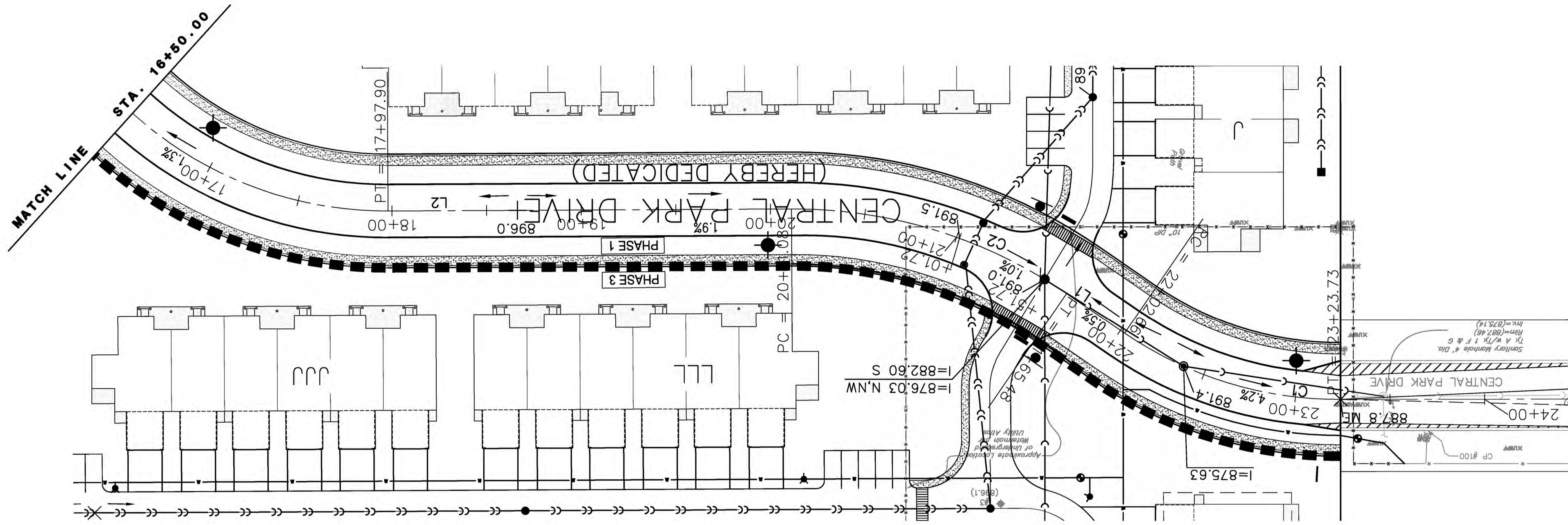
PREPARED BY:
CEMCON, Ltd.
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 Aurora, Illinois 60502-9675
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com

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NO.	DATE

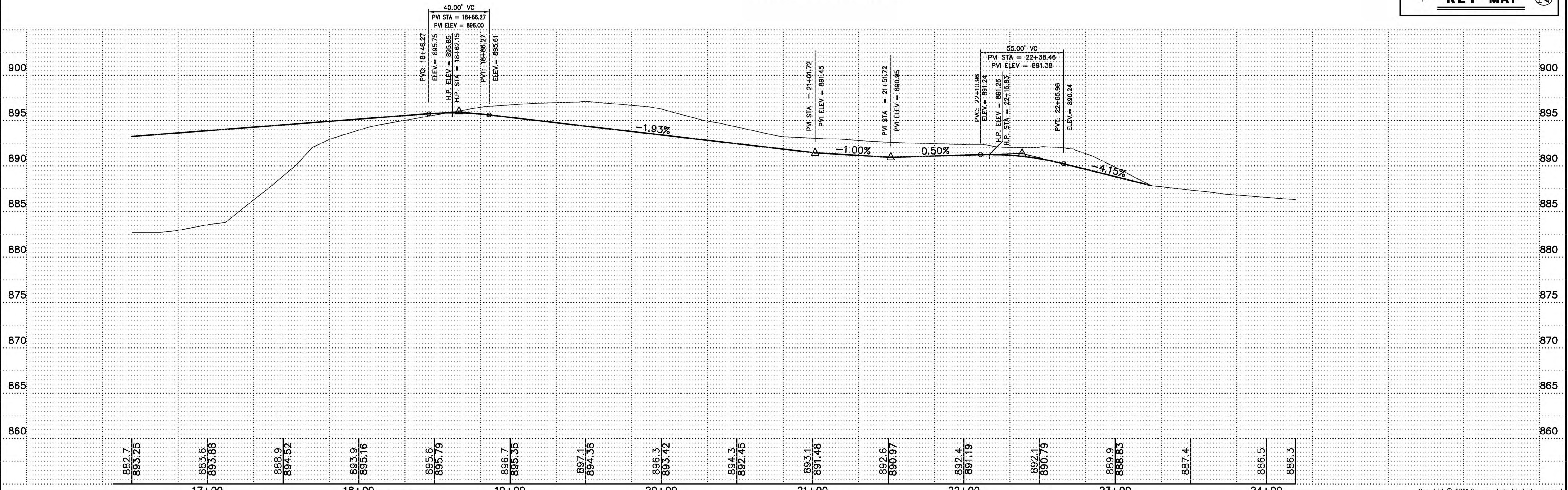
CENTRAL PARK DRIVE STA. 07+50 TO 16+50
REDWOOD OF CRYSTAL LAKE

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DIR: 848008	DRN. BY: JNL	DATE: AS SUBMITTED DATE	SCALE: 1" = 30' H, 5' V	02 of 03

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CENTRAL PARK DRIVE



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PREPARED FOR:
REDWOOD USA, LLC
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 INDEPENDENCE, OH 44131
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CEMCON, Ltd.
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

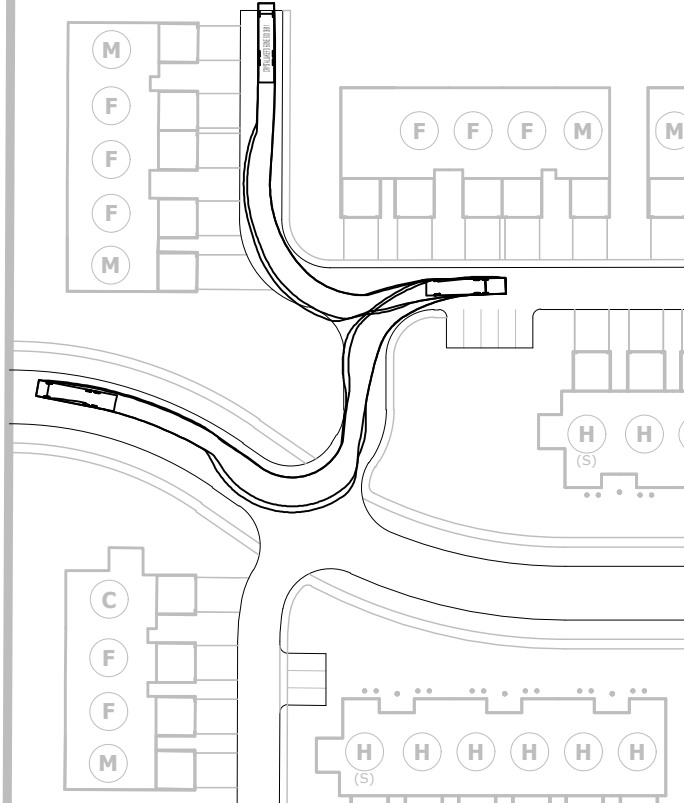
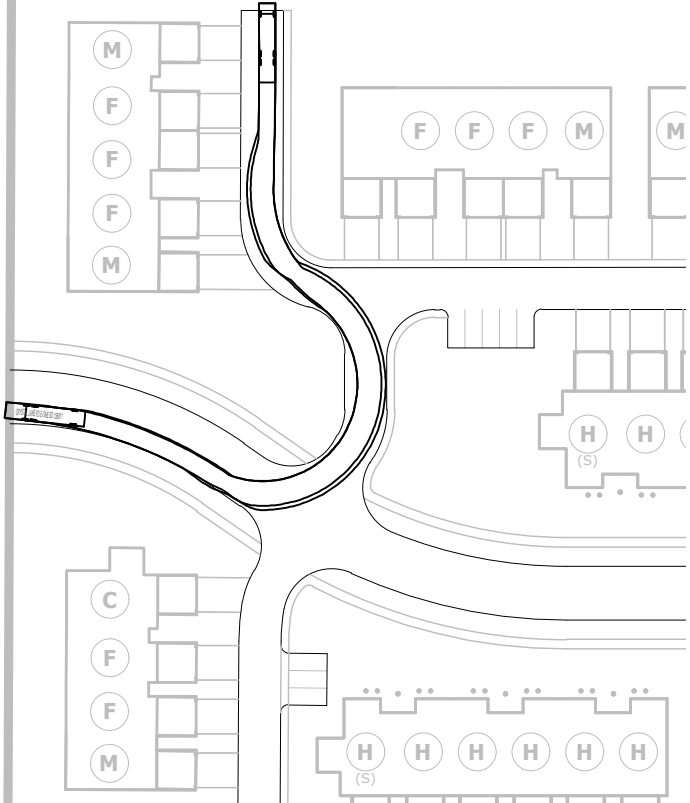
CENTRAL PARK DRIVE STA.16+50 TO 24+00
REDWOOD OF CRYSTAL LAKE

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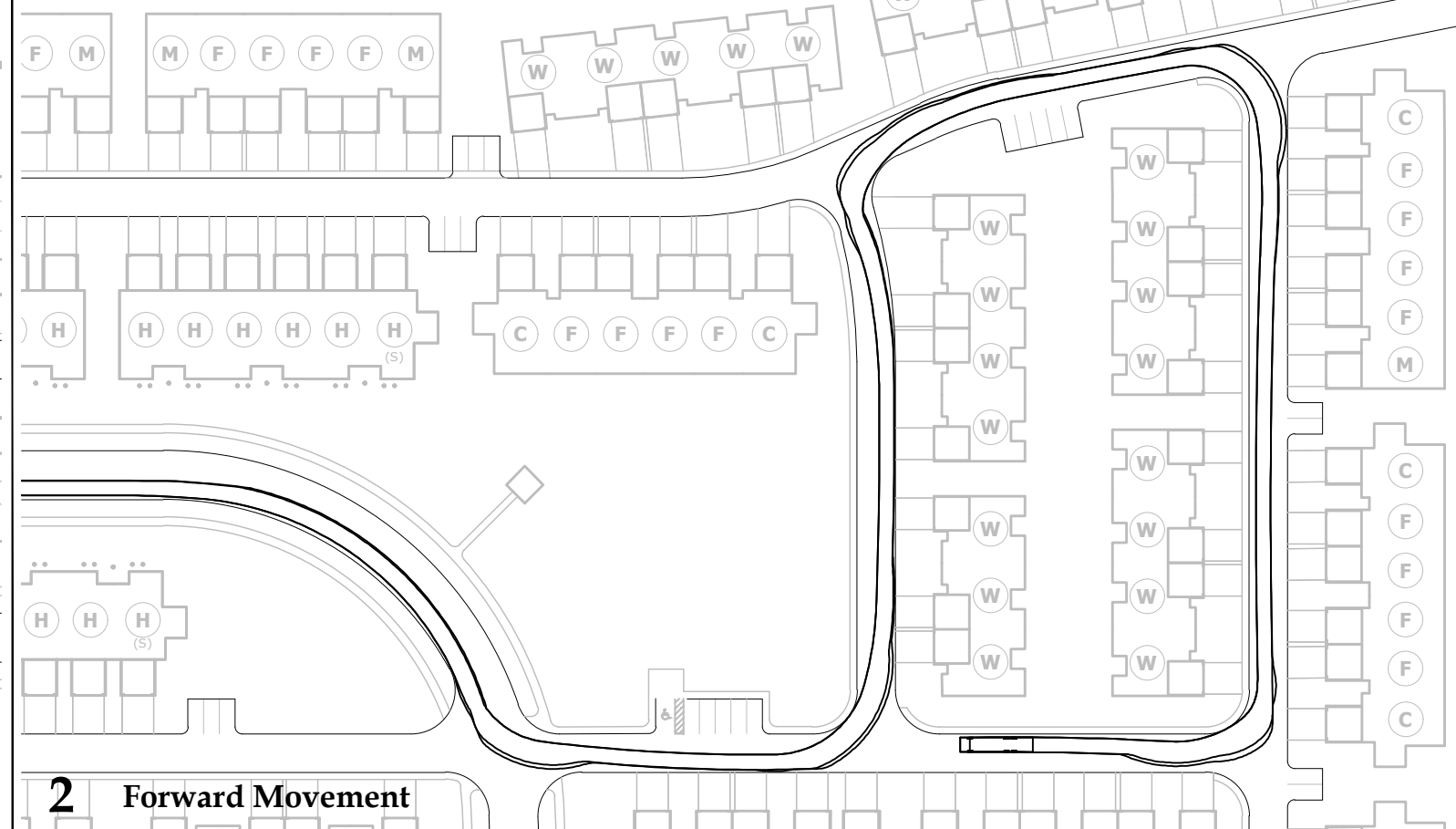
Forward movement

Reverse movement

1

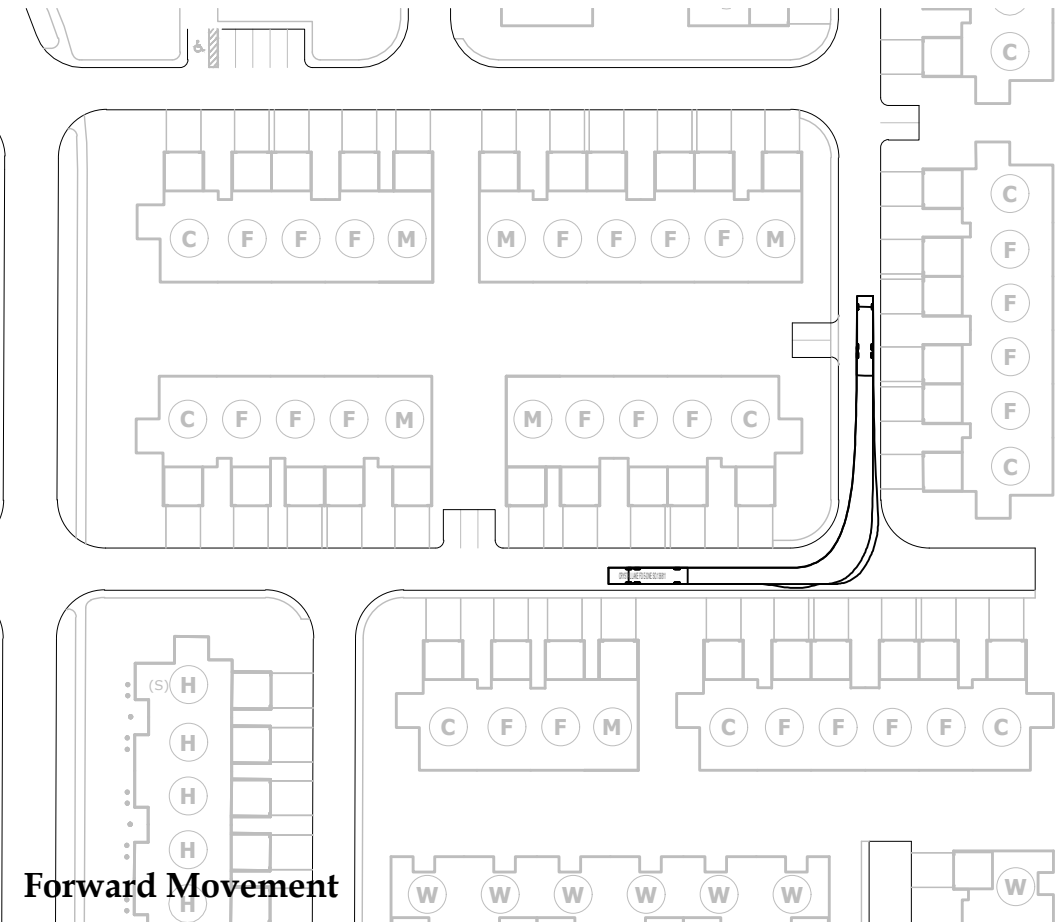


2 Forward Movement



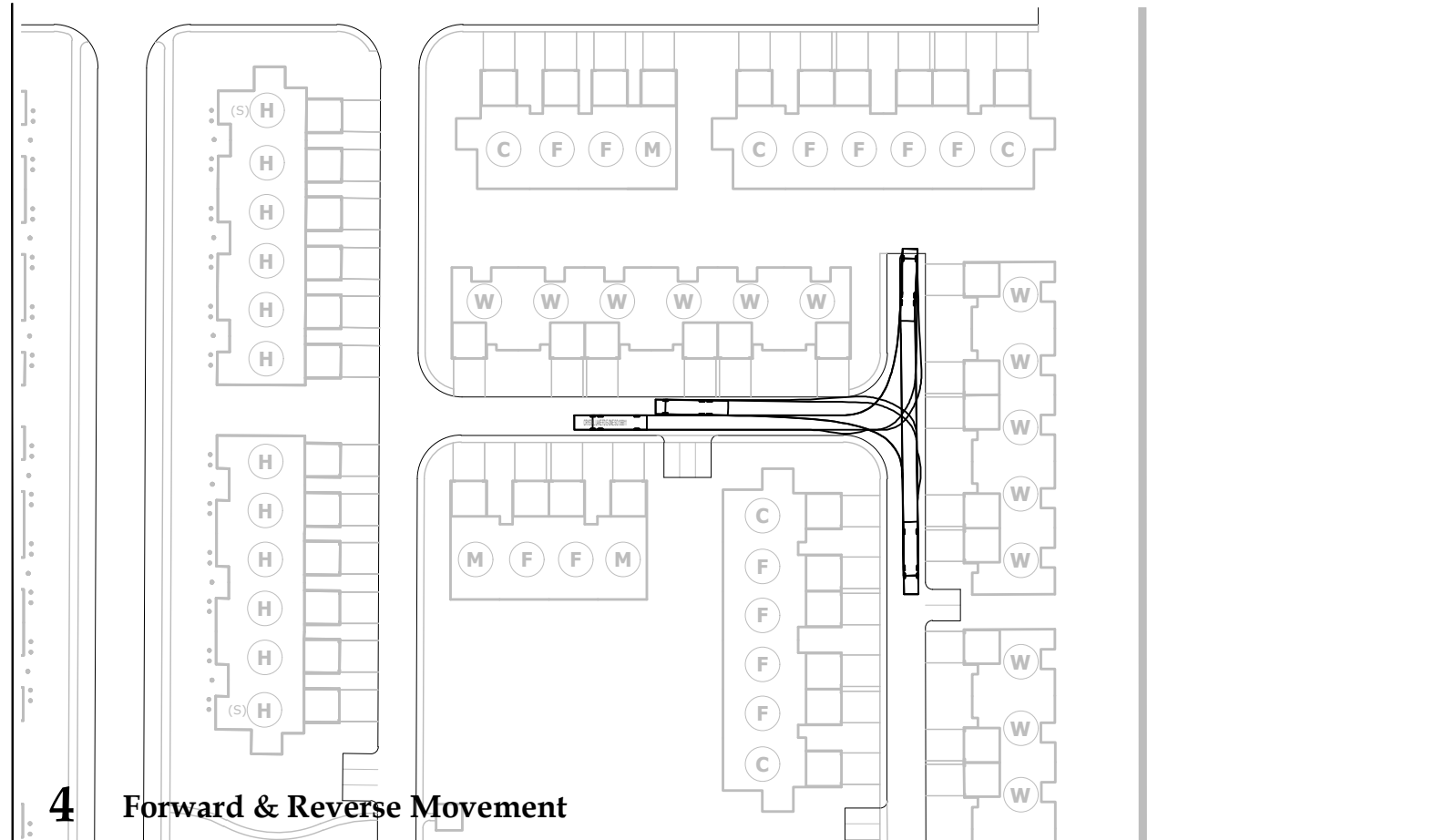
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Forward Movement



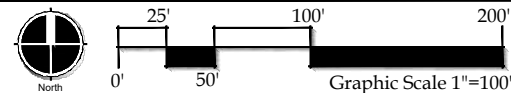
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Forward & Reverse Movement



AUTOTURN EXHIBITS

CRYSTAL LAKE



Crystal Lake, Illinois

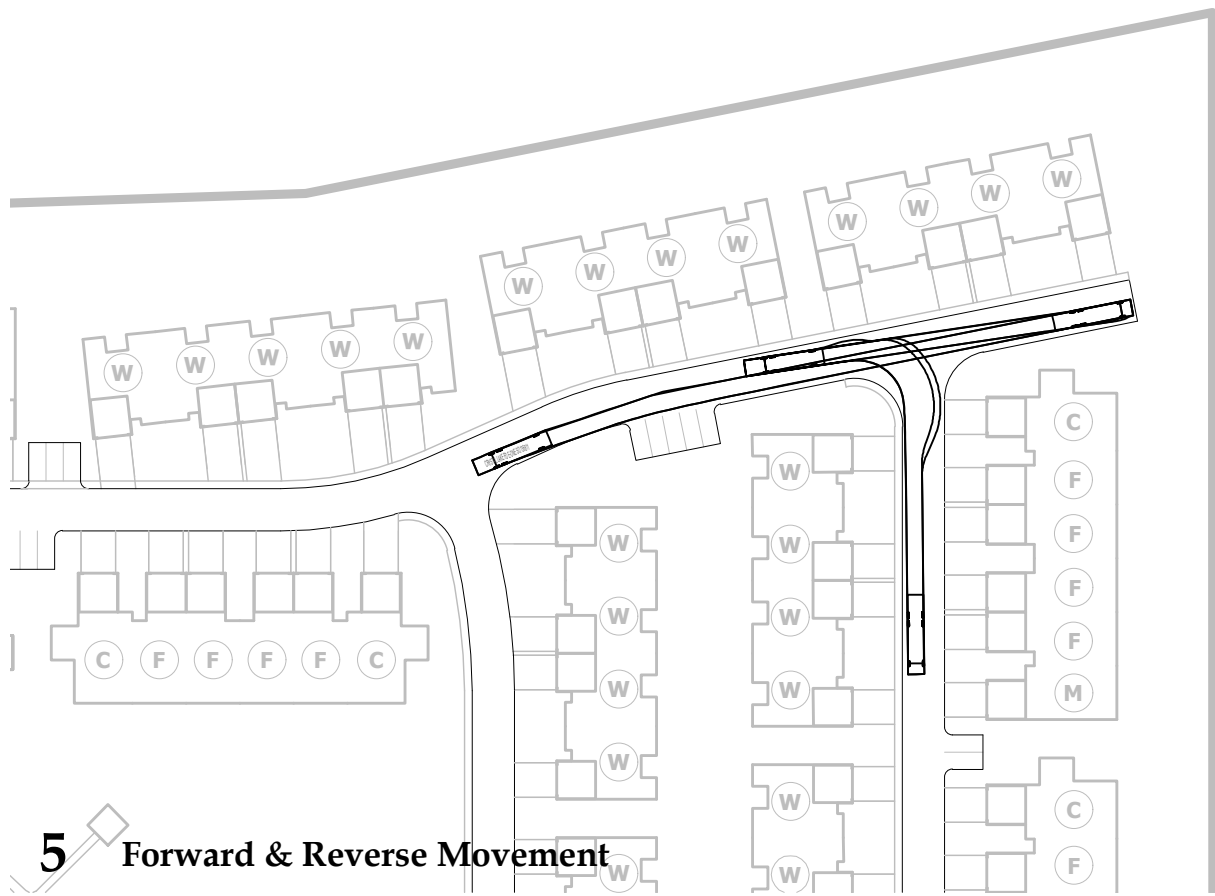
Prepared By:
 Date: May 27, 2021
 Revised: June 17, 2021
Sheet 1 of 3



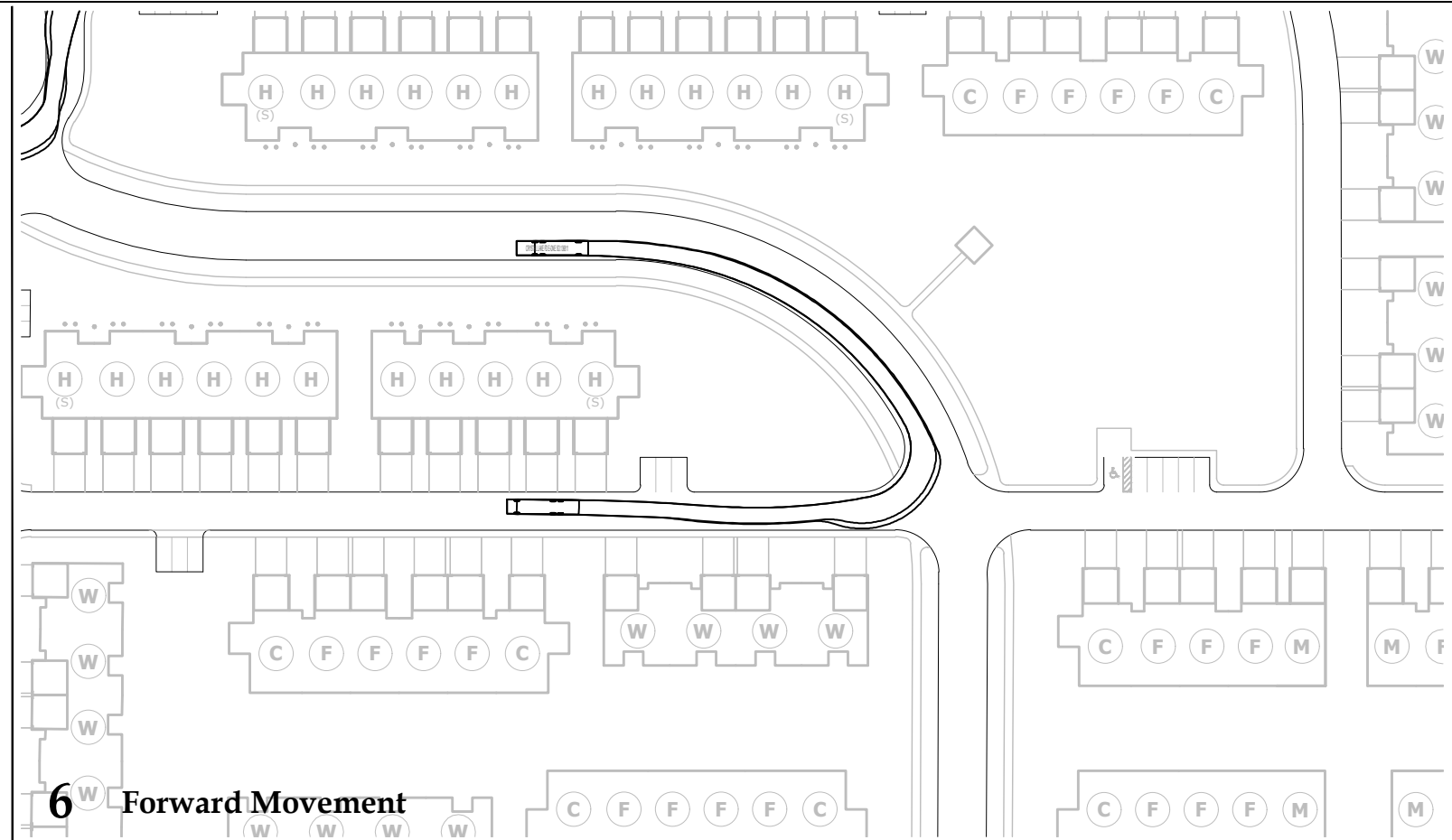
Prepared For:
 126 S. Main Street
 Oswego, IL 60543
 p: 630 551-3355
 f: 630 551-3639
 schoppedesign.net



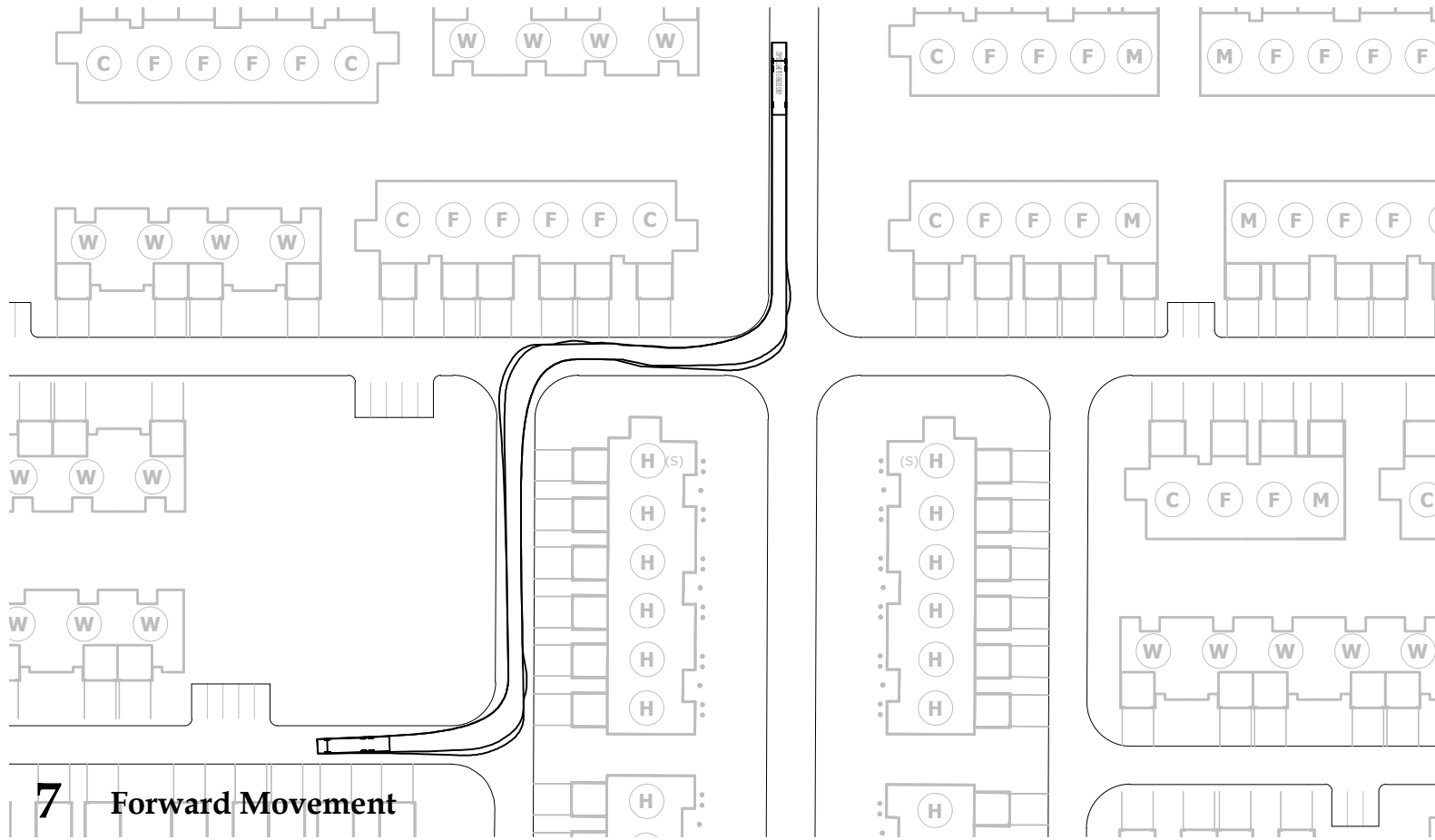
Redwood USA LLC
 7510 East Pleasant Valley Road
 Independence, Ohio 44131



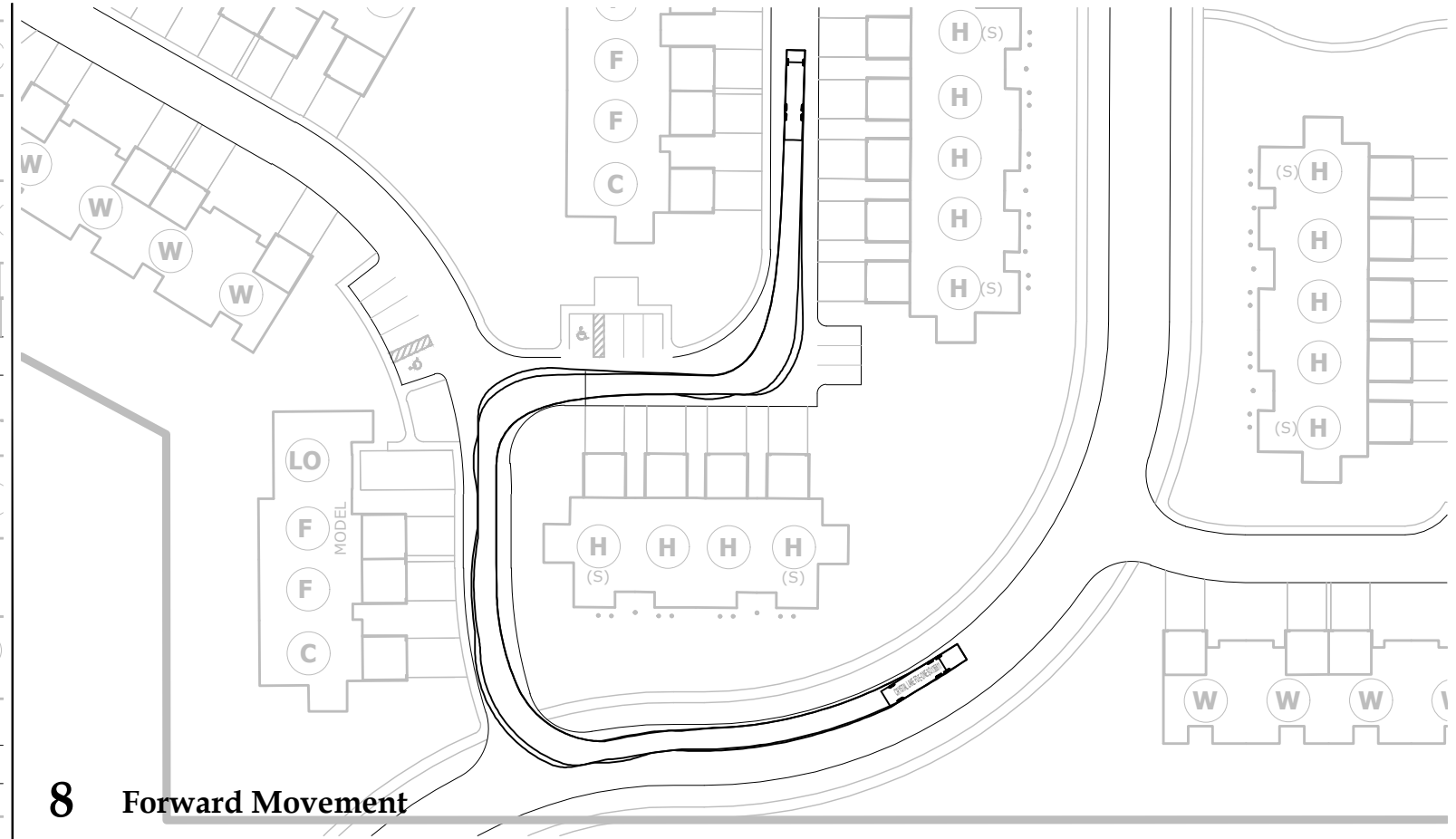
5 Forward & Reverse Movement



6 Forward Movement



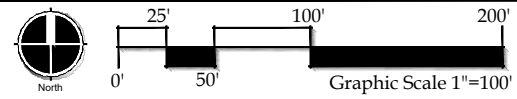
7 Forward Movement



8 Forward Movement

AUTOTURN EXHIBITS

CRYSTAL LAKE



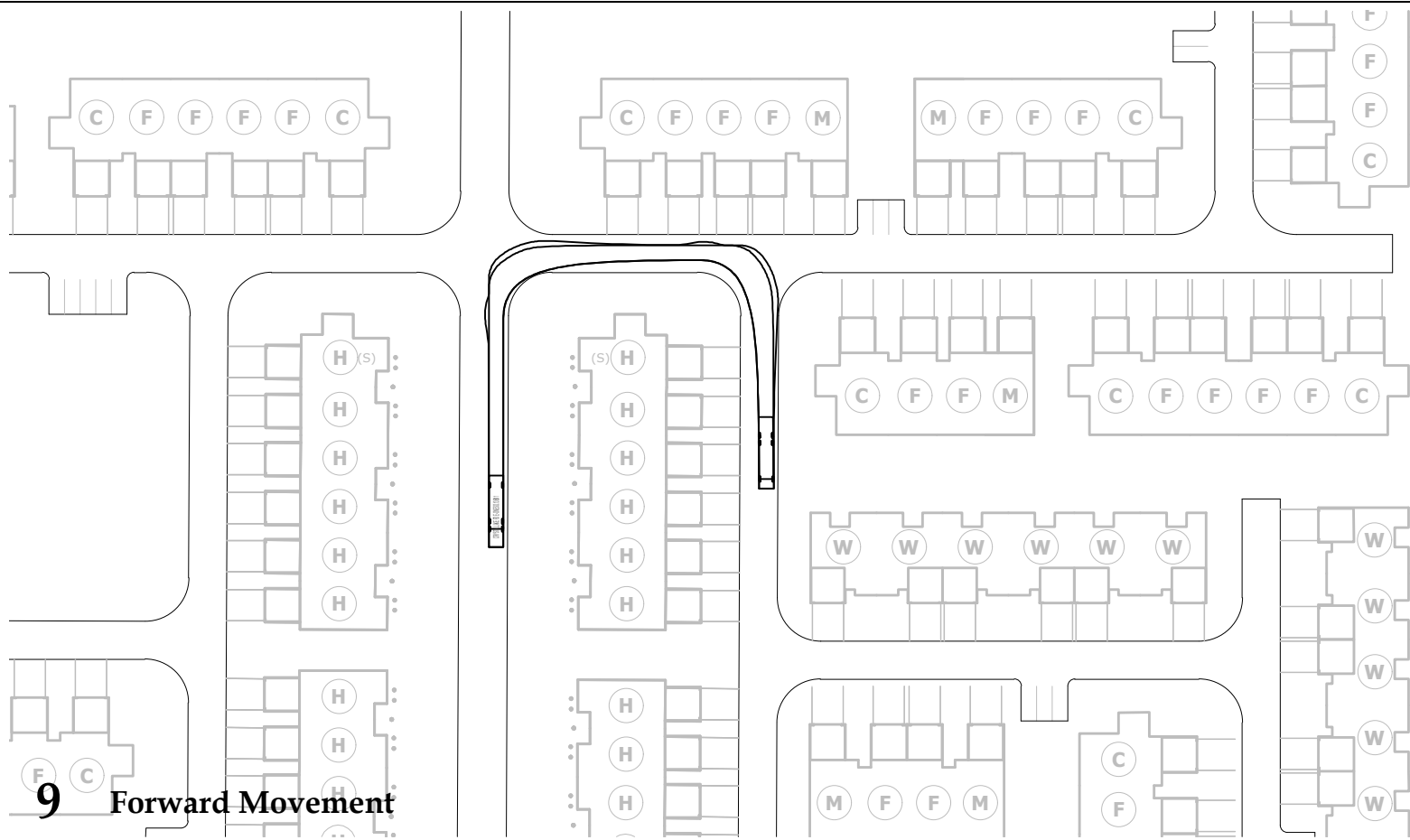
Crystal Lake, Illinois

Prepared By:
Date: May 27, 2021
Revised: June 17, 2021
Sheet 2 of 3

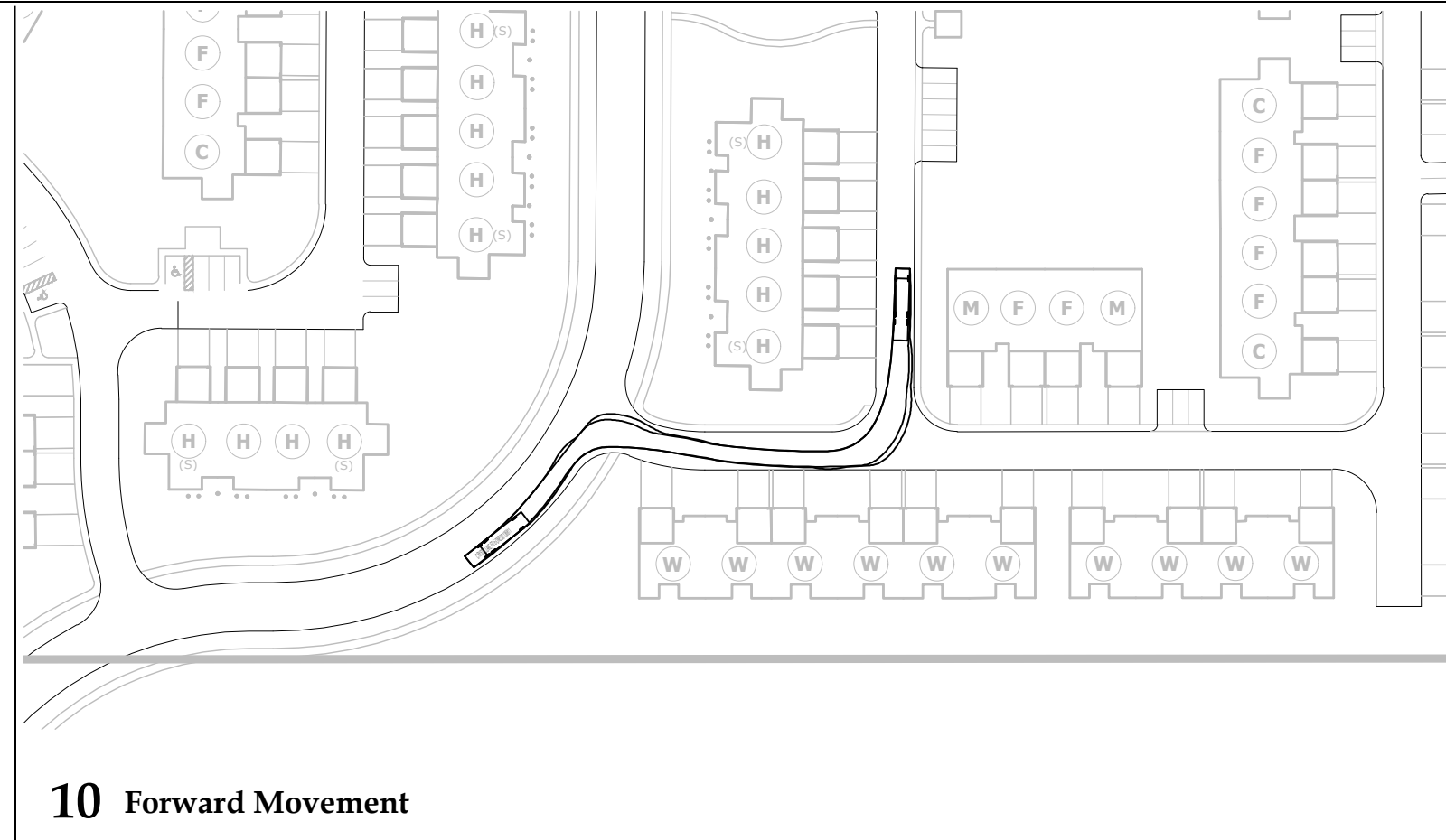


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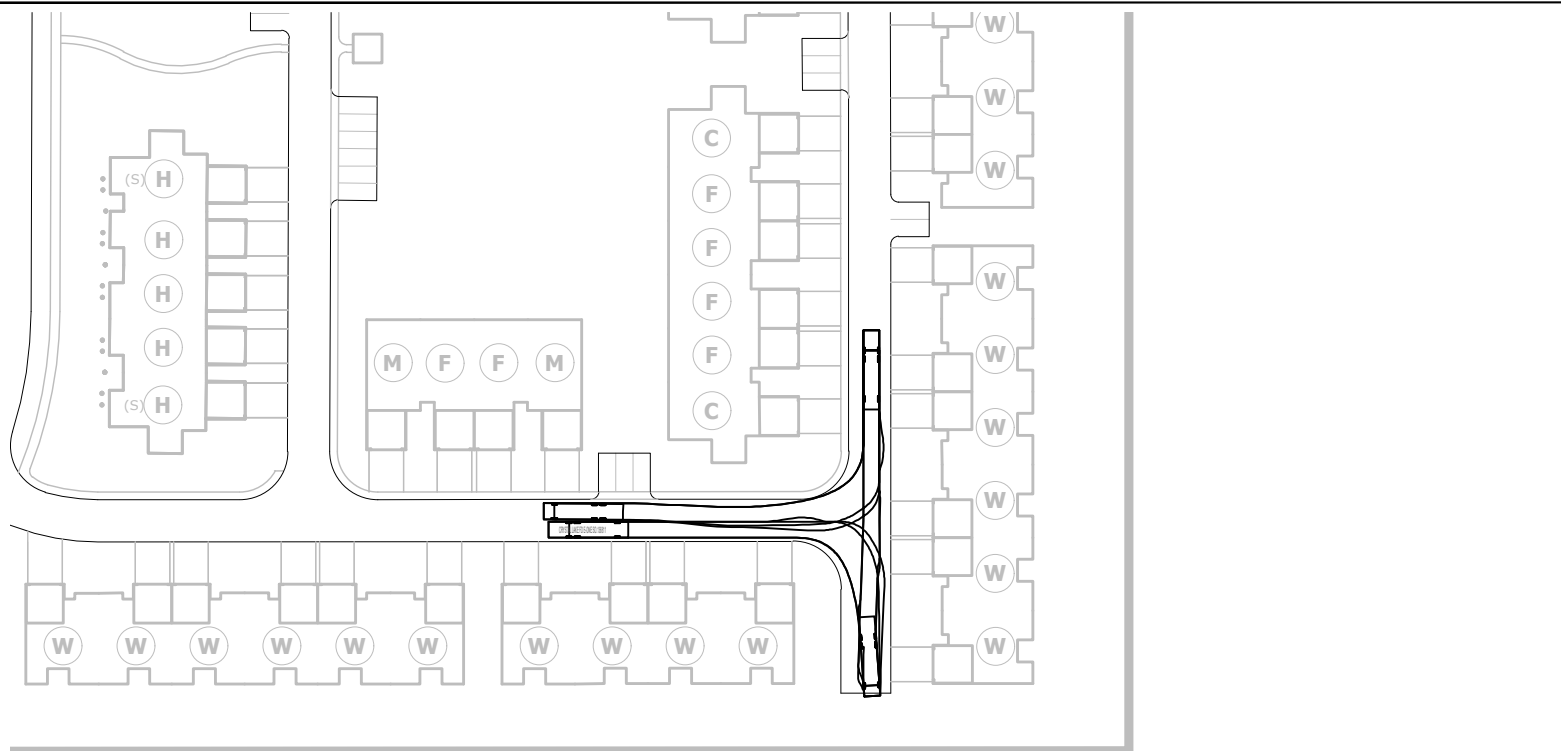




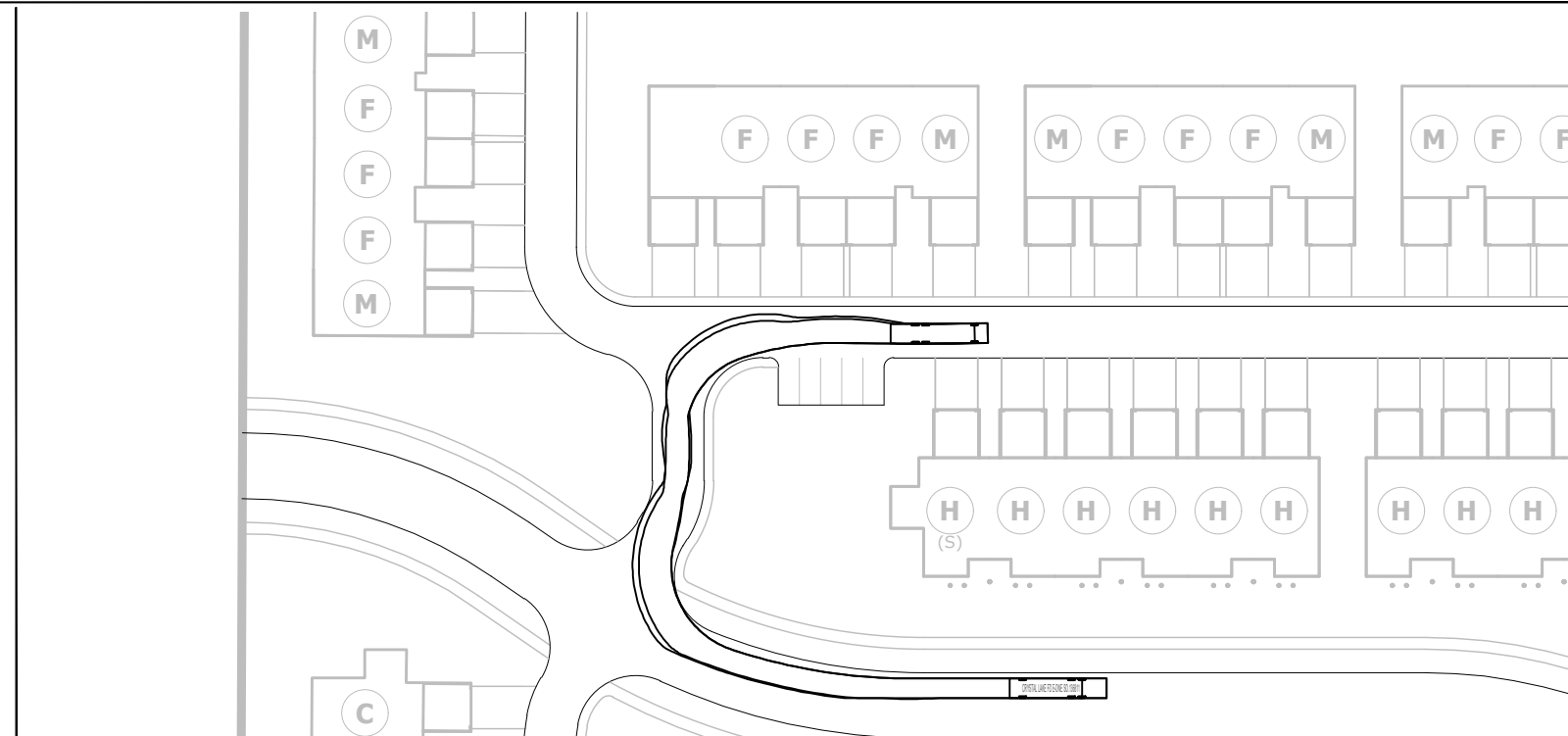
9 Forward Movement



10 Forward Movement



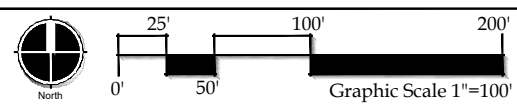
11 Forward & Reverse Movement



12 Forward Movement

AUTOTURN EXHIBITS

CRYSTAL LAKE



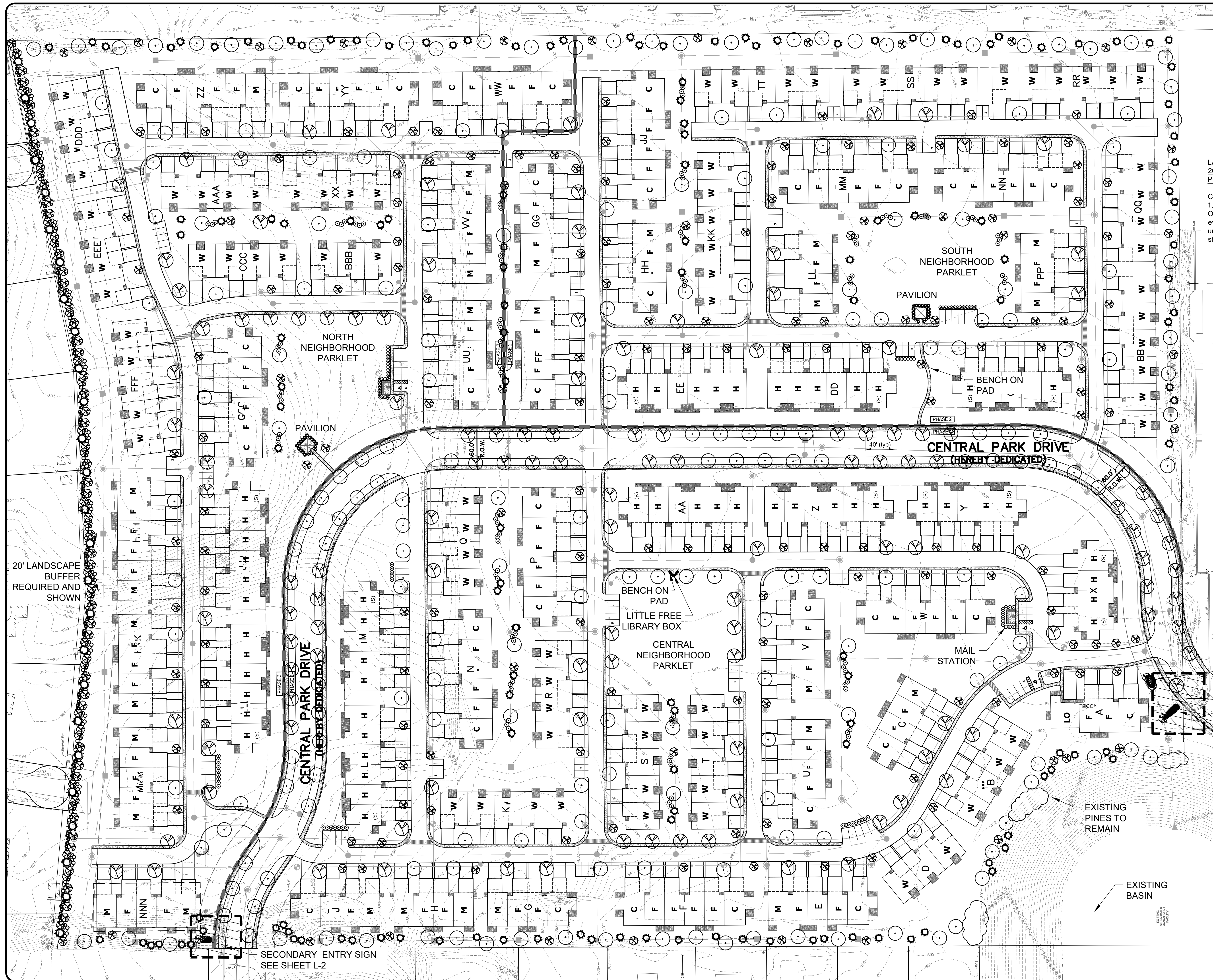
Crystal Lake, Illinois

Prepared By:
Date: May 27, 2021
Revised: June 17, 2021
Sheet 3 of 3



Prepared For:
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net





LEGEND

- SHADE TREES - 2-1/2" CALIPER
SUMMER SHADE MAPLE, RED SUNSET MAPLE, SKYLINE HONEY LOCUST, FRONTIER ELM, LITTLELEAF LINDEN
- ORNAMENTAL TREES - 2-1/2" CALIPER
HAWTHORN, HEDGE MAPLE, MALUS, TREE LEUC
- EVERGREEN TREES - 8" HT.
SERBIAN SPRUCE, DOUGLAS FIR, NORWAY SPRUCE, SCOTCH PINE
- SHRUBS - LARGE 30"
DENSE YEW, VIBURNUM, BURNING BUSH, WINTERBERRY, JUNIPER, DOGWOOD, LEAC
- SHRUBS - SMALL 18"
ITALY BOXWOOD, JUNIPER, SPIRAEA
- GRASSES/PERENNIALS - 1 GAL
DAYLILY, CATMINT, FEATHER REED, GRASS, BLACK-EYED SUSAN

LANDSCAPE BUFFER
20' LANDSCAPE BUFFER NORTH PROPERTY LINE

Chapter 650, F1.5b
1,294 LF / 100 = 12.94 MULTIPLIER
Overstory or evergreen trees (2/100lf) = 26 shown - 26 req
understory trees (6/100lf) = 78 shown - 78 req
shrubs (16/100lf) = 208 shown - 207 req

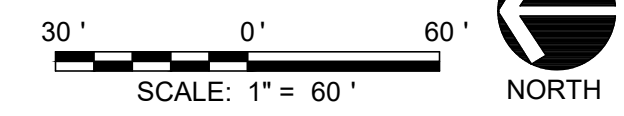
20' LANDSCAPE BUFFER REQUIRED AND SHOWN

TEMPORARY SALES SIGN
MAIN ENTRY SIGN SEE SHEET L-2

EXISTING PINES TO REMAIN

EXISTING BASIN

SECONDARY ENTRY SIGN SEE SHEET L-2



PRELIMINARY

your trusted advisor
engineers
architects
planners

ISSUED FOR:	PRELIM SET	NO	REVISION
ISSUE DATE:	06/17/21		
SCALE:	AS SHOWN		
DESIGNED BY:	RW		
DRAWN BY:	RW		
CHECKED BY:	RW		

CRYSTAL LAKE
CENTRAL PARK DR., CRYSTAL LAKE, IL, MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

PRELIMINARY SITE LANDSCAPE PLAN

PROJECT NO:	210266
DISCIPLINE:	LANDSCAPE
SHEET NAME:	L-1
SHEET OF:	1 2

W:\2021\210266\GREENL_210266-PLANDSCAPE\DWG-L-1-1.dwg 12:51:53 PM RCHWD WASHINGTON

TREE ASSESSMENT RESULTS

AREA 1 (±151,880 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
<i>Acer negundo</i>	Box Elder	5%	4"-14"	Fair
<i>Acer saccharinum</i>	Silver Maple	2%	2"- 6"	Poor
<i>Juniperus virginiana</i>	Red Cedar	2%	2"- 4"	Poor
<i>Morus alba</i>	White Mulberry	1%	3"- 6"	Fair
<i>Prunus serotina</i>	Black Cherry	5%	4"-9"	Fair
<i>Rhamnus cathartica</i>	Common Buckthorn	85%	2"-8"	Poor

AREA 2 (±295,770 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
<i>Acer negundo</i>	Box Elder	25%	6"-22"	Fair
<i>Acer saccharinum</i>	Silver Maple	2%	2"- 6"	Poor
<i>Juniperus virginiana</i>	Red Cedar	1%	2"- 4"	Poor
<i>Morus alba</i>	White Mulberry	2%	3"- 6"	Fair
<i>Prunus serotina</i>	Black Cherry	5%	4"-9"	Fair
<i>Rhamnus cathartica</i>	Common Buckthorn	65%	2"-8"	Poor

AREA 3 (±74,176 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
<i>Acer negundo</i>	Box Elder	35%	6"-22"	Fair
<i>Acer saccharinum</i>	Silver Maple	2%	2"- 6"	Poor
<i>Juniperus virginiana</i>	Red Cedar	1%	2"- 4"	Poor
<i>Populus Deltoides</i>	Eastern Cottonwood	2%	14"- 32"	Fair
<i>Prunus serotina</i>	Black Cherry	10%	4"-9"	Fair
<i>Rhamnus cathartica</i>	Common Buckthorn	55%	2"-8"	Poor

AREA 4 (±103,618 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
<i>Acer negundo</i>	Box Elder	25%	6"-22"	Fair
<i>Acer saccharinum</i>	Silver Maple	10%	2"- 8"	Poor
<i>Juniperus virginiana</i>	Red Cedar	1%	2"- 4"	Poor
<i>Populus Deltoides</i>	Eastern Cottonwood	2%	14"- 32"	Fair
<i>Prunus serotina</i>	Black Cherry	15%	4"-16"	Fair
<i>Pyrus calleryana</i>	Invasive Pear	10%	2"- 4"	Poor
<i>Rhamnus cathartica</i>	Common Buckthorn	38%	2"-8"	Poor

AREA 5 (±237,212 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
<i>Acer negundo</i>	Box Elder	35%	6"-22"	Fair
<i>Acer saccharinum</i>	Silver Maple	25%	2"- 12"	Poor
<i>Juniperus virginiana</i>	Red Cedar	3%	2"- 4"	Poor
<i>Populus Deltoides</i>	Eastern Cottonwood	2%	2"-5"	Fair
<i>Prunus serotina</i>	Black Cherry	10%	4"-9"	Fair
<i>Rhamnus cathartica</i>	Common Buckthorn	35%	2"-8"	Poor



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
CEMCON
2280 WHITE OAK CIR. #100
AURORA, ILLINOIS 60502

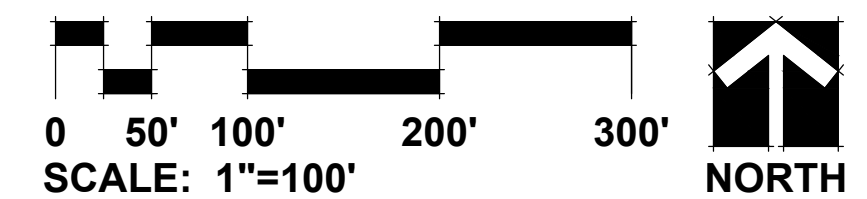
REDWOOD OF CRYSTAL LAKE

CRYSTAL LAKE, ILLINOIS

TREE ASSESSMENT

REVISIONS

DATE 05.26.19
PROJECT NO. RAN2103
DRAWN NDS
CHECKED CMP
SHEET NO.

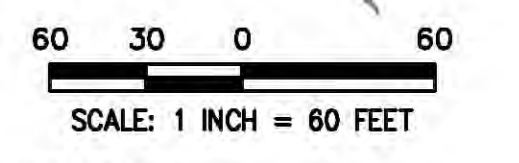
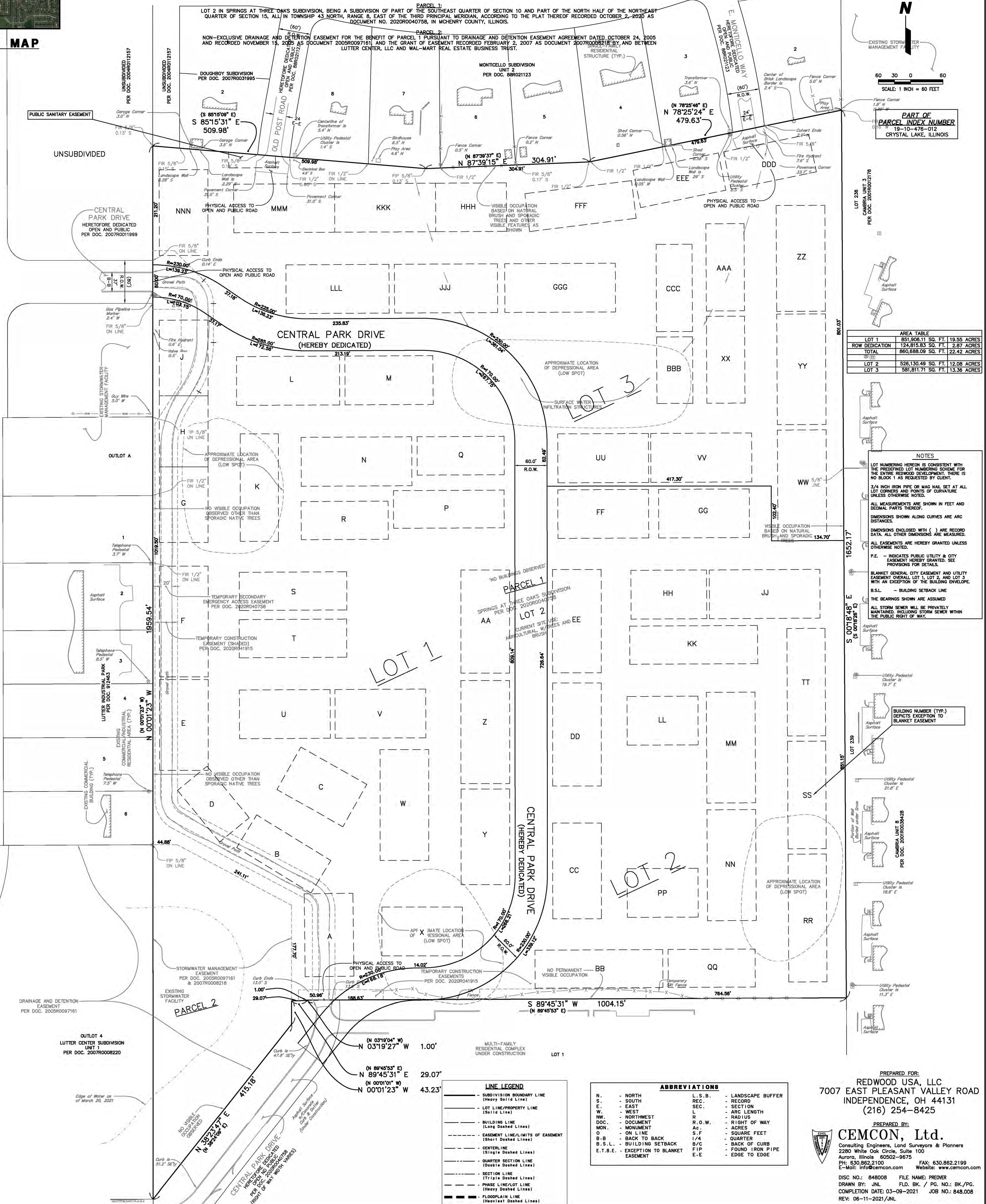


PRELIMINARY PLAT FOR REDWOOD OF CRYSTAL LAKE

LEGAL DESCRIPTION



LOCATION MAP



PART OF
PARCEL INDEX NUMBER
CRYSTAL LAKE, ILLINOIS

LOT	AREA TABLE
LOT 1	651,906.11 SQ. FT. 18.55 ACRES
LOT 2	536,130.49 SQ. FT. 12.08 ACRES
LOT 3	581,811.71 SQ. FT. 13.38 ACRES
TOTAL	1,769,848.31 SQ. FT. 40.01 ACRES

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4" IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1, LOT 2, AND LOT 3 WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

B.S.L. - BUILDING SETBACK LINE

ALL STORM SEWER WILL BE PRIVATELY MAINTAINED INCLUDING STORM SEWER WITHIN THE PUBLIC RIGHT OF WAY.

BUILDING NUMBER (TYP.)
DELETED IN EXCEPTION TO BLANKET EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- - - BUILDING LINE (Light Dashed Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- - - CENTERLINE (Single Dashed Line)
- - - QUARTER SECTION LINE (Double Dashed Line)
- - - SECTION LINE (Triple Dashed Line)
- - - PHASE LINE/LOT LINE (Heavy Dashed Line)
- - - FLOODPLAIN LINE (Heaviest Dashed Line)

ABBREVIATIONS

N. - NORTH	L.S.B. - LANDSCAPE BUFFER
S. - SOUTH	REC. - RECORD
E. - EAST	SEC. - SECTION
W. - WEST	ARC LENGTH
N.W. - NORTHWEST	R. - RADIUS
DOC. - DOCUMENT	R.O.W. - RIGHT OF WAY
MON. - MONUMENT	AC. - ACRES
O.F. - ON LINE	S.F. - SQUARE FEET
B-B - BACK TO BACK	1/4 - QUARTER
B.S.L. - BUILDING SETBACK	B/C - BACK OF CURB
E.T.B.E. - EXCEPTION TO BLANKET EASEMENT	F/P - FOUND IRON PIPE
	E-E - EDGE TO EDGE

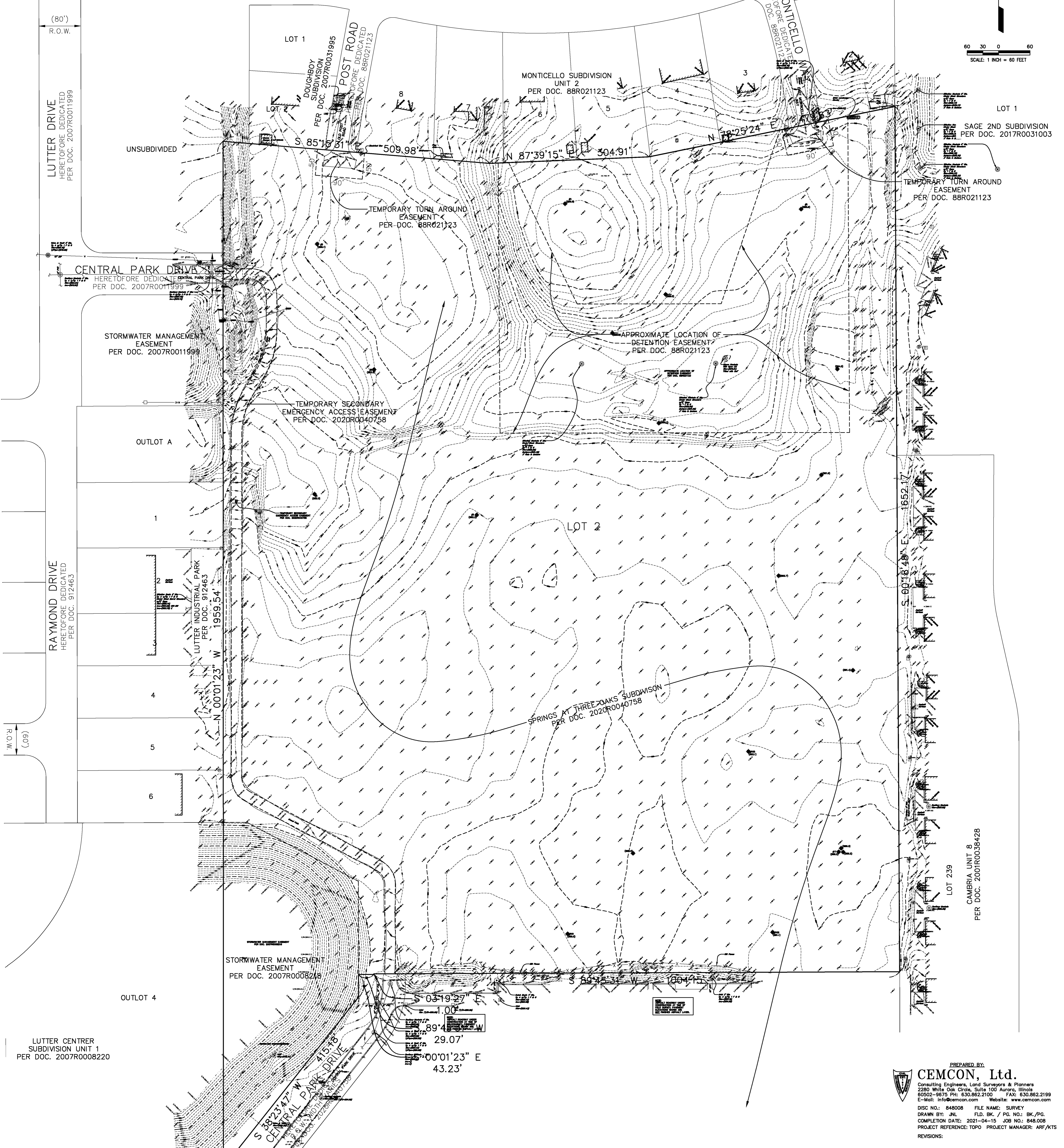
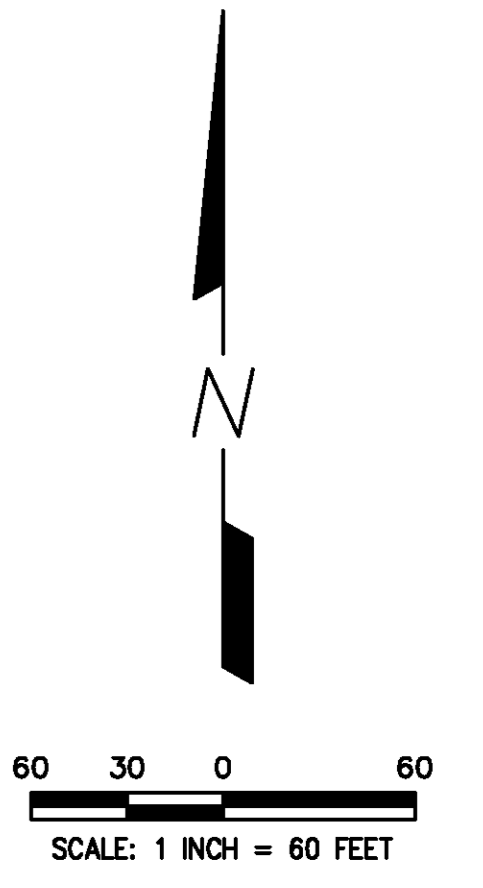
PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

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

DISC NO.: 848008 FILE NAME: PREWER
DRAWN BY: JNL FLD, BK / PG. NO.: BK / PG.
COMPLETION DATE: 03-09-2021 JOB NO.: 848.008
REV: 06-11-2021/JNL

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SURVEY EXHIBIT FOR REDWOOD OF CRYSTAL LAKE



DRAWING DATE: 11/14/2020; DRAWING NUMBER: SURVEY EXHIBIT; DRAWING SCALE: AS SHOWN

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 630.862.2100 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com
 DISC NO.: 848008 FILE NAME: SURVEY
 DRAWN BY: JNL. FLD. BK. / PG. NO.: BK./PG.
 COMPLETION DATE: 2021-04-15 JOB NO.: 848.008
 PROJECT REFERENCE: TOPO PROJECT MANAGER: ARF/KTS
 REVISIONS:



Agenda Item No: 11

City Council Agenda Supplement

Meeting Date:

August 3, 2021

Item:

Consent to Assignment of the Contract between the City of Crystal Lake and Prairieland Disposal for Residential Refuse, Recycling, and Yard Waste Collection

Council Discretion:

Motion to adopt a Resolution authorizing the City Manager to execute a consent of assignment of contract agreement between the City of Crystal Lake, Prairieland Disposal, Inc., and GFL Environmental, LLC.

Staff Contact:

Nick Hammonds, Assistant to the City Manager
Eric Helm, Deputy City Manager

Background:

The City requested proposals for residential refuse, recycling and yard waste collection in January 2018. Prairieland Disposal was selected as the lowest responsive and responsible proposer, and the City entered into a five-year agreement with Prairieland Disposal. On July 1, 2021, the City received notice that Prairieland Disposal had completed an asset sale to GFL Environmental, LLC, and that GFL would be taking over the contract with the City. Prairieland notified the City after the sale date, since it mistakenly believed that approval from the City was not necessary. However, the City's legal counsel reviewed the contract and determined that the contract cannot be assigned to another party without the written consent of the City, but that the City is permitted to accept such an assignment. The City's legal counsel confirmed that the City is permitted to approve the Consent to Transfer agreement, which is attached to this agenda supplement.

Service Impact:

City staff anticipates no impact to the refuse and recycling collection services for residents. Prairieland Disposal will continue to service the City of Crystal Lake using Prairieland trucks and staff. In the following months, GFL Environmental will assume responsibility for billing to residents. The City will provide notice to residents through the newsletter and social media prior to any changes in the billing procedure. The monthly price for collection services will remain unchanged.

The contract with GFL Environmental will expire on the same date as the previous contract with Prairieland of April 30, 2021. At that time, the City can explore options for refuse and recycling services. If the City is not satisfied with the services provided by GFL at any time during the contract term, the City can take remedies under the contract to terminate service and select a new vendor.

Recommendation:

The City does have the right to reject the assignment. If this were the case, the City would need to re-bid the service and select a new vendor. Since GFL will retain the staff and equipment from Prairieland, the City believes that the City will continue to receive a high level of service from the new company. Due to this, City staff recommends the approval of the consent of assignment of the contract for residential refuse, recycling and yard waste collection with Prairieland Disposal, Inc., to GFL Environmental, LLC.

Votes Required to Pass:

Simple majority vote of the City Council.

DRAFT

21R-__



RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a consent of assignment agreement between Prairieland Disposal, Inc., GFL Environmental, LLC., and the City of Crystal Lake for the residential refuse, recycling and yard waste collection agreement.

DATED this 3rd day of August, 2021.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

Nick Kachiroubas, CITY CLERK

PASSED: August 3, 2021
APPROVED: August 3, 2021

July 1, 2021

**City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014**

Attention: Mayor

Re: Consent to Transfer of Agreement for curbside refuse, recycling and yard waste collection between the City of Crystal Lake and Prairieland Disposal, Inc. dated February 20, 2018 (the "Agreement")

Dear Sir:

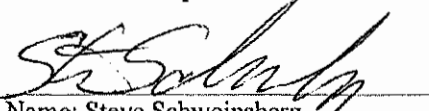
Prairieland Disposal Inc. ("**Prairieland**") and GFL Illinois LLC ("**Purchaser**") have entered into an agreement that provides for the sale of all of the assets of Prairieland to the Purchaser (the "**Acquisition**").

The Acquisition will result in an assignment of the Agreement (the "**Transfer**") and therefore Prairieland and the Purchaser hereby request your consent to the Transfer. By its signature below, Purchaser agrees to accept and be bound to all of Prairieland's obligations, responsibilities and duties under the Agreement and all of Prairieland's rights, titles and interests in and to the Agreement.


Purchaser is a wholly owned subsidiary of GFL Environmental Inc. ("**GFL**"), North America's fourth largest diversified environmental services company. GFL went public in March 2020, with the listing of its shares on the New York Stock Exchange and the Toronto Stock Exchange. Since inception in 2007, GFL has secured its significant footprint and leadership position in the environmental solutions market through continual innovation, strategic and targeted growth, an inherent commitment to sustainability and investing in its employees and communities. GFL's diversified offerings consist of solid and liquid waste management and infrastructure and soil remediation services. GFL operates across Canada and in 27 states in the United States, supported by a workforce of over 15,000 employees. Within the State of Illinois, GFL provides hauling and collections services and owns or operates three transfer stations, a landfill and several liquid waste facilities.

It would be greatly appreciated if you could acknowledge your consent to the terms set out in this letter by signing below and returning a signed copy via email to [xx] at your earliest opportunity.

Prairieland Disposal Inc.


Name: Steve Schweinsberg
Title: President
I have authority to bind the corporation

GFL Illinois LLC


Name: Mike Stoeckigt
Title: Regional VP, Midwest
I have authority to bind the company

The undersigned hereby consents to the Transfer as defined herein on the terms set out in this letter, on this _____ day of _____, 2021.

City of Crystal Lake

Name:
Title:

Name:
Title:



Agenda Item No: 12

**City Council
Agenda Supplement**

Meeting Date: August 3, 2021

Item: Bid Award - Bio-solids Land Application and Landfill Disposal

Staff Recommendation: Motion to award the contract for bio-solids land application and landfill disposal services to the lowest responsible and responsive bidder, Synagro Central LLC, in the submitted bid amounts, and adopt a Resolution authorizing the City Manager to execute a three-year contract with Synagro Central LLC for bio-solids land application and landfill disposal services in the amounts bid.

Staff Contact: Michael P. Magnuson, P.E., Director of Public Works and Engineering

Background:

On July 21, 2021, the City of Crystal Lake publicly opened and read aloud the bids received for bio-solids land application and landfill disposal services for the Public Works Department. The bid results are as follows:

	vSynagro Central, LLC, Baltimore, MD		Dahm Enterprises, Woodstock, IL		Stewart Spreading, Sheridan, IL	
	<i>Price per dry ton</i>		<i>Price per dry ton</i>		<i>Price per dry ton</i>	
Land Application Disposal 2021/2022 (Est. Quantity 1,100)	\$84.50	\$92,950.00	\$92.00	\$101,200.00	\$103.60	\$113,960.00
Land Application Disposal 2022/2023 (Est. Quantity 1,100)	\$86.19	\$94,809.00	\$93.00	\$102,300.00	\$108.78	\$119,658.00
Land Application Disposal 2023/2024 (Est. Quantity 1,100)	\$87.91	\$96,701.00	\$93.00	\$102,300.00	\$114.22	*\$125,642.00
Subtotal		\$284,460.00		\$305,800.00		\$359,260.00
	<i>Price per wet ton</i>		<i>Price per wet ton</i>		<i>Price per wet ton</i>	
Landfill Disposal 2021/2022 (Est. Quantity 900)	\$20.00	\$18,000.00	\$24.00	\$21,600.00	\$34.79	\$31,311.00
Landfill Disposal 2022/2023 (Est. Quantity 900)	\$20.40	\$18,360.00	\$25.00	\$22,500.00	\$36.53	\$32,877.00
Landfill Disposal 2023/2024 (Est. Quantity 900)	\$20.81	\$18,729.00	\$26.00	\$23,400.00	\$38.36	*\$34,524.00
Subtotal		\$55,089.00		\$67,500.00		\$98,712.00
Total		\$339,549.00		\$373,300.00		*\$457,972.00

√ Indicates recommended lowest responsible and responsive bidder.

*Bidders calculations were inaccurate, but did not impact the results of the bid award.

Project Need:

The contract is for the disposal of bio-solids generated at the City's two wastewater treatment facilities. The City's wastewater treatment processes produces approximately 1,100 dry tons (land applied) and 900 wet tons (landfill disposal) of bio-solids per year. As part of the City's Host Agreement with Waste Management, the City is allowed to dispose of up to 900 wet tons of bio-solids at a Waste Management landfill at no charge from Waste Management. The City's only cost is transportation to the landfill.

Bio-solids from our wastewater facilities meet USEPA 503 Class "B" standards. To meet these standards, reduction measures are used at our facilities to decrease pollutants in the bio-solids by breaking it down into a more suitable material. Other reduction methods are also used to treat the solids to an efficient state where animals will not be attracted to the bio-solids once it is stored or land applied. At this point the bio-solids are suitable for application on farm fields.

The removal and disposal of bio-solids stored at Wastewater Treatment Plant #2 will be conducted a minimum of twice per year under this contract. All phases of this project will be completed in strict compliance with all federal, state, and local regulations and in accordance with all other City specifications and IEPA Permit requirements.

Synagro Central LLC, is an established bio-solids disposal company. They have the experience and resources necessary to handle the City's bio-solids materials and will be depositing the bio-solids in conformity with the bid specifications and IEPA requirements.

Recommendation:

The Public Works Department has reviewed all bids received for completeness and accuracy. Synagro Central LLC, has previously disposed of bio-solids for the City with satisfactory results. Therefore, it is the recommendation of the Public Works Department to award the three-year contract for bio-solids land application and landfill disposal to Synagro Central LLC, in the amount bid.

Votes Required to Pass:

Simple Majority

DRAFT



RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to haul bio-solids from the wastewater treatment process for proper disposal; and

WHEREAS the CITY received and publicly opened bids for the hauling and disposal on July 21, 2021; and

WHEREAS the lowest responsive and responsible bidder is Synagro Central LLC, Baltimore, MD.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Synagro Central LLC for the Bio-solids Land Application and Landfill Disposal in the amount bid; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

DATED this 3rd day of August, 2021.

DRAFT

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

Nick Kachiroubas, CITY CLERK

PASSED: August 3, 2021
APPROVED: August 3, 2021