



#2014-48
95 Grant St. Apartments – Preliminary/Final PUD
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	March 4, 2015 and March 18, 2015
<u>Requests:</u>	Preliminary and Final PUD for a multi-family development in the B-4 Downtown Commercial zoning district.
<u>Location:</u>	95 Grant Street
<u>Acreage:</u>	Approximately 8,300 square feet
<u>Existing Zoning:</u>	B-4 Downtown Commercial
<u>Surrounding Properties:</u>	North: B-4 Downtown Commercial South: B-4 Downtown Commercial East: B-4 Downtown Commercial West: B-4 Downtown Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- This building was a former office building. After the main tenant moved out, the building was divided and each office space was rented to a single user.
- The petitioner is proposing to convert the building to a 6-unit apartment building.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-4 Downtown Commercial. Multi-family buildings are allowed in B-4 as a Special Use requiring a Planned Unit Development.
- The land use map shows the area as Mixed Use. This is an appropriate land use designation for the multi-family housing building. This land use plans for a combination of retail, office and housing in the Downtown area.

Site Layout

- The building is on Grant Street which is one-way. Access to the building is through the alley alongside the building to a parking area in the back.

Building Elevations

- The building is an existing brick and concrete building. No changes to the exterior elevations are planned except for some life/safety code requirements like a second access out and new windows.
- The building is a split level and either is a half-story down or half-story up.

Parking

- Multi-Family housing requires 2.25 spaces per unit. This building would require 13 spaces. The Downtown receives a 30% reduction. Only 9 spaces are required. The petitioner plans to provide 8 spaces.
- The parking area does not meet the required width for parking spaces and drive aisles.
- If the building was used for office it would require 36 parking spaces; with the Downtown reduction it would come to 25 parking spaces.

Landscape

- The petitioner will do some landscape maintenance, but there is no room to add new landscape.

Signage

- No information has been provided and all signage would comply with the UDO.

Findings of fact:

PRELIMINARY PUD/SPECIAL USE PERMIT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to construct a multi-family apartment buildings in Downtown. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City. Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*

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

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*

8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variations as part of the PUD

1. Article 4-200 D 4 from the minimum number of spaces required at 9 spaces to allow 8 spaces, a variation of 1 space.

2. Article 4-200 H from the dimensional standards for parking spaces and aisles to allow 8-foot wide spaces and a 22.5-foot drive aisle. The required space is 9 feet wide. The required drive aisle is 24 feet wide.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Mixed-Use, which allows for a mix of commercial, office and residential uses. The following goals are applicable to this request:

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 multi-family residential development.

Housing: Multi-Family Housing

Goal: Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development.

This can be accomplished with the following supporting action:

Supporting Action: Promote the construction of a variety of multi-family housing products.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Ieremciuc, received 02/10/15)
 - B. Architectural Plans (Joseph A. Meyer, dated 02/06/15, received 02/10/15)
2. The petitioner shall apply for one (1) Z-lot pass per unit each year.
3. The building is required to be fully sprinklered and connected to the City's alarm system.
4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.



Memorandum

To: Planning and Zoning Commission
From: Elizabeth Maxwell
Date: March 4, 2015
Re: 2014-48 95 Grant Street

Background:

- 95 Grant Street was previously an office building. The most recent use divided up the building with a variety of tenants renting different offices.
- The petitioner is proposing interior renovations to divide it into 6 residential units. There would also be some exterior site work on the parking lot. No changes are proposed to the building footprint, the building architecture and the existing site work like sidewalk and landscape.

Request:

- The petitioner is requesting a Preliminary and Final Planned Unit Development to allow a multi-family building in the B-4 zoning district. A PUD is required for a multi-family building in the B-4 zoning district.
- Since there are no changes proposed to the exterior of the property the petitioner is requesting a preliminary and final PUD simultaneously.
- There are also requested variations for the parking lot:
 - Article 4-200 D 4 from the minimum number of spaces required at 9 spaces to allow 8 spaces, a variation of 1 space.
 - Article 4-200 H from the dimensional standards for parking spaces and aisles to allow 8-foot wide spaces and a 22.5-foot drive aisle
- Staff will prepare a full staff report including conditions of approval for the March 18th public hearing meeting.
- The Planning and Zoning commission should make a motion to set the public hearing for the March 18th meeting.

2015 12

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____

RECEIVED
FEB 10 2015
BY: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: GEORGE IEREMCIUC
 Address: SAME

 Phone: _____
 Fax: _____
 E-mail: _____

Owner Information (if different)

Name: TRUE NORTH RE HOLDINGS, LLC
- 95 GRANT SERIES
 Address: 5134 N HARLEM
HARWOOD HEIGHTS 60712
 Phone: 847 909 3838
 Fax: 847 972 1182
 E-mail: TNPFI@COMCAST.NET

Property Information

Project Description: REDEVELOPE/REMODEL EXISTING 1/2 STORY
OFFICE BUILDING 14TD 6 TWO BEDROOM APARTMENTS
W/TH PARKING

Project Address/Location: 95 GRANT STREET

PIN Number(s): 14-32-479-007

Development Team

Please include address, phone, fax and e-mail

Developer: TROE NORTH RE HOLDINGS LLC - 95 GRANT 847 909 3838

Architect: JOSEPH MEYER & ASSOCIATES 847 382 5758
TNP1@COMCAST.NET
MEYER-WICKMAY@SBCGLOBAL.NET

Attorney: _____

Engineer: VALVERSTAPPEL SURVEY & ENGINEERING, INCORPORATED
1316 NORTH MANASSAS ST. WOODSTOCK, IL 815-337-8310

Landscape Architect: _____

Planner: _____

Surveyor: VEST, VALVERSTAPPEL SURVEY/LLC

Other: _____

Signatures

[Handwritten Signature]

28/10/14

PETITIONER: Print and Sign name (if different from owner)

Date

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

GEORGE JEREMCIC

28/10/14

OWNER: Print and Sign name

Date

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

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE PETITION
OF
George Ieremciuc**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by George Ieremciuc, for a Preliminary and Final Planned Unit Development and Variations, relating to the property at 95 Grant Street in Crystal Lake, Illinois 60014. PIN: 14-32-479-007.

This application is filed for the purpose of seeking a Preliminary and Final Planned Unit Development to allow a multi-family dwelling with Variations from Article 4-200 D 4 from the required 9 spaces to allow 8 spaces, Article 4-200 H from the dimensional standards for parking spaces and aisles to allow 8-foot wide spaces and a 22.5-foot drive aisle, as well as any other variations as necessary, to approve the plans as presented to develop a 10-lot single-family residential subdivision, pursuant to Article 2-400 and Article 9-200. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

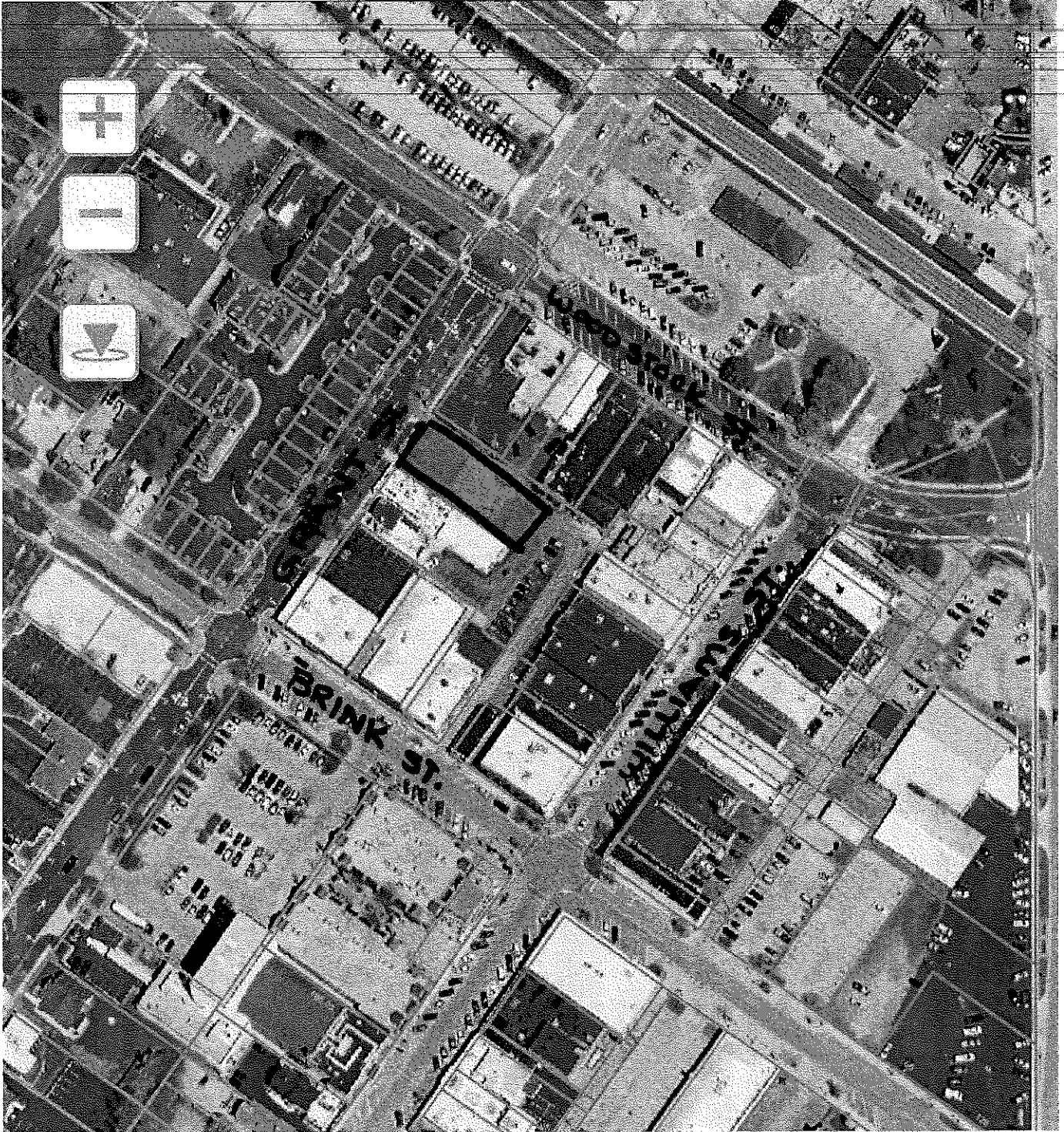
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday March 18, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
March 3, 2015.) NW 6092

CITY OF
Crystal Lake Illinois

2014 48





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 4, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

James Richter II, Planning and Economic Development Manager, Kathryn Cowlin, Planner, were present from Staff.

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

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

2014-48 95 GRANT STREET – PUBLIC MEETING

A motion is requested to set a public hearing date of March 18, 2015.

Rezoning; Preliminary and Final Planned Unit Development for a 6-unit residential conversion.

George Ieremcilic was present to represent his petition. Mr. Ieremcilic thanked staff for all of their help. He said this is a good location in the downtown area but the building is not appealing. The building is 1 ½ stories and in the rear there is a metal “shed-type” building. He is requesting to convert the building into a 6-unit apartment building. Mr. Ieremcilic said he will remove the metal structure and add parking. The building façade will remain about the same. He showed photos of the existing building and metal building in the rear.

Mr. Hayden asked if there was anyone in attendance who wished to speak on this matter. He added that there will be another opportunity to speak during the public hearing. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

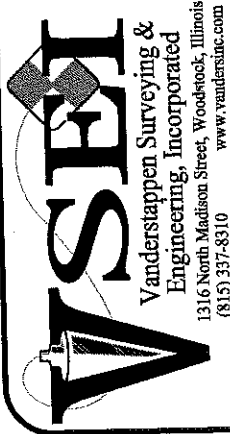
Mr. Richter said staff will provide a complete staff report for the public hearing. He said an office use in the downtown area would require 23 parking spaces. The proposed use would require less parking.

Mr. Goss asked if there would be any special requirements to allow housing on the first floor in the “B-4” zoning district. Mr. Richter said both the Building Division and Fire Rescue have been through the building. Mr. Goss asked about the residential use on Walkup. Mr. Richter said he would check into that.

Mr. Hayden asked if these units would be condos or rental apartments. Mr. Ieremcilic said it could be either, but he preferred apartments.

PLANNING AND ZONING COMMISSION
MARCH 4, 2015
PAGE 2

Mr. Goss moved to set a public hearing for 2014-48 95 Grant Street on March 18, 2015. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

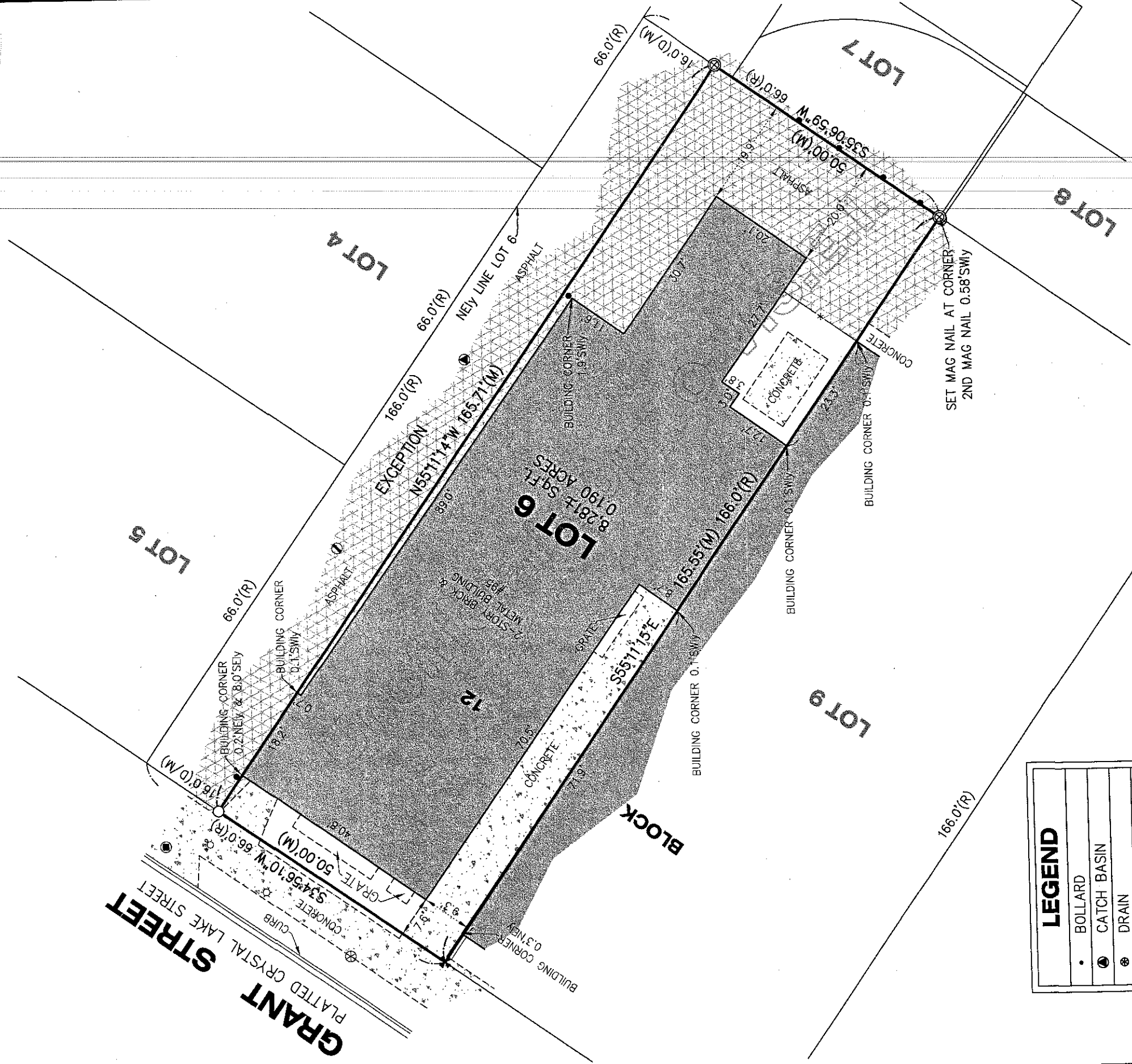


PLAT OF SURVEY

2014 19

Lot 6 (Excepting the Northeasterly 16 feet thereof) in Block 12 in the Original Plat of Nunda, being a part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 13, 1868, in Book 43 of Deeds, page 296, in McHenry County, Illinois.

OCT 28 2014



LEGEND	
•	BOLLARD
⊙	CATCH BASIN
⊕	DRAIN
✱	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
☆	LIGHT
⊖	MANHOLE
⊗	SET MAG NAIL
⊕	STORM MANHOLE
⊕	WATER SERVICE VALVE

CLIENT: TRUE NORTH PROPERTIES
 DRAWN BY: AFG CHECKED BY: WJY
 SCALE: 1"=20' SEC. 32 T. 44 R. 8. E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 14-32-479-007
 JOB NO.: 140595 I.D. LSS
 FIELDWORK COMP.: 10/14/14 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.
 PARTS THEREOF CORRECTED TO 66 F.

STATE OF ILLINOIS) S.S.
 COUNTY OF McHENRY)

In my professional opinion and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock,
 McHenry County, Illinois 10/15 A.D., 2014.
 Vanderstappen Surveying & Engineering, Inc.
 Design Firm No. 184-002792

By: Illinois Professional Land Surveyor No. 2709

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

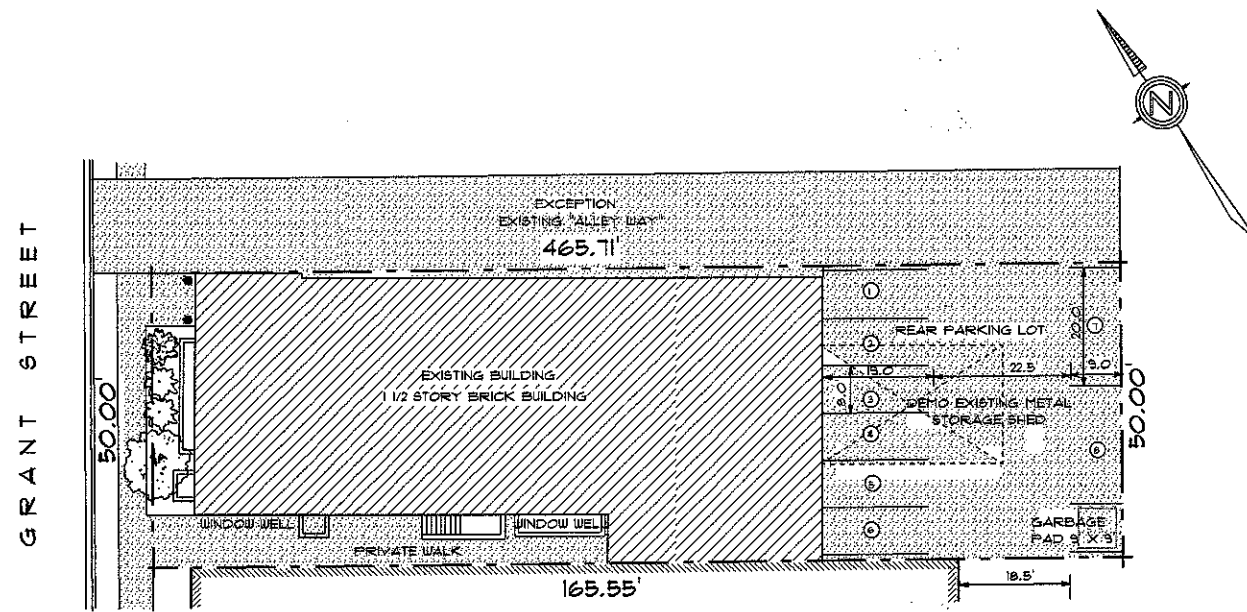
- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
- * Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

PROPOSED BUILDING REMODEL FOR:
MR. GEORGE IEREMCIUC

2015 12

95 GRANT STREET CRYSTAL LAKE ILLINOIS

RECEIVED
 FEB 10 2015
 BY: _____



PROPOSED SITE PLAN
 SCALE 1"=15'-0"

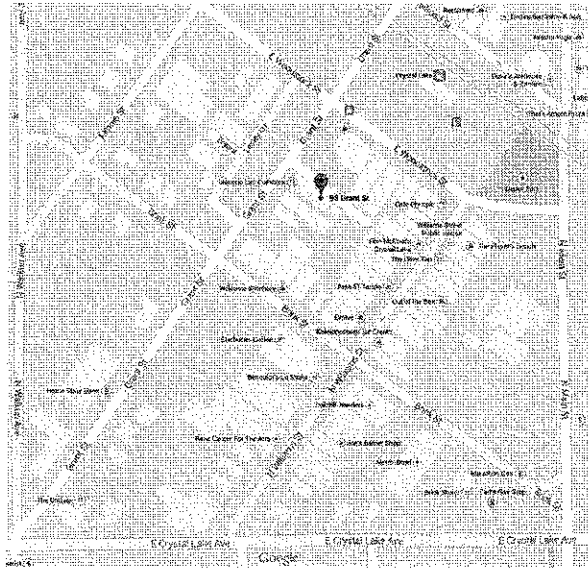
PARKING CALCULATIONS
 6 UNITS X 1.5 = 9 REQUIRED
 8 PARKING STALLS PROPOSED

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
CS	INDEX / LOCATION MAP
A1	BUILDING ELEVATIONS
A2	LOWER LEVEL PLAN
A3	FIRST FLOOR PLAN
A4	WALL SECTIONS

- CRYSTAL LAKE CODE**
- 2006 Edition of the International Building Code
 - 2006 Edition of the International Residential Code
 - 2006 Edition of the International Fire Code
 - 2006 Edition of the International Mechanical Code
 - 2006 Edition of the International Fuel Gas Code
 - 2006 Edition of the International Property Maintenance Code
 - 2014 Edition of the Illinois Plumbing Code
 - 2005 Edition of the National Electric Code
 - 2012 Edition of the International Energy Conservation Code
 - 1997 Illinois Accessibility Code
 - 2000 Edition of the NFPA Life Safety Code

BUILDING NOTES

ZONED B-4
 BUILDING CLASSIFIED AS R-2 OCCUPANCY
 BUILDING TO HAVE DESIGNED SPRINKLER SYSTEM
 BUILDING CONSTRUCTION TYPE IB
 FIRST FLOOR 4,632 SQ. FT.
 LOWER LEVEL 4,387 SQ. FT.



LOCATION MAP NO SCALE



AERIAL IMAGE NO SCALE



STREET ELEVATION NO SCALE

SIGNED: _____

STRUCTURAL ENGINEER LICENSE NO. 081-002641

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CITY OF CRYSTAL LAKE.

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 195 PARK AVE. BARRINGTON IL 60010 847-382-0200

PROPOSED REMODEL FOR:
MR. GEORGE IEREMCIUC
 95 GRANT STREET CRYSTAL LAKE ILLINOIS 60014

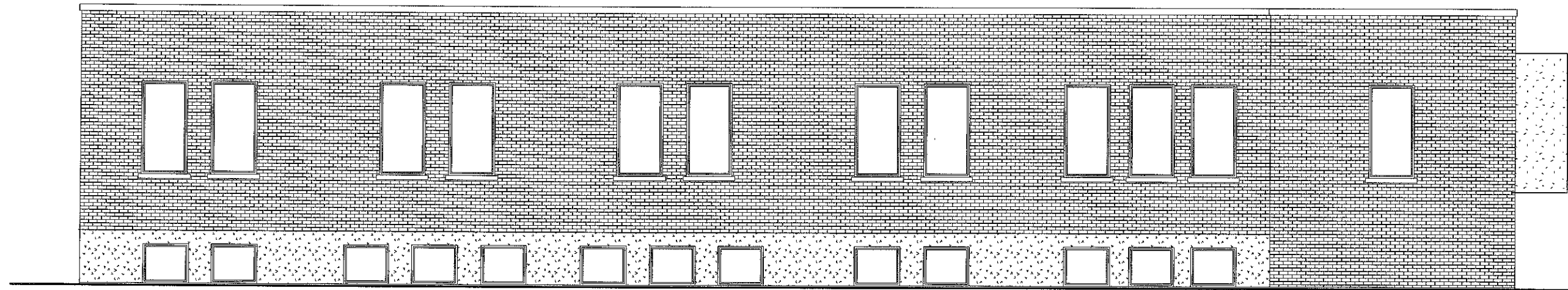
DATE
 OCT 21, 2014

REVISION
 FEB 6, 2015

JOB #

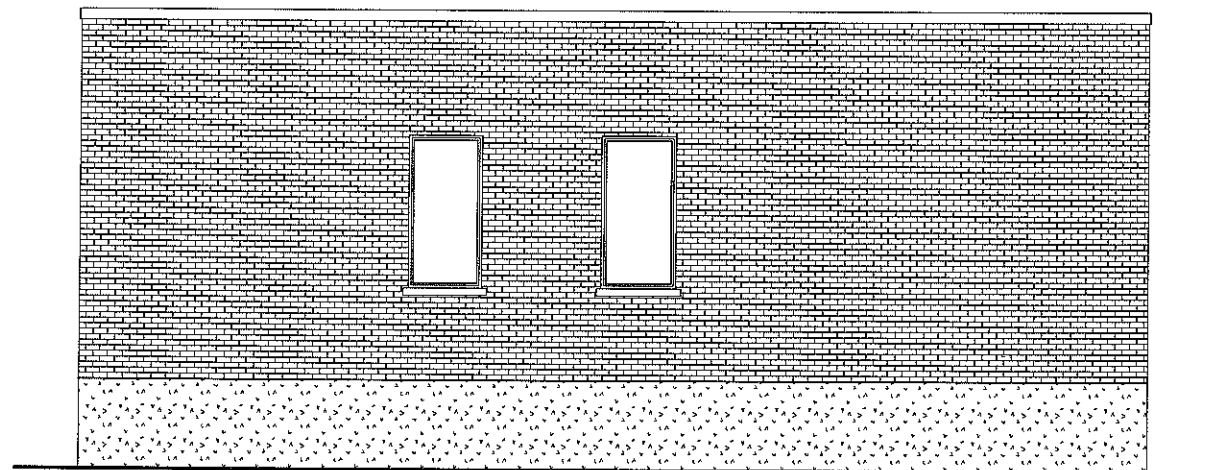
SHEET #

CS



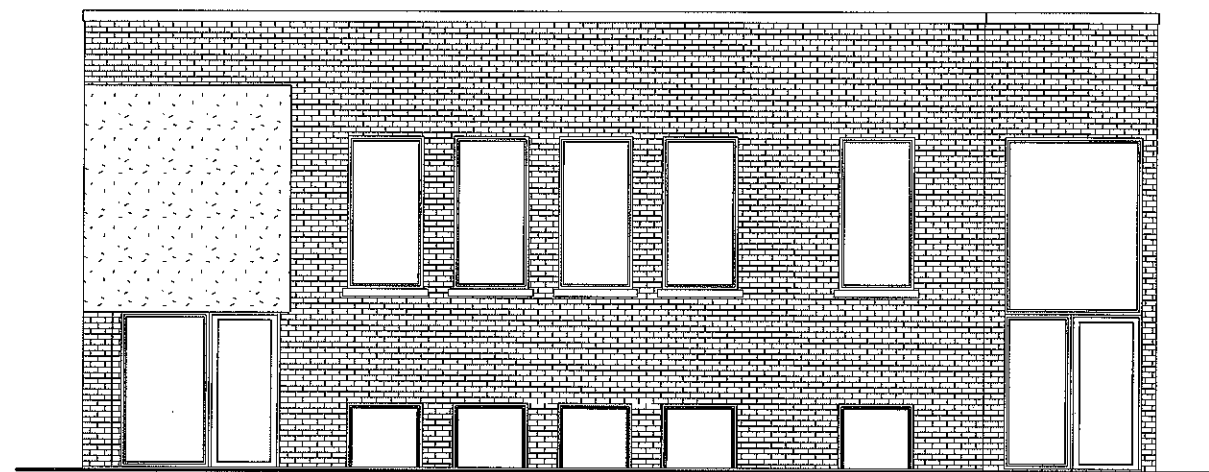
LEFT ELEVATION

SCALE 1/4" = 1'-0"



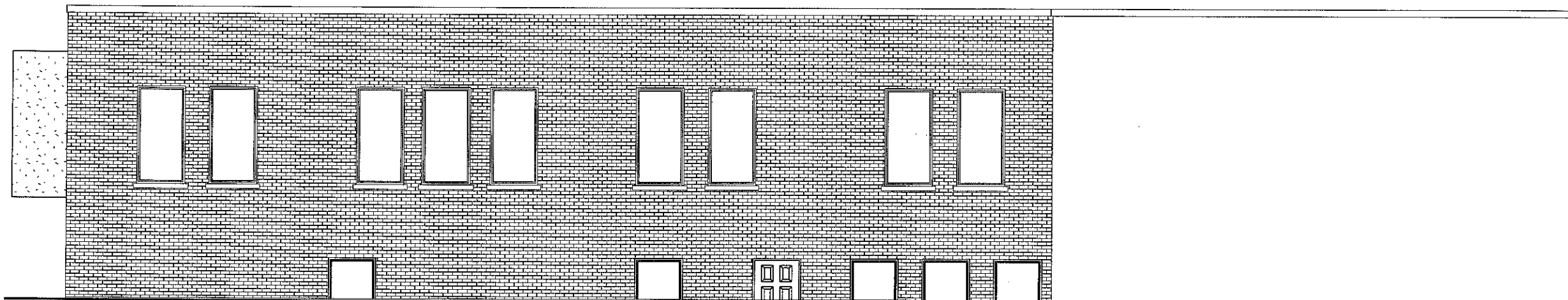
REAR ELEVATION

SCALE 1/4" = 1'-0"



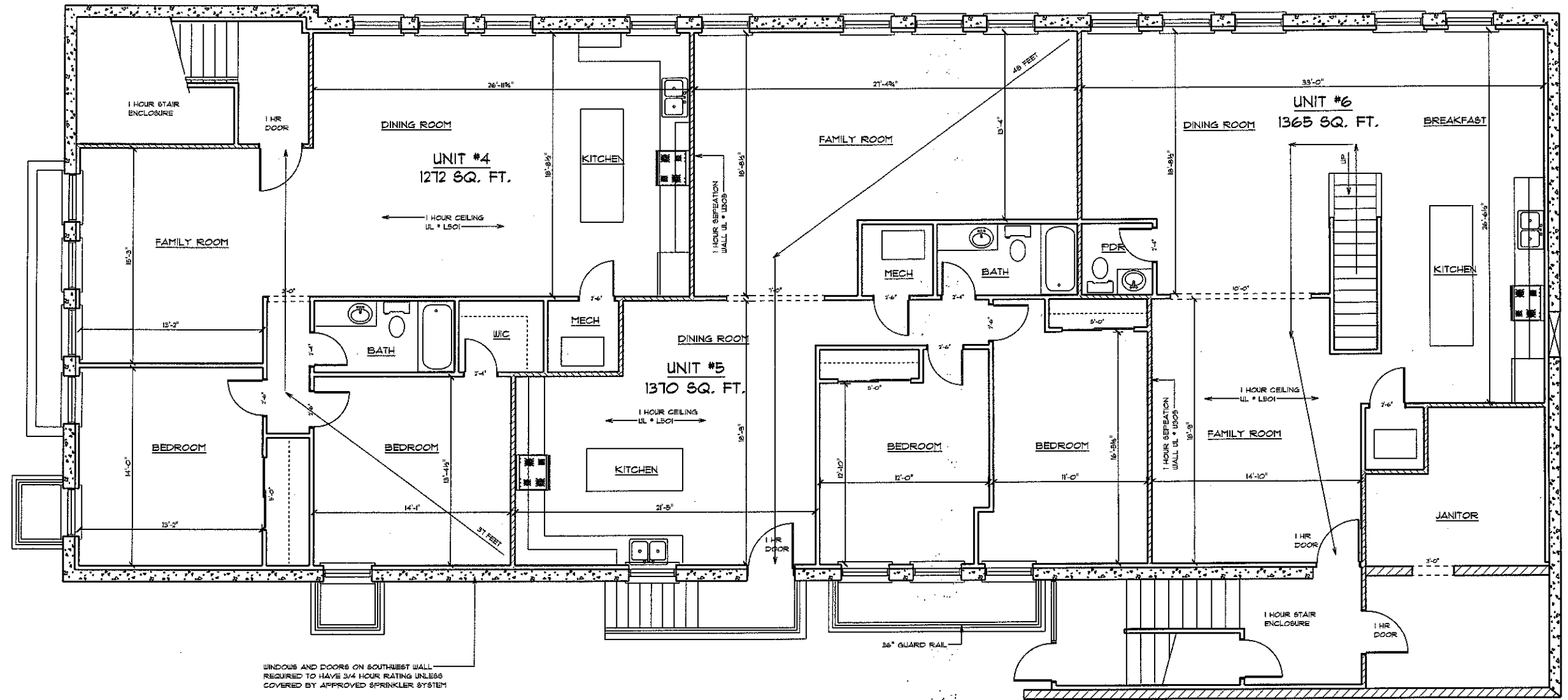
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



WINDOWS AND DOORS ON SOUTHWEST WALL
REQUIRED TO HAVE 3/4 HOUR RATING UNLESS
COVERED BY APPROVED SPRINKLER SYSTEM

PROPOSED LOWER LEVEL PLAN SCALE 1/4" = 1'-0"

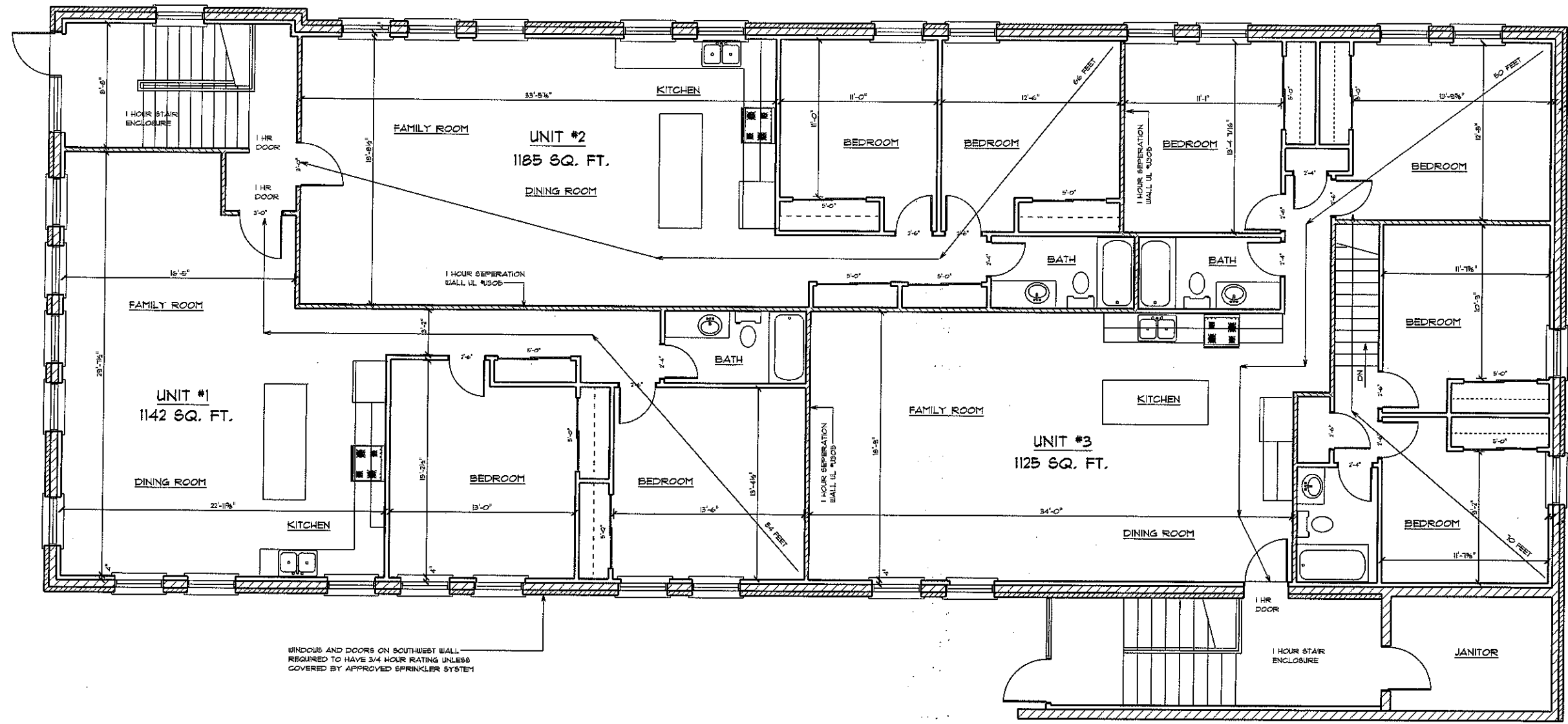
ALL EXTERIOR WALLS EXISTING 3 HOUR
ALL THROUGH PENETRATIONS TO HAVE 1 HOUR RATING
USE SYSTEMS (NO. UL-1023, IBC, UL-7050, IBC, UL-7030) FOR MECHANICAL
USE SYSTEMS (NO. F-C-1024, NO. B-L-157, IBC, 2313) FOR PLUMBING

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON ILL. 60010 847-382-0200

PROPOSED REMODEL FOR:
MR. GEORGE IEREMCIUC
95 GRANT STREET CRYSTAL LAKE ILLINOIS 60014

DATE
OCT 21, 2014
FEB 3, 2015
REVISION

JOB #
SHEET #
A2



WINDOWS AND DOORS ON SOUTHWEST WALL
 REQUIRED TO HAVE 3/4 HOUR RATING UNLESS
 COVERED BY APPROVED SPRINKLER SYSTEM

PROPOSED FIRST FLOOR PLAN SCALE 1/4" = 1'-0"

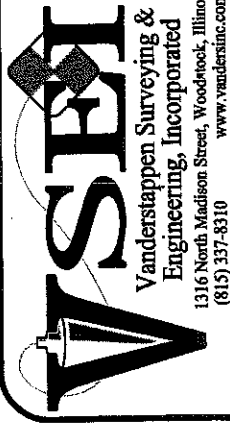
ALL EXTERIOR WALLS EXISTING 3 HOUR
 ALL THROUGH PENETRATIONS TO HAVE 1 HOUR RATING
 USE SYSTEMS (NO. U-L-1023)(NO. U-L-1020)(NO. U-L-1031) FOR MECHANICAL
 USE SYSTEMS (NO. F-C-1024)(NO. U-L-151)(U-L-2313) FOR PLUMBING

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 135 PARK AVE. BARRINGTON, IL. 60010 847-382-0200

PROPOSED REMODEL FOR:
MR. GEORGE IEREMCIUC
 85 GRANT STREET CRYSTAL LAKE ILLINOIS 60014

DATE
 OCT 21, 2014
 FEB 5, 2015
 REVISION

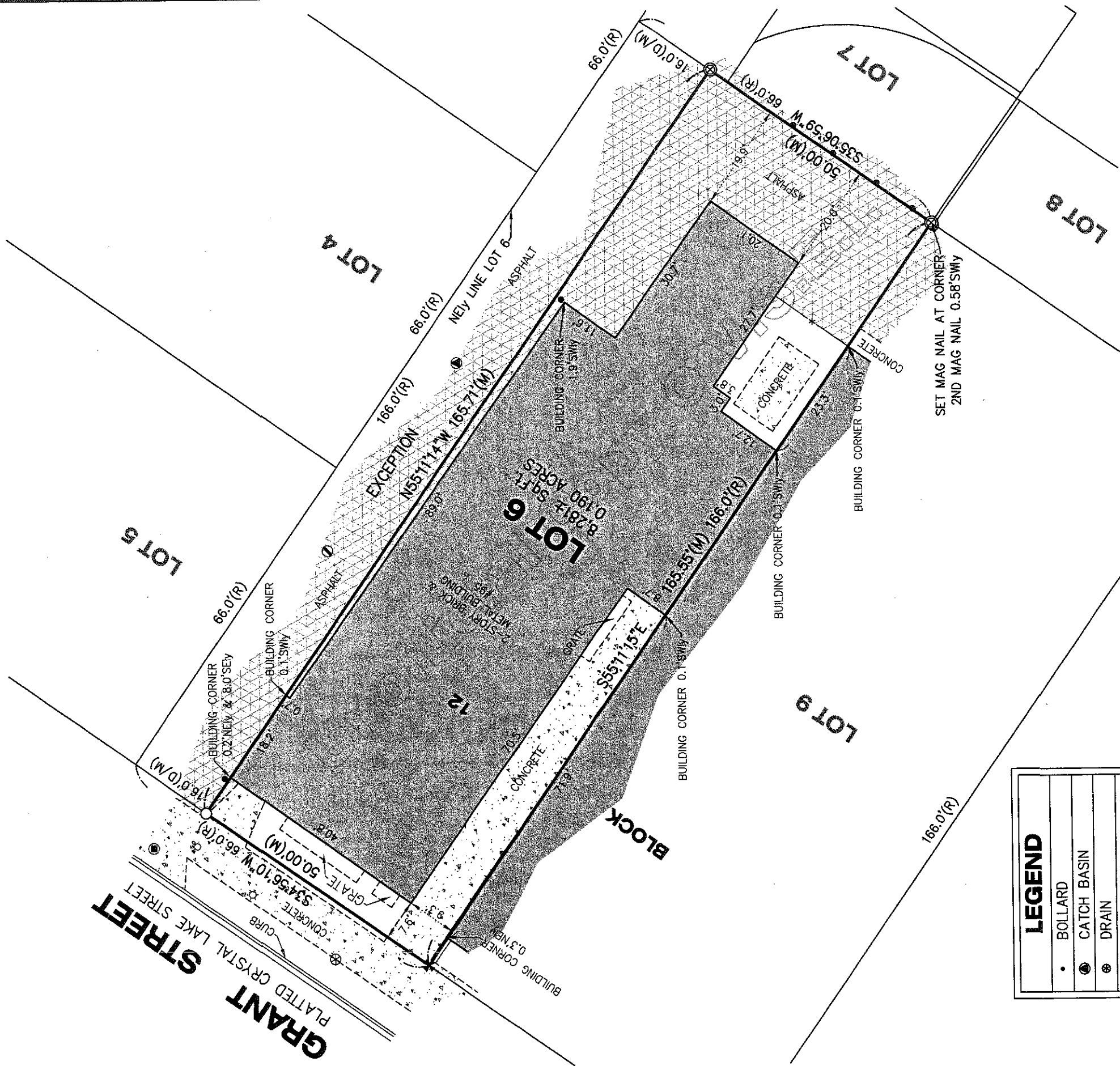
JOB #
 SHEET #
A3



Vanderstappen Surveying & Engineering, Incorporated
 1316 North Madison Street, Woodstock, Illinois
 (815) 337-8310
 www.vanderstapinc.com

PLAT OF SURVEY

Lot 6 (Excepting the Northeasterly 16 feet thereof) in Block 12 in the Original Plat of Nunda, being a part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 13, 1868, in Book 43 of Deeds, page 296, in McHenry County, Illinois.



LEGEND	
•	BOLLARD
⊙	CATCH BASIN
⊗	DRAIN
✱	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
☆	LIGHT
⊙	MANHOLE
⊙	SET MAG NAIL
⊙	STORM MANHOLE
⊙	WATER SERVICE VALVE

CLIENT: TRUE NORTH PROPERTIES
 DRAWN BY: APC CHECKED BY: WJV
 SCALE: 1"=20' SEC. 32 T. 44 R. 8 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 14-32-479-007
 JOB NO.: 140595 I.D. LSS
 FIELDWORK COMP.: 10/14/14 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.
 PARTS THEREOF CORRECTED TO 68° F.



STATE OF ILLINOIS)) S.S.
 COUNTY OF McHENRY

In my professional opinion and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock,
 McHenry County, Illinois 10/15, A.D., 2014.
 Vanderstappen Surveying & Engineering, Inc.
 Design Firm No. 184-002792

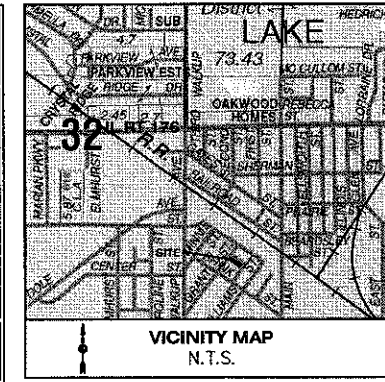
By:
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NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
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 • No underground improvements have been located unless shown and noted.
 • No representation as to ownership, use, or possession should be hereon implied.
 • This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

PROPOSED IMPROVEMENTS FOR LOT 6 GRANT STREET CRYSTAL LAKE, IL.

PROPERTY LOCATED AT:
95 GRANT STREET

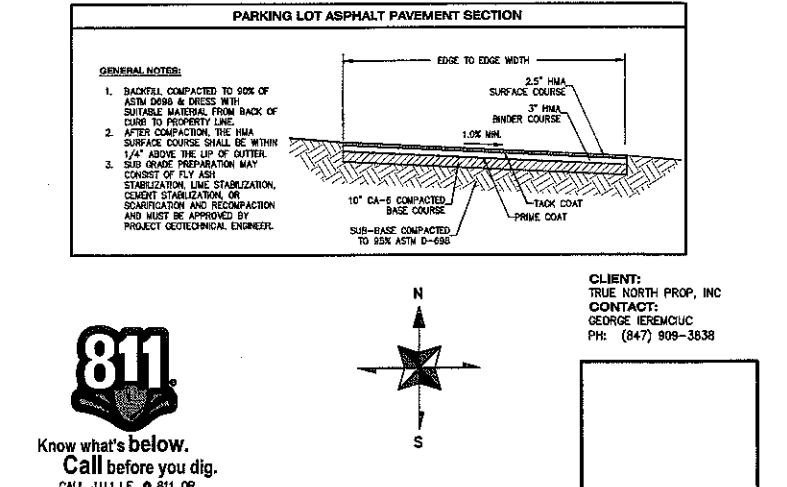
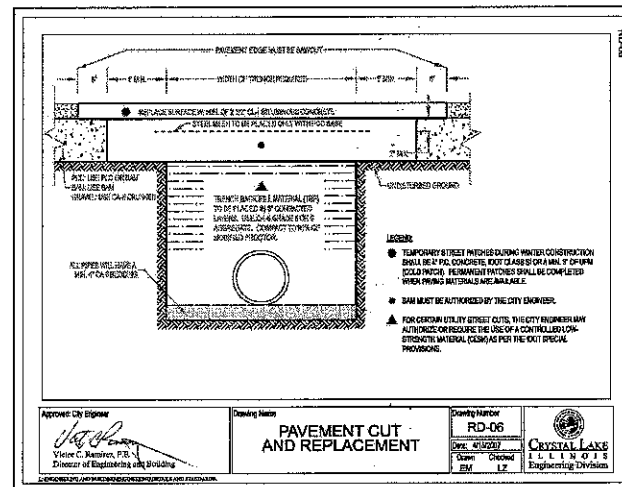
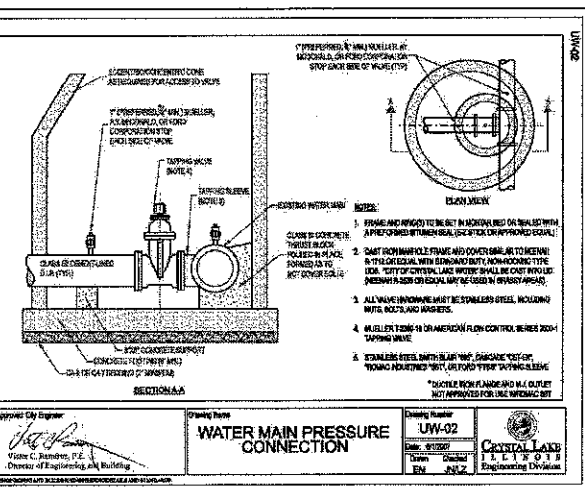
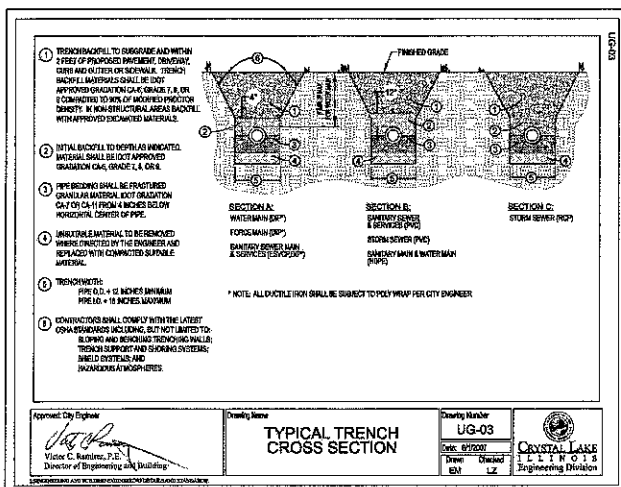
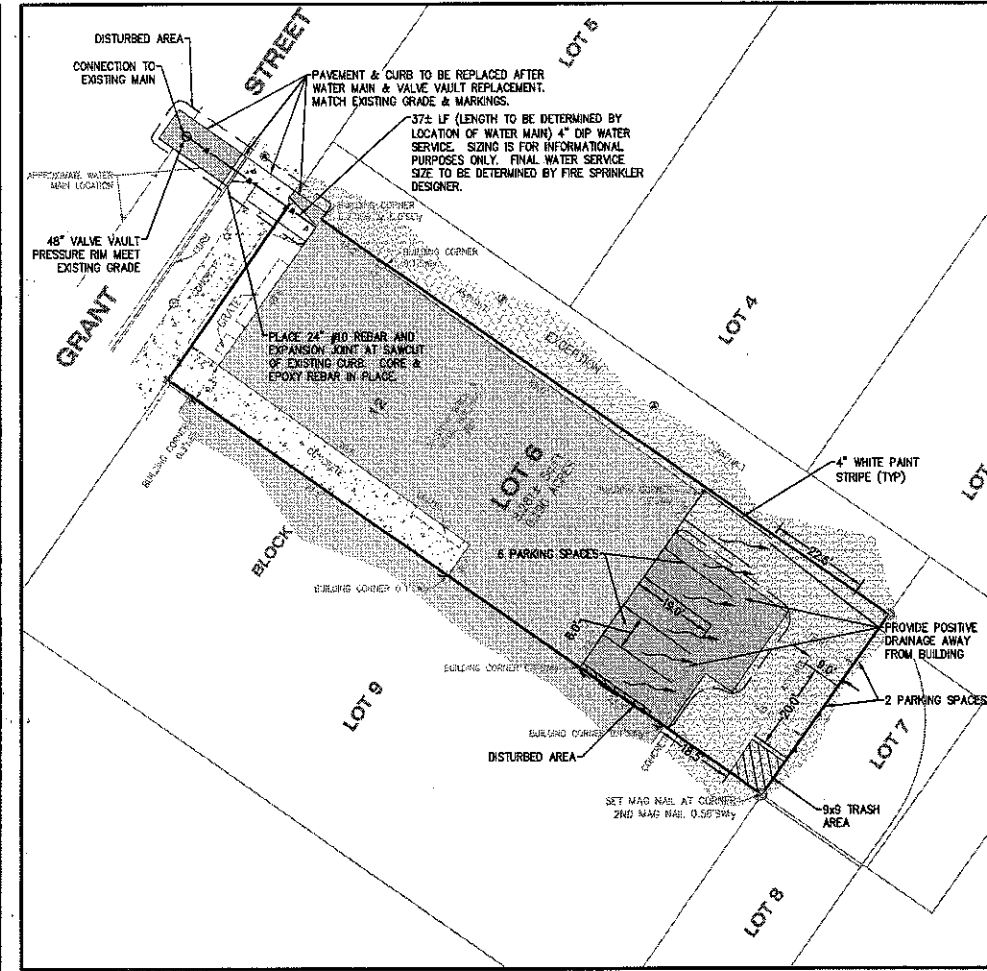
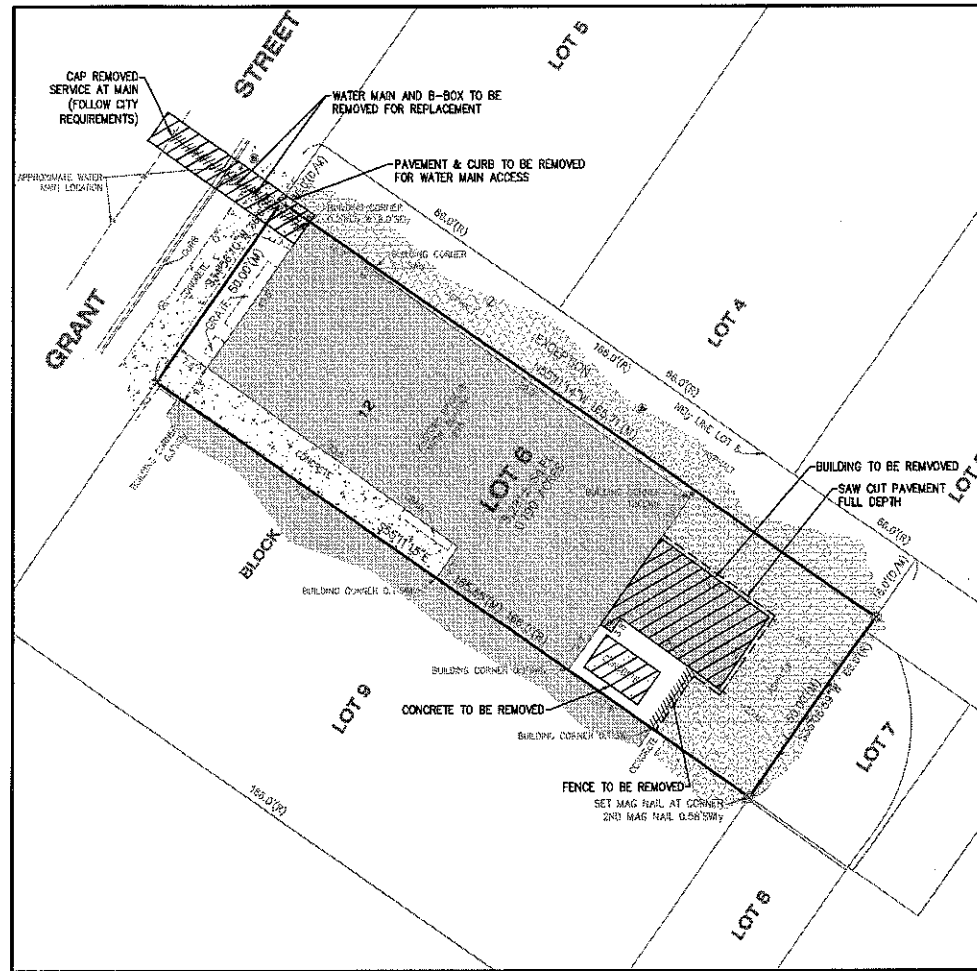
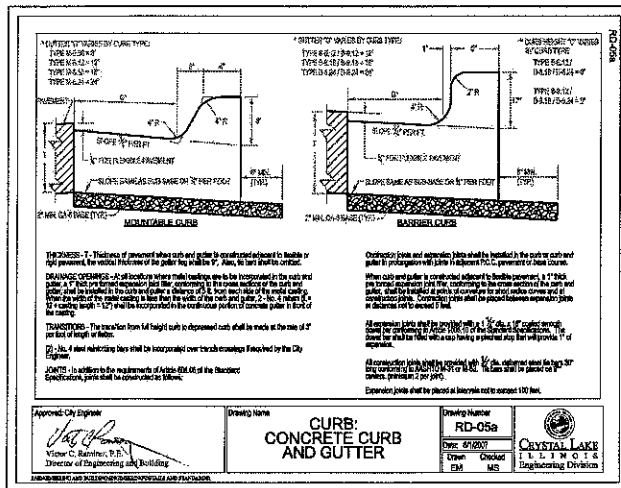
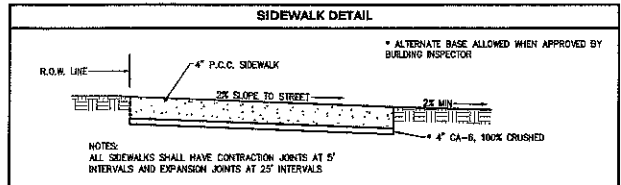
SITE INFORMATION		
	SQ.FT.	ACRES
TOTAL SITE AREA	8,281	0.19
EXISTING IMPERVIOUS AREA	7,840	0.18
TOTAL PROP. IMPERVIOUS AREA	1,060	0.02
EXIST IMPERVIOUS TO BE REMOVED	810	0.02
NET IMPERVIOUS AREA ADDED	250	0.01
TOTAL SITE IMPERVIOUS AREA AFTER CONSTRUCTION	8,090	0.19
TOTAL DISTURBED (PROJECT AREA)	1,690	0.04



- GENERAL NOTES:**
- SURVEY BASED ON SURVEY DONE BY VANDERSTAPPEN SURVEYING AND ENGINEERING ON 10/14/2014. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY VANDERSTAPPEN SURVEYING AND ENGINEERING AND THE CLIENT OF ANY DISCREPANCIES.
 - DRAIN TILE SYSTEMS DISTURBED DURING DEVELOPMENT MUST BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE UNLESS THE APPROVED ENGINEERING PLANS INDICATE HOW THE DRAIN TILE SYSTEM IS TO BE CONNECTED TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM. ALL ABANDONED DRAIN TILES SHALL BE REMOVED IN THEIR ENTIRETY.
- CONTRACTOR NOTES:**
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
 - THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE SCOPE AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO BE THE BASIS FOR CONSTRUCTION. MATERIAL AND WORKMANSHIP THROUGHOUT.
 - THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
 - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - THE CONTRACTOR, UPON COMPLETION OF PROJECT, SHALL OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH THE OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE.

- EXISTING UTILITIES NOTE:**
- WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDERS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPONDING UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING JULLIE AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE GRADED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC ON OTHER DISTURBED AREAS. FINAL SEEDING IS REQUIRED.
 - PROPERLY SLOPED AND CHANNELS ADJOINING THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
 - SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
 - DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE.
 - ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
 - IF DRAINING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. MEASURES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURES).
 - ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.
 - A STABILIZED MAT OF AGGREGATE UNDERLAY WITH FILTER CLOTH (OR OTHER APPROPRIATE MEASURES) SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE EXTENSIVE OR LEAVING A CONSTRUCTION-SITE OF A MAJOR DEVELOPMENT TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SPREADING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
 - SOIL STOCKPILES SHALL NOT BE LOCATED IN A FLOOD-PRONE AREA OR A DESIGNATED WATER PROTECTIVE WATERS OF THE UNITED STATES OR ISOLATED WATERS OF MICHIGAN COUNTY.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTIVE MEASURES FOR THE DEPOSITION OF ALL CONSTRUCTION MATERIALS CONSIDERED DURING THE DEVELOPMENT PROCESS. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIALS, DEBRIS OR INTO ANY DEVELOPMENT CHANNEL, WATERS OF THE U.S. OR ISOLATED WATERS OF MICHIGAN COUNTY. THE CONTRACTOR SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF CONSTRUCTION MATERIALS.
 - ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN AN EFFECTIVE WORKING CONDITION.
 - THE CONTRACTOR SHALL USE STRAW MATS TO STABILIZE SEEDING AREAS.



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COVER PAGE

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Checked By: MJC
Date: 2/2/2015
Job Number: 150026
Sheet Number: C1

DRAFT - NOT FOR CONSTRUCTION