



**#2012-21**

**Lutheran Social Services Affordable Senior Housing  
Project Review for Planning and Zoning Commission**

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**Meeting Date:** April 4, 2012

**Requests:**

1. Final Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a three lot re-subdivision of Crystal Courtyards.
2. Final Planned Unit Development for a 60-unit senior independent living development.

**Location:** Commonwealth Drive

**Acreage:** 3 acres

**Existing Zoning:** B-2 PUD General Commercial

**Surrounding Properties:**

North: B-2 PUD General Commercial (Medical Offices)  
South: B-2 PUD General Commercial (Crystal Point Center)  
East: B-2 PUD General Commercial (Vacant, adjacent lot is Post Office)  
West: B-2 PUD General Commercial (Home State Bank and Baxter Credit Union)

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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**Background:**

- LSSI received preliminary plat and preliminary PUD approvals for a senior living development at the February 21, 2012 City Council meeting.
- The architecture has been revised to a “Victorian Woods” style to comply with the City Council added condition.
- The petitioners are requesting approval for the final plat of subdivision and final PUD that are substantially in compliance with the conditions of their preliminary approvals.

**Land Use Analysis:**

**ZONING**

- The site is zoned B-2 PUD and the petitioners were granted a Use Variation to locate the senior living development within this district.
- The developer chose this location because it is near many medical office practices, retail and service providers and recreational areas. The residents of this facility would be able to utilize those services without creating a significant number of traffic trips.

## SITE PLAN

- The site illustrates one building with parking to the north and west with a fire lane around the entire building.
- This site will have one access point off Commonwealth Drive and cross-access to the north and east.
- The building is designed with three floors creating 59 one-bedroom units and 1 two bedroom unit. There are also amenities for the residents such as laundry facilities, TV room, and computer area.
- The building will be 40 feet high at the highest point. Height is measured at the midpoint of the roof; the building height will be 33 feet. Through the preliminary PUD, a height variation was granted.
- The site will utilize the detention basin at the south end of this property.

## PARKING

- The site is providing a total of 78 parking spaces.
- The UDO requirement for Continuing Care Retirement Community is 0.5 spaces per dwelling unit, requiring 30 spaces. That number considers the facility to be similar to a nursing home. These seniors at this facility will still be active and be able to operate vehicles, requiring a higher number of parking spaces will be provided.

## ELEVATIONS

- The building is a three-story Victorian style building.
- The elevations include the following Victorian style architectural elements; turrets visible on all found elevations, bargeboard (gable roof and decorative element); large fancy windows, columns and siding elements made to look like shingles.
- The building has a staggered facade adding visual interest to the elevations through the use of shadows.
- The main building colors are tans, but red shutters and a red roof provide additional visual interest.

## LANDSCAPE PLAN

- The landscape plan illustrates an appropriate mix of shade, ornamental and evergreen species.
- Trees are located along the right-of-way as well as throughout the site; along the perimeters, within landscape islands and around parking lot screening areas.
- Shrubs and/or perennial ground cover are shown around the base of the building and around the entry monument sign.

## ENTRY MONUMENT SIGN

- The entry monument sign is 4 feet in height and 16 square feet. This meets the UDO requirements.

## **2030 Comprehensive Land Use Plan Review:**

The Comprehensive Plan designates the subject property Commerce, which is planned for commercial and business activities. Although this site is not business in nature, it is situated here for the residents to take advantage of the adjacent retail and service businesses. The following goals are applicable to this request:

Land Use

**Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan**

This can be accomplished with the following supporting action:

**Supporting Action:** Encourage mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

Housing

**Goal: Provide an appropriate mix of housing needs for all persons regardless of income level, age, physical ability, race or other characteristic.**

This can be accomplished with the following supporting action and success indicator:

**Supporting Action:** Support a variety of affordable housing projects that provide housing options for seniors, young couples and people making 80% or less than the area median income.

**Success Indicator:** Number of assisted living or multi-family projects approved.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Kevin Hagemann, LSSI, received 3/21/12)
  - B. Architectural Plan Set (Tyson and Billy Architects, P.C., dated 03/21/12, received 03/21/12)
  - C. Engineering Plan Set (Schefflow Engineers, dated 3/20/12, received 3/21/12)
  - D. Final Plat of Subdivision (Terra Technology, dated 3/20/12, received 3/21/12)
2. Final Plat of Subdivision
  - A. Indicate the floodplain designation for this property.
  - B. Indicate all building setback lines and correct the ones that have been shown along Commonwealth to 30 foot setbacks.
3. Elevations
  - A. A sample color and material board shall be presented with the Final PUD application.
4. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

# City of Crystal Lake Development Application

Office Use Only **MAR 21 2012**  
File # \_\_\_\_\_

Project Title: Fox Hills Senior Living

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MAR 21 2012  
BY: \_\_\_\_\_

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

### Petitioner Information

Name: Fox Hill Senior Living, Inc.  
Address: 1001 E. Touhy Ave., Ste 50  
Des Plaines, IL 60018  
Phone: 847-635-4616  
Fax: 847-390-1426  
E-mail: kevin.hagemann@lssi.org  
Kevin Hagemann, Executive Director

### Owner Information (if different)

Name: Elgin Bancshares, Inc.  
Address: 101 East Chicago Street  
Elgin, IL 60120  
Phone: 847-888-7500  
Fax: 847-888-2662  
E-mail: jemarkowski@comcast.net  
Jill Markowski, Corporate Secretary

### Property Information

Project Description: Multi-family apartment structure containing 60 affordable housing units for elderly residents. This consists of 59 rentable units and 1 staff unit.

Project Address/Location: Real estate commonly known as East Side of Commonwealth Drive, South of Congress Parkway, Crystal Lake, IL 60014

PIN Number(s): 19 - 04 - 303 - 008

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** Fox Hill Senior Housing, Inc., 1001 E. Touhy Avenue, Suite 50, Des Plaines, IL 60018  
Phone: 847/390-1485, Fax 847/390-1426, kevin.hagemann@lssi.org (an NFP Corp. established by  
Lutheran Social Services of Illinois - Not a trust or partnership)

**Architect:** Tyson and Billy Architects, P.C., 4000 Morsay Drive, Rockford, IL 61107  
Phone: 815/229-8222, Fax: 815/229-8218, ron@tysonandbilly.com

**Attorney:** To Be Determined

**Engineer:** Scheflow Engineers, 1814 Grandstand Place, Elgin, IL 60123. Phone: 847/697-7095, fcuda@schefloweng.com  
Fax: 847/697-7049

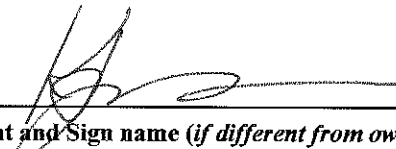
**Landscape Architect:** Tyson and Billy Architects, P.C., 4000 Morsay Drive, Rockford, IL 61107

**Planner:** Tyson and Billy Architects, P.C., 4000 Morsay Drive, Rockford, IL 61107

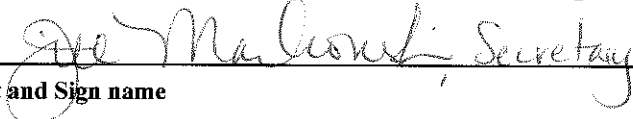
**Surveyor:** Terra Technology Land Surveying, Inc., 1475 E. Woodfield Rd., Suite 102, Schaumburg, IL 60173  
Phone: 847/706-1700

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

**Signatures**

Kevin Hagemann  3-20-2012  
**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.**

Jill Markowski  3-15-12  
**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.





NORTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



**Tyson and Billy Architects, P.C.**

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OF  
ILLINOIS

**Mitigation Calculation**  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL  
 Prepared by Urban Forest Management, Inc. 3/8/2012

**A. PROPOSED REMOVALS IN FAIR OR BETTER CONDITION**

Species Group	# of Trees	# of Inches
Species Group A	3	16
Species Group B	0	0
Species Group C	5	55
Species Group D	26	249

**B. CONVERT TO ADJUSTED INCHES**

Species Group	Species Group Multiplier	x	Inches to be Mitigated	= Adjusted Inches to be Mitigated
Species Group A	50%	x	16	8.0
Species Group B	30%	x	0	0.0
Species Group C	10%	x	55	5.5
Species Group D	5%	x	249	12.5
<b>Total Mitigation Inches (rounded up to nearest whole number)</b>				<b>26</b>

**C. CALCULATE # OF REPLACEMENT TREES AND ESTIMATED COST**

Total Mitigation Inches	/	Tree Caliper	= # of Replacement Trees	x	Est. Cost per Tree*	Total Est. Cost
26	/	2.0	13	x	\$250.00	\$3,250.00

\* Note: Estimated cost per replacement tree has been reduced to reflect the over-supply of trees in the marketplace. (Cost includes tree, installation and 1-year guarantee.)

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**Species Summary**  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL  
 Prepared by Urban Forest Management, Inc. 3/8/2012

Botanical Name	Common Name	Cond. 1	Cond. 2	Cond. 3	Cond. 4	Cond. 5	Cond. 6	Number of Trees Inventoried	Percentage of Trees Inventoried
Acer negundo	Boxelder Maple	0	0	22	13	0	1	36	62%
Celtis occidentalis	Hackberry	0	3	0	0	0	0	3	5%
Morus alba	Mulberry	0	1	0	0	0	0	1	2%
Prunus serotina	Black Cherry	0	0	6	4	0	0	10	17%
Rhamnus cathartica	Buckthorn	0	0	4	1	0	0	5	9%
Ulmus pumila	Siberian Elm	0	0	3	0	0	0	3	5%
		0	4	35	18	0	1	58	

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MAR 21 2012

BY: \_\_\_\_\_



**Inventory Listing - Trees to be Mitigated**

Lot 1 - Congress Parkway  
Crystal Lake, IL

Prepared by Urban Forest Management, Inc. 3/8/2012

**SPECIES GROUP A TREES COND. 1-3**

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION			
								A	B	C	D	REMOVE	PRESERVE		
1855	Hackberry	Celtis occidentalis	6	2	4	one sided, over-topped		X					X		
1856	Hackberry	Celtis occidentalis	4	2	3	thin crown, twist in trunk	Forked at 5' with a 2" co-leader.	X					X		
1857	Hackberry	Celtis occidentalis	6	2	3	double leader		X					X		
3	trees in Species Group A							No. of Inches	3						3

**SPECIES GROUP B TREES COND. 1-3**

(No trees inventoried in Species Group B)

**SPECIES GROUP C TREES COND. 1-3**

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION			
								A	B	C	D	REMOVE	PRESERVE		
2201	Black Cherry	Prunus serotina	6	3	4	over-topped, slight sweep				X			X		
2213	Black Cherry	Prunus serotina	14	3	3	minor deadwood, over-topped, slight sweep	Forked at 4' with an 11" co-leader.		X				X		
2223	Black Cherry	Prunus serotina	9	3	4	minor deadwood, over-topped, slight sweep			X				X		
2224	Black Cherry	Prunus serotina	11	3	4	minor deadwood, twist in trunk			X				X		
2227	Black Cherry	Prunus serotina	15	3	3	minor deadwood, basal decay, suckering, multiple leaders	Forked at 4' with a 14" co-leader.		X				X		
5	trees in Species Group C							No. of Inches	5						5

**SPECIES GROUP D TREES COND. 1-3**

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION		
								A	B	C	D	REMOVE	PRESERVE	
1858	Boxelder Maple	Acer negundo	6	3	5	minor deadwood, sweep				X			X	
1860	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	(was #2239.)		X				X	
1861	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, one sided, sweep	Forked at base with a 5" co-leader.		X				X	
1862	Boxelder Maple	Acer negundo	6	3	4	slight sweep, multiple leaders			X				X	
1863	Boxelder Maple	Acer negundo	6	3	3	slight lean, multiple leaders			X				X	
1864	Boxelder Maple	Acer negundo	6	3	4	slight lean, slight sweep			X				X	
1865	Boxelder Maple	Acer negundo	6	3	4	twist in trunk, double leader			X				X	
2210	Siberian Elm	Ulmus pumila	22	3	3	minor deadwood, weak crotch, multiple leaders			X				X	

Inventories Listing - Trees to be Mitigated

Lot 1 - Congress Parkway  
Crystal Lake, IL

Prepared by Urban Forest Management, Inc. 3/8/2012

SPECIES GROUP D TREES COND. 1-3

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION		
								A	B	C	D	REMOVE	PRESERVE	
2215	Mulberry	Morus alba	7	3	4	weak crotch, one sided, double leader					X			X
2216	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, weak crotch, sweep					X			X
2220	Boxelder Maple	Acer negundo	7	3	4	minor deadwood, slight lean, double leader					X			X
2225	Boxelder Maple	Acer negundo	7	3	4	over-topped, slight sweep, double leader					X			X
2228	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, sweep					X			X
2229	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight sweep					X			X
2230	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight sweep					X			X
2233	Boxelder Maple	Acer negundo	12	3	4	minor deadwood, suckering, slight lean					X			X
2234	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep					X			X
2235	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight lean, double leader					X			X
2237	Boxelder Maple	Acer negundo	9	3	4	one sided, suckering, slight lean, double leader					X			X
2240	Boxelder Maple	Acer negundo	11	3	4	one sided, slight sweep					X			X
2241	Boxelder Maple	Acer negundo	10	3	4	sweep, suckering, over-topped					X			X
2243	Siberian Elm	Ulmus pumila	14	3	3	weak crotch, multiple leaders					X			X
2245	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight lean					X			X
2246	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep					X			X
2248	Boxelder Maple	Acer negundo	9	3	4	sweep, over-topped					X			X
2249	Siberian Elm	Ulmus pumila	16	3	3	broken limbs, minor deadwood, weak crotch					X			X

26 trees in Species Group D No. of inches 249

26 26

Inventory Listing  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL

Prepared by Urban Forest Management, Inc. 3/8/2012

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION			
								A	B	C	D	REMOVE	PRESERVE		
1855	Hackberry	Celtis occidentalis	5	2	4	one sided, over-topped		X					X		
1856	Hackberry	Celtis occidentalis	4	2	3	thin crown, twist in trunk	Forked at .5' with a 2" co-leader.	X						X	
1857	Hackberry	Celtis occidentalis	6	2	3	double leader		X						X	
1858	Boxelder Maple	Acer negundo	6	3	5	minor deadwood, sweep						X		X	
1859	Boxelder Maple	Acer negundo	9	4	4	basal scar, sweep, suckering	(was #2238.)					X		X	
1860	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	(was #2239.)					X		X	
1861	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, one sided, sweep	Forked at base with a 5" co-leader.					X		X	
1862	Boxelder Maple	Acer negundo	6	3	4	slight sweep, multiple leaders						X		X	
1863	Boxelder Maple	Acer negundo	6	3	3	slight lean, slight sweep						X		X	
1864	Boxelder Maple	Acer negundo	6	3	4	twist in trunk, double leader						X		X	
1865	Boxelder Maple	Acer negundo	6	3	4	over-topped, slight sweep						X		X	
2201	Black Cherry	Prunus serotina	6	3	4	sweep, double leader					X			X	
2202	Black Cherry	Prunus serotina	3	3	4	minor deadwood, basal decay, suckering						X		X	
2203	Black Cherry	Prunus serotina	13	4	3	over-topped						X		X	
2204	Buckthorn	Rhamnus cathartica	5	3	4		Fallen.					X		X	
2205	Buckthorn	Rhamnus cathartica	3	4	5							X		X	
2206	Black Cherry	Prunus serotina	6	4	4	basal decay, one sided, slight sweep, double leader						X		X	
2207	Buckthorn	Rhamnus cathartica	4	3	4	over-topped, slight sweep						X		X	
2208	Black Cherry	Prunus serotina	7	4	3	minor deadwood, dieback, twist in trunk						X		X	
2209	Black Cherry	Prunus serotina	4	4	4	minor deadwood, sparse foliage, over-topped, slight sweep						X		X	
2210	Siberian Elm	Ulmus pumila	22	3	3	minor deadwood, weak crotch, multiple leaders						X		X	
2211	Buckthorn	Rhamnus cathartica	4	3	4	over-topped, slight sweep						X		X	
2212	Buckthorn	Rhamnus cathartica	4	3	4	suckering, over-topped	Forked at 1.5' with a 4" co-leader.					X		X	
2213	Black Cherry	Prunus serotina	14	3	3	minor deadwood, over-topped, slight sweep	Forked at 4' with an 11" co-leader.					X		X	
2214	Boxelder Maple	Acer negundo	20	4	3	heavy deadwood, weak crotch, decay, dieback	Forked at 2' and 4' with 20", 15" co-leaders.					X		X	
2215	Mulberry	Morus alba	7	3	4	weak crotch, one sided, double leader						X		X	
2216	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, weak crotch, sweep	Forked at 1' with a 9" co-leader.					X		X	
2217	Boxelder Maple	Acer negundo	12	4	3	minor deadwood, one sided, slight sweep, double leader						X		X	
2218	Boxelder Maple	Acer negundo	9	4	3	minor deadwood, suckering, dieback						X		X	
2219	Boxelder Maple	Acer negundo	20	4	4	minor deadwood, weak crotch, one sided, decay, dieback						X		X	
2220	Boxelder Maple	Acer negundo	7	3	4	minor deadwood, slight lean, double leader						X		X	
2221	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, suckering, dieback, slight lean						X		X	
2222	Boxelder Maple	Acer negundo	5	4	4	suckering, thin crown, slight lean						X		X	
2223	Black Cherry	Prunus serotina	9	3	4	minor deadwood, over-topped, slight sweep						X		X	
2224	Black Cherry	Prunus serotina	11	3	4	minor deadwood, twist in trunk						X		X	
2225	Boxelder Maple	Acer negundo	7	3	4	over-topped, slight sweep, double leader						X		X	
2226	Boxelder Maple	Acer negundo	19	4	3	minor deadwood, basal decay, suckering, multiple leaders						X		X	
2227	Black Cherry	Prunus serotina	15	3	3	minor deadwood, basal decay, suckering, multiple leaders	Forked at 4' with a 14" co-leader.					X		X	
2228	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, sweep						X		X	
2229	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight sweep						X		X	
2230	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight sweep						X		X	
2231	Boxelder Maple	Acer negundo	8	4	5	dead tree caught in crown, growing horizontally						X		X	
2232	Boxelder Maple	Acer negundo	8	4	4	minor deadwood, one sided, slight sweep	Dead co-leader at 1'.					X		X	

**Inventory Listing**  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL

Prepared by Urban Forest Management, Inc. 3/8/2012

Tag No.	Common Name	Botanical Name	Site	Condt.	Form	Problems	Comments	A	B	C	D	REMOVE	PRESERVE
2233	Boxelder Maple	Acer negundo	12	3	4	minor deadwood, suckering, slight lean					X	X	
2234	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep					X	X	
2235	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight lean, double leader					X	X	
2236	Boxelder Maple	Acer negundo	6	6			Dead.				X	X	
2237	Boxelder Maple	Acer negundo	9	3	4	one sided, suckering, slight lean, double leader					X	X	
2240	Boxelder Maple	Acer negundo	11	3	4	one sided, slight sweep					X	X	
2241	Boxelder Maple	Acer negundo	10	3	4	sweep, suckering, over-topped	Forked at 1' with a 5" co-leader.				X	X	
2242	Boxelder Maple	Acer negundo	13	4	3	minor deadwood, slight sweep, multiple leaders					X	X	
2243	Siberian Elm	Ulmus pumila	14	3	3	weak crotch, multiple leaders					X	X	
2244	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, suckering, thin crown, twist in trunk	Forked at base with 6", 5" co-leaders.				X	X	
2245	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight lean	Forked at base with 8", 3" co-leaders.				X	X	
2246	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	Forked at 1' with an 8" co-leader.				X	X	
2247	Boxelder Maple	Acer negundo	7	4	4	trunk scar, suckering, decay, slight sweep	Forked at 1' with a 5" co-leader.				X	X	
2248	Boxelder Maple	Acer negundo	9	3	4	sweep, over-topped	Forked at base with a 9" co-leader.				X	X	
2249	Siberian Elm	Ulmus pumila	16	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3.5' with a 15" co-leader.				X	X	



Urban Forest Management, Inc.

1 2012

March 8, 2013

Mr. Frank C. Cuda  
Scholar Engineer  
1514 Grandwood Place  
Crystal Lake, IL 60155

RE: Tree Inventory Update  
Lot 1, Congress Parkway Property  
Crystal Lake, IL

Dear Mr. Cuda:

Enclosed please find the inventory listing and report for Lot 1 of the Congress Parkway Property in Crystal Lake, IL. All the trees had been inventoried on the entire property in 2011 by Urban Forest Management, Inc. and this current inventory was conducted to update the sizes and conditions of the trees and add any new trees that have grown into the minimum size range per the City of Crystal Lake ordinance requirements.

A total of 38 trees were included in the inventory, including trees tagged during the original inventory in 2011 and trees added during this update.

I've attached a general tag location map with the locations of the trees most recently added to the inventory. I've also included the minimum requirements based on all of the inventoried trees being removed.

The following report and inventory listing will describe the trees in detail and the site in general.

Please call me if you have any questions.

Sincerely,  
Urban Forest Management, Inc.

  
Todd W. Kish  
Senior Forester

**TREE INVENTORY**

**LOT 1—CONGRESS PARKWAY  
CRYSTAL LAKE, IL**

March 9, 2012

Prepared by:

URBAN FOREST MANAGEMENT, INC.  
960 Route 22, Suite 207  
Fox River Grove, IL 60021  
(847) 516-9708

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## I. Background and Methodology

A tree inventory was conducted on those trees located within Lot 1 of the Congress Parkway property located on the south side of the road, east of Commonwealth Drive, in Crystal Lake, IL. These trees had been previously inventoried by Urban Forest Management in 2005. The condition and sizes of these trees were updated and any additional trees that have grown into the minimum size ranges of 2" and 6" (per their appropriate Species Group Classes) since the original inventory were tagged and included in this current inventory. The location of the trees were generally located on a copy of the original tree location map.

During the initial inventory, all trees on the entire property were tagged, measured for diameter at d.b.h. (Diameter at breast height--4.5' above the soil line) and evaluated for species, size, condition, form and any observed problems were recorded. A numbered tag was nailed to each tree on the north side of the trunk at eye level. The tag number is used to identify each tree within the tree inventory listing. The following is a key for interpreting the condition and form data found on the tree inventory listing:

Condition	General evaluation of tree vigor. Condition classes are:	
	1-excellent	4-fair to poor
	2-good to fair	5-poor
	3-fair	6-dead
Form	Subjective evaluation comparing tree with specimen tree of the same species. Form classes are the same as those listed above under condition, with the exception of number six, which translates to 'very poor form'.	

## II. General Comments

There were a total of 58 trees inventoried during the most recent inventory of trees located on lot 1. Tag #'s found on this lot included #'s 1855-1865 and 2201-2249. There are a few gaps within the original tag series due to tags being removed and replaced by other tag numbers.

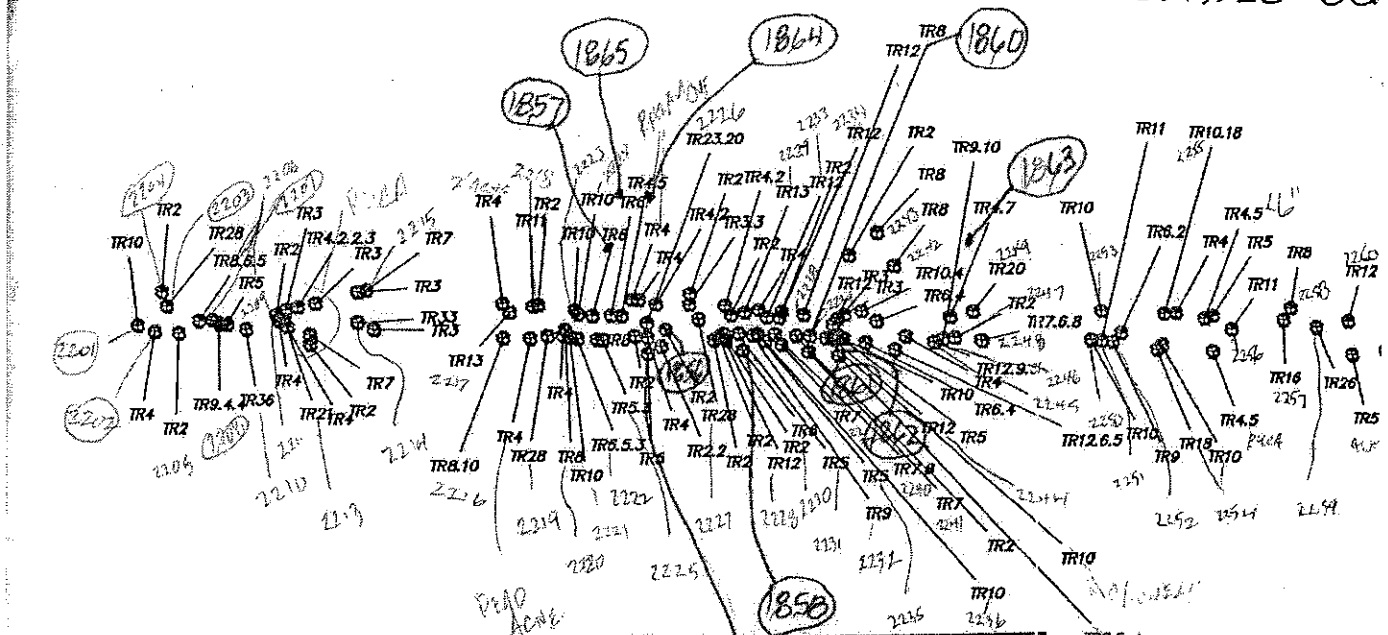
Tree species inventoried include boxelder maple, hackberry, mulberry, black cherry buckthorn and Siberian elm. The buckthorn had been included because they had already been located on the tree location map by others. The most common species inventoried was boxelder maple with 62% of all species inventoried, followed by black cherry with 17% and buckthorn with 9%. The three (3) hackberry trees are the only Species Group A trees inventoried. No Species Group B trees were inventoried while there were five (5) Species Group C trees and the remainder, twenty six (26), were Species Group D trees.

The site is primarily a disturbed field with an old east-west fencerow running through it. There is a dirt ramp on the north side of the fencerow, near the east edge of the lot. It

appears that it may have been a loading ramp at some time. The north slope of this ramp is dense with small boxelder saplings (most smaller than 6" d.b.h.).

Of the 58 trees inventoried, 33% of them are in fair/poor condition or worse. Due to the low quality species present on this site, many of these trees are weak wooded and prone to storm damage.

597,928 SQ



N89°05'11"E 460.26'

**OUTLOT A**  
 1.30 ACRE  
 54,487 SQ FT

S86°50'58"W 307.18'(M)&(R)

152.23'

N83°53'03"W

481.54'

S00°20'06"W 134.53'

Existing Crystal Point Center →

PARCEL 2 -  
 1.4712 ACRE

Utility Line Restrictions or Easements shown on this Plat are shown hereon unless the plat contains a proper description of lines or easements. Measurements are assumed by scaling. All easements have been located unless shown otherwise.

GRAPHIC SCALE



**Mitigation Calculation**  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL  
 Prepared by Urban Forest Management, Inc. 3/8/2012

**A. PROPOSED REMOVALS IN FAIR OR BETTER CONDITION**

Species Group	# of Trees	# of Inches
Species Group A	3	16
Species Group B	0	0
Species Group C	5	55
Species Group D	26	249

**B. CONVERT TO ADJUSTED INCHES**

Species Group	Species Group Multiplier	x	Inches to be Mitigated	= Adjusted Inches to be Mitigated
Species Group A	50%	x	16	8.0
Species Group B	30%	x	0	0.0
Species Group C	10%	x	55	5.5
Species Group D	5%	x	249	12.5
<b>Total Mitigation Inches (rounded up to nearest whole number)</b>				<b>26</b>

**C. CALCULATE # OF REPLACEMENT TREES AND ESTIMATED COST**

Total Mitigation Inches	/	Tree Caliper	= # of Replacement Trees	x	Est. Cost per Tree*	Total Est. Cost
26	/	2.0	13		\$250.00	\$3,250.00

\* Note: Estimated cost per replacement tree has been reduced to reflect the over-supply of trees in the marketplace. (Cost includes tree, installation and 1-year guarantee.)

**Species Summary**  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL  
 Prepared by Urban Forest Management, Inc. 3/8/2012

Botanical Name	Common Name	Cond. 1	Cond. 2	Cond. 3	Cond. 4	Cond. 5	Cond. 6	Number of Trees Inventoried	Percentage of Trees Inventoried
<i>Acer negundo</i>	Boxelder Maple	0	0	22	13	0	1	36	62%
<i>Celtis occidentalis</i>	Hackberry	0	3	0	0	0	0	3	5%
<i>Morus alba</i>	Mulberry	0	1	0	0	0	0	1	2%
<i>Prunus serotina</i>	Black Cherry	0	0	6	4	0	0	10	17%
<i>Rhamnus cathartica</i>	Buckthorn	0	0	4	1	0	0	5	9%
<i>Ulmus pumila</i>	Siberian Elm	0	0	3	0	0	0	3	5%
		<b>0</b>	<b>4</b>	<b>35</b>	<b>18</b>	<b>0</b>	<b>1</b>	<b>58</b>	

**Inventory Listing - Trees to be Mitigated**

Lot 1 - Congress Parkway  
Crystal Lake, IL  
Prepared by Urban Forest Management, Inc. 3/8/2012

**SPECIES GROUP A TREES COND. 1-3**

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION			
								A	B	C	D	REMOVE	PRESERVE		
1855	Hackberry	Celtis occidentalis	6	2	4	one sided, over-topped		X					X		
1856	Hackberry	Celtis occidentalis	4	2	3	thin crown, twist in trunk	Forked at 5' with a 2" co-leader.	X					X		
1857	Hackberry	Celtis occidentalis	6	2	3	double leader		X					X		
3	trees in Species Group A							No. of Inches	16	3					3

**SPECIES GROUP B TREES COND. 1-3**

(No trees inventoried in Species Group B)

**SPECIES GROUP C TREES COND. 1-3**

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION			
								A	B	C	D	REMOVE	PRESERVE		
2201	Black Cherry	Prunus serotina	6	3	4	over-topped, slight sweep				X				X	
2213	Black Cherry	Prunus serotina	14	3	3	minor deadwood, over-topped, slight sweep	Forked at 4' with an 11" co-leader.			X				X	
2223	Black Cherry	Prunus serotina	9	3	4	minor deadwood, over-topped, slight sweep				X				X	
2224	Black Cherry	Prunus serotina	11	3	4	minor deadwood, twist in trunk				X				X	
2227	Black Cherry	Prunus serotina	15	3	3	minor deadwood, basal decay, suckering, multiple leaders	Forked at 4' with a 1.4" co-leader.			X				X	
5	trees in Species Group C							No. of Inches	55	5					5

**SPECIES GROUP D TREES COND. 1-3**

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION		
								A	B	C	D	REMOVE	PRESERVE	
1858	Boxelder Maple	Acer negundo	6	3	5	minor deadwood, sweep					X			X
1860	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	(was #2239.)			X				X
1861	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, one sided, sweep	Forked at base with a 5" co-leader.			X				X
1862	Boxelder Maple	Acer negundo	6	3	4	slight sweep, multiple leaders				X				X
1863	Boxelder Maple	Acer negundo	6	3	3	slight lean, multiple leaders				X				X
1864	Boxelder Maple	Acer negundo	6	3	4	slight lean, slight sweep				X				X
1865	Boxelder Maple	Acer negundo	6	3	4	twist in trunk, double leader				X				X
2210	Siberian Elm	Ulmus pumila	22	3	3	minor deadwood, weak crotch, multiple leaders				X				X

Inventory Listing - Trees to be Mitigated

Lot 1 - Congress Parkway

Crystal Lake, IL

Prepared by Urban Forest Management, Inc. 3/8/2012

SPECIES GROUP D TREES COND. 1-3

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION		
								A	B	C	D	REMOVE	PRESERVE	
2215	Mulberry	Morus alba	7	3	4	weak crotch, one sided, double leader		X					X	
2216	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, weak crotch, sweep	Forked at 1' with a 9" co-leader.	X					X	
2220	Boxelder Maple	Acer negundo	7	3	4	minor deadwood, slight lean, double leader		X					X	
2225	Boxelder Maple	Acer negundo	7	3	4	over-topped, slight sweep, double leader		X					X	
2228	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, sweep		X					X	
2229	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight sweep		X					X	
2230	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight sweep		X					X	
2233	Boxelder Maple	Acer negundo	12	3	4	minor deadwood, suckering, slight lean		X					X	
2234	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep		X					X	
2235	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight lean, double leader		X					X	
2237	Boxelder Maple	Acer negundo	9	3	4	one sided, suckering, slight lean, double leader		X					X	
2240	Boxelder Maple	Acer negundo	11	3	4	one sided, slight sweep		X					X	
2241	Boxelder Maple	Acer negundo	10	3	4	sweep, suckering, over-topped	Forked at 1' with a 5" co-leader.	X					X	
2249	Siberian Elm	Ulmus pumila	14	3	3	weak crotch, multiple leaders		X					X	
2245	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight lean	Forked at base with 8", 3" co-leaders.	X					X	
2246	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	Forked at .5" with an 8" co-leader.	X					X	
2248	Boxelder Maple	Acer negundo	9	3	4	sweep, over-topped	Forked at base with a 9" co-leader.	X					X	
2249	Siberian Elm	Ulmus pumila	16	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3.5' with a 15" co-leader.	X					X	

No. of inches

26 249

26

26



**Inventory Listing**  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL  
 Prepared by Urban Forest Management, Inc. 3/8/2012

Tag No.	Common Name	Botanical Name	Site	Cond.	Form	Problems	Comments	SPECIES GROUP				ACTION			
								A	B	C	D	REMOVE	PRESERVE		
1855	Hackberry	Celtis occidentalis	6	2	4	one sided, over-topped		X					X		
1856	Hackberry	Celtis occidentalis	4	2	3	thin crown, twist in trunk	Forked at .5' with a 2" co-leader.	X						X	
1857	Hackberry	Celtis occidentalis	6	2	3	double leader		X						X	
1858	Boxelder Maple	Acer negundo	6	3	5	minor deadwood, sweep				X				X	
1859	Boxelder Maple	Acer negundo	9	4	4	basal scar, sweep, suckering	(was #2236.)					X		X	
1860	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	(was #2235.)				X			X	
1861	Boxelder Maple	Acer negundo	6	3	4	minor deadwood, one sided, sweep	Forked at base with a 5" co-leader.				X			X	
1862	Boxelder Maple	Acer negundo	6	3	4	slight sweep, multiple leaders					X			X	
1863	Boxelder Maple	Acer negundo	6	3	3	slight lean, multiple leaders					X			X	
1864	Boxelder Maple	Acer negundo	6	3	4	slight lean, slight sweep					X			X	
1865	Boxelder Maple	Acer negundo	6	3	4	twist in trunk, double leader					X			X	
2201	Black Cherry	Prunus serotina	6	3	4	over-topped, slight sweep					X			X	
2202	Black Cherry	Prunus serotina	3	3	4	sweep, double leader					X			X	
2203	Black Cherry	Prunus serotina	13	4	3	minor deadwood, basal decay, suckering	Forked at 2' with 9", 7" co-leaders.				X			X	
2204	Buckthorn	Rhamnus cathartica	5	3	4	over-topped						X		X	
2205	Buckthorn	Rhamnus cathartica	3	4	5		Fallen.					X		X	
2206	Black Cherry	Prunus serotina	6	4	4	basal decay, one sided, slight sweep, double leader					X			X	
2207	Buckthorn	Rhamnus cathartica	4	3	4	over-topped, slight sweep	Forked at 2' with 3", 3" co-leaders.				X			X	
2208	Black Cherry	Prunus serotina	7	4	3	minor deadwood, dieback, twist in trunk					X			X	
2209	Black Cherry	Prunus serotina	4	4	4	minor deadwood, sparse foliage, over-topped, slight sweep					X			X	
2210	Siberian Elm	Ulmus pumila	22	3	3	minor deadwood, weak crotch, multiple leaders					X			X	
2211	Buckthorn	Rhamnus cathartica	4	3	4	over-topped, slight sweep					X			X	
2212	Buckthorn	Rhamnus cathartica	4	3	4	suckering, over-topped	Forked at 1.5' with a 9" co-leader.				X			X	
2213	Black Cherry	Prunus serotina	14	3	3	minor deadwood, over-topped, slight sweep	Forked at 4' with an 11" co-leader.				X			X	
2214	Boxelder Maple	Acer negundo	20	4	3	heavy deadwood, weak crotch, decay, dieback	Forked at 2' and 4' with 20", 15" co-leaders.				X			X	
2215	Mulberry	Morus alba	7	3	4	weak crotch, one sided, double leader					X			X	
2216	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, weak crotch, sweep	Forked at 1' with a 9" co-leader.				X			X	
2217	Boxelder Maple	Acer negundo	12	4	3	minor deadwood, one sided, slight sweep, double leader					X			X	
2218	Boxelder Maple	Acer negundo	9	4	3	minor deadwood, suckering, dieback					X			X	
2219	Boxelder Maple	Acer negundo	20	4	4	minor deadwood, weak crotch, one sided, decay, dieback					X			X	
2220	Boxelder Maple	Acer negundo	7	3	4	minor deadwood, slight lean, double leader					X			X	
2221	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, suckering, dieback, slight lean					X			X	
2222	Boxelder Maple	Acer negundo	5	4	4	suckering, thin crown, slight lean					X			X	
2223	Black Cherry	Prunus serotina	9	3	4	minor deadwood, over-topped, slight sweep					X			X	
2224	Black Cherry	Prunus serotina	11	3	4	minor deadwood, twist in trunk					X			X	
2225	Boxelder Maple	Acer negundo	7	3	4	over-topped, slight sweep, double leader					X			X	
2226	Boxelder Maple	Acer negundo	19	4	3	minor deadwood, basal decay, suckering, multiple leaders					X			X	
2227	Black Cherry	Prunus serotina	15	3	3	minor deadwood, basal decay, suckering, multiple leaders	Forked at 4' with a 14" co-leader.				X			X	
2228	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, sweep					X			X	
2229	Boxelder Maple	Acer negundo	11	3	4	minor deadwood, slight sweep					X			X	
2230	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight sweep					X			X	
2231	Boxelder Maple	Acer negundo	8	4	5	dead tree caught in crown, growing horizontally					X			X	
2232	Boxelder Maple	Acer negundo	8	4	4	minor deadwood, one sided, slight sweep	Dead co-leader at 1'.				X			X	

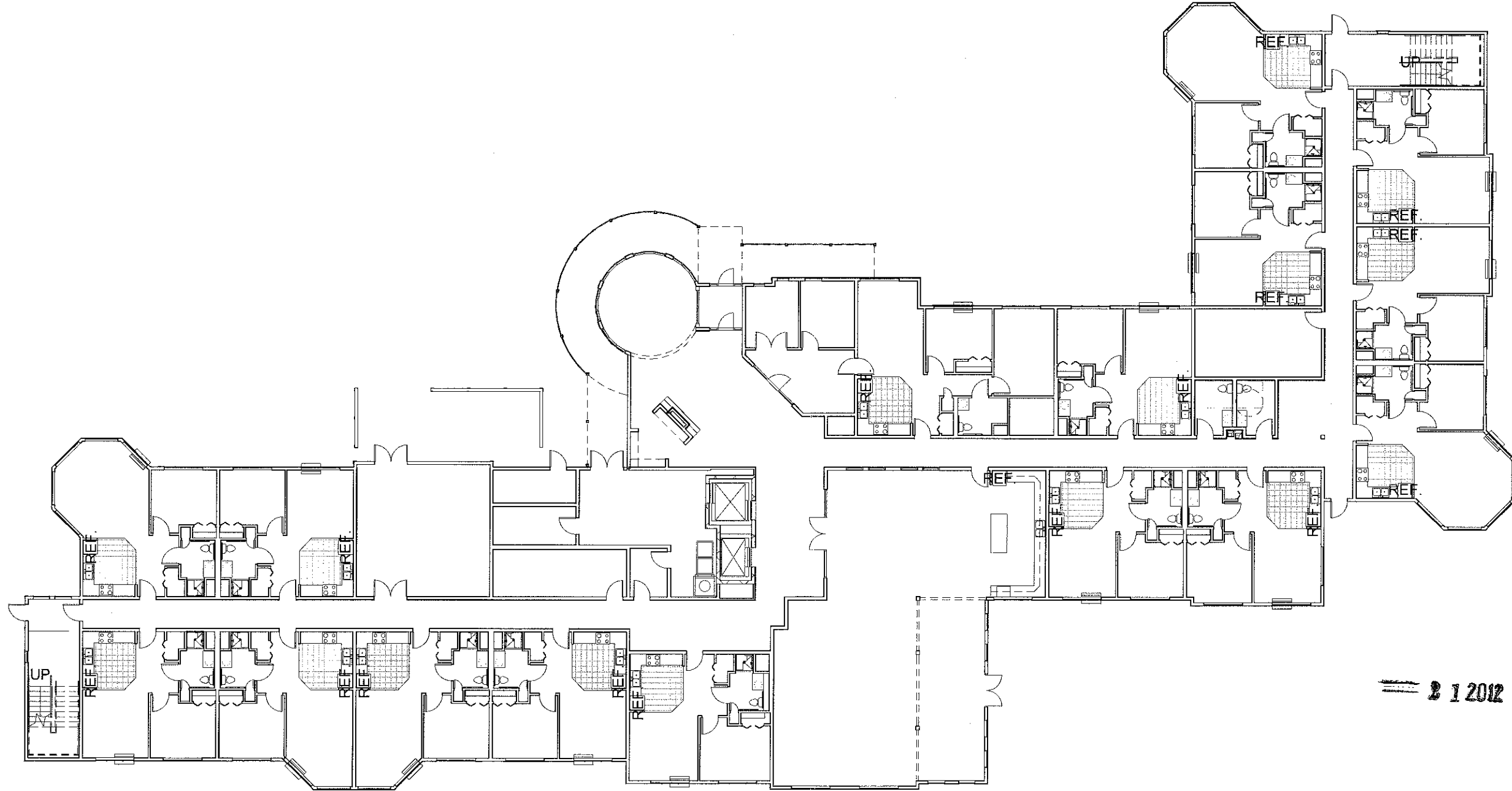
Inventory Listing  
 Lot 1 - Congress Parkway  
 Crystal Lake, IL

Prepared by Urban Forest Management, Inc. 3/6/2012

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	A	B	C	D	REMOVE	PRESERVE
2233	Boxelder Maple	Acer negundo	12	3	4	minor deadwood, suckering, slight lean					X	X	
2234	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep					X	X	
2235	Boxelder Maple	Acer negundo	9	3	4	minor deadwood, slight lean, double leader					X	X	
2236	Boxelder Maple	Acer negundo	6	6			Dead.				X	X	
2237	Boxelder Maple	Acer negundo	9	3	4	one sided, suckering, slight lean, double leader					X	X	
2240	Boxelder Maple	Acer negundo	11	3	4	one sided, slight sweep					X	X	
2241	Boxelder Maple	Acer negundo	10	3	4	sweep, suckering, over-topped					X	X	
2242	Boxelder Maple	Acer negundo	13	4	3	minor deadwood, slight sweep, multiple leaders	Forked at 1' with a 5" co-leader.				X	X	
2243	Siberian Elm	Ulmus pumila	14	3	3	weak crotch, multiple leaders					X	X	
2244	Boxelder Maple	Acer negundo	9	4	4	minor deadwood, suckering, thin crown, twist in trunk					X	X	
2245	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, suckering, slight lean	Forked at base with 8", 3" co-leaders.				X	X	
2246	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, one sided, slight sweep	Forked at .5' with an 8" co-leader.				X	X	
2247	Boxelder Maple	Acer negundo	7	4	4	trunk scar, suckering, decay, slight sweep	Forked at 1' with a 5" co-leader.				X	X	
2248	Boxelder Maple	Acer negundo	9	3	4	sweep, over-topped	Forked at base with a 9" co-leader.				X	X	
2249	Siberian Elm	Ulmus pumila	15	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3.5' with a 15" co-leader.				X	X	

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1 FIRST FLOOR  
3/64" = 1'-0"

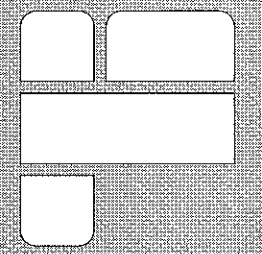


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MAR 21 2012  
BY:

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Checked By:	RGB	Architect:	
Date:	03/21/12	Contractor:	
		Bonding Co:	

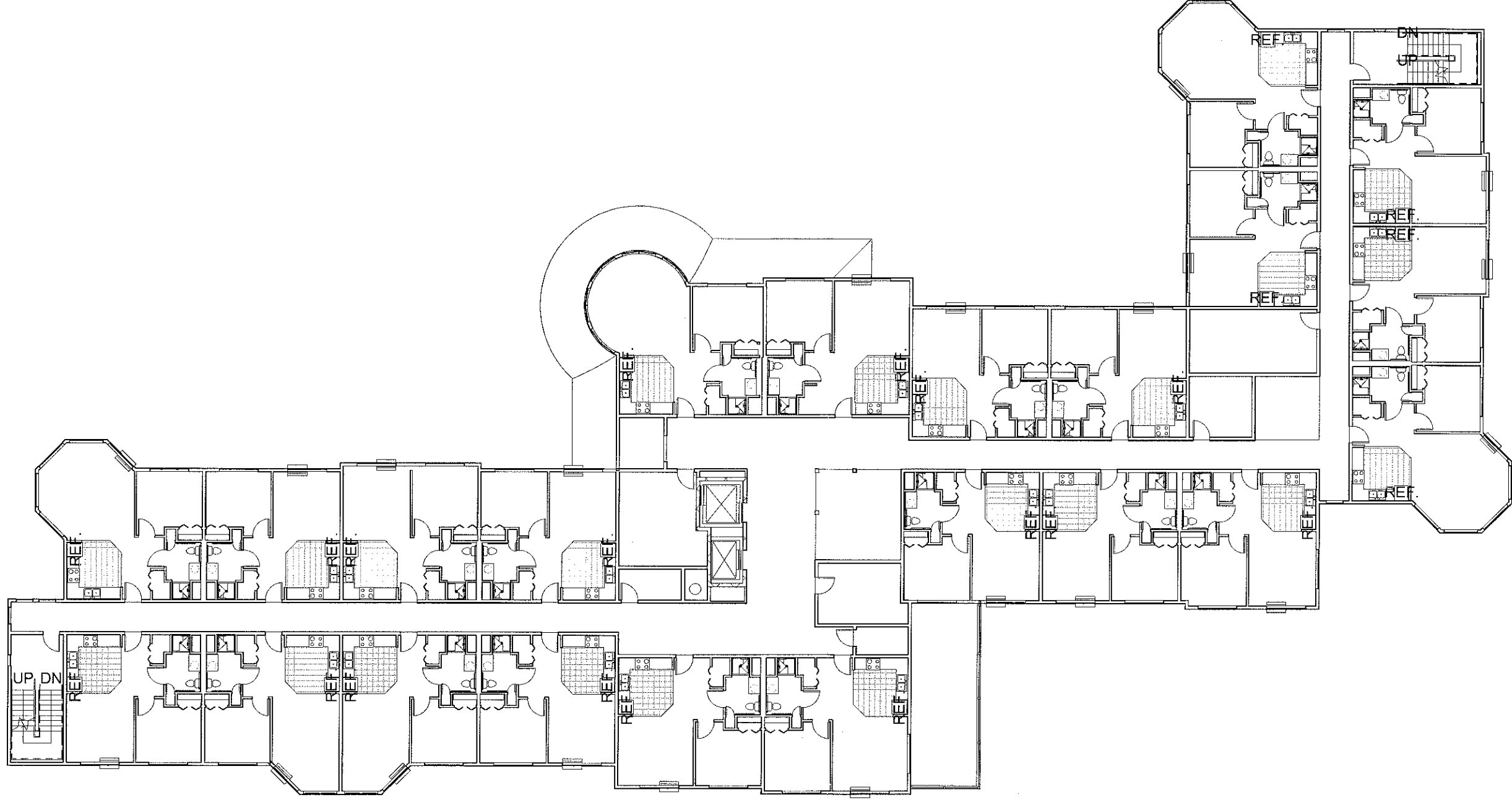
LSSI - FOX HILL SENIOR LIVING  
60 UNIT APARTMENT  
CRYSTAL LAKE, ILLINOIS

Tyson and Billy Architects, P.C.  
4000 Morsay Drive, Rockford, IL 61107 ph (815)229-8222  
fax (815)229-8218  
www.tysonandbilly.com



3/21/2012 10:02:02 AM

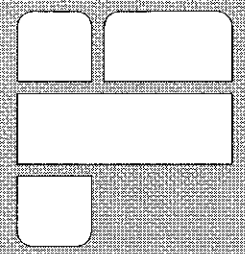
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3/64" = 1'-0"



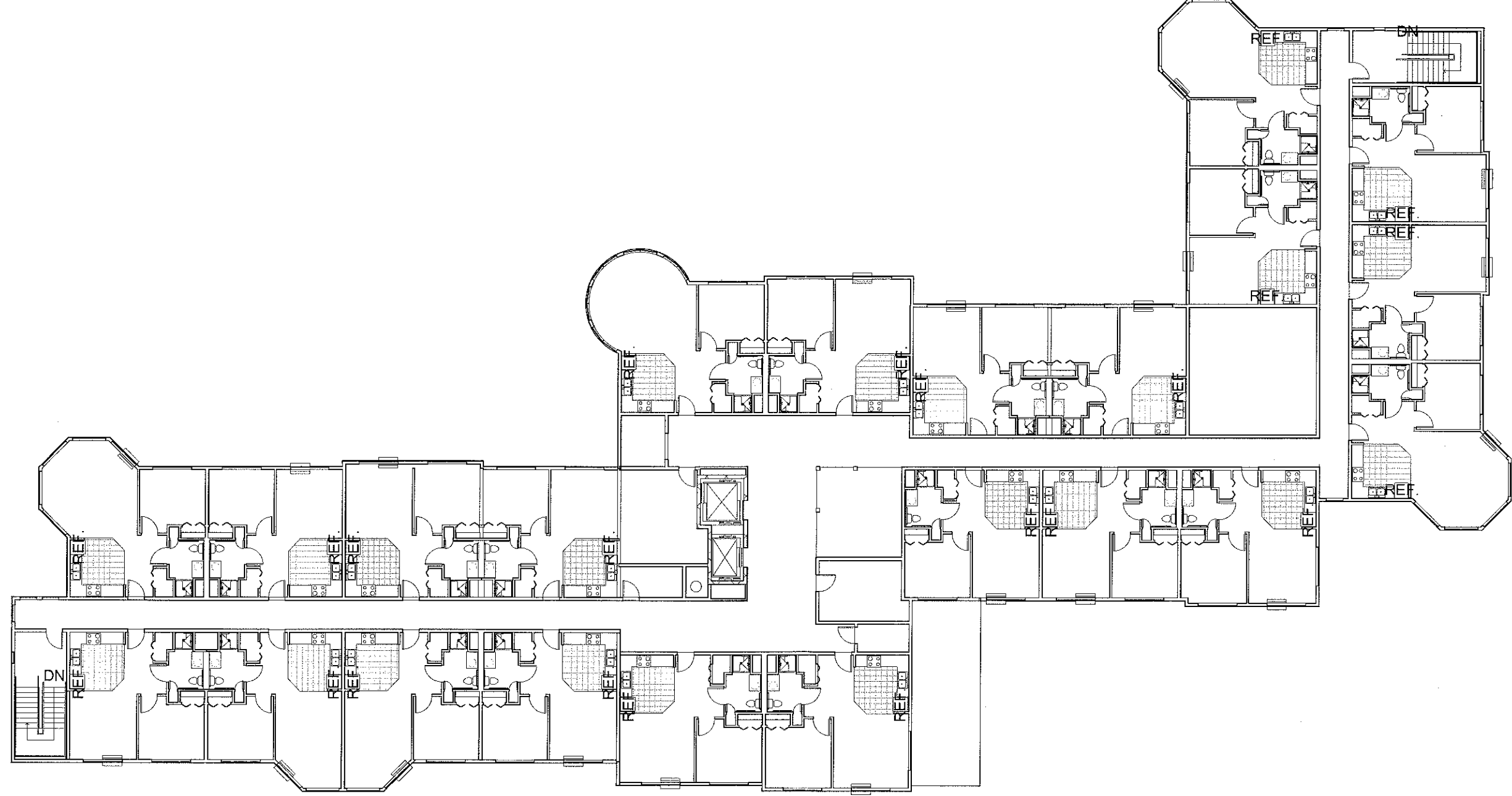
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Checked By:	RGB
Date:	03/21/12
Owner:	
Architect:	
Contractor:	
Bonding Co:	

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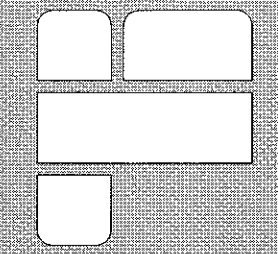


**1** THIRD FLOOR  
3/64" = 1'-0"

Sheet No:	Proj. No.
<b>A3</b>	10-9030
Drawn By	Owner
BRL	
Checked By	Architect
RGB	
Date	Contractor
03/21/12	
	Bonding Co

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fax (815)229-8218 www.tysonandbilly.com





**1 NORTH ELEVATION**  
 3/64" = 1'-0"



**2 EAST ELEVATION**  
 3/64" = 1'-0"

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 fax (815)224-8218 www.tysonandbilly.com

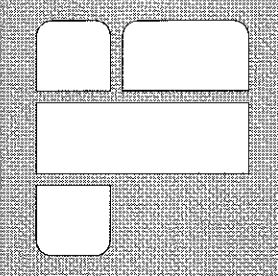
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Checked By:	RGB	Architect:	
Date:	03/21/12	Contractor:	
		Bonding Co:	



**1 SOUTH ELEVATION**  
3/64" = 1'-0"



**2 WEST ELEVATION**  
3/64" = 1'-0"

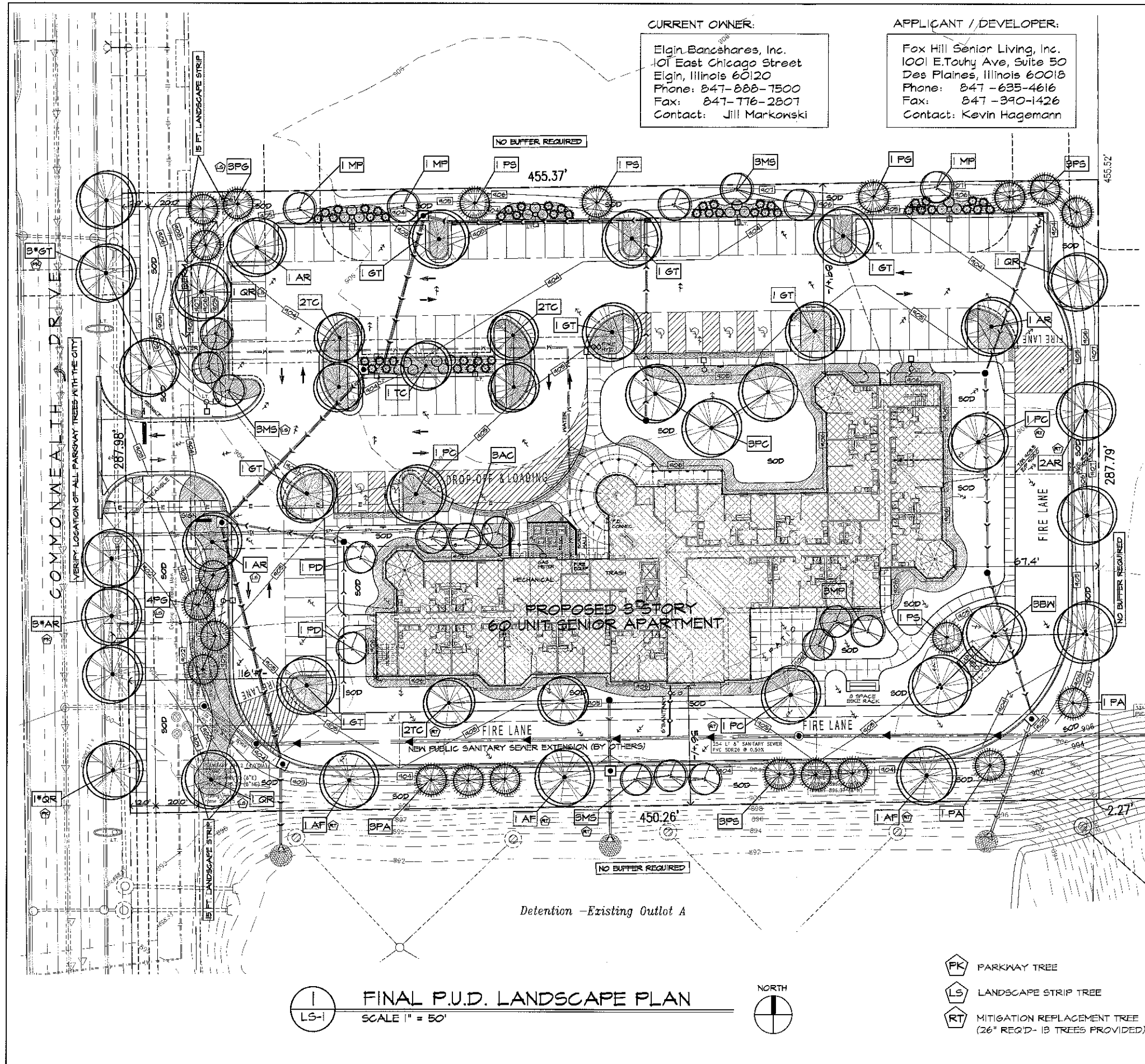


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60 UNIT APARTMENT  
CRYSTAL LAKE, ILLINOIS

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fax (815)224-8218  
www.tysonandbilly.com

Sheet No:	A5	Proj. No:	10-9030
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Checked By:	RGB	Architect:	
Date:	03/21/12	Contractor:	
		Bonding Co:	





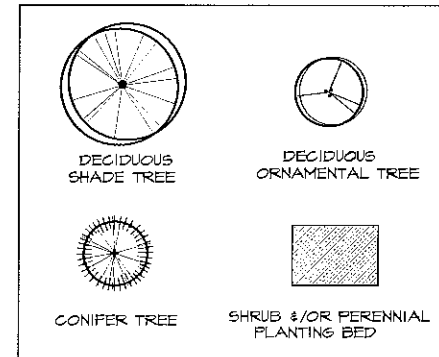
**CURRENT OWNER:**  
 Elgin Bancshares, Inc.  
 101 East Chicago Street  
 Elgin, Illinois 60120  
 Phone: 847-888-7500  
 Fax: 847-776-2807  
 Contact: Jill Markowski

**APPLICANT / DEVELOPER:**  
 Fox Hill Senior Living, Inc.  
 1001 E. Touhy Ave, Suite 50  
 Des Plaines, Illinois 60018  
 Phone: 847-635-4616  
 Fax: 847-390-1426  
 Contact: Kevin Hagemann

**PLANTING LIST**

MARK	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	REMARKS
<b>TREES</b> (*) DENOTES PARKWAY TREE - SEE NOTES FOR ADDITIONAL REQMTS					
PS	PINUS STROBUS	WHITE PINE	4	MIN. 6 FT.	PLANT 17 FT. O.C.
PA	PICEA ABIES	NORWAY SPRUCE	5	MIN. 6 FT.	PLANT 17 FT. O.C.
PG	PICEA FUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8	MIN. 6 FT.	PLANT 17 FT. O.C.
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8	25" DIA.	(*) 2 PKWAY TREES
AF	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3	25" DIA.	
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	10	25" DIA.	(*) 2 PKWAY TREES
BM	BETULA PLATYPHYLLA 'WHITESPIRE'	WHITESPIRE JAPANESE BIRCH	3	MIN. 3 TRUNKS 1/2" DIA. SA.	CLUMP FORM
QR	QUERCUS RUBRA	RED OAK	4	25" DIA.	(*) 2 PKWAY TREES
TC	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLE LEAF LINDEN	7	25" DIA.	
PC	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	6	25" DIA.	
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRAB	6	25" DIA.	
ME	MALUS 'SNOWDRIFT'	SNOWDRIFT CRAB	4	25" DIA.	
AC	AMELANCHIER CANADENSIS	SHADELOW SERVICEBERRY	5	MIN. 6 FT.	CLUMP FORM
PD	CORNUS ALTERNIFOLIA	PASODA DOGWOOD	2	MIN. 8 FT.	
<b>SHRUBS</b>					
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	TBD	5 GAL.	PLANT 4'-0" O.C.
EA	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	TBD	5 GAL.	PLANT 5'-0" O.C.
TH	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	TBD	5 GAL.	PLANT 5'-0" O.C.
SB	SPIRAEA BUMALDA 'GOLD MOUND'	GOLD MOUND SPIREA	TBD	3 GAL.	PLANT 3'-0" O.C.
BT	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERY	TBD	3 GAL.	PLANT 3'-0" O.C.
JC	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIFER	TBD	5 GAL.	PLANT 5'-0" O.C.
JP	JUNIPERUS PROCUMBENS 'NANA'	JAPANESE JUNIFER	TBD	5 GAL.	PLANT 5'-0" O.C.
CA	COTONEASTER ADPRESSA 'HEGGE'	HEGGE COTONEASTER	TBD	3 GAL.	PLANT 4'-0" O.C.
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	TBD	5 GAL.	PLANT 5'-0" O.C.
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	TBD	5 GAL.	PLANT 5'-0" O.C.
VD	VIBURNUM DENDATUM	ARROWWOOD VIBURNUM	TBD	5 GAL.	PLANT 5'-0" O.C.
<b>GROUNDCOVERS / PERENNIALS</b>					
RA	RHUS AROMATICA 'SRO LOW'	GRD LOW SUMAC	TBD	3 GAL.	PLANT 3'-0" O.C.
HS	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	TBD	1 GAL.	PLANT 16" O.C.
IS	IRIS SIBIRICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER SIBERIAN IRIS	TBD	1 GAL.	PLANT 16" O.C.
CA	GALAMAGROSIS ARUNDINACEA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	TBD	1 GAL.	PLANT 2'-0" O.C.
MS	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE PLAME GRASS	TBD	1 GAL.	PLANT 2'-0" O.C.
EP	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	TBD	1 GAL.	PLANT 16" O.C.
HF	HOSTA FORTUNEI 'ALBO MARGINATA'	VARIEGATED HOSTA	TBD	1 GAL.	PLANT 16" O.C.

**PLANT LEGEND**



- PK PARKWAY TREE
- LS LANDSCAPE STRIP TREE
- RT MITIGATION REPLACEMENT TREE (26" REQ'D - 13 TREES PROVIDED)

**FINAL P.U.D. LANDSCAPE PLAN**  
 SCALE 1" = 50'

**Tyson and Billy Architects, P.C.**

4000 Marsay Drive  
 Rockford, IL 61107  
 (815) 224-8222  
 FAX (815) 224-8218  
 www.tysonandbilly.com

ARCHITECT  
 OWNER  
 CONTRACTOR

**LSSI - FOX HILL SENIOR LIVING**  
 60 UNIT APARTMENT  
 COMMONWEALTH DRIVE - CRYSTAL LAKE, IL

Project No. 10-9030  
 Date 3/21/12  
 RSB  
 JD  
 Jm

FINAL P.U.D. LANDSCAPE PLAN  
 Rev. Date  
 Sheet No. **LS-1**  
 of 2 sheets

**PARKWAY TREE NOTES**

**APPENDIX Parkway Tree Planting Regulations**

**SECTION A-100 PARKWAY TREE PLANTING REGULATIONS**

The following shall govern the planting and spacing of parkway trees:

- Location of Planting Site**  
All planting shall be done on the shoulders of streets and alleys of the City of Crystal Lake. The City will retain the right to remove any trees planted on the shoulders of streets and alleys of the City of Crystal Lake at any time.
- Location of Trees**  
The City reserves the right to remove any trees planted on the shoulders of streets and alleys of the City of Crystal Lake at any time.
- Planting of Trees**  
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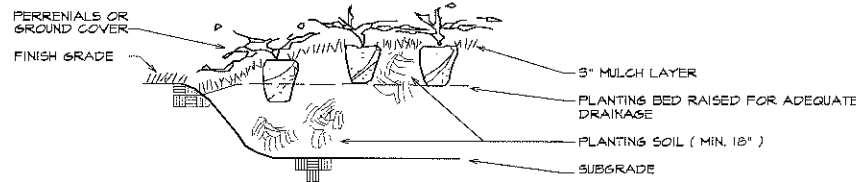
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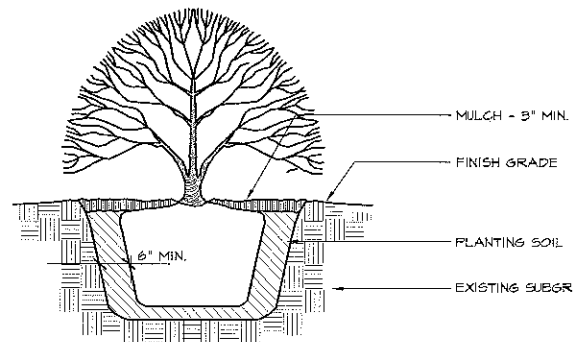
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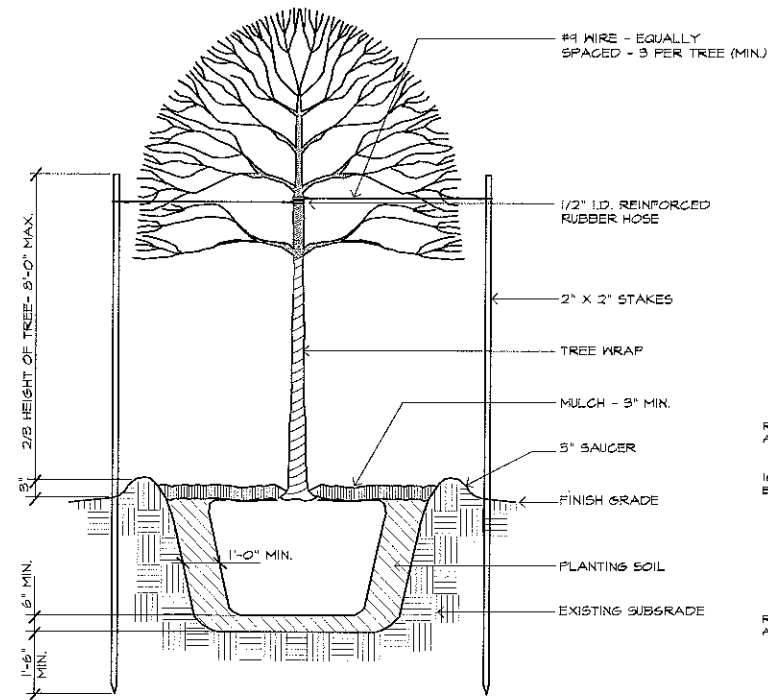
**GROUNDCOVER / PERENNIAL PLANTING DETAIL**

NO SCALE



**SHRUB PLANTING DETAIL**

NO SCALE



**TREE PLANTING DETAIL - LESS THAN 3\"/>**

NO SCALE

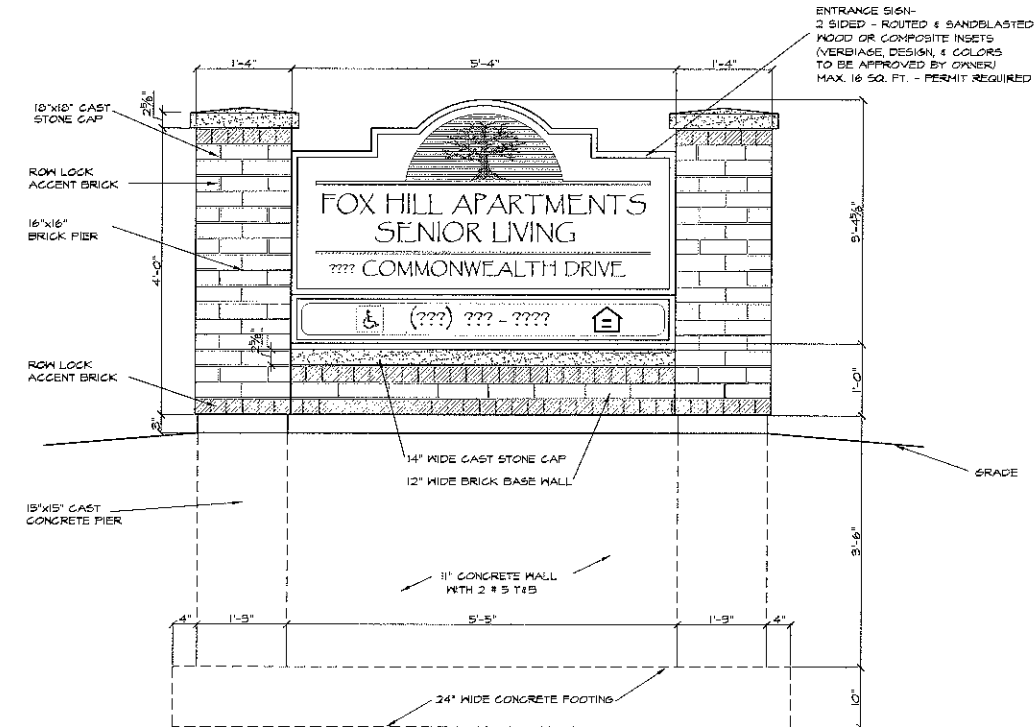
**LANDSCAPE GENERAL NOTES**

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS PRIOR TO COMMENCING WORK.
- ALL SHRUB BEDS AND TREES SHALL BE MULCHED WITH A 3\"/>

**ACCEPTANCE AND GUARANTEES**

**PLANTS** UPON INSTALLATION OF PLANTS PER DRAWING AND ACCEPTANCE BY ARCHITECT AND OWNER, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, AND SPRAYING AS NECESSARY TO KEEP THE PLANTS IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS (AS DETERMINED BY THE ARCHITECT) DURING AND AT THE END OF THE GUARANTEE PERIOD. COST FOR ADDITIONAL REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER.

**SOD** FOLLOWING THE ACCEPTANCE OF THE GRADING AND SODDING BY ARCHITECT AND OWNER, THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF 60 DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY ARCHITECT AND OWNER, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.



**SIGN ELEVATION**

3/8\"/>

**Tyson and Billy Architects, P.C.**

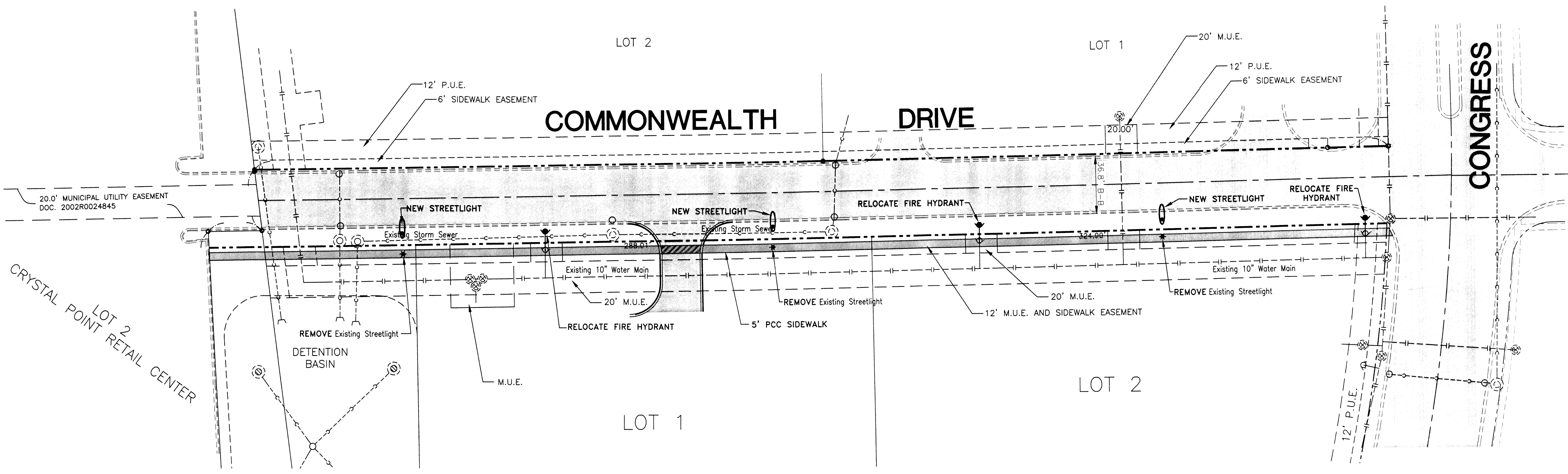
4000 Morseway Drive  
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ARCHITECT	BONDING CO.
OWNER	CONTRACTOR

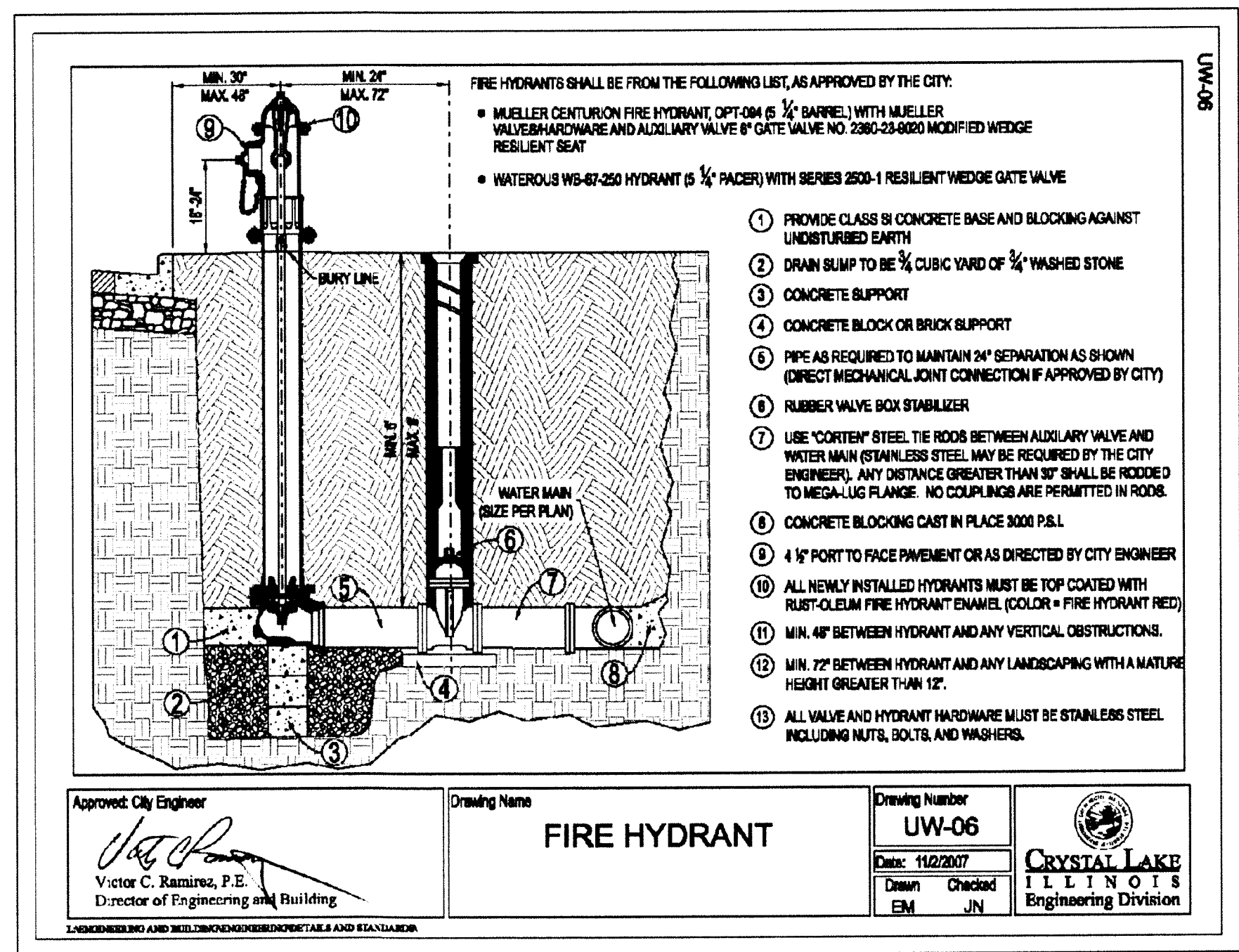
**LSSI - FOX HILL SENIOR LIVING**  
60 UNIT APARTMENT  
COMMONWEALTH DRIVE - CRYSTAL LAKE, IL

Project Number: 10-9080  
Date: 3/21/12

FINAL P.U.D. LANDSCAPE DETAILS	Rev. Date
Sheet No:	
<b>LS-2</b>	
of 2 sheets	



SCALE: 1"=30'



Approved: City Engineer  
 Victor C. Ramirez, P.E.  
 Director of Engineering and Building

Drawing Name: FIRE HYDRANT

Drawing Number: LW-06  
 Date: 11/2/2011  
 Drawn: EM  
 Checked: JN

CRYSTAL LAKE ILLINOIS Engineering Division

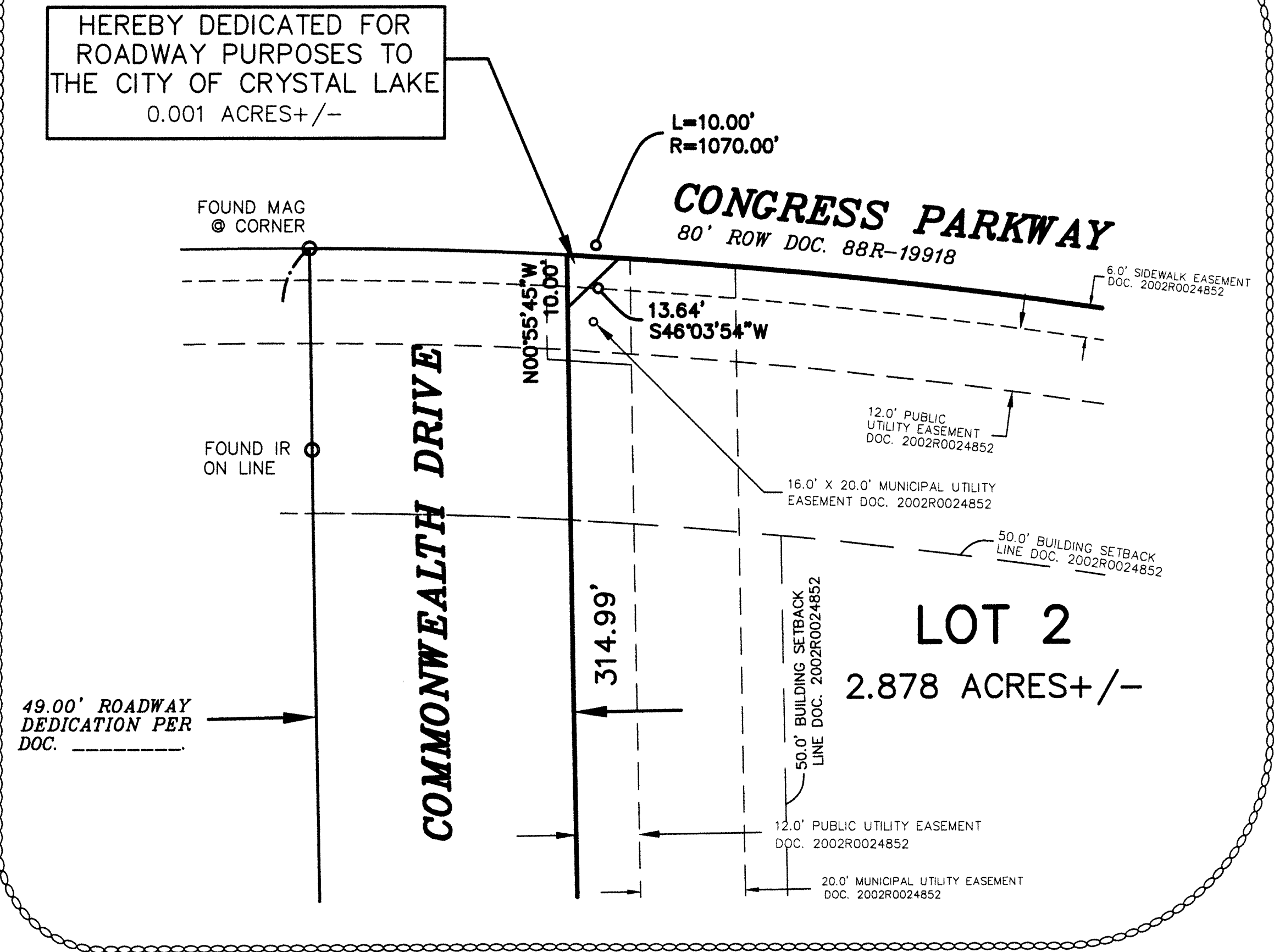
RECEIVED  
 10/29/2012  
 BY: \_\_\_\_\_

<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	REMARKS										<p>1814 GRANDSTAND PLACE        ELGIN, ILLINOIS 60123        phone 847.697.7095        fax 847.697.7099        schefloweng.com        Firm License No. 184-001104</p>	<p>Crystal Lake, ILLINOIS</p> <p><b>CRYSTAL COURTYARDS        COMMONWEALTH DRIVE        Improvement Plan</b></p>	SCALE: 1"=30' DATE: 3-20-12
	#	DATE	REMARKS												
DRAWN BY: E.K.M. CHECKED BY: F.C.C.	JOB NO.: 4733 SHEET NO.: 1 of 1														
4733															
4733															





**DETAIL A**  
SCALE: 1"=20'



FINAL PLAT  
OF  
**CRYSTAL COURTYARDS**

BEING A RESUBDIVISION OF PART OF LOT 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9, AND PART OF OUTLOT A OF CRYSTAL POINT RETAIL CENTER, SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

**NOTE:**  
ALL DRAINAGE EASEMENTS GRANTED ON OVER OR ACROSS LOT 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9, AND OUTLOT A OF CRYSTAL POINT RETAIL CENTER, PER DOCUMENTS 2005R0043451, 2002R024852, AND 2002R0024845 IN MCHENRY COUNTY, ILLINOIS, ARE HEREBY VACATED.

City Council Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF McHENRY )  
  
Approved and accepted by the City Council of the City of Crystal Lake, McHenry County, Illinois, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Plan Commission Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF McHENRY )  
  
Approved by the Plan Commission of the City of Crystal Lake, McHenry County, Illinois.  
Dated \_\_\_ this day of \_\_\_\_\_, 20\_\_.

County Clerk's Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF McHENRY )  
  
This is to certify that I, \_\_\_\_\_ County Clerk of McHENRY County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the subject plat.

I further certify that I have received all statutory fees in connection with the subject plat.  
Given under my hand and seal in \_\_\_\_\_ Illinois this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Recorder's Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF McHENRY )  
  
This instrument was filed for record in the Recorder's Office of McHenry County, Illinois, this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_\_ M. and recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_ as document number \_\_\_\_\_.

Surveyor's Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF LAKE )  
  
This is to certify to the City of Crystal Lake that We, Terra Technology Land Surveying, Inc. do hereby certify that we have surveyed, subdivided and platted for the owners thereof the following legally described property, and that the plat hereon drawn is a correct representation thereof.

Containing 14.853 acres more or less.  
  
I further certify that iron rods have been set at all lot corners, points of curvature and tangency, except where concrete monuments are indicated, and that the plat hereon drawn correctly represents said survey and subdivision as required by the Plat Act (765 ILCS 205/0.01 et seq.) Dimensions are given in feet and decimal parts thereof.

I further certify that the foregoing falls within the corporate limits of the City of Crystal Lake, and I further certify that the property is situated within zone x (areas determined to be outside the 0.2% annual chance floodplain), as per the National Flood Insurance Program, Flood Insurance Rate Maps, Community Panel Number 1711C0327J and 1711C0335J, both effective dates November 16, 2006.

Dated at Lake Zurich, Illinois, this 20th day of March, 2012.  
  
\_\_\_\_\_  
Illinois Land Surveyor No. 035-003210  
LICENSE EXPIRATION: 11-30-12  
TERRA TECHNOLOGY LAND SURVEYING, INC.  
DESIGN FIRM NO. 184-004538  
LICENSE EXPIRATION: 04-30-13

School Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF McHENRY )  
  
To the best of our knowledge, the lots hereby created by the annexed plat, or within the School District(s) and number(s) known as:

Crystal Lake Community Consolidated School District No. 47  
Community High School District No. 155.  
Dated \_\_\_ this day of \_\_\_\_\_, 20\_\_.

Owner's Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF \_\_\_\_\_ )  
  
This is to certify that the undersigned, \_\_\_\_\_ is [are] the legal owner[s] of record of the land described on the attached plat, and has caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth.  
Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF \_\_\_\_\_ )  
  
I, hereby certify that \_\_\_\_\_ whose name(s) are subscribed to the foregoing certification be known to me as such owner(s).  
Given under my hand and notarial seal, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Owner's Certificate (Trust):  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF \_\_\_\_\_ )  
  
This is to certify that \_\_\_\_\_ as trustee under Trust Agreement No. \_\_\_\_\_ dated \_\_\_\_\_ and not personally, is the owner of property described on the attached plat, and has caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.  
Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
(SEAL) \_\_\_\_\_  
Notary Public  
  
Title: \_\_\_\_\_ Title: \_\_\_\_\_

Notary Certificate:  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF \_\_\_\_\_ )  
  
I, \_\_\_\_\_, a notary in and for said county, in the state aforesaid, do hereby certify that, personally known to me to be the same person(s) whose name(s) is/are subscribed to the aforesaid instrument, appeared before this day in person and severally acknowledge that he/they signed and delivered the instrument as of said and caused the seal of said to be affixed thereto, pursuant to authority given by the as their free and voluntary act, and as the free and voluntary act and deed of said for the uses and purposes therein set forth.  
Given under my hand and notarial seal, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
(SEAL) \_\_\_\_\_  
Notary Public

This Plat presented for recording by:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



**TERRA TECHNOLOGY LAND SURVEYING, INC.**  
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047  
PH: (847) 540-8606 E-MAIL: TTS.L1@SBCGLOBAL.NET  
JOB NO. : 10-0014 SURVEY DATE : 3/5/12  
DWG FILE : DATA/10/0014/SITE-OLDPLAT-2012.DWG

City of Crystal Lake  
Stormwater Management Easement (SME) Provisions

**Stormwater Management Easement (SME):** Each individual entity or other party accepting title to all or any part of the Stormwater Management Easement (SME) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to:  
i. Care for and maintain the surface of that portion of the Stormwater Management Easement which is located on such party's property as well landscaped, high-quality parcel (which maintenance shall include, but shall not be limited to, the regular seeding, watering, and mowing of all lawns), and  
ii. Keep all surface openings of the drainage pipes underlying the Stormwater Management Easement free of all grass clippings, leaves, or other related or foreign materials.

No titleholder of any part or portion of the Stormwater Management Easement (or any party acting on behalf of the titleholder) shall:  
i. Construct, install, direct, or place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Stormwater Management Easement including, but not limited to, fences, walls, patios, sheds or posts, or  
ii. Alter, modify, or change in any way the topography or elevations of the Stormwater Management Easement.

Maintenance of the storm sewers and storm structures within the Stormwater Management Easement shall be the sole responsibility of the Association pursuant to the covenants contained herein. The planting of shrubs, hedges, bushes, flowers, ornamental grasses, and lawn by any owner shall be permitted subject to a landscape plan approved by the City of Crystal Lake. However, the replacement of these items due to damage or removal resulting from repair of the stormwater management basin by the property owner's association of the City of Crystal Lake and its successors and assigns shall be the responsibility of the owner.  
If the City of Crystal Lake determines that the property owner's association is in default of said maintenance obligations and upon fifteen (15) days notice to the property owner's association served by certified mail, the City of Crystal Lake and its successors and assigns shall be granted an easement over the area described on this deed restriction for the right, privilege and authority, without obligation, to perform said maintenance and repairs. The City of Crystal Lake may, at its sole election, record notice of lien with the recorder of deeds for McHenry County as described above against the subject real property. Said lien shall include the applicable expense to the property owner's association plus attorney's fees and court costs. Upon payment of said lien, the City of Crystal Lake shall issue the appropriate release of lien to the homeowner's association. It shall not be the obligation of the City of Crystal Lake to record the release of the lien but shall be the obligation of the party procuring the release.

City of Crystal Lake  
Drainage Easement (DE) Provisions

**Drainage Easement (DE):** Each individual entity or other party accepting title to all or any part of the Drainage Easement (DE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Drainage Easement which is located on such party's property so that it is in good and functional condition for its intended purpose as a storm water drainage facility (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns and removal of all obstructions). Except as otherwise expressly permitted by written notice from the City of Crystal Lake,  
i. No titleholder of any part or portion of the Drainage Easement (or any party acting on behalf of the titleholder) shall install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Drainage Easement, including, but not limited to walls, patios, sheds, posts, trees, plants or shrubbery, except as shown on the approved landscape plan, or  
ii. Alter, modify or change in any way the topography or elevations of the Drainage Easements.

iii. Obstruct, alter or modify the established drainage pattern from or over the Drainage Easements.  
  
Fences may be included on the Drainage Easements with permission from the City of Crystal Lake.

**SURFACE WATER DRAINAGE STATEMENT:**  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF \_\_\_\_\_ )  
  
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

REGISTERED PROFESSIONAL ENGINEER  
\_\_\_\_\_  
OWNER (S) OR DULY AUTHORIZED ATTORNEY

City of Crystal Lake  
Municipal Utility Easement (MUE) Provisions  
  
Municipal Utility Easement (MUE): An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and water mains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (MUE) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for oil such purposes.  
  
Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (MUE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:  
i. Install, construct, erect, place or plant any building, structures, improvements, or vegetation (other than grass or approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as shown on the approved landscape plan, or  
ii. Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.  
  
Said easements may be used for driveways and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and/or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.  
  
The City of Crystal Lake is responsible of repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are responsible for restoration of the surface after any such water service repair.  
  
Only perpendicular crossings of the M.U.E. are permitted by public utilities. The M.U.E.'s are exclusive of the blanket easement.





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, JANUARY 18, 2012  
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, Latika Bhide and Elizabeth Maxwell, both Planners, 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.

**2012-06 LSSI – 15 ACRES OFF COMMONWEALTH** – PUBLIC MEETING

*A motion is requested to set a public hearing date on February 1, 2012.*

Preliminary Planned Unit Development for a senior independent living development; and Use Variation to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

Mr. Hayden stated that this was the public meeting for this petition. The public hearing date will be set.

Kevin Hagemann and Lisa Ingalls, both with Lutheran Senior Services of Illinois, and Ron Billy, architect, were present to represent the petition. Mr. Hagemann said he and Ms. Ingalls both oversee the housing division for LSSI. He said there are 20 senior housing sites in Illinois. They brought additional plans that include building elevations and site grading. Mr. Billy handed out the new plan sets.

Mr. Hayden asked if there was anyone in attendance who would not be able to attend the public hearing at the next PZC meeting. He would allow them to speak now. There was no one in attendance who wished to speak on this matter.

Mr. Goss said the plans show only four handicapped parking spaces. He understands that the number shown may be what is required but he believes more will be needed.

Mr. Skluzacek asked if there is enough room for the fire equipment to maneuver around the site. He said the entrance seems to be a little tight. Ms. Maxwell said staff will be sure that the site meets the maneuvering requirements for the City's equipment.

Mr. Greenman asked for information regarding architecture, building materials to be used, and property enhancements. He also is concerned with being able to maneuver the City's large emergency equipment

on the site.

Mr. Gavle said the scale shown on the drawings they originally received is incorrect. Mr. Billy said that has been corrected on the revised plans that were just handed out. Mr. Gavle said the plans show doors on the east and west sides of the building and asked if there will be a sidewalk leading to the door on the east elevation since that is a further distance from the parking area than the door on the west side. He said he has a relative who lives in one of the LSSI facilities and asked if the side doors will be key operated only or will there be the ability to buzz in someone at those doors. Mr. Hagemann said the front door will have the buzzer system and the side doors will have key entry. He said that is a good idea to have a sidewalk on the east side.

Mr. Gavle asked about the size of the units and added that this will be a factor in the approval. Mr. Billy said the units are 540 square feet for the 1-bedroom units and 800 square feet for the 2-bedroom unit. He said there is only 1 – 2-bedroom unit in the building. The units themselves meet the HUD guidelines for square footage.

Mr. Batastini asked if the development will be age restricted. Ms. Maxwell said it will be for residents 62 years old and up. Mr. Batastini asked if that restriction will be part of the approval. Ms. Maxwell said the petitioners are requesting a Use Variation to allow a retirement community but the City does not have age restrictions in the UDO. Ms. Ingalls said the building is funded under HUD and there are restrictions that the head of household will be 62 years old. The only way someone under 62 would live in the building is if the spouse who was over 62 had passed away.

Mr. Batastini asked what the City's long term plans are for Congress Parkway and Commonwealth. Ms. Maxwell said Commonwealth is currently a private road and HUD requires their facilities to be on a public right of way. Part of this petition is to have the City accept the dedication of the roadway. It would probably only be the portion that does not go through the shopping center. Mr. Batastini said he is concerned that the owner of the property to the south will block off the roadway. Ms. Maxwell said there is a cross access agreement and the roadway can't be barricaded.

Mr. Gavle asked about the sanitary sewer and detention area. Mr. Billy said he understands that the sanitary sewer is there and the detention area will be developed on the property to the east. Mr. Gavle wants to be sure the detention is covered. Ms. Maxwell said the sanitary stubs to the lot. The bank owns the property and our Engineering Department has talked with their engineer. They will be required to expand the detention site since it was designed with this parcel being vacant.

Mr. Batastini said the City will be handcuffed with what can be done with the property to the north because of this residential development. He said this area is all over the map as far as uses are concerned. Ms. Maxwell said the subdivision of the property has not been complete and the bank is looking into other uses for that parcel.

Mr. Hayden said he is confused with term that is used for this use. Ms. Ingalls said the building is



apartment style living with a service coordinator. She said there are no meals provided or nursing care but they can be brought into the building.

Mr. Batastini moved to set the public hearing date for 2012-06 LSSI for the February 1, 2012 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 1, 2012  
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, Gavel, 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.

**2012-06 LSSI – 15 ACRES OFF COMMONWEALTH** – PUBLIC MEETING

This petition was continued from the January 18, 2012 PZC meeting.

Preliminary Plat of Subdivision and Preliminary Planned Unit Development for a senior independent living development; and Use Variation to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

Mr. Hayden stated that 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.

Kevin Hagemann and Lisa Ingalls, both with Lutheran Senior Services of Illinois, Ron Billy, architect, and Frank Cuda, engineer, were present to represent the petition. Mr. Hagemann showed a Power Point presentation. He said LSSI currently has 20 buildings in the state of Illinois. Mr. Billy reviewed the architectural firm's credentials and awards they have received. Ms. Ingalls showed photos of various interior features including a lounge area with a fire place, reading area with light coming from a window behind the chairs, formal dining room, and exercise area.

Mr. Hagemann said they had brought enlarged photos of existing developments they built including Rockford and Decatur. He showed a color rendering of the proposed building.

Mr. Billy showed the revised site plan which includes the walkway on the east side of the building, increased radii for fire equipment, increased number of handicapped parking spaces, and a drop off area in front of the building. He also showed the engineering plan which illustrated the location of the detention area and berm. The sanitary sewer extension will be provided by the property owner. Mr. Billy showed the landscape plan and stated they know the foundation plantings are lacking in this plan.

They will also need to complete a tree survey and the sign will be relocated out of the easement. He said they will be talking with staff about the street tree requirements since there is an easement there. Mr. Billy added that a fire hydrant has been relocated per a request from the Fire Department.

Mr. Billy showed the floor plans for each level which includes community rooms, trash shoot, computer labs, and laundry. He said the 1-bedroom units are 540 square feet and the 2-bedroom unit is 800 square feet. Mr. Billy showed the building elevations and brick sample. The brick is 16 inches long instead of the typical 12 inches. They will be using fiber cement board siding, high efficiency windows, high R-ratings for insulation, and architectural roof shingles. They tried to break up the building with various shapes and bump-outs.

Mr. Cuda showed the preliminary plat of subdivision with Lot 1 being used by this request. Outlot A is for detention of the parcels and the utilities are easily available for this site. He said they will be requesting to dedicate Commonwealth right-of-way to the City. They will work with staff on other improvements that are required.

Mr. Hagemann thanked the Commission for the opportunity to present their request.

Mr. Hayden asked about the size of the parcels for the other LSSI developments. Mr. Billy said they are mostly 3 acres but there is one that is 4 acres. Mr. Gavle asked if all of the developments are funded by HUD. Mr. Hagemann said yes.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Gavle is concerned with sound between the units and asked if there will be sound deadening required. Ms. Maxwell said they have not gotten that far yet in the review. She said that will certainly be reviewed by the Building Division when the plans are submitted. Mr. Billy said they will meet all of the HUD requirements.

Mr. Goss asked where Lot 2 drains. Mr. Cuda said it drains onto Congress Parkway. Mr. Goss asked about snow removal. Ms. Ingalls said they have a private contractor who plows the snow and removes it if necessary. Mr. Goss asked about the construction of Commonwealth. Ms. Maxwell said it is basically constructed to City standards but the width is not quite to City standards. Mr. Goss thanked the petitioners for acting on their comments from the last meeting including the additional handicap parking. Mr. Billy said 5% of the units will be fully handicap accessible and all of the units will be 100% adaptable.

Mr. Gavle asked if the building will be sprinkled. Mr. Billy said it is a requirement. Mr. Gavle asked if the handicap units will be on the first floor. Mr. Billy said they will be disbursed around the building. Mr. Gavle asked what happens in the case of an emergency if the elevators are not running. Mr. Billy said the tenants will go to the stairwells and there are safe refuges for them with communications so the

Fire Department knows where they are.

Mrs. Lembke thanked the petitioner for such detail in the elevation and plans at Preliminary.

Mr. Skluzacek asked about the possibility of cross access with the other lots in this subdivision. Ms. Maxwell said it depends on the adjacent uses. Mr. Skluzacek said the possible locations are not shown on the site plan. Ms. Maxwell said they will be at final.

Mr. Skluzacek asked about the heating and air conditioning units. Mr. Billy said they are individual units similar to what is used in a hotel. Mr. Hagemann said the common areas have central heating and air. Mr. Skluzacek asked how the air will get to the bedroom or bathroom in the units. Mr. Hagemann said there will be duct work to other rooms from the heating/cooling unit. Mr. Skluzacek feels the units are ugly. Mr. Billy said it is difficult to have individual furnaces in each unit or one unit for the building. This is more economical and efficient. The units do have an architectural grate on the outside and only stick out a few inches.

Mr. Batastini said this is a very complete plan. He likes the location but also doesn't because of what the area is zoned for as well as what was originally envisioned for this area. Mr. Batastini said he doesn't see an outside walking area or any other amenities. Mr. Billy showed the patio area and green space on the site plan. He said there will be a fire lane which would be used as a walking path. Mr. Hagemann said there is a bike path across Main Street. Mr. Batastini asked if the other projects – the school and other senior housing developments – are out of the picture. Mr. Cuda said they are both gone and that is why the preliminary plat has changed.

Mr. Batastini asked how they will protect the project to be age restricted. Ms. Ingalls said there will be only 2 persons allowed in the 1-bedroom unit. The only way an adult child will be allowed is if they are the care givers for the seniors and must move in when the seniors move in. There has only been one case of seniors taking care of their grandchildren and that lasted for only two months.

Mr. Batastini is concerned with Commonwealth and the cross access being closed off. Ms. Maxwell said there are agreements in place and the roadway can't be blocked. Mr. Batastini asked if the property to the south redevelops, the connection can't be closed. Ms. Maxwell said no. Mr. Batastini wished there was a better view to the south but this was designed to be a commercial/industrial area.

Mr. Esposito asked about the average age currently in their developments. Ms. Ingalls said when a project first opens the majority of the tenants are in their high 60s or low 70s and as they age in place, the average age increases over time. Mr. Esposito said with people driving cars into their 80s, he is concerned there will be a parking problem on weekends or holidays. Ms. Ingalls said usually 2/3 of the tenants drive when they first arrive but after time – usually 5 years – they will give up their car. Mr. Esposito asked if disabled children would be allowed to live with the seniors. Ms. Ingalls said no since this is not that type of a facility.

Mr. Jouron said there is a lot of variety to the building and asked where the siding that was shown would go. Mr. Billy said it would be around the windows.

Mr. Greenman appreciates the detail of the plans provided. He asked about decorative elements on the building. Mr. Billy said they show up better on the larger elevation than their 11 x 17 copies. Mr. Greenman said he appreciates the amount of brick but would like the non-brick materials to be reduced. He is not sure of what uses would be adjacent to this project and would like to see more decorative details be added. Mr. Greenman is concerned with the view of this building from Main Street or will Baxter Credit Union block the building. He would like to see more natural light through windows be added. He would also like to see gables added to the roof line. Mr. Billy said they tried to stay with the Prairie Style design.

Mr. Hayden said he doesn't have an issue with the plat or PUD but is concerned with the variation for the use because this is not allowed in the "B-2" district. He asked about the rental rates being 30% of the tenants' income. Ms. Ingalls said the income figure they use is adjusted after medical expenses. Mr. Hayden asked if there is a limit. Ms. Ingalls said is a senior makes more than \$26,500 they are not eligible to live in this development. Mr. Hayden asked if they will provide transportation. Ms. Ingalls said not at this time since PACE is available.

Mr. Hayden asked if the snow will be completely removed. Mr. Hagemann said it will depend on the amount of snow received. If there is a blizzard like last year, certainly the snow will be removed from the site. He added that they will not plow in the cars that are in the parking lot.

Mr. Hayden is concerned with the size of the units. They seem to be a little small. Mr. Hagemann said they hear that a lot when people first come to see the units but after they downsize and move in the tenants seem to be very happy with the smaller space. Ms. Ingalls said the tenants learn to use their space wisely. Mr. Jouron asked if there is a basement with small storage units. Ms. Ingalls said no. Mr. Greenman said with seniors staying more active, he is concerned that there is no walking path or exercise area outside. Mr. Hagemann said they believe with the shopping so close the tenants will walk to those locations. Mr. Greenman said he is concerned that the area is not pedestrian friendly. He believes most tenants will need to take their car to Health Bridge or even the doctor offices in the area just because it will be safer. He asked if there is something the City can do to help. They need to be certain this area is safer for pedestrians. Mr. Goss asked if the Council can institute a sidewalk program in this area.

Mr. Greenman said if the average age of the tenants rise, is there ever a time when it comes full circle and goes back to the late 60s where it started. Ms. Ingalls said no – that it never makes a full cycle but the average age does reduce.

Mr. Hayden suggested in the open space adding a gazebo so the tenants can sit out on a nice evening. He also requested that at Final they provide a rendering of what the units look like.

Mr. Goss stated that this request meets all of the findings of fact.

Mr. Greenman suggested adding three conditions to #4 for the petitioner to hold discussions with staff regarding enhancements on the west elevation, the roof line, and adding brick to the second and third story elevations. This would not be mandatory changes but to hold discussions to see if changes are possible.

Mr. Hayden asked the petitioners if they had any concerns with the conditions listed in the staff report. Mr. Hagemann said no.

Mr. Batastini moved to approve the Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a for a three lot re-subdivision of Crystal Courtyards; the Preliminary Planned Unit Development for a 60-unit senior independent living development; and Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district for LSSI for the property located southeast of Congress Parkway and Commonwealth Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Kevin Hagemann, LSSI, received 1/26/12)
  - B. Architectural Plan Set (Tyson and Billy Architects, P.C., dated 01/26/12, received 01/26/12)
  - C. Preliminary Plat of Subdivision (Schefflow, dated 1/25/12, received 1/26/12)
2. Preliminary Plat of Subdivision
  - A. Indicate the floodplain designation for this property.
  - B. Indicate all building setback lines and correct the ones that have been shown along Commonwealth to 30 foot setbacks.
  - C. Show the location of Public Utility Easements and Municipal Utility Easements including a municipal utility and pedestrian easement for the sidewalk. Work with staff on the final location of these easements.
3. Site and Landscape Plan
  - A. Illustrate the location for possible cross access for the parcels to the east and north.
  - B. Sidewalk access shall be provided along the entire Commonwealth Drive to Congress Parkway with the plat of subdivision.
  - C. The proposed sign is located within a Municipal Utility Easement and needs to be relocated.
  - D. Shrink the perimeter parking spaces to 17.5 feet long, where an overhang exists, to capture more green space on this site.
  - E. If this property requires any tree removal, the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the UDO.
  - F. Addition building foundation landscaping is required to meet the UDO standards.

G. Work with staff to resolve the utility/landscaping conflicts shown where the new sanitary and water mains are proposed.

H. A fire hydrant shall be available within 100 feet from the fire department connection and not closer than 1.5 times the height of the building.

4. Elevations

A. A sample color and material board shall be presented with the Final PUD application.

**B. The petitioner shall discussion with staff possible enhancements to the west elevation.**

**C. The petitioner shall discussion with staff possible enhancements to the roof line (to break up the expanse).**

**D. The petitioner shall discussion with staff the possibility of increasing the brick on the second and third stories.**

5. The following Variation is hereby granted as part of the PUD:

A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a three-story building at 33 feet exceeding the maximum height of 28 feet, a variation of 5 feet and one-story.

6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

**15. Lutheran Social Services of Illinois/ Fox Hill Senior Living, Congress Parkway – Dedication of a private roadway to public right-of-way; Preliminary Plat of Subdivision for three lots; Preliminary Planned Unit Development with height variation for a senior independent living development; and Land Use Variation to allow this use in the “B-2 PUD” district.**

Kevin Hagemann and Lisa Ingalls, Executive Directors for Lutheran Social Services of Illinois (LSSI), were present for the matter. Mr. Hagemann described the project, noting that LSSI has 20 similar projects in Illinois. He presented elevations of their buildings in Decatur, Rockford and Danville and stated that they would be happy to answer any questions.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Mayor Shepley asked how the senior housing age restrictions would be managed and enforced. Ms. Ingalls stated that their funding is through HUD, which specifies that the head of household must be 62 years of age or older and the building's occupancy is two people per one bedroom apartment. She stated that the other person could be younger, such as a spouse, and if the older one were to pass away, the younger spouse would be allowed to stay. In response to a question from Mayor Shepley, City Attorney John Cowlin advised that the HUD financing would ensure rentals as explained by Ms. Ingalls, and by the final approval phase of the project, covenants would need to be in place specifying those conditions. Mayor Shepley stated that he would want to see age restrictions on the deed which would run with the land.

Mayor Shepley asked why they wished to dedicate the road (a portion of Commonwealth Drive which runs between Ace Hardware and Congress Parkway). Mr. Hagemann explained that was a HUD requirement. Attorney Joseph Gottemoller stated that he represented Elgin Bank Shares, the current owner of the property as a result of foreclosure. He stated that it had been a surprise to Elgin Bank Shares that the road was not public since it is used as a public road. Mayor Shepley asked the staff if acceptance of the road would create an additional burden on the City. Director of Engineering and Building Erik Morimoto stated that the road had been built very close to City standards and only snow plowing would need to be worked out. Mayor Shepley asked who plows the road now, and Mr. Morimoto stated that it was done by a private company. Director of Public Works Victor Ramirez stated that from his perspective, water and sewer were already installed under the roadway, and turning a snow plow around would be the only issue. Director of Planning and Economic Development Michelle Rentzsch stated that LSSI is aware that they would be required to provide a turnaround at the end of the road, similar to other turnarounds in the City.

Councilman Dawson stated that he was concerned about possible liability issues with snow plows straying onto private property. Ms. Rentzsch stated that a similar situation exists at Teckler Drive near the railroad tracks.

Councilwoman Brady Mueller asked if the Planning and Zoning Commission had seen the architectural renderings. Mr. Hagemann stated that they had. Councilwoman Brady Mueller



stated that she greatly preferred the Victorian style over the proposed Prairie style. Councilwoman Brady Mueller asked about adult children being able to reside with a senior parent. Ms. Ingalls stated that the only way that could occur is if the adult child was a caregiver, such as a mother/daughter situation, but that was a rare occurrence in their experience. Councilwoman Brady Mueller asked about grandparents who have custody of small children. Ms. Ingalls stated that because of HUD financing, they are legally not able to restrict that, but in all of their 1450 apartment units, there are no children. She stated that because of the apartment capacity, only one child would be possible, and they have rules about disturbing a peaceful and quiet environment that could be enforced.

Councilman Dawson stated that he also preferred the Victorian style, saying that the proposed style looked bland. He stated that he was very supportive of senior housing, but did not support the proposed location, noting that it would be in a commercial area with no walkways or pedestrian access to the shops and restaurants, etc., noting the cars that cut through the rear parking lot of the shopping center. He asked if the adjacent shopping center could request more buildings in the rear area, which would back up to the proposed LSSI building, and Ms. Rentzsch stated that was a possibility.

Councilwoman Ferguson stated that she also preferred the Victorian architectural style, and she was not in favor of the Planning and Zoning Commission recommendation that the petitioner review proposed enhancements to the west elevation with staff only. She stated that since the Council had already approved two projects for the parcel that had not gone forward, she could not object to this one, but she did have an issue with the roadway, noting that traffic can get hectic in that area. Mayor Shepley noted that with the addition of a residential building, it was possible that drivers would not use that road as much.

Councilman Hopkins asked what the major discussion had been at the Planning and Zoning Commission meeting regarding architecture. Ms. Rentzsch stated that they had wished to see more "Frank Lloyd Wright" type of ornamentation on the building, which was why they had added the recommendation about reviewing enhancements with the staff. She stated that they wanted to be sure that all four sides of the building had architectural elements. Councilman Hopkins noted that he had not been in favor of the prairie style Metra station at first, but now he loves it.

Councilwoman Schofield asked if the back of the building would look the same as the front, and Mr. Hagemann stated that it would.

Councilman Thorsen asked for information about LSSI. Mr. Hagemann stated that they were a \$150 million per year corporation, founded in 1857, and were a very large organization with many divisions, including housing. He stated that they have 20 similar buildings in Illinois with 1450 total apartments, ranging from a 19 story high-rise to small apartment buildings. Councilman Thorsen asked if they still retained ownership of all of the buildings, and Mr. Hagemann stated that they did. Ms. Ingalls added that LSSI was making a 40-year commitment to this building and it would go on much longer, as LSSI does not like to give up housing.

Mayor Shepley stated that he agreed with Councilman Hopkins about the Metra station architecture, but he did not believe the proposed building was a Frank Lloyd Wright style and he also preferred the Victorian style. He reiterated that any motion to approve would need to have an agreement regarding age restrictions recorded on the deed. In response to a question from the Mayor, Ms. Rentzsch stated that the property did not require a zoning change but rather a land use variation, as it is a mixed area in the Unified Development Ordinance. She stated that the land use variation would keep the underlying zoning in place.

Mayor Shepley stated that his main concern was the road issue, noting that the City has been working for months with another area of the City where the residents wish the City to take over private roads, which would be an additional burden to the City. He stated that it was good that this road had been built close to City standards, but there was still the issue of plowing and turnaround, and he could not support the road dedication. Councilwoman Ferguson noted that the project would not qualify for HUD financing without dedication of the road. Councilwoman Brady Mueller stated that the other roads mentioned by Mayor Shepley were residential and had not been built to City standards. Councilwoman Brady Mueller asked why the road had not been constructed as a City street in the first place. Ms. Rentzsch stated that 10 years ago when a previous subdivision had been approved, there was an effort to have more usable land for the lots along Main Street and a 50-ft. access easement had been established instead. Councilman Dawson recalled that he had been the only one on the Council at the time to vote no on that matter.

Councilwoman Brady Mueller moved to approve the Commonwealth Drive dedication of a private road to a public right-of-way. Councilman Thorsen seconded the motion. On roll call, Councilmembers Brady Mueller, Ferguson, Hopkins, Schofield and Thorsen voted yes. Councilman Dawson and Mayor Shepley voted no. Motion passed.

Councilwoman Brady Mueller moved to approve the Preliminary Plat of Subdivision with Victorian-style architecture. Councilwoman Ferguson seconded the motion.

Mr. Hageman stated that a lot of time had been put in the current design, and he could not guarantee that a Victorian-style building would fit on the site. Mayor Shepley stated that the Council could approve the Victorian-style architecture, and if it did not work, the LSSI could come back to the Council.

Ms. Ingalls stated that their Spring Ridge building in the Prairie style had been chosen by HUD to represent Illinois in all of the "202" projects they have funded, and that it was truly a magnificent building and it would be beautiful on that site. Councilwoman Brady Mueller stated that Victorian architecture was still her personal preference. On roll call, Councilmembers Brady Mueller, Ferguson, Hopkins, Schofield and Thorsen voted yes. Councilman Dawson and Mayor Shepley voted no. Motion passed.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations with the height variation and use for Senior Independent Living for the Crystal Lake Senior Housing Project on Congress Parkway, with the condition that the age restrictions be recorded on the plat and the architecture of the building be Victorian style. Councilman Thorsen seconded the motion. On roll call, Councilmembers Brady Mueller, Ferguson, Hopkins, Schofield and Thorsen voted yes. Councilman Dawson and Mayor Shepley voted no. Motion passed

Councilwoman Brady Mueller moved to approve the land use variation to allow the use in the B-2 PUD Zoning District. Councilman Thorsen seconded the motion. On roll call, Councilmembers Brady Mueller, Ferguson, Hopkins, Schofield, Thorsen and Mayor Shepley voted yes. Councilman Dawson voted no. Motion passed.

**16. Proposal award and resolution authorizing execution of a service agreement for repair work on Well #9 at Water Treatment Plant #2 and a 10% contingency for unforeseen expenses.**

Councilwoman Brady Mueller moved to award the proposal for repair work on Well #9 at Water Treatment Plant #2 to the lowest responsible and responsive proposer, Water Well Solutions, and to adopt a Resolution authorizing the City Manager to execute a service agreement with Water Well Solutions to complete repair work based on the proposal provided on February 6, 2012, with a 10% contingency for unforeseen expenses. Councilwoman Schofield seconded the motion. On roll call, all voted yes. Motion passed.

**17. Bid award and Resolution authorizing execution of a service agreement for Tree Pruning Services.**

Councilwoman Brady Mueller moved to award the bid for Tree Pruning Services to the lowest responsible and responsive bidder, Landscape Concepts Management, and to adopt a Resolution authorizing the City Manager to execute a service agreement with Landscape Concepts Management in the amount of \$6.95 per tree pruned. Councilwoman Schofield seconded the motion. On roll call, all voted yes. Motion passed.

**18. Bid award and Resolution authorizing execution of a contract for the COG Circle Pavement Repair and allowing for a 10 percent contingency.**

Councilman Thorsen moved to award the COG Circle Pavement Repair bid, including Alternate Bid Item 1, to the lowest responsible and responsive bidder, Curran Contracting Company, in the bid amount of \$20,795.00 and to adopt a Resolution authorizing the City Manager to execute a contract with Curran Contracting Company, allowing for a 10% contingency. Councilwoman Schofield seconded the motion. On roll call, all voted yes. Motion passed.

**19. Bid award and Resolution authorizing execution of a contract for the 2012 Crack Sealing Program and allowing for a 10 percent contingency.**

Councilwoman Brady Mueller moved to award the 2012 Crack Sealing Program bid to the lowest responsible and responsive bidder, Denler, Inc. in the bid amount of \$34,684.35, and to adopt a Resolution authorizing the City Manager to execute the contract with Denler, Inc.,



AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT  
DEVELOPMENT, PRELIMINARY PLAT OF SUBDIVISION, AND  
A USE VARIATION  
FOR FOX HILLS SENIOR LIVING (L.S.S.I.)

WHEREAS, pursuant to the terms of the Petition (File #2012-06) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a for a three lot re-subdivision of Crystal Courtyards; a Preliminary Planned Unit Development for a 60-unit senior independent living development; and a Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district for Fox Hills Senior Living (LSSI) located east of Commonwealth Drive and south of Congress Parkway; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Preliminary Planned Unit Development, a Preliminary Plat of Subdivision and a Use Variation be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a for a three lot re-subdivision of Crystal Courtyards; a Preliminary Planned Unit Development for a 60-unit senior independent living development; and a Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district be granted for the property located east of Commonwealth Drive and south of Congress Parkway, Crystal Lake, Illinois.

SECTION II: That the Preliminary Planned Unit Development, Preliminary Plat of Subdivision and Use Variation are granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Kevin Hagemann, LSSI, received 1/26/12)
  - B. Architectural Plan "Victorian Woods" plan, as shown at the 2/21/12 City Council meeting
  - C. Preliminary Plat of Subdivision (Schefflow, dated 1/25/12, received 1/26/12)
2. Preliminary Plat of Subdivision
  - A. Indicate the floodplain designation for this property.
  - B. Indicate all building setback lines and correct the ones that have been shown along Commonwealth to 30 foot setbacks.
  - C. Show the location of Public Utility Easements and Municipal Utility Easements including a municipal utility and pedestrian easement for the sidewalk. Work with staff on the final location of these easements.
3. Site and Landscape Plan
  - A. Illustrate the location for possible cross access for the parcels to the east and north.
  - B. Sidewalk access shall be provided along the entire Commonwealth Drive to Congress Parkway with the plat of subdivision.
  - C. The proposed sign is located within a Municipal Utility Easement and needs to be relocated.
  - D. Shrink the perimeter parking spaces to 17.5 feet long, where an overhang exists, to capture more green space on this site.
  - E. If this property requires any tree removal, the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the UDO.
  - F. Addition building foundation landscaping is required to meet the UDO standards.
  - G. Work with staff to resolve the utility/landscaping conflicts shown where the new sanitary and water mains are proposed.
  - H. A fire hydrant shall be available within 100 feet from the fire department connection and not closer than 1.5 times the height of the building.
4. Elevations
  - A. A sample color and material board shall be presented with the Final PUD application.
  - B. The "Victorian Woods" architectural style shall be used.
5. The following Variation is hereby granted as part of the PUD:
  - A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a three-story building at 33 feet exceeding the maximum height of 28 feet, a variation of 5 feet and one-story.

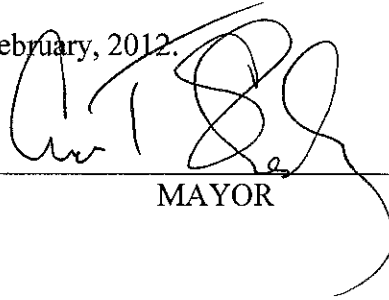
6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

7. The age restrictions associated with this development must be recorded as a covenant on this property.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

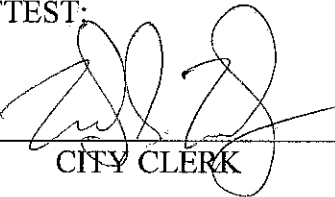
DATED at Crystal Lake, Illinois, this 21st day of February, 2012.



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MAYOR

ATTEST:



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CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.