



#2012-117

**Pedcor - Congress Parkway Apartment Homes
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	January 2, 2013
<u>Request:</u>	Final Plat and PUD approval for an apartment development.
<u>Location:</u>	Congress Parkway (between Commonwealth and the Post Office)
<u>Acreage:</u>	Approximately 7 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial (Health Bridge and medical offices) South: B-2 PUD General Commercial (Crystal Point Mall) East: B-2 PUD General Commercial (Post Office) West: B-2 PUD General Commercial (LSSI housing project and vacant retail – proposed)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The site is currently vacant with the construction of the LSSI Gable Point senior housing project on the adjacent lot.
- **Previous Approvals:**
 - In May of 2012, Pedcor received their preliminary PUD, preliminary plat and use variation approvals for a 70-unit development.

Development Analysis:

General

- **Request:** Final Plat and PUD approval. The Final Plat and PUD is in substantial compliance with the approved Preliminary Plat and PUD with the removal of 10 units from the previously approved land plan.
- **Land Use:** The land use map shows the area as Commerce.
- **Zoning:** The site is zoned B-2 and was granted a Use Variation to allow the residential use at this location.

Site Layout

- The main entrance drive is off Congress Parkway. This drive lines up with the drive across the street.

- There are 6 “big house” style apartment buildings oriented around a central community area. Each building has 10 units.
- Sidewalks wrap around and through the site in front and behind the units as well as through the community park area. An additional pedestrian path to Crystal Point Mall is also provided.
- Each home will be responsible for its own trash cans and will be able to set them out on the driveway.
- The site also contains open green space with a playground, gazebo, grill and picnic area.
- An emergency cross-access is provided between this site and the LSSI property.
- The site is at 16% impervious surface for building area and 25% for parking lot or other pavement for a total of 41% overall impervious area. The site is permitted 65% impervious surface area.

Parking

- Parking is conveniently located near the buildings for the residents and visitors. There are guest parking spaces adjacent to each building and surrounding the community park area.
- Residents have parking in their garage space as well as a driveway space.
- Multi-family parking is based on the unit type with 1.75 spaces required for 1-bedroom units and 2.25 spaces required for 2 and 3-bedroom units. This development requires 127 parking spaces.
- There are 72 parking spaces provided in the garages and 57 surface parking spaces for a total of 129 spaces.

Architecture

- The “big house” design looks like a large single-family style house. There are multiple front door and garage door entrances for the individual units around the front and sides of the structures.
- Three different architectural schemes are proposed for the 6 buildings. No two adjacent buildings will have the same scheme.
- Each building will have brick around the base which wraps up and around some doors and windows adding interest to the elevations.
- The siding is fiber cement and will be Iron Gray, Khaki Brown or Timber Bark set in both a horizontal and vertical pattern.
- All the exterior front entrance doors are raised panel doors.
- A variety of other architectural features are provided including, balconies, shutters, gable vents and bay windows.
- The clubhouse building will follow a similar scheme with two colors of cement siding with both a horizontal and vertical pattern.
- The clubhouse will also have brick around the base, dormers breaking up the roof plane, raised panel doors and a covered porch.

Floor Plans

- There is a mix of (16) 1-bedroom units, (24) 2-bedroom units and (20) 3-bedroom units.

- The units range in size from 672 square feet to 1,173 square feet. These represent 3 different layouts for the 1-bedroom units, 4 layouts for the 2-bedroom units and 2 layouts for the 3-bedroom units.
- Each building has a combination of unit and size types to make 10 units per building.

Landscape

- The landscape plan illustrates an abundance of landscape around the site, within the parking areas, in the community park area and around the buildings' foundations.
- Due to the necessary tree removal, 40 trees were required to be planted. The petitioners are planting over 300 new trees on site.
- The detention basin will prairie seed mix and will be a combination of Mesic to Dry tall grass on the top slope of the basin and Wet to Mesic in the bottom of the basin.
- The plan exceeds the UDO landscape requirements. There are street trees along Congress Parkway, planted with the business park and roadway project, parking lot and site landscape and foundation base landscape around the residential home buildings and the clubhouse.

Signage

- A monument sign is proposed at the Congress Parkway entrance. The sign is 4 feet in height with a sign copy area of 16 square feet. This meets the sign code requirements.
- The main sign panel is engraved limestone supported by brick pillars.

Final Plat of Subdivision

- The plat of subdivision will establish the boundary for this lot as well as modify Outlot A from the previous Crystal Courtyards re-subdivision for LSSI.
- The lot size is almost 9 acres.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. Residential is not a use type normally permitted within the Commerce land use. The following goals are applicable to this request:

Land Use

Goal: Balance the various land uses within the City to create more compact, mixed-use livable neighborhoods while providing a variety of housing, jobs, transportation options and business services.

This can be accomplished with the following supporting action:

Supporting Action: Allow for compact and mixed-use growth.

Land Use: Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Encourage a diversity of housing types throughout the City, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future City residents.

Success Indicator: Approval of work force housing development.

Housing: Affordable 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:

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

Success Indicator: The number of multi-family affordable housing units.

Supporting Action: Continue to maintain compliance with IHDA's affordable housing requirement.

Success Indicator: Compliance with a minimum of 10% of total available units as affordable.

Findings of fact:

Final Planned Unit Development

The petitioner is requesting approval of a Final Planned Unit Development to allow the construction of the apartment community in the B-2 PUD zoning district. The Final PUD must be reviewed against the approved preliminary PUD conditions. The Final PUD is in substantial compliance with the approved preliminary PUD.

Findings of Fact:

Final Plat

The petitioner is requesting Final Plat approval to create two lots, one of them being the reconfigured Outlot A from LSSI's Crystal Courtyard subdivision. The lot meets the minimum requirements for the B-2 zoning district. Access is provided from Congress Parkway.


Recommended Conditions:

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

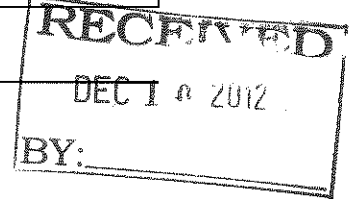
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Pedcor, received 12/10/12)
 - B. Final Plat of Subdivision (Cemcon, dated 12/06/12, received 12/10/12)
 - C. Engineering Plans (Cemcon, dated 12/10/12, received 12/10/12)
 - D. Architectural Plans (Humphreys & Partners Architects, dated 12/03/12, received 12/10/12)
 - E. Landscape Plan (Dickson Design Studio, dated 12/03/12, received 12/10/12)

- F. Final Plan (Cemcon, dated 12/10/12, received 12/10/12)
 - G. Final Planned Unit Development (Cemcon, dated 12/10/12, received 12/10/12)
 - H. ALTA Survey (Cemcon, dated 12/04/12, received 12/10/12)
2. Final Plat of Subdivision
 - A. Indicate the floodplain designation for this property.
 - B. Indicate all building setback lines.
 3. Provide a copy of the reciprocal access agreement between this site and the property to the west.
 4. Provide a sample color and material board for the exterior materials of the buildings.
 5. 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  117 2012
File # _____

Project Title: Congress Parkway Apartment Homes



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 checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Pedcor Investments, A Limited Liability Company
Address: 770 3rd Avenue S.W.
Carmel, IN 46032
Phone: 317-705-7924
Fax: 317-587-0340
E-mail: mikes@pedcor.net

Owner Information (if different)

Name: Elgin Bancshares, Inc.
Attention: Jill Markowski
Address: P.O. Box 641
Elgin, IL 60121
Phone: 847-476-2521
Fax: _____
E-mail: jemarkowski@comcast.net

Property Information

Project Description: Congress Parkway Apartment Homes will be a 60 unit multi-family development with clubhouse on a 7.67 acre site.

Project Address/Location: The subject 7.67 acre site is located on Congress Parkway, east of Commonwealth Drive, and west of Memorial Drive.

PIN Number(s): 19-04-305-003 and a part of 19-04-351-007

Development Team

Please include address, phone, fax and e-mail

Developer: Pedcor Investments, A Limited Liability Company Phone: 317-705-7924
770 3rd Avenue S.W., Carmel IN 46032 Fax: 317-587-0340

Architect: Humphreys & Partners Architects, L.P. Phone: 972-701-9636
5339 Alpha Road, Suite 300, Dallas TX 75240 Fax: 972-701-9639

Attorney: Thomas Burney Schain, Burney, Banks & Kenny, Ltd. Phone: 312-345-5700
Three First National Plaza, 70 W. Madison Street, Suite 4500 Fax: 312-345-5701
Chicago, IL 60602

Engineer: CEMCON, Ltd. Phone: 630-862-2100
2280 White Oak Circle, Suite 100, Aurora IL 60502 Fax: 630-862-2199

Landscape Architect: Sharon L. Dickson Dickson Design Studio Phone: 847-878-4019
445 Natoma Trail, Algonquin IL 60102 Email: sdickson@dicksondesignstudio.com

Planner: CEMCON, Ltd. (same as above)

Surveyor: CEMCON, Ltd. (same as above)

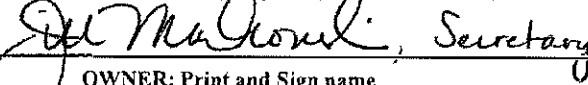
Other: _____

Signatures

 _____ 11/27/12

PETITIONER: Print and Sign name (if different from owner) Date
Michael S. Smith, Senior V.P., Pedcor Investments, A Limited Liability Company

As owner of the property in question, I hereby authorize the seeking of the above requested action.

 _____ 11/27/12

OWNER: Print and Sign name Date
Jill Markowski, Elgin Bancshares, Inc.

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.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 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, Lembke, Skluzacek, and Hayden were present. Members Greenman and Jouron were absent.

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

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, 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.

2012-28 PEDCOR HOUSING DEVELOPMENT – Congress Pkwy next to Post Office – PUBLIC MEETING

A motion is requested to set a public hearing date on May 2, 2012

Preliminary PUD and Land Use Variation for a multi-family apartment development.

Mr. Hayden stated that this is a public meeting where the public hearing date will be set. Usually it's just a quick overview of the project.

Tom Burney, attorney, Mike Smith and Thomas Crowe with PEDCOR Investments, Matthew Peterson, architect, Kevin Serafin, PE and Peter Pluskwa with Cemcon Ltd, were present to represent the petition.

Mr. Smith said they had given the Commission a lot of material to read. He gave a Power Point presentation for the project. An aerial photo of the property was shown and the surrounding uses were described. He also reviewed PEDCOR's company history. Mr. Smith said demographics show that over 17,000 workers commute into Crystal Lake for their jobs and over 14,000 make less than \$40,000 a year.

Many of the apartments around Crystal Lake have been converted into condos. Mr. Smith said Crystal Lake has been listed as an AHPAA community and workforce housing is a needed product type in our community.

Ms. Cumpata on behalf of the McHenry County Economic Development Commission, said that many levels of manufacturing employees can't afford to live in the County. Some companies have employees that also attend college. She said she was in banking prior to becoming the President of the McEDC and feels that it is strength that Pedcor would build and stay to maintain their project. Ms. Cumpata said that many companies she works with on a daily basis are in support of this kind of project so that their employees can live, shop and dine closer to work.

Mr. Smith said this site addresses several needs that are discussed in the City's Comprehensive Plan for multi-family. He explained that the grant criteria set by the IHDA which gives points for certain amenities within a mile radius of a project. Every point for amenities is critical. Mr. Smith said IHDA requires a commitment of 25% for disabled tenants, and they also give preference for veterans. IHDA inspects the books annually to be sure that Pedcor is adhering to their requirements. He added that seniors are 5-20% of their renters. Mr. Smith said the buildings are required to be green certified in some way and this development will create 21 local long term jobs in addition to the construction jobs created. He said people spend their money where they live, so our community's shop, restaurants and service providers will greatly benefit.

Mr. Smith said this development will pay approximately \$1.4 million in fees – impact, connection, etc. The density is 9.13 units per acre which is a very low density for this type of development. There will be a mixture of 1-, 2-, and 3-bedroom units with the rent of \$700 to \$950. The parking shown on the plan is more than what is required under the City's ordinance.

Mr. Peterson reviewed his company's credentials and the many awards they have won for their designs. He showed several developments that they have designed. Every unit in this development has a ground entry and a garage with direct entry. He showed the floor plan for one of the buildings which was color coded because it can be confusing. They plan open space around the clustered buildings. Mr. Peterson explained the materials to be used - high grade vinyl siding, masonry, architectural shingles, etc. They will use 2 or 3 different color schemes so they are not all the same but will break up the development.

Mr. Smith said they did look at several different sites and the matrix is included in the packets. He stated that it was difficult to build next to single family residential developments given the "not in my back yard" mindset that is commonly demonstrated by neighbors at public meetings. The average rent for houses in Crystal Lake is \$1300 a month and on the website he looked at there are 39 foreclosure residences. Mr. Hayden said there are significantly more than 39 foreclosure residences in Crystal Lake. He added that every community is looking for affordable housing.

Mr. Hayden explained that this is the public meeting and the public hearing would be at the next PZC meeting in two weeks. He asked if there was anyone in the public who would not be able to attend the meeting who wished to speak on this petition. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss asked for a short recess. Mr. Hayden agreed. The meeting resumed after 5 minutes.

Mr. Goss said he likes the plan and the garages, but the guest parking needs to be spread out a little better. He believes they will have a difficult time with getting a cross access agreement with the shopping center to the south and he is concerned with traffic going through the age restricted development. Mr. Goss asked what the IHDA ranking would be for the property on the west side of Main Street just north of the Commons Shopping Center. Mr. Smith said the numbers are very high but

is very concerned with it be adjacent to existing single family residential. Mr. Goss said they would never think of allowing “B-2” zoning in the middle of a residential area and this is the same issue. He is also concerned with the State participation. Mr. Crowe explained how the process works. Mr. Goss asked if the developer would walk away from the project. Mr. Crowe said they stay with a project for 15 years or more and now with the land use restriction from IHDA, the units will need to affordable housing for more than 15 years.

Mr. Goss said he is concerned with the criteria requirement of having the railroad so close. It seems to negate the desire to have housing so close to the workplace. People can come from other communities on the train such as Woodstock, Cary, and Fox River Grove and take that housing. Mr. Smith said proximity to work is the primary reason to rent in an area.

Mr. Skluzacek likes the architecture but this is not the right spot for it. This is a commercial area and feels this development should be across Main Street, by the Lutheran school.

Mr. Esposito said this is definitely needed and he likes that it looks like a single family home. He does have a problem with the location. There will be more traffic with school buses going in and out. Mr. Esposito asked how long tenants usually stay in the development. Mr. Crowe said there are some who stay a year and there are some that stay 20 years. Mrs. Lembke agreed with the comments that have been made.

Mr. Batastini appreciated the numbers and statistics that were given. He likes the layout and the architecture but also struggles with the location. The economy won't be down forever and doesn't want the industrial/manufacturing property to be taken up by other uses. He is not sure if there is anything that compelling to change his mind and said there are other properties for this project. Mr. Burney said that the other developments previously approved for this area such as the Camelot School and a senior housing development were on commercial property.

Mr. Gavle asked if the building footprints will be exactly the same. Mr. Peterson said probably not. They used the greatest mix of units possible to create the footprint. The building could possibly be a little smaller but not much. Mr. Gavle said there are always problems with storage and asking if people will be parking their cars outside of the garages so they can be used for storage. Mr. Peterson gave the dimensions of the garages and said they are deeper than most garages which would allow for storage in front of the vehicles. Mr. Gavle asked if the units are typically rented by young families. Mr. Smith said they have a diverse group – single parents, seniors, just out of college, etc. Mr. Gavle said he has difficulty seeing how children will get to a park or bike path. There is a need for walkways for safety purposes. Mr. Peterson said they are planning to have a number of walkways.

Mr. Hayden said these buildings look like very expensive homes, which makes it even more difficult to put here. He said the buildings and the landscaping looks nice but feels it doesn't belong here. With the senior housing he feels it belongs. It will only be seniors – no kids running around an industrial area. He added that there is a very small play area shown on the site plan for this development and it will be

hard for the kids to get their bikes to the bike path. Mr. Hayden said he would love to have this in Crystal Lake but just not in this location. Also the impact fees are a one-time payment and residential development does need more City services which incur more costs than commercial sites. This will look out of place. Mr. Burney said this architecture doesn't diminish the other buildings. Mr. Hayden said the buildings in the business center are brick with landscaping and feels this will look out of place. Mr. Burney said his clients have outdone themselves. He asked that the Commissioners reflect on the project over the next two weeks. They do not want to move the development to the west side of Main Street because if the residents come to the meetings, how can the City approve the project with that many objections. This development is needed in the community. Mr. Hayden said kids need to play and ride their bikes. This is also too far from the grade school they would be attending to ride their bikes.

Mr. Hayden asked how Crystal Lake's need for affordable housing compares to other communities. Mr. Burney said most communities need this. Crystal Lake is not unique in that respect. Mr. Hayden asked if the developer gets the tax credits or do the renters. Mr. Crowe said the renters get the benefit of lower rent. Mr. Hayden asked how they cater to veterans. Mr. Crowe said they work with veterans groups.

Mr. Goss said he contacted staff with a number of possible properties and they scored all of them. This was the highest. He asked how this development stacks up points-wise with the other developments presented for the grants. Mr. Smith said they don't publish the point totals with the developments who receive the grants. They can only surmise and this site allows for the maximum number of points. Mr. Goss asked how often the developer has been turned down for the grants. Mr. Smith said they have been turned down and they modify their development and resubmit. He is very confident that they will receive a grant.

Mr. Batastini said the developer should not shy away from other properties because of residents. He said they want older residents to be closer to the amenities and he doesn't want kids playing in the back of Crystal Point Shopping Center. It is not a good reason to change his mind just because neighbors might object.

Mr. Crowe feels that LSSI will look equally out of place in this area. Mr. Burney said two other residential developments were approved here previously – the school and senior housing. He said the horse has left the barn so residential development is ok there. Workforce housing is a special need as well – just like senior housing. Mr. Hayden said the senior housing is more a business with assistance for residents. Also there are no children in that type of housing. Mr. Hayden said they are taking away the opportunity to have a tax generating business in this area. Residential developments cost more to maintain by the City. Mr. Burney said there is a day care in the business center and kids have to play there.

Mr. Goss moved to set the public hearing date of May 2, 2012 for 2012-28 Pedcor Housing Development. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 2, 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 Esposito, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Gavle arrived at 7:32 p.m. Mr. Batastini was absent.

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

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, 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.

2012-28 PEDCOR HOUSING DEVELOPMENT – Congress Pkwy next to Post Office – PUBLIC HEARING

Preliminary PUD and Land Use Variation for a multi-family apartment development.

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.

Tom Burney, attorney, Mike Smith and Thomas Crowe with PEDCOR Investments, Matthew Peterson, architect, Kevin Serafin, PE and Peter Pluskwa with Cemcon Ltd, were present to represent the petition.

Mr. Burney said this will be the third time they are presenting this to the Planning and Zoning Commission and asked that their other two presentations be treated as sworn testimony. Mr. Hayden agreed.

Mr. Smith showed a Power Point presentation. They believe they are the right long-term partner for Crystal Lake and there is a need for this type of housing in the city. Mr. Smith said demographics show that over 17,000 workers commute into Crystal Lake for their jobs and over 14,000 make less than \$40,000 a year. He said they met with the City's EDC and received their support as well as from others including Pam Cumpata, the President of the McHenry County EDC. They are proposing a 70-unit 7 building development, which will have 9+ units per acre. Mr. Smith said this is an \$18 million project. He reviewed the amenities both inside and outside of the development and there will be pedestrian connectivity both on and off site.

Mr. Smith said they have worked to address the Commission's concerns. Regarding the cross access to the south, they are providing a breakaway gate between this project and the shopping center. To address pedestrian linkages, he said Pedcor will provide walkways along Main Street as long as there are easements available.

Mr. Smith said this site was chosen because it is the best opportunity for success. There are over 748 acres of vacant commercial/industrial property within the City of Crystal Lake. They checked into the LSSI development and there are no meals supplied or nursing care provided, so a very comparable residential type project. He said without tax credits, this project won't be built.

Mr. Peterson showed the architectural renderings of the buildings. The units are 100% efficient and with having entrances to each unit on the ground floor they are very safe. He showed other "Big House" projects his firm has been involved in. Mr. Peterson showed the basic layout of the buildings as well as the basic floor plan for the different units. He showed the site plan noting where crosswalks are located and stated that this site is over parked even without counting the tandem parking. He also showed the landscape plan.

Mr. Burney asked where the architectural firm has built similar units. Mr. Peterson said they have been built in over 200 locations. Mr. Burney asked what the typical density is for this type of development. Mr. Peterson said 12-18 units per acre usually but the Crystal Lake project is closer to 9 units per acre.

Pam Cumpata, President of the McHenry County EDC, handed out an economic analysis to the Commissioners. She read a prepared statement and reviewed the position economic impact from a development such as this. She stated the McEDC has recently purchased software to allow them to input information about a development and it will calculate the impact of the development on the economy. Mr. Hayden asked what is meant by the economic impact of the development. Ms. Cumpata said it is not only during construction but afterwards. She said this software is a modeling software.

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

Mr. Jouron asked about the guest parking on the west side of the property. Mr. Peterson showed where the spaces were added. He said the parking was revised per the request of a PZC member.

Mr. Greenman said he has spent a lot of time reviewing all of the information provided. He said the product is impressive. He was not at the previous meetings but when he read the minutes there seemed to be a consensus with land use. If they don't agree that the land use is appropriate, it will save a lot of discussion time. He asked that a consensus of the Commission be taken.

Mr. Goss said he is concerned with the land use. He understands that this type of development is needed but he did not envision it to be in this area. This is prime commercial property and he is hesitant to change the land use. Mr. Skluzacek said this is the wrong location for this use. Mrs. Lembke agreed.

Mr. Gavle said he wrestled with this. He looked on Google Earth to search for other sites that would be better suited for this development in Crystal Lake. He added that he would love to have this development in Crystal Lake but not in this spot.

Mr. Hayden agreed. The development is beautiful but not in this location. Mr. Jouron agreed. Mr. Esposito said he has struggled with the land use. He has gone over it many times and he likes the project but not in this location.

Mr. Greenman said he was not at the last meeting. He agrees that this project does support the Goals and Objectives in the Comprehensive Plan but does not support the land use map. This property was a lengthy discussion when the Comprehensive Plan was being revised. They made a conscious decision not to change the land use designation and take each project on a case by case basis. Mr. Burney said they are not requesting a zoning change. He said there is a difference of opinion of the LSSI property and he feels that is already a residential project approved immediately adjacent. Mr. Hayden stated that he feels that LSSI is more of a business. That it is not an assisted living facility, but just like one.

Mr. Greenman said he understands their position. Mr. Burney stated that he feels bad that this body will unanimously deny this petition. This is an excellent project. Mr. Greenman said he respects their opinion and the purview of the City Council is different than that of the PZC which is a recommending body. He said the PZC needs to look at projects from a planning standpoint. Mr. Burney said this project is a tax credit transaction and there is a scoring system. This is the best site from the IHDA point of view. The other senior project was not awarded the grant. Mr. Greenman restated that from a planning perspective, the land use doesn't fit. He asked if the scoring took into consideration the zoning of a property. Mr. Burney said no.

Mr. Greenman said he doesn't disagree with the data provided but asked if it takes into account the land use. Mr. Smith said it takes into account threshold items. Mr. Burney said IHDA does not look at the City's map. Mr. Greenman said not 60 days ago they looked at this property and they discussed the vision for this property and area. They did not change their mind on what the property was designated. He has seen nothing to indicate the members changing their mind about the land use designation.

Mr. Esposito agreed. This property was set aside for commerce. He also struggled with the senior housing project too. This would put the traffic over the top. There would be more traffic from this site than the senior project. There will be more kids and school buses. Mr. Esposito said seniors usually don't go out during rush hour. Mr. Burney stated there was no traffic study required for this project, however, their traffic consultant was present to provide testimony of this project's traffic impact. Mr. Serafin said there would be 485 trips per day for this project as compared to 995 trips per day for an office/business park use. During the peak hours, the Pedcor use would produce 38 cars in the AM and 46 cars in the PM. A business park use would create 109 cars in the AM and 95 cars in the PM. This development would create 1/2 of the daily trips and 1/3 less traffic at peak hours. These figures are based on the Institute of Traffic Engineer data.

Mr. Goss said school buses are being thrown into this traffic mix. There are none there now. Mr. Smith said the loading and unloading of the buses would be on their property and not on Congress Parkway. Mr. Esposito said the buses don't load and unload on the side streets along Golf Course Road. Mr. Goss said he is concerned with the interior of this project as well. Mr. Burney stated that there are many U-shaped roads in subdivisions. Mr. Goss said those have normal residential traffic.

Mr. Goss said the property across the railroad tracks owned by Immanuel Lutheran Church rates very high. When that was brought up previously, the petitioner stated they didn't want that property because of all of adjacent single family residential and their potential to object to this project. This property is prime business property. Mr. Burney stated that the horse has left the barn. This isn't precedent setting. Mr. Goss said he struggled with all of the developments that they had reviewed for this area. He agrees that they have a responsibility to have affordable housing and the issue that complicates this even more is that there is a need for tax credits to even consider this project.

Mr. Burney asked the Commissioners to vote in favor of this project. In their responsibility to determine this project and its impact on public health, safety and welfare, he feels this projects meets all criteria. He said the only factor is the land use issue. This won't cause a traffic problem and won't hurt the Post Office or health club. He asked what are the detriments here and what are the benefits. Clearly this housing is needed. The benefits outweigh the detriments. Mr. Goss said there is a need for senior housing because they don't want to move away from family but want to downsize.

Mr. Goss asked for a 5 minute recess. Mr. Hayden granted the request. The meeting resumed.

Mr. Burney said somehow the burden got shifted to them to prove this is the best site. The community needs this development and they feel this is a suitable location. The precedent has been set several times in this area and they don't feel this will change the other properties in this development, in fact this will enhance the immediate area.

Mr. Greenman moved to deny 2012-28 PEDCOR Development request for a Preliminary PUD and Land Use Variation located south of Congress Parkway and east of Commonwealth Drive. Mr. Esposito seconded the motion. On roll call, members Esposito, Goss, Greenman, Lembke, Skluzacek, and Hayden voted aye. Members Gavle and Jouron voted no. Motion to deny passed.

Mr. Jouron said his no vote was because this project is individual enough to merit special zoning. This will be an improvement to Crystal Lake.

On roll call, all voted yes. Motion passed.

➔ **18. PEDCOR Housing Development, southeast corner of Congress Parkway and Commonwealth Drive – Preliminary Planned Unit Development and Land Use Variation for a multi-family apartment development.**

Tom Burney, attorney was present along with Mike Smith and Tom Crowe of PEDCOR.

Mr. Smith introduced their architect, who provided information on how each building would look like a large single family residence, and each would incorporate different colors and building materials. He stated that every apartment would have a ground floor entrance with a private, direct access garage, which would be extremely secure. He stated that PEDCOR has completed over 250 projects like this across the U. S. and they have been very successful. He showed the sample floor plans. He stated that the proposed site would have seven buildings with landscaping including many evergreens and native species, crosswalks, the use of low VOC paints and recycled materials, and conservation features such as rainwater reuse, rain gardens, rain barrels, open space and more. He stated that the crosswalks had been shifted to provide equitable parking for visitors totaling 2.13 spaces per unit, which did not include tandem spaces outside of garages.

Mr. Smith added that all ground floor units were adaptable for handicapped or senior residents.

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

Pam Cumpata, President of the McHenry County Economic Development Corporation, noted that the Council had already received a letter from their Board in support of the project. She stated that it had the potential to contribute over \$25 million in ten years to the local economy, as well as additional tax revenue.

The City Council discussed the petition.

Councilman Hopkins stated that he was in support, noting a great layout and quality buildings, and that there is a need for this type of development in the City. He stated that the Planning and Zoning Commission's main concern had been taking away potential commercial property, but the Council had already approved senior housing for that area. In response to his question about attracting veterans, Mr. Smith stated that they would actively and aggressively market to veterans through veteran organizations. Councilman Hopkins stated that there had also been a concern about people commuting to Crystal Lake to live, but Mr. Smith stated that most people want to live near where they work.

Councilwoman Ferguson asked how many projects they had started and then sold to other developers. Mr. Burney stated that 8 units had been sold only after they were 18-24 years old. Mr. Crowe stated that they are required to hold onto the properties for 18 years but they still own many properties built 25 years ago. Councilwoman Ferguson asked how often they rehab and check on the condition of the units. Mr. Crowe stated that they have a routine maintenance

schedule and are monitored by the State Housing Authority, and they also have lenders and equity investors who inspect the property.

Councilwoman Schofield stated that she initially had the same concern as the Planning and Zoning Commission, but concurred with Councilman Hopkins that there would be many benefits to the community and the development would be very well done. She commended them on their architecture and "green" conservation efforts, and she stated that although it may not be the ideal location, she would support it.

Councilman Thorsen asked what had been previously approved for the property. Mayor Shepley replied that Camelot School had been approved, as well as a senior housing development. Councilman Thorsen stated that he felt those approvals set a precedent for approving this petition. Mayor Shepley stated that was not his opinion, since this was multi-family housing. Mayor Shepley stated that he did not support this petition because he did not feel it was the right location, had the right zoning, and there was no hardship. He stated that he was concerned that approving a multi-family development in B-2 zoning could be viewed as spot zoning, and that putting a housing development behind a shopping center was a bad practice.

Councilman Dawson stated that he had visited a similar PEDCOR development in Waukegan and had been very impressed with it. He noted that he was not in favor of vinyl siding, but that the architect had already agreed to use cement board. He stated that he was in support, and felt that the development would blend well into the area.

Mayor Shepley asked the City Attorney to address his concern. Mr. Cowlin stated that land use variations have been around a long time and most areas that have been rezoned in that area have been specific. Michelle Rentzsch, Director of Planning and Economic Development, stated that the previous projects had been approved as land use variations, which the Unified Development Ordinance (UDO) does permit. Mayor Shepley asked about applicable State law, and Mr. Cowlin stated that the City has the authority to adopt a UDO and grant land use variations. Councilwoman Brady Mueller stated that she would not want to rezone the property in case it did not get built. Mayor Shepley stated that he believed the Planning and Zoning Commission had based their decision to deny the request on the zoning, and that if the Council allowed a use that is not a permitted use, it would be going outside of what he believed the UDO permits and would weaken the Council's ability to strictly enforce it in future projects.

Councilwoman Brady Mueller stated that had already been done with the two previous approvals, and why would this one be any different just because it is not age restricted. Mayor Shepley stated that the Council had not wished to rezone the property so it stretched to put a round peg in a square hole.

Mayor Shepley stated that reasonable minds can differ, and he did not feel that this location was appropriate. Councilman Thorsen stated that he was in support of the project, but wanted to make sure that the approval was done correctly. Mr. Burney stated that Crystal Lake is a home rule municipality, and this is 4th or 5th land use variation approved for the property, and that

fundamentally, it was his client that would be taking the risk and need to satisfy any issues that could be raised in a challenge.

City Attorney Cowlin commented that it was ironic that this property had originally been zoned for apartments when the mall was built, and then lapsed back into commercial zoning, and when the UDO was adopted, the Council went back and allowed this type of variation use.

Mayor Shepley stated that he did not believe the petitioners had proven a hardship to be granted a land use variation.

Councilman Thorsen indicated that he did not want to approve anything that would negatively impact zoning.

Councilwoman Ferguson asked Planning and Economic Development Director Rentzsch that at one time the City discussed the possibility of BIP zoning, would this project meet that criteria. Ms. Rentzsch confirmed that the BIP zoning was considered for this area. The UDO includes criteria that allows certain nontraditional zoning in business park areas to encourage a better mix of uses and lessen vehicle trips.

Mayor Shepley asked Ms. Rentzsch if this project ever included a request for rezoning. Ms. Rentzsch indicated that it did not. Mayor Shepley asked if there was a discussion of hardship at the PZC. Ms. Rentzsch indicated that Mr. Burney ran through the criteria listed in the staff report.

Councilwoman Brady Mueller moved to approve the Preliminary PUD and Land Use Variation for a multi-family apartment development with the conditions 1 through 6 listed on page 2 of the agenda supplement and adding the condition that vinyl siding will not be utilized and instead cement board will be utilized. Councilwoman Ferguson seconded the motion. On roll call, all except Mayor Shepley voted yes. Motion passed.

19. Bid award and resolution authorizing execution of an agreement for vehicle equipment installation/changeover services and parts for seven Police Department emergency response vehicles.

Councilwoman Ferguson moved to award the bid for the vehicle equipment installation/changeover services and parts for seven Police Department emergency response vehicles to the lowest responsive, responsible bidder, Ultra Strobe Communication, Inc. and to adopt a resolution authorizing the City Manager to execute a one-year agreement for the equipment installation/changeovers with Ultra Strobe Communications in the amount of \$10,885.00, with the option of two one-year extensions. Councilwoman Schofield seconded the motion.

Councilwoman Schofield asked if the bids prices can in where expected. Police Chief David Linder indicated that Ultra Strobe was low bid and has not raised prices in the past few years. On roll call, all voted yes. Motion passed.



AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT
AND LAND USE VARIATION
FOR PEDCOR INVESTMENTS LLC

WHEREAS, pursuant to the terms of the Petition (File #2012-28) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development and Land Use Variation for a multi-family apartment development; 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 Final Planned Unit Development and Land 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 Planned Unit Development and Land Use Variation be granted for the property located south of Congress Parkway and west of Commonwealth Drive, Crystal Lake, Illinois.

SECTION II: That the Preliminary Planned Unit Development and Land Use Variation be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Pedcor, received 04/12/12)
 - B. Architectural Plan Set (Humphreys & Partners Architects, dated 04/09/12, received 04/11/12)
 - C. Engineering Plan Set (Cemcon Engineering, dated 04/09/12, received 04/11/12)
2. Site and Landscape Plan
 - A. Provide a cross-access agreement with the property to the south and to the west.

- B. Tree removal requires 99.3 replacement inches or 40 (2 ½") trees. Provide a tree protection plan for any trees to be saved.
- C. The landscape plan shall illustrate the required replacement trees, parking lot landscape islands, the foundation base landscape and all additional onsite plantings. The plans shall meet Article 4-300 of the UDO.
- D. Parking lot landscape islands shall be located 1 every 10 parking spaces, relocate the island in the northern most parking row and add an island in the eastern parking row adjacent to the community area.
- E. Work with staff to resolve the utility/landscaping conflicts.
- F. A fire hydrant shall be available within 100 feet from the Fire Rescue Department connection and not closer than 1.5 times the height of the building.
- G. Provide a list of proposed street names to determine address assignments of the buildings.

3. Elevations

- A. A variety of architectural details shall be added to the elevations, which may include masonry front elevations with 1-foot wrap around, architectural roof shingles, and shutters, keystones or other accents around the windows and doors.
- B. A sample color and material board shall be presented with the Final PUD application.
- C. Provide elevation details to include the height of the buildings to determine aerial apparatus access requirements.

4. Provide building floor plans for review.

5. With the Final PUD submittal provide:

- A. Revised Final Plat of Subdivision showing the new lot configuration.
- B. Revised final engineering plan and calculations for the on-site detention as well as outlot A detention.
- C. Provide draft CC&R's and any deed restrictions or owner acknowledgement statements.

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. No vinyl siding is permitted. Cement board is to be used where vinyl siding was indicated on the building exteriors.

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.

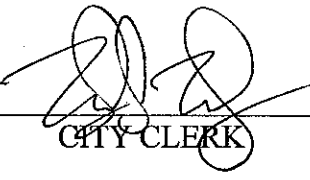
SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 19th day of June, 2012



MAYOR

ATTEST:



CITY CLERK

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

FIBER CEMENT TRIM COLOR
WHITE



GARAGE:
OVERHEAD DOOR-
DESERT TAN



FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS-
BLACK FOX 7020



SHUTTERS:
MID AMERICA SIDING COMPONENTS-
RAISED PANEL - CLAY_008



FIBER CEMENT SIDING COLOR:
JAMES HARDIE - IRON GRAY HS1148



BRICK COLOR:
BRICK CRAFT - WABASH

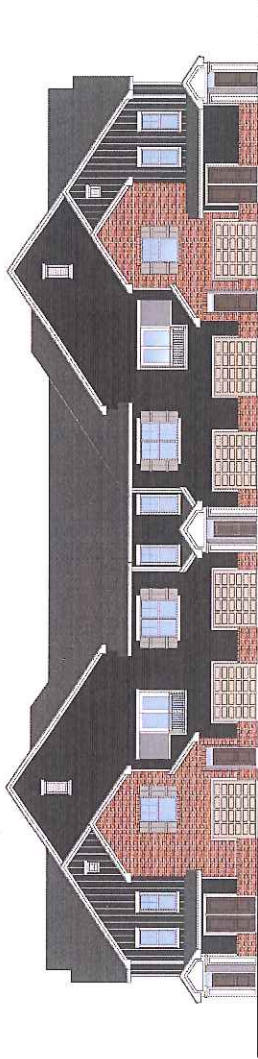


COMPOSITE SHINGLES:
GAF TIMBERLAND HD-
WILLIAMSBURG SLATE



Colors and patterns are taken as specified by mitschi DESIGN from manufacturer's websites and do not account for visual impacts from the environment in their representation.

SCALE: 1/8"=1'-0" (24"x36" SHEET)



LEFT ELEVATION



FRONT & REAR ELEVATIONS



RIGHT ELEVATION
BUILDING TYPE I ELEVATIONS

BUILDING #1 - SCHEME III

A412

CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.03

HPA#12116



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DALLAS IRVINE NEW ORLEANS ORLANDO SCOTTSDALE SEATTLE SAN RAMON DUBAI CHENNAI

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FIBER CEMENT TRIM COLOR
WHITE



GARAGE:
OVERHEAD DOOR-
DESERT TAN



FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS-
WESTCHESTER GRAY 2849



SHUTTERS:
MID AMERICA SIDING COMPONENTS-
RAISED PANEL - BORDEAUX 167



FIBER CEMENT SIDING COLOR:
JAMES HARDIE - KHAKI BROWN HS1110



BRICK COLOR:
BRICK CRAFT - CEDAR CREEK



COMPOSITE SHINGLES:
GAF TIMBERLAND HD-
MISSION BROWN



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SCALE: 1/8"=1'-0" (24"x36" SHEET)



LEFT ELEVATION



FRONT & REAR ELEVATIONS



RIGHT ELEVATION
BUILDING TYPE I ELEVATIONS
BUILDING #2 and #5 - SCHEME II

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CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.03

HPA#12116



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FIBER CEMENT TRIM COLOR
SHERWIN WILLIAMS-
BUNGALOW BEIGE 7511



GARAGE:
OVERHEAD DOOR-
DESERT TAN



FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS-
FIREWEED 6328



SHUTTERS:
MID AMERICA SIDING COMPONENTS-
LOUVERED - BLACK .002



FIBER CEMENT SIDING COLOR:
JAMES HARDIE - TIMBER BARK HS1139



BRICK COLOR:
BRICK CRAFT - OLD INDIANA



COMPOSITE SHINGLES:
GAF TIMBERLAND HD-
WILLIAMSBURG SLATE



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SCALE: 1/8"=1'-0" (24"x36" SHEET)



LEFT ELEVATION



FRONT & REAR ELEVATIONS



RIGHT ELEVATION
BUILDING TYPE I ELEVATIONS

BUILDING #3 - SCHEME I

A412

CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.03

HPA#12116



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FIBER CEMENT TRIM COLOR
WHITE



GARAGE:
OVERHEAD DOOR-
DESERT TAN



FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS-
BLACK FOX 7020



SHUTTERS:
MID AMERICA SIDING
COMPONENTS-
RAISED PANEL -
CLAY_008



FIBER CEMENT
SIDING COLOR:
JAMES HARDIE -
IRON GRAY HS1148



BRICK COLOR:
BRICK CRAFT - WABASH



COMPOSITE SHINGLES:
GAF TIMBERLAND HD-
WILLIAMSBURG SLATE



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SCALE: 1/8"=1'-0" (24"x36" SHEET)



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

BUILDING TYPE II ELEVATIONS

BUILDING #4 - SCHEME III

CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.03

HPA#12116



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A422

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FIBER CEMENT TRIM COLOR
SHERWIN WILLIAMS-
BUNGALOW BEIGE 7511

GARAGE:
OVERHEAD DOOR-
DESERT TAN

FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS-
FIREWEED 6328

SHUTTERS:
MID AMERICA SIDING
COMPONENTS-
LOUVERED -
BLACK_002

FIBER CEMENT
SIDING COLOR:
JAMES HARDIE -
TIMBER BARK HS1139

BRICK COLOR:
BRICK CRAFT - OLD INDIANA

COMPOSITE SHINGLES:
GAF TIMBERLAND HD-
WILLIAMSBURG SLATE

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from manufacturer's websites and do not account for visual
impacts from the environment in their representation.*

SCALE: 1/8"=1'-0" (24"x36" SHEET)



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

BUILDING TYPE II ELEVATIONS

BUILDING #6 - SHEME I

CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.03

HPA#12116



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FIBER CEMENT TRIM COLOR:
SHERWIN WILLIAMS -
WHITE



FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS -
DRIED THYME 6186



FIBER CEMENT
SIDING COLOR:
JAMES HARDIE -
WOODSTOCK BROWN HS1133



FIBER CEMENT
SIDING COLOR:
JAMES HARDIE -
NAVAJO BEIGE HS1127



BRICK COLOR:
BRICK CRAFT - COUNTRY ROAD



COMPOSITE SHINGLES:
GAF TIMBERLAND HD -
MISSION BROWN

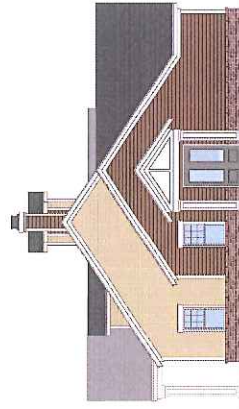


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SCALE: 1/8" = 1' (24x36" SHEET)



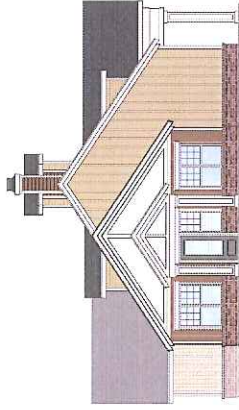
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

A501

CLUBHOUSE - CLUBHOUSE COLOR SCHEME

CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.05

HPA#12116



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Drawings for technical information and measurements.

FIBER CEMENT TRIM COLOR
SHERWIN WILLIAMS-
WHITE

FRONT DOOR PAINT COLOR:
SHERWIN WILLIAMS-
DRIED THYME 6186

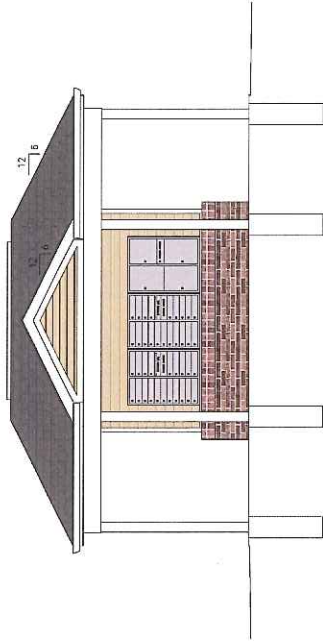
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SIDING COLOR:
JAMES HARDIE -
WOODSTOCK BROWN HS1133

FIBER CEMENT
SIDING COLOR:
JAMES HARDIE -
NAVAJO BEIGE HS1127

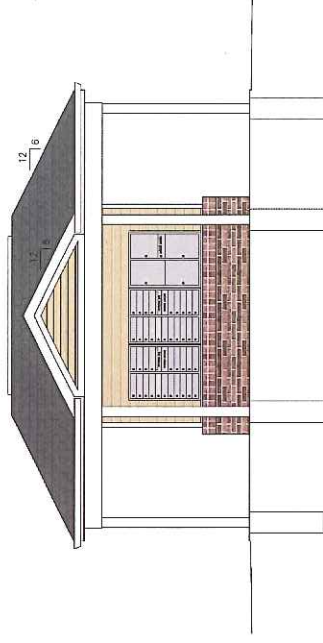
BRICK COLOR:
BRICK CRAFT - COUNTRY ROAD

COMPOSITE SHINGLES:
GAF TIMBERLAND HD-
MISSION BROWN

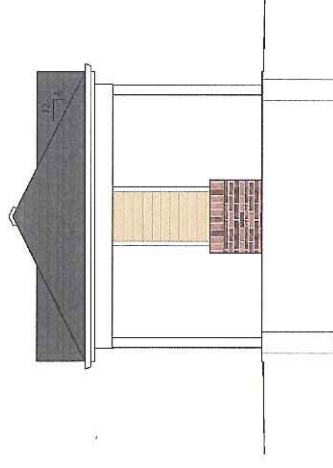
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FRONT ELEVATION
3/8"=1'-0"



REAR ELEVATION
3/8"=1'-0"



SIDE ELEVATION
3/8"=1'-0"

MAIL KIOSK - CLUBHOUSE COLOR SCHEME

CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.12.03

HPA#12116

A600

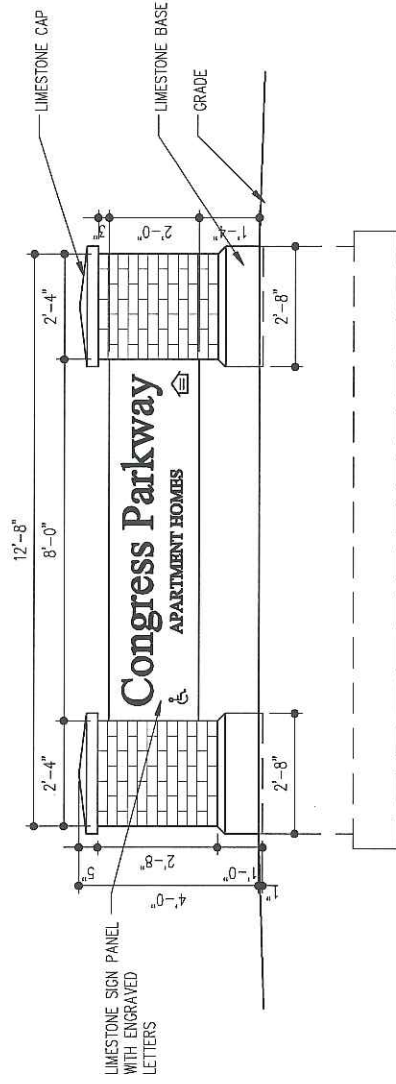
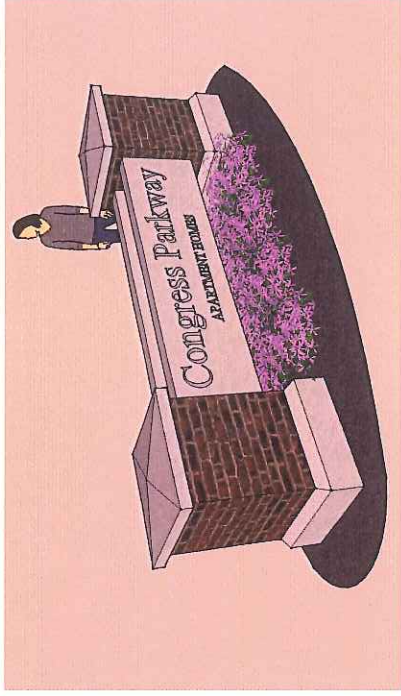
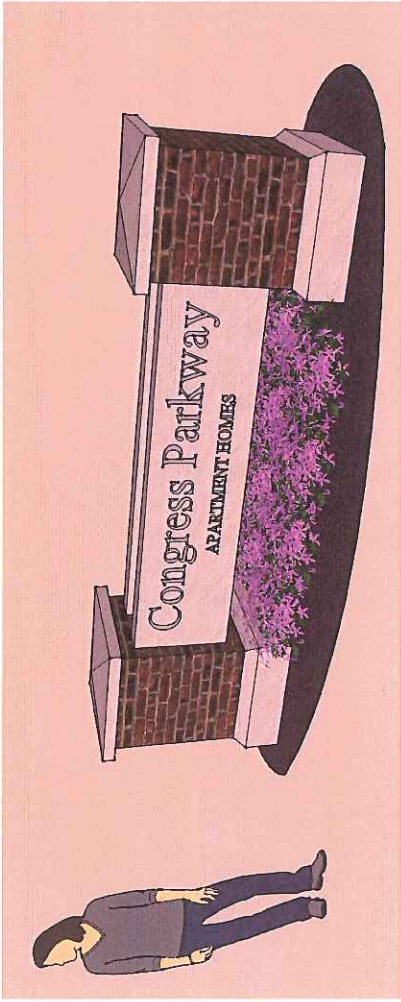


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ENTRY SIGNAGE

FINAL PLAT OF SUBDIVISION FOR CONGRESS PARKWAY APARTMENT HOMES

BEING PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

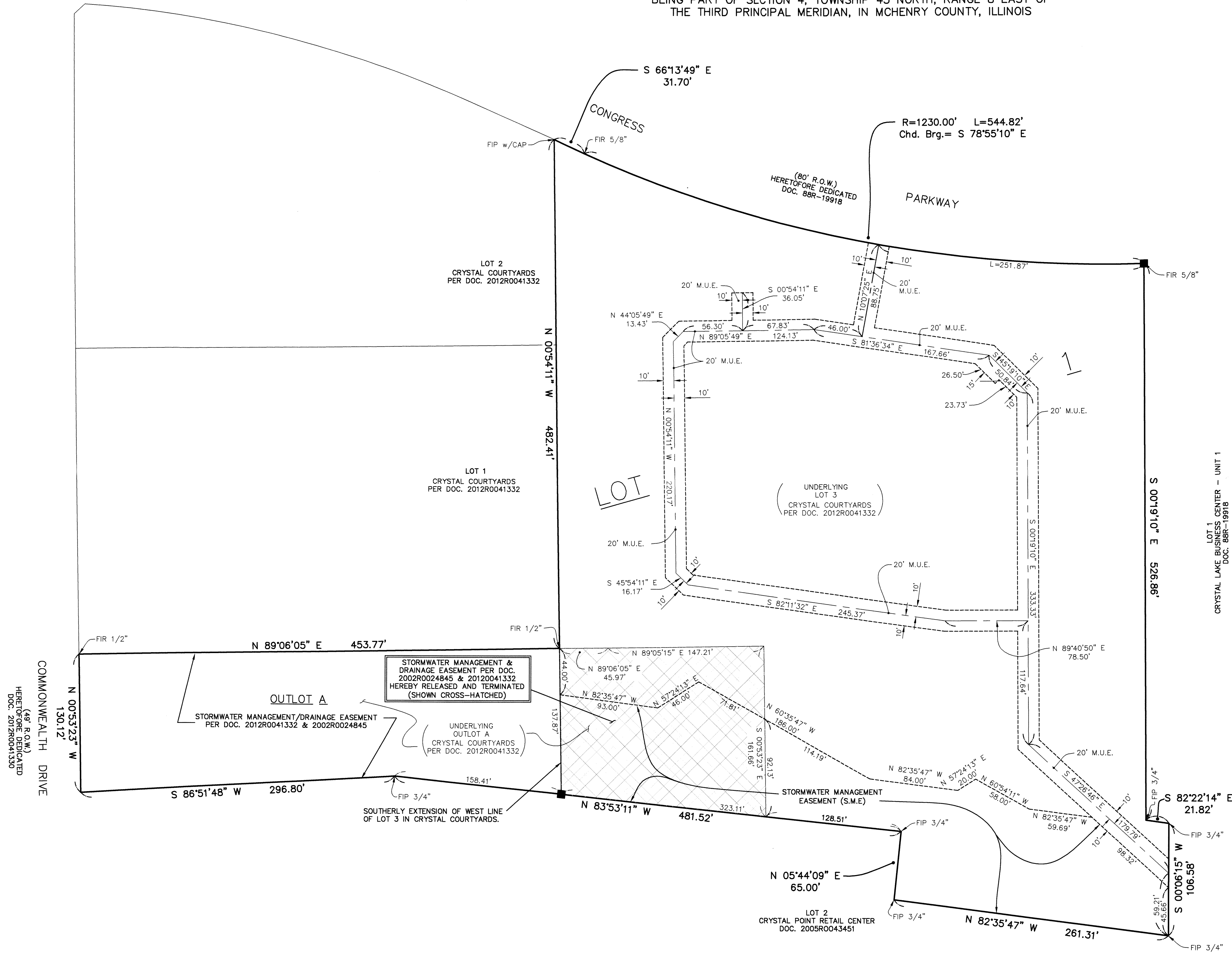
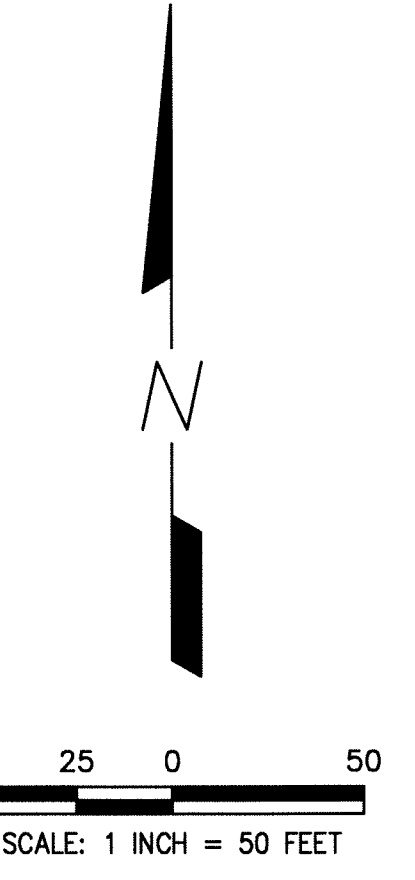
(ZIP CODE) (STATE) (CITY/TOWN)

TOTAL AREA OF SUBDIVISION

8.973 ACRES
(MORE OR LESS)

LOT AREA SUMMARY

LOT 1 7.664 ACRES
OUTLOT A 1.309 ACRES



LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- SET CONCRETE MONUMENT
- ▨ LIMITS OF STORMWATER MANAGEMENT & DRAINAGE EASEMENT PER DOC. 2002R0024845 & 2012R0041332 HEREBY RELEASED AND TERMINATED

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

S.M.E. — INDICATES STORMWATER MANAGEMENT EASEMENT. (SEE PROVISIONS FOR DETAILS)

M.U.E. — INDICATES MUNICIPAL UTILITIES EASEMENT. (SEE PROVISIONS FOR DETAILS)

THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE BEING N. 00°54'11" W. (ASSUMED).

F.I.P. = FOUND IRON PIPE (ø AS SHOWN)
F.I.R. = FOUND IRON ROD (ø AS SHOWN)

PROPERTY SUBJECT TO SETBACKS AND EASEMENTS PER DOCUMENT 2012R0041332 NOT SHOWN ON THIS PLAT.

17 2012

RECEIVED

OCT 1 2012

BY: _____

PREPARED FOR:

CRYSTAL LAKE HOUSING COMPANY, LLC
ONE PEDCOR SQUARE, 770 3RD AVE., SW
CARMEL, IN 46032
(317)218-2668

PREPARED BY:

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

DISC NO.: 801001 FILE NAME: SUBPLAT
DRAWN BY: LAL FLD. BK. / PG. NO.: D28/56-57
COMPLETION DATE: 12-06-12 JOB NO.: 801.001
PROJECT REFERENCE:
REVISIONS:

DRAWING PATH: P:\801001\Survey\Drawings\Plats\801001.dwg
PLOT FILE CREATED: 10/12/2012 10:22 by DEAN

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
THIS IS TO CERTIFY THAT ELGIN BANCSHARES, INC. IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON...

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 47...

DATED THIS ___ DAY OF ___, 20___.
ELGIN BANCSHARES, INC.
BY: OPERATIONAL VICE PRESIDENT ATTEST: ASSISTANT SECRETARY

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, ___, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE OPERATIONAL VICE PRESIDENT AND ASSISTANT SECRETARY OF THE RYLAND GROUP...

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, ___, OWNER AND I, ___, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF...

OWNER/ATTORNEY
PLEASE PRINT/TYPE NAME
ENGINEER
PLEASE PRINT/TYPE NAME

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)
THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 3 AND OUTLOT A, ALL IN THE FINAL PLAT OF CRYSTAL COURTYARDS, BEING A RESUBDIVISION OF PART OF LOT 3 IN CRYSTAL LAKE BUSINESS CENTER UNIT 1 RESUBDIVISION OF LOT 9...

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, A ILLINOIS LAND SURVEYOR, NO. 035-003072, HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES CHAPTER 109, SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 17111C0327J AND 17111C0335J, BOTH WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006, IT IS MY OPINION THAT SAID PROPERTY PLATTED HEREON IS LOCATED IN ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY SAID FEMA MAP.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF DECEMBER A.D., 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2014
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2013

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED ___ AND RECORDED AS DOCUMENT NO. ___ AND AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED ___ AND RECORDED IN THE RECORDERS OFFICE OF McHENRY COUNTY, ILLINOIS ON ___ AS DOCUMENT NO. ___ HEREBY CONSENT TO THE SUBDIVISION STATED HEREIN.

DATED THIS ___ DAY OF ___, 20___.
BY: TITLE:
ATTEST: TITLE:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, ___, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE OPERATIONAL VICE PRESIDENT AND ASSISTANT SECRETARY OF THE RYLAND GROUP...

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS, AT A MEETING HELD THE ___ DAY OF ___, A.D., 2012.
BY: MAYOR ATTEST: CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF McHENRY, McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT, AND THE PLANS AND SPECIFICATIONS, IF ANY, MEET THE MINIMUM REQUIREMENTS OF SAID CITY.
DATED AT McHENRY, McHENRY COUNTY, ILLINOIS THIS ___ DAY OF ___, A.D., 2012.

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, THE UNDERSIGNED, HEREBY CERTIFY THAT ON ___ THE ANNEXED PLAT WAS PRESENTED TO AND DULY APPROVED BY THE PLAN COMMISSION OF THE CITY OF McHENRY, AND THAT SAID PLAT CONFORMS IN ALL RESPECTS TO THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

McHENRY COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
THIS INSTRUMENT ___ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS, ON THIS ___ DAY OF ___, A.D., 2012 AT ___ O'CLOCK ___ M., AND WAS RECORDED IN BOOK ___ OF PLATS ON PAGE ___.
COUNTY RECORDER

McHENRY COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, ___, COUNTY CLERK OF McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT (MC-90-527).
GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, McHENRY COUNTY, ILLINOIS THIS ___ DAY OF ___, 2007.
COUNTY CLERK

MUNICIPAL UTILITY EASEMENT (M.U.E.) PROVISIONS

MUNICIPAL UTILITY EASEMENT (M.U.E.): AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, 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 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" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (M.U.E.) 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 TITLE HOLDER OF ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLE HOLDER) 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 IS 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 IS RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR.

ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES.

STORMWATER MANAGEMENT EASEMENT (S.M.E.) PROVISIONS

STORMWATER MANAGEMENT EASEMENT (S.M.E.): EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE STORMWATER MANAGEMENT EASEMENT (S.M.E.) 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 A 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 TITLE HOLDER OF ANY PART OR PORTION OF THE STORMWATER MANAGEMENT EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLE HOLDER) 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 OWNER 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 OWNER OR 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 OWNER IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIFTEEN (15) DAYS NOTICE TO THE OWNER 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 OWNER 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 OWNER; 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.

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

DISC NO.: 801001 FILE NAME: SUBPLAT
DRAWN BY: LAL FLD. BK. / PG. NO.: D28/56-57
COMPLETION DATE: 12-06-12 JOB NO.: 801.001
PROJECT REFERENCE:
REVISIONS:

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
THIS IS TO CERTIFY THAT ELGIN BANCSHARES, INC. IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON...

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 47...

DATED THIS ___ DAY OF ___, 20___.
ELGIN BANCSHARES, INC.
BY: OPERATIONAL VICE PRESIDENT ATTEST: ASSISTANT SECRETARY

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE OPERATIONAL VICE PRESIDENT AND ASSISTANT SECRETARY OF THE RYLAND GROUP...

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, _____, OWNER AND I, _____, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF...

OWNER/ATTORNEY
PLEASE PRINT/TYPE NAME
ENGINEER
PLEASE PRINT/TYPE NAME

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)
THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

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

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, A ILLINOIS LAND SURVEYOR, NO. 035-003072, HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES CHAPTER 109, SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 1711103327J AND 1711103335J, BOTH WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006, IT IS MY OPINION THAT SAID PROPERTY PLATTED HEREON IS LOCATED IN ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY SAID FEMA MAP.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF DECEMBER A.D., 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2014
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2013

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED _____ AS DOCUMENT NO. _____ AND AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDERS OFFICE OF McHENRY COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____ HEREBY CONSENT TO THE SUBDIVISION STATED HEREIN.

DATED THIS ___ DAY OF ___, 20___.
BY: _____ TITLE: _____
ATTEST: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE OPERATIONAL VICE PRESIDENT AND ASSISTANT SECRETARY OF THE RYLAND GROUP...

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS, AT A MEETING HELD THE ___ DAY OF ___, A.D., 2012.
BY: _____ ATTEST: _____ CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF McHENRY, McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT, AND THE PLANS AND SPECIFICATIONS, IF ANY, MEET THE MINIMUM REQUIREMENTS OF SAID CITY.
DATED AT McHENRY, McHENRY COUNTY, ILLINOIS THIS ___ DAY OF ___, A.D., 2012.

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, THE UNDERSIGNED, HEREBY CERTIFY THAT ON _____ THE ANNEXED PLAT WAS PRESENTED TO AND DULY APPROVED BY THE PLAN COMMISSION OF THE CITY OF McHENRY, AND THAT SAID PLAT CONFORMS IN ALL RESPECTS TO THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

McHENRY COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS, ON THIS ___ DAY OF ___, A.D., 2012 AT ___ O'CLOCK ___ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.
COUNTY RECORDER

McHENRY COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY)
I, _____, COUNTY CLERK OF McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT (MC-90-527).
GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, McHENRY COUNTY, ILLINOIS THIS ___ DAY OF ___, 2007.
COUNTY CLERK

MUNICIPAL UTILITY EASEMENT (M.U.E.) PROVISIONS

MUNICIPAL UTILITY EASEMENT (M.U.E.): AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, 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 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" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (M.U.E.) 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 TITLE HOLDER OF ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLE HOLDER) 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 IS 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 IS RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR.

ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES.

STORMWATER MANAGEMENT EASEMENT (S.M.E.) PROVISIONS

STORMWATER MANAGEMENT EASEMENT (S.M.E.): EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE STORMWATER MANAGEMENT EASEMENT (S.M.E.) 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 A 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 TITLE HOLDER OF ANY PART OR PORTION OF THE STORMWATER MANAGEMENT EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLE HOLDER) 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 OWNER 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 OWNER OR 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 OWNER IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIFTEEN (15) DAYS NOTICE TO THE OWNER 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 OWNER 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 OWNER. 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.

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

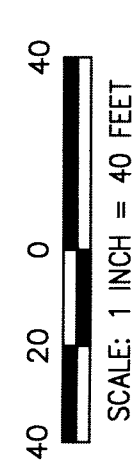
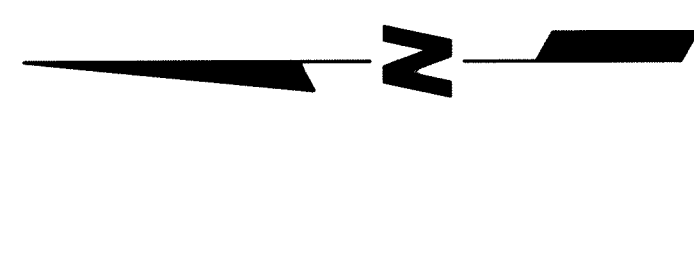
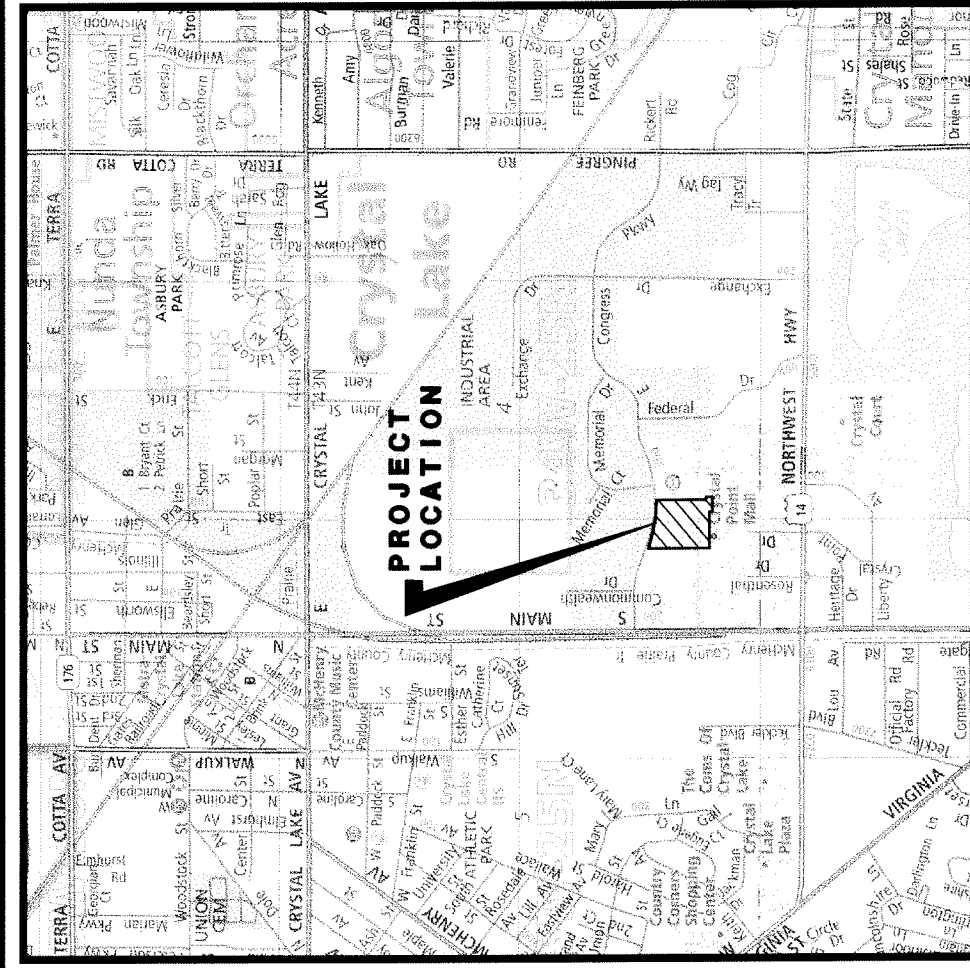
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DRAWN BY: LAL FLD. BK. / PG. NO.: D28/56-57
COMPLETION DATE: 12-06-12 JOB NO.: 801.001
PROJECT REFERENCE:
REVISIONS:

**FINAL PLANNED UNIT DEVELOPMENT
FOR**

CONGRESS PARKWAY APARTMENT HOMES

LOT 3 AND THAT PART OF OUTLOT A LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 3, ALL IN THE FINAL PLAT OF CRYSTAL COURTYARDS, BEING A RESUBDIVISION OF PART OF LOT 3 IN CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9 AND PART OF OUTLOT A OF CRYSTAL POINT RETAIL CENTER, IN SECTION 4, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SAID CRYSTAL COURTYARDS RECORDED SEPTEMBER 7, 2012 AS DOCUMENT 2012R0041332 IN MCHENRY COUNTY, ILLINOIS

LOCATION MAP

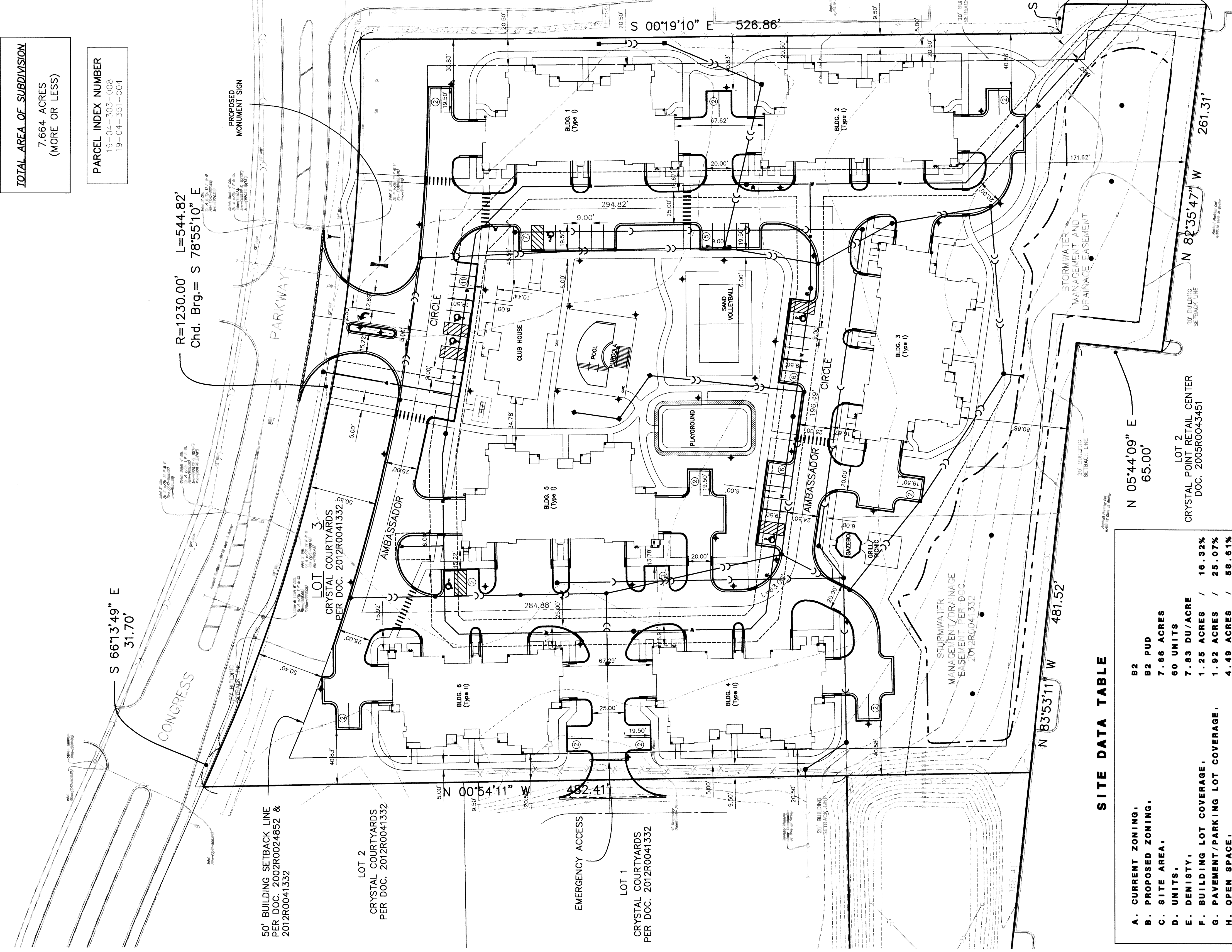


TOTAL AREA OF SUBDIVISION
7.664 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
19-04-303-008
19-04-351-004

- LEGEND**
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
 - LOT LINE/PROPERTY LINE (Solid Line)
 - ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
 - BUILDING LINE (Long Dashed Line)
 - EASEMENT LINE/AMOUNT OF EASEMENT (Short Dashed Line)
 - LINE EXTENSION/DIMENSIONAL TIE (Light Dotted Line)
 - — SET CONCRETE MONUMENT

- NOTES**
- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
OPPOSITE SIDES OF EASEMENTS ARE PARALLEL AND ADJACENT LINES ARE AT RIGHT ANGLES.
P.U.E. — INDICATES PUBLIC UTILITY AND EASEMENTS FOR DETAILS.
M.U.E. — INDICATES MUNICIPAL UTILITIES EASEMENT. SEE PROVISIONS FOR DETAILS.
E.B.E.# — EXCEPTION TO BLANKET EASEMENT (# REFERS TO BUILDING NUMBER)
B.L. — BUILDING SETBACK LINE
P.U.E. OVER ALL OF LOT 3 EXCEPT IN AREAS DESIGNATED AS E.B.E.
A CROSS ACCESS EASEMENT SHALL BE IMPLEMENTED BETWEEN THE CRYSTAL LAKE BUSINESS CENTER HOMES SUBDIVISION AND LOTS 3 AND 2 OF CRYSTAL COURTYARDS SUBDIVISION THROUGH A SEPARATE CROSS ACCESS EASEMENT AGREEMENT.
THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE BEING N. 00°54'11" W. (ASSUMED).
PROPERTY SUBJECT TO SETBACKS AND EASEMENTS PER DOCUMENT 2012R0041332 NOT SHOWN ON THIS PLAT.



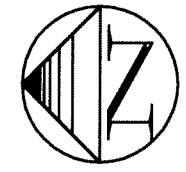
SITE DATA TABLE

A. CURRENT ZONING:	B2	PUD
B. PROPOSED ZONING:	B2	PUD
C. SITE AREA:	7.66	ACRES
D. UNITS:	60	UNITS
E. DENSITY:	7.83	DU/ACRE
F. BUILDING LOT COVERAGE:	1.25	ACRES / 16.32%
G. PAVEMENT/PARKING LOT COVERAGE:	1.92	ACRES / 25.07%
H. OPEN SPACE:	4.48	ACRES / 58.61%
(STORMWATER MANAGEMENT, LANDSCAPING AREAS, POOL, PLAYGROUND, SAND VOLLEYBALL, GRILL/PICNIC AREAS, GAZEBO, WALKWAYS)		
I. PARKING REQUIRED	127	
J. PARKING PROVIDED:	72	
GARAGE PARKING	57	
SURFACE PARKING	57	
TOTAL PARKING	129	

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OCT 10 2012
BY: _____

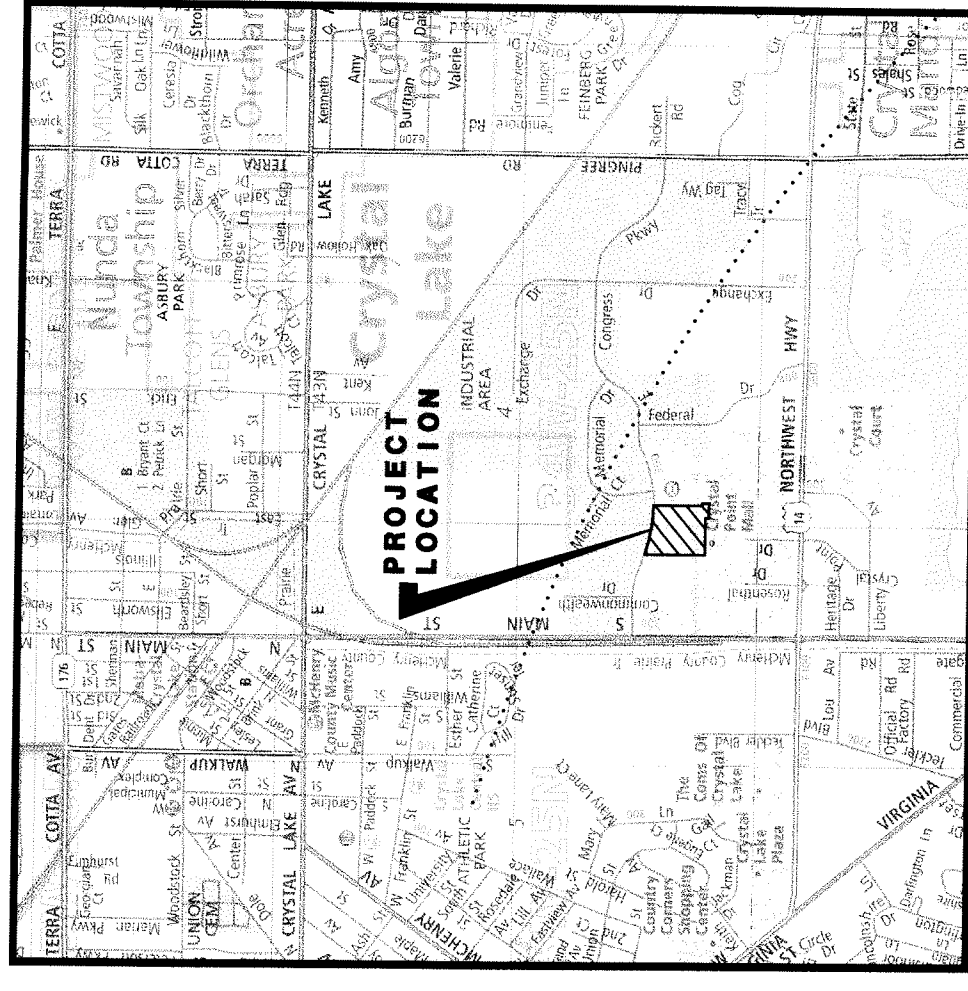
PREPARED FOR:
CRYSTAL LAKE HOUSING COMPANY, L.L.C.
ONE PEDCOR SQUARE, 770 3RD AVE. SW
CARMEL, IN 46032
(317)218-2668

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100
E-Mail: cadd@cemcon.com
DISC NO.: 801001 FILE NAME: FINAL PUD
DRAWN BY: PRP FLD, BK. / PG. NO.: BK./PG.
COMPLETION DATE: 12-10-12 JOB NO.: 801.001
XREF : GEOPLAN, TOPO, FINAL PLAT PROJECT MANAGER : CM

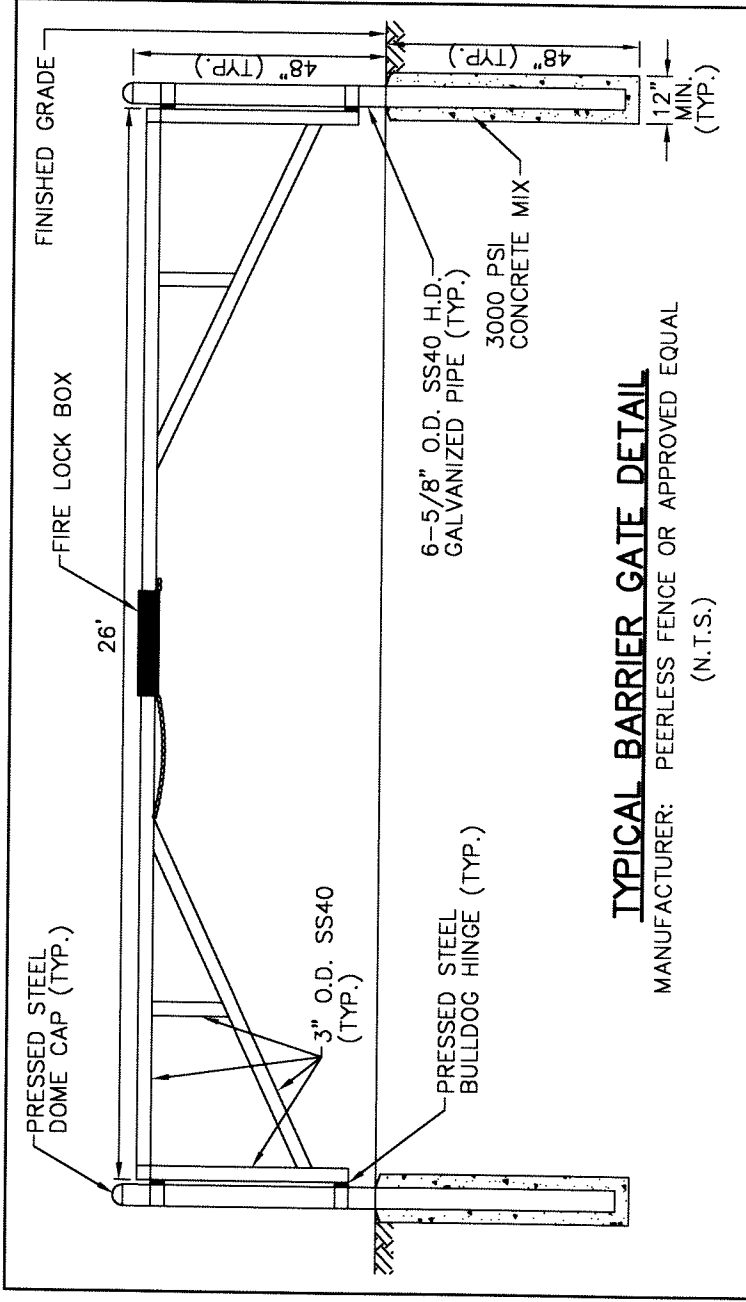
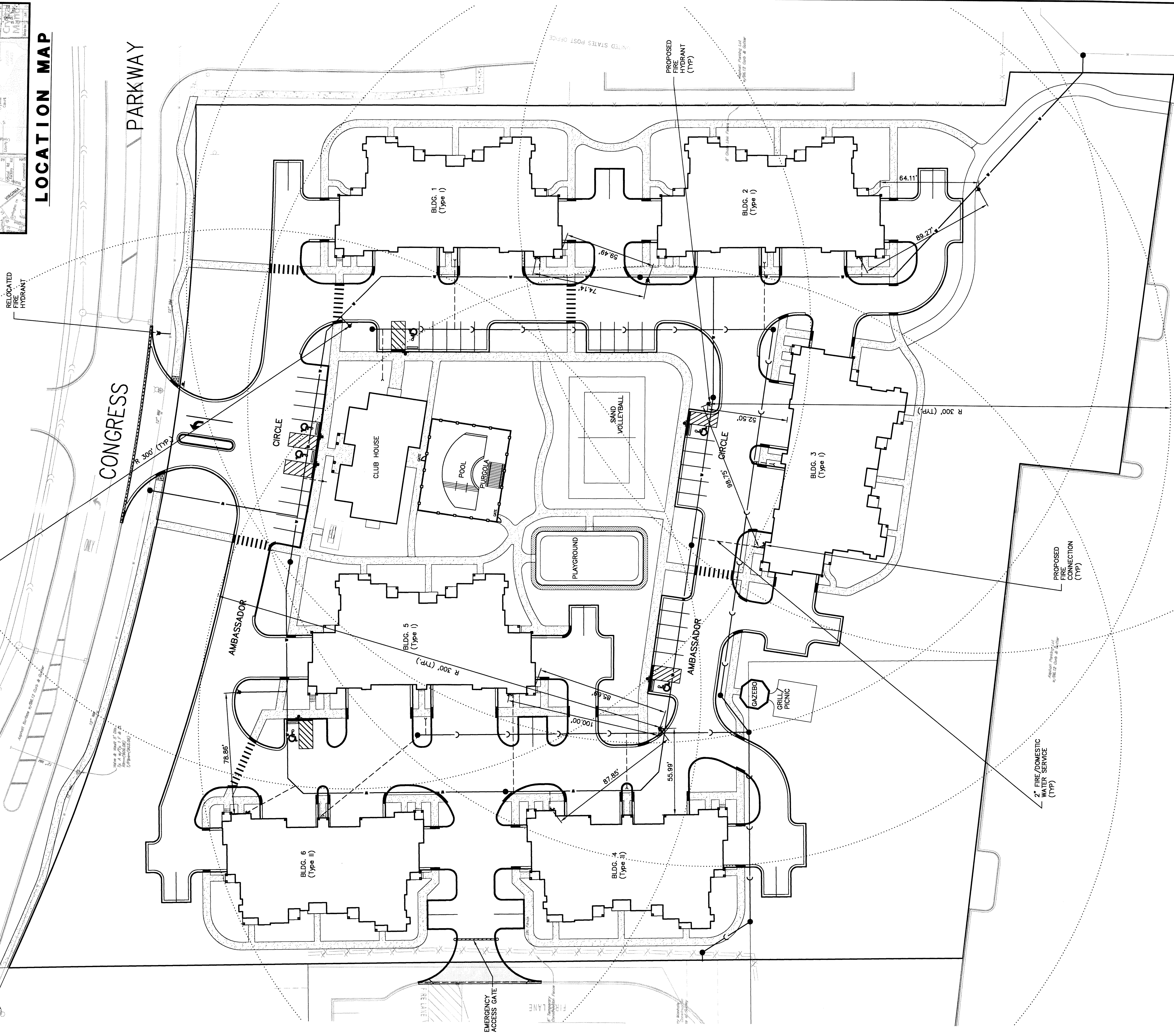


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SCALE: 1 INCH = 30 FEET

FIRE PLAN FOR CONGRESS PARKWAY APARTMENT HOMES CRYSTAL LAKE, ILLINOIS



LOCATION MAP

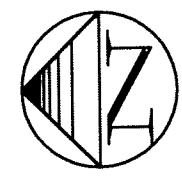


TYPICAL BARRIER GATE DETAIL
MANUFACTURER: PEERLESS FENCE OR APPROVED EQUAL
(N.T.S.)

PREPARED FOR:
CRYSTAL LAKE HOUSING COMPANY, L.L.C.
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FAX: 630.862.2199
DISC NO.: 801001 FILE NAME: FIRE PLAN
DRAWN BY: KMS FLD. BK. / PG. NO.: ---
COMPLETION DATE: 12-10-12 JOB NO.: 801.001

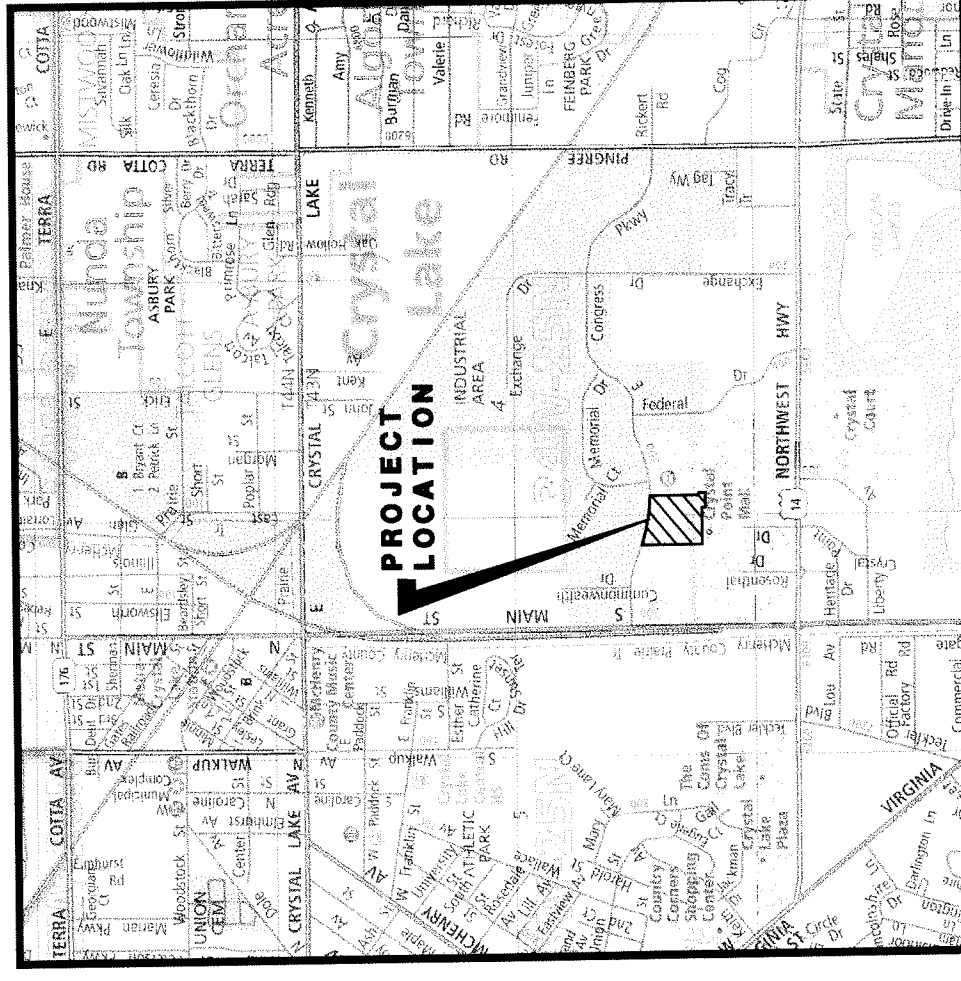
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DATE: 12/19/2012



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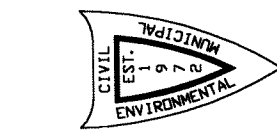
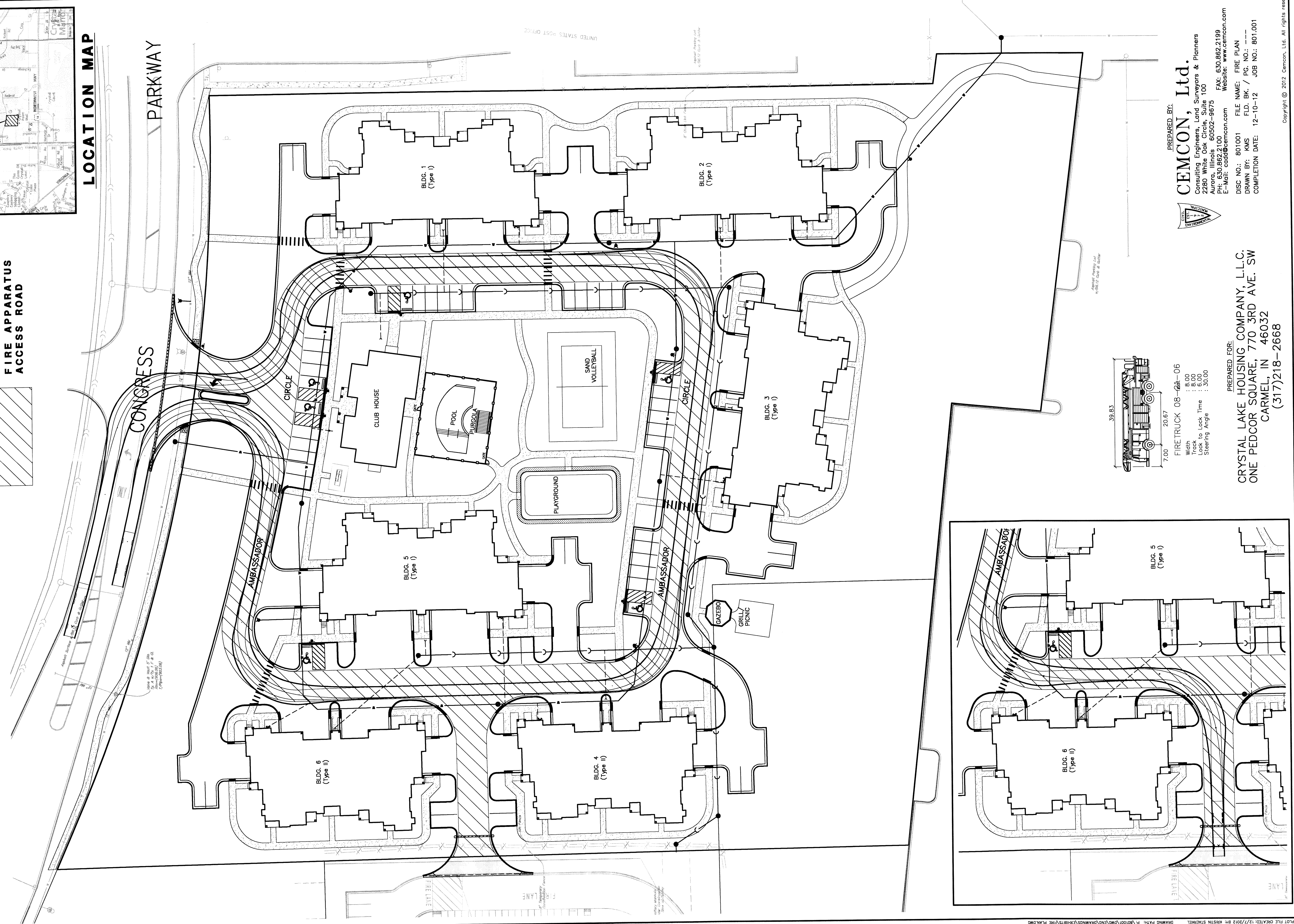
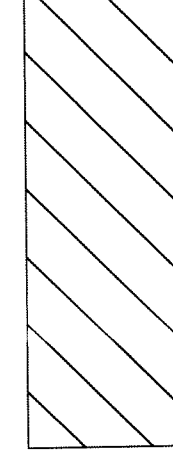
FIRE PLAN FOR CONGRESS PARKWAY APARTMENT HOMES

CRYSTAL LAKE, ILLINOIS



LOCATION MAP

FIRE APPARATUS ACCESS ROAD



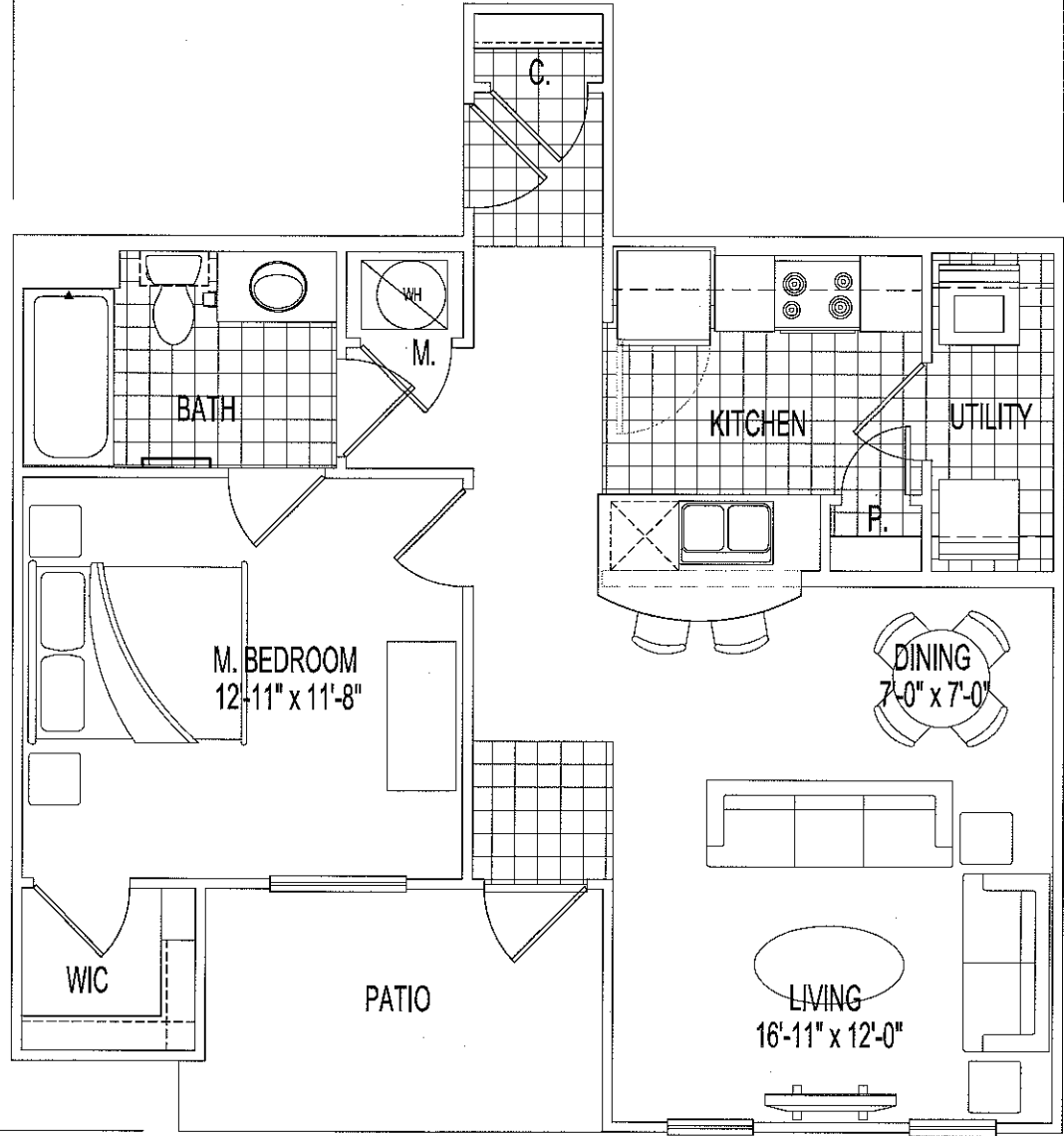
PREPARED BY:
CEMCON, Ltd.
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(317)218-2668

FILE NAME: FIRE PLAN
DRAWN BY: KMS
FLD. BK. / PG. NO.:
COMPLETION DATE: 12-10-12 JOB NO.: 801.001

30'-8"

26'-0"



UNIT A1L
NET - 672 S.F.

SCALE: 3/16"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

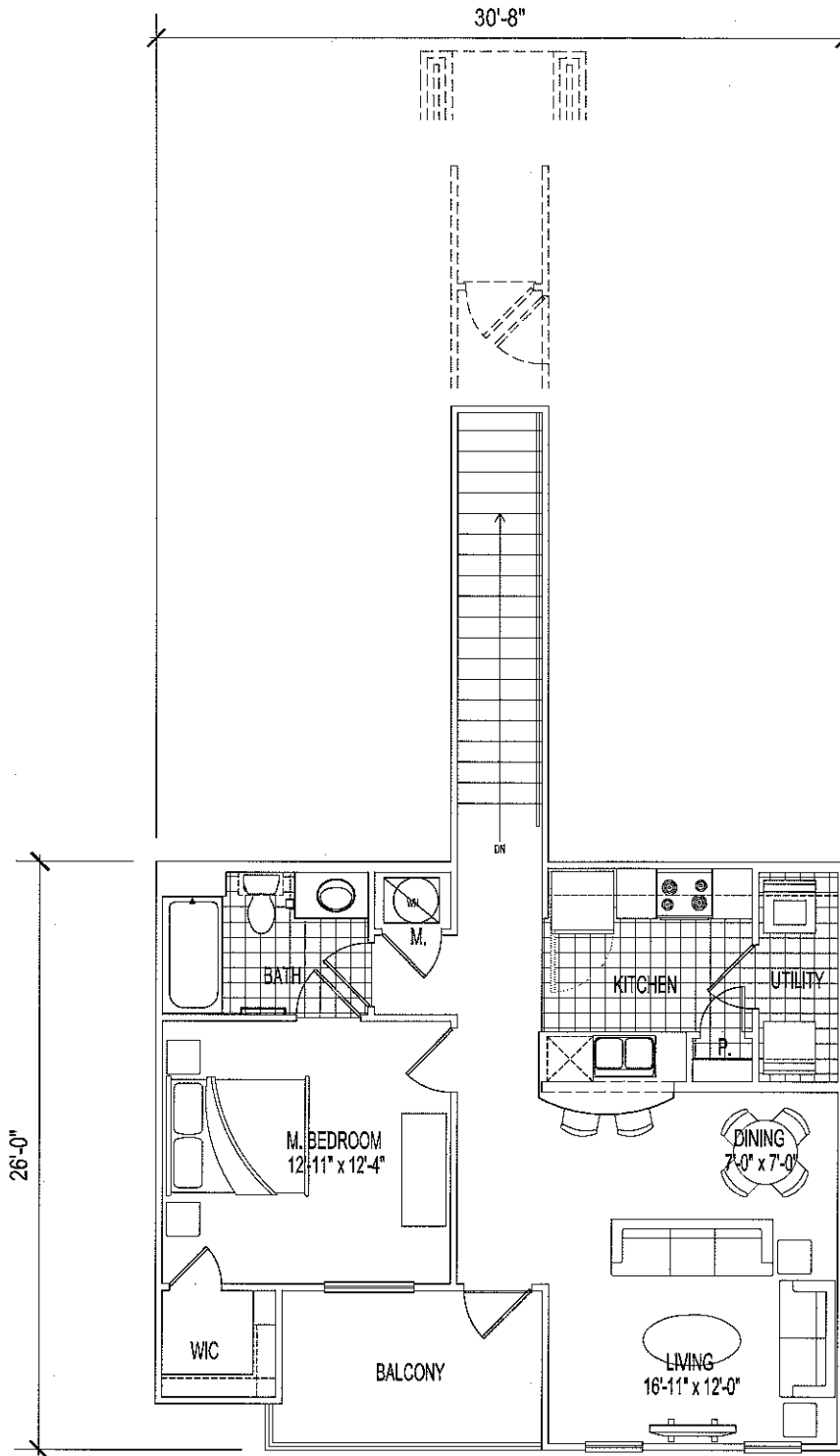
2012.12.03 CRYSTAL LAKE, IL HPA#12116



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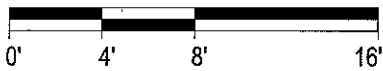
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UNIT A1U
NET - 724 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

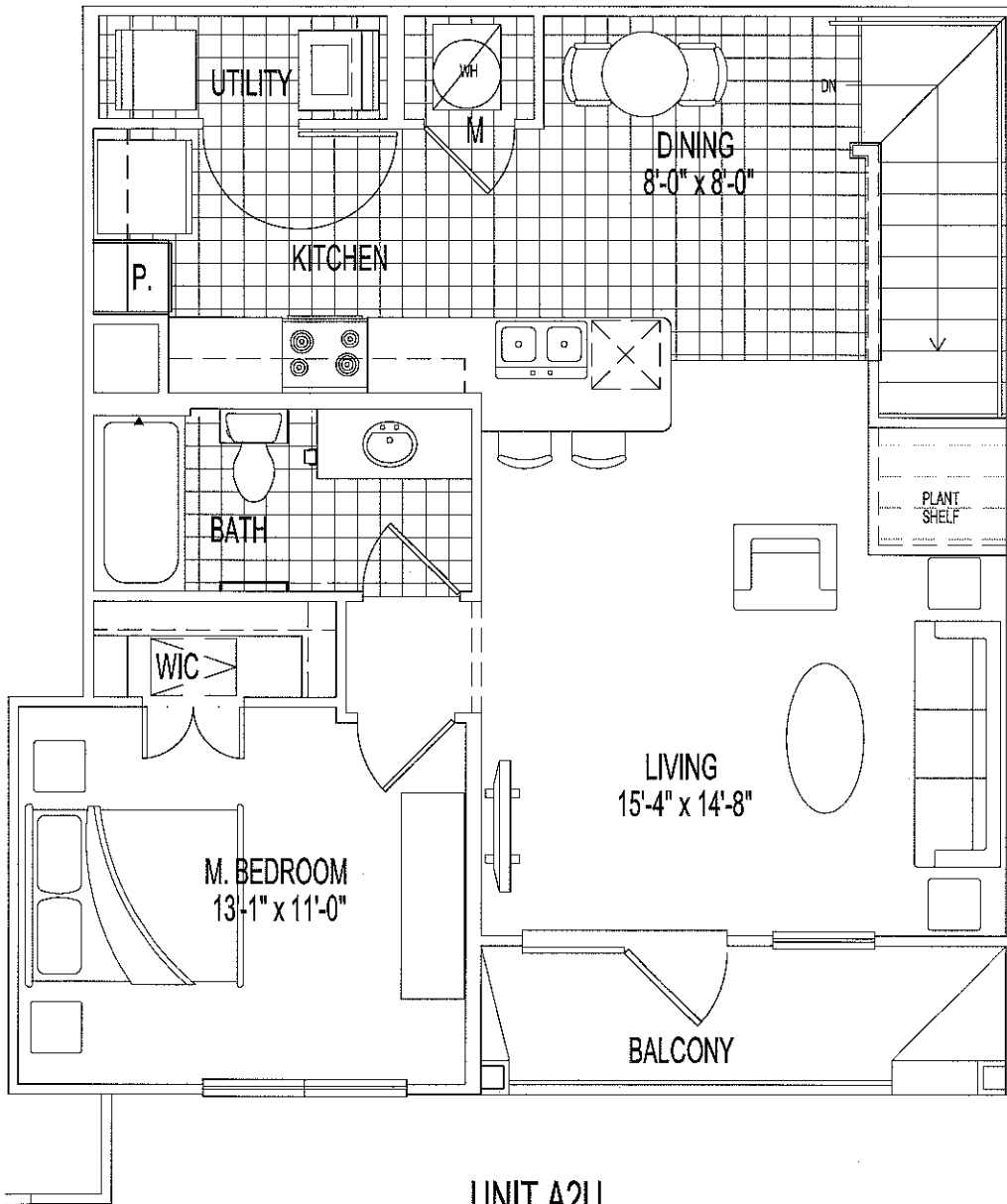
2012.12.03 CRYSTAL LAKE, IL HPA#12116



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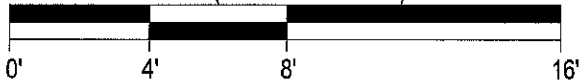
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UNIT A2U
NET - 763 S.F.

SCALE: 3/16"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

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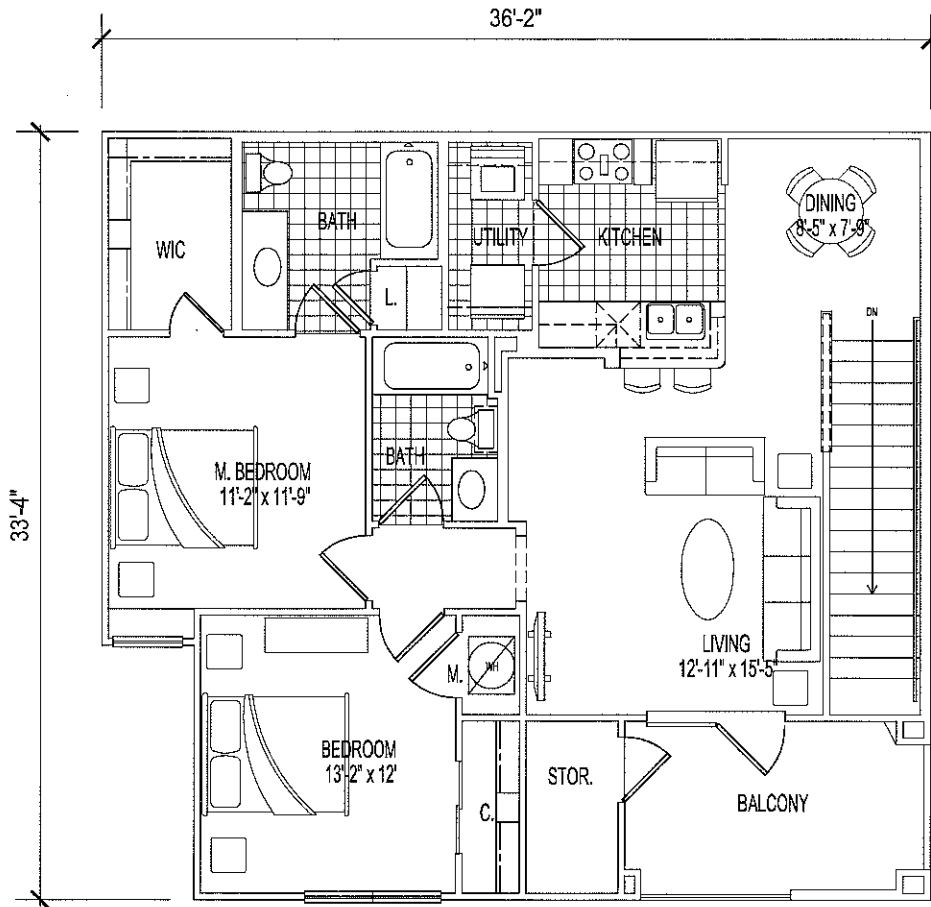
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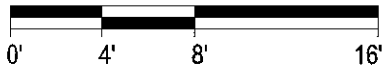
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UNIT B1U
NET - 942 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

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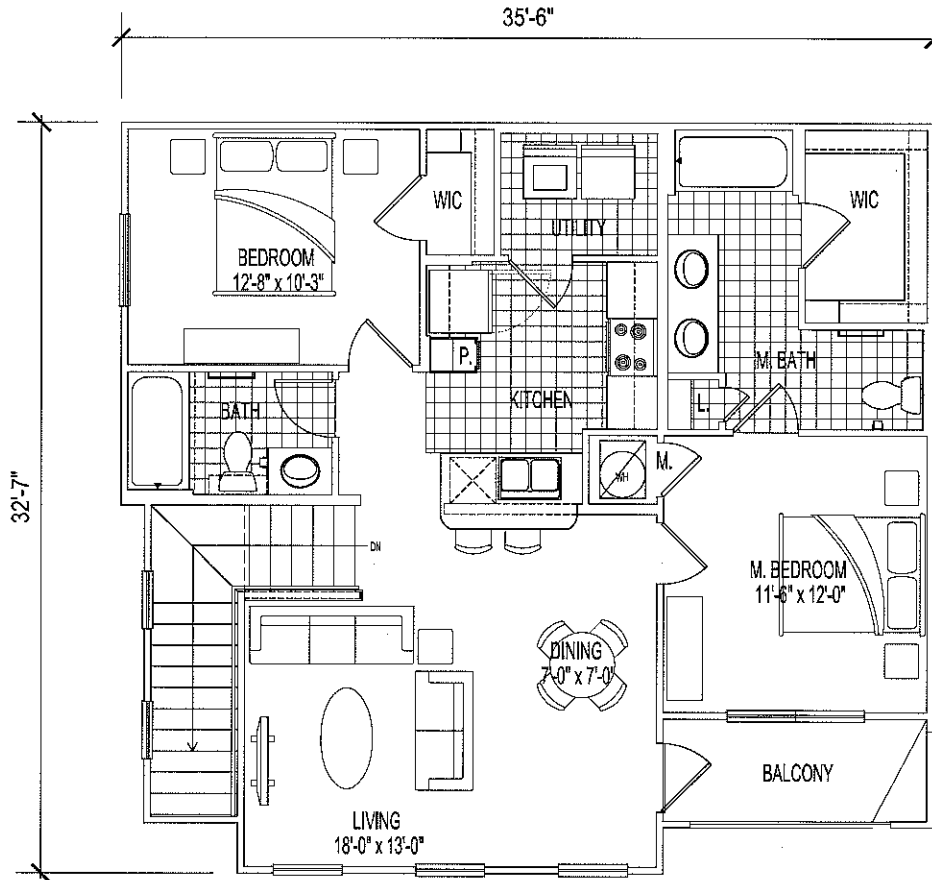
2012.12.03 CRYSTAL LAKE, IL HPA#12116



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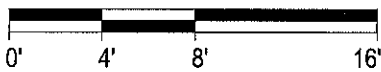
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UNIT B2U
NET - 975 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

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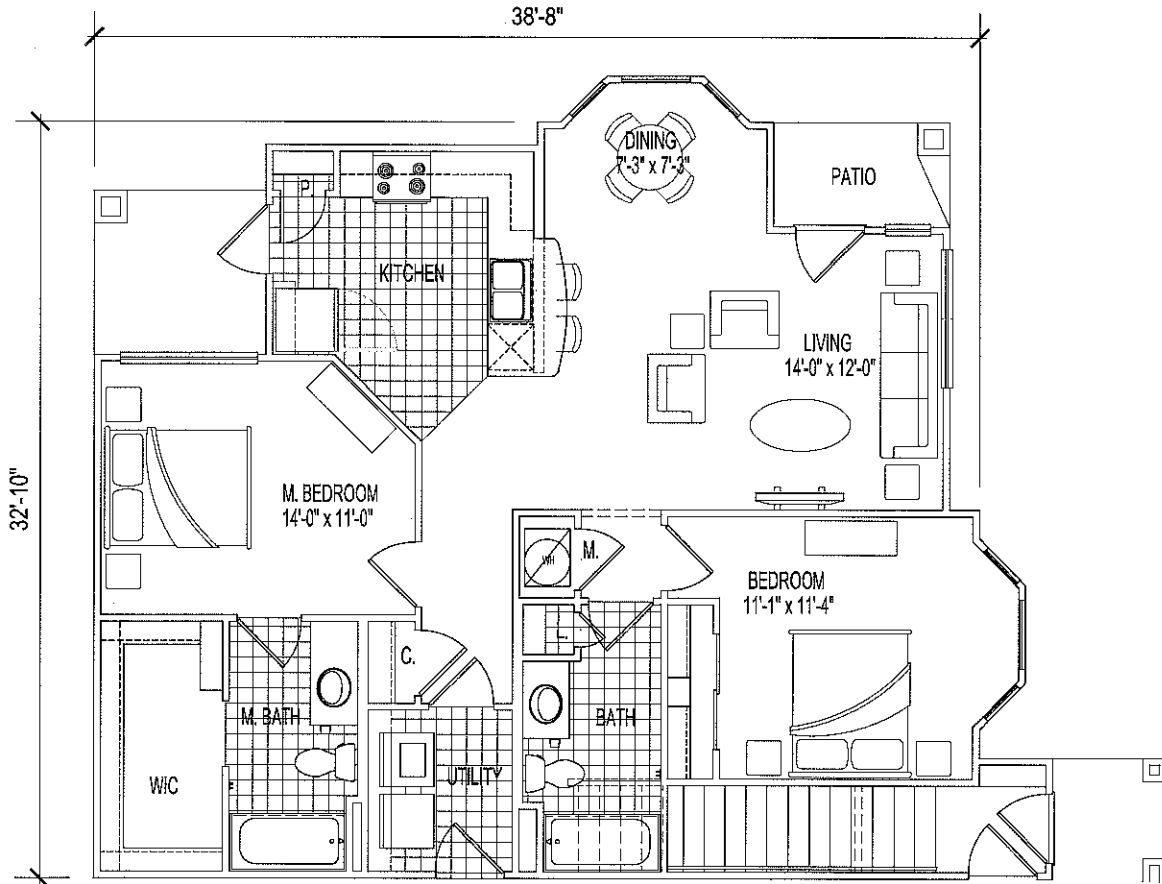


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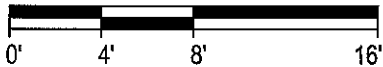
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UNIT B3L
NET - 1013 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

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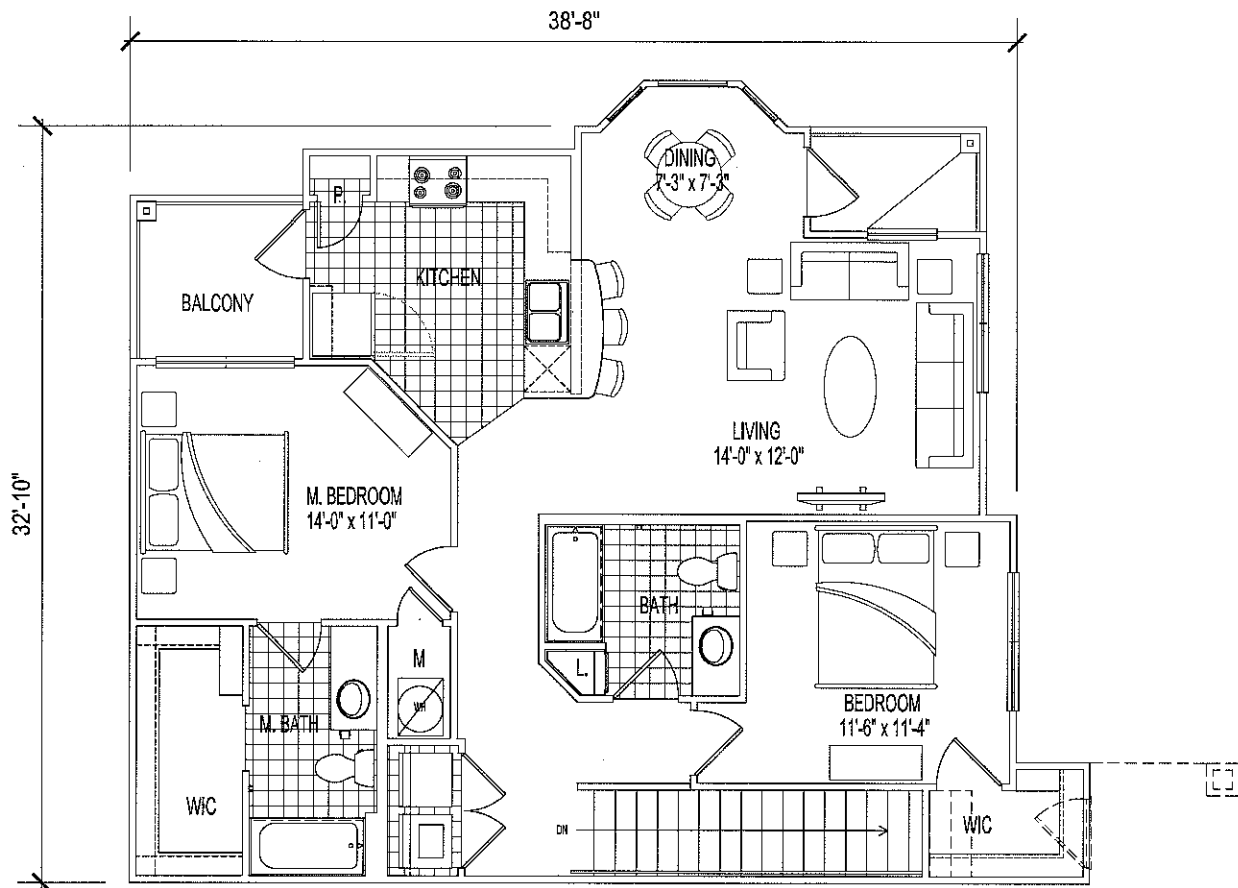
2012.12.03 CRYSTAL LAKE, IL HPA#12116



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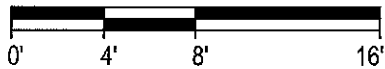
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UNIT B3U
NET - 1,071 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

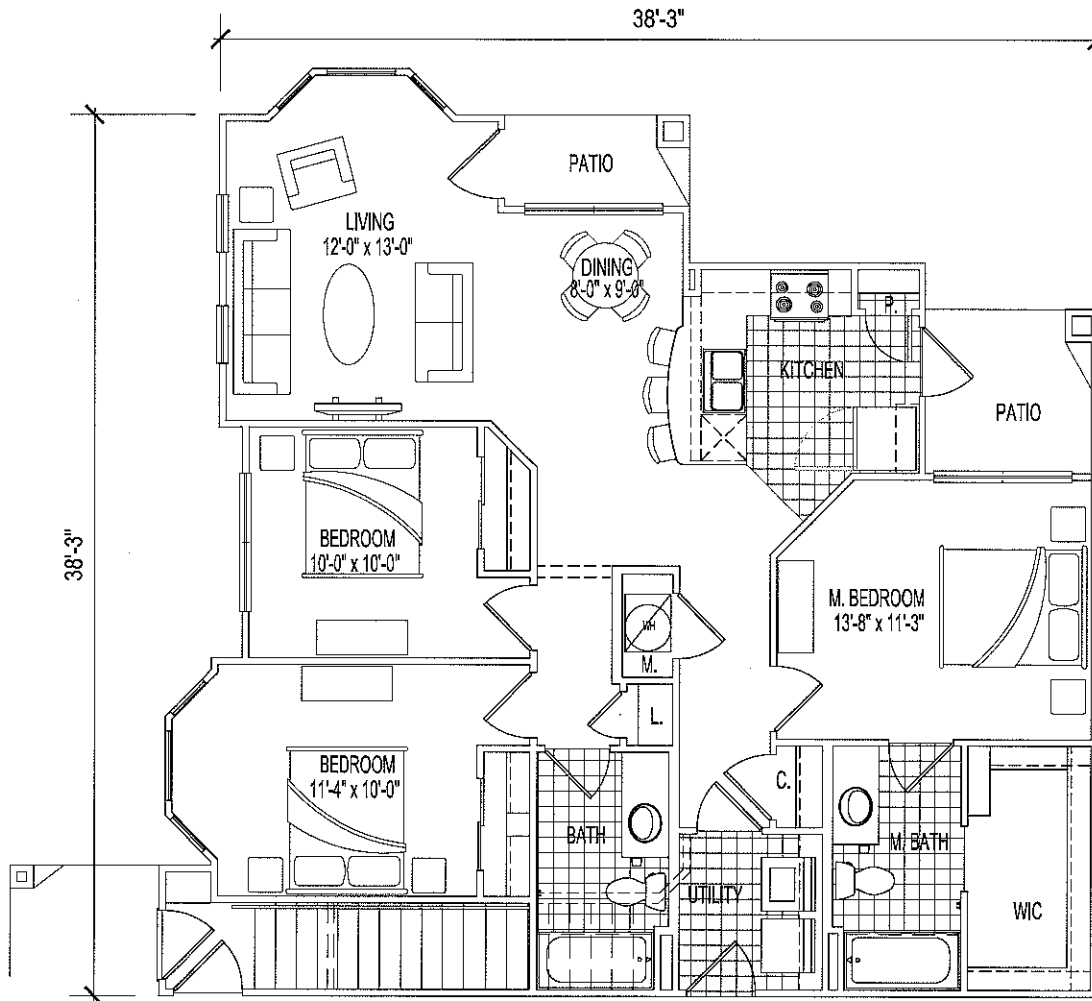
2012.12.03 CRYSTAL LAKE, IL HPA#12116



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UNIT C1L
NET - 1,125 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

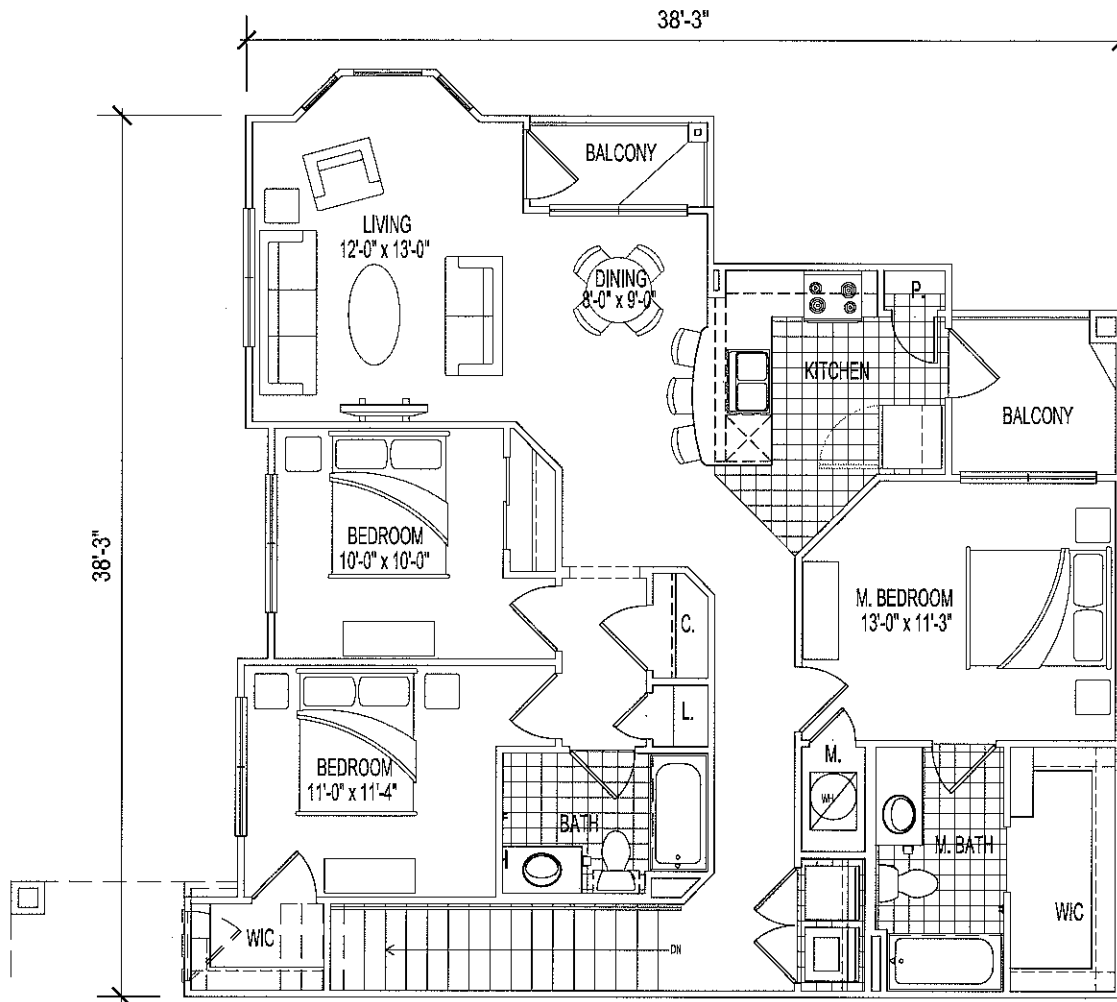
2012.12.03 CRYSTAL LAKE, IL HPA#12116



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UNIT C1U
NET - 1,173 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

2012.12.03 CRYSTAL LAKE, IL HPA#12116



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CONGRESS PARKWAY APARTMENT HOMES						PEDCOR	2012116
UNIT TABULATION							12/3/12
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-L	1br/1ba	672	6	10.00%	4,032	26.67%	
A1-U	1br/1ba	724	6	10.00%	4,344		
A2-U	1br/1ba	763	4	6.67%	3,052		
B1-U	2br/2ba	942	8	13.33%	7,536	40.00%	
B2-U	2br/2ba	975	12	20.00%	11,700		
B3-L	2br/2ba	1,013	2	3.33%	2,026		
B3-U	2br/2ba	1,071	2	3.33%	2,142		
C1-L	3br/2ba	1,125	10	16.67%	11,250	33.33%	
C1-U	3br/2ba	1,173	10	16.67%	11,730		
TOTALS			60	100.00%	57,812		
UNIT AVERAGE NET SF :			964				
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM INTERIOR FACE OF ALL FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							
PROJECT DATA							
UNIT AVERAGE NET SF :			964 S.F.				
ACREAGE:			7.67 ACRES				
DENSITY:			7.82 UNITS/ACRE				
PARKING:							
GARAGE			72 SPACES				
SURFACE			65 SPACES				
			2.28 SPACES/UNIT				



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STUDIO

DICKSONDESIGNSTUDIO.COM

445 NATOMA TRAIL
ALGONQUIN IL 60102
847 878 4019

REVISIONS

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SCALE

1" = 20'-0"



PROJECT NAME AND CLIENT NAME & ADDRESS

**CONGRESS PARKWAY
APARTMENT HOMES**

PEDCOR INVESTMENTS, LLC
770 3RD AVENUE SW
CARMEL, IN 46032

SHEET TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

DECEMBER 7, 2012

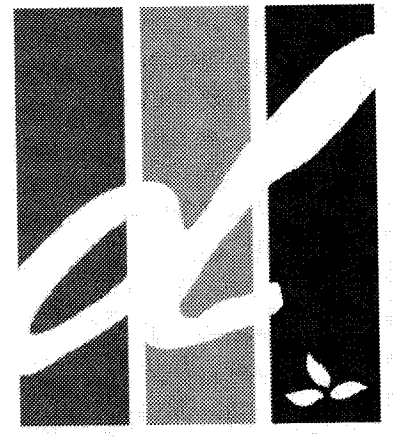
SHEET NUMBER

L2.0

PROJECT NUMBER

PEDCOR - CRYSTAL LAKE





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STUDIO

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445 NATOMA TRAIL
ALGONQUIN IL 60102
847 878 4019

REVISIONS

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SCALE

AS SHOWN

PROJECT NAME AND CLIENT NAME & ADDRESS

**CONGRESS PARKWAY
APARTMENT HOMES**

PEDCOR INVESTMENTS, LLC
770 3RD AVENUE SW
CARMEL, IN 46032

SHEET TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

DECEMBER 7, 2012

SHEET NUMBER

L3.0

PROJECT NUMBER

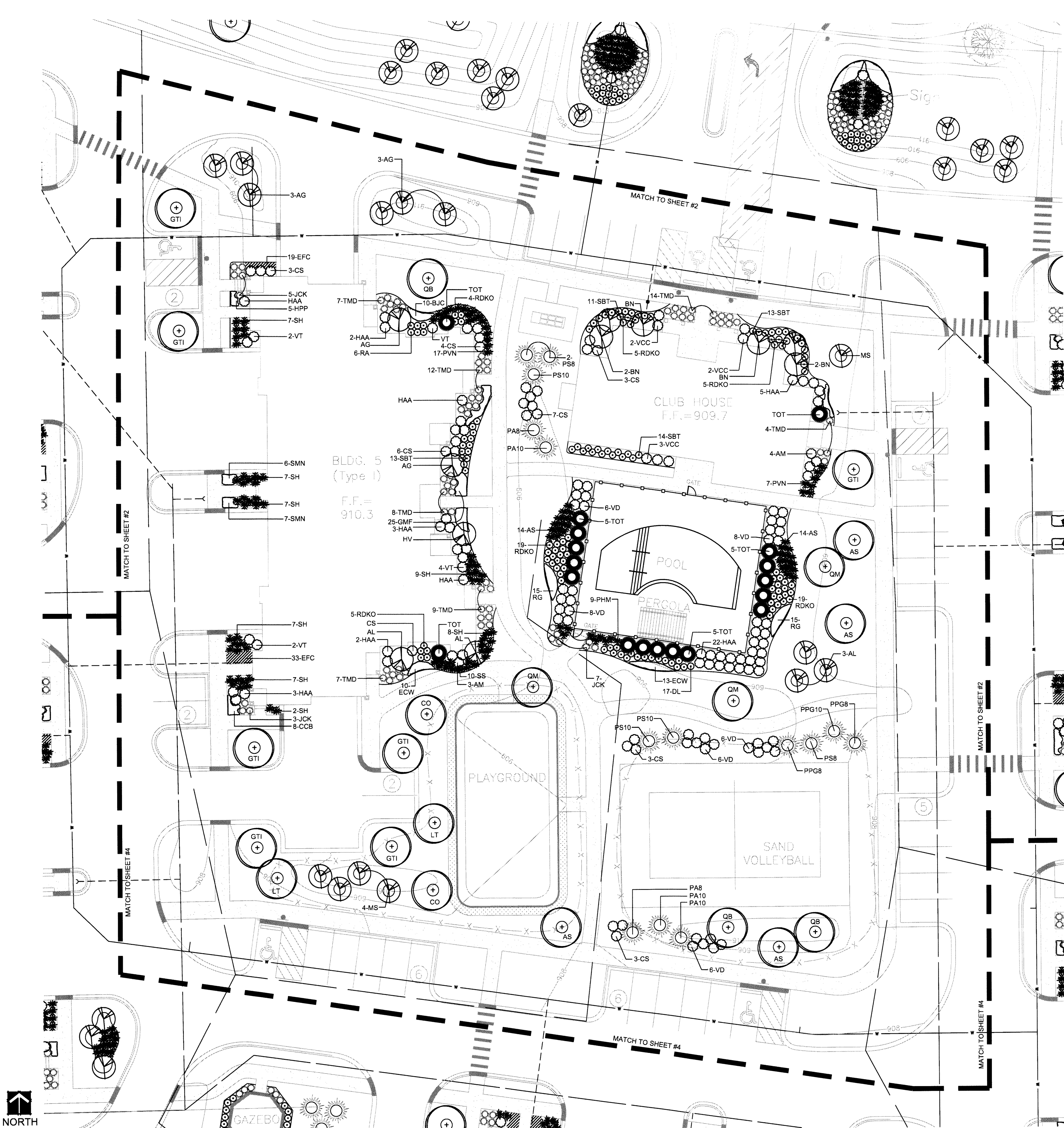
PEDCOR - CRYSTAL LAKE

PLANT & MATERIALS LIST - NATIVE AREAS (DETENTION)

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Mesic-to-Dry Tallgrass Prairie Seed Mix				
Permanent Grasses:				
<i>Andropogon gerardii</i>	Big Bluestem	18.00	8188	3.38
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.00	9375	1.72
<i>Carex spp.</i>	Prairie Sedge Mix	4.00	33422	3.07
<i>Elymus canadensis</i>	Canada Wild Rye	24.00	4258	2.35
<i>Panicum virgatum</i>	Switch Grass	4.00	28356	2.60
<i>Schizachyrium scoparium</i>	Little Bluestem	20.00	8800	4.04
<i>Sorghastrum nutans</i>	Indian Grass	20.00	8516	3.91
	Total	98.00		21.07
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
	Total	460.00		99.72
Forbs:				
<i>Anemone cylindrica</i>	Thimbleweed	0.50	20938	0.24
<i>Asclepias tuberosa</i>	Butterfly Weed	1.25	3500	0.10
<i>Aster laevis</i>	Smooth Blue Aster	0.75	4800	0.08
<i>Aster novae-angliae</i>	New England Aster	0.25	76000	0.44
<i>Aster obovatus</i>	Sky-blue Aster	0.25	82000	0.47
<i>Aster obovatus</i>	White Wild Indigo	0.50	1700	0.02
<i>Baptisia lactea</i>	Cream Wild Indigo	2.00	1600	0.07
<i>Chamaecrista fasciculata</i>	Partridge Pea	13.00	3800	1.13
<i>Coreopsis lanceolata</i>	Sand Coreopsis	3.50	12500	1.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.75	11875	0.20
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	1.00	4888	0.11
<i>Desmodium illinoense</i>	Illinois Tick Trefoil	0.50	4250	0.05
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	6.50	6600	0.98
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00	8000	0.37
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	2.00	10000	0.46
<i>Liatris aspera</i>	Rough Blazing Star	2.00	13000	0.60
<i>Liatris pycnostachya</i>	Prairie Blazing star	0.50	10750	0.12
<i>Lupinus perennis</i>	Wild Lupine	1.25	1000	0.03
<i>Monarda fistulosa</i>	Wild Bergamot	0.75	78000	1.34
<i>Parthenium integrifolium</i>	Wild Quinine	1.00	6800	0.16
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.50	17500	2.01
<i>Pycnanthemum virginianum</i>	Virginia Mountain Mint	0.50	331250	3.80
<i>Ratibida pinnata</i>	Yellow Coneflower	3.50	25250	2.03
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00	110000	12.63
<i>Silphium integrifolium</i>	Rosin Weed	3.00	4000	0.28
<i>Silphium laciniatum</i>	Compass Plant	2.00	650	0.03
<i>Silphium terebinthinaceum</i>	Prairie Dock	4.00	1100	0.10
<i>Solidago nemoralis</i>	Old-field Goldenrod	0.25	240000	1.38
<i>Solidago rigida</i>	Stiff Goldenrod	2.00	46000	2.11
<i>Solidago speciosa</i>	Showy Goldenrod	0.50	105000	1.21
<i>Veronicastrum virginianum</i>	Culver's Root	0.25	75000	4.30
<i>Zizia aurea</i>	Heart-leaved Meadow Parsnip	0.50	12000	0.14
	Total	62.25		38.00

Wet-to-Mesic Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses:				
<i>Andropogon gerardii</i>	Big Bluestem	24.00	8188	4.51
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00	94500	2.17
<i>Carex spp.</i>	Prairie Sedge Mix	4.00	33422	3.07
<i>Carex lurida</i>	Bottlebrush Sedge	2.00	12000	0.55
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00	4258	2.35
<i>Panicum virgatum</i>	Switch Grass	2.00	28356	1.30
<i>Scirpus pendulus</i>	Red Bulrush	0.25	378125	2.17
<i>Sorghastrum nutans</i>	Indian Grass	6.00	8516	1.17
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00	15750	1.08
	Total	66.25		18.38
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
	Total	460.00		99.72
Forbs:				
<i>Aster novae-angliae</i>	New England Aster	0.25	76000	0.44
<i>Baptisia lactea</i>	White Wild Indigo	0.75	1600	0.03
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.00	3800	1.05
<i>Coreopsis lanceolata</i>	Sand Coreopsis	3.50	12500	1.00
<i>Coreopsis tripteris</i>	Tall Coreopsis	3.00	11500	0.79
<i>Desmodium illinoense</i>	Illinois Tick Trefoil	0.50	4888	0.06
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	3.50	6600	0.53
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00	8000	0.37
<i>Helianthus autumnalis</i>	Sneezeweed	2.50	141750	8.14
<i>Helianthus grosseserratus</i>	Saw-Tooth Sunflower	0.50	12500	0.14
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	1.50	10000	0.34
<i>Liatris spicata</i>	Marsh Blazing Star	1.00	12000	0.28
<i>Lupinus perennis</i>	Wild Lupine	0.25	1000	0.01
<i>Monarda fistulosa</i>	Wild Bergamot	1.00	78000	1.79
<i>Parthenium integrifolium</i>	Wild Quinine	1.00	6800	0.16
<i>Physostegia virginiana</i>	Obedient Plant	0.25	2500	0.14
<i>Pycnanthemum virginicum</i>	Common Mountain Mint	1.00	331250	7.60
<i>Ratibida pinnata</i>	Yellow Coneflower	5.00	25250	2.90
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.50	110000	13.89
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00	15000	0.34
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.50	46000	0.53
<i>Silphium integrifolium</i>	Rosin Weed	1.00	4000	0.09
<i>Silphium laciniatum</i>	Compass Plant	2.00	650	0.03
<i>Silphium perfoliatum</i>	Cup Plant	3.00	2100	0.14
<i>Silphium terebinthinaceum</i>	Prairie Dock	6.00	1100	0.15
<i>Solidago juncea</i>	Early Goldenrod	0.25	140625	0.81
<i>Solidago rigida</i>	Stiff Goldenrod	1.00	46000	1.06
<i>Solidago rugosa</i>	Rough Goldenrod	0.25	92500	0.53
<i>Tradescantia ohioensis</i>	Common Spiderwort	1.25	3000	0.23
<i>Vernonia spp.</i>	Ironweed (Various Mix)	3.00	24000	1.65
<i>Veronicastrum virginicum</i>	Culver's Root	0.25	75000	4.30
<i>Zizia aurea</i>	Golden Alexanders	0.50	12000	0.14
	Total	65.00		49.66



LANDSCAPE PLAN - SHEET #3
SCALE: 1" = 20'-0"

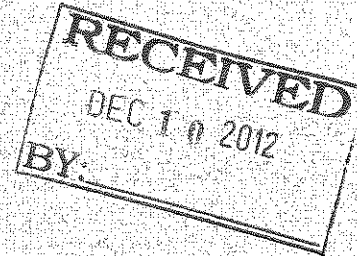


Urban Forest Management, Inc.

1/17/2012

April 5, 2012

Mr. Michael S. Smith
Senior Vice President
Pecor Investments, LLC
One Pecor Square
770 3rd Ave. S.W.
Carmel, IN 46032



RE: Tree Inventory Update
Congress Parkway Apartment Homes
Crystal Lake, IL

Dear Mr. Smith:

Enclosed please find the inventory listing and report for the parcel of property located just west of the Post Office on the south side of Congress Parkway in Crystal Lake, IL. All the trees had been inventoried on the property in 2005 and 2010 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 may have grown into the minimum size ranges, per the City of Crystal Lake ordinance requirements.

A total of 115 trees were included in the inventory, including trees tagged during the original inventories and trees added during this update.

I've enclosed a copy of the original tag location map with the locations of the trees most recently added to the inventory.

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 R. Sim
Senior Forester

TREE INVENTORY

**CONGRESS PARKWAY APARTMENT HOMES
CRYSTAL LAKE, IL**

April 5, 2012

Prepared by:

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

Contents

Item	Page N ^o .
I. Background and Methodology	1
II. General Comments	1, 2
III. Tree Inventory	

I. Background and Methodology

A tree inventory was conducted on those trees located within the property on Congress Parkway located on the south side of the road, due west of the Post Office, in Crystal Lake, IL. These trees had been previously inventoried by Urban Forest Management in 2005 and 2010. 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 inventories 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 115 trees inventoried during the most recent inventory of trees located on this property. Tag #'s found on this lot included #'s 876-885, 1162 -1184, 1303, 1312-1315, 1855 - 1865, 2525 - 2300 and 2840. 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, Norway maple, hackberry, mulberry, black cherry green ash, Siberian elm and other species in smaller quantities. The most common species inventoried was boxelder maple with 40% of all species inventoried, followed by black cherry with 23% and mulberry with 12%. The six (6) hackberry trees and the one (1) pear are the only Species Group A trees inventoried. Seven (7) Species Group B trees were inventoried while there were thirty four (34) Species Group C trees and the remainder, sixty seven (67), were Species Group D trees. Understory species included buckthorn, honeysuckle and trees of the same species inventoried that measure less than the minimum sizes required to be identified.

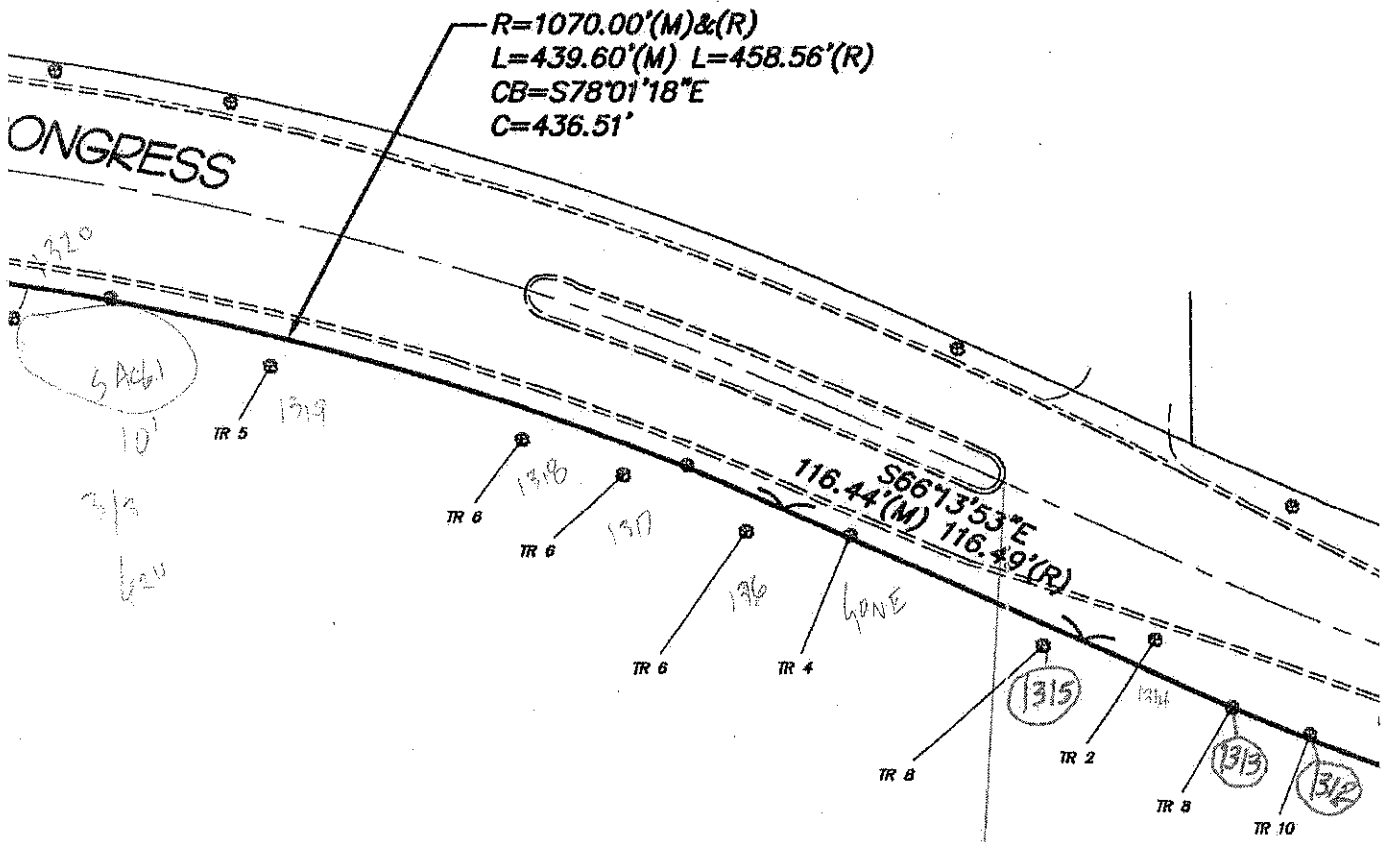
The site is primarily a disturbed field with an old east-west and north south fencerow running through it. Several planted arborvitae and other ornamental trees are planted along the north edge of the parking lot to the south of this parcel. There are also several planted ash and Norway maples along Congress parkway.

Of the 115 trees inventoried, 25% 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. The ash trees had woodpecker damage observed, but no positive identification of emerald ash borer at the time of the survey.

TREE

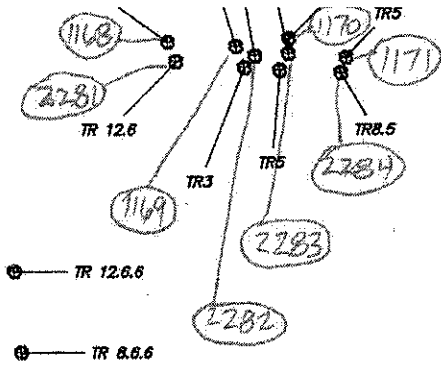
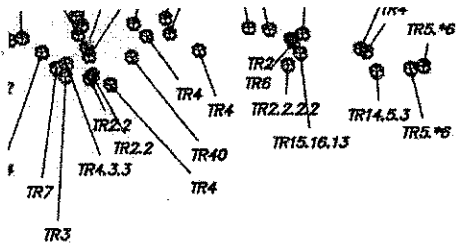
OLONIAL DR.

Lot 1 of Crystal Lake
Business Center
Resubdivision Number 4
Per Doc. No. 93R-069459



OUTLOT B
0.64 ACRE
27,816 SQ FT

LOT 2



S0079'14"E 526.92'

1183

885

S82°22' 20.07'(M) 2

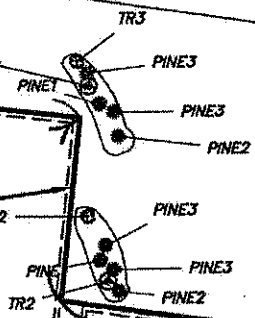
20.15'

M=1.91'

S00°01'44"W 106.59'(M) 106.2

SOUTH LINE OF ORIGINAL LOT 3

105°42'34"E 4.97'(M)&(R)

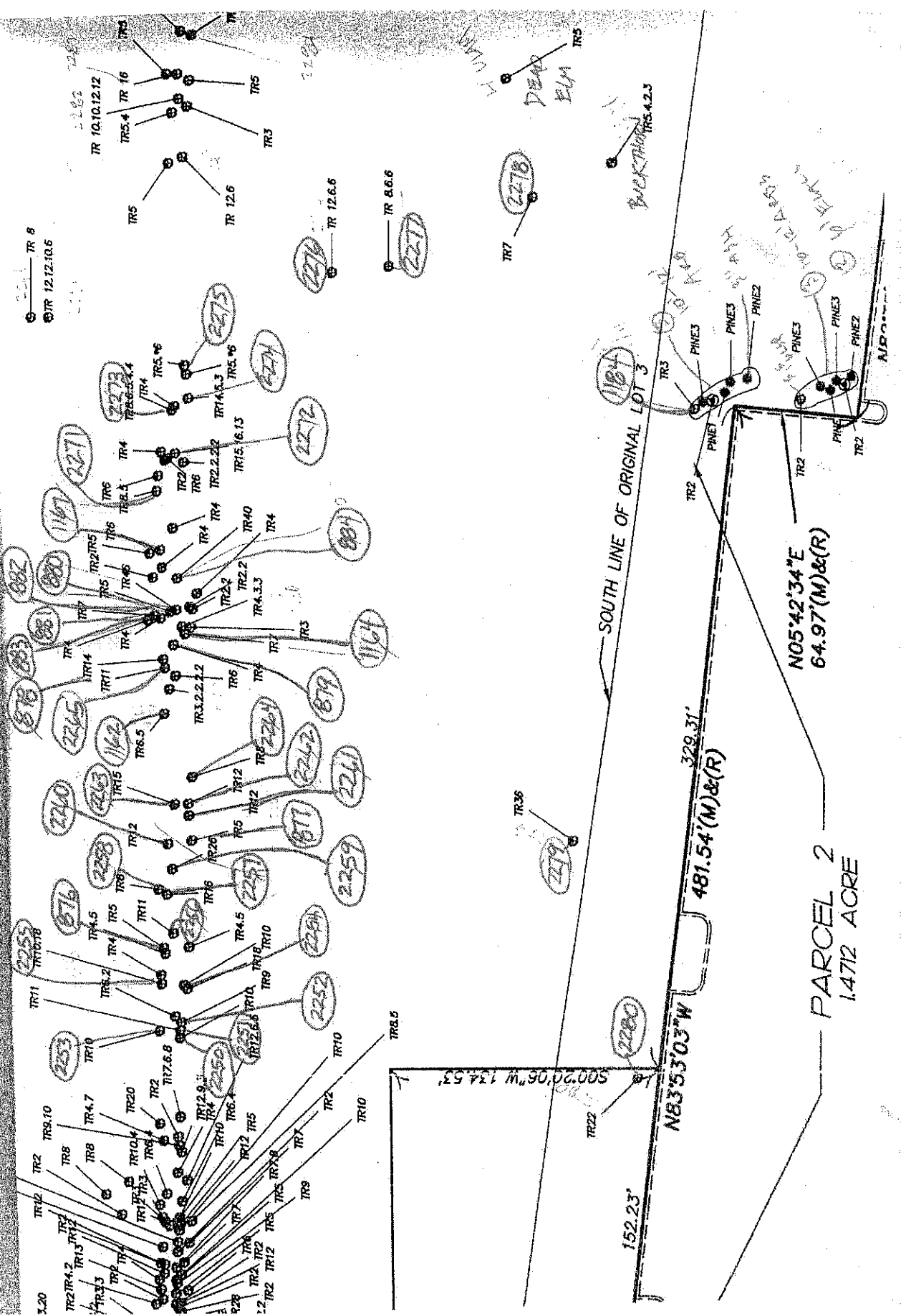


N82°35'13"W 261.67'(M)&(R)

West line of Lot 1 in Freed Subdivision

SHRUBS





TR 8
TR 12.12.10.6

TR 10.10.12.12
TR 5.4 TR 16
TR 5 TR 3
TR 12.6
TR 12.6.6
TR 8.6.6

TR 7
TR 7

SOUTH LINE OF ORIGINAL LOT 3

328.31'
481.54'(M)&(R)

N83°53'03"W

N05°42'34"E
64.97'(M)&(R)

PARCEL 2
1.4712 ACRE

152.23'

S00°20'06"W 134.53'

TR 22

TR 22

TR 22

TR 22

TR 22

TR 22

TR 22

TR 22

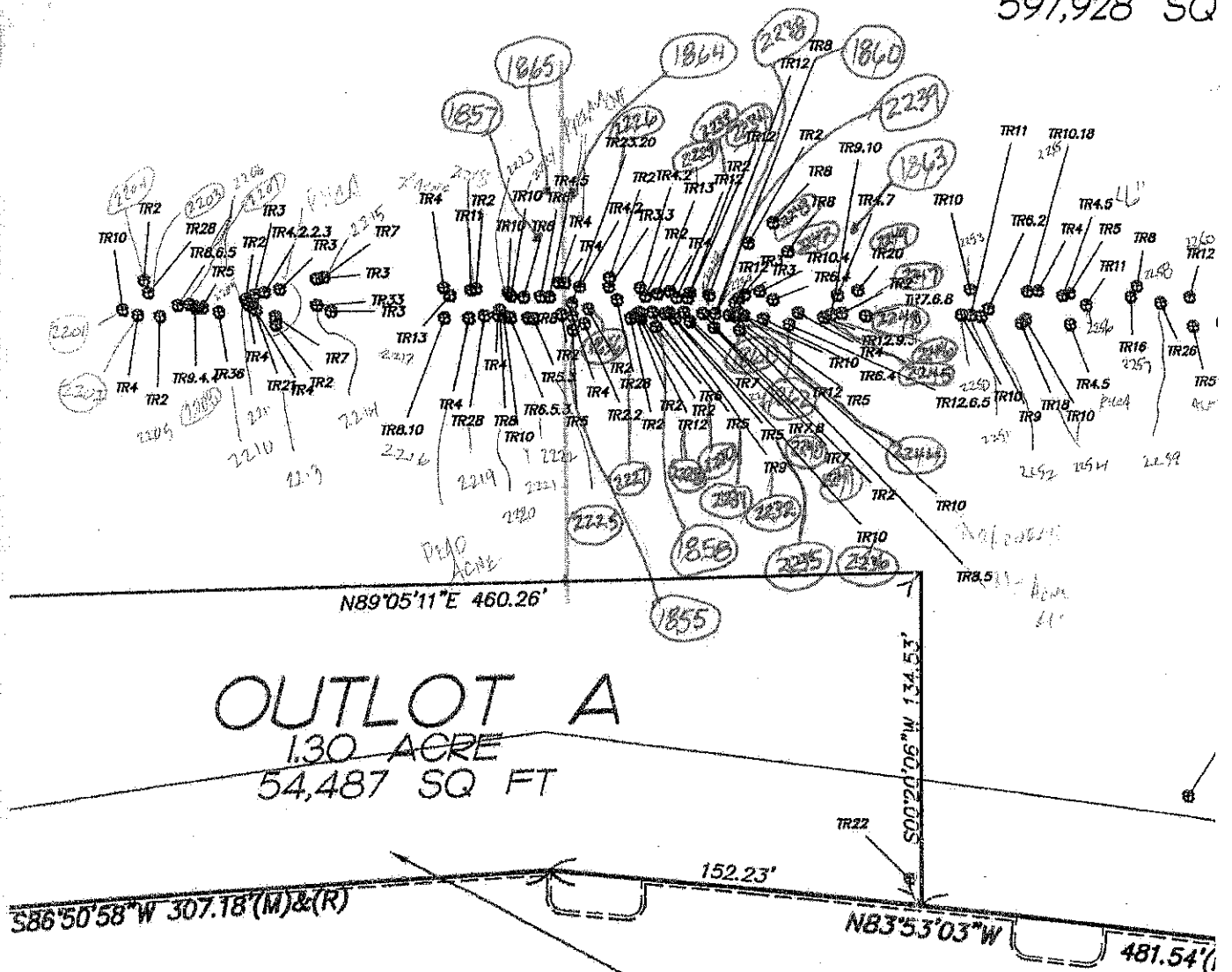
TR 22

TR 22

TR 22

TR 22

597,928 SQ



OUTLOT A
 1.30 ACRE
 54,487 SQ FT

PARCEL 2 -
 1.4712 ACRE

Existing Crystal Point Center

ing Line Restrictions or Easements shown
 sion Plat are shown hereon unless the
 be surveyed contains a proper description
 g lines or easements.
 be assumed by scaling.
 ovements have been located unless shown

GRAPHIC SCALE

