CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
August 17, 2021
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – August 3, 2021 Regular City Council Meeting**

5. **Accounts Payable**

6. **Public Presentation**
   The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.

7. **Mayor's Report**

8. **City Council Reports**

9. **Consent Agenda**
   a. **9606 Cary Road, Weyrauch – County Zoning Request**
   b. **60 Kent Avenue, Alvarez – Annexation Referral**
   c. **Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees**

10. **Class 19 Temporary Liquor License Request - The Service League of Crystal Lake**

11. **City Code Amendment to Increase the Number of Class 3 Liquor Licenses – Applicant: Little Rice LLC, d/b/a Little Rice, 1024 McHenry Avenue, Units G & H**

12. **City Code Amendment to Increase the Number of Class 25 Liquor Licenses – Applicant: 52 Brink Street LLC, d/b/a/ Cantina 52, 52 N. Brink Street**

13. **The Cottage, 6 E. Crystal Lake Avenue – Class 22 Liquor Code Change and British Invasion Weekend Special Event Permit Request**

14. **2021 Indian Uprising Special Event Fee Waiver Request**

15. **175 Rosedale Avenue, Larsen – Variation from Article 3 Section 3-300 allowing an 8-foot 10-inch encroachment into the required 31-foot averaged front yard setback, leaving a setback of 22 feet 2 inches**

16. **93 Elmhurst Street, Stanish – Variation from Article 3 Section 3-200 from the minimum 13,400 square-foot lot area to allow 8,686 square feet, a variation of 4,714 square feet and from the minimum 80-foot lot width to allow 46.5 feet, a variation of 33.5 feet to allow a three-unit residential structure to continue operation**

17. 1205 S. Route 31, Walmart – Final Planned Unit Development (PUD) Amendment to allow exterior changes to the building façade with an additional sign variation for increased signage, a building addition and changes to the site for a new fulfillment pickup area

18. Donation Acceptance for Body Worn Cameras

19. Illinois Department of Transportation (IDOT) Signal Maintenance Master Agreements

20. Council Inquiries and Requests

21. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel

22. Reconvene to Regular Session

23. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Nebel, Executive Assistant, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No: 9a

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: COUNTY ZONING REQUEST
Michael and Sia Weyrauch
9606 Cary Road

Recommendation: City Council's discretion.

a) Motion to object to the proposed Conditional Use Permit allowing a Landscape Business with outdoor storage and variations allowing outside storage in a street yard and the planting height of landscape to be 4 feet rather than 6 feet, directing staff to proceed with an objection to the County Hearing Officer.
b) No action.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

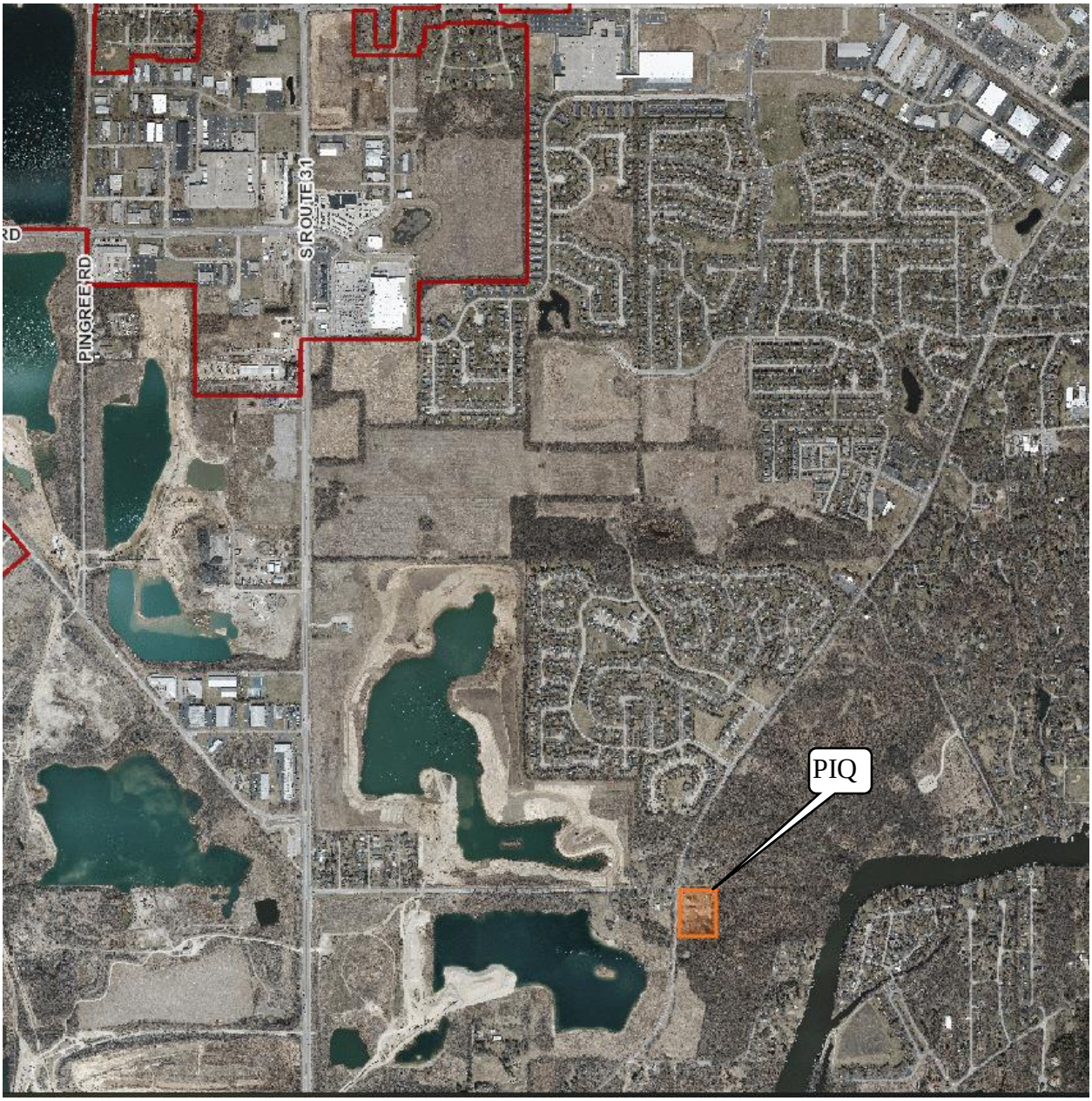
- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The property in question consists of approximately 5.61 acres and is zoned "A-1" Agriculture District. Currently, the property is a house with outbuildings for personal storage and unfarmed fields.

Request:

- The petitioner is requesting a Conditional Use Permit to allow the landscape business with outside storage in the Agriculture zoning district.
- The petitioner is also requesting two variations. One variation is for outside storage in a yard abutting a street. The second variation is to plant screening landscape at 4 feet in height, not the 6-foot height required.
- The property is not within the Crystal Lake Watershed and staff does not have any concerns with this request.

Votes Required to Pass: A simple majority.

PIQ Map
9606 Cary Road
Approximately 1.5 miles outside the City Limits




Google
View
Klasen Rd
Google


Google
Image capture: Oct 2018 © 2021 Google United States Terms Privacy Report a problem

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: Annexation Referral 60 Kent Avenue

Recommendation: Motion to refer the petitioner's request to the August 18, 2021 Planning & Zoning Commission meeting for zoning consideration and to the September 7, 2021, City Council meeting for the annexation public hearing.

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

The petitioner is requesting annexation of Lot 15 in Block 3 of Crystal Heights Subdivision. The lot is a 6,250 square-foot vacant lot near the end of Kent Avenue.

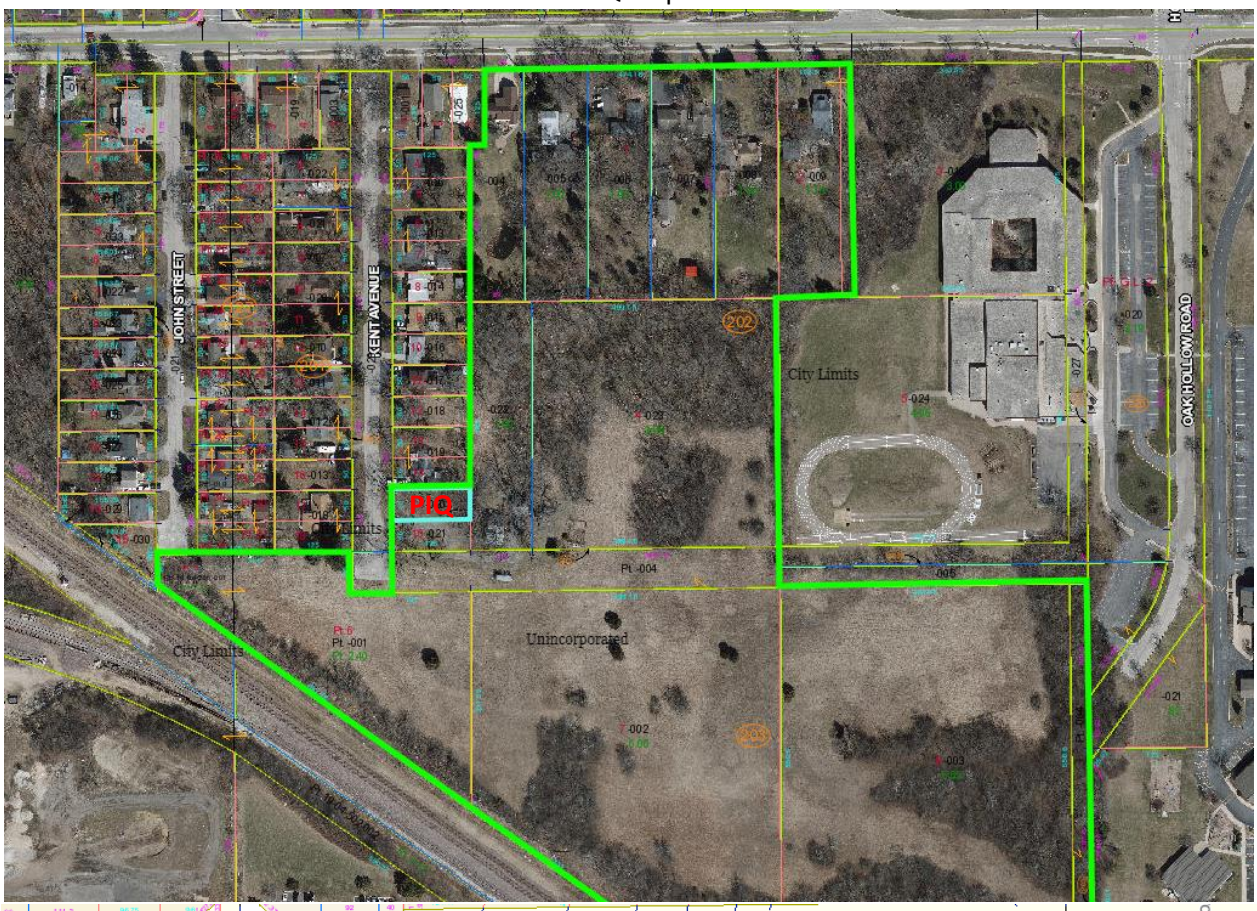
The petitioner is proposing to construct a single-family home on the lot in the future and is requesting annexation at this time so the future home could be connected to city utilities that run along Kent Avenue.

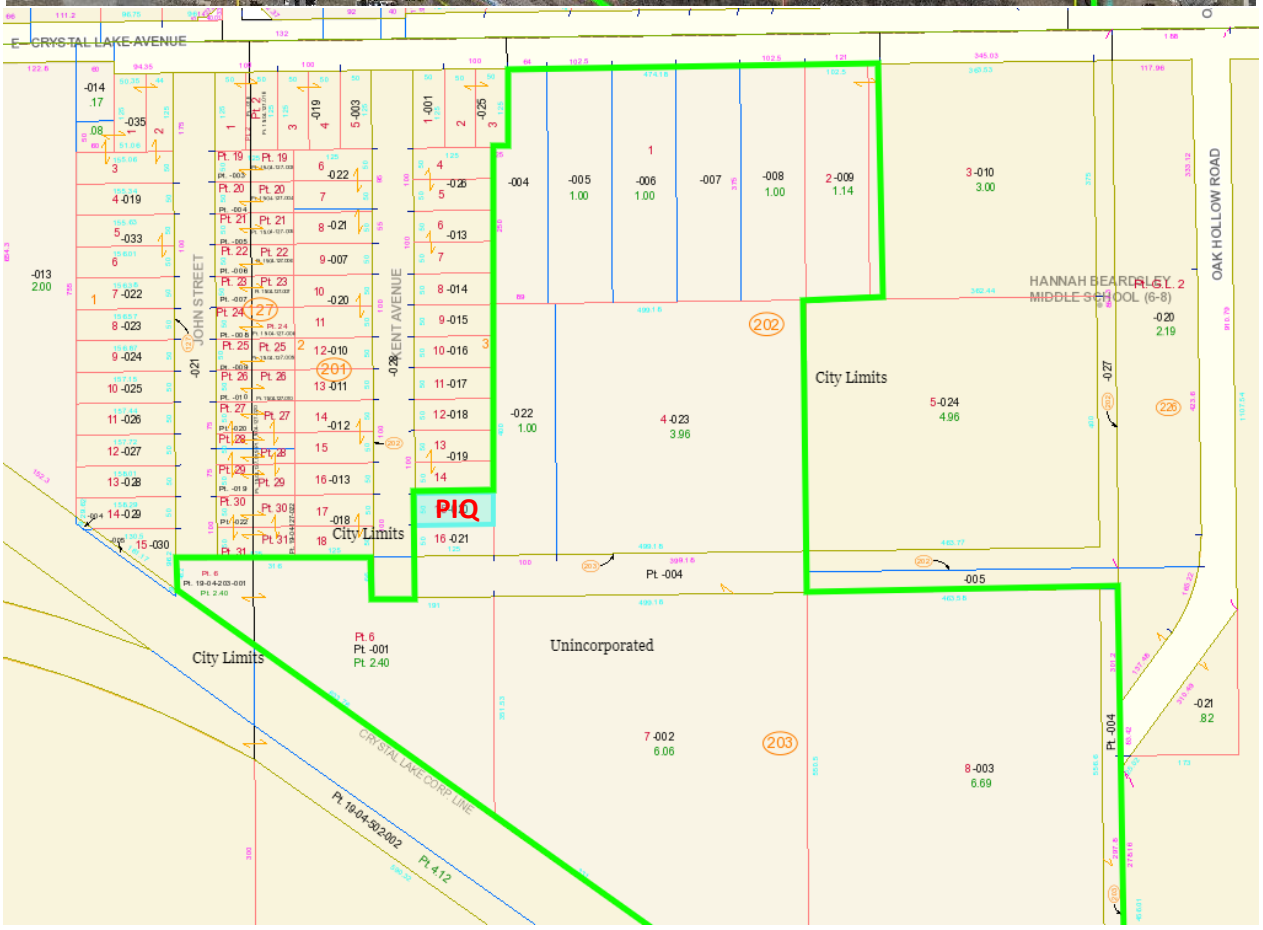
The petitioner respectfully requests that this matter be referred to the August 18, 2021, Planning & Zoning Commission meeting for zoning consideration and the September 7, 2021, City Council meeting for the annexation public hearing.

Votes Required to Pass: Simple majority vote.

60 Kent Ave – Annexation

PIQ Map





Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date:	August 17, 2021
Item:	Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees
Staff Recommendation:	Motion to adopt a Resolution authorizing payment in the amount of $48,500.00, for annual NPDES permit fees under protest.
Staff Contact:	Michael Magnuson, P.E., Director of Public Works and Engineering

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Background:
As part of the State of Illinois' adoption of its annual budget in 2003 and its efforts to overcome a budget deficit, unprecedented annual fees were established for holders of National Pollution Discharge Elimination System (NPDES) Permits. These permits, which regulate the operation and discharges of the City's wastewater and storm water systems, are required under the Clean Water Act and are issued by the IEPA. Operation of wastewater and storm water facilities in violation of the permit requirements, or without a permit, constitutes violations of the Clean Water Act and the State of Illinois compiled statutes relative to Water Pollution Control. Violators are subject to civil and criminal prosecution. The fees were previously "justified" by the Governor and Legislature as being needed to fund the IEPA and its oversight of NPDES holders' operations, which have, prior to 2003, been funded without permit fees other than new water and sewer extension permit application fees.

The annual permit fees for the wastewater plants are based on design average flows (DAF), with facilities with a DAF of more than one Million Gallons per Day (MGD) and less than five MGD receiving an annual fee of $15,000.00. This would be the fee for WWTP 3 since the DAF is 1.7 MGD. Facilities with a DAF greater than five MGD and less than ten MGD are to be charged $30,000.00. The DAF of WWTP 2 is 5.8 MGD. The IEPA has invoiced the City of Crystal Lake in the amount of $30,000.00 for WWTP 2 and $15,000.00 for WWTP 3, with payment due by end of August 2021. In addition to these fees, a fee of $2,500.00 per year is assessed for our Sludge Generator Land Application permit.

Storm water annual permit fees have been assessed to the City for its municipally-owned and operated separate storm sewer system (MS4) in the amount of $1,000.00 and these annual permit fees are due in August 2021.

These NDPES permit fees were unforeseen and not publicized and were, therefore, unbudgeted when first implemented in 2003, but have been budgeted items in subsequent fiscal years. The fees were established within the State of Illinois' FY2004 Budget Implementation Act and became effective July 1, 2003 and, in spite of intense political rhetoric, have not been repealed or modified. The City Council has voted to pay these fees under protest since 2003. A copy of the letter to be submitted with the 2021 payment is attached, in addition to the invoices for the current year.

The City has been assessed a total of $874,500.00 in NPDES fees since 2003.

The IEPA website includes the ominous statement that failure to pay the required fees will result in referral to the Attorney General's office for "prosecution as provided for within the act".

Attached for consideration is a resolution authorizing payment of the NPDES Permit Fees in the amount invoiced, totaling $48,500.00.

Votes Required to Pass:
Simple Majority

DRAFT

RESOLUTION

WHEREAS the City of Crystal Lake is required to obtain National Pollution Discharge Elimination System Permits (NPDES Permits) from the State of Illinois through the Illinois Environmental Protection Agency (IEPA); and

WHEREAS the fees imposed by the State increased substantially in 2003 to assist in balancing the State's budget; and

WHEREAS these fees take funding away that would otherwise be utilized for water, sewer and wastewater infrastructure projects and operations; and

WHEREAS the City has paid $874,500.00 in fees since 2003;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to issue payment under protest in the amount of $48,500.00 for annual NPDES permit fees to the State of Illinois.

DATED this 17th day of August, 2021.

DRAFT

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

_____

Haig Haleblian, MAYOR

SEAL

ATTEST

_____

Nick Kachiroubas, CITY CLERK

Passed: August 17, 2021

Approved: August 17, 2021

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: Class 19 Temporary Liquor License Request – The Service League of Crystal Lake

Staff Recommendation: Motion to approve issuance of a Class 19 Temporary Liquor License to The Service League of Crystal Lake

Staff Contact: Eric T. Helm, Deputy City Manager

Background:
The City has received a request from The Service League of Crystal Lake for the issuance of a Class 19 Temporary Liquor License in order to sell beer, wine, and alcoholic liquor drinks at their "Rock the Beach" fundraiser event being held at the Crystal Lake Main Beach, located at 300 Lakeshore Drive, on Friday, September 10, 2021 from 5:00 p.m. to 10:30 p.m.

Section 329-5-S of the City Code permits the issuance of a Class 19 Temporary Liquor License for the retail sale of beer, wine, and alcoholic liquor drinks for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

Attached for City Council review is a copy of all support documentation regarding this request. Alcohol sales and consumption will be limited to the fenced-in Main Beach area. The Crystal Lake Park District has approved the use of their property and is in support of this event.

The following condition must be met prior to the event:

- Certificate of Insurance for Liquor Liability naming the City of Crystal Lake as an additional insured.

Votes Required to Pass:
Simple majority

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: City Code Amendment to Increase the Number of Class 3 Liquor Licenses – Applicant: Little Rice LLC, d/b/a Little Rice, located at 1024 McHenry Avenue, Units G & H

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 3 liquor licenses from the currently permitted 5 licenses to 6 licenses, in order to allow for the issuance of a new Class 3 liquor license to Little Rice LLC, d/b/a Little Rice, located at 1024 McHenry Avenue, Units G & H.

Staff Contact: Eric T. Helm, Deputy City Manager
Melanie Nebel, Executive Assistant

Background:
Little Rice LLC, d/b/a Little Rice, located at 1024 McHenry Avenue, Units G & H, is requesting the creation of a Class 3 liquor license to allow for the sale of alcoholic liquor in the original package and sale of alcoholic liquor for consumption at their new location.

The Class 3 license authorizes retail sale, on the premises specified, of alcoholic liquor, for consumption, on the premises as well as the retail sale of alcoholic liquor in the original package between the hours of 11:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday; 11:00 a.m. and 2:00 a.m. Friday and Saturday; and 10:00 a.m. on Sunday and 1:00 a.m. on Monday. A Class A type restaurant may be located on the premises.

The annual fee for such a license is $1,475.00.

The applicant has paid the application fee, submitted paperwork for application and licensing, and a background check is pending. There are no zoning issues with this request.

The following conditions must be met prior to the license being issued:

- Completion of background check
- Payment of prorated license fee
- Proof of Liquor Liability Insurance
- Surety Bond in the amount of $1,000 to the City of Crystal Lake

The following establishments currently hold Class 3 Liquor Licenses.

Name	Address	Zoning
Aroma Coffee & Wine House	77 E. Woodstock	"B-4"
Chili's Grill & Bar	5620 Northwest Highway (Bohl Farm)	"B-2 PUD"
Georgio's Chicago Pizzeria & Pub	75 E. Woodstock Street	"B-4"
Las Cazuelitas	21 Crystal Lake Plaza	"B-2 PUD"
Texas Roadhouse	835 Cog Circle (Archway East)	"B-2 PUD"

The attached Ordinance approves an increase in the number of Class 3 liquor licenses in order to allow Little Rice LLC, d/b/a Little Rice, located at 1024 McHenry Avenue, Units G & H, to sell alcoholic liquor in the original package and sell alcoholic liquor for consumption at their new location

Votes Required to Pass:
Simple majority

DRAFT

Ord. No.
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

SECTION I: That CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

1. Class 3 License shall be increased from 5 to 6.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 17th day of August, 2021.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: August 17, 2021
APPROVED: August 17, 2021

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: City Code Amendment to Increase the Number of Class 25 Liquor Licenses – Applicant: 52 Brink Street LLC, d/b/a Cantina 52, located at 52 N. Brink Street

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 25 liquor licenses from the currently permitted 7 licenses to 8 licenses, in order to allow for the issuance of a new Class 25 liquor license to 52 Brink Street LLC, d/b/a Cantina 52, located at 52 N. Brink Street.

Staff Contact: Eric T. Helm, Deputy City Manager
Melanie Nebel, Executive Assistant

Background:
52 Brink Street LLC, d/b/a Cantina 52, located at 52 N. Brink Street, is requesting the creation of a Class 25 liquor license to allow for the sale and consumption of alcoholic liquor on the premises of their new restaurant and retail sale of alcohol in the original package.

The Class 25 license authorizes the retail sale, on the premises specified, of alcoholic liquor, for consumption on the premises as well as the retail sale of alcoholic liquor in the original package between the hours of 7:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday; 7:00 a.m. and 2:00 a.m. Friday and Saturday; and 7:00 a.m. on Sunday and 1:00 a.m. on Monday. A Class A type restaurant may be located on the premises.

The annual fee for such a license is $1,350.

The applicant has paid the application fee, submitted paperwork for application and licensing, and a background check is pending. There are no zoning issues with this request.

The following conditions must be met prior to the license being issued:

- Completion of background check
- Payment of prorated license fee
- Certificate of Occupancy
- Surety Bond in the amount of $1,000 to the City of Crystal Lake

The following establishments currently hold Class 25 Liquor Licenses.

Name	Address	Zoning
Williams Street Tap	80 N. Williams Street	"B 4"
Garfield's Beverage Depot	305 Virginia Street	"B-2"
Coleman's	7608 Virginia Road	"B-2"
Binny's Beverage Depot	5380 Northwest Hwy	"B-2 PUD"
Café Olympic	90 N. Williams Street	"B-4"
Jude's	19 N. Williams Street	"B-4"
Moontime Smokin' Que	88 Railroad Street	"B-4"

The attached Ordinance approves an increase in the number of Class 25 liquor licenses in order to allow 52 Brink Street LLC, d/b/a Cantina 52, located at 52 N. Brink Street, to allow for the sale and consumption of alcoholic liquor on the premises of their new restaurant and retail sale of alcohol in the original package.

Votes Required to Pass:
Simple majority

DRAFT

Ord. No.
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

SECTION I: That CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

1. Class 25 License shall be increased from 7 to 8.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 17th day of August, 2021.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: August 17, 2021
APPROVED: August 17, 2021

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: Class 22 Liquor Code Change and British Invasion Weekend Special Event Permit
The Cottage
6 E. Crystal Lake Avenue

Recommendation: Motion to adopt an Ordinance amending Chapter 329-5 of the City Code, regarding Liquor.

Motion to approve the British Invasion Weekend Special Event at 6 E. Crystal Lake Avenue and partial street closure of Grant Street between Crystal Lake Avenue and Brink Street on September 3, 2021 through September 5, 2021 pursuant to the recommended conditions.

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:
The Cottage has applied for a Special Event Permit to hold the Annual British Invasion Weekend event. The event is to be held in the parking lots of The Cottage and neighboring properties, similar to previous years. The petitioner is requesting permission to block off the parallel parking spaces and bump-out areas along Grant Street during the event to keep vehicles away from the event. The proposal is to close the portion of Grant Street on September 3, 2021 through September 5, 2021 between 4:00 p.m. and 11:00 p.m.

The request is for a three-day event. In previous years, the event has been a two-day event. Due to the street closure request and the extension of the event, the petitioner is seeking approval from the City Council.

The Cottage has a Class 22 liquor license which allows the retail sale of alcoholic liquor within a tent erected adjacent to the premises subject to certain conditions. One such condition is that the event may be conducted "over not more than two consecutive days per event". In order to allow the petitioner to proceed with this request for a three day event, it is recommended that the conditions for Class 22 licenses be amended to allow tent events over not more than three consecutive days per event. The motion amending chapter 329-5 of the City Code would approve this change.

If the request is approved, the following conditions are recommended:

1. This approval is contingent upon this event maintaining compliance with the Governor's Restore Illinois Plan
2. The approval is valid for Friday, September 3, 2021 from 4:00 p.m. to 11:00 p.m.; Saturday, September 4, 2021 from 4:00 p.m. to 11:00 p.m.; and Sunday, September 5, 2021 from 4:00 p.m. to 11:00 p.m.
3. The fenced area along Grant Street must be moved east so the public sidewalk is accessible at all times.
4. The use of the downtown street lighting system to provide electrical power for the sound system is prohibited.
5. All electrical is subject to the code requirements of the 2017 National Electric Code.
6. Provide generator information to the Building Division. Generators and other internal combustion power sources must be separated from tents, canopies, or membrane structures by a minimum of 20 feet and must be isolated from contact with the public by fencing, enclosure or other approved means.
7. **NO** alcoholic beverages are permitted outside of the fenced area. Security must be provided at all times.
8. The Police Department estimated chargeback fee for the three (3) day event will range between $3,081.76 to $4,556.96 depending on the Officer/Supervisor availability.
9. No spectators are allowed to loiter in the walkway area or along Grant Street.
10. Grant Street ***must not*** be completely blocked to traffic during the event. Provide "NO PARKING" signs posted along the east side of Grant Street in front of The Cottage property. **All other parking must remain open during the day for businesses in and around The Cottage**. "NO PARKING" signs must be posted at the time The Cottage opens each day of the event. Also, temporary signs noting that vehicles need to be moved prior to 1:30 p.m. must be posted. A portion of the east side of Grant Street must be coned off to allow for a secure area for pedestrians waiting to enter the event. A minimum 20-foot-wide access for emergency vehicles must be maintained. Signs must be posted warning vehicles that will be entering Grant Street from the south about the no parking and lane closure. Patrons must be directed to park in the public parking lots and not on private property unless a written agreement is received.
11. Tents must be anchored using weights or stakes. The tie-downs for the tent are not allowed in the walkway areas.
12. The tent placement on the provided plan will require a 12-foot separation from other tents, canopies, and the parking of cars. All tents larger than 400 square feet or where cooking/warming of food occurs will be required to be flame retardant. No Smoking signs must be posted and no open flames are permitted. Portable fire extinguishers must be inside the tents.
13. Access and exit aisles must be maintained on the deck at all times. Emergency exits from the deck and fenced-in area must be established based on the occupant load and must be properly located with direct access to the public way.
14. A detailed floor plan showing size of the seating and standing areas are to be submitted to the Fire Prevention Bureau for review so the occupant load and minimum width of the emergency exits can be determined. The maximum occupancy of the area will be determined after the detailed floor plan is reviewed.
15. A minimum of three (3) manned entrances is required (two along Grant Street and one in the parking lot to the north of the property). If minors will be allowed in the area, a wrist band or other ways to ID people of drinking age is required. If tents are to be placed at the entrances, they are to be weighed down and are not to be permanently affixed to the

street.

16. Check with the McHenry County Health Department for possible permits for cooking/warming or selling food from the tents.
17. Schedule a meeting with the Fire Prevention Bureau (815-356-3640 ext. 4203) as soon as possible. Contact the Building Division and Fire Prevention Bureau to set up a time for inspection of the seating area of the deck and all tent setup prior to the event.
18. The liquor license for The Cottage allows for two (2) "tent events" per year ONLY. The liquor must be served and kept under the tent, per City Code.
19. Snow fence is to be used to divide the event area from the outside.
20. Garbage in the area must be monitored and pickup up on a continual basis. This includes the properties adjacent to The Cottage and across Grant Street.

The applicant has been made aware of these recommended conditions and advised to attend the August 17, 2021 City Council meeting to answer any questions.

Votes Required to Pass: A simple majority vote.

DRAFT

AN ORDINANCE AMENDING CHAPTER 329-5 OF THE CODE OF THE CITY OF CRYSTAL LAKE PERTAINING TO LIQUOR

WHEREAS, the City of Crystal Lake, (the "City") is a home rule municipality as contemplated under Article VII Section 6 of the Constitution of the State of Illinois and the passage of this Ordinance constitutes an exercise of the City's home rule powers; and

WHEREAS, it is in the best interest of the City of Crystal Lake to make certain changes to the City's Liquor Code; and

WHEREAS, the Mayor and City Council have found and determined that it is in the best interest of the City and its residents to amend the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE:

SECTION I: Recitals. The foregoing recitals are hereby incorporated as though fully restated herein.

SECTION II: Amendments to Chapter 329-5. The following sections of Chapter 329-5 are hereby amended to provide as follows:

- (Additions are denoted in bold and underlined, deletions are denoted by strikethroughs)

§ 329-5. License classifications; fees.
V. Class 22 License, (2) (a) Such sale and consumption within a tent shall only be permitted two times during any calendar year over not more than ~~two~~ **three** consecutive days per event and only during the hours specified for retail sale of alcoholic liquor pursuant to this license.

SECTION III: Effective Date. This ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

DRAFT

DATED at Crystal Lake, Illinois, this 17th day of August, 2021.

APPROVED:

_____
Haig Haleblian, ACTING MAYOR

ATTEST:

_____
CITY CLERK

PASSED: August 17, 2021
APPROVED: August 17, 2021

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

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: 2021 Indian Uprising Special Event Fee Waiver Request

City Council Discretion: Motion to approve the Cruisin' Tigers Pontiac Club's application for a Fee Waiver of the Police Department chargeback fees (estimated at $8,042.50) relating to the Indian Uprising Special Event that was held August 6 through August 8, 2021.

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

The Cruisin' Tigers Pontiac Club, a non-for-profit, held its 30th Annual Indian Uprising fundraiser at the Holiday Inn in Crystal Lake on August 6 through August 8, 2021. The outdoor event included a car show of over 500 classic cars, a live band, outdoor alcohol sales, food trucks and a raffle. This was the first time the event was held in Crystal Lake. Previously, the event was held in St. Charles at the Pheasant Run Resort.

The application for the special event was received on July 28, 2021. At the time of application for the event, the applicant did not request Police Department assistance. After an expedited staff review, it was determined due to the scale and scope of the event that uniformed officers should be present to monitor for underage alcohol compliance and traffic safety at the entrances of the Holiday Inn. The application for the special event was approved administratively with conditions since it did not include the closure of city streets or use of city property.

Fee Waivers

Since this is a fundraiser for the Cruisin' Tigers Pontiac Club and the proceeds are donated to other non-for-profit organizations, specifically, the Humanitarian Service Project and the Friends for Therapeutic Equine Activities, they are requesting that the Police chargeback fee be waived. The estimated cost of Police personnel for the event is approximately $8,042.50.

For 2021, the City Council has waived the Police chargeback fees for the following special events, all of which are hosted by non-for-profit agencies:

- Bob Balzier Run for the Arts ($1,638)

- Lakeside Festival ($20,400.80)
- Santa Run ($1,819.20)

The applicant has been advised to attend the August 17, 2021 City Council meeting to answer any questions.

Votes Required to Pass: Simple majority vote.

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation from Article 3 Section 3-300 allowing an 8-foot 10-inch encroachment into the required 31-foot averaged front yard setback, leaving a setback of 22 feet 2 inches

Alex Larsen, petitioner
175 Rosedale Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a variation for the front stoop and stairs to encroach into the front yard setback at 175 Rosedale Avenue.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- The existing lot is only 44 feet wide making it very narrow. It contains a single-family home with an existing concrete front porch.
- The owners are building a wood deck structure above the concrete for safety and maintenance reasons. They desire to enclose this new front porch.
- The enclosure requires a new stoop and stairs for ingress and egress. This stoop and stairs will encroach into the front yard setback.
- The construction of the new stoop and stairs triggers the need to request a variation for the encroachment into the front yard setback.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The PZC saw the hardship as the narrow lot configuration and the fact that other homes in the area were closer to the street.
- The PZC found that the petition met the Findings of Facts.

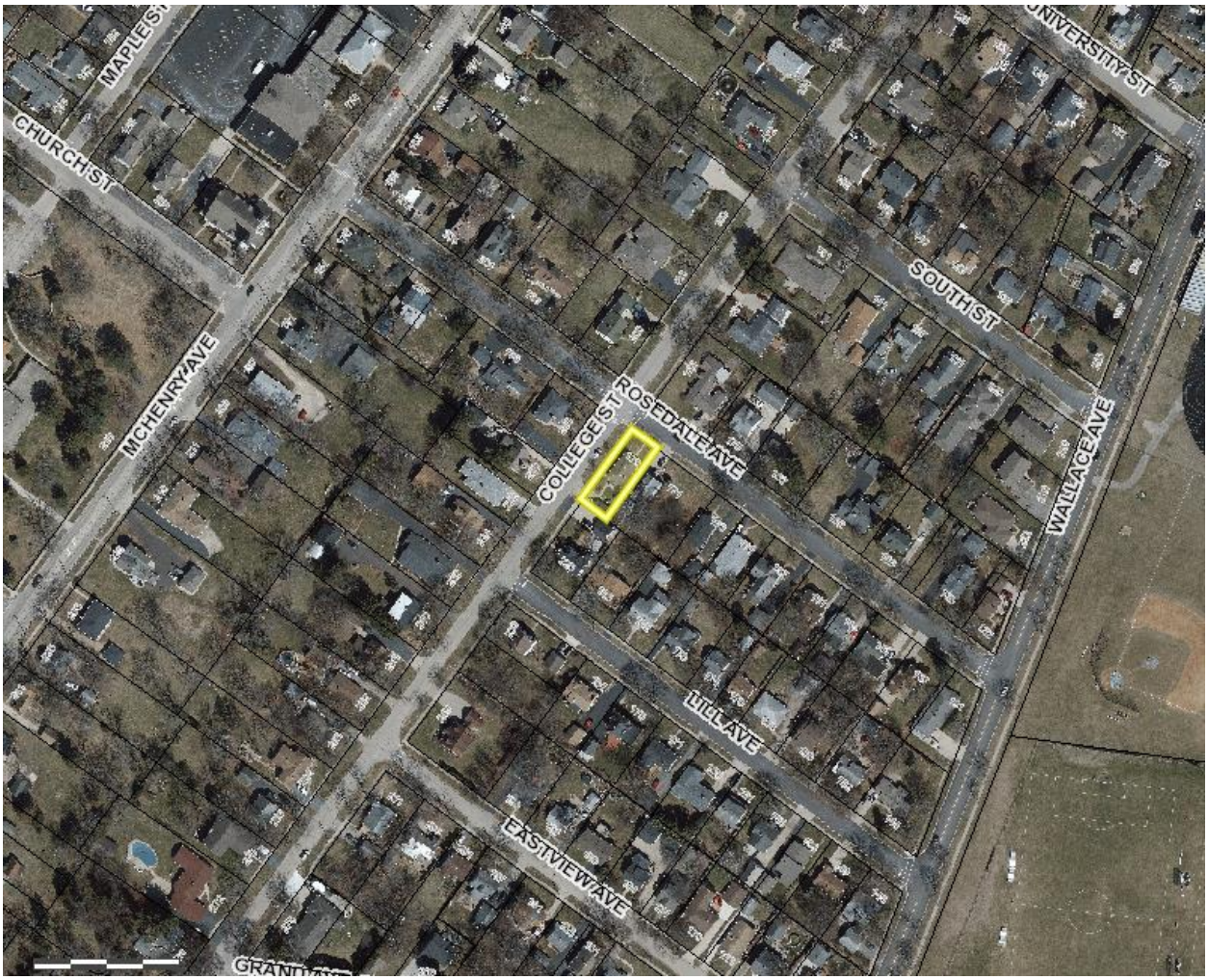
The PZC recommended **approval (6-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Larson, received 07/15/21)
   B. Site Plan (Larson, undated, received 07/15/21)
   C. Permit Plans [Porch and Stairs and Deck Plan], undated, received 07/15/21)
   D. Plat of Survey (Vanderstappen, dated 05/30/96, received 07/15/21)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

Votes Required to Pass: A simple majority vote

PIQ Map
175 Rosedale



DRAFT

Ord. No.
File No. 440

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION AT 175 ROSEDALE AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-121) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Variation from Article 3 Section 3-300 allowing a front stoop and stairway to encroach 8 feet 10 inches into the required 31-foot averaged front yard setback along Rosedale Avenue at 175 Rosedale Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 17, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 4, 2021 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed setback variation; and

WHEREAS, on August 4, 2021, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation be issued as requested in said Petition.

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

Section I: That a Variation from Article 3 Section 3-300 allowing a front stoop and stairway to encroach 8 feet 10 inches into the required 31-foot averaged front yard setback along Rosedale Avenue for the property commonly known as 175 Rosedale Avenue (19-05-180-001), Crystal Lake, Illinois.

Section II: Said Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Larson, received 07/15/21)
   B. Site Plan (Larson, undated, received 07/15/21)

DRAFT

C. Permit Plans [Porch and Stairs and Deck Plan], undated, received 07/15/21)
D. Plat of Survey (Vanderstappen, dated 05/30/96, received 07/15/21)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Variation 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, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of August, 2021.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: August 17, 2021
Approved: August 17, 2021

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation from Article 3 Section 3-200 from the minimum 13,400 square-foot lot area to allow 8,686 square feet, a variation of 4,714 square feet and from the minimum 80-foot lot width to allow 46.5 feet, a variation of 33.5 feet to allow a three-unit residential structure to continue operation

Jeff Stanish, petitioner
93 Elmhurst Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting variations from the required minimum lot area and lot width for a three-unit residence at 93 Elmhurst Street.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- The petitioner is a contract purchaser and found that the structure is considered non-conforming.
- The petitioner states that the current use is a three-unit rental. The property is zoned R-3B multi-family zoning. The City permit records show interior renovation permits noting a two-unit building. There are two water meters to the property.
- The Unified Development Ordinance requires increased lot area and increased lot width for each unit added. The lot and structure are existing and there is no practical way to increase the lot area or lot width.
- The benefit of interior renovations for additional units is that density increases in appropriate areas where utility services and emergency services already exist and the footprint of the structure would not increase in size any different than a single-family residence.
- If the structure remains non-conforming, if it is damaged or destroyed by 50% or more it could not be rebuilt as the current use. Based on the lot area and width only as a single family structure could be rebuilt.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- There was significant discussion about rentals and the repurpose of single-family structures.
- The PZC was divided on the hardship and unsure how to prove hardship for interior units that are not a more physical characteristic of the lot.
- The majority of the PZC members found that the petition met the Findings of Facts.

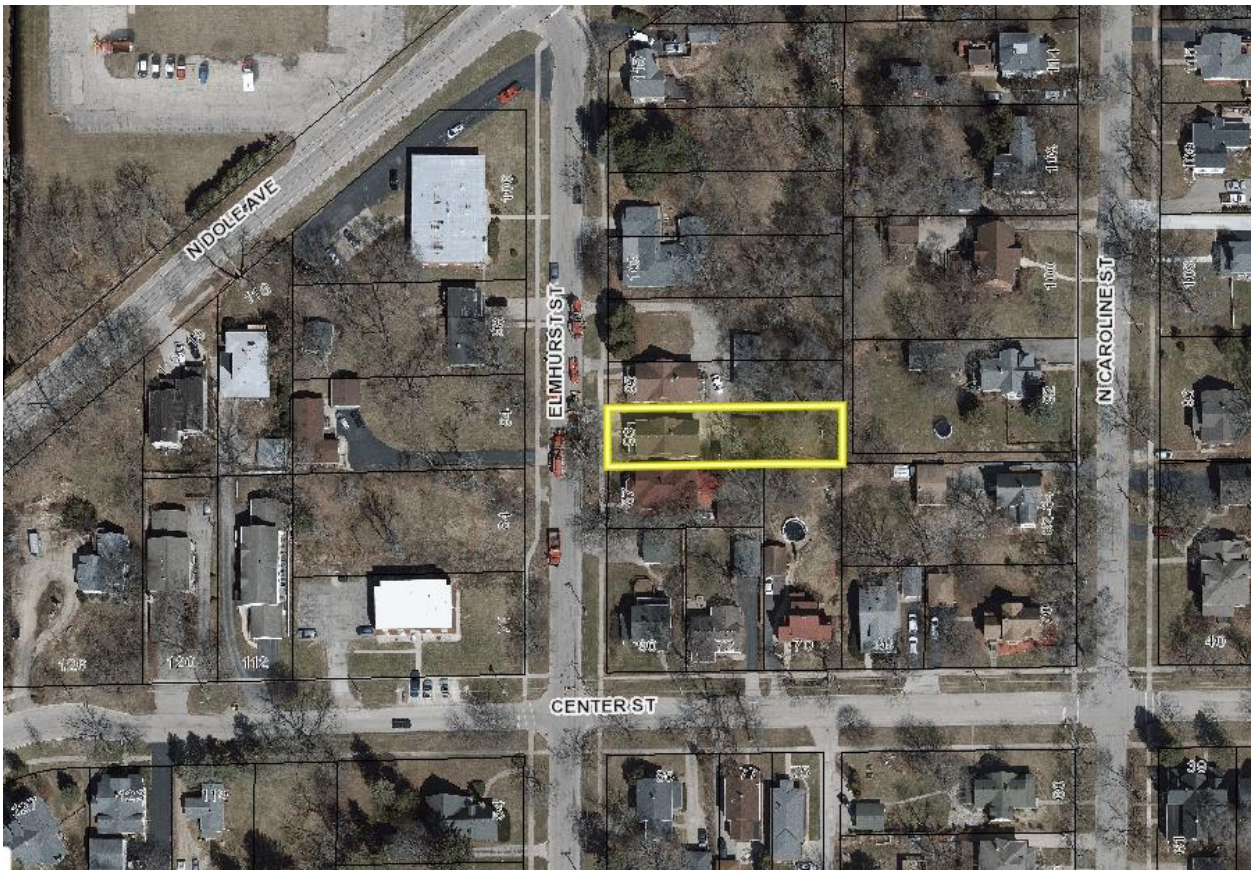
The PZC recommended **approval (4-2)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Daugherty, received 07/13/21)
   B. Plat of Survey (Luco, dated 01/18/2017, received 07/13/21)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

Votes Required to Pass: A simple majority vote

PIQ MAP
93 Elmhurst



DRAFT

Ord. No.
File No. 440

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION AT 93 ELMHURST STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-125) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Variation from the minimum 13,400 square-foot lot area to allow 8,686 square feet, a variation of 4,714 square feet and from the minimum 80-foot lot width to allow 46.5 feet, a variation of 33.5 feet to allow a three-unit residential structure to continue at 93 Elmhurst Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 16, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 4, 2021 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed lot area and lot width variations; and

WHEREAS, on August 4, 2021, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variations be issued as requested in said Petition.

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

Section I: That a Variation from the minimum 13,400 square-foot lot area to allow 8,686 square feet, a variation of 4,714 square feet and from the minimum 80-foot lot width to allow 46.5 feet, a variation of 33.5 feet to allow a three-unit residential structure to continue for the property commonly known as 93 Elmhurst Street (14-32-453-011), Crystal Lake, Illinois.

Section II: Said Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Daugherty, received 07/13/21)
   B. Plat of Survey (Luco, dated 01/18/2017, received 07/13/21)

DRAFT

Ord. No.
File No. 440

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance 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, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of August, 2021.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: August 17, 2021
Approved: August 17, 2021

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: August 17, 2021

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) Amendment to allow exterior changes to the building façade with an additional sign variation for increased signage, a building addition and changes to the site for a new fulfillment pickup area

PZC Recommendation: Motion to approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance amending the Final PUD allowing exterior changes and an additional sign variation to 773.19 square feet for Walmart at 1205 S. Route 31.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background

- In September of 2005, the City Council granted approval of a Final Planned Unit Development for the Wal-Mart Super Center in the Lutter Center.
- As part of the Final PUD approval, Walmart was granted a sign variation to allow 564.44 square feet of total signage. Over the years, this amount of signage has been reduced. The addition of the blue architectural element box around the sign is counted as signage, which increases the total requested signage area.
- The relocation of the customer pickup area will be an improvement in the site circulation and convenience for the customers.

Request

- Amend the Final PUD by adding a 3,000-square-foot addition onto the north side of the building.
- New signage is proposed for the pickup location. In locations where there is an entrance, Walmart uses the blue architectural elements to quickly orient custmers to entrances.

PZC Highlights

- The PZC was supportive of the request and felt the move would greatly improve the customer pickup experience.
- There was a mixed reaction to the blue being counted as signage, in other instances they were adamant that colors be included as signage, but in this instance many could see that the blue was more of an architectural element.
- The Commission noted that the request met the Findings of Fact.

The Planning and Zoning Commission recommended **approval (6-0)** of the petitioner's requests with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Rico, received 07/29/21)
   B. Elevations, [sheet A2, A2.1, Rendering] (pb2 Architecture+ Engineering, dated 06/18/21, received 07/12/21)
   C. Site Plan (Carlson Consulting, dated 06/18/21, received 07/12/21)

2. Work with staff to replace any dead or dying landscape on the Walmart site.

3. Create a white cornice cap over the "Pickup" area, similar to what is found over the "Automotive" area.

4. Stripe the new customer pickup parking spaces at 19 feet long.

5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

Votes Required to Pass: A simple majority vote

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Acknowledgement Form

Regarding the Final PUD Amendment for Walmart project. Please check one of the choices and sign below.

- ☑ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

- ☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

Petitioner's Name: DocuSigned by: Jeramy Murphy BE8833EE8065422... Signature On behalf of Walmart Date: 08/06/2021

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Rico, received 07/29/21)
   B. Elevations, [sheet A2, A2.1, Rendering] (pb2 Architecture+ Engineering, dated 06/18/21, received 07/12/21)
   C. Site Plan (Carlson Consulting, dated 06/18/21, received 07/12/21)

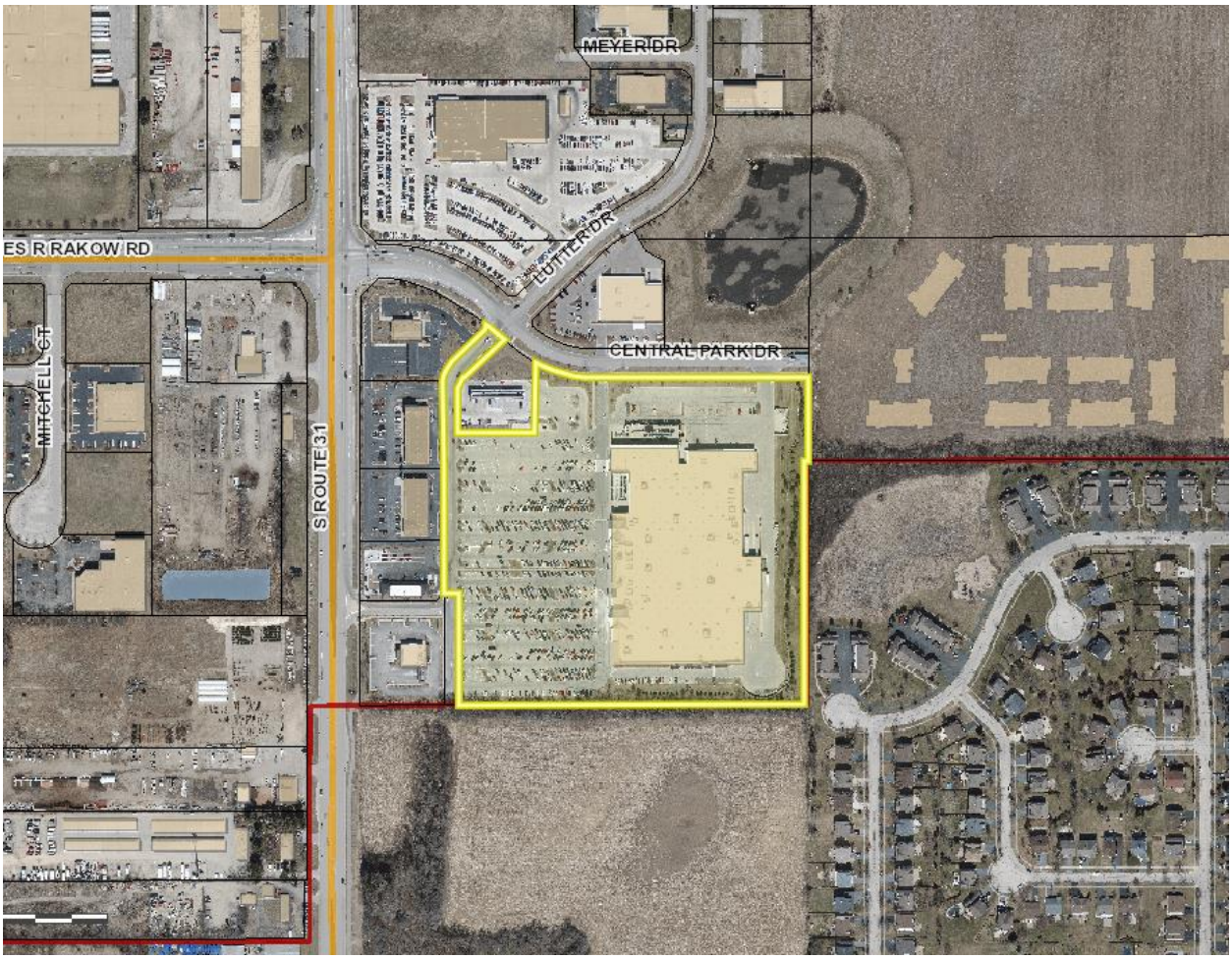
2. Work with staff to replace any dead or dying landscape on the Walmart site.

3. Create a white cornice cap over the "Pickup" area, similar to what is found over the "Automotive" area.

4. Stripe the new customer pickup parking spaces at 19 feet long.

5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PIQ Map
1205 S. Route 31



DRAFT

Ord. No.
File No. 440

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR WALMART AT 1205 S. ROUTE 31

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-117) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development Amendment to allow exterior changes to the building façade with an additional sign variation for increased signage up to 773.19 square feet, a building addition and changes to the site for a new fulfillment pickup area for Walmart at 1205 S. Route 31; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 20, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 4, 2021 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final PUD Amendment; and

WHEREAS, on August 4, 2021, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Final PUD Amendment be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final PUD Amendment be issued as requested in said Petition.

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

Section I: That a Final Planned Unit Development Amendment to allow exterior changes to the building façade with an additional sign variation for increased signage, a building addition and changes to the site for a new fulfillment pickup area for the property commonly known as 1205 S. Route 31 Walmart (19-15-203-011), Crystal Lake, Illinois.

Section II: Said Final PUD Amendment is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

DRAFT

Ord. No.
File No. 440

A. Application (Rico, received 07/29/21)
B. Elevations, [sheet A2, A2.1, Rendering] (pb2 Architecture+ Engineering, dated 06/18/21, received 07/12/21)
C. Site Plan (Carlson Consulting, dated 06/18/21, received 07/12/21)

2. Work with staff to replace any dead or dying landscape on the Walmart site.

3. Create a white cornice cap over the "Pickup" area, similar to what is found over the "Automotive" area.

4. Stripe the new customer pickup parking spaces at 19 feet long.

5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Final PUD Amendment 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, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of August, 2021.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: August 17, 2021
Approved: August 17, 2021

#2021-117
Walmart Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: August 4, 2021

Request: Final Planned Unit Development Amendment to allow exterior changes to the building façade with an additional sign variation for increased signage, a building addition and changes to the site for a new fulfillment pickup area.

Location: 1205 S. Route 31

Acreage: Approximately 21 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: Village of Cary jurisdiction
East: R-3B PUD Multi-Family Residential and Village of Cary jurisdiction
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- In 2005, Walmart received a Final Planned Unit Development approval, with a variation to allow 564.44 square feet of total signage.
- Over the years, they have requested PUD amendments to make changes to the exterior elevations, signage and site. Most recently, in May, they received an administrative PUD amendment to repaint the front façade the new corporate brand colors; minor changes that were in keeping with the original PUD approval.
- Due to the increase in customer pickups, Walmart is creating a pickup area on the north side of the building. This project requires exterior changes and additional sign variations so it is necessary to amend the PUD.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

- The project was approved as a planned unit development. Changes to the exterior, signage, and site require an amendment.

Building Elevations:

- A small addition is added to the north side of the building, with all exterior materials and colors matching the existing façade appearance.
- A blue canopy with signage will help direct customers to this location.
- Staff is recommending adding a white top cap and step down architectural feature around the "Pickup" sign similar to the "Automotive" sign.



Signage:

- The blue canopy contains two "Order online, Pick up here" signs. Each sign is 22 square feet for a total of 44 square feet.
- A new Pickup sign will be installed above the canopy area. This wall sign is only 32.37 square feet in area, but the entire blue box is calculated and that size is 350 square feet.
- The signage schedule lists a new total building signage of 455.56 square feet that does not include the entire blue box. Figuring the total existing and new signage with the blue box equals 773.19 square feet of signage.
- Some pick up signage from the front elevation is being removed and the inclusion of the entire blue box is a net increase in 351.89 square feet of signage.

Site:

- An existing portion of the garden area will be removed and a 3,000 square-foot addition will be added to the north side of the building for the fulfillment center.
- A parking area adjacent to the canopy will also be added for the customers waiting for their pickup orders.
- The changes to the site will be minor.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the changes to the exterior façade, site and signage. 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. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variation from the UDO:

A) Article 4-1000 Signs, to permit wall signage at 773.19 square feet.

The way signage is calculated, it includes painted areas like the blue background. Although the text portion of the sign area is only 32.37 square feet, the calculated signage is 350 square feet. The petitioner can request this variation as part of the PUD approval.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are applicable to this request:

Land Use - Commerce

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

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Grow the City's Tax Base

Goal: Establish economic development practices that recruit new businesses and retain existing businesses and allow for the ease to redevelop vacant centers.

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 (Rico, received 07/29/21)
   B. Elevations, [sheet A2, A2.1, Rendering] (pb2 Architecture+ Engineering, dated 06/18/21, received 07/12/21)
   C. Site Plan (Carlson Consulting, dated 06/18/21, received 07/12/21)

2. Work with staff to replace any dead or dying landscape on the Walmart site.

3. Create a white cornice cap over the "Pickup" area, similar to what is found over the "Automotive" area.

4. Stripe the new customer pickup parking spaces at 19 feet long.

5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 4, 2021
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chair Greenman at 7:00 p.m.

Mr. Greenman called the meeting to order. On roll call, members Atkinson, Esposito, Gronow, Jouron, Skluzacek, and Greenman were present. Member Repholz was absent.

Katie Cowlin, Assistant City Planner, and Elizabeth Maxwell, City Planner were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2021-117 1205 S. ROUTE 31 WALMART – PUD AMENDMENT – PUBLIC HEARING
An Amendment to the Final Planned Unit Development for exterior site and elevation changes, as well as a sign variation to increase the wall signage to allow for a new pick-up fulfillment center area.

Nate Kendall and Cody Hahn, petitioners were present to represent the request.
Mr. Hahn reviewed the request for a 3,000 square-foot expansion on the north side of the building for a fulfillment and pick-up center, which includes a variation for the total wall signage.

Ms. Maxwell pointed to the elevations and recommended that the "pick-up" area have the same top cap detail as the "automotive" area. Ms. Maxwell reviewed the lettering of the signage is only an additional 37.37 square feet, but that with the blue that the additional signage is 350 square feet for a total of 773 square feet for the building. At a previous meeting there was a discussion on whether color would be considered signage or an architectural detail.

Mr. Jouron stated he agrees with the staff recommendations and to work with staff on replacing the dead landscaping. Mr. Jouron asked why it is not maintained. Ms. Maxwell clarified that the UDO does require landscaping to be maintained and that the grounds company would work with staff on replacing missing landscaping.

Mr. Gronow and Mr. Atkinson thought the request made sense and would improve the circulation.

Mr. Esposito stated this is a useful addition to the community and he does feel the blue is part of the wall signage.

Mr. Skluzacek stated he would like less blue.

Mr. Hahn stated the blue is used over entrance points to help direct customers to access points.

Mr. Greenman stated that the use of the blue as a designation for entrances makes sense and that he would not consider the blue as a sign. It is an architectural element and he can support the request.

Mr. Esposito made a motion to approve the Amendment to the Final Planned Unit Development for exterior site and elevation changes, as well as a sign variation to increase the wall signage to allow for a new pick-up fulfillment center area at 1205 S. Route 31 (Walmart) with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Rico, received 07/29/21)
   B. Elevations, [sheet A2, A2.1, Rendering] (pb2 Architecture+ Engineering, dated 06/18/21, received 07/12/21)
   C. Site Plan (Carlson Consulting, dated 06/18/21, received 07/12/21)

2. Work with staff to replace any dead or dying landscape on the Walmart site.

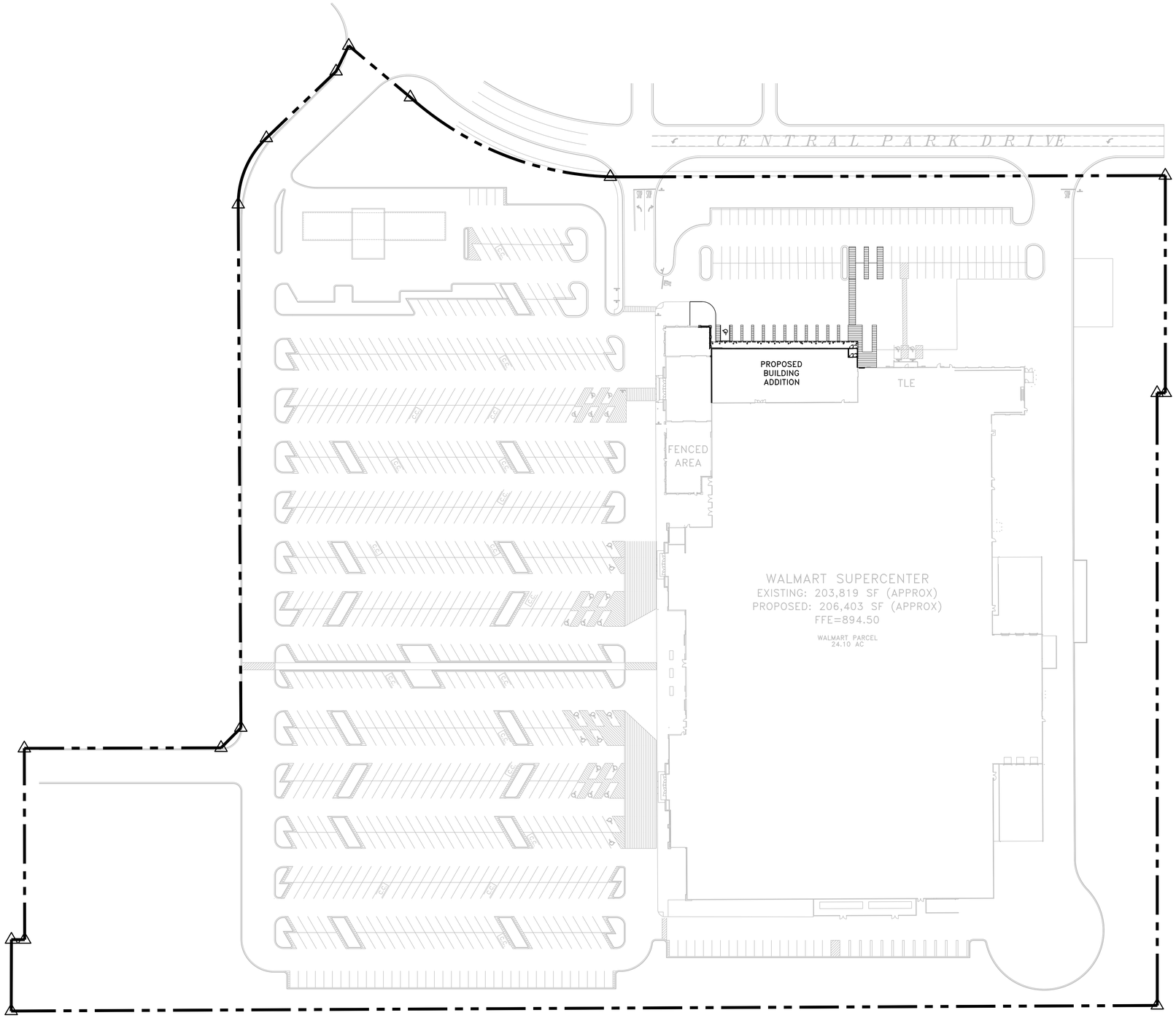
3. Create a white cornice cap over the "Pickup" area, similar to what is found over the "Automotive" area.

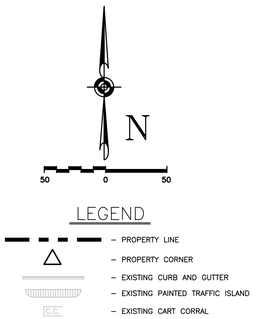
4. Stripe the new customer pickup parking spaces at 19 feet long.

5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

Mr. Jouron seconded the motion. On roll call, members, Atkinson, Esposito, Gronow, Jouron, Skluzacek and Greenman voted aye. Motion passed 6-0.

Mr. Skluzacek made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned 8:30 p.m.



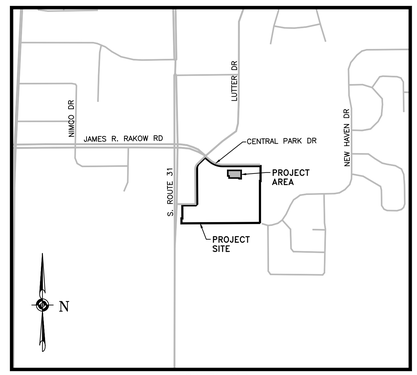


PARKING INFORMATION

WALMART BUILDING INFO		PARKING REQUIRED	TOTAL PARKING PROVIDED	TOTAL PARKING RATIO
WALMART	BUILDING SQ.FT.[1]	SPACES	SPACES [2,3]	SPACES [3]
EXISTING	203,819 SF	673 SPACES 3.3/1,000 SF	866 SPACES 26 ADA SPACES 892 TOTAL SPACES	4.38/1,000 SF
PROPOSED	206,403 SF	682 SPACES 3.3/1,000 SF	876 SPACES 27 ADA SPACES 903 TOTAL SPACES	4.38/1,000 SF

PARKING INFORMATION NOTES

1. EXISTING BUILDING SIZE OBTAINED FROM ORIGINAL SITE PLAN BY ATWELL-HICKS AND DATED JUNE 03, 2005.
2. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS PROVIDED BY OTHERS AND A REVIEW OF AVAILABLE AERIAL PHOTOGRAPHS.
3. PARKING SPACES OCCUPIED BY CART CORRALS HAVE BEEN EXCLUDED FROM THE PARKING COUNTS AND PARKING RATIOS.



VICINITY MAP
SCALE: NTS

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT CRYSTAL LAKE, IL AND CONTEMPLATED BY WALMART STORES, INC. IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR FOR A LATER DATE ON THE SAME SITE. ANY REUSE OF THESE PLANS FOR ANOTHER PROJECT RELIEVES THE SERVICES OF CARLSON CONSULTING ENGINEERS, INC. AND ITS CONSULTANTS. ALL REPRODUCTIONS, COPIES OR USES OF THESE DRAWINGS FOR ANOTHER PROJECT OR LOCATION, WITHOUT THE EXPRESS WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS
CARLSON CONSULTING ENGINEERS, INC.
DOING BUSINESS AS CCE ILLINOIS
1096 LEDGESTONE CONSULTING
ELGIN, ILLINOIS 60123
PH: (847) 384-0400 ♦ FX: (847) 384-0710
IL LIC # 184.005220-0002

Walmart
CRYSTAL LAKE, ILLINOIS
STORE NO.1413-247
JOB NUMBER: 2021-0118 | 195 SC

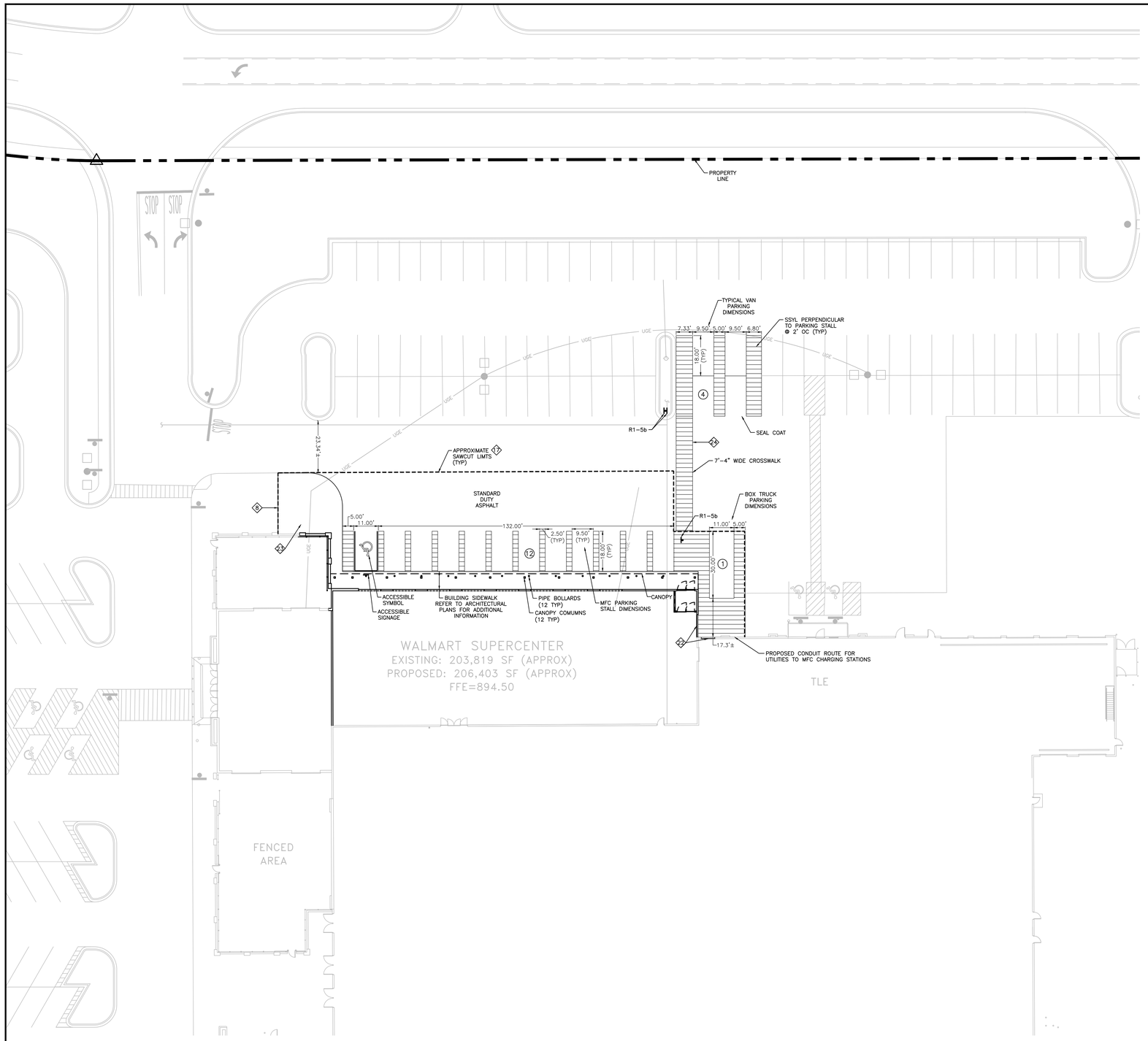
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PROTO:	195 SC
PROTO CYCLE:	03/26/21
DOCUMENT DATE:	06/18/21

DEAN L. CARLSON
062-031096
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
expires 11-30-2021
signature
date

OVERALL SITE PLAN

SHEET: SD4





LEGEND

- PROPERTY LINE
- APPROXIMATE SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- ARCHITECTURAL CONCRETE (REFER TO ARCH PLANS)
- SEAL COAT
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PIPE BOLLARD
- PARKING COUNT
- SSYL – SINGLE SOLID YELLOW LINE
- PAINTED TRAFFIC ISLAND

PARKING INFORMATION

WALMART BUILDING INFO		PARKING REQUIRED	TOTAL PARKING PROVIDED	TOTAL PARKING RATIO
WALMART	BUILDING SQ.FT.[1]	SPACES	SPACES [2,3]	SPACES [3]
EXISTING	203,819 SF	673 SPACES 3.3/1,000 SF	866 SPACES 26 ADA SPACES 892 TOTAL SPACES	4.38/1,000 SF
PROPOSED	206,403 SF	682 SPACES 3.3/1,000 SF	876 SPACES 27 ADA SPACES 903 TOTAL SPACES	4.38/1,000 SF

PARKING INFORMATION NOTES

1. EXISTING BUILDING SIZE OBTAINED FROM ORIGINAL SITE PLAN BY ATWELL-HICKS AND DATED JUNE 03, 2005.
2. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS PROVIDED BY OTHERS AND A REVIEW OF AVAILABLE AERIAL PHOTOGRAPHS.
3. PARKING SPACES OCCUPIED BY CART CORRALS HAVE BEEN EXCLUDED FROM THE PARKING COUNTS AND PARKING RATIOS.

◇ NOTES:

1. ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS". WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE EXISTING CONDITIONS OF THE SITE, AND OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO THE FAILURE OF THE GENERAL CONTRACTOR TO FAMILARIZE WORKERS WITH THIS KNOWLEDGE.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING, AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF STRIPE OR GUTTER UNLESS NOTED OTHERWISE.
7. ALL RADII TO BE 3' U.N.O.
8. CONNECT TO EXISTING CURB AND GUTTER OR SIDEWALK. MATCH EXISTING IN GRADE, TYPE AND ALIGNMENT AT POINT OF CONNECTION.
9. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, STORE PERSONNEL, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
13. CONTRACTOR SHALL KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
14. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, AS SHOWN, TO ALLOW FOR A CLEAN STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES. CONTRACTOR SHALL ONLY SAWCUT TO LIMITS NECESSARY TO INSTALL NEW SITE FEATURES SHOWN ON THESE PLANS AND ENSURE POSITIVE DRAINAGE IN ALL AREAS.
18. ALL CURB AND GUTTER SHALL BE TYPE "A" CURB AND GUTTER UNLESS NOTED OTHERWISE.
19. TRAFFIC SIGN NUMBERS REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SEE "MUTCD SIGNS" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
20. REFER TO THE DETAIL SHEETS FOR PAVING SECTIONS.
21. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
22. NEW BUILDING DOOR LOCATION. REF ARCH PLANS FOR ADDITIONAL INFORMATION.
23. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, SLAB, AND BUILDING SIDEWALK DETAILS.
24. VESTIBULE CROSSWALK STRIPING. 6" WHITE STRIPES 90°-2' O.C. (TYP), W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
25. ANY STRIPING THAT CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED BY BEAD BLASTING.
26. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
27. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS A MINIMUM OF 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
28. ALL UTILITIES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
29. TOPS OF EXISTING MANHOLES. PULL BOXES, CABINETS, JUNCTION BOXES, ETC. SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL GRADE.
30. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE, INCURRED BY ANY UTILITY COMPANY, TO THEIR LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT.
31. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MOST STRINGENT REQUIREMENTS OF THE UTILITY COMPANY OR THE WALMART SPECIFICATIONS.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

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CALL-CALL SYSTEM
CALL 811

STIPULATION FOR REUSE

THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT CRYSTAL LAKE, IL AND ARE NOT CONSTRUCTION DOCUMENTS WITH ITS ISSUE OR REVISION DATES. THEY ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE AND ARE NOT SUITABLE FOR USE ON A LATER DATE ON THE SAME SITE. ANY REUSE OF THESE DRAWINGS FOR ANOTHER PROJECT REQUIRES THE SERVICES OF A LICENSED ARCHITECT OR ENGINEER. ANY DAMAGES RESULTING FROM SUCH REUSE WITHOUT SUCH SERVICES SHALL BE BORNE BY THE PARTY WHO MAY BE CONTRARY TO THE LAW.

CONSULTANTS

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PH: (901) 384-0405 ♦ FX: (901) 384-0710
FL LIC # 0052221-0000

Walmart
CRYSTAL LAKE, ILLINOIS
STORE NO. 1413-247
JOB NUMBER: 2021-0118 | 195 SC

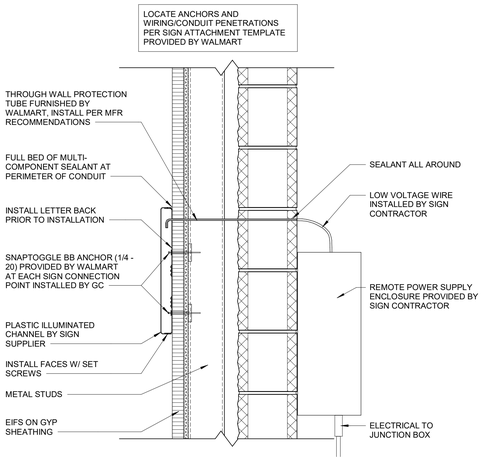
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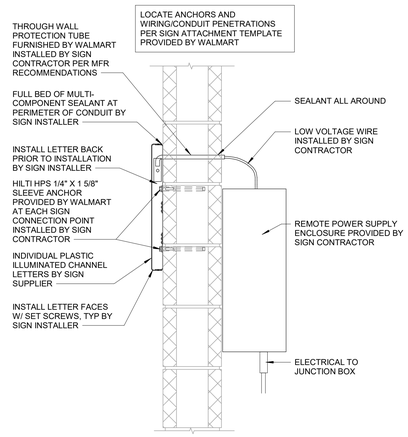
DEAN L. CARLSON
062-051066
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
expires 11-30-2021
Signature
Date

SITE AND UTILITY PLAN

SHEET: SD5



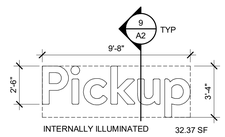
9 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



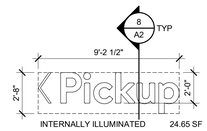
8 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



7 ORDER ONLINE PICK UP HERE
1/2" = 1'-0"



6 SIGNAGE
1/4" = 1'-0"



5 SIGNAGE
1/4" = 1'-0"

EXISTING SIGNAGE SCHEDULE

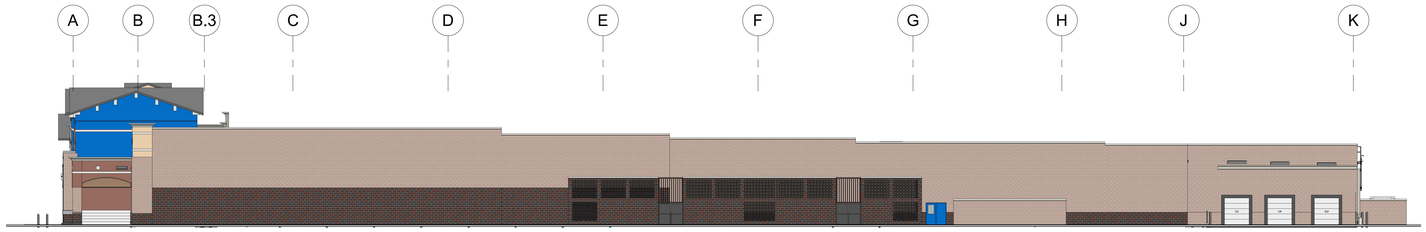
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	2'-5"	30.41 SF	30.41 SF
* (Spark)	1	LED	YELLOW	12'-0"	128.22 SF	128.22 SF
Pickup	1	LED	WHITE	2'-6"	66.76 SF	66.76 SF
* (Spark)	1	LED	YELLOW	4'-4 1/4"		
Home & Pharmacy	1	N/A	WHITE	2'-0"	60.74 SF	60.74 SF
Grocery	1	N/A	WHITE	2'-0"	26.27 SF	26.27 SF
Outdoor	1	N/A	WHITE	2'-0"	20.50 SF	20.50 SF
<-- Automotive	1	N/A	WHITE	2'-0"	39.88 SF	39.88 SF
TOTAL FRONT SIGNAGE						372.78 SF
AUTOMOTIVE SIGNAGE						
Automotive	1	N/A	WHITE	2'-0"	27.92 SF	27.92 SF
"1", "2", "3", "4", "5"	5	N/A	WHITE	2'-6"	4.12 SF	20.60 SF
TOTAL SIDE SIGNAGE						48.52 SF
TOTAL BUILDING SIGNAGE						421.30 SF

NEW SIGNAGE SCHEDULE

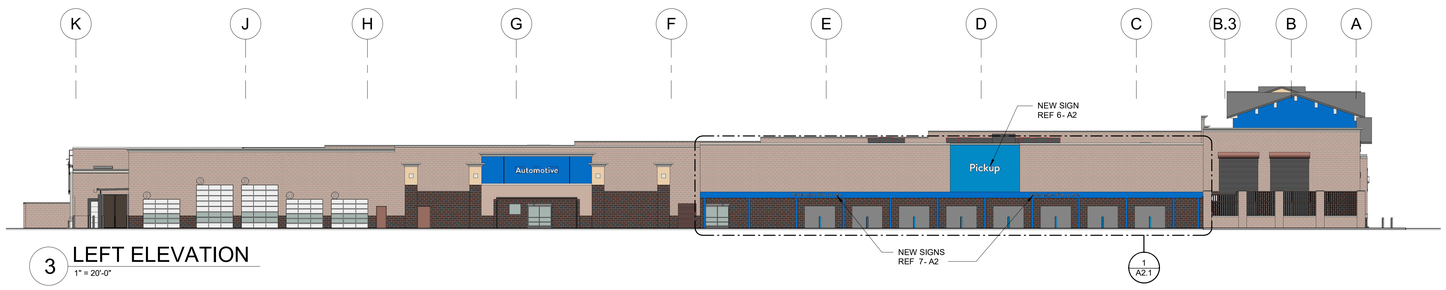
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart (ETR)	1	LED	WHITE	2'-5"	30.41 SF	30.41 SF
* (Spark) (ETR)	1	LED	YELLOW	12'-0"	128.22 SF	128.22 SF
Home & Pharmacy (ETR)	1	N/A	WHITE	2'-0"	60.74 SF	60.74 SF
Grocery (ETR)	1	N/A	WHITE	2'-0"	26.27 SF	26.27 SF
Outdoor (ETR)	1	N/A	WHITE	2'-0"	20.50 SF	20.50 SF
<-- Automotive (ETR)	1	N/A	WHITE	2'-0"	39.88 SF	39.88 SF
<--Pickup	1	LED	WHITE	2'-0"	24.65 SF	24.65 SF
TOTAL FRONT SIGNAGE						330.67 SF
PICKUP ELEVATION SIGNAGE						
Pickup	1	LED	WHITE	2'-0"	32.37 SF	32.37 SF
Order Online. Pick up here.	2	N/A	WHITE	2'-0"	22.00 SF	44.00 SF
TOTAL PICKUP ELEVATION SIGNAGE						76.37 SF
AUTOMOTIVE SIGNAGE						
Automotive (ETR)	1	N/A	WHITE	2'-0"	27.92 SF	27.92 SF
"1", "2", "3", "4", "5" (ETR)	5	N/A	WHITE	2'-6"	4.12 SF	20.60 SF
TOTAL SIDE SIGNAGE						48.52 SF
TOTAL BUILDING SIGNAGE						455.56 SF

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS ONSITE. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE. GENERAL CONTRACTOR WILL THEN PERFORM THE PATCH AND REPAIR WORK NEEDED AT SIGN LOCATIONS, AND PAINTING WORK NOTED IN PLANS. ONCE COMPLETE, GENERAL CONTRACTOR WILL NOTIFY THE EXTERIOR SIGN CONTRACTOR THAT AREAS NOTED TO RECEIVE SIGANGE ARE READY. THE EXTERIOR SIGN COMPANY WILL THEN INSTALL NEW SIGNAGE AS SHOWN ON THE PLANS.
   A. A TEMPORARY BANNER WILL BE INSTALLED BY THE EXTERIOR SIGN COMPANY PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED. GC SHALL PRIORITIZE MODIFICATIONS/REPAIRS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIGNS WHILE EXTERIOR SIGN COMPANY IS ON SITE
   B. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
   C. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
3. GENERAL CONTRACTOR RESPONSIBILITIES
   A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON SHEET A2.1. FOR LIGHTED ID/LOGO SIGNS COORDINATE TIMING OF WORK WITH WALMART SIGN CONTRACTOR.
   C. NOT USED.
   D. NOT USED.
   E. NOT USED.
   F. NOT USED.
   G. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
4. SIGNAGE CONTRACTOR RESPONSIBILITIES
   A. NOT USED.
   B. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
   C. INSTALL SIGNAGE PER DETAILS ON SHEET A2.1

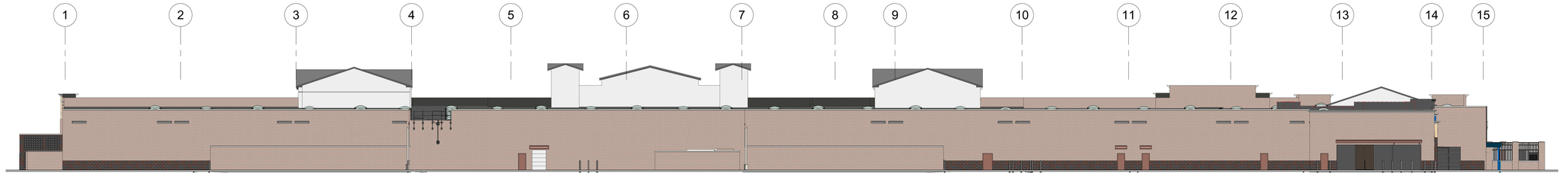


4 RIGHT ELEVATION
1" = 20'-0"

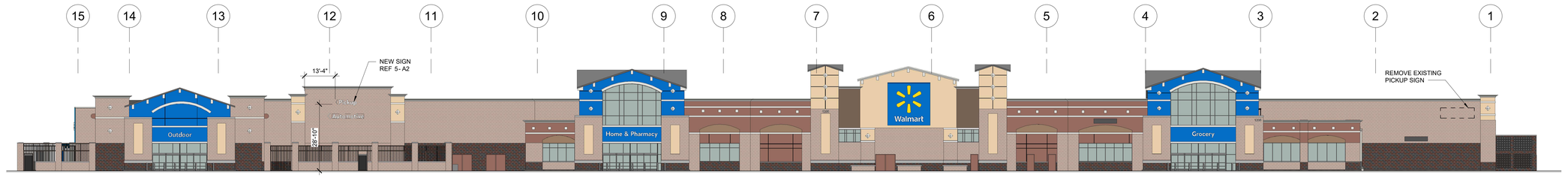


3 LEFT ELEVATION
1" = 20'-0"

ALL SIGNS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE



2 REAR ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209
Architect of Record
William Douglas Hurley
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CRYSTAL LAKE, ILLINOIS
1205 SOUTH ILLINOIS ROUTE 31
STORE NO. 1413-247
2021.0118 | PROTO.
JOB NUMBER: | 195

ISSUE BLOCK

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PROTO CYCLE:	03.26.2021
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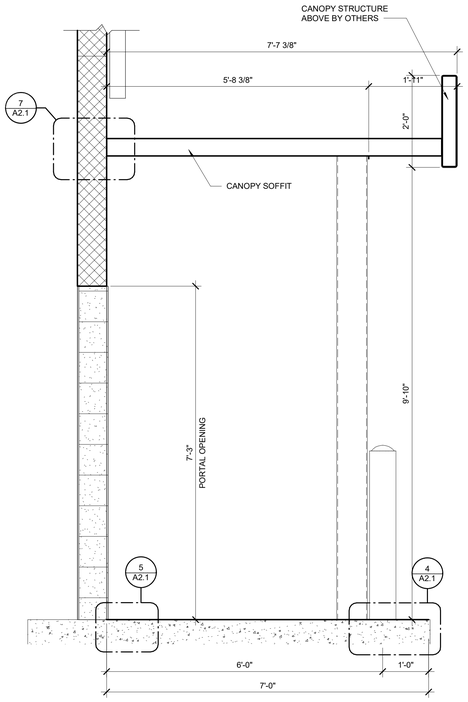
DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS AND DETAILS

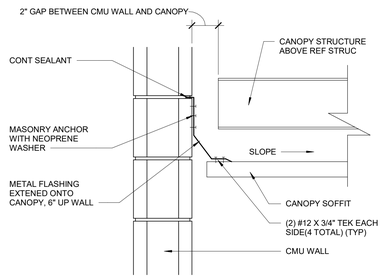
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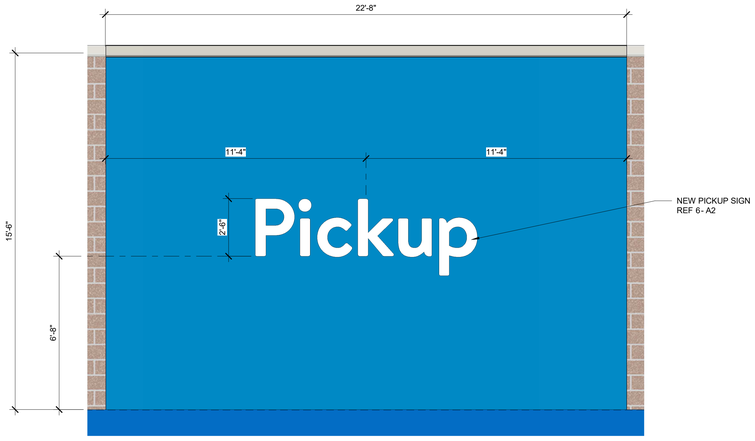
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P76U	WALMART BLUE (URETHANE-LIKE)



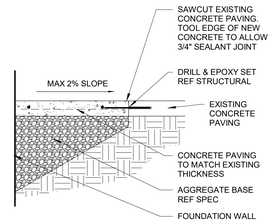
3 EXTERIOR WALL SECTION AT CANOPY
3/4" = 1'-0"



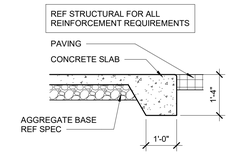
7 CANOPY DETAIL AT CMU WALL
1 1/2" = 1'-0"



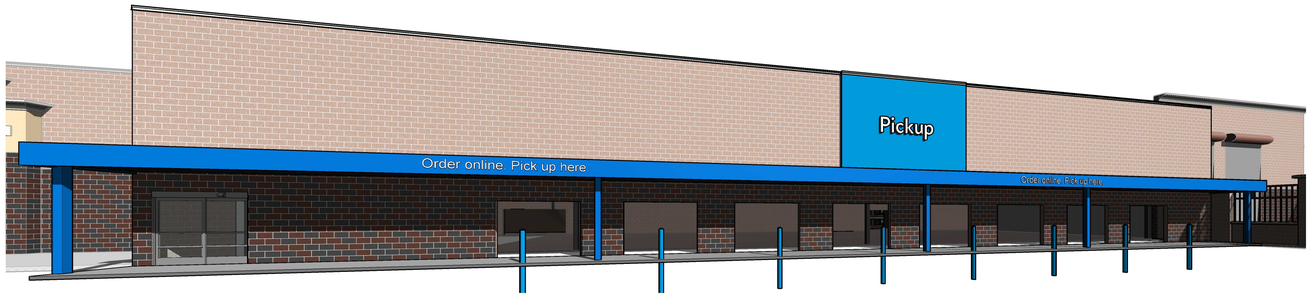
6 ENLARGED ELEVATION
3/8" = 1'-0"



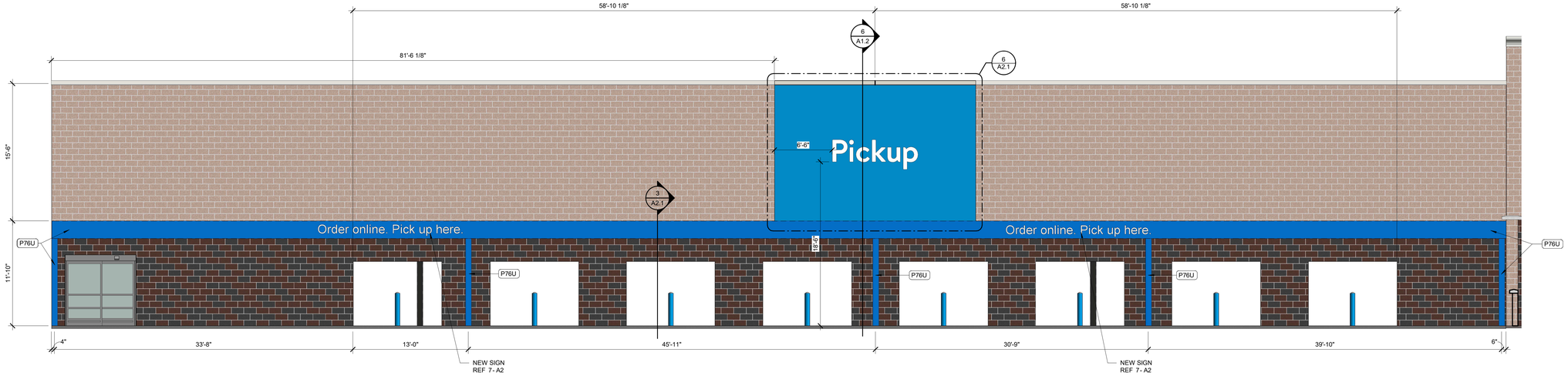
5 PAVING AT BUILDING
1/2" = 1'-0"



4 SIDEWALK SECTION
1/2" = 1'-0"



2 MFC PARTIAL EXPANSION 3D VIEW



1 MFC PARTIAL EXPANSION EXTERIOR ELEVATION
3/16" = 1'-0"

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DOCUMENT DATE:	06.18.2021

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EXTERIOR ELEVATIONS AND DETAILS

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Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date:	August 17, 2021
Item:	Donation Acceptance for Body Worn Cameras
Staff Recommendation:	A motion adopting a Resolution authorizing the City Manager to accept a donation of equipment from Crystal Lake Area Crime Stoppers Program, Inc. valued at $16,426.50, per City Code Chapter 102.
Staff Contact:	James Black, Police Chief Jodie Hartman, Director of Finance

Background:
The Crystal Lake Area Crime Stoppers Program, Inc. organization has graciously offered a donation to purchase (25) body worn cameras on behalf of the Crystal Lake Police Department. This donation of equipment is valued at $16,426.50.

The City Council approved an agreement with Axon Enterprise, Inc on July 20, 2021 for the purchase of sixty-seven (67) body worn camera systems, twenty-four (24) police vehicle video systems and associated storage for a total expected cost of $652,346.61. Funding for this purchase is included in the current fiscal year budget. The donation from Crystal Lake Area Crime Stoppers Program will be used to reduce the cost to the City for this equipment.

According to representatives from Crystal Lake Area Crime Stoppers Program, their regulations require a donation of equipment; a cash donation is not allowed. They have offered this donation with the only requirements being Axon invoice them directly for this portion of the equipment. Crime Stoppers will pay Axon. All equipment will be provided from Axon directly to the City, allowing for a complete execution of the agreement and implementation of the equipment. City staff has been assured by Axon all terms of the agreement, including warranty requirements, will remain in place, unaffected by this donation.

Votes Required to Pass:
Simple majority.

DRAFT

Res. 21R -

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and is hereby authorized to accept a donation of equipment from Crystal Lake Area Crime Stoppers Program, Inc. in the value of $16,426.50 and to execute appropriate documents therefor.

DATED this 17th day of August, 2021.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: August 17, 2021
APPROVED: August 17, 2021

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date:	August 17, 2021
Item:	Illinois Department of Transportation (IDOT) Traffic Signal Maintenance Master Agreements
Staff Recommendation:	Motion to adopt a Resolution approving Master Agreements for State and local maintained traffic signals on State Highways.
Staff Contact:	Michael Magnuson, P.E., Director of Public Works and Engineering

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Background:
The Illinois Department of Transportation (IDOT) is updating their Master Agreements for maintenance of traffic signals on State Highways. The City is currently under agreement with the State for maintenance of traffic signals within the City. Currently, the City maintains the traffic signals along US Route 14 in the City limits along with some traffic signals on IL Route 176. The State maintains the traffic signals on IL Route 31 and at the IL Route 31/US Route 14 interchange. Maintenance costs and energy cost responsibilities vary depending on the specific agreement made with the State at the time the signal was installed. The City budgeted $90,000 for traffic signal maintenance and repairs for the current fiscal year. Motor Fuel Tax (MFT) funds are used for this expense.

IDOT has updated their agreement to provide for a separate intergovernmental agreement for traffic signals on a State Highway maintained by a local agency (City) and another agreement for traffic signals on a State Highway maintained by the State. IDOT is requesting that all municipalities adopt the new agreements. The City's legal counsel has reviewed and approved the agreements. The cost participation is not changing as part of the updated IDOT agreement forms.

Recommendation:
The Public Works Department recommends adopting this Resolution authorizing the City Manager to execute the Master Agreements for traffic signal maintenance.

Votes Required to Pass:
Simple Majority

DRAFT

RESOLUTION

WHEREAS, the City of Crystal Lake and the State of Illinois, through its Department of Transportation, have previously entered into an intergovernmental agreement for the maintenance of traffic signals on State Highways in the City; and

WHEREAS, the State is revising their agreement to have a separate agreement for locally maintained signals and State maintained signals.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to execute the Master Agreements for cost sharing and maintenance responsibilities of traffic signals on State Highways.

DATED this 17th day of August, 2021.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: August 17, 2021
APPROVED: August 17, 2021