



#2015-25
**McHenry Athletic Complex – Special Use Permit
Amendment, Final PUD Amendment and
Variation**
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	May 6, 2015
<u>Requests:</u>	<ol style="list-style-type: none">1. Special Use Permit Amendment and Final PUD Amendment to allow additional uses,2. Variation from Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and3. Variation from Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot.
<u>Location:</u>	1310 Ridgefield Road
<u>Acreage:</u>	Approximately 10 acres
<u>Zoning:</u>	M PUD- Manufacturing Planned Unit Development
<u>Surrounding Properties:</u>	North: M PUD- Manufacturing Planned Unit Development South: A1V Agriculture & B3CV General Commercial (County) East: B3 General Commercial & I1 Agriculture (County) West: M PUD- Manufacturing Planned Unit Development
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** McHenry Athletic Complex, formerly known as Regional Sports Center is an indoor and outdoor soccer complex with the following activities permitted: soccer, T-ball, football, basketball, lacrosse, fencing, wrestling, and dog agility shows. There is an existing kitchen located in the building as well.
- **Previous Approvals:**
 - Regional Sports Center was granted a final PUD and SUP in 2002 to allow commercial recreational uses. The PUD specifically allowed indoor and outdoor soccer matches on the property. The final PUD designated an area for a future parking lot addition. In 2010, the PUD and Special Use Permit were amended to allow various events such as celebrations and gatherings, dog agility shows, soccer and lacrosse tournaments and associated vendors, and off-street parking facilities in

another zoning district not in the same block. The SUP and PUD amendment was approved with conditions.

Development Analysis:

- **Request:** The petitioner is requesting a final PUD and SUP amendment to allow additional uses on the property and zoning variations from Article 4-200 off-street parking and loading general surfacing standards and Article 2-400(C)(25) the requirements of a loading area for a banquet hall to be covered and passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles. The request for additional uses on the property are as follows:
 - Outdoor grill in a cover patio with walls that open in the summer and close in the winter
 - An outdoor bar
 - Four fenced volleyball pits which could be converted into an outdoor skating rink
 - Up to 3 outdoor gas fire pits
 - 2 horse shoe pits
 - One bocce ball court
 - Conduct indoor and outdoor entertainment for quinceaneras, concerts and banquet events
 - Home shows with exhibit booths
 - Trade shows
 - Community garage sales
 - Kick boxing and wrestling
 - Cheerleading
- **Land Use:** The land use map shows the area as Industry. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned M PUD. This is an appropriate zoning designation for the area.

Proposed additional uses:

- Daily sports Camps (April –October)
 - Soccer Leagues - outdoor
 - Basketball Leagues
 - 200-300 participants during the course of the day
 - 4:00pm peak time
- Quincenera/Dance
 - 1-2 a month
 - 200-400 people
 - 4-5 hour duration

- Indoor Soccer Leagues, Volleyball, Basketball, and Speed training (November –March)
 - 300 people per night
 - Monday –Friday

- Saturday Night Soccer League (busiest program)
 - During the course of 8 hours
 - 400-500 people in and out of building (heaviest parking during this time)
 - Runs 20 weeks (20 Saturdays)

Site Layout

- The proposed band shell would have a setback of zero feet.
- The sand volleyball courts will be enclosed with a fence.

Parking

- Parking requirements as set by the Unified Development Ordinance and *Parking Standards* supplement, calculated as if all uses were to operate simultaneously:

Use	Parking Standard	Calculation	Number Required
Physical Fitness	6.4 per 1,000 SF GFA	(2,856.5/1,000)*6.4	18.28
Recreation (indoor soccer & basketball)	1 per 4 persons in designed capacity	2 Soccer: 44 persons 2 Basketball: 20 persons	16
Outdoor Recreation	10 spaces per field	4 Volleyball, 1 Soccer, bocce ball, horseshoes	80
Banquet Hall (Quinceaneras or indoor concert)	1 for every 4 seats	Projected 450 people	112.5
Outdoor Concert	1 for every 4 seats	Projected 500 people	125
Total			352

- Existing parking lot has 133 parking spaces.
- The parking lot addition was approved with the final PUD in 2002. It allows for an addition of approximately 33 parking spaces. These 33 parking space will be paved as part of this request.
- The petitioner will provide gravel parking on the property to the northwest; the petitioner is in the process of purchasing the land, and will be required to provide this area as parking, as a condition of this approval. This parking area has a capacity of approximately 200 vehicles.
- The petitioner has included in their request a letter from the owner of 8733 Ridgefield Road (south of the property in questions, across Ridgefield Road) allowing the use of their gravel parking lot for overflow parking. This parking area has a capacity of approximately 80-120 vehicles. Use of this area was previously approved through a PUD amendment.

Landscape

- No landscape plan was provided, a plan must be provided for the parking lot addition.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and commercial recreation uses. The following goals are applicable to this request:

Land Use – Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

This can be accomplished with the following supporting actions:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting actions:

Supporting Action: Continue to solicit businesses in the City’s strongest growth sectors.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow the additional uses at the subject property. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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*

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
 Meets *Does not meet*
- b. Also, that the variation, if granted, will not alter the essential character of the locality.
 Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been

established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
 Meets *Does not meet*
- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
 Meets *Does not meet*
- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
 Meets *Does not meet*
- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
 Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Tom Zanck, received 04/10/15).
 - B. Site Plans (received 04/10/15)
 - C. Parking Plan (received 05/15/15)
2. The following uses are allowable: an outdoor bar, four fenced volleyball pits which could be converted into an outdoor skating rink, kick boxing, wrestling, cheerleading events, up to 3 outdoor gas fire pits, 2 horse shoe pits, one bocce ball court, conduct indoor and outdoor entertainment for Quinceaneras, concerts and banquet events, home shows with exhibit booths, trade shows and community garage sales, per the approved site plan.
3. Provide a detailed site plan for the area where outdoor concerts are to be held, and how pedestrian traffic will be managed.
4. Adjust the location of the band shell to comply with the UDO accessory structure setback requirement of 5 feet.
5. Provide details for the fencing to be used for the sand volleyball area. Chain-link fencing shall not be allowed.

6. When the adjacent property is purchased for additional parking, provide City Staff with a site plan for an approved surface parking lot that meets landscaping requirements.
7. Provide a landscape plan for the parking lot addition.
8. Pave the previously approved 33 parking spaces prior to commencing any additional uses.
9. The additional 200 gravel parking spaces on the adjacent property to the north and west shall be installed prior to commencing any additional uses. These parking spaces shall be paved no later June 1, 2016.
10. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

2015 25

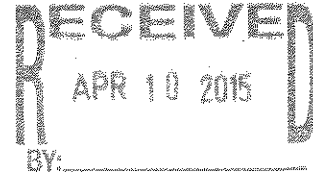
Development Application

File # _____

Project Title: McHenry Athletics Complex

Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- X Final PUD Amendment
- Final Plat



Owner Petitioner Information

Name: Coaching Kids, Inc. – Jeff Scott

Address: 1641 McGaw Avenue
Irvine, CA 92614

Phone: 847-630-9693

Fax:

Email: jeff@ipcprint.com

Local Contact Information

Name: Paul Miceli, Vice President
of Coaching Kids, Inc.

Address: 1310 Ridgefield Road
Crystal Lake, IL 60012

Phone: 815-455-6630

Fax: 815-455-6643

Email: micelipaul10@gmail.com

Property Information

Project Description: The premises has a PUD and the owner is seeking a special use in the nature of a final PUD amendment to add the following events, activities and improvements to the premises:

- A: Improvements
- i. indoor area for kitchen addition of a grill, stove, fryer, hood and walk-in cooler;
 - ii. an outdoor grill in a covered patio with walls that open in the summer and close in the winter;
 - iii. an outdoor bar;
 - iv. four fenced volleyball pits which could be converted into an outdoor skating rink in the winter;
 - v. parking.
 - vi. up to 3 outdoor gas fire pits;
 - vii. 2 horse shoe pits;
 - viii. one bocce ball court.

B. Events and Activities

- i., conduct indoor and outdoor entertainment for the purpose of holding quinceaneras; concerts; banquet events;
- ii. home shows with exhibit booths;
- iii. trade shows;
- iv. community garage sales;
- v. kick boxing and wrestling;
- vi. cheerleading;

See attached narrative for additional information.

Project Address/Location: 1310 Ridgfield Road, Crystal Lake, IL 60012

PIN Number(s): 13-25-101-002

Development Team

Please include address, phone, fax and e-mail

Developer: Coaching Kids, Inc. d/b/a McHenry Athletics Complex

Architect:

Attorney: Thomas C. Zanck, Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street, Crystal Lake, IL 60014; 815-459-8800; f: 815-459-8429
tzanck@zcvlaw.com

Engineer:

Landscape Architect:

Planner:

Surveyor: VSEI, 1316 N. Madison St., Woodstock, IL 60098
815-337-8310 billv@vandersinc.com

Other:

Signatures

Owner 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.

Petitioner Owner: Print and Sign Name

Coach Kids, Inc. d/b/a McHenry Athletics Complex

By: Paul Miceli

Paul Miceli

Its: Vice President

Date: 4-6-15

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.

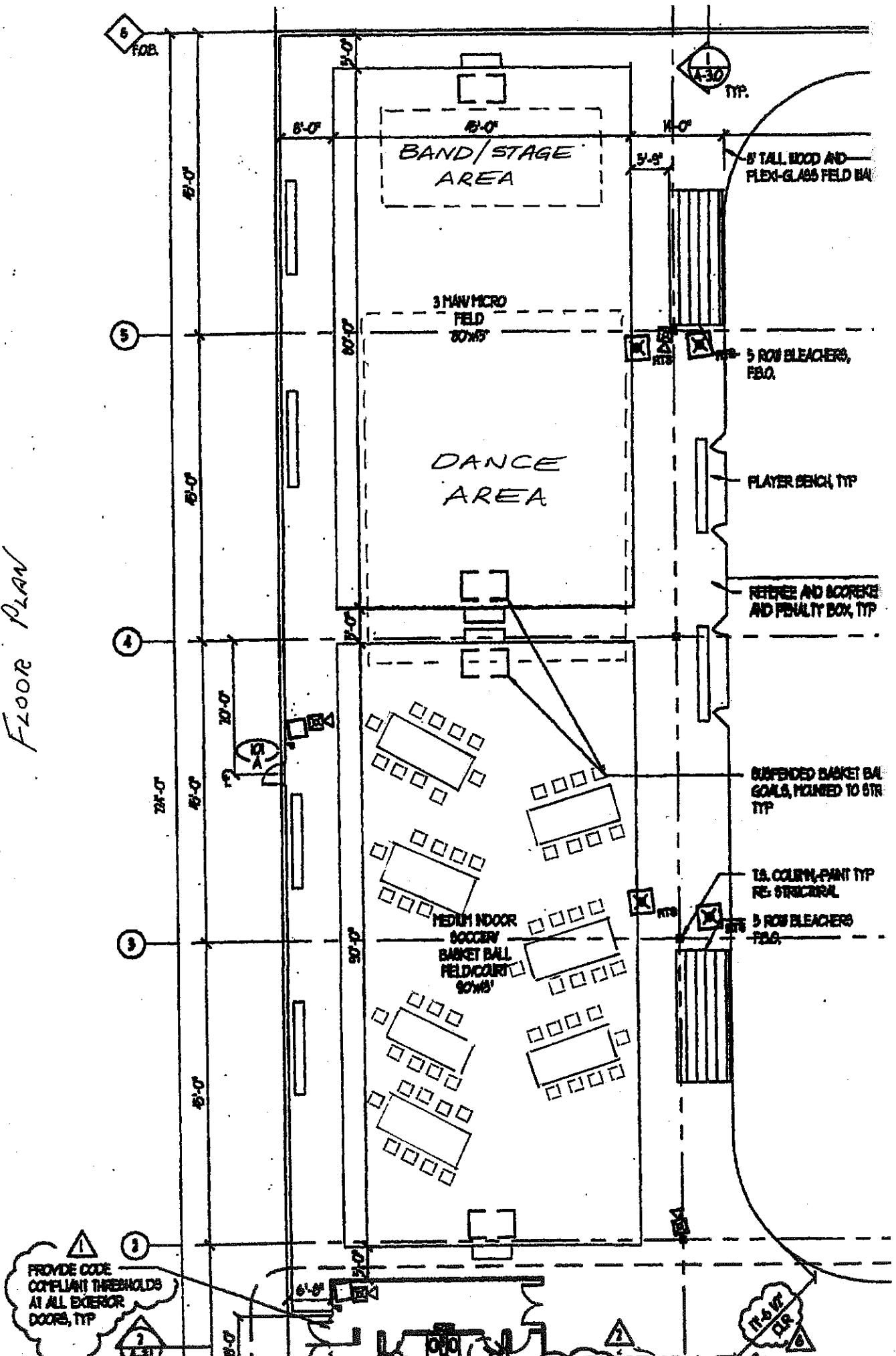
EXHIBIT LIST FOR MCHENRY ATHLETICS COMPLEX

1. Crystal Lake Development Application
2. Survey and Site Plan
3. Sprinkler System Plan
4. Reduced Aerial Site Plan
5. Plat of Survey
6. Floor Plan for Concerts
7. Floor Plan for Quinceaneras
8. Floor Plan location of grill, stove, fryer, hood and walk-in cooler
9. Neighboring Property Owners Consent for Additional Parking with Attached Aerial Photo

Narrative as to events, status, location and people involved.

- A. Quinceaneras: approximately 150 to 275 people would attend on a Friday or Saturday including staff. The events would take place 4:00 p.m. to midnight.
- B. Indoor Concerts: approximately 200 to 450 people would attend including staff. The events would take place between 6:00 p.m. and midnight.
- C. Community Garage Sales: they would occur approximately 2 times per year during the months of March through October.
- D. Home and Trade Shows with Exhibit Booths: they would take place inside with during the spring and fall months.
- E. Outdoor Concerts: approximately 500 people with including staff would attend between the hours of 6:00 p.m. and midnight. Concerts would take place approximately 3 times per year.
- F. Volleyball Events: approximately 200 people including staff would attend. They would be held throughout the summer and fall seasons.

Quinlaneras
FLOOR PLAN



1 PROVIDE CODE COMPLIANT THRESHOLDS AT ALL EXTERIOR DOORS, TYP

17'-6" CR

1310 Ridgfield Rd, Crystal Lake, IL 60012

13-24-426-002

13-24-300-002

13-24-300-006

13-24-300-018

13-23-400-004

13-24-351-001

13-25-126-009

13-25-126-007

13-25-126-010

13-25-126

13-25-126-008

13-25-126-006

13-25-126

13-25-151-001

13-25-127-010

13-25-127-011

13-25-127-010

100 yds

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Search Results



Parcels

VOLLEYBALL AREA

PARKING LOT EXTENSION

Ridgfield Rd

Ridgfield Rd

Ridgfield Rd

Microsoft Virtual Earth

ENTRE Commercial Realty

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**LILLIAN POWERS FAMILY LIMITED PARTNERSHIP
DAN POWERS
2445 E HIGHWAY 11
SOUTH WAYNE WI 53587
608-439-5764 OR FAX 608-439-5767**

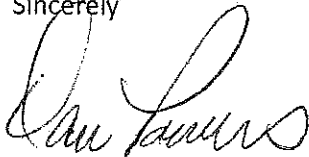
3/18/15

To: The City of Crystal Lake IL

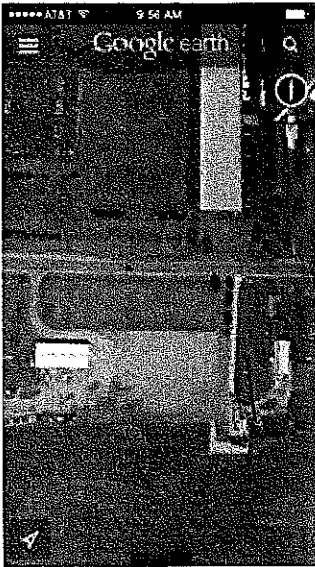
RE: Parking for McHenry Athletic Complex

We are the owners of the property located at 8733 Ridgefield Rd Crystal Lake IL and are granting permission for Coaching Kids Inc. DBA MAC (McHenry Athletic Complex) 1310 Ridgefield Rd Crystal Lake IL to use our parking lot for their overflow parking. Parking will be on the gravel area only. If you should have any questions on this please call us at the above phone number.

Sincerely

A handwritten signature in cursive script, appearing to read "Dan Powers".

Dan Powers



Room FOR 80 - 120 CARS

Thank you,

Paul Miceli
The MAC - Owner

**LILLIAN POWERS FAMILY LIMITED PARTNERSHIP
DAN POWERS
2445 E HIGHWAY 11
SOUTH WAYNE WI 53587
608-439-5764 OR FAX 608-439-5767**

3/18/15

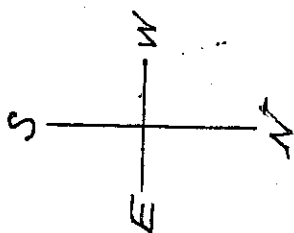
To: The City of Crystal Lake IL

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Sincerely

Dan Powers



PROVIDE ACCESSIBLE

- ADDING:
- GRILL
 - STOVE
 - FRYER
 - HOOD
 - WALK-IN COOLER

WATER
HOT DOG
WARMER

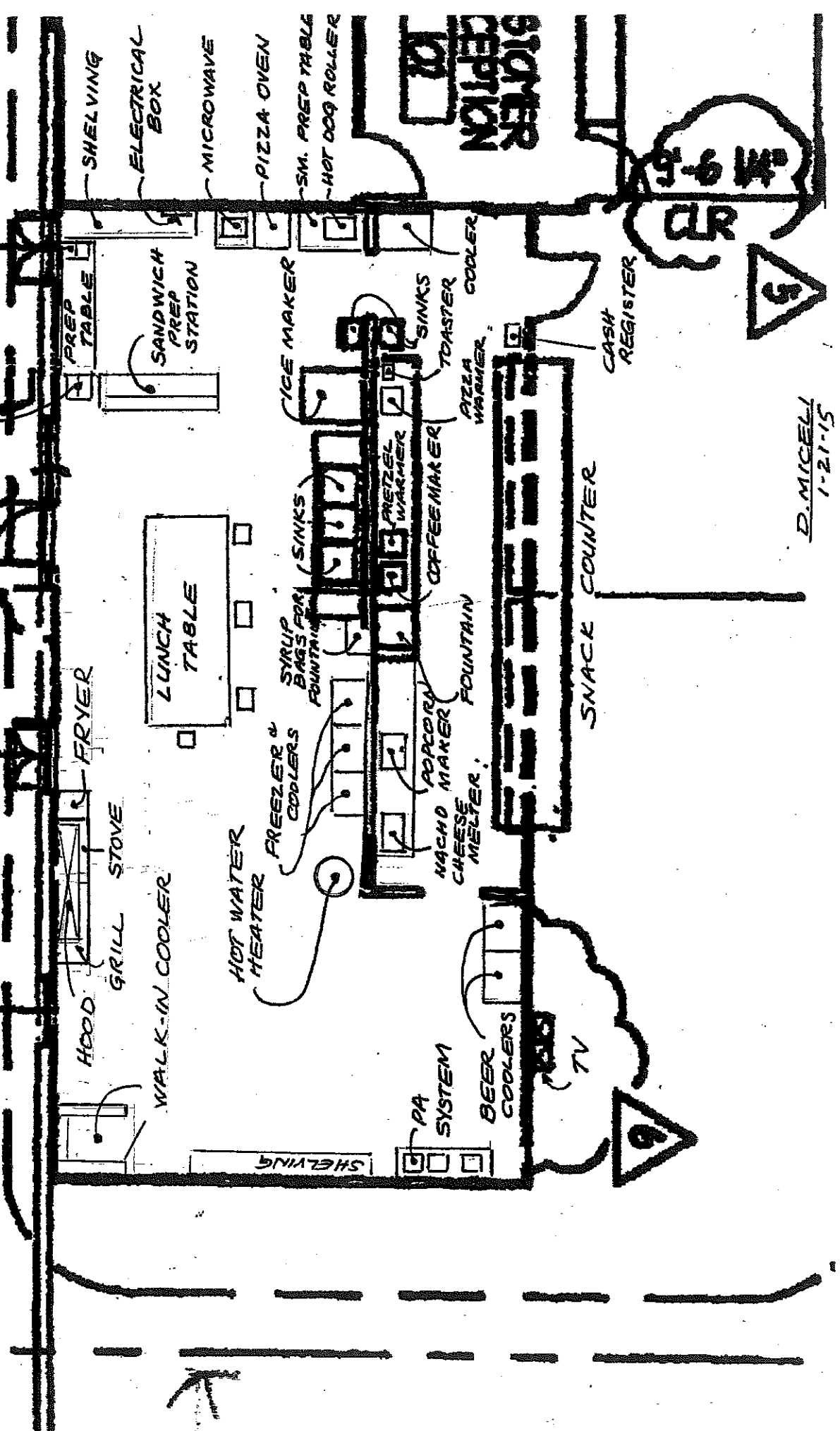
SOUP
WARMER

11'-0"

11'-0"

12'-0"

12'-0"



D. MICELI
1-21-15

PUBLIC NOTICE

BEFORE THE PLANNING AND
ZONING COMMISSION OF
THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLI-
CATION OF COACHING KIDS, INC.
d/b/a MCHENRY ATHLETICS COM-
PLEX

LEGAL NOTICE

Notice is hereby given in compli-
ance with the Zoning Ordinance of
the City of Crystal Lake, Illinois, that
a public hearing will be held before
Planning and Zoning Commission
of the City of Crystal Lake upon the
application of Coaching Kids, Inc.
d/b/a McHenry Athletics Complex
relating to the property located at
1310 Ridgely Road, Crystal
Lake, Illinois 60012, Permanent
Property Index Number 13-25-
101-002.

This application is filed for the pur-
pose of approval of a Special Use
Permit Amendment; parking varia-
tion from Section 4-200 of the
Crystal Lake Zoning Ordinance and
a Final PUD Amendment for the
premises to allow additional events,
including outdoor volleyball and
ice skating, community garage
sales, kick boxing, wrestling events,
home shows with exhibit booths,
trade shows, banquet events in-
cluding quinceaneras, indoor and
outdoor dancing and concerts with
live music, cheerleading events,
bocce ball, horseshoes, and tour-
naments for all permitted uses, and
to make the following improve-
ments:

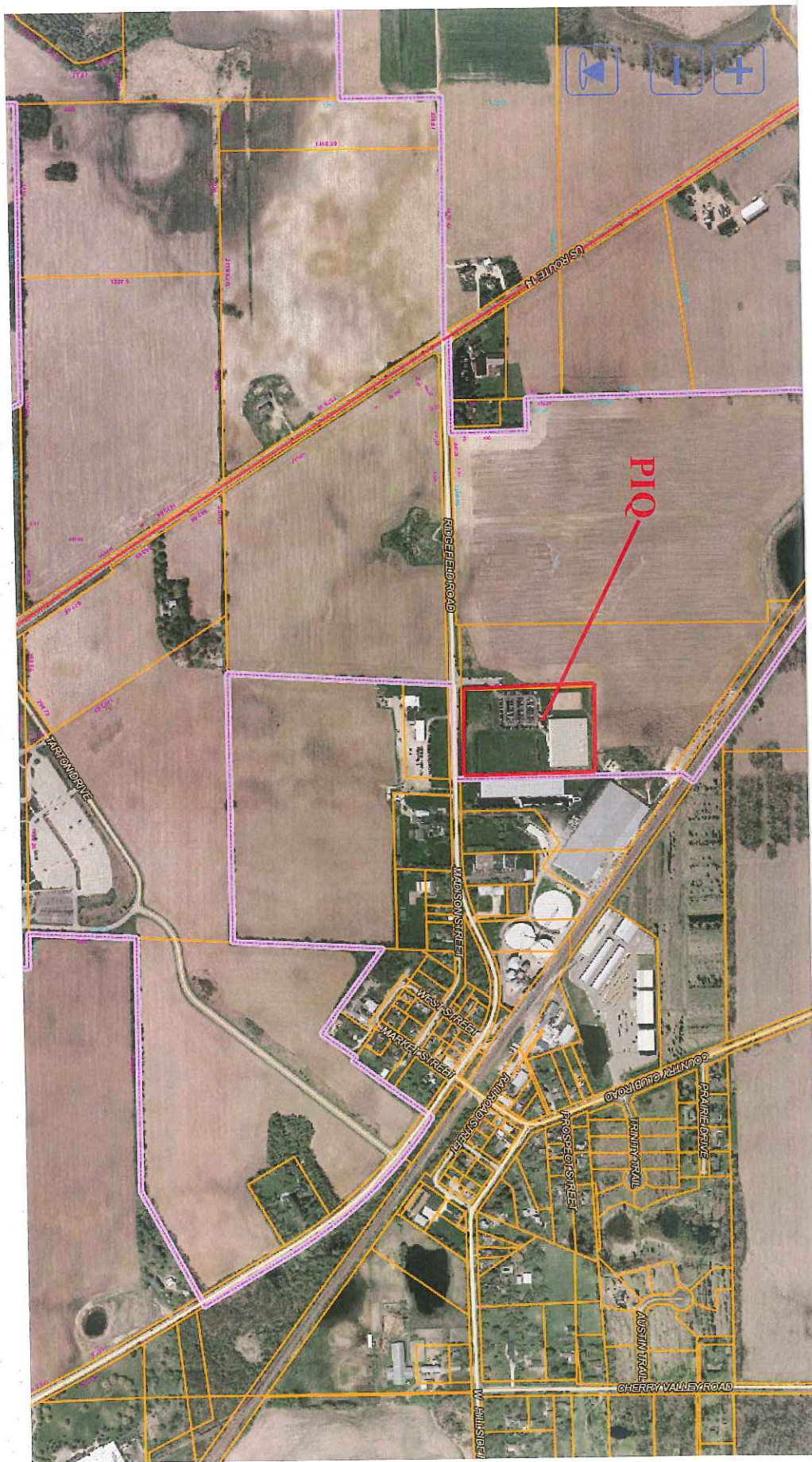
- i. add a grill, stove, fryer hood
and walk-in cooler in indoor
kitchen area;
- ii. an outdoor grill in a covered
patio with walls that open in
the summer and close in the
winter;
- iii. an outdoor bar;
- iv. four fenced volleyball pits
which could be converted into
an outdoor skating rink in the
winter;
- v. parking.
- vi. up to 3 outdoor gas fire pits;
- vii. 2 horse shoe pits;
- viii. one bocce ball court;

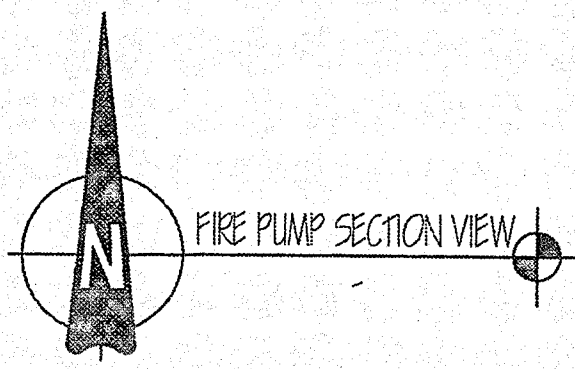
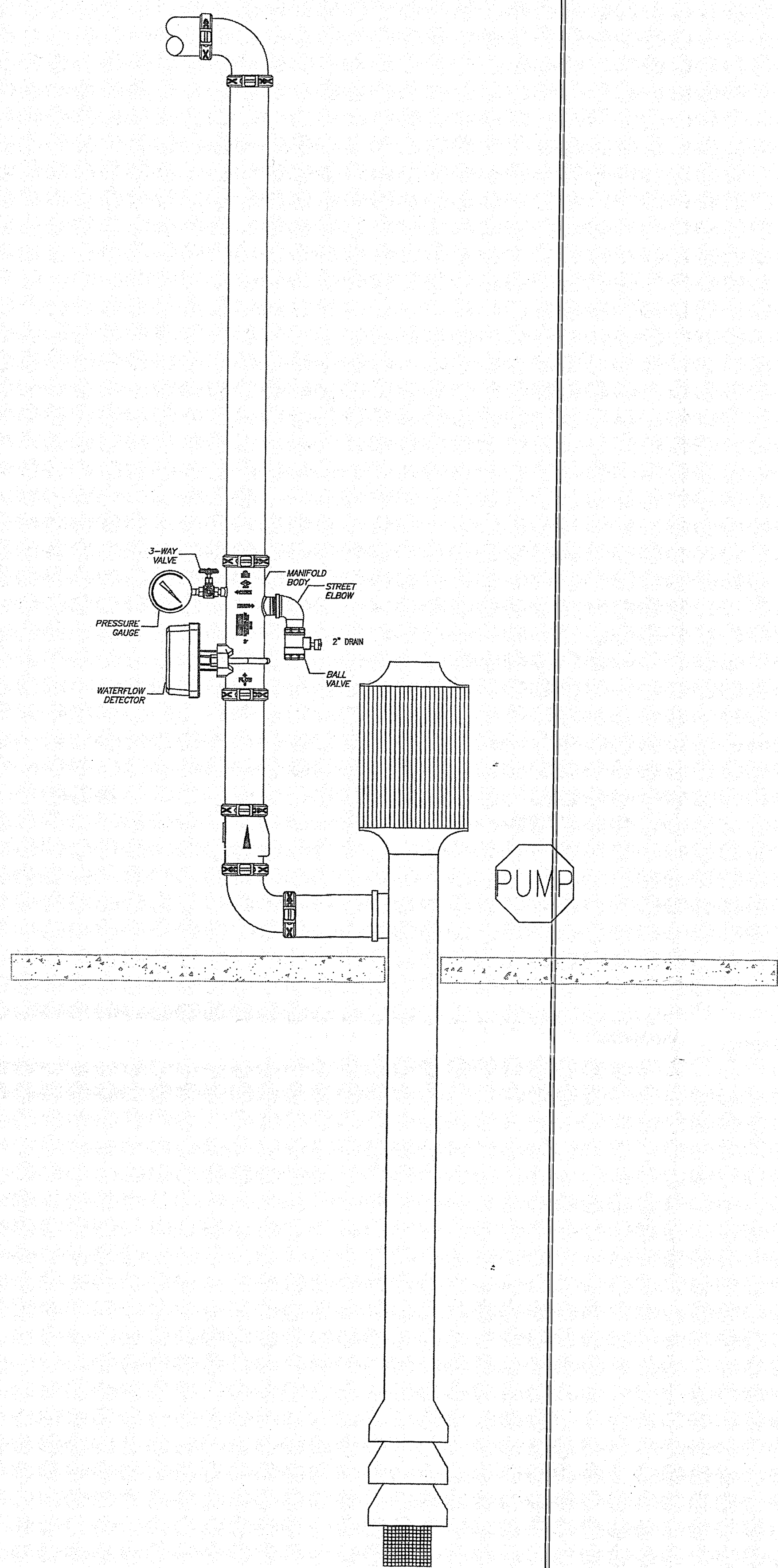
all consistent with the requirements
of the Crystal Lake Zoning Ordi-
nance.

A public meeting before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on May 6, 2015, at Crystal
Lake City Hall, 100 West Wood-
stock Street, at which time and
place any person determining to be
heard may be present.

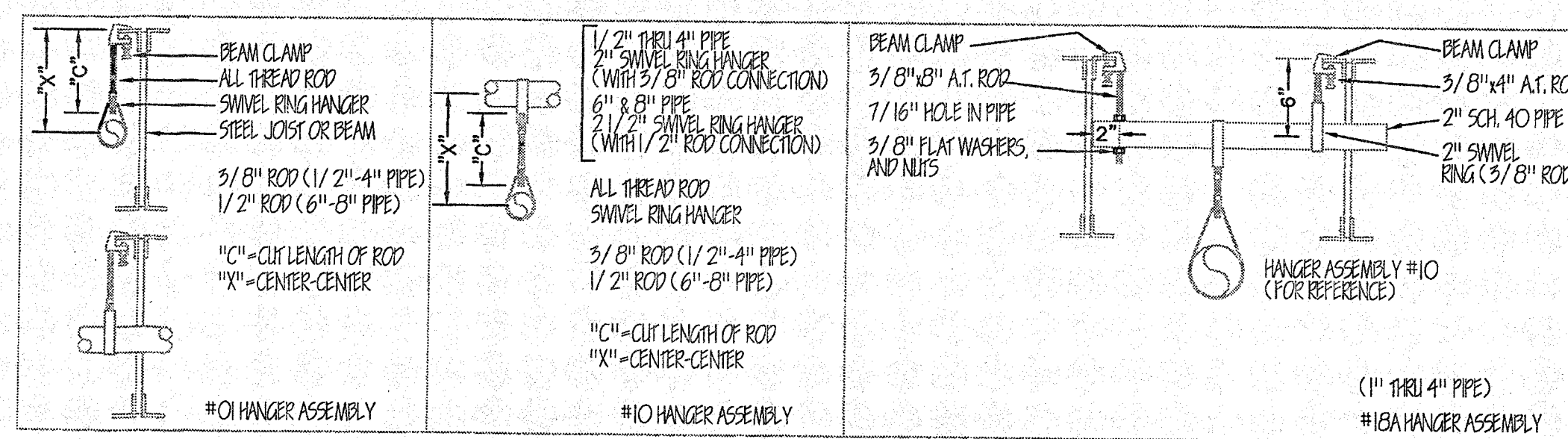
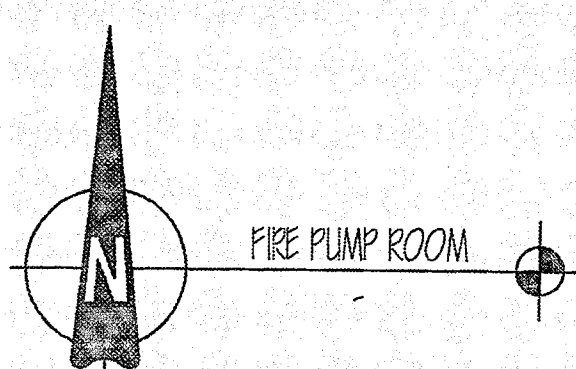
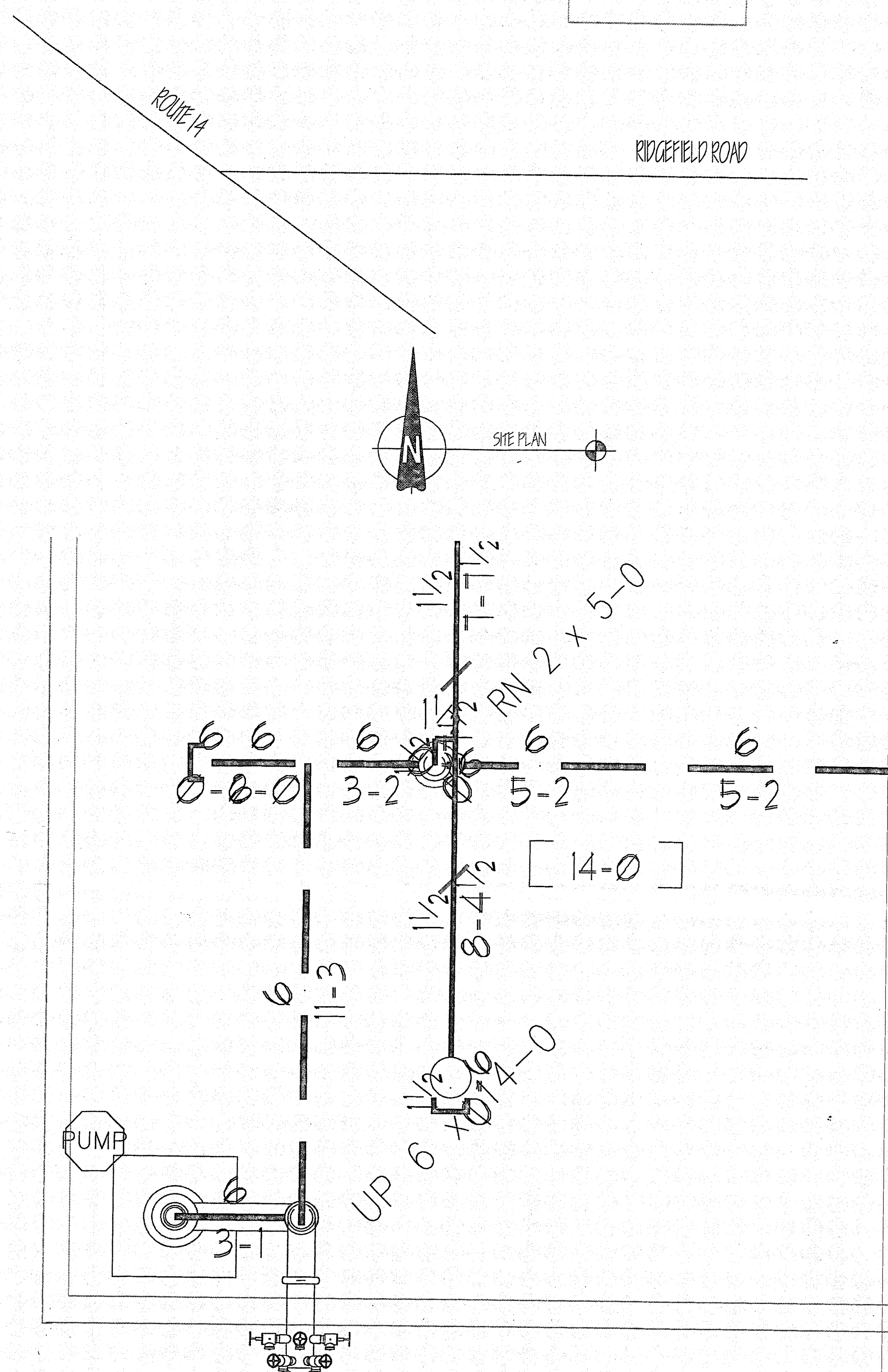
Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
April 21, 2015.) NW 6401





DESIGN CRITERIA:	Light
DESIGN CRITERIA:	Light
DENSITY:	10 lbs/ft ³
FRIC. AREA:	1690 sq ft
# OF SPRINKLER FLOORS:	6
HOSE ALLOWANCE:	100 ft
SHOCK DEMAND:	502.64 gpm
REQUIRED OPERATING PSI:	97.82 psi
SAFETY FACTOR:	20.46 psi



HANGER SPACING CHART

HORIZONTAL PIPE SIZE (IN)	1 1/2			2			3			4			6		
	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0
VERTICAL PIPE SIZE (IN)	5-6	6-0	6-6	7-0	8-0	8-0	10-0	10-0	10-0	N/A	N/A	N/A	N/A	N/A	N/A

NOTE: THESE SPACING CHARTS ARE FOR USE ON UNINSULATED PIPING. FOR INSULATED PIPING, THE SPACING SHALL BE REDUCED TO HALF THAT SHOWN FOR STEEL PIPE. SPACING SHALL BE REDUCED TO 1/2" FOR 1 1/2" ON LARGER PIPING.

LEGEND:
 ○ VERTICAL PIPE
 ⊖ HYDRULIC NODE POINT
 — SPRINKLER PIPING
 ▨ HYDRULIC CALCULATED AREA
 / HANGER LOCATION
 [10'-0"] PIPE ELEVATION

GENERAL NOTES:
 ALL FITTINGS CONFORM TO SECTION 2-4 OF NFPA 70 (MFC) 15.
 VALVES ON CONNECTIONS TO WATER SUPPLIES, SECTIONAL CONTROL VALVES AND OTHER VALVES IN SUPPLY LINES TO SPRINKLERS SHALL BE SUPERVISED OPEN BY AN APPROVED METHOD.
 IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE ADEQUATE HEAT TO KEEP THE SPRINKLER SYSTEM FROM FREEZING.
 ALL ELECTRICAL WIRING OF ALARMS, BELLERS, FLOW SWITCHES AND TAMPER SWITCHES (IF REQUIRED) TO BE DONE BY OTHERS.
 THE SPRINKLER SYSTEM TO BE ALARMED IN ACCORDANCE WITH NFPA 15.
 HANGERS TO BE SPACED TO MEET NFPA REQUIREMENTS.
BUILDING INFORMATION:
 BUILDING CODE: IBC 2009
 TYPE OF CONSTRUCTION: II-B
SCOPE OF WORK:
 INSTALL AUTOMATIC SPRINKLER SYSTEM AS INDICATED ON THESE DRAWINGS.
 THIS AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH NFPA 15, 2010 EDITION AND ALL CODES AND STANDARDS.
SYSTEM DESIGN:
 SYSTEM TYPE: WET (NEW)
 OFFICES & MULTI-PURPOSE ROOMS
 LIQUID PROPANE
 100 GPM @ 150 PSI FOR 1500 SF (PER SPRINKLER LISTING)
 MAXIMUM 225 SF SPRINKLER SPACING
 100 GPM HOSE ALLOWANCE
SPRINKLER SYSTEM PIPE AND FITTING NOTES:
PIPING:
 NEW 2" PIPING SHALL BE DRWA FLOW PIPE
 EXISTING 6" PIPING SHALL BE BLACK STEEL SCH 40 PIPE
 ALL PIPE MANUFACTURED TO ASTM A53 STANDARDS
FITTINGS:
 BRONZE FITTINGS SHALL BE VICTORIAN FREELOCK FITTINGS CLASS 125 STANDARD, MANUFACTURED PER ANSI B16.4, U.L. LISTED FOR FIRE PROTECTION TO 175 PSI.
HANGER MATERIAL:
 HANGERS SHALL BE TO BE ADJUSTABLE SWIVEL RING CARBON PLATED AS MANUFACTURED BY TILT HANGER OR EQUAL.
 ALL HANGERS LONGER THAN 2'-0" SHALL BE SUPPORTED WITH A HANGER.
 ALL HANGERS PER NFPA 15.
OVERHEAD PIPE TESTING:
 ALL PIPE IS TO BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS.
 THE LOCAL FIRE DEPARTMENT IS TO BE NOTIFIED 48 HOURS IN ADVANCE OF THE TEST.

REVISIONS	DESCRIPTION
NO	DATE

RIDGFIELD SPORT CENTER
 9051 RIDGFIELD ROAD
 CRYSTAL LAKE, ILLINOIS 60012

WALTERS ALARM SERVICE
 110 W WOODSTOCK ST
 CRYSTAL LAKE, IL

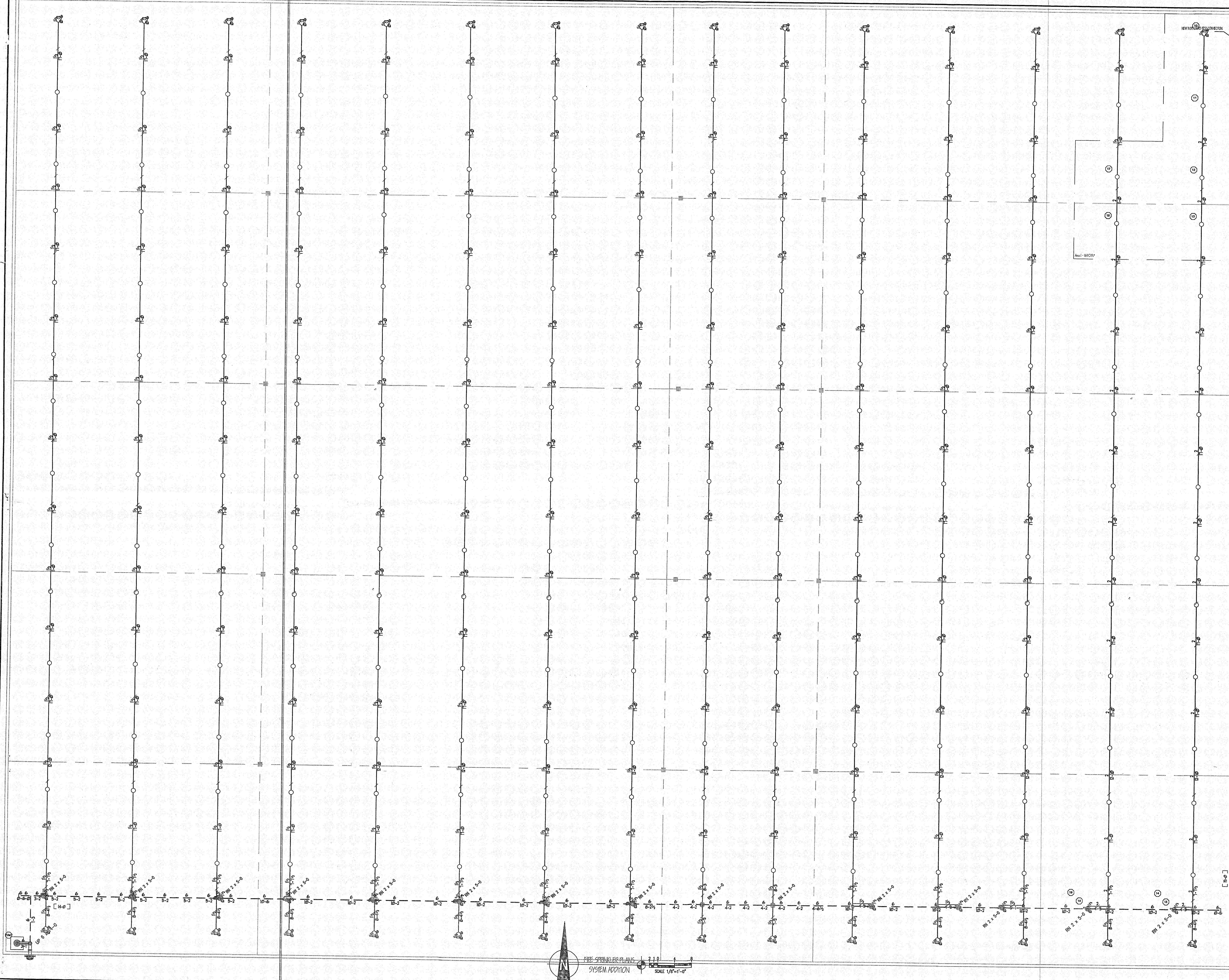
SPRINKLER LEAD	SPRINKLER SIZE	SPRINKLER TYPE	SPRINKLER CODE	LEAD FACTOR	LEAD CODE	LEAD	LEAD

FIRE PUMP INFORMATION
 PSI: 100, 200
 DRIP PRESSION: 100
 DRIP FLOW: 200

2015 25
 RECEIVED
 APR 10 2015
 BY:

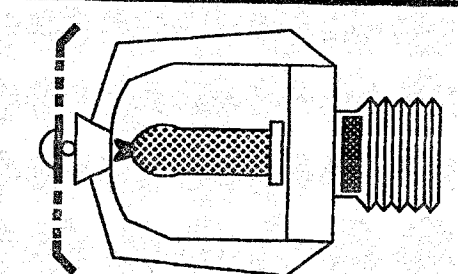
CONTRACTING:
 DRAWING: SP
 SCALE: AS SHOWN
 APPROVAL: 1/22/2015
 FP-1
 FIRE PROTECTION

SHEET: 1 OF 2



FIRE SPRINKLER PLANS
SYSTEM ADDITION
SCALE 1/8"=1'-0"

- LEGEND:
- VERTICAL PIPE
 - ① HYDRAULIC NODE POINT
 - SPRINKLER PIPING
 - ▨ HYDRAULIC CALCULATED AREA
 - HANGER LOCATION
 - [10'-0] PIPE ELEVATION



CONTRACT NO.	51
PROJECT NO.	110 W WOODSTOCK ST
DATE	1-22-2015
APPROVAL	PP-2
PREPARED BY	

SPRINKLER TYPE	SPRINKLER TYPE	QUANTITY	PRICE	TOTAL	
	1/2" K-1625A	156	15.57	2428.92	
SPRINKLER LEGEND					
SA #	FINISH	TEMP.	ORIFICE	SPRINKLER	DATE

PIPE SCHEDULE	100	200	300
PIPE PRESSURE			
PIPE ELEVATION			

NO.	DATE	BY	DESCRIPTION

WALTERS ALARM SERVICE
110 W WOODSTOCK ST
CRYSTAL LAKE, IL

RIDGEFIELD SPORT CENTER
9051 RIDGEFIELD ROAD
CRYSTAL LAKE, ILLINOIS 60012

RECEIVED
APR 10 2015
D.C.

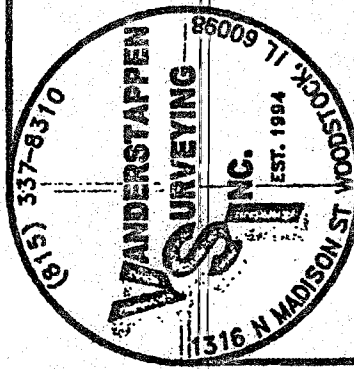
SUMMER VOLLEYBALL SAND COURTS

CONCERT AND QUINCEANERA AREAS

PARKING LOT EXPANSION

2015 25

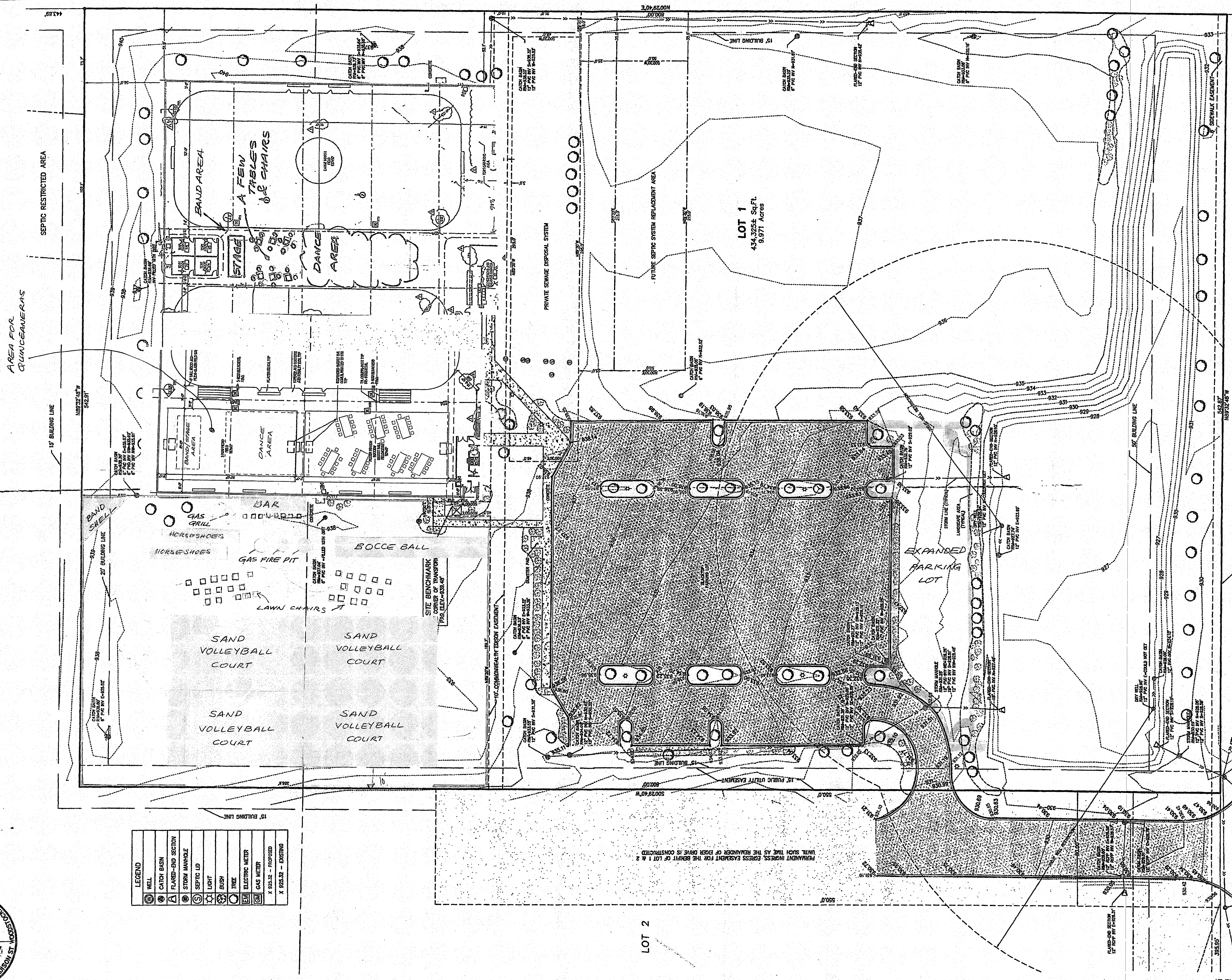
COACHING KIDS, INC. DBA MCHEHRY ATHLETIC COMPLEX



PLAT OF SURVEY

Lot 1 in Regional Sports Center Subdivision, being a Subdivision of part of the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, Township 44 North, Range 7 East of the Third Principal Meridian, according to County Record No. 20090303337 in McHenry County, Illinois.

Final Survey
15-APR-2015
V. STAPP



LEGEND	
○	WELL
●	CATCH BASIN
▭	FLARED-END SECTION
⊠	STORM MANHOLE
⊙	SEPTIC LID
⊛	LIGHT
⊞	BUSH
⊟	TREE
⊠	ELECTRIC METER
⊡	GAS METER
⊢	X 100.00' - DISTANCED

LEGEND	
●	FOUND IRON BAR
○	FOUND SPIKE
⊙	FOUND IRON PIPE
⊠	FOUND IRON PIPE

CLIENT: BLENDO, INC.
DRAWN BY: M.V.
SCALE: 1"=50'
P.L.N.: 15-25
JOB NO. 022955-AS L.D., AS, BK, PC
CONDUCTED BY: M.V. IN FIELD AND GENERAL PARTS THEREOF

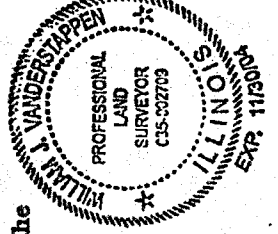
RIDGEFIELD DRIVE

LOT 1
434,325± Sq.Ft.
9.971 Acres

LOT 2

REVISED AERIAL PHOTO & LANDSCAPING 7/16/03 C.M.
STATE OF ILLINOIS) S.S.
COUNTY OF AGENHRY)

I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey.
Dated at Woodstock, McHenry County, Illinois, 7/9 A.D., 2015.
VANDERSTAPPEN SURVEYING, INC.



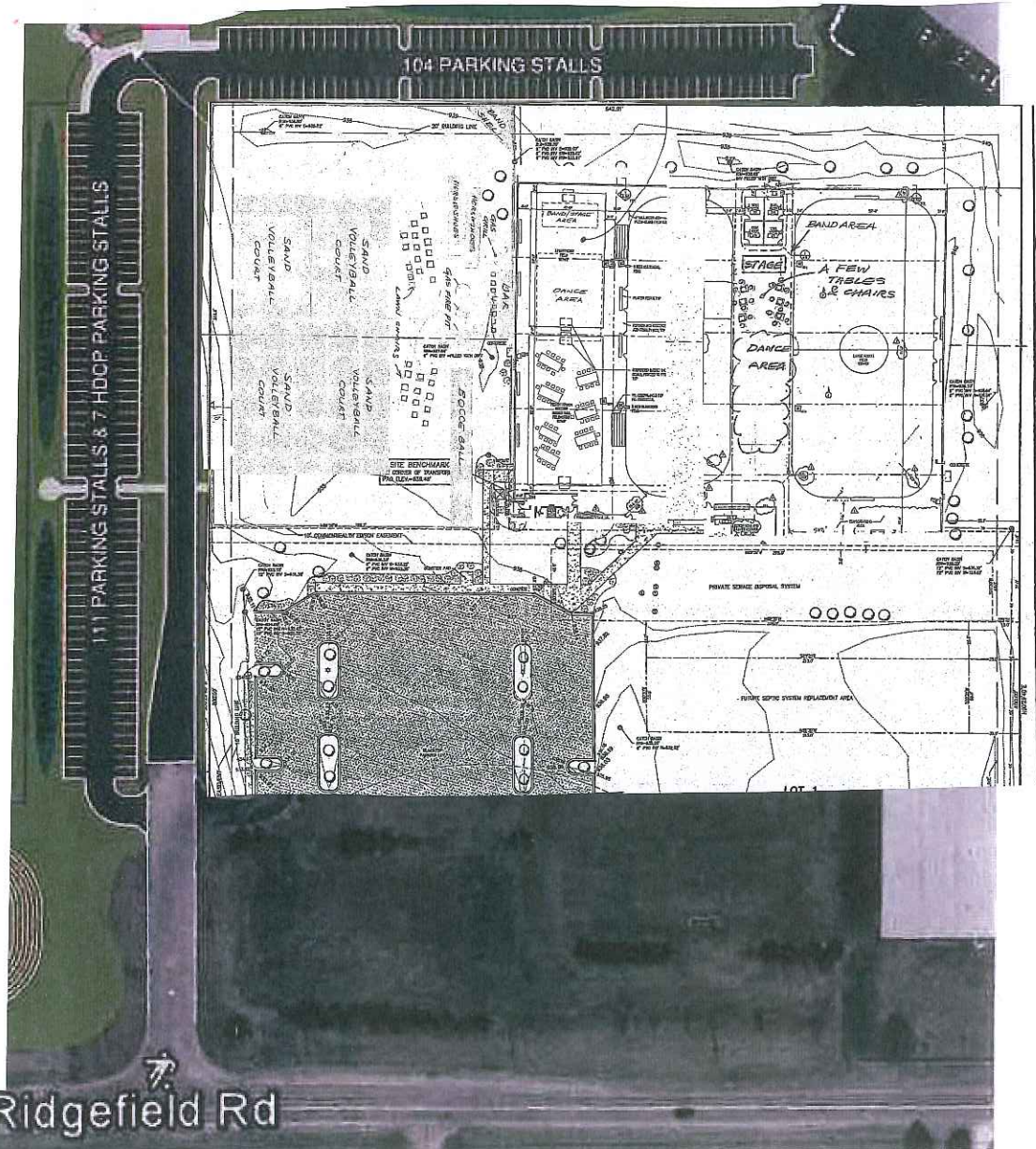
By: [Signature]
Illinois Professional Land Surveyor No. 2709

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 distances should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signatures affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

Overflow Parking plan



RECEIVED
MAY 15 2015
BY: _____