



**#2010-69**  
**Schafer Subdivision**  
**Project Review for the Planning and Zoning Commission**

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<b><u>Meeting Dates:</u></b>	December 1, 2010
<b><u>Zoning Request:</u></b>	Final PUD / Final Plat of Subdivision for five single-family lots and one outlot.
<b><u>Location:</u></b>	1351 W. Route 176, west of Lippold Park
<b><u>Acreage:</u></b>	Approximately 7.92 acres
<b><u>Existing Zoning:</u></b>	“W-2PUD” Watershed Farming district
<b><u>Surrounding Properties:</u></b>	North: (W-2) Watershed Farming district, Sunset Meadows Park South: (County R-1) Residential district, Single-family houses East: (W-2) Watershed Farming district, Lippold Park West: (W-2PUD) Watershed Farm district, CLPD Daycare facility
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

The petitioner received preliminary PUD and preliminary plat approval in June of 2009. This request is for the final PUD and final plat approval for the 5-lot subdivision. This site is heavily wooded. It was previously zoned W-2, currently it is zoned W (this is due to the fact that the city had a comprehensive rezoning with the adoption of the UDO). The Preliminary PUD was approved with a 5% impervious surface limit. This restricted each lot to 3,418 square feet of impervious surface. This includes any structures including the roof overhang, sidewalks, driveways, and all accessory structures (patios, sheds, pools, etc.).

**Land Use Analysis:**

The petitioner is proposing five single family lots and one outlot on the approximately 7.85-acre property. The single family lots range in size from 20,500 sq. ft. to 42,200 sq. ft. The overall site was approved with a maximum impervious lot coverage of 5%. This translates to an allowable impervious cover of 17,090 sq. ft. for the overall site, or 3,418 sq. ft. for each of the five residential lots. The plans indicate that the site will meet the 5% lot coverage requirement.

*Watershed*

No storm water detention is necessary since the project is disturbing less than 20,000 square feet of area.

*Tree Preservation*

This site is heavily wooded with predominantly White Oak, Red Oak, Shagbark Hickory, Black Cherry and Box Elder trees. A large part of the site, the outlot, will be left undisturbed. The engineering plans illustrate possible development area building boxes. The plans note that a proposed site plan with the actual house footprint and driveway location will be submitted for each house’s building permit. A number of trees will need to be removed to accommodate the development area building boxes and the sanitary sewer line. It is estimated that 87.9 inches or 35 (2 ½”) trees are required to be replaced due to the sanitary sewer installation. This equates to a total of \$14,875 dollars. From the development area building boxes shown, 113.5 inches or 54 (2 ½”) trees are required to be replaced to accommodate future houses. A conservation easement is required for the entire development except for the 3,418 square feet of impervious area on each lot.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property Parks and Open Space, which is defined as: “represents public and private areas reserved for passive and active recreational use, preservation of wild life areas and protection of environmental sensitive areas.” The construction of the 5 single-family homes with the restricted impervious surface limits and the conservation easement are consistent with the Comprehensive Land Use Plan, due to its low intensity design.

**Findings of Fact:**

**FINAL PLANNED UNIT DEVELOPMENT**

The petitioner is requesting approval of a Final Planned Unit Development to allow the construction of 5 single-family homesites. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City. Article 4-500 in the Unified Development Ordinance lists the standards for a PUD, this request complies with those standards. In addition Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*                       *Does not meet*
  
2. The use will not be detrimental to area property values.  
 *Meets*                       *Does not meet*
  
3. The use will comply with the zoning districts regulations.  
 *Meets*                       *Does not meet*
  
4. The use will not negatively impact traffic circulation.  
 *Meets*                       *Does not meet*
  
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*                       *Does not meet*

6. The use will not negatively impact the environment or be unsightly.  
 *Meets*             *Does not meet*
  
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*             *Does not meet*
  
8. The use will meet requirements of all regulating governmental agencies.  
 *Meets*             *Does not meet*
  
9. The use will conform to any conditions approved as part of the issued Special Use Permit.  
 *Meets*             *Does not meet*
  
10. The use will conform to the regulations established for specific special uses, where applicable.  
 *Meets*             *Does not meet*

**Recommended Conditions:**

A motion to recommend approval of the petitioner’s requests with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (William Schafer, received 11/03/10)
  - B. Final Plat of Subdivision (Heritage Land Consultants LLC, dated 7/30/10, received 11/03/10)
  - C. Civil Engineering Plans (Heritage Land Consultants LLC, dated 7/30/10, received 11/03/10)
  
2. Variations approved as part of the March 18, 2008 preliminary PUD approval are still valid.
  
3. The Final Plat shall be amended as follows:
  - A. Add a fourth note that tree removal is not permitted within the Conservation Easement.
  - B. The outlot shall be included within the limits of the subdivision.
  - C. A Conservation Easement shall be placed over the entire development allowing for an exception of 3,418 square feet of impervious surface area on each individual lot and the easement language shall contain the language provided by staff.
  - D. Illustrate the bike path easement along Route 176.
  
4. Tree Removal
  - A. The developer shall be responsible for the tree removal for the sanitary sewer line. This is an estimated \$14,875 replacement contribution for the tree-banking fund.
  - B. The developer shall be responsible for the tree removal within the proposed “development area building boxes.” This is an estimated \$22,950. If the actual building permit shows fewer trees removed, a credit for that lot will be issued to the developer. If the actual building permit illustrates more trees to be removed, the additional costs shall be paid by the property owner.

5. On sheet 3 of 6 – manhole #4 shall be relocated closer to the driveway of Lot 1. This will allow the manhole to be closer to the road and driveway in case emergency access is needed. Also 4 trees would be allowed to be saved.
6. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments, as well as those of the storm water consultant.

**City of Crystal Lake  
Development Application**

Office Use Only  
File # 69 2010

Project Title: Schafer's Subdivision

**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 type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment                  | <input type="checkbox"/> Variation                       |
| <input checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other                           |

**RECEIVED**  
NOV 03 2010  
BY:

**Petitioner Information**

Name: William Schafer  
Address: 35 Burdent Drive  
Crystal Lake, IL 60014  
Phone: 815-459-1333  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Owner Information (if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: 3.1 Ac site . Proposed 5-Lot  
residential subdivision

Project Address/Location: Rte 176 just west of Lippold Park  
and lying North of Coronado Vista

PIN Number(s): Part of 13-36-301-016

**Development Team**

Please include address, phone, fax and e-mail

Developer: William and Joseph Schafer

Architect: \_\_\_\_\_

Attorney: Ed Dean

Engineer: Heritage Land Consultants, LLC - Ralph Schmidt

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: Heritage Land Consultants, LLC - Terry Van Alstine

Other: \_\_\_\_\_

**Signatures**

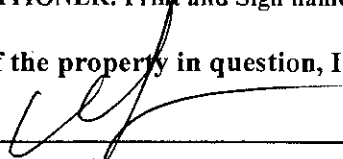


11-3-10

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.

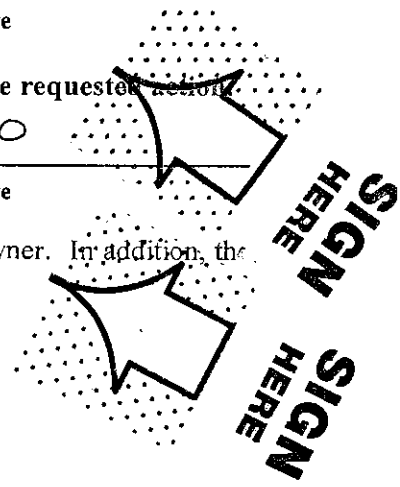


11-3-10

OWNER: Print and Sign name

Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.





FROM THE OFFICE OF  
WILLIAM W. LE FEW  
McHENRY COUNTY TREASURER

REAL ESTATE TAX BILL  
2ND INSTALLMENT COUPON PAYMENT

MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR  
THIS IS THE ONLY BILL THAT WILL BE MAILED

SCHAFFER, WILLIAM F JOSEPH L  
221 LIBERTY RD  
CRYSTAL LAKE IL 60014-8032

PIN: 13-36-301-016



2ND INSTALLMENT FOR 2006  
DUE BY 09/12/2007

\$2,093.28

INTEREST

COSTS

TOTAL PAID

133630101600020932828

PAID BY: CHECK        CASH        MAIL       

Taxing District	Rate	Percent	Tax This Year	Tax Last Year
McHENRY COUNTY	0.6143	6.40	\$361.80	\$339.61
McHENRY COUNTY PENSION	0.0617	1.25	\$52.53	
McHENRY CO CONSV	0.1425	1.95	\$81.63	\$69.53
McHENRY CC	0.2708	3.71	\$156.13	\$158.36
McHENRY CC PENSION	0.0033	0.05	\$1.89	
SCHOOL DIST #47	2.6138	35.76	\$1,467.32	\$1,294.79
SCHOOL DIST #47 PENSION	0.1154	1.59	\$66.68	
SCHOOL DIST #155	1.8235	24.96	\$1,044.60	\$867.69
SCHOOL DIST #188 PENSION	0.0452	0.63	\$26.48	
CITY CRYSTAL LAKE LIBRARY	0.0000	0.00		
CITY CRYSTAL LAKE LIBRARY PEN	0.2773	3.79	\$158.56	
CRYSTAL LAKE PARK	0.3266	4.47	\$187.09	\$168.22
CRYSTAL LAKE PARK PENSION	0.0270	0.37	\$15.47	
DORR TOWNSHIP	0.0820	1.28	\$52.70	\$44.24
DORR TWP RD & BR	0.1667	2.28	\$95.48	\$80.22
CRYSTAL LAKE CITY	0.0803	1.24	\$51.73	\$110.27
CRYSTAL LAKE CITY PENSION	0.1422	1.93	\$81.48	
CRYSTAL LAKE FIRE CITY	0.3995	5.47	\$228.80	\$193.00
CRYSTAL LAKE FIRE CITY PENSIO	0.0642	0.86	\$36.78	

PLEASE NOTE  
You May be eligible for the Senior Citizens and  
Disabled Persons Property Tax Relief and  
Pharmaceutical Assistance Act. Applications are  
available from the Illinois Department of Revenue.  
McHENRY COUNTY 2006 REAL ESTATE TAX BILL

LEGAL DESCRIPTION:  
DCG 2004R0068192 PT BLK 2 LYIN  
T 175 R A CEPEK'S CRYSTAL VST

ASSESSED TO:  
SCHAFFER, WILLIAM F JOSEPH L

MAIL TO:  
SCHAFFER, WILLIAM F JOSEPH L  
221 LIBERTY RD  
CRYSTAL LAKE IL 60014-8032

If paid after due date, pay amount below which includes 1 1/2% per month penalty

FIRST INSTALLMENT		SECOND INSTALLMENT	
08/13-07/12	\$2,326.95	08/13-10/12	\$2,124.68
07/13-08/12	\$2,186.09	10/13-11/12	\$2,168.08
08/13-08/12	\$2,187.48		
08/13-10/12	\$2,219.88		
10/13-11/12	\$2,250.28		

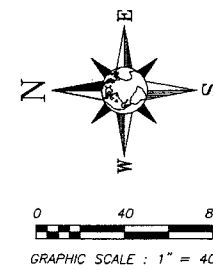
PIN 13-36-301-016		
Township Dorr Township	Tax Code 13012	Property Class 0030
Sub Lot	Acres 0.00	
1st Install \$2,093.28	2nd Install \$2,093.28	
Interest	Interest	
Costs	Costs	
Total Paid	Total Paid	
Due By 08/12/2007	Due By 09/12/2007	

Fair Cash Value	171,856
S/A Value	55,997
S/A Multiplier	1.0230 X
S/A Equalized Value	67,285
Grd. of Review Value	67,285
Grd. of Review Multiplier	1.000000 X
Grd. of Review EQ Value	67,285
State Multiplier	1.000000 X
State Equalized Value	67,285
Farmstead & Bldgs. Value	0
Total Amt. Prior to Exemptions	67,285
Home Improv./Vol Exemptions	0
Annual Homestead Exemptions	0
Gr. Freeze Abated Amt.	0
Elderly Homestead Exemption	0
Not Taxable Amount	67,285
Local Tax Rate	7.3083 X
Total Current Year Tax Due	\$4,186.55

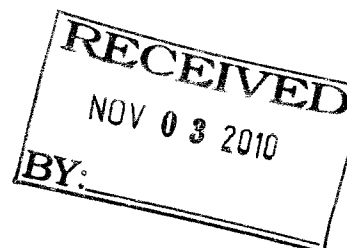
# FINAL PLAT OF SCHAFER'S SUBDIVISION

BEING A RESUBDIVISION OF PART OF BLOCK 2 IN R.A. CEPEK'S CRYSTAL VISTA,  
A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF  
THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 36, TOWNSHIP 44 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN.

in  
the CITY of CRYSTAL LAKE,  
McHENRY COUNTY, ILLINOIS.  
Zoned W-2 P.U.D.



6 9 2010



CRYSTAL LAKE PARK DISTRICT

#176

ROUTE

STATE

ILLINOIS

P.O.C.  
NE. CORNER OF W. 1/2 OF  
SW. 1/4 OF SECTION 36-44-7  
ALSO NE. CORNER OF BLOCK 2  
IN R.A. CEPEK'S CRYSTAL VISTA

FOUND 3/4" IRON ROD  
1.09'N & 0.07'W  
FOUND 3/4" IRON PIPE  
0.03'S & 4.84'E

EAST LINE OF W. 1/2 OF SW. 1/4 OF SECTION 36-44-7  
ALSO THE EAST LINE OF BLOCK 2 IN R.A. CEPEK'S CRYSTAL VISTA

... 679.88' = REC. ...

... S 0°00'40" W 621.66' = MEAS. ...

CONCRETE MONUMENT

FOUND 3/4" IRON PIPE

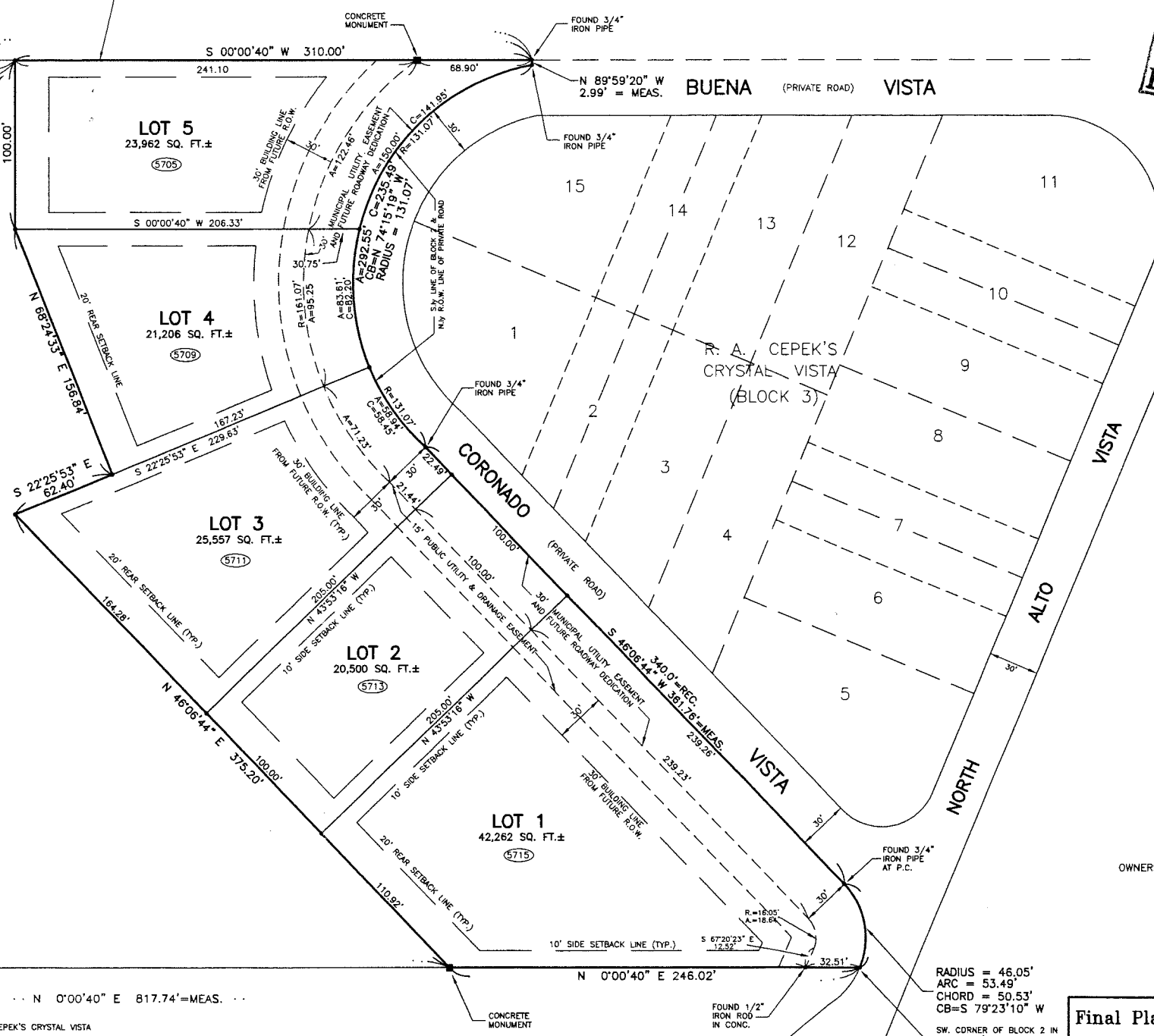
BUENA (PRIVATE ROAD) VISTA

NORTH LINE OF W. 1/2 OF SW. 1/4 OF SECTION 36-44-7  
AND THE NORTH LINE OF BLOCK 2 IN R.A. CEPEK'S CRYSTAL VISTA  
540.00' = REC.  
CENTRELINE OF ILLINOIS STATE ROUTE #176  
N 89°59'17" E 540.00' = MEAS.

UNSUBDIVIDED

R.A. CEPEK'S CRYSTAL VISTA  
(PART OF BLOCK 2)  
VACANT

SOUTH R.O.W. LINE OF ILLINOIS STATE ROUTE 176  
PER DEC. #143251 AS REC. IN McHENRY CO. IL.  
N 89°59'17" E 540.00' = MEAS.



R.A. CEPEK'S CRYSTAL VISTA  
(BLOCK 1)

CRYSTAL LAKE PARK DISTRICT

ABBREVIATIONS

- R = DISTANCE ON RECORDED PLAT OF SUBDIVISION
- REC. = DISTANCE ON RECORDED PLAT OF SUBDIVISION
- M = MEASURED OR CALCULATED DISTANCE
- M = MEASURED OR CALCULATED DISTANCE
- R = RADIUS
- C = CHORD LENGTH
- CB = CHORD BEARING
- W = INSULATED LIMIT LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- (TYP.) = TYPICAL

HLC SURVEYING IS A SERVICE OF HERITAGE LAND CONSULTANTS, LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY.  
ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING  
DECISION MAKING CORPORATION LICENSE NO. 184-00855 EXPIRES  
04/30/2011  
IN ORDER TO MATCH THE EXISTING BOUNDARY MONUMENTATION ALONG  
CORONADO VISTA CURVE DATA FOR LOTS 3, 4 & 5 ARE  
NON-TANGENTIAL

- GENERAL NOTES:
1. THE 30 FOOT BUILDING SETBACK LINE IS 30 FEET NORTHWEST OF THE FUTURE ROADWAY DEDICATION OF CORONADO VISTA.
  2. THE MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED FOR EACH LOT SHALL NOT EXCEED 3,418 SQUARE FEET UNLESS OTHERWISE APPROVED BY THE CITY OF CRYSTAL LAKE BUILDING DEPARTMENT.
  3. ANY FUTURE IMPERVIOUS IMPROVEMENTS TO THE VACANT LAND LOCATED NORTH OF AND ADJACENT TO SCHAFER'S SUBDIVISION WILL BE REQUIRED TO PROVIDE STORM WATER DETENTION FOR BOTH THAT DEVELOPMENT AND ALSO FOR SCHAFER'S SUBDIVISION.

RADIUS = 46.05'  
ARC = 53.49'  
CHORD = 50.53'  
CB = S 79°23'10" W

OWNERS : WILLIAM F. SCHAFER  
JOSEPH L. SCHAFER  
35 BURDENT DRIVE  
CRYSTAL LAKE, ILLINOIS 60014

## Final Plat of SCHAFER'S SUBDIVISION

REVISIONS	
7-30-2010 PER CITY COMMENTS	

DRAWN BY: MWR	SCALE: 1" = 40'
CHECKED BY: TWA	DATE: 2-16-2010
LOT CHECK BY: TWA	
JOB NO. 2006-110-FP1	
DISK : 90438 PAC NO : 90438P DISK : 100730 FILE : 06110FP1	



(5713) INDICATES STREET ADDRESS  
INDICATES 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)

SHEET 1 OF 2



Public Utility Easement (PUE) Provisions

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to Commonwealth Edison Company, Cable Television Company or Franchises and AT&T. Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", the property designated in the Declaration of Condominium and on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

The term "Common Elements" shall have that meaning set forth for such term in Section 2(c) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(c)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlot", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pad or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/lot Owner, upon written request.

An easement is hereby reserved for and granted to NICOR, its successors and assigns to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement", "Common Area or Areas", and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and "Common Area or Areas" to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property identified on this plat for utility purposes without prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 405.2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 405.2(e)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel, or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Municipal Utility Easement (MUE) Provisions

Municipal Utility Easement (MUE): An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and water mains, in, under, across, along and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (MUE), and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (MUE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular cleaning, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

- i. Install, construct, erect, place or plant any building, structure, improvements or vegetation (other than grass or approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbers, except as shown on the approved landscape plan; or
ii. Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.

Said easements may be used for driveways and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and or the property owner association are completely responsible for landscape and/or paving, restoration, special maintenance of the utility be required.

The City of Crystal Lake is responsible of repairing water services between the water main, in and including the huffalo box. The property owner and/or the property owner's association are responsible for the restoration of the surface after any such water service repair.

Only perpendicular crossings of the MUE are permitted by public utilities. The MUE's are exclusive of the blanket easement.

PUBLIC HEALTH ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

Public sanitary sewer from the City of Crystal Lake will serve this subdivision. This Plat is approved with respect to proposed well location in relationship to surrounding sewage disposal systems and the acreage involved has been reviewed in accordance with established evolution procedures.

Dated this \_\_\_ day of \_\_\_, 20\_\_.

Public Health Administrator

COVENANTS, CONDITIONS AND RESTRICTIONS

INCLUDED HERewith AND MADE A PART HEREOF ARE \_\_\_ PAGES OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SCHAFER'S SUBDIVISION" RECORDED AS DOCUMENT # \_\_\_ IN McHENRY COUNTY, ILLINOIS.

FINAL PLAT OF SCHAFER'S SUBDIVISION

BEING A RESUBDIVISION OF PART OF BLOCK 2 IN R.A. CEPEK'S CRYSTAL VISTA, A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN.

in the CITY of CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS. Zoned W-2 P.U.D.

OWNER'S CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

This is to certify that the undersigned, William F. Schofer and Joseph L. Schofer, are the legal owner of record of the land described on the plat hereon drawn and shown hereon as subdivided, and that she has caused said land to be surveyed, subdivided, staked and plotted as shown hereon, for the purposes of having this plat recorded as provided by law.

In witness whereof I have hereunto set my hand and Seal this \_\_\_ day of \_\_\_, 20\_\_.

William F. Schofer, Joseph L. Schofer
35 Burdett Drive, Crystal Lake, IL. 60014

NOTARY CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

I, \_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that William F. Schofer and Joseph L. Schofer, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they did sign and deliver this instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_, A.D., 20\_\_.

Notary Public

DRAINAGE CERTIFICATE

We do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the sub divider has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

ENGINEER: Ralph Schmidt, P.E.
Licensed Professional Engineer
Illinois No. 62-43720
Expires : 11-30-11

OWNER: William F. Schofer, Joseph L. Schofer
35 Burdett Drive, Crystal Lake, IL. 60014

NOTARY CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

I, \_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that William F. Schofer and Joseph L. Schofer, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they did sign and deliver this instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_, A.D., 20\_\_.

Notary Public

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

Approved by the City Council of the City of Crystal Lake this \_\_\_ day of \_\_\_, 20\_\_.

City Clerk Mayor

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

Approved by the Planning and Zoning Commission of the City of Crystal Lake, Illinois this \_\_\_ day of \_\_\_, 20\_\_.

Chairman

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF COOK

To the best of our knowledge, the Lots hereby created by the annexed Plat, are within the School District(s) and Number(s) known as :

Crystal Lake Community Consolidated School District No. 47
Community High School District No. 155

Owners:

William F. Schofer, Joseph L. Schofer
35 Burdett Drive, Crystal Lake, IL. 60014

NOTARY CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

I, \_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that William F. Schofer and Joseph L. Schofer, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they did sign and deliver this instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_, A.D., 20\_\_.

Notary Public

RECORDER'S CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

This instrument filed for record in the Recorder's Office of McHenry County, Illinois on this \_\_\_ day of \_\_\_, 20\_\_ A.D. at \_\_\_ o'clock \_\_\_ M. and recorded as Document No. \_\_\_

McHenry County Recorder

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

I, \_\_\_, County Clerk in McHenry County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed Plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Woodstock, Illinois this \_\_\_ day of \_\_\_, 20\_\_.

County Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS S. S.
COUNTY OF McHENRY

We, Heritage Land Consultants, LLC, - HLC Surveying, do hereby certify that we have surveyed and subdivided the premises as described and as shown by the annexed plat, which is a representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof and legibly described as:

THAT PART OF BLOCK 2 IN R.A. CEPEK'S CRYSTAL VISTA, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927 AS DOCUMENT NUMBER 75823 IN BOOK 6 OF PLATS, PAGES 18 AND 19 IN McHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 0° 00' 40" WEST, 378.36 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, SAID LINE ALSO BEING THE EAST LINE OF SAID BLOCK 2 FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTH 0° 00' 40" WEST ALONG THE LAST DESCRIBED COURSE, 310.00 FEET; THENCE NORTH 89° 59' 20" WEST, 2.99 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 2, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF A PRIVATE ROAD COMMONLY KNOWN AS CORONADO VISTA, BEING ALONG A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 131.07 FEET, AS SAID CURVE IS CONVEXED TO THE NORTH, FOR AN ARC DISTANCE OF 292.55 FEET (SAID CURVE HAVING A CHORD BEARING OF NORTH 74° 15' 19" WEST AND A CHORD DISTANCE OF 235.49 FEET); THENCE SOUTH 48° 06' 44" WEST, 361.76 FEET ALONG SAID SOUTHERLY LINE OF BLOCK 2, TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE OF BLOCK 2, BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.05 FEET, FOR AN ARC DISTANCE OF 53.49 FEET (SAID CURVE HAVING A CHORD BEARING OF SOUTH 79° 23' 10" WEST AND A CHORD DISTANCE OF 50.53 FEET) TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTH 0° 00' 40" EAST, 248.02 FEET ALONG THE WEST LINE OF SAID BLOCK 2; THENCE NORTH 46° 06' 44" EAST, 375.20 FEET; THENCE SOUTH 22° 25' 53" EAST, 62.40 FEET; THENCE NORTH 68° 24' 33" EAST, 156.84 FEET; THENCE NORTH 89° 59' 18" EAST, 100.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 3.0644 ACRES, MORE OR LESS, IN THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

We, further certify that we will / have set all subdivision monuments and described them in this Final Plat as required by the Plat Act (Illinois Revised Statutes 1989 Chapter 109, Section 1) and that this property is located within the corporate limits of the City of Crystal Lake, Illinois.

We, further certify that based upon examination of F.E.M.A. Community Panel # 17111C0326J dated November 16, 2006 that this property is located in dotted Zone X containing areas of less than a 0.2% chance of annual flooding.

Dated this 30th. day of August, 2010 at McHenry, Illinois.

Terry L. Van Alstine
Illinois Professional Land Surveyor No. 35-3055
License expires : 11-30-2010

PLAT SUBMITTED BY CERTIFICATE

The person listed in the following note is hereby granted permission to record this plat of behalf of Terry L. Van Alstine, Illinois Professional Land Surveyor.

Signed: \_\_\_\_\_

This plat submitted for recording by:
NAME:
BUSINESS:
ADDRESS:
CITY:
STATE/ZIP:
DATE:

Final Plat of SCHAFER'S SUBDIVISION

Table with 2 columns: REVISIONS (7-30-2010 PER CITY COMMENTS), DRAWN BY: MWR, CHECKED BY: TVA, LOT CHECK BY: TVA, JOB NO. 2006-110-FP2

Heritage Land Consultants LLC logo and contact information: HLC SURVEYING, 756 RIDGEVIEW DRIVE, McHENRY, ILLINOIS 60050, (815) 344-3252

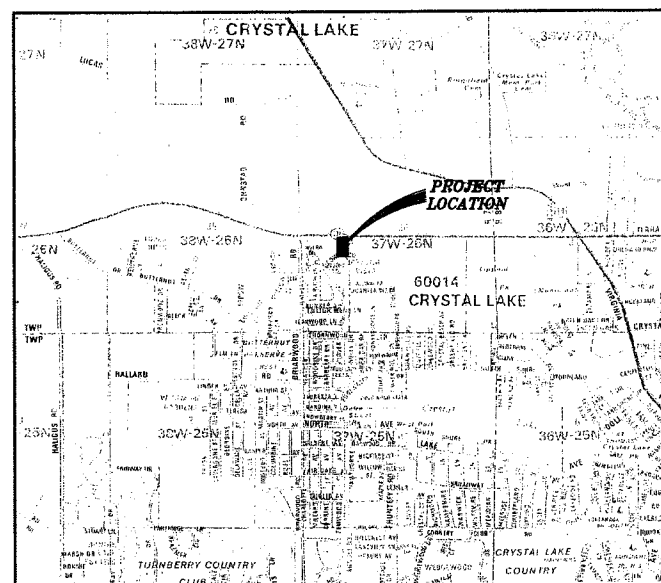
CIVIL ENGINEERING PLANS  
FOR  
**SCHAFFER'S SUBDIVISION**  
IN  
THE CITY OF CRYSTAL LAKE  
McHENRY COUNTY, ILLINOIS

6 9 2010

RECEIVED  
NOV 03 2010  
BY: \_\_\_\_\_

LEGEND

EXISTING	PROPOSED
○	UTILITY POLE
— E —	ELECTRIC LINE
— T —	TELEPHONE LINE
— G —	GAS MAIN
⊙	SANITARY MANHOLE
— S —	SANITARY SEWER
— W —	WELL
— W —	WATER MAIN
⊕	FIRE HYDRANT
⊕	WATER VALVE VAULT
⊕	WATER VALVE BOX
— S —	STORM SEWER (SIZE AS INDICATED)
⊙	STORM MANHOLE (TYPE A)
⊕	STORM INLET (TYPE A)
⊕	FLARED END SECTION
⊕	CATCH BASIN (TYPE A)
⊕	CATCH BASIN (TYPE B)
⊕	STREET LIGHT
⊕	TYPICAL SOIL BORING
— X —	SILT FENCE
— S —	SIDEWALK
— S —	CURB & GUTTER
896	CONTOUR
x 896.52	GROUND ELEVATION
x 896.03C	GUTTER ELEVATION
x 896.73T	TOP OF CURB OR WALK
x 896.25P	EDGE OF PAVEMENT ELEVATION
— S —	DIRECTION OF FLOW
— S —	EMERGENCY OVERFLOW ROUTE
— S —	HAYBALE
— S —	HANDICAP RAMP LOCATION



VICINITY MAP

INDEX

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	SITE UTILITY PLAN
3.	PLAN & PROFILE OF SANITARY SEWER
4.	TOPOGRAPHIC / DRAINAGE PLAN
5.	TREE PRESERVATION PLAN
6.	GENERAL NOTES & DETAILS

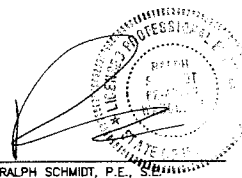
BENCHMARK:

BENCHMARK NO. 1: NAD83 DATUM, CITY OF CRYSTAL LAKE, VIA BAXTER & WOODMAN'S SANITARY MANHOLE RIM AT ELEVATION = 907.63 LOCATED APPROXIMATELY 270 FEET NORTH OF THE NORTHEAST CORNER OF LOT 5

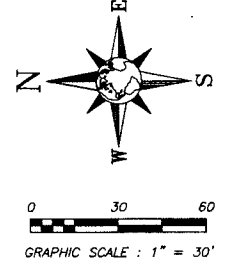
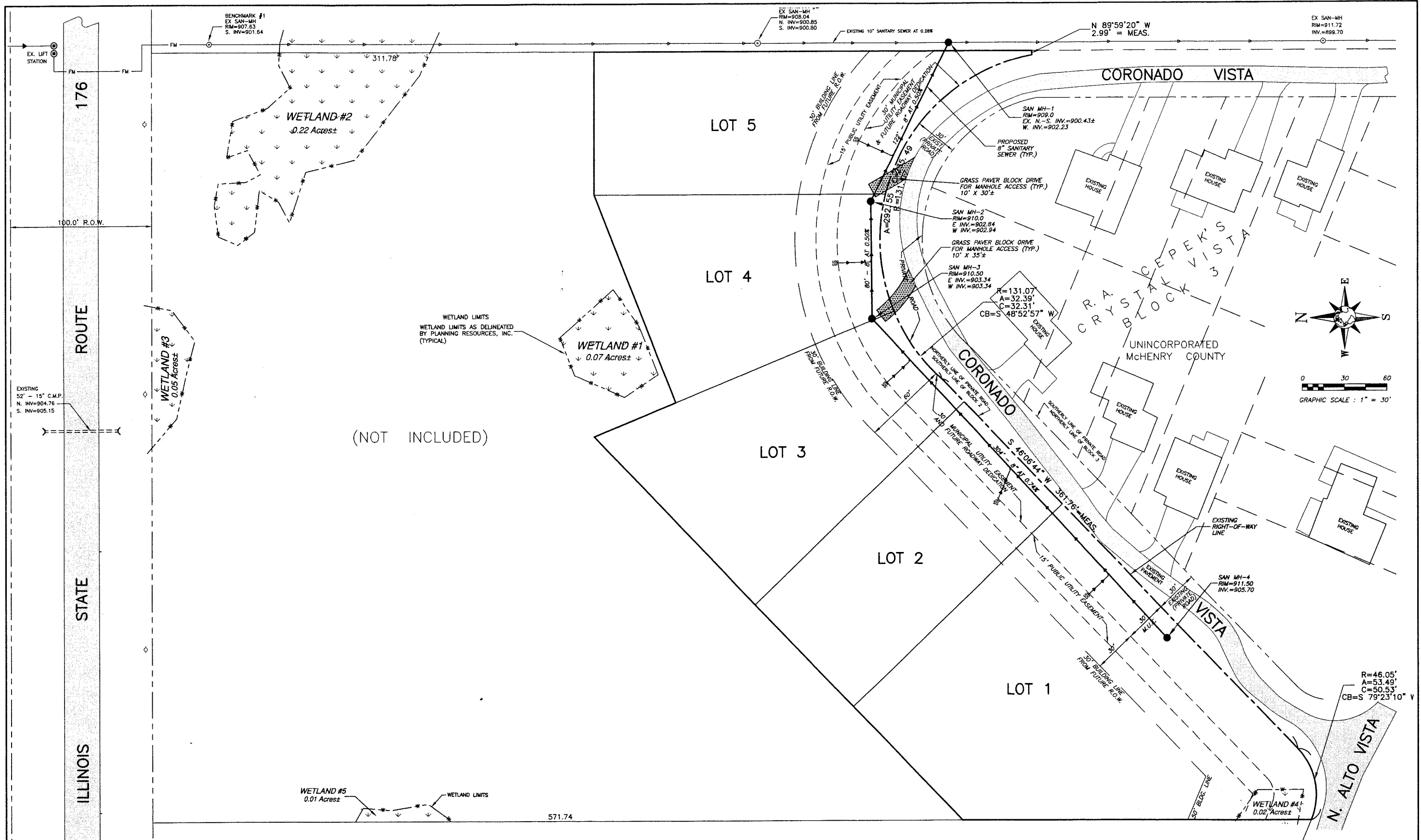
(NOTE: IN MOST CASES CONVERSION TO NAVD 88 WILL RESULT IN AN ELEVATION ADJUSTMENT OF -0.10 FEET TO -0.20 FEET IN ELEVATION.)

PREPARED BY AND/OR UNDER THE DIRECT SUPERVISION OF:

RALPH SCHMIDT, P.E., S.E.  
LICENSED PROFESSIONAL ENGINEER  
ILLINOIS NO. 62-43720  
EXPIRES : 11-30-11



CIVIL ENGINEERING PLANS for SCHAFFER'S SUBDIVISION		REVISIONS	
PREPARED FOR: WILLIAM & JOSEPH SCHAFFER	SCALE : 1" = -	7-30-2010 PER CITY COMMENTS	
	DATE : 2-12-2010		
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, ILLINOIS	DRAWN BY: MWR	CHECKED BY: RS	SHEET NUMBER <b>1/6</b>
	DATE OF FIELD WORK: -	JOB NO. 06110	



(NOT INCLUDED)

**IMPERVIOUS SURFACE AREA SUMMARY**

LOT 1	3,418 SQ. FT.
LOT 2	3,418 SQ. FT.
LOT 3	3,418 SQ. FT.
LOT 4	3,418 SQ. FT.
LOT 5	3,418 SQ. FT.
<b>TOTAL</b>	<b>17,090 SQ. FT.</b>

GROSS AREA = 341,833 SQ. FT. +/-  
 X 0.05  
 = 17,091 SQ. FT.  
 (LOTS 1 - 5 TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 17,091 SQ. FT.)

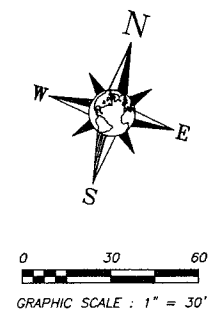
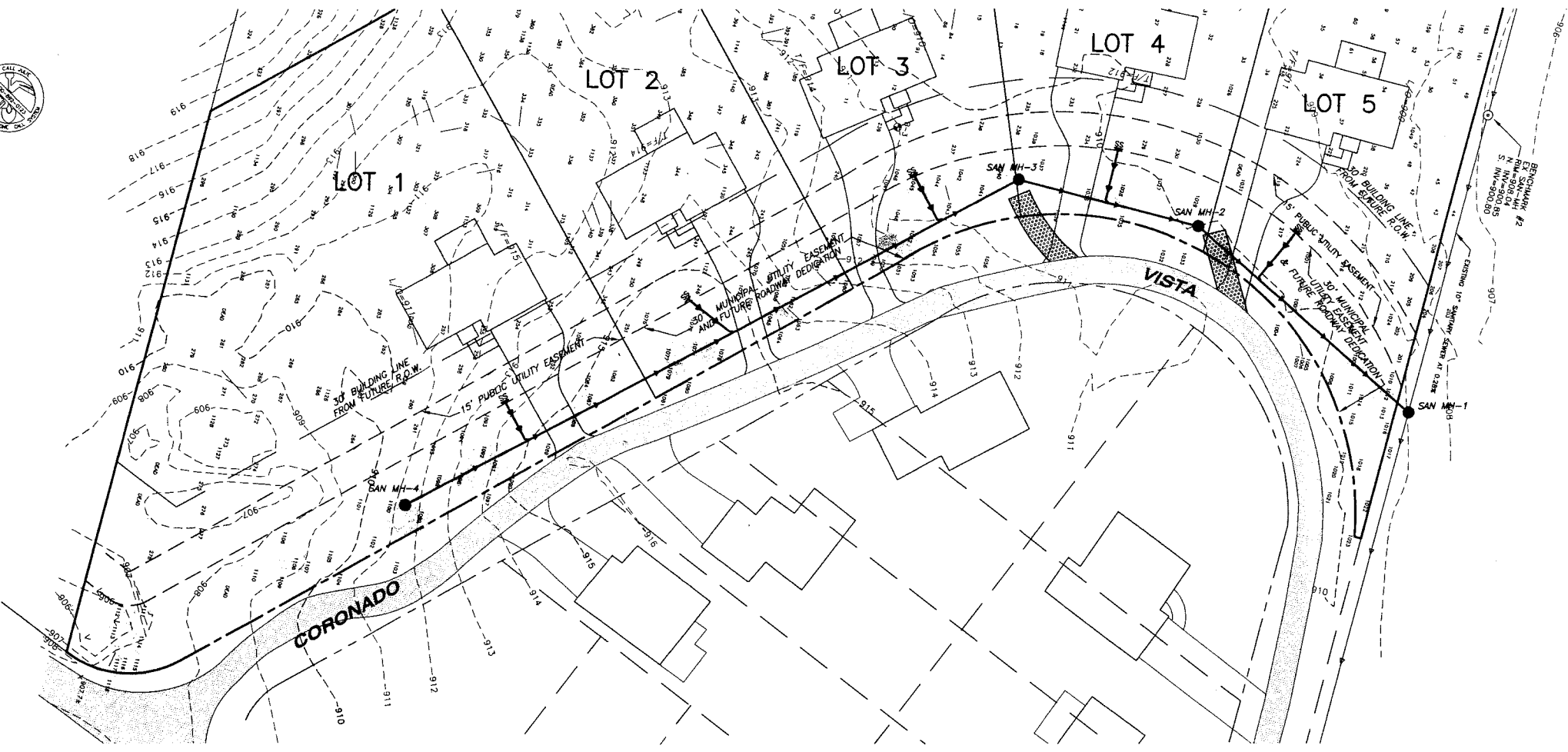
SITE UTILITY PLAN SCHAFFER'S SUBDIVISION		
PREPARED FOR: WILLIAM & JOSEPH SCHAFFER	SCALE: 1" = 30'	REVISIONS
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, IL	DATE: 2-12-2010	7-30-2010 PER CITY COMMENTS
	DATE OF FIELD WORK: -	
	DRAWN BY: MWR	
	CHECKED BY: RS	
	JOB NO. 06110	
		SHEET NUMBER <b>2/6</b>

**HERITAGE LAND CONSULTANTS LLC**  
 ENGINEERS  
 756 RIDGEVIEW DRIVE  
 MCHENRY, ILLINOIS 60050  
 (815) 344-3252

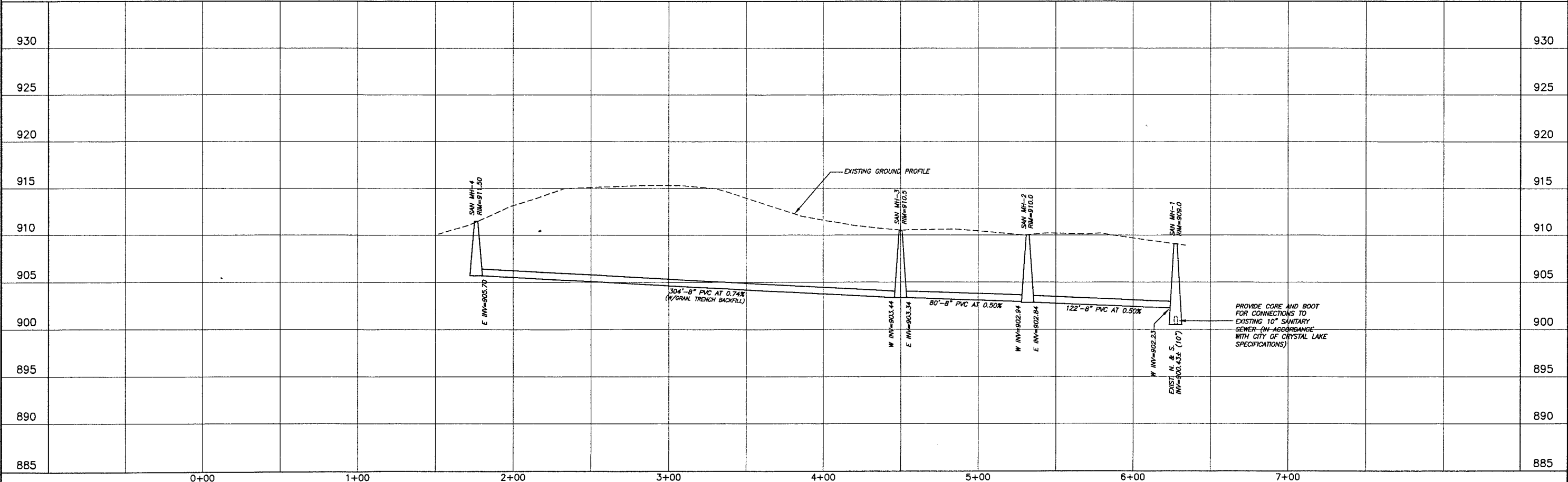
NOTE:  
 EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITIES SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE OWNER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE UNDERGROUND UTILITY FACILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES.



NOTE:  
 EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITIES SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BROWER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE UNDERGROUND UTILITY FACILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES.  
 CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.L.E. AT 1-800-882-0123 AND MUST OBTAIN A D.C. NUMBER AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE.



1. THE PROPOSED HOUSES AND DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND ARE SHOWN FOR GENERAL INTENT AND PLANNING OF THE SANITARY SERVICE LOCATIONS.
2. AT THE TIME OF DEVELOPMENT OF EACH INDIVIDUAL LOT, A PROPOSED SITE PLAN, WITH THE ACTUAL HOUSE FOOTPRINT, ITS SIZE, LOCATION AND ROTATION, ALONG WITH THE DRIVEWAY TO BE CONSTRUCTED, WILL BE SUBMITTED TO THE CITY FOR APPROVAL.



**SCHAFFER'S SUBDIVISION  
 PLAN & PROFILE - SANITARY SEWER**

SCALE :  
 HORIZONTAL : 1" = 30'  
 VERTICAL : 1" = 5'

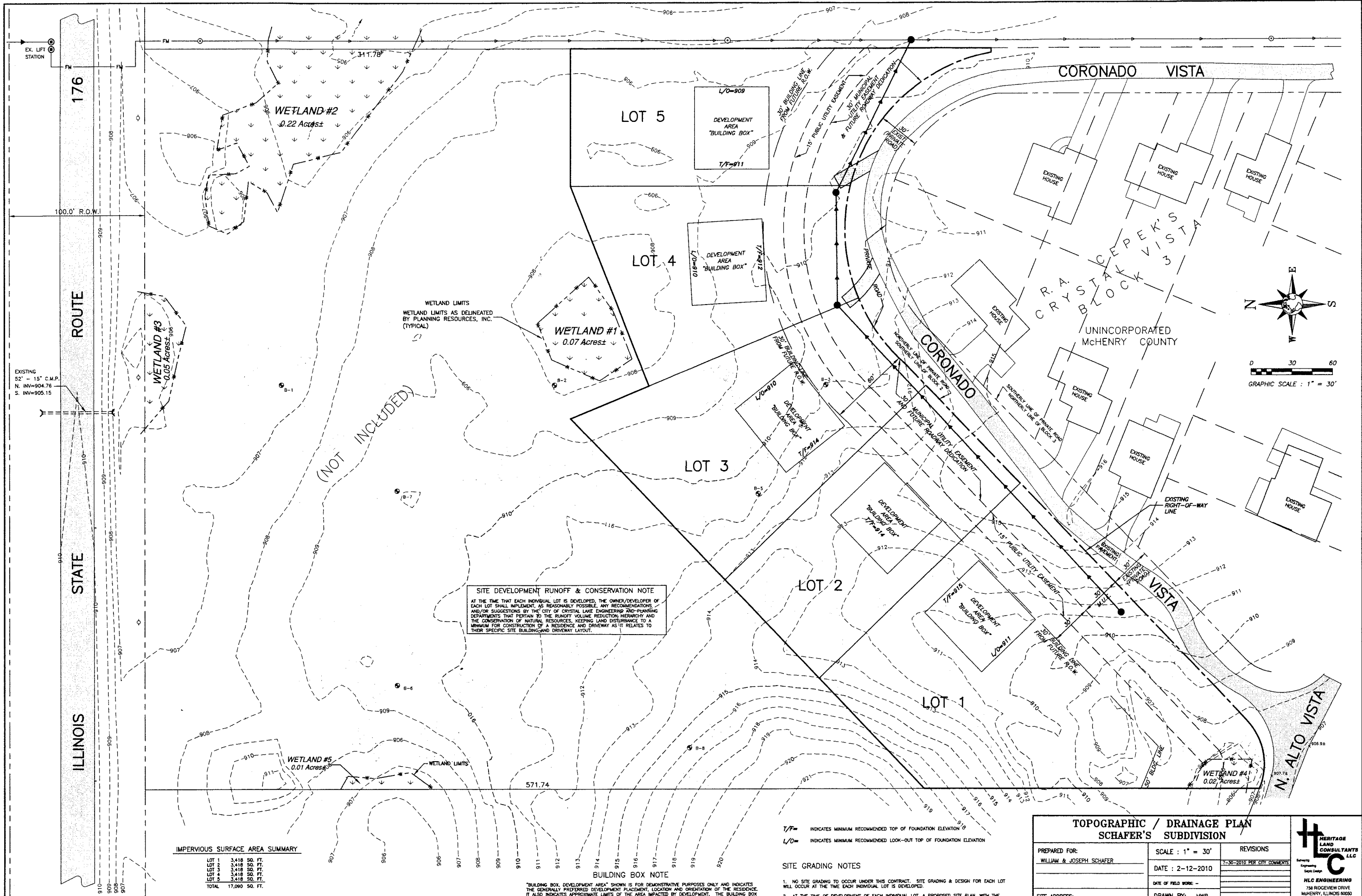
DRAWN BY MWR  
 CHECKED BY RS  
 DATE: 2-12-2010

REVISIONS	
1	7-30-2010 PER CITY COMMENTS

**HLC ENGINEERING**  
 754 RIDGEVIEW DRIVE  
 WILHELMY, ILLINOIS 60090  
 (815) 344-2322

SURVEYING  
 ENGINEERING  
 SEPTIC DESIGN  
 LAND PLANNING

SHEET NUMBER  
 JOB NO. 06110 3/6



**SITE DEVELOPMENT RUNOFF & CONSERVATION NOTE**  
 AT THE TIME THAT EACH INDIVIDUAL LOT IS DEVELOPED, THE OWNER/DEVELOPER OF EACH LOT SHALL IMPLEMENT, AS REASONABLY POSSIBLE, ANY RECOMMENDATIONS AND/OR SUGGESTIONS BY THE CITY OF CRYSTAL LAKE ENGINEERING AND PLANNING DEPARTMENTS THAT PERTAIN TO THE RUNOFF VOLUME REDUCTION, HIERARCHY AND THE CONSERVATION OF NATURAL RESOURCES, KEEPING LAND DISTURBANCE TO A MINIMUM FOR CONSTRUCTION OF A RESIDENCE AND DRIVEWAY AS IT RELATES TO THEIR SPECIFIC SITE BUILDING AND DRIVEWAY LAYOUT.

**IMPERVIOUS SURFACE AREA SUMMARY**

LOT 1	3,418	SQ. FT.
LOT 2	3,418	SQ. FT.
LOT 3	3,418	SQ. FT.
LOT 4	3,418	SQ. FT.
LOT 5	3,418	SQ. FT.
<b>TOTAL</b>	<b>17,090</b>	<b>SQ. FT.</b>

GROSS AREA = 341,833 SQ. FT. +/-  
 X 0.05  
 = 17,091 SQ. FT.  
 (LOTS 1 - 5 TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 17,091 SQ. FT.)

**NOTE:**  
 THE WETLANDS SHOWN HEREON COINCIDE WITH THE WETLAND DELINEATION AND REPORT BY PLANNING RESOURCES, INC., DATED DECEMBER 16, 2008.

**BUILDING BOX NOTE**  
 "BUILDING BOX, DEVELOPMENT AREA" SHOWN IS FOR DEMONSTRATIVE PURPOSES ONLY AND INDICATES THE GENERALLY PREFERRED DEVELOPMENT PLACEMENT, LOCATION AND ORIENTATION OF THE RESIDENCE. IT ALSO INDICATES APPROXIMATE LIMITS OF THE AREA IMPACTED BY DEVELOPMENT. THE BUILDING BOX PLACEMENTS SHOWN HEREON ARE BASED UPON LOGICAL PLANNING AND ENGINEERING PRACTICES. PRIOR TO THE DEVELOPMENT OF EACH LOT, THE OWNER/DEVELOPER SHALL SUBMIT AN INDIVIDUAL SITE PLAN FOR EACH LOT AT THE TIME THAT DEVELOPMENT IS PROPOSED. AT THIS TIME THE ACTUAL DEVELOPMENT AREA/BUILDING BOX SHALL BE PROPOSED/DETERMINED BASED UPON THE OWNER/DEVELOPER'S BUILDING PLANS AND REQUIREMENTS AND THEN APPROVED BY THE CITY PRIOR TO A BUILDING PERMIT BEING ISSUED.

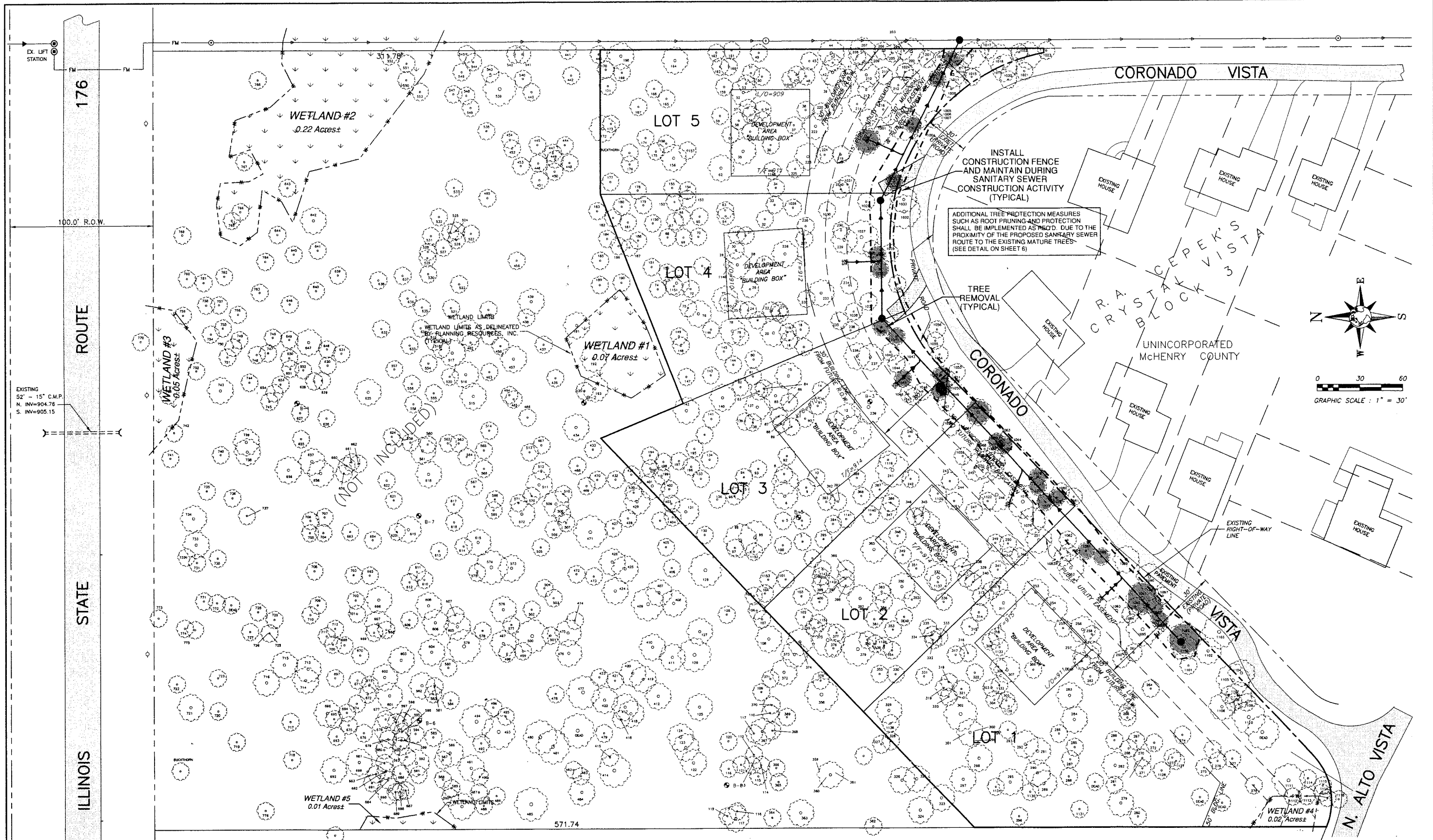
T/F= INDICATES MINIMUM RECOMMENDED TOP OF FOUNDATION ELEVATION  
 L/O= INDICATES MINIMUM RECOMMENDED LOOK-OUT TOP OF FOUNDATION ELEVATION

**SITE GRADING NOTES**

- NO SITE GRADING TO OCCUR UNDER THIS CONTRACT. SITE GRADING & DESIGN FOR EACH LOT WILL OCCUR AT THE TIME EACH INDIVIDUAL LOT IS DEVELOPED.
- AT THE TIME OF DEVELOPMENT OF EACH INDIVIDUAL LOT, A PROPOSED SITE PLAN, WITH THE ACTUAL HOUSE FOOTPRINT, ITS SIZE, LOCATION AND ORIENTATION, WELL PLACEMENT AND THE DRIVEWAY TO BE CONSTRUCTED, WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- THE PROPOSED IMPERVIOUS AREA WITHIN EACH LOT OF THIS SUBDIVISION SHALL NOT EXCEED 3,418 SQUARE FEET.

TOPOGRAPHIC / DRAINAGE PLAN SCHAFER'S SUBDIVISION		
PREPARED FOR: WILLIAM & JOSEPH SCHAFER	SCALE: 1" = 30'	REVISIONS
	DATE: 2-12-2010	7-30-2010 PER CITY COMMENTS
	DATE OF FIELD WORK: -	
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, IL	DRAWN BY: MWR	
	CHECKED BY: RS	
	DISK: 100730 FILE 0611020A DATE: P&E NO.	JOB NO. 061110

MLC ENGINEERING IS A DIVISION OF HERITAGE LAND CONSULTANTS, LLC.  
 ALLIANCE LIMITED LIABILITY CORPORATION  
 ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN  
 NEW CORPORATION LICENSE NO. 124-004958 EXPIRES 04/30/2011



EXISTING  
52' - 15" C.M.P.  
N. INV=904.76  
S. INV=905.15

ILLINOIS STATE ROUTE 176

100.0' R.O.W.

WETLAND #3  
0.05 Acres±

WETLAND #2  
0.22 Acres±

WETLAND #1  
0.07 Acres±

WETLAND #5  
0.01 Acres±

WETLAND #4  
0.02 Acres±

(NOT INCLUDED)

LISTING OF TREES LOCATED WITHIN DEVELOPMENT "BUILDING BOX" AREA

LOT 1			LOT 2			LOT 3			LOT 4			LOT 5		
TAG #	SIZE	NAME	TAG #	SIZE	NAME	TAG #	SIZE	NAME	TAG #	SIZE	NAME	TAG #	SIZE	NAME
253	14"	BLACK CHERRY	248	20"	RED OAK	10	13"	RED OAK	21	10"	BLACK CHERRY	35	22"	BLACK CHERRY
254	20"	RED OAK	337	16"	RED OAK	11	28"	RED OAK	22	4"	SHAG BARK HICKORY	36	15"	SHAG BARK HICKORY
255	8"	RED OAK	338	4"	RED OAK	12	21"	SHAG BARK HICKORY	23	5"	RED OAK	37	11"	SHAG BARK HICKORY
257	16"	RED OAK	344	20"	RED OAK	13	10"	BLACK CHERRY	24	5"	SHAG BARK HICKORY	38	4"	SHAG BARK HICKORY
259	4"	RED OAK	345	18"	RED OAK	14	8"	RED OAK	25	4"	SHAG BARK HICKORY	52	19"	BLACK CHERRY
306	5"	SHAG BARK HICKORY	348	6"	RED OAK	15	8"	RED OAK	26	4"	SHAG BARK HICKORY	54	5"	SHAG BARK HICKORY
307	19"	RED OAK	349	7"	RED OAK	16	12"	RED OAK	27	4"	BLACK CHERRY	55	11"	SHAG BARK HICKORY
308	10"	RED OAK	349	6"	RED OAK	17	8"	RED OAK	28	16"	BLACK CHERRY	56	5"	SHAG BARK HICKORY
309	12"	BLACK CHERRY	351	6"	RED OAK	18	8"	RED OAK	29	20"	BLACK CHERRY	57	12"	BLACK CHERRY
310	3"	SHAG BARK HICKORY	1120	5"	SHAG BARK HICKORY	19	11"	RED OAK	30	5"	SHAG BARK HICKORY	58	5"	SHAG BARK HICKORY
1133	2"	SHAG BARK HICKORY	1123	2"	SHAG BARK HICKORY	20	3.5"	WHITE OAK	31	13"	BLACK CHERRY	60	5"	SHAG BARK HICKORY
			1137	3"	RED OAK				227	15"	SHAG BARK HICKORY	61	5"	SHAG BARK HICKORY
									228	17"	SHAG BARK HICKORY	223	4"	SHAG BARK HICKORY
									232	34"	SHAG BARK HICKORY	225	11"	SHAG BARK HICKORY
									1144	2"	SHAG BARK HICKORY	1148	7"	BLACK CHERRY
									1145	2"	SHAG BARK HICKORY			
									1147	7"	AMERICAN ELM			

LISTING OF TREES IMPACTED BY SANITARY SEWER ROUTE

SANITARY SEWER ROUTE			SANITARY SEWER ROUTE		
TAG #	SIZE	NAME	TAG #	SIZE	NAME
1012	3"	SHAG BARK HICKORY	1063	5"	RED OAK
1008	3"	SHAG BARK HICKORY	1064	5"	SHAG BARK HICKORY
1002	5"	BLACK CHERRY	1085	6"	RED OAK
1017	23"	SHAG BARK HICKORY	1074	2"	SHAG BARK HICKORY
1034	2"	SHAG BARK HICKORY	1078	19"	WHITE OAK
1028	5"	SHAG BARK HICKORY	1077	2"	RED OAK
1036	5"	SHAG BARK HICKORY	1079	3"	RED OAK
1040	17"	HILLS OAK	1087	6"	RED OAK
1041	6"	SHAG BARK HICKORY	1088	3"	RED OAK
1045	11"	RED OAK	1091	25"	RED OAK
1048	15"	RED OAK	1092	11"	RED OAK
1050	9"	RED OAK	1098	2"	SHAG BARK HICKORY
1062	3"	SHAG BARK HICKORY	1098	2"	SHAG BARK HICKORY
1080	5"	WHITE OAK	1098	25"	SHAG BARK HICKORY
1082	3"	RED OAK	1100	15"	WHITE OAK

TREE PRESERVATION PLAN  
SCHAFFER'S SUBDIVISION

PREPARED FOR:  
WILLIAM & JOSEPH SCHAFFER

SITE ADDRESS:  
CORONADO VISTA  
CRYSTAL LAKE, IL

SCALE: 1" = 30'

DATE: 2-12-2010

DATE OF FIELD WORK: -

DRAWN BY: MWR

CHECKED BY: RS

REVISIONS

7-30-2010 PER CITY COMMENTS

HERITAGE LAND CONSULTANTS LLC  
Engineering  
NLC ENGINEERING  
758 RIDGEVIEW DRIVE  
MCHENRY, ILLINOIS 60050  
(815) 344-3252

SHEET NUMBER 5/6

NLC ENGINEERING IS A DIVISION OF HERITAGE LAND CONSULTANTS, LLC.  
AN ILLINOIS LIMITED LIABILITY CORPORATION.  
ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING LICENSE  
PROFESSIONAL ENGINEER LICENSE NO. 184-001833 EXP. 06/30/2011



**GENERAL**

- Except where modified by the Contract Documents, all Work proposed herein shall be in accordance with the following Specifications, which are hereby made a part hereof:  
 "City of Crystal Lake Subdivision Control Ordinance."  
 "EPA Sediment and Soil Erosion Control Manual 'Green Book'.  
 "Standard Specifications for Road and Bridge Construction in Illinois", (SSRBC), as prepared by I.D.O.T., latest edition.  
 "Standard Specifications for Sewer and Water Main Construction in the State of Illinois, latest edition.
- The Contractor shall submit a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction included in the Contract. Prior to commencing any construction under this Contract, the schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon by the Owner, Contractor, City, and Engineer.
- The City of Crystal Lake Department of Public Works and the City's Engineer shall be notified at least two (2) working days prior to the commencement of Construction.
- All utility companies shall be contacted and their facilities shall be located prior to any work in any easement, right-of-way, or suspected utility location. The Joint Utility Location information for Excavators (J.U.L.I.E.) system must be notified, but the contractor remains responsible for making a thorough search for any other suspected utilities. Repair of any damage to existing facilities shall be the responsibility of the Contractor. Utility locations shown hereon are for graphic illustration only and are not to be relied upon.
- No Construction Plans shall be used for construction unless specifically marked "FOR CONSTRUCTION". Prior to commencement of construction, the Contractor shall verify all dimensions and conditions affecting his work with the actual conditions at the job site. In addition, the Contractor must verify the Engineer's line and grade stakes. If there are any discrepancies from what is shown on the Construction Plans, the Contractor must immediately report same to the Engineer before doing any further work, otherwise the Contractor assumes full responsibility. In the event of disagreement between the Construction Plans, Standard Specifications and/or Special Details, the Contractor shall secure written instruction from the Engineer prior to proceeding with any part of the work affected by said discrepancies. Failing to secure such instructions, the Contractor will be considered to have proceeded on his own risk and expense. In the event of any doubt or questions arising with respect to the true meaning of the construction Plans or Specifications, the decisions of the Engineer shall be final and conclusive.
- All work performed under this contract shall be guaranteed by the Contractor and his surety for a period of 24 months from the date of Final Acceptance of the Work by the City of Crystal Lake against all defects in materials and workmanship of whatever nature.
- All existing traffic signs, street signs, etc., which interfere with the construction operation and not noted for removal or disposal shall be removed and reset at the expense of the Contractor at the location designated by the Engineer. This shall be considered incidental to the Contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the Contractor at his own expense. All signs not required to be reset shall be delivered to the City of Crystal Lake. In addition, all mail boxes that interfere with construction shall be similarly relocated at no additional cost in accordance with Article 107.20 and 107.25 of SSRBC.
- All permanent type pavements or other permanent improvements which about the proposed improvement and must be removed shall be sawed or directed prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the Contract, unless otherwise indicated.
- Before Acceptance by the Owner and Final Payment, all Work shall be inspected and approved by the Owner and his representative. Final Payment will be made after all of the Contractor's Work has been Approved and Accepted.
- Removed pavement, broken pipe, etc. shall be disposed of at locations off the site, provided by the Contractor at his own expense.
- Whenever, during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this material shall be removed at the close of each Working Day. At the conclusion of Construction Operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the Contract.
- The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to insure protection of the public during all phases of construction. Barricades and Warning Devices shall be provided in accordance with Article 107.14 and Section 701 SSRBC. Adequate lighting shall be maintained from dusk to dawn at locations where construction operations warrant or as designated by the Engineer.
- Whenever performance of work is indicated on the plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract, and no additional compensation will be allowed.
- All quantities given in the Bid Form for Earthwork are intended as a guide for the Contractor in determining the scope of the completed project. It is the Contractor's responsibility to determine all material quantities and apprise himself of all site conditions. The contract price submitted by the Contractor shall be considered as a Lump Sum for the complete project. No claims for Extras will be recognized unless ordered in writing by the Owner.

**UNDERGROUND**

- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction and testing as shown on the Construction Plans. Fittings and accessories necessary to complete the work may not be specified, but shall be considered incidental to the cost of the Contract.
- "Bond Seal" or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connection to an existing sanitary sewer by means other than an existing eye or manhole, Contractor shall use a "Sewer Top" and hub-eye or hub-tee saddle.
- Sanitary Sewers and services shall be constructed of the following materials as specified on the Plans:  
 Ductile Iron Pipe class 53 conforming to ANSI A21.51 with joints conforming to ANSI A21.11  
 PVC Plastic Sewer Pipe conforming to ASTM D3034. Joints conform to ASTM D2855 or ASTM F477 and ASTM D5212.  
 PVC pipe shall be SDR 26 for all depths.
- All Sanitary and Storm sewers shall be installed on stone bedding, 4" x 4" to 1 1/4" x 1 1/4" inch with a minimum thickness 1 1/4" to be outside diameter of the sewer pipe, but no less than 4". Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and ASTM C-67 for gradation. Cost of the bedding shall be incidental to the price of the pipe.

**INSURANCE**

- The Contractor shall purchase and maintain comprehensive general liability and other insurance set forth below which will provide protection from claims which may arise out of or result from the performance of work by anyone directly or indirectly employed by the Contractor, or by anyone for whose acts the Contractor may be liable: (1) Workmen's compensation and employer's liability insurance in an amount not less than statutory limits required by law; (2) Comprehensive general liability insurance including coverage in the amount of \$500,000 per accident for property damage and \$1,000,000 per person and 3,000,000 aggregate per accident for bodily injury, sickness or disease, or death of any person; (3) Comprehensive automobile liability insurance covering all automobiles, trucks, trailers, and any other motorized equipment owned or leased by the Contractor. The Contractor shall not commence work until he has filed with the City and its Engineers a certificate of insurance showing complete coverage of all insurance required, signed by the insurance companies or their authorized agents. Each certificate shall provide that coverage shall not be terminated or reduced without 30 days advance written notice to the City and its Engineers. The Contractor shall name the City of Crystal Lake and its employees, and Heritage Land Consultants, LLC, as additional insureds on comprehensive general liability and automobile liability policies. The Contractor shall indemnify and hold harmless the City of Crystal Lake and its Engineers and their agents and employees from and against all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the performance of the Contractor's work. In any and all claims against the City or its Engineers, or any of their agents or employees, by any employee of the Contractor, or anyone for whose acts the Contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable by or for the Contractor under workmen's compensation acts, disability benefit acts or other employee benefit acts.
- Sanitary Sewers shall be backfilled to a depth of 6" over the pipe with approved granular material.
- Sanitary Sewer services shall be marked with a 4"x4" timber or plastic pipe at least 6' long with 4" exposed, plumbed, and pointed end. Pocking material from pipes is not acceptable for this use. Sanitary manholes outside of the paved area shall be similarly marked.
- A low pressure test and a TV inspection shall be performed prior to acceptance the cost of which is incidental to the pipe.
- Whenever a sewer crosses over or under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain or vice-versa shall be 18". Furthermore, a minimum horizontal distance of 10 feet between sanitary sewers and watermain shall be maintained. If either the vertical or horizontal distances cannot be maintained, or the sewer crosses above the watermain, the sewer pipe shall be Ductile Iron meeting the specifications herein for water main and encased in a steel sleeve for a distance of 10' on either side of and measured perpendicularly to the watermain. See Section 41-2.01 of Standard Specifications for Water and Sewer Main Construction for additional requirements.
- All joints between precast elements, all rings, and manhole frames on all manholes and valve vaults shall be sealed with one of the following butyl rubber joint sealers:  
 a. Easy Stick ST 8  
 b. Kent Seal  
 c. Rubber neck
- A maximum of 8" of adjustment rings will be allowed on any precast structure.
- Pipes left for utility crossings shall be marked at each end with a 4"x4" timber or plastic pipe at least 6' long with 4" exposed, plumbed, and pointed orange. Pocking material from pipes is not acceptable for this use.
- All trenches within the roadway easement shall have trench backfill to subgrade and within 12 inches of finished grade. Trench backfill materials shall be I.D.O.T. approved gradation CA-6, Grade 7, B or 9 compacted to 90-percent of Modified Proctor Density.

**Deflection Testing of Flexible Pipe**

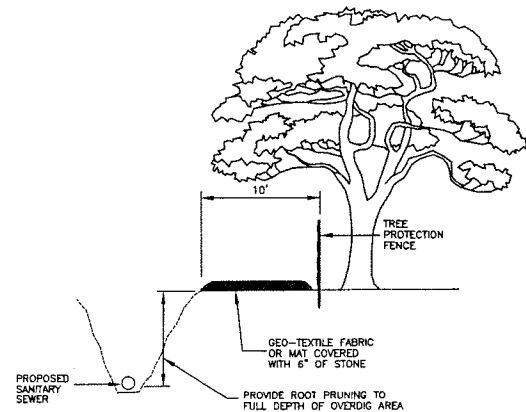
- The design specifications shall provide for selected portions of the project to be deflection tested. Such portions shall consist of the manhole intervals in the initial 1200 feet of sewer and not less than 10% of the remainder of the sewer project.
- If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without mechanical pulling devices.
- The individual lines to be tested shall be so tested no sooner than 30 days after they have been installed.
- Whenever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
- No pipe shall exceed a deflection of 5%.
- In the event that the deflection exceeds the 5% limit in 10% or more of the manhole intervals tested, the total sewer project shall be tested.

Sanitary manhole leakage testing for watertightness shall be done in accordance with either ASTM C969 or Negative Pressure (Vacuum) Test in accordance with ASTM C1244.

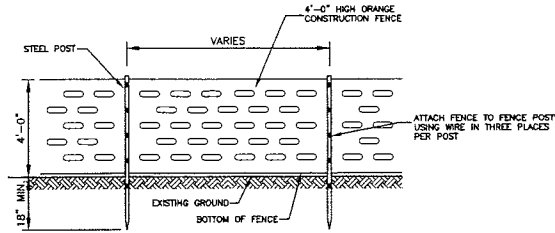
**MISCELLANEOUS**

- Traffic must be maintained on private roadway during construction. The Developer will be responsible for any damage to the private roadway.
- The proposed water wells shall be metered to determine water usage.
- Drain Tile Note: If an existing drain tile system is encountered or disturbed during the course of development, the City Engineer shall be notified and the drain tile shall be reconnected by those responsible for the disturbance. All abandoned drain tiles shall be removed in their entirety.

**ROOT PROTECTION / TRENCH DETAIL**



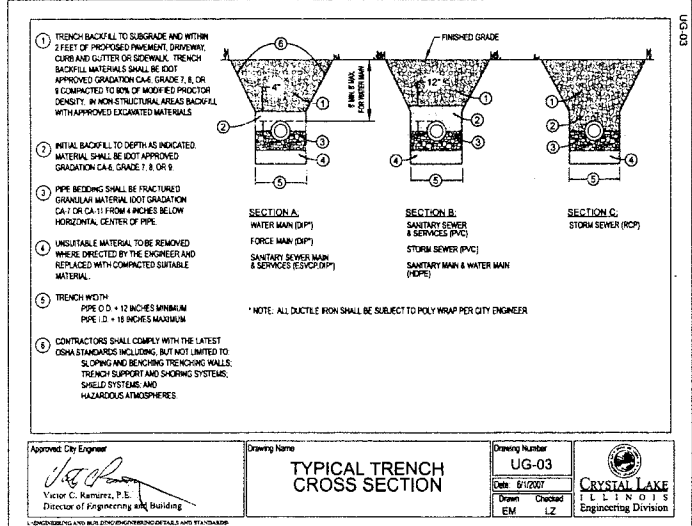
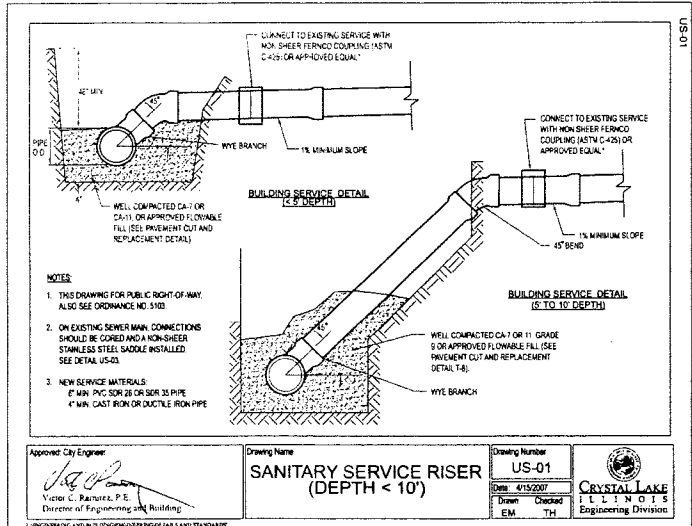
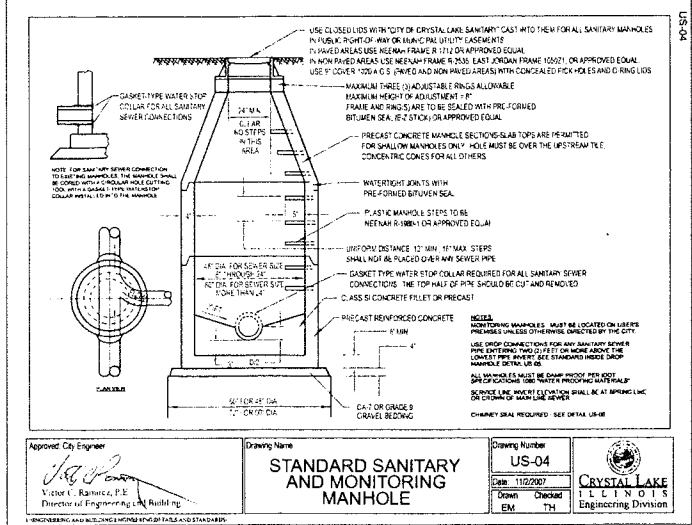
**TREE PROTECTION AND CONSTRUCTION FENCE DETAIL**



- CONSTRUCTION NOTES:**
- STEEL POSTS SHALL BE SPACED AS REQUIRED TO SUPPORT CONSTRUCTION FENCE.
  - TO BE INSTALLED ONLY IN THOSE LOCATIONS AS SHOWN ON THE DRAWINGS.
  - FENCE AT DIAPHRANE OF EXISTING TREES TO REMAIN OR AT EDGE OF PROPOSED IMPROVEMENT.
  - AFTER TREES ARE FENCED, NOTHING IS TO BE RAKED OUT, CUT, PLANTED, STORED OR OTHERWISE MOVED FROM THE ROOT LOSS, AND THE TREE SHALL BE WATERED AND FERTILIZED AS REQUIRED.
  - REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN FINISHED.

- TREE PRESERVATION NOTES:**
- ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL NOT ENTER WITHIN THE DAP LINE OF ANY TREE TO BE PRESERVED.
  - CRUSHED LIMESTONE AND OTHER CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE DAP LINE OF ANY TREE OR IMMEDIATELY UPDRILL FROM THE TREE WHERE DRAINAGE RUNOFF COULD POSSIBLY AFFECT THE HEALTH OF THE TREE.
  - IF TREE ROOTS BECOME EXPOSED DURING CONSTRUCTION, THE ROOTS SHALL BE PRUNED. IF EXPOSED ROOTS EXCEED 2" DIA., THE TREE CROWN SHALL BE PRUNED TO COMPENSATE FOR THE ROOT LOSS, AND THE TREE SHALL BE WATERED AND FERTILIZED AS REQUIRED.

**CONFLICT NOTE:**  
In the event of a conflict between the notes and details shown on these plans, the City of Crystal Lake Standard Details shall prevail.



**GENERAL NOTES AND DETAILS**  
**SCHAFFER'S SUBDIVISION**

PREPARED FOR: WILLIAM & JOSEPH SCHAFFER	SCALE: 1" = ...	REVISIONS
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, IL	DATE: 2-12-2010	7-30-2010 PER CITY COMMENTS
	DATE OF FIELD WORK: -	
	DRAWN BY: MWR	
	CHECKED BY: RS	
	JOB NO. 06110	

HERITAGE LAND CONSULTANTS LLC  
 HLG ENGINEERING  
 756 RIDGEVIEW DRIVE  
 MCHEENY, ILLINOIS 60050  
 (815) 344-3282

SHEET 6 / 6



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION**  
**WEDNESDAY, MAY 20, 2009**  
**HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. McDonough was absent.

Latika Bhide, Planner, was present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**2009-21 SCHAFER SUBDIVISION – S. Rt. 176; W. Lippold Park** – PUBLIC MEETING

A motion is requested to set the public hearing date on June 3, 2009.

Preliminary Plat of Subdivision and Preliminary PUD Amendment for 5 single family lots.

Ed Dean, attorney, Bill Schafer, owner, and Ralph Schmidt, engineer, were present to represent the petition. Mr. Dean said they are requesting to set a public hearing date on June 3, 2009. He said this property has a very long history with the most recent being the approval of a preliminary plat for 4 lots. This plat being presented shows 5 lots. Mr. Dean said this plan shows a better use of the land and depicts the wetlands more accurately.

Mr. Schmidt showed the original plat showing 4 lots, all in the southwest corner of the property. The City's consultant questioned the area of the wetlands and there was a more detailed review done. After the review it was discovered that more of the property could be used allowing the lots to be more spread out which gives them more options as to where the homes can be placed on the lots. Mr. Schmidt said this plan is less dense than the surrounding residential area since many of them are developed on several lots. Mr. Dean said the City's Engineering staff and wetlands consultant have reviewed the finding and are in agreement. This plan is better with the lots more spread out and avoids many of the issues the neighbors had originally. Mr. Schmidt said, with having more options for the home locations, more trees can be saved.

There was no one in the public who wished to speak on this matter.

Mr. Batastini said he has no problem with the increase in the number of lots and feels the layout is much better. He asked about the Watershed Ordinance requirements. Ms. Bhide said they walked the site and remapped the wetland areas. She said the original map was in error. Mr. Schmidt said the problem was interpretation. He said it was easier to ignore that portion of the site instead of determining exactly where the wetlands are. Ms. Bhide said the City's watershed consultant has recently changed to Burke & Associates from Hey & Associates. The review by the consultant is based on the information given to them from the developer.



Mr. Batastini said he would like information at the next meeting: how the wetlands were delineated; who went out to determine the areas the first time or did they; and who went out the second time.

Mr. Greenman said he would like a better understanding and more information as to how they are planning on protecting the wetlands by Lot 4.

Mr. Hayden agreed with the comments made. He also would like a better understanding of whether wetland delineation changed during a wet season and a dry season.

Mr. Batastini moved to set the public hearing date of June 3, 2009 for 2009-21 Schafer Subdivision. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION**  
**WEDNESDAY, JUNE 3, 2009**  
**HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Greenman, McDonough, Skluzacek, and Hayden were present. Mr. Jouron was absent.

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**2009-21 SCHAFER SUBDIVISION – S. Rt. 176; W. Lippold Park** – PUBLIC HEARING

This petition was continued from the May 20, 2009 PZC meeting.

Preliminary Plat of Subdivision and Preliminary PUD Amendment for 5 single family lots.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Ed Dean, attorney, Bill Schafer, owner, Ralph Schmidt, engineer, and Kevin Gerida with Planning Resources, were present to represent the petition. Mr. Dean and Mr. Schafer stated that the property is owned by Mr. Schafer and had received approval for a 4 lot subdivision and is now asking for a 5 lot subdivision. They said the project meets the standards set forth in the report. The original PUD and Plat showed the 4 lots clustered and the new plat shows 5 lots that are more spread out across Coronado Vista. These lots are larger than the original plan.

Mr. Schmidt said the advantage of this plan is a lower density as well as better placement and design of the homes. They are very aware of the homes across the street and they don't want head lights shining in the existing homes. He said this plan had a more detailed review by the City's consultant. Mr. Schmidt said the new plan allows for the elimination of storm sewer work in the rear of the lots which will save more of the trees on the property. There will also be less mass grading of the property than with the other plan and the water runoff will be kept on this site. Mr. Schmidt said this is a better use of the site.

Mr. Gerida said there are 5 wetland areas delineated on this plan and are located in the low areas of the property. These are true wetlands and the boundaries are very distinct. He said the City's consultant confirmed the delineation is accurate.

Mike Fedoran, 5707 Coronado Vista, said he is concerned with the larger lots. More trees will

be taken out because of having more lots. He said this is a nice secluded area because of the trees and if they are eliminated, there will be noise from Route 176 and light from Lippold Park. Mr. Fedoran said over the past 2 years his sump pump has run every 5 minutes for weeks. He said some of the larger oak trees on the property are falling over because of the amount of water on the property. Mr. Fedoran said he would prefer to see the rear of the homes and another road be put in for these homes. He also said the construction traffic is going to be a problem.

Mr. McDonough asked where Mr. Fedoran's lot is on the plat. Mr. Fedoran showed the location of his lot which is across the street from Lots 3 & 4.

Ray Thompson, 5708 Coronado Vista, said he lives across from the proposed Lot 5. Mr. Thompson said he is no expert but there were 13 trees over the winter that came down because they were rotted out. He said there is standing water on that property and sometimes the water runs across the road. Mr. Thompson said he doesn't understand nor agree with the wetland study. Mr. Hayden asked if Mr. Thompson had to pick one plan which of the two would it be. Mr. Thompson said he likes the original plan because it had neighbors' support.

Mr. Thompson said his home is slightly higher than Mr. Fedoran's home but at times his sump pump also runs for long periods of time. He said there is a lot of water there and doesn't understand the study that approves this.

Karen Sullivan, 5707 Coronado Vista, said she is a licensed realtor and this will impact the values of their homes. She believes they will lose between \$40,000 and \$50,000 on the value of their homes. The sump pumps in the area run all the time. Ms. Sullivan said she didn't like the first plan and doesn't like the current plan. The new plan won't block the noise and the lights. Ms. Sullivan said this is a privately maintained road and the trees help take up some of the water, therefore, the water will increase. She reminded the Commissioners that the homeowners can completely clear their lot of trees after it is purchased.

There was no one else in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Schmidt said that there will be less trees removed because the larger lots allows them better placement and design of the homes. The square footage of the home is less than the original plan. Mr. Schmidt said regarding the lights from Lippold Park, that the trees on the east property line are being left alone. They have not done a light study but possibly the Park District needs to put shields on the lights. Mr. Hayden said that was discussed when the Park District came before the City for approval. The lights needed to have shields.

Mr. Schmidt said there is an existing problem with the drainage at the corner and feels the water being directed from these proposed lots to the north will not be a problem. He also said one of the plans showed a road leading to Route 176 and was rejected. Mr. Schmidt said the construction traffic is a temporary thing and they want the road to remain as is. They don't want to widen the road or add curb and gutter.

Mr. Gerida said he is not a soils scientist but knows that the soils are wet. Urban Forest Management did the tree survey for the City. There are many oak and hickory trees on the property and oaks are not conducive to wet areas. Mr. Gerida said he is a certified arborist and there are many reasons trees blow over and in this case there could be several reasons. He can't be certain that they fell over because of the wet soils.

Mr. McDonough asked about the elevations of the homes. Mr. Schmidt said there won't be a lot of earth work done on this site and the homes won't have high pads. Mr. McDonough asked about the wetlands. Mr. Schmidt said all of the wetlands will remain and they are leaving room around them. Mr. McDonough asked what assurances the existing homeowners have that their road will be repaired. Mr. Schafer said it will be repaired and there will be a bond for the repairs. Ms. Maxwell said she is not sure how this will work because the road is private.

Mr. Batastini asked about any changes to the wetlands because we have had a wet fall. Mr. Gerida said the past two years have been very wet. Mr. Batastini said he has spoken with a landscaper who said oaks are very sensitive trees. He asked if they can expect more trees to die because of grading, not just the homes. Mr. Gerida said they have looked at it in depth and there are many things that can be done, such as root pruning. Mr. Batastini asked about what percentage of the lot will be graded. Mr. Schmidt said there may be significant grading on Lots 1 and 2. Mr. Batastini asked how many boring samples were taken. Mr. Gerida said he believes there were 8 and he did not receive a copy of the location map for the borings.

Mr. Batastini said the road is a concern to the neighbors and asked if there is a Homeowners' Association. Ms. Sullivan said there is no association. They just take care of it themselves. Ms. Maxwell said a condition could be added requiring a Letter of Credit be held for road repairs.

Mr. Batastini asked if Schafer Buildings will be building the homes. Mr. Schafer said as of now they will be but things could change. Mr. Batastini said they have seen many plans for this property and it is a very cool area. He said the proposed layout is better than the original and he supports this plan.

Mr. Esposito said he has a problem with the road since it is private. He asked if the City can make these lots pay their fair share of the road upkeep. Mr. Esposito asked if there will be basements in these homes. Mr. Schafer said yes. Mr. Esposito said there will be sump pumps running night and day. Mr. Schmidt said the home on Lot 1 will probably have a crawl space.

Mr. Esposito said the City has a Tree Preservation Ordinance for larger lots but if this property is subdivided the homeowner can take down all of the trees on their lot. Ms. Maxwell said the tree preservation plan associated with the approval would protect the trees and it could also be added to the covenants for the subdivision. She said there is a maximum amount of impervious surface that is allowed on each lot and Staff needs to know which trees will be removed. Mr. Dean said this lot was originally part of the Crystal Vista subdivision. This portion was annexed into the City but the remaining lots, the existing homes to the south, were not. He said if there is a

Homeowners' Association, these lots can be part of it. Mr. McDonough said the neighbors stated there is no association currently. Mr. Dean said he was not aware of one. Mr. Esposito said anyone can take advantage of not paying their share of the road upkeep.

Mr. Skluzacek said he is concerned with the road during construction. Mr. Dean said there was an agreement previously regarding repairing the road. Mr. Skluzacek said he knows that Mr. Schafer would take care of it but he wants this to be legal.

Mr. Skluzacek asked about the outlot ownership. Mr. Schafer said he will retain the ownership of the outlot. Mr. Batastini said that is usually deeded to the property owners of the subdivision. He is not sure that lot is buildable. Ms. Maxwell said there would need to be variations and a detention area would need to be put in. Mr. Schafer said that possibly the Park District would be interested since they own the property to the west. Mr. McDonough said that actually the outlot would be Lot 6. Ms. Rentzsch stated that it is an outlot and it can't be built on or sold off. Each homeowner will own an undivided interest share of the outlot.

Mr. McDonough asked if the road upkeep could be added to the covenants. Ms. Rentzsch said it could be a plat restriction and a bond could be put up for the repairs of the road, too.

Mr. Greenman thanked the neighbors for coming to this meeting. He said one thing to remember is that there is already an approved plan for this property with 4 lots. They are here to discuss 5 lots and he understands their concerns. They need to determine if there is a greater impact with 5 lots than 4. Mr. Greenman said he wants some assurance that the buffer is maintained so the light pollution won't be worse. Mr. Dean said they don't have a lot of control over the Park District. Mr. McDonough asked how deep the buffer is between this property and Lippold Park. Mr. Thompson said it is about 15 feet deep. Mr. Schafer said the Park District also has evergreens along the lot line. He said they could create an easement that nothing is cut down in this area. Mr. Hayden asked how they would determine if the light pollution was worse. Mr. Greenman said however the light is measured now it would be measured exactly the same way then.

Mr. Greenman is concerned that if there is another review of the property that the wetland areas won't change again. Ms. Maxwell said she doesn't know for certain. Mr. Gerida said he is not sure why there were changes. He said he had seen a study from several years ago that was similar to the current report.

Mr. Greenman asked if there is a possibility of more trees being removed because there are 5 lots. Mr. Schmidt said there is more opportunity for home placement around trees than to have to remove them. There is also less sewer work in the back yards which will save more trees. Mr. Greenman asked if the impervious surface remains the same with 4 or 5 lots. Ms. Maxwell said they are held to 5% in the watershed.

Mr. Hayden said this is actually amendment the PUD for the number of lots. Everything else remains exactly the same as previously approved. Mr. Hayden said he is also is a licensed realtor

through the State of Illinois and he respectfully rejects that this subdivision will devalue homes in the area. He said the current home values are not declining because of new homes but by the state of the current economy. His personal opinion is the builder builds a good product and they need to focus on the amendment to the PUD. Mr. Hayden feels that the new plan is a much better plan and the conditions cover them nicely.

Mr. McDonough said he believes it's not necessarily the light falling on the properties but the light standards being seen. Mr. Greenman said he is concerned with making the situation worse.

Mr. Dean said the plan is far better than before. It has taken about 9 years to get to this point. He said it should be more appealing to have the lots spread out and there is less impact on trees. Mr. Hayden said he was recently on the Technical Advisory Committee and became very familiar with the watershed and the City's consultant. He is very comfortable with the consultant.

Mr. Batastini moved to approve the Preliminary Plat of Subdivision for five single-family lots and one Outlot; and Preliminary PUD Amendment to allow "R-1" Single Family district standards (lot area, lot width, yard setbacks, heights of principal and accessory structures) for an additional lot, Lots 1 through 5 for Schafer Subdivision located west of Lippold Park; south Route 176 with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Site improvements plans [Preliminary Plat, Concept Plan and Tree Preservation Plan] (Heritage Land Consultants, dated 4-29-09, received 4/30/09)
2. Variations approved as part of the March 18, 2008 approval are still valid.
3. Extend the Conservation Area Easement over all of Outlot A.
4. Tree Preservation
  - A. The petitioner shall be required to comply with the requirements of the Tree Preservation Ordinance. At Final PUD, provide additional information in the CC&R's regarding tree preservation, a note on the final plat prohibiting tree removal not consistent with the plans and additional details regarding tree protection during construction.
  - B. Provide a more detailed tree protection plan and detailed "development area building boxes" illustrating the trees to be removed with the Final PUD submittal to be incorporated within the construction documents for review and approval by staff.
5. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments, as well as those of the storm water consultant.
- 6. A bond for the private road shall be secured to ensure its return to the original condition.**

**7. Language shall be drafted in the covenants that a contribution be made by the new home owners proportionately by the number of lots for road maintenance.**

**8. The covenants shall reflect ownership of Outlot A be deeded to the 5 home owners equally.**

**9. All care shall be taken that current light pollution is kept to a minimum.**

Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

Fest or Johnny Appleseed Fest were charged an Arts & Crafts license fee, and Michelle Rentzsch, Director of Planning and Economic Development, stated that they were not. Ms. Cassidy Fayer clarified that she was not seeking a waiver of the \$75.00 Temporary Use Permit fee, only the Arts & Crafts license fees. Councilman Thorsen asked if the fees had been charged for last year's event. Ms. Cassidy Fayer stated that since the event had changed location last year to McHenry County College, she had been advised by the College that she did not need to seek City approval, noting that at the last minute, she learned that City approval was necessary and she did pay the fees at that time, since there was no time to request a waiver from the City Council. Councilman Dawson stated that he felt the fees should be paid. Ms. Cassidy Fayer read the ordinance aloud, stating that she believed it only applied to arts and crafts fairs held at retail shopping centers. Mayor Shepley reviewed the ordinance language, and then agreed that he did not feel it was necessary for this event to have an Arts & Crafts license. The City Attorney also agreed. Councilman Dawson stated that he felt City staff was doing their job, but he wanted to be sure that they were interpreting the ordinance correctly. Ms. Rentzsch stated that the event clearly met the criteria for a Temporary Use Permit, but not for an Arts & Crafts license. Mayor Shepley stated that since an Arts & Crafts license was not required, there was no need to grant a waiver of the fees.

Councilwoman Ferguson moved to approve a Temporary Use Permit for the Midwest Fiber and Folk Art Fair, to be held at McHenry County College on July 17 through July 19, subject to the recommended conditions. Councilman Thorsen seconded the motion. Councilwoman Schofield confirmed that the \$75.00 Temporary Use Permit fee would not be waived. On roll call, all voted yes. Motion passed.

**Regional Sports Center, 1310 Ridgfield Road – Temporary Use Permit request to allow dog shows to be held at the Regional Sports Center on July 4, 2009-July 5, 2009; July 10, 2009-July 12, 2009; July 25, 2009-July 26, 2009; July 31, 2009-August 3, 2009; August 7, 2009-August 9, 2009; September 5, 2009-September 7, 2009; and September 26, 2009-September 27, 2009.**

Paul Miceli was present for the matter. Councilwoman Schofield stated that she wanted to be certain that the parking issues had been resolved, and Mr. Miceli stated that the parking lot across the street would be utilized, which addressed those concerns. Councilwoman Schofield moved to approve a Temporary Use Permit for the Regional Sports Center for a Special Promotion (dog shows) pursuant to the recommended conditions. Councilman Hopkins seconded the motion. On roll call, all voted yes. Motion passed.

**Schafer Subdivision, 1351 W. Route 176, west of Lippold Park – Preliminary Plat of Subdivision for five single-family lots and one outlot and Preliminary Planned Unit Development Amendment to allow “R-1” Single Family District standards (lot area, lot width, yard setbacks, heights of principal and accessory structures) for five single-family lots.**

Attorney Ed Dean, Civil Engineer Ralph Schmidt and Bill Schafer were present for the matter.

Mr. Dean stated that the preliminary delineation of wetlands had allowed for four lots, but after going through the engineering process and reworking the plan, they wished to add another home,



for a total of five lots. He stated that the density impact would not change and the new plan would allow for a better use of the site, better placement of the homes, and less disturbance to the trees. Mr. Dean stated that they were willing to permanently dedicate Outlot A to conservation, as requested by the Planning and Zoning Commission. Mayor Shepley asked if anyone in the audience wished to speak on the matter.

Michael Fedoran, 5707 Cornell, stated that he was concerned about water runoff, noting that his sump pump already ran for weeks at a time, and it was hard for him to understand how the property could now be "less wet". He added that he wanted to keep the one-lane road, and asked that the developer be required to repair any construction damage to it.

Ray Adam, 5708 Buena Vista, distributed information to the City Council and spoke about the criteria for Special Use Permits. He stated that five more families using a single lane private road would be inconvenient, and they should build their own road. He stated that Lots 1 and 2 would be located on low quality wetlands, per the McHenry County Soil and Water Conservation maps, and the south end of the property was already flooded. Mayor Shepley clarified that the development of four lots had already been approved, and the request the Council was considering was for one additional lot. Mr. Adam agreed, but noted that 13 large trees had fallen over because of the wetlands and stated that he felt the previous delineation of wetlands had been extremely accurate.

Diane Adam, 5708 Buena Vista Drive, stated that they objected to the additional home. She stated that it had never been intended to have homes on both sides of the one lane road. She stated that when her home had been built, she had been advised that it would take two years to know if the oak trees had been damaged, and she was concerned about the damage this development could cause to them. She stated that the 5<sup>th</sup> home would be very close to the buffer zone.

Councilwoman Brady Mueller asked about the jurisdiction of the road, and a discussion ensued in which the homeowners stated that they maintained the road, but were provided funding from Dorr Township to blacktop it. Councilwoman Brady Mueller stated that since the road was under the township's jurisdiction, the township should maintain it, and urged the homeowners to contact the Dorr County Road Commissioner. In response to a question from Councilwoman Brady Mueller regarding the trees, Director of Planning and Economic Development Michelle Rentzsch stated that the project was under the tree preservation plan, the same as all subdivisions approved after 2002. Councilwoman Brady Mueller suggested that Outlot A be dedicated to the Park District since it would be a burden for the homeowners to have to maintain it, and Mr. Dean agreed, stating that they had contacted several agencies, including the Park District and the McHenry County Conservation District.

Councilman Dawson stated that he agreed the lot should be dedicated to the Park District. Councilwoman Ferguson agreed, and urged the homeowners to contact the township regarding maintaining the road. Councilman Hopkins stated that the plan was still within the approved lot and impervious surface coverage, so he did not object. Councilman Thorsen stated that he did not have a preference regarding the dedication of Outlot A to the Park District or the

Conservation District. Mayor Shepley stated that he was nervous about building in areas that are prone to flooding, but he was comfortable that the petitioner had addressed the concerns and there would be no harm to the surrounding properties. He noted that the original plan, which preceded the currently approved plan, had called for even more impervious surface coverage. Councilman Dawson asked if the 30 foot easement would ever need to be increased, and Eric Lecuyer, Director of Public Works, stated that was unlikely.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations approving the Preliminary Plat of Subdivision and Preliminary Planned Unit Development Amendment for the Schafer Subdivision, amending Condition #8 to read that the "Covenants shall reflect ownership of Outlot A to an area of conservation". Councilwoman Ferguson seconded the motion. Mayor Shepley advised that he would vote no, but not because he believed that the petitioners had not done everything they could or that the development would be harmful to the neighbors. He stated that he was concerned about what could happen in the future, in reference to flooding. On roll call, all voted yes, except Mayor Shepley voted no. Motion passed.

**Gates Street – Simplified Residential Variation to allow the use of a non-conforming lot zoned R-3B for a 3-unit residence; a rear yard setback of 6.5 feet from the required 20-foot rear yard setback; an existing front yard setback of 20.5 feet from the required 21.65 ft. averaged front yard setback; and a lot area of 8,712 square feet from the required 9,380 square foot lot area.**

Jeanne Morgan, the petitioner, was present for the matter. Ms. Morgan stated that she wanted to add a unit to the current two-flat building and upgrade the property overall with a three car garage, paved driveway, and new siding and fascia. She stated that she wanted to restore the home's character. She cited a hardship with the lot size. She stated that there was a four-unit apartment building next door, and a commuter parking lot to the rear.

Mayor Shepley asked if anyone in the audience wished to speak on the matter.

Scott Sprandel, 47 Gates Street, stated that he was in favor of improving the property, but not adding a third unit. He stated that the property had been in disrepair since 2006, that he did not believe the variation request met the hardship criteria, and he was not certain there would be no negative effect on his property's value.

No one else wished to comment.

Councilwoman Ferguson stated that she felt the addition of a third unit was just too much for the size of the lot. The rest of the Council agreed. Councilwoman Ferguson moved to deny the petition. Councilwoman Schofield seconded the motion. On roll call, all voted yes. The motion to deny the petition passed.

**Foss Car Sales, 4803 Route 176 – Final PUD Amendment to allow exterior changes to the building and site for an automobile sales lot.**

Attorney Joseph Gottemoller and petitioner Gabe Foss were present for the matter. Mr.