



Memorandum

To: Planning and Zoning Commission
From: Elizabeth Maxwell
Date: May 18, 2011
Re: 2010-69 Schafer Subdivision

The Schafer Subdivision is being brought back before this Commission for their final PUD and final plat of subdivision. Previously the Planning and Zoning Commission raised a few issues that needed further clarification. The issues and status are reflected below:

- 1) Architecture. The PZC wanted architectural plans to review the homes. The property owner Bill Schafer is a home builder and intends to construct custom homes on these lots. There is no set of architectural plans since each home will be custom designed for the new owner. Staff has drafted architectural criteria from the Waterford Subdivision criteria that are attached below. In order to address this concern without restricting the builder to specific criteria, staff has added a condition that if the property is sold to another homebuilder, architectural plans will need to be reviewed and approved by the City.
- 2) Wetland delineation. The PZC had concerns since the wetland delineation had changed so dramatically from the first study to the second study. Both studies were done by the same company hired by the petitioner. The first study was reviewed by Hey and Associates who had a comment that the wetlands and the storm water detention were being over-designed. The petitioners requested that Planning Resources, their wetland consultant, complete another Wetland Delineation Study. The results were significantly different from their previous report. The City's current storm water consultant, Christopher B. Burke Engineering Ltd., has reviewed the new delineation and completed a site visit and concurs with the new wetland limits. The new delineation has reduced the size of the wetland area, providing a significantly larger portion which could be platted for single-family lots.
- 3) Roadway maintenance. The main roadway, Coronado Vista is a private roadway and the homeowners along the road pay to keep it maintained, though no formal assessment exists. The property in question is not currently billed for roadway maintenance. The Engineering Division will calculate a bond amount which will need to be posted by the petitioner to ensure any damage to the roadway is repaired.

If you should have any questions on this project before the meeting, please feel free to contact me at 815-356-3738. Thank you.

Architectural Criteria

1. No height variations are granted through this PUD Amendment. The height shall not exceed 28 feet/2 stories.
2. The City's anti-monotony provisions shall apply.
 - A. No two homes which are within 2 lots side by side or face front to front shall have the same identical elevation.
 - B. No two homes having lots which border in any way (without regard to streets and parks) shall have the same identical color scheme. This includes identical trim, siding and masonry color selection.
 - C. No two homes with identical elevations shall be allowed to have the same identical exterior color scheme.
 - D. No two homes with identical floor plans, regardless of elevation, shall be built next to each other or directly across the street from each other.
3. Where brick is used on the front elevations, it must wrap around at least 1 foot on each of the sides of the buildings before termination to create a pier element.
4. Elevations shall meet at least seven of the following nine criteria:
 - A. Where siding is used as a building material, wood board siding shall be used.
 - B. A front porch or stoop at main entrances of the proposed homes is provided.
 - C. Three-car garages are designed as 2-car side loading and 1-car front-loading.
 - D. Front loading, side facing garages shall have windows facing the street that match the style, spacing and frequency of windows for the rest of the dwelling.
 - E. Front loading, front facing garages shall incorporate at least 3 architectural elements (like columns flanking doors, moldings, overhanging eaves, decorative vent covers, decorative brackets, arched lintels, garage windows, etc.)
 - F. Windows are required on all elevations. Long blank facades or token window/s on elevations are not permitted.
 - G. Window and door openings must be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. These treatments should be applied on all elevations of the dwelling.
 - H. Where shutters are used, they should be sized to the window such that they appear as if they can be closed and fully protect the window.
 - I. All facades generally, and the front façade specifically shall be articulated through the use of dormers, eyebrow windows, decorative brackets, louvers, balconies or other elements.



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

<u>Meeting Dates:</u>	May 4, 2011
<u>Zoning Request:</u>	Final PUD / Final Plat of Subdivision for five single-family lots.
<u>Location:</u>	1351 W. Route 176, west of Lippold Park
<u>Acreage:</u>	Approximately 7.92 acres
<u>Existing Zoning:</u>	W PUD Watershed district
<u>Surrounding Properties:</u>	North: W Watershed, Sunset Meadows Park South: County R-1 Residential district, Single-family houses East: W Watershed, Lippold Park West: W PUD Watershed, CLPD Daycare facility
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

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.). The Final Plat has a note describing the allowed impervious surface per lot.

Land Use Analysis:

The petitioner is proposing five single family lots for the approximately 7.85-acre property. The single family lots range in size from 1.1 to 2.3 acres each. The overall site was approved with 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. The impervious surface area allowed per lot is illustrated on the final plat. This is also further enforced with the conservation easement.

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 significant portion of the site will be preserved through the conservation easement. The conservation easement is over the entire subdivision and allows for the "Building Development Area." This will be the area where each home and accessory buildings will be placed. Tree removal as necessary will occur within this area. City staff will work with the property owner to locate the building development area where it will impact the least amount of trees. Each individual homeowner will not be responsible for tree removal since any removal will be consistent with the approved plans and permitted within the building development area. There are some trees that will need to be removed to accommodate the sanitary sewer line. It is estimated that 57.8 inches or 23 (2 ½") trees are required to be replaced due to the sanitary sewer installation. This equates to a total of \$9,775.

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 and significant amount of area that will be protected and preserved.

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 homes. 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 2-12-10, received 5/25/11)
 - C. Civil Engineering Plans (Heritage Land Consultants LLC, dated 2-12-10, received 5/25/11)
2. Variations approved as part of the March 18, 2008 preliminary PUD approval are still valid.
3. Tree Removal
 - A. The developer shall be responsible for the tree removal for the sanitary sewer line. This is an estimated \$9,775 replacement contribution for the tree-banking fund.
 - B. Clarification is needed on the tree removal for trees #1076 and #1100. Tree #1100 should not be removed and the limits of disturbance for the sanitary sewer line shall be adjusted. Tree #1076 may be labeled incorrectly or twice.
4. These homes are to be custom homes, if the lots are sold to another homebuilder a set of architectural criteria and house elevation plans will need to be submitted to staff for review and approval.
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.

**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

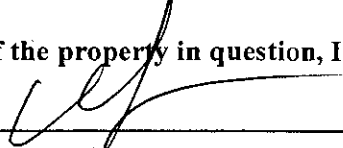


11-3-10

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.

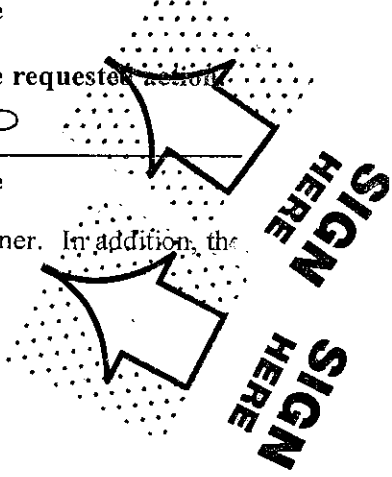


11-3-10

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	\$68.68	
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	1.95	\$81.48	
CRYSTAL LAKE FIRE CITY	0.3996	6.47	\$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	\$2,326.99	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
St. Freeze Abated Amt.	0
Elderly Homestead Exemption	0
Not Taxable Amount	67,285
Local Tax Rate	7.3083 X
Total Current Year Tax Due	\$4,186.56



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 1, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present.

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

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

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

2010-69 SCHAFER SUBDIVISION - S. Rt. 176; W. Lippold Pk; E. Briarwood – PUBLIC MEETING

Final Plat of Subdivision/Final PUD for five single family lots and one outlot.

Mr. Hayden stated the petitioner is requesting to be continued. He requested that staff talk with the petitioner. He would like to see architecture and what is planned for those lots. Mr. Hayden asked if the petitioner will be selling the lots and he wants to be sure the neighbors are protected.

Mr. Batastini said another challenge is the property is well treed. Mr. Gavle said he wants clarity on the private road. He is concerned with what the construction traffic will do to the small private road. Ms. Maxwell said that at Preliminary approval the petitioner was required to put up a bond for road repairs but she will get clarification. Mr. Gavle said that would be significant damage to the roadway. Mr. Batastini added that with the building climate it may take a while for the homes to be built and he wouldn't want the road repairs to wait.

Mr. Greenman said the wetland report changed significantly and would like clarification.

Mr. Skluzacek is concerned with impervious surface. Ms. Maxwell said they have been working with the Building Division as how to best monitor those calculations. There will be a restriction noted on the recorded plat and there will be a conservation easement.

Mr. Greenman asked if they could receive the information with their packets so they can review it prior to the meeting and not have the petitioner bring it to the meeting. Ms. Maxwell said she will contact the petitioner to give us this information.

Mr. Hayden asked if the Preliminary PUD approval expires after two years which would be June, 2011. Ms. Maxwell said yes.

Mr. Esposito moved to continue 2010-69 Shafer Subdivision to the January 5, 2011 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 5, 2011
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

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

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden wished everyone a Happy New Year.

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

2010-69 SCHAFFER SUBDIVISION - S. Rt. 176; W. Lippold Pk; E. Briarwood – PUBLIC MEETING

This petition was continued from the December 1, 2010 PZC meeting.

Final Plat of Subdivision/Final PUD for five single family lots and one outlot.

Ms. Maxwell stated the petitioner is requesting to be continued.

Mr. Jouron moved to continue 2010-69 Shafer Subdivision to the January 19, 2011 PZC meeting. Mr. Goss seconded the motion.

Mr. Greenman said they had requested a lot of information prior to the meeting. Ms. Maxwell said the Commission asked for architecture and roadway information. She said the petitioner knows that a bond is required to cover repairs that are needed for the private road. She also said that the petitioner was going to have custom homes on the lots and there were no architectural plans. Mr. Greenman asked if there will be covenants of some sort that provide guidelines for the architecture. Ms. Maxwell said the petitioner was not planning on creating a Homeowners' Association but that criteria could be established for the subdivision as part of the PUD approval.

Mr. Hayden agreed and also has concerns with the architecture. That is one thing that is used to protect the neighbors and is a very important feature. He asked that a draft document be worked on regarding architecture – it would make him more comfortable. Ms. Maxwell said there are standards in the UDO

and asked if the Commission wanted additional criteria that go above and beyond what is listed there. Mr. Hayden said he is looking for details such as minimum square footage. He doesn't want a 900 square foot ranch that meets the UDO requirements there. That would change the price points of the existing homes.

On roll call, all members voted aye. Motion passed.



**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 5th 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.

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.

CONSERVATION EASEMENT PROVISIONS:

A Conservation Easement is hereby placed over the entirety of this subdivision, with the exception of the five building development areas to be determined at the time of each individual lot is developed and the proposed future right-of-way of Coronado Vista. Each of the five lots will be allowed up to 3,418 square feet of impervious surface area per lot (excluding the bike path area), to construct as a residential home. The size of the building development area allowed for each lot shall be delineated at the time of developed in order to best facilitate the buildable area within this uniquely natural wooded environment. Each building development area, as it is created, will thereby vacate the underlying conservation easement and/or related restrictions within the new building development area.

Without written consent from the City of Crystal Lake, there shall be no removal or destruction of trees or plants, moving, draining, plowing, mining, removal of topsoil, sand, rock, gravel, minerals or other material within the conservation easement. Without written consent from the City of Crystal Lake, there shall be no placement or construction of any buildings, structures or improvements of any kind; including above ground utilities, lighting fixtures, sheds, fences, play equipment, roads, parking lots, signs, other accessory structures or other impervious surfaces.

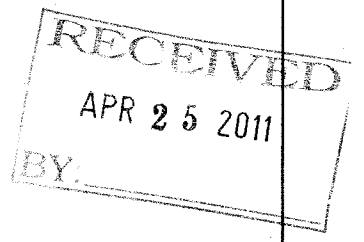
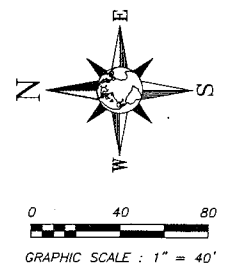
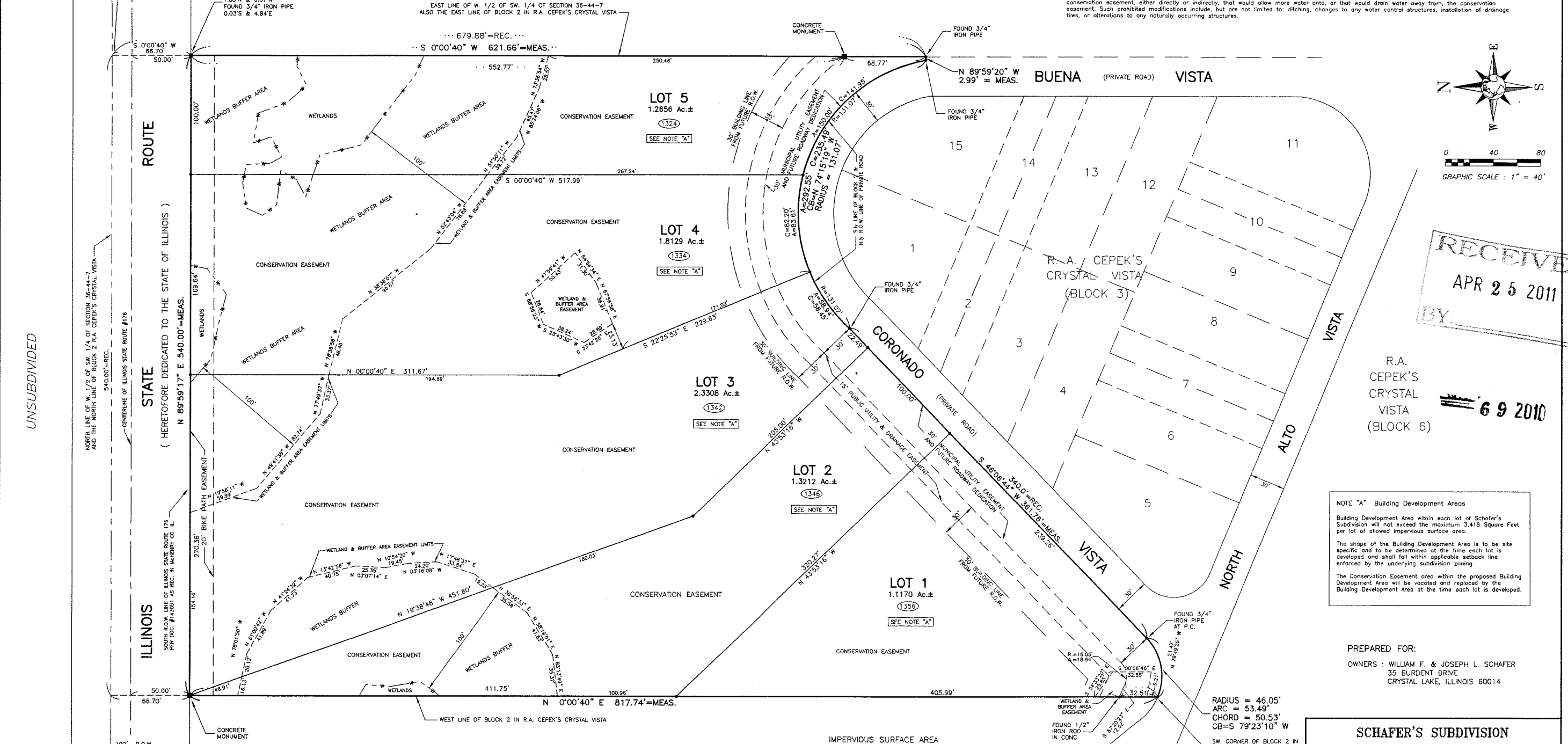
There shall be no application of insecticides or herbicides within the conservation easement. No commercial or noncommercial applicator, including homeowners and renters, shall apply to any area within the conservation easement any fertilizer, liquid or granular, which contains any amount of phosphorus or other compound containing phosphorus, such as phosphate. Any commercial landscape firm must submit a fertilizer plan to the City of Crystal Lake prior to application.

There shall be no dumping, placing or storing of ashes, trash, garbage, landscape waste or other waste materials. No storage of chemicals in bulk shall be allowed in the conservation easement. De-icing salt shall be used sparingly and stored inside. Any commercial firm performing de-icing services shall submit a de-icing plan to the City of Crystal Lake prior to application.

Without prior express written consent from the City of Crystal Lake there shall be no fill material placed within the conservation easement. Without prior express written consent from the City of Crystal Lake, there shall be no development, buildings or structures, including but not limited to signs, billboards, sheds, or other structures placed within the conservation easement. Without prior express written consent from the City of Crystal Lake, there shall be no utility lines placed overhead or within the Restricted Property, including but not limited to telephone or other communication lines, electrical, gas, water or sewer. Existing lines may remain, but any non-emergency maintenance work requiring intrusion into the conservation easement shall require prior authorization from the City of Crystal Lake. Without prior express written consent from the City of Crystal Lake, there shall be no modifications to the topography and hydrology of the conservation easement, either directly or indirectly, that would allow more water onto, or that would drain water away from, the conservation easement. Such prohibited modifications include, but are not limited to: ditching, changes to any water control structures, installation of drainage tiles, or alterations to any naturally occurring structures.

WETLAND AND WETLAND BUFFER AREA EASEMENT PROVISIONS:
EASEMENTS FOR WETLANDS AND WETLAND BUFFER AREAS ARE HEREBY GRANTED IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, THE CITY OF CRYSTAL LAKE AND/OR THE CRYSTAL LAKE PARK DISTRICT FOR THE RIGHT TO, BUT NOT THE OBLIGATION, FOR THE ESTABLISHMENT AND/OR MAINTENANCE OF WETLANDS AND OTHER NATURAL RESOURCES AND AS DRAINAGE AND STORM WATER DETENTION AREAS. SUCH AREAS SHALL BE MAINTAINED IN THEIR NATURAL UNDISTURBED CONDITION, AND NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED THEREON, NOR SHALL ANY GRADING BE PERMITTED WITHIN THE EASEMENT AREAS. ALL NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED AND SHALL NOT BE MOWED, CULTIVATED, SPRAYED OR IN ANY WAY DISTURBED WITHOUT FOLLOWING THE REQUIRED PROCEDURES OF THE CITY OF CRYSTAL LAKE. THE CITY OF CRYSTAL LAKE SHALL BE GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO INSPECT AND, IF NECESSARY, REPAIR, REPLACE, MAINTAIN, OR OTHERWISE CARE FOR THE WETLAND AND BUFFER AREAS; PROVIDED THAT THE CITY SHALL ALSO HAVE THE RIGHT TO ASSESS ANY COSTS INCURRED IN CONNECTION WITH ANY SUCH ACTIONS AGAINST THE INDIVIDUAL OWNERS OF THESE LOTS. THE FOLLOWING PROHIBITIONS PERTAIN TO ALL WETLAND AREAS AND WETLAND BUFFER AREAS DEPICTED ON THE FACE OF THIS PLAT. PROHIBITED USES: NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED EXCEPT FOR THE BIKE PATH. THE AREAS SHALL NOT BE FILLED NOR SHALL THE EXISTING GRADE BE ALTERED. NO MATERIAL SHALL BE UTILIZED OR STORED WHICH SHALL HAVE THE POTENTIAL FOR POLLUTING EITHER SURFACE OR GROUND WATER. THERE SHALL BE NO DISTURBANCE TO THE NATURAL VEGETATION EXCEPT TO IMPROVE ITS FLORAL QUALITY.

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



R.A. CEPEK'S CRYSTAL VISTA (BLOCK 6)
69 2010

NOTE "A" Building Development Areas
Building Development Area within each lot of Schafer's Subdivision will not exceed the maximum 3,418 Square Feet per lot of allowed impervious surface area.
The shape of the Building Development Area is to be site specific and to be determined at the time each lot is developed and shall fall within applicable setback line enforced by the underlying subdivision zoning.
The Conservation Easement area within the proposed Building Development Area will be vacated and replaced by the Building Development Area at the time each lot is developed.

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

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

SW CORNER OF BLOCK 2 IN R.A. CEPEK'S CRYSTAL VISTA FOUND 3/4" IRON PIPE

(1356) INDICATES STREET ADDRESS
INDICATES 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)

SHEET 1 OF 2

ABBREVIATIONS

- R = DISTANCE ON RECORDED PLAT OF SUBDIVISION
- REC = DISTANCE ON RECORDED PLAT OF SUBDIVISION
- M = MEASURED OR CALCULATED DISTANCE
- MEAS = MEASURED OR CALCULATED DISTANCE
- ARC = ARC LENGTH
- CHORD = CHORD LENGTH
- CB = CHORD BEARING
- W = WETLAND LIMIT LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

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

- GENERAL NOTES:**
- THE 30 FOOT BUILDING SETBACK LINE ALONG CORONADO VISTA IS MEASURED 30 FEET NORTH AND NORTHWEST OF THE FUTURE ROADWAY RIGHT-OF-WAY DEDICATION OF SAID CORONADO VISTA.
 - NO DIRECT ACCESS FOR INGRESS AND EGRESS TO ILLINOIS STATE ROUTE #176 SHALL BE PERMITTED FROM LOTS 1 THROUGH 5.
 - TREE REMOVAL THAT IS NOT CONSISTENT WITH THE APPROVED PLANS IS PROHIBITED. TREE REMOVAL IN THE CONSERVATION EASEMENT IS NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE CITY OF CRYSTAL LAKE.

IMPERVIOUS SURFACE AREA ALLOWED PER LOT

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.
TOTAL	17,090	SQ. FT.

SCHAFER'S SUBDIVISION

REVISIONS

3-23-2011 CITY COMMENTS	
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DRAWN BY: MWR
CHECKED BY: TVA
LOT CHECK BY: TVA

SCALE: 1" = 40'
DATE: 2-12-2010

Heritage Land Consultants LLC
HLC SURVEYING
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

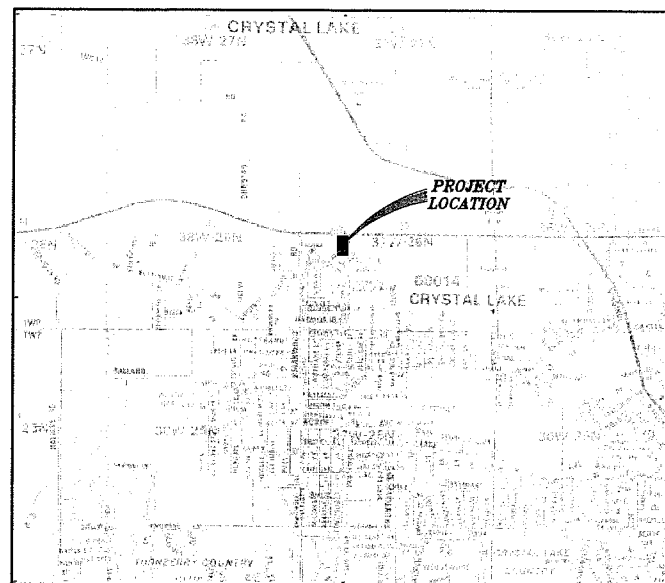
JOB NO. 2006-110-FP1
DISK: 80438 PAC NO: 80438P DISK: 110323 FILE: 06110FP1

HLC SURVEYING IS A DIVISION OF HERITAGE LAND CONSULTANTS, LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY.
ILLINOIS PROFESSIONAL LAND SURVEYING AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 124-00485 EXPIRES: 04/30/2011

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

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
—	SILT FENCE
—	SIDEWALK
—	CURB & CUTTER
896	CONTOUR
896.52	GROUND ELEVATION
896.035	GUTTER ELEVATION
896.731	TOP OF CURB OR WALK
896.25P	EDGE OF PAVEMENT ELEVATION
—	DIRECTION OF FLOW
—	EMERGENCY OVERFLOW ROUTE
—	HAYBALE
—	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

69200

RECEIVED
APR 25 2011
BY:

BENCHMARK:

BENCHMARK NO. 1: NAD 83 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 NAD 83 WILL RESULT IN AN ELEVATION ADJUSTMENT OF -0.10 FEET TO -0.20 FEET IN ELEVATION.)

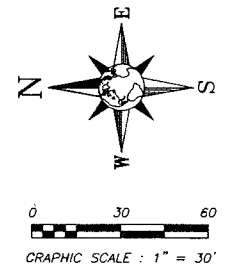
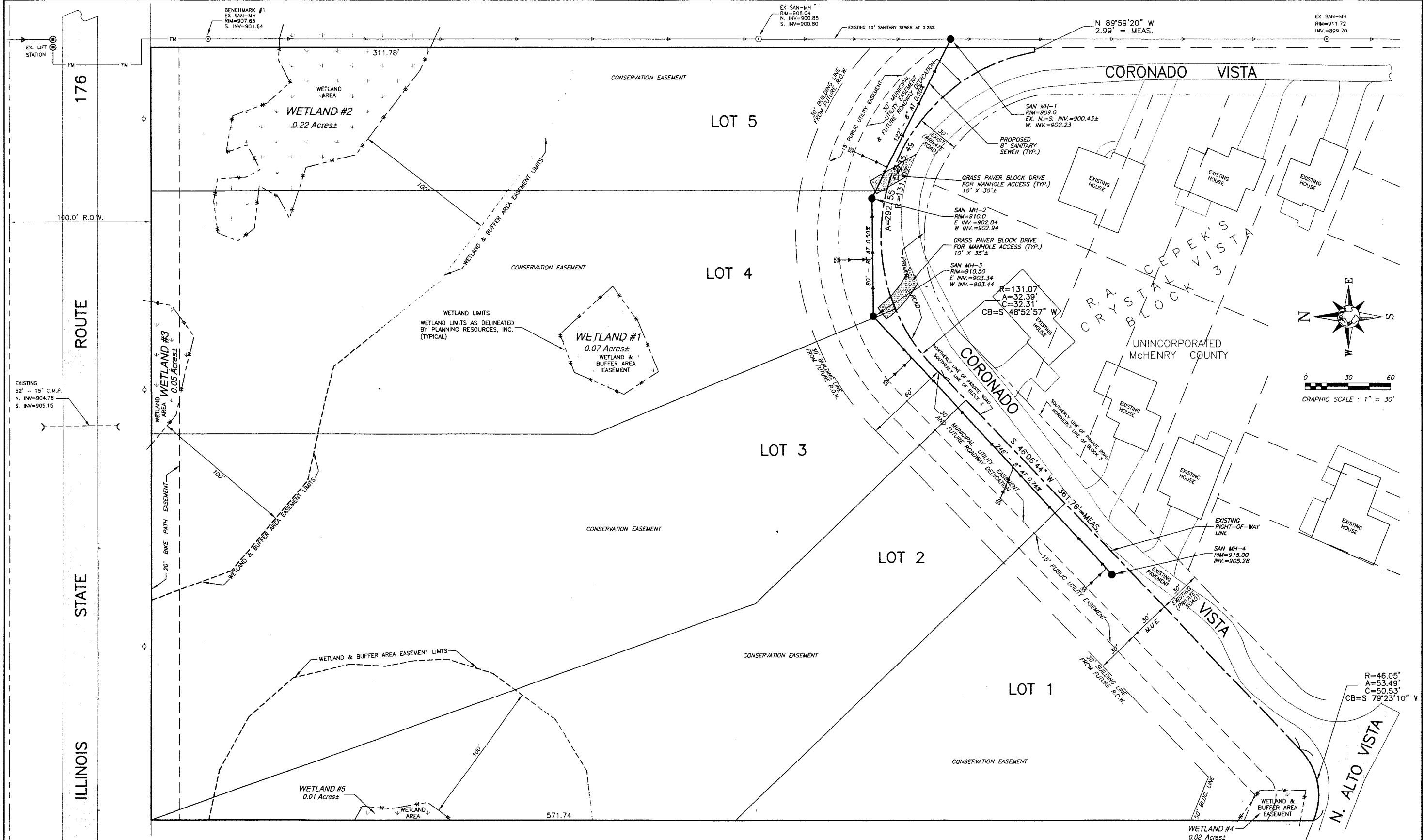
PREPARED BY AND/OR UNDER THE DIRECT SUPERVISION OF :

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

CIVIL ENGINEERING PLANS for SCHAFAER'S SUBDIVISION	
PREPARED FOR: WILLIAM & JOSEPH SCHAFAER	SCALE : 1" = --
DATE : 2-12-2010	REVISIONS 7-30-2010 PER CITY COMMENTS 3-23-2011 CITY COMMENTS
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, ILLINOIS	DATE OF FIELD WORK : -- DRAWN BY: MWR CHECKED BY: RS
JOB NO. 06110	SHEET NUMBER 1/6



HERITAGE
LAND
CONSULTANTS
LLC
758 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 BIDDER. 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 JULLIE AT 1-800-992-0123 AND NOTIFY OBTAIN A DDC NUMBER AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE.

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.
TOTAL	17,090 SQ. FT.

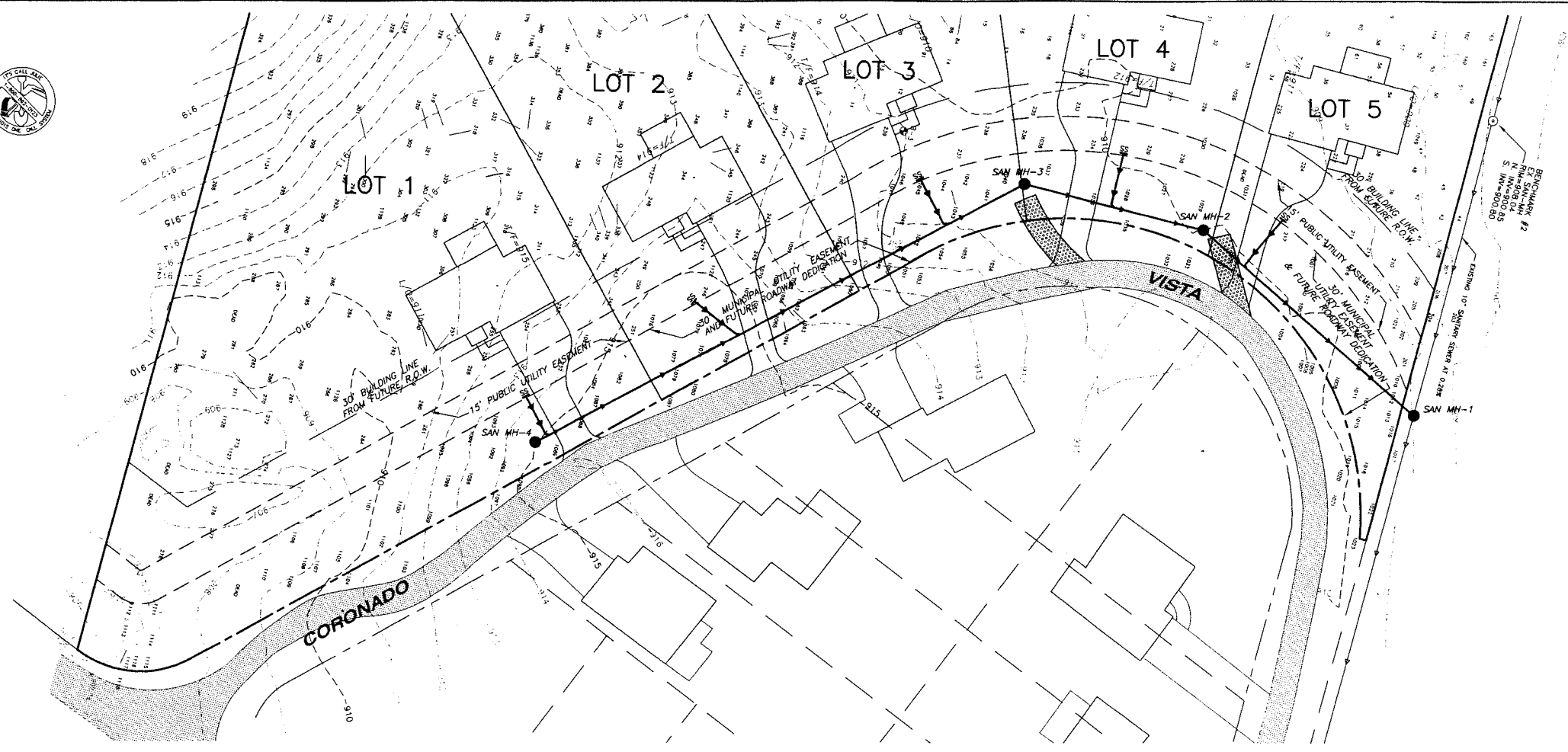
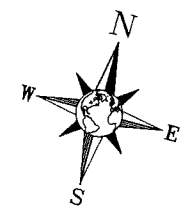
GROSS AREA = 341,833 SQ. FT. +/-
 X 0.05
 = 17,091 SQ. FT.

(LOTS 1 - 5 TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 17,091 SQ. FT.)

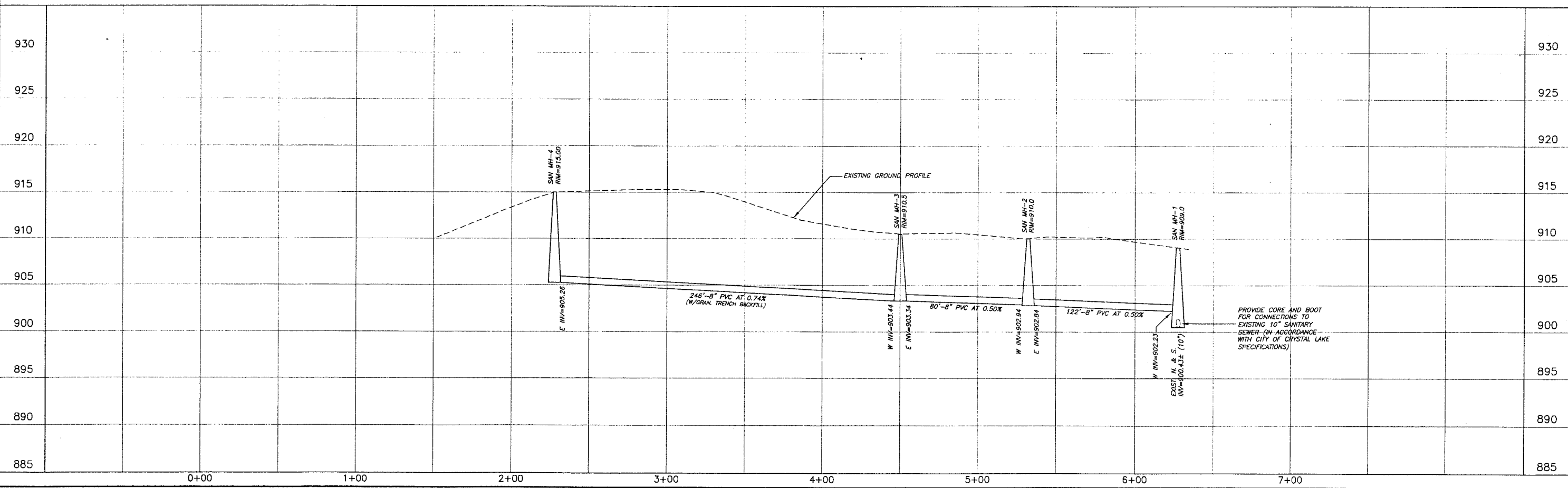
SITE UTILITY PLAN SCHAFFER'S SUBDIVISION		REVISIONS	
PREPARED FOR: WILLIAM & JOSEPH SCHAFFER	SCALE: 1" = 30'	DATE: 2-12-2010	7-30-2010 PER CITY COMMENTS
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, IL	DRAWN BY: MWR	DATE OF FIELD WORK: -	3-23-2011 CITY COMMENTS
		CHECKED BY: RS	
JOB NO. 06110		SHEET NUMBER 2/6	

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 HERITAGE LAND CONSULTANTS, LLC
 758 RIDGEVIEW DRIVE
 MOHENTRY, 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 BODDER. 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 RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES.
 CONTRACTOR IS RESPONSIBLE FOR CONTACTING JULLIE AT 1-800-882-0123 AND MUST OBTAIN A DIG 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'

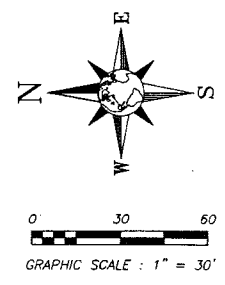
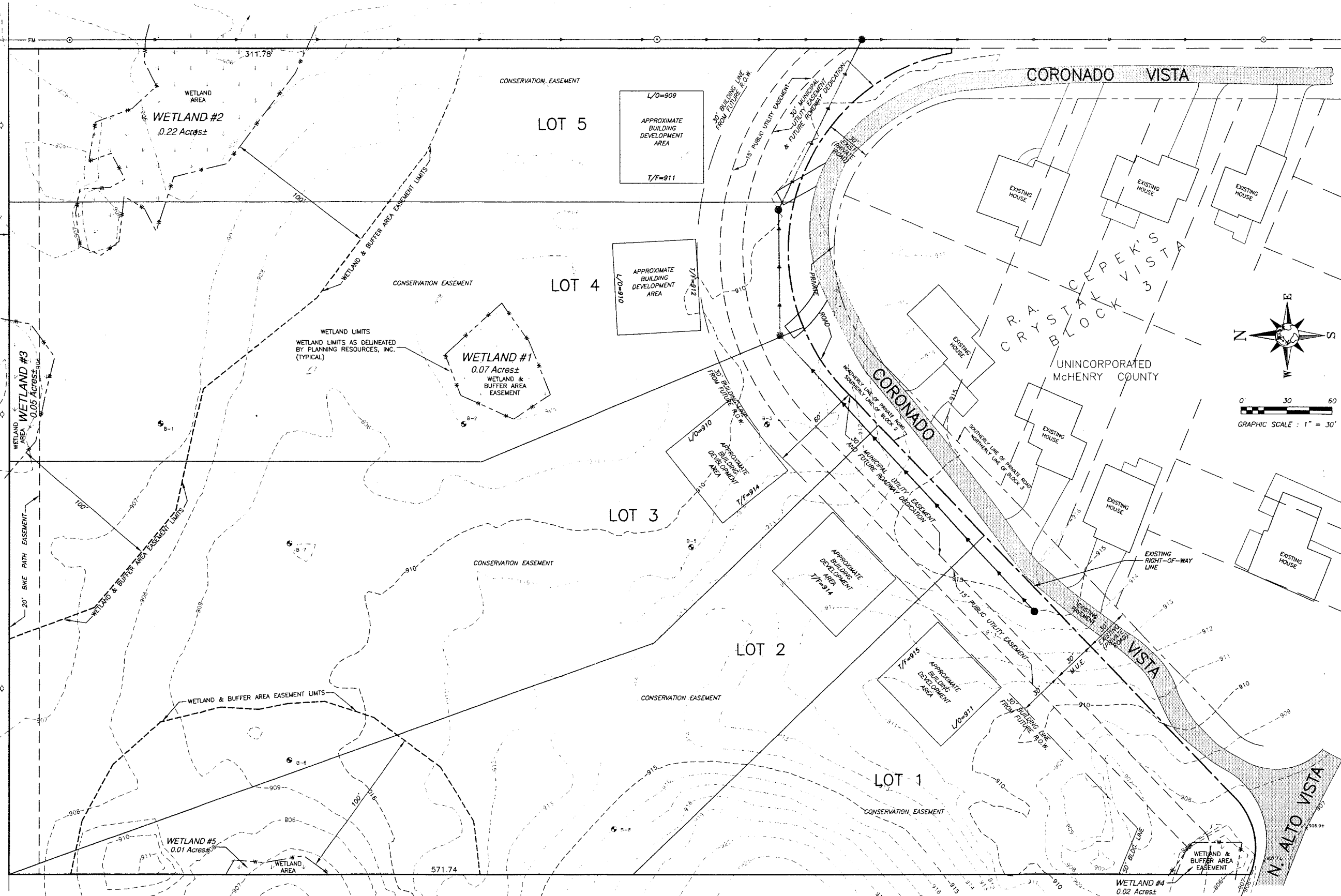
DRAWN BY: MWR
 CHECKED BY: RS
 DATE: 2-12-2010

REVISIONS	
1	7-30-2010 PER CITY COMMENTS
2	3-23-2011 CITY COMMENTS

HLC ENGINEERING
 704 ROCKVIEW DRIVE
 SUITE 111, LOS ANGELES, CA 90044
 (818) 244-2252

SHEET NUMBER: 3/6
 JOB NO. 06110

ILLINOIS STATE ROUTE 176



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.
TOTAL	17,090	SQ. FT.

GROSS AREA = 341,833 SQ. FT. +/-
 = 7.82 ACRES
 = 17,091 SQ. FT.
 (LOTS 1 - 5 TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 17,091 SQ. FT.)

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

WETLANDS NOTE:
 THE WETLANDS SHOWN HEREON COINCIDE WITH THE WETLAND DELINEATION AND REPORT BY PLANNING RESOURCES, INC. DATED DECEMBER 18, 2008.

BUILDING DEVELOPMENT AREA NOTE

"BUILDING 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. ANY BUILDING FOOTPRINT SHOWN HEREON ARE BASED UPON LOGICAL PLANNING AND ENGINEERING PRACTICES AND MAY OR MAY NOT INDICATE LOCATION OF A BUILDING FOOTPRINT. 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 FOOTPRINT SHALL BE PROPOSED/DETERMINED BASED UPON THE OWNER/DEVELOPER'S BUILDING PLANS AND REQUIREMENTS, THEN APPROVAL BY THE CITY OF CRYSTAL LAKE PRIOR TO A BUILDING PERMIT BEING ISSUED.

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.

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 ROTATION, 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.

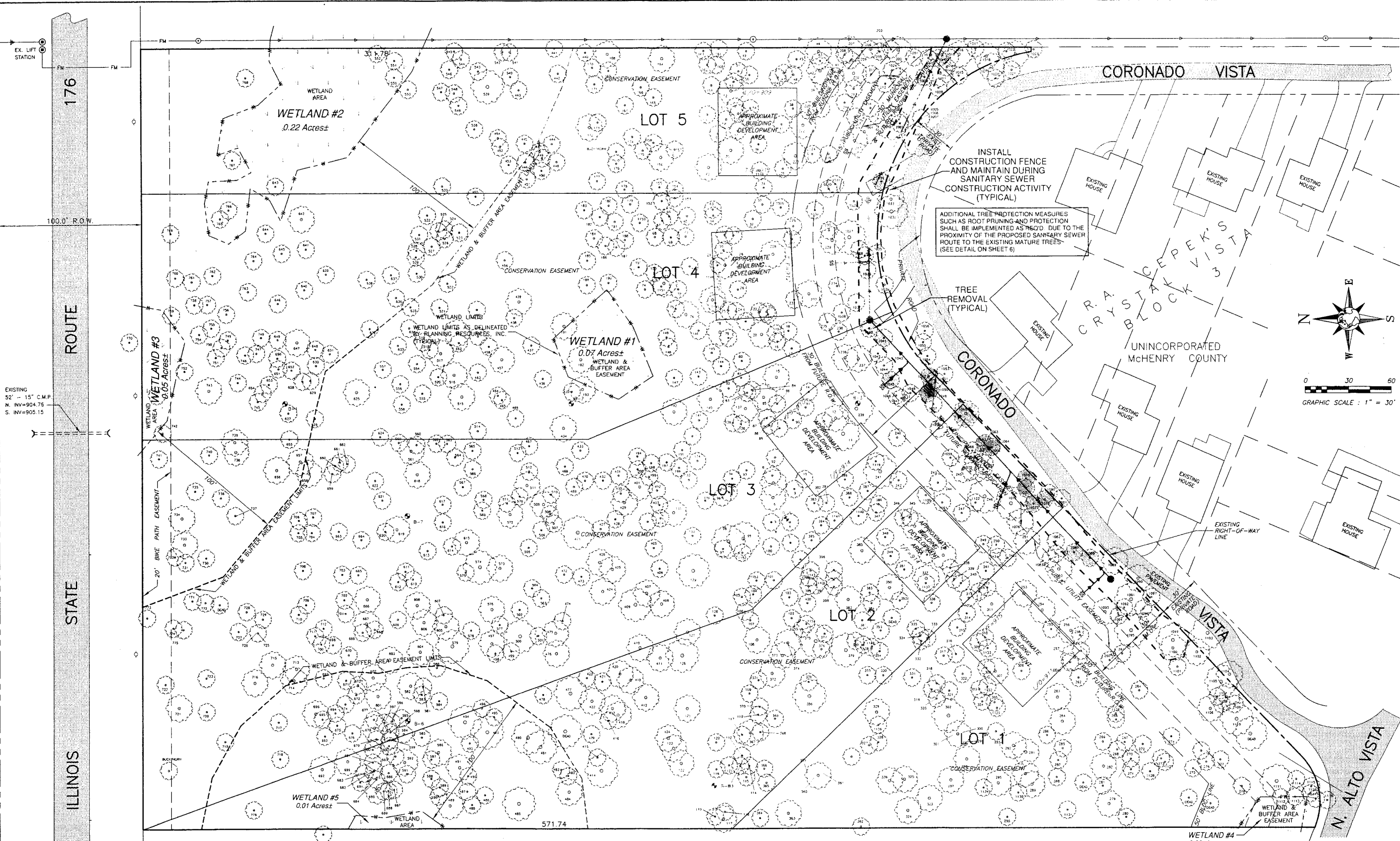
**TOPOGRAPHIC / DRAINAGE PLAN
 SCHAFFER'S SUBDIVISION**

PREPARED FOR: WILLIAM & JOSEPH SCHAFFER	SCALE: 1" = 30'	REVISIONS
	DATE: 2-12-2010	1-30-2010 PER CITY COMMENTS 3-23-2011 CITY COMMENTS
	DATE OF FIELD WORK: -	
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, IL	DRAWN BY: MWR	CHECKED BY: RS
	DATE: 1/10/14 FILE 0811028A DSC: PAC. NO.	JOB NO. 06110

HERITAGE LAND CONSULTANTS LLC
 Engineering
 Survey Design
 HLC ENGINEERING
 758 RIDGEVIEW DRIVE
 McHENRY, ILLINOIS 60050
 (815) 344-3252

SHEET NUMBER **4** / 6

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 ALLIANCE PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184-02-0552 EXP. 04/30/2011



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

LISTING OF TREES LOCATED WITHIN THE APPROXIMATE BUILDING DEVELOPMENT 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	26"	SHAG BARK HICKORY	22	4"	SHAG BARK HICKORY	38	13"	SHAG BARK HICKORY
255	6"	RED OAK	338	4"	RED OAK	12	21"	SHAG BARK HICKORY	23	4"	SHAG BARK HICKORY	39	11"	SHAG BARK HICKORY
257	16"	RED OAK	344	20"	RED OAK	13	10"	BLACK CHERRY	24	15"	BLACK CHERRY	40	4"	SHAG BARK HICKORY
259	4"	RED OAK	345	19"	RED OAK	14	8"	RED OAK	25	4"	SHAG BARK HICKORY	52	19"	BLACK CHERRY
305	5"	SHAG BARK HICKORY	346	8"	RED OAK	88	12"	RED OAK	26	16"	SHAG BARK HICKORY	54	5"	SHAG BARK HICKORY
306	19"	RED OAK	348	9"	RED OAK	89	11"	RED OAK	27	8"	BLACK CHERRY	55	11"	BLACK CHERRY
308	10"	RED OAK	349	9"	RED OAK	88	12"	RED OAK	28	16"	SHAG BARK HICKORY	56	5"	SHAG BARK HICKORY
309	12"	BLACK CHERRY	351	8"	RED OAK	90	19"	RED OAK	29	26"	SHAG BARK HICKORY	57	12"	SHAG BARK HICKORY
310	3"	SHAG BARK HICKORY	1120	3"	SHAG BARK HICKORY	91	3.5"	WHITE OAK	30	5"	SHAG BARK HICKORY	58	5"	SHAG BARK HICKORY
311	2"	SHAG BARK HICKORY	1123	2"	SHAG BARK HICKORY				31	11"	BLACK CHERRY	60	6"	SHAG BARK HICKORY
1133	2"	SHAG BARK HICKORY	1137	3"	RED OAK				227	15"	RED OAK	61	3"	SHAG BARK HICKORY
									228	11"	SHAG BARK HICKORY	223	4"	SHAG BARK HICKORY
									232	34"	RED OAK	225	11"	SHAG BARK HICKORY
									1144	2"	SHAG BARK HICKORY	1148	7"	BLACK CHERRY
									1145	2"	SHAG BARK HICKORY			
									1146		(TO BE VERIFIED)			
									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
1009	5"	SHAG BARK HICKORY	1064	2"	SHAG BARK HICKORY
1002	8"	BLACK CHERRY	1065	6"	RED OAK
			1074	2"	SHAG BARK HICKORY
1034	2"	SHAG BARK HICKORY	1078	10"	WHITE OAK
1028	5"	SHAG BARK HICKORY	1077	2"	RED OAK
1038	5"	SHAG BARK HICKORY	1079	3"	RED OAK
1040	17"	HILLS OAK	1087	6"	RED OAK
1041	5"	SHAG BARK HICKORY	1088	3"	RED OAK
1045	11"	RED OAK	1100	15"	WHITE OAK
1048	15"	RED OAK			
1090	9"	RED OAK			
1092	3"	SHAG BARK HICKORY			
1093	3"	SHAG BARK HICKORY			
1090	9"	RED OAK			
1092	3"	SHAG BARK HICKORY			
1090	9"	RED OAK			
1092	3"	SHAG BARK HICKORY			
1082	3"	RED OAK			

TREE PRESERVATION PLAN SCHAFFER'S SUBDIVISION

PREPARED FOR: WILLIAM & JOSEPH SCHAFFER	SCALE : 1" = 30' DATE : 2-12-2010	REVISIONS 1-20-2010 PER CITY COMMENTS 3-23-2011 CITY COMMENTS
DATE OF FIELD WORK : -	DRAWN BY: MWR	CHECKED BY: RS
SITE ADDRESS: CORONADO VISTA CRYSTAL LAKE, IL	JOB NO. 06110	SHEET NUMBER 5 / 6

HERITAGE LAND CONSULTANTS LLC
 Surveying
 Engineering
 Basic Design
 HLC ENGINEERING
 758 RIDGEVIEW DRIVE
 MCHENRY, ILLINOIS 60050
 (815) 244-3252

HLC ENGINEERING IS A SERIES OF HERITAGE LAND CONSULTANTS, L.L.C. AN ILLINOIS LIMITED LIABILITY CORPORATION
 ILLINOIS PROFESSIONAL LAND SURVEYING AND PROFESSIONAL ENGINEERING LICENSE NO. 181-00453 EXPIRES 01/31/2011

GENERAL

- Except where modified by the Contract Documents, all Work proposed hereon 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 the 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 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, 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 at his own risk and expense. In the event of any doubt or questions rising 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 by the Contractor at locations as 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 this 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 obstruct the proposed improvement and must be removed shall be so 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 loose material shall be removed to 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 inform and protect 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 all 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 Contractors 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

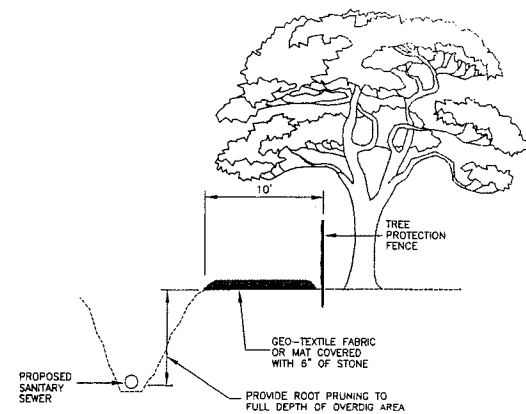
- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction and testing, as shown on the Construction Plans. Fittings and accessories necessary to complete the work may not be specified, but shall be considered incidental to the cost of the Contract.
- "Band 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 wye or manhole, Contractor shall use a Sewer Top and hub-wye 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 shall conform to ASTM D2855 or ASTM F477 and ASTM D3212.
 PVC pipe shall be SDR 26 for all depths.
- All Sanitary and Storm sewers shall be installed on stone bedding, 1/4" to 3/4" inch with a minimum thickness of 1/4th the outside diameter of the sewer pipe, but no less than 4". Bedding 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.

- All Sanitary sewer manholes shall have concentric cones. Sanitary Sewer manholes shall be 4'0" in diameter precast structures, with appropriate frames and lids. Lids shall be imprinted "Sanitary". Manhole frames shall be installed with an exterior "Chimney Seal", as manufactured by Cretex Specialty Products, Inc. or equivalent.
- 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 8' long with 4" exposed, plumbed, and painted red. Packing 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 perpendicular 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 painted orange. Packing 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, 8 or 9 compacted to 90-percent of Modified Proctor Density.
- Deflection Testing of Flexible Pipe
 a. 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.
 b. 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.
 c. The individual lines to be tested shall be so tested no sooner than 30 days after they have been installed.
 d. Whenever possible and practical, the testing shall initiate at the downstream line and proceed towards the upstream lines.
 e. 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.

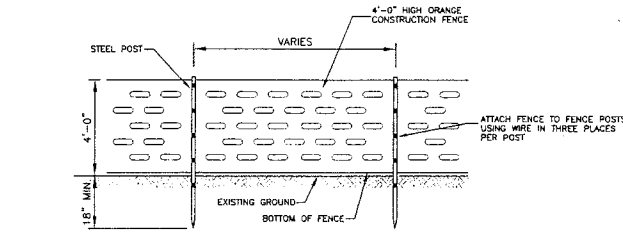
MISCELLANEOUS

- 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

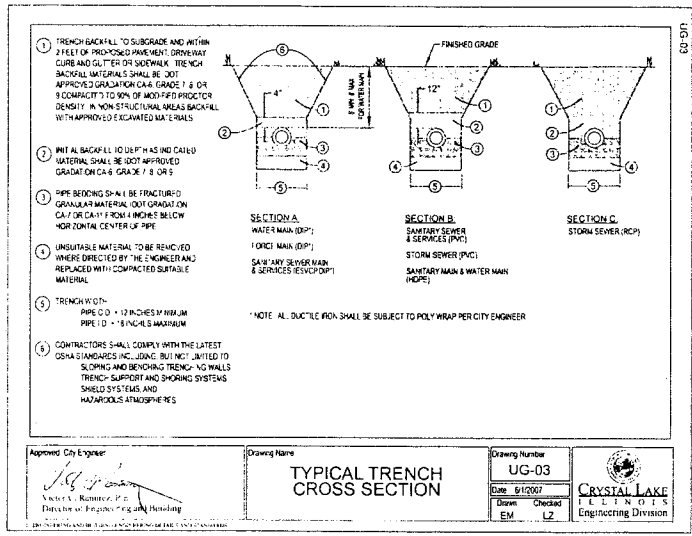
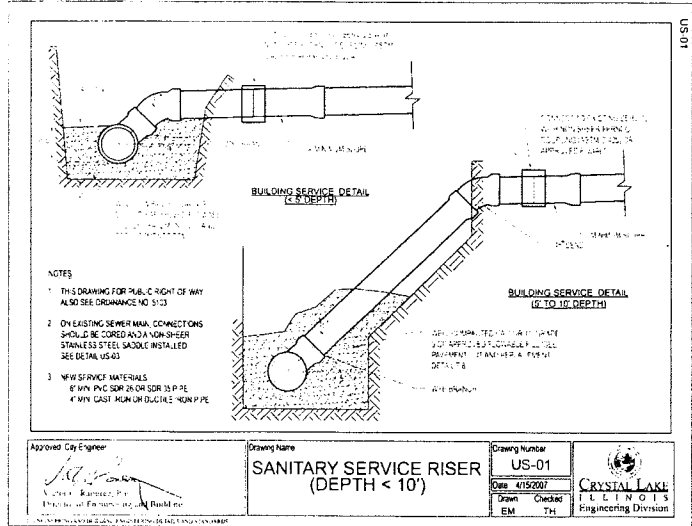
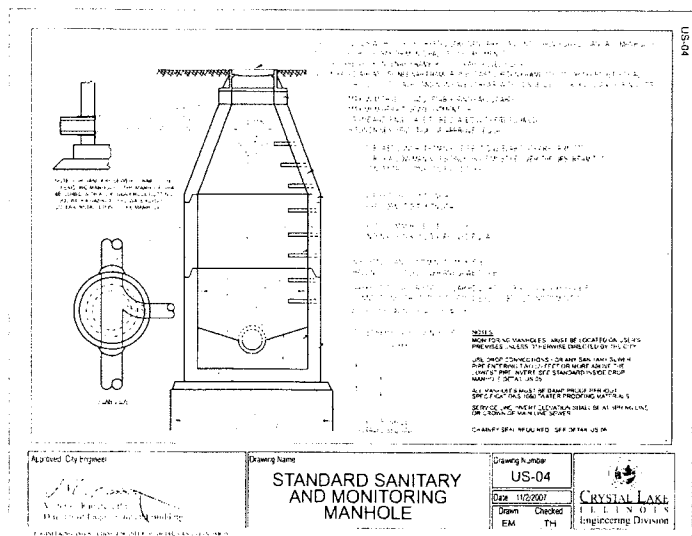


- CONSTRUCTION NOTES:**
- STEEL POSTS SHALL BE SPACED AS REQUIRED TO SUPPORT CONSTRUCTION FENCE.
 - TO BE INSTALLED ONLY IN THOSE LOCATIONS AS SHOWN ON THE DRAWINGS.
 - FENCE AT DRIPLINE OF EXISTING TREES TO REMAIN OR AT EDGE OF PROPOSED IMPROVEMENT.
 - AFTER TREES ARE FENCED, NOTHING IS TO BE RAKED OUT, CUT, PLANTED, STORED OR DISTURBED INSIDE THE FENCE.
 - REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN FINISHED.
- TREE PRESERVATION NOTES:**
- ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL NOT ENTER WITHIN THE DRIP LINE OF ANY TREE TO BE PRESERVED.
 - CRUSHED LIMESTONE AND OTHER CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE DRIP LINE OF ANY TREE OR IMMEDIATELY ADJACENT TO 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.

INSURANCE

33. 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.

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" = 10'
 DATE: 2-12-2010
 DATE OF FIELD WORK: -
 DRAWN BY: MWR
 CHECKED BY: RS
 DESK: 110323 FILE 0811007
 DATE: PJC: MS

REVISIONS

NO.	DATE	DESCRIPTION
1	7-30-2010	PER CITY COMMENTS
2	3-23-2011	CITY COMMENTS

SITE ADDRESS: CORONADO VISTA, CRYSTAL LAKE, IL

JOB NO. 06110

SHEET NUMBER 6/6

HERITAGE LAND CONSULTANTS LLC
 HLC ENGINEERING
 750 HOOKVIEW DRIVE
 McHENRY, ILLINOIS 60050
 (815) 344-3252

MEMORANDUM

February 20, 2009

From: Jedd Anderson

To: Village of Crystal Lake, Darren Olson, Project File

Subject: Wetland Review #2 for the Shafer Property on Coronado Vista Road
Crystal Lake, IL, CBBEL Project No. 080364.04R02

The following is a review of the above referenced project for Compliance with the Wetland and Buffer Provisions of the City of Crystal Lake's Stormwater Management Ordinance, effective date July 15, 2008.

The proposed project consists of a single family subdivisions within a lot that contains wetland and wetland buffer. As designed the project will not impact the wetland or wetland buffer. The applicant has proposed to retain wetland within two of the proposed residential lots.

To complete this review CBBEL staff reviewed:

1. Wetland Delineation Report prepared by Planning Resources Inc. dated December 18, 2008.
2. Conceptual Land Plan prepared by Heritage Land Consultants LLC, dated January 13, 2009.

Additionally CBBEL staff visited the property on February 20, 2009 to review the wetland delineation. We agree with the boundaries staked in the field and identified in the wetland delineation report.

The following lists the Ordinance section and associated are our comments regarding the proposed project. Those Ordinance items not listed were found to be acceptable.

§ 595-31 Wetland submittal requirements

- B. (2) A delineation of the wetlands consistent with the requirements provided in the requirements for wetland delineation section of this chapter.

CBBEL Comment: The applicant provided a copy of a wetland delineation report prepared by Planning Resources Inc. CBBEL staff visited the subject site on February 20, 2009 and confirmed the flagged wetland boundaries.

The Wetland Delineation Report dated December 18, 2008 prepared by Planning Resources Inc. was prepared in accordance with the Ordinance. However the report is missing the following exhibits: NRCS Wetland Delineation Map, FIRM, and Hydrologic Atlas. These exhibits have no bearing on the field delineation of the wetlands. Copies of the required exhibits should be submitted to complete the file and address this Ordinance requirement.

- (6) A mitigation plan meeting the requirements of this chapter;

CBBEL Comment: Lot 4 of the proposed project is shown to contain wetland

number 1. The conceptual plan does not provide any grading so it is unclear whether or not the wetland will be filled. If the wetland is to be filled the issued permit should document the wetland filling; however because the wetland is less than 0.1 acre in area no mitigation is required.

If the intent is to preserve this wetland, we recommend that the property line be revised to exclude the area from being within a lot, and that a split rail or 4 strand barbless wire fence be installed around the wetland to prevent future encroachment and dumping within the area. If fencing is not allowed, then signs should be installed to protect the area from dumping, etc. Additionally, if preserved the area should be placed within a conservation easement.

§ 595-18. Buffer areas

- B. Water body buffers shall encompass all nonlinear bodies of water meeting the definition of WOTUS and IWMC, including wetlands, lakes, and ponds.

CBBEL Comment: The provided concept plans have identified the appropriate buffer widths for the onsite wetlands. Wetland 1 located in Lot 4 and Wetland 4 located partially within lot 1 do not require buffers. Though, as mentioned above, if Wetland 1 is to be preserved we recommend protecting it with fencing and removal from within the lot. If fencing is not allowed, then signs should be installed to protect the area from dumping, etc. Additionally, if preserved the area should be placed within a conservation easement.

- D. Buffer areas shall be located within special easements or covenants with adjacent stormwater facilities, ponds, lakes, or channels that are under the control of a local unit of government, homeowners' association, not-for-profit land trust, or other entity acceptable to the enforcement officer. Any site development activity that requires the use of buffers shall:

- (1) Depict the surveyed location extent of any required buffers on the site plan.

CBBEL Comment: The concept plan does not identify the wetland buffers on the plan as also be placed within a special easement or covenant. The preserved wetlands and buffers should be placed in conservation easements or deed restricted.

- (3) Include a copy of the recorded conservation easement/covenant language to be enacted for the buffer area(s). This document shall include the identification of the entity that will regulate the conservation easement/covenant.

CBBEL Comment: A copy of the proposed conservation easement or covenant language was not provided. The preserved and proposed buffer must be preserved in perpetuity through either an easement or covenant. A copy of the proposed document should be submitted for review to the City and to CBBEL.

- (4) Identify the source of any funding mechanism used to implement future land management activities proposed for the buffer area(s).

CBBEL Comment: The applicant should document who will own and be responsible for maintaining the preserved wetlands and buffers. The applicant should document whether or not it is the intent to perform management and maintenance on the preserved areas.

E. Buffer areas not occupied by trails, water-dependent structures, or other permissible uses shall be vegetated to one-hundred-percent cover using the following criteria:

- (3) Frequent mowing of buffer areas is discouraged. The cut surface of any vegetation located within a buffer area can be no less than four inches in height above the ground surface.

CBBEL Comment: Future homeowners and the applicant should be made aware that the preserved wetland and buffers shall be kept in their natural state.

- (4) Any maintenance requiring the selective application of herbicides shall utilize registered herbicides approved for use in or near aquatic environments in accordance with the manufacturer's guidelines, and shall only be applied by an herbicide applicator registered with the Illinois Department of Agriculture.

CBBEL Comment: The future homeowners should be made aware of this requirement.

F. All buffer areas shall be maintained free from development, including disturbance of the soil, dumping or filling, erection of structures and placement of impervious surfaces except as follows:

CBBEL Comment: As stated above, even though Wetland 1 does not require a buffer, if the intent is to preserve the wetland we recommend revising the lot lines to remove it from lot 4 and protecting the area with fencing. If fencing is not allowed, then signs should be installed to protect the area from dumping, etc. Additionally, if preserved the area should be placed within a conservation easement.

Wetland and Buffer Review Summary

At this time we do not recommend approval of the proposed project in regards to the wetland and buffer provisions of the Ordinance. We recommend the applicant revise the plans, and re-submit for review.



City of Crystal Lake

Memorandum

To: Planning and Zoning Commission
From: Elizabeth Maxwell
Date: May 4, 2011
Re: 2010-69 Schafer Subdivision

The Schafer Subdivision is being brought back before this Commission for their Final PUD and Final Plat of Subdivision. Previously the Planning and Zoning Commission had several issues they needed resolved. The issues and status are reflected below:

- 1) Architecture. The PZC wanted architectural plans to review the homes. The property owner Bill Schafer is a home builder and intends to construct custom homes on these lots. There is no set of architectural plans since each home will be custom designed for the new owner. Staff has drafted architectural criteria. The concern with this is that it could actually restrict good design by having to meet general criteria. Staff has added a condition that if the property is sold to another homebuilder, architectural plans will need to be reviewed and approved by the City.
- 2) Wetland delineation. The PZC had concerns since the wetland delineation had changed from the first study to the second study. Both studies were done by the same company hired by the petitioner. The first study was reviewed by Hey and Associates who had a comment that the wetlands and the storm water detention were being over-designed. The petitioners requested that Planning Resources, their wetland consultant, complete another Wetland Delineation Study. The results were significantly different from their previous report. The City's current storm water consultant, Christopher B. Burke Engineering Ltd., has reviewed the new delineation and completed a site visit and concurs with the new wetland limits. The new delineation has reduced the size of the wetland area, providing a significantly larger portion which could be platted for single-family lots.
- 3) Roadway maintenance. The main roadway, Coronado Vista is a private roadway and all the homeowners along the road pay to keep it maintained. Dorr Township has indicated that they have previously contributed MFT funds towards the maintenance of the road. The Engineering Division will calculate a bond amount which will need to be posted by the petitioner to ensure any damage to the roadway is repaired.

If you should have any questions on this project before the meeting, please feel free to contact me at 815-356-3738. Thank you.