CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
July 19, 2022
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – June 21, 2022 Regular City Council Meeting**

5. **Accounts Payable and Ratification**

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. Crystal Lake Police Department's National Night Out Special Event Request and Street Closure – August 4, 2022**
   - **b. Lease Agreement with Lou Street Lockup**
   - **c. Payment of Illinois Environmental Protection Agency (IEPA) Annual National Pollution Discharge Elimination System (NPDES) Permit Fees**
   - **d. Board and Commission Appointments – Board of Fire and Police Commissioners**
   - **e. City Code Amendment to Class 5 Liquor License requirements**
   - **f. 35 E. Berkshire Drive Final Planned Unit Development (PUD) Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza**
   - **g. 6340 Northwest Highway, Banfield Pet Hospital – Special Use Permit (SUP) to allow a Veterinary Service Clinic**
   - **h. Budget Amendment for costs associated with crossing guard services and debt service obligations**
   - **i. 4812 Northwest Highway, Chick-Fil-A – Special Use Permit (SUP) Amendment to allow a covered drive-through lane and ordering area improvements, a change to the approved exterior site and elevation plans**
   - **j. 751 E. Terra Cotta Avenue, Sunrise Senior Assisted Living – Final Planned Unit Development (PUD) Amendment to allow the addition of eight parking spaces and removal of landscape islands**

10. Manufacturing Job Creation and Investment Grant Program Matching Grant application request for Conscious Cup Coffee Roasters requesting $10,000 in matching grant funds

11. 146 Edgewood Avenue – Variation from Article 3 Density and Dimensional Standards Variation from Article 3 Front Yard Setback to allow a deck to encroach 15-feet into the required 30-foot setback

12. 230 Virginia Street, Beesy Bar – Special Use Permit (SUP) to allow a drinking place

13. 731 E. Terra Cotta Avenue, Clover Communities Crystal Lake LLC – Final Planned Unit Development (PUD) for 124 age-restricted independent living apartment units

14. 875 S. Route 31, Mercyhealth – Final Planned Unit Development (PUD) for wall and free-standing signs for the hospital complex

15. Approval of a Tax Increment Financing (TIF) District for the Water's Edge District

16. Water's Edge (Former Crystal Court Shopping Center) - Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development (PUD) for a mixed-use development and Preliminary Plat of Subdivision

17. Proposal Award – Wastewater Treatment Plant 3 Headworks (Sanitary Sewer Pumping Station Lift 12) Generator Replacement Design and Construction Engineering Consultant Services

18. Ordinance waiving the bidding requirements under City Code Section 102-3 and for authorization to enter into agreements for the procurement of water treatment chemicals

19. Bid Award – Edgewater Drive and Fair Oaks Avenue Rain Gardens Earthwork Services

20. Bid Award – Edgewater Drive and Fair Oaks Avenue Rain Gardens Ecological Services

21. Discussion Only – Provisions for a multi-use path crossing of Randall Road as part of upcoming McHenry County Division of Transportation (County) Northern Section Randall Road Improvements

22. Council Inquiries and Requests

23. 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

24. Reconvene to Regular Session

25. 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: July 19, 2022

Item: Crystal Lake Police Department's National Night Out Special Event Request and Street Closure

Recommendation: Motion to approve the Crystal Lake Police Department's Special Event for National Night Out and street closure of Williams Street between Brink Street and Crystal Lake Avenue on August 4, 2022 pursuant to the recommended conditions.

Staff Contact: Kathryn Cowlin, Director of Community Development
Laurrie Fitzgerald, Support Services Coordinator

Background: The City of Crystal Lake Police Department has applied for a Special Event Permit to hold National Night Out in downtown Crystal Lake. The event is to be held on Williams Street between Brink Street and Crystal Lake Avenue on August 4, 2022 between 3:00 p.m. and 8:00 p.m. The event will include a mobile DJ, food vendors, and games.

The proposed event will be held in the same location as the 2021 National Night Out event that was approved by the City Council.

The Police Department worked with Downtown Crystal Lake to ensure there were no conflicts for the proposed event. Downtown Crystal Lake did not have any concerns regarding the proposed event.

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. This approval is valid for the Special Event Permit and closure of Williams Street between Brink Street and Crystal Lake Avenue on August 4, 2022 from 3:00 p.m. to 8:00 p.m.
3. The event shall be in accordance with the submitted site plan.
4. All electrical must comply with the 2017 National Electric Code and is subject to an inspection prior to starting the event.
5. Promotional and informational banners and signage are approved via this approval. Please contact the Building Division regarding the details of the signage to be used in conjunction with the event. Signs cannot obstruct the view of traffic or be attached to utility poles.

6. The applicant is responsible for obtaining all necessary McHenry County Health Department permits.
7. The applicant must provide adequate trash receptacles, which need to be emptied on a regular basis throughout the event, and following post-event cleanup. Downtown amenities and landscaping must be properly maintained and/or restored to their original condition, as necessary. Waste materials in/under and within 30 feet of all tents/canopies need to be stored in approved containers. (Garbage cans must be provided for waste.)
8. Provide approved access for emergency vehicles to gain entry to the event as well as maintain access to the existing structures. This must include a minimum 20-foot access in the roadway, the parking areas serving the alley to the rear of Williams Street, and the Brink Street lot near the Raue Center. Any barricades used must be easily moveable for emergency access.
9. Fire hydrants shall be accessible or unobstructed.
10. Tents and canopies used for an event must comply with City requirements.
11. Signs indicating the road closures are to be posted a minimum of 24 hours prior to the event.
12. All directly affected businesses should be notified of road closure as far in advance as possible.

The applicant has been made aware of these recommended conditions and advised to attend the July 19, 2022 City Council meeting to answer any questions.

Votes Required to Pass: A simple majority vote.

City of Crystal Lake

POLICE DEPARTMENT

Illinois

July 07, 2022

Mr. Gary Mayerhofer:

On Thursday, August 4th, 2022, the Crystal Lake Police Department, in partnership with Downtown Crystal Lake, plans to host National Night Out, a nationwide event providing an opportunity for the community and local law enforcement to come together to promote neighborhood spirit and police-community partnerships in our fight for a safer nation.

Last year National Night Out was a huge success. During the event, we received a lot of positive reactions for the change in location from Three Oaks to Downtown Crystal Lake. We plan to utilize and shut down Williams Street between Brink Street and Crystal Lake Avenue. The event will start at 5PM and end at 8PM. Some of the activities planned include: a police K9 demonstration, AKF Martial Arts Academy demonstration, ice cream and pizza provided by downtown businesses, police and fire/rescue vehicles on display, helmet fittings provided by Advocate Good Shepherd, gift bag giveaways, and much more. We will need to utilize 4 long barricades as well as additional trash bins, if possible.

This is a great opportunity to bring much deserved attention to our downtown businesses who are still recovering from extremely adverse time due to COVID. National Night Out has always been extremely successful and we think the Crystal Lake community is ready for another Downtown Crystal Lake National Night Out

Sincerely,

Sal L. Alfano
Community Relations Officer

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME National Night Out

EVENT LOCATION Downtown Crystal Lake (William's Street South of Brink)

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival	☐ General use of City-owned property
☐ Circus	☐ Parade
☑ Festival	☐ Outdoor Sales
☐ Filming	☐ Run/Walk Event
☐ Other _____	

2. General Description/Purpose of the event:
A national community-building campaign that promotes police-community partnerships.

3. Will the event require the use of City-owned property? ☑ Yes ☐ No

4. Is a Site Map/Route Map attached? ☐ Yes ☐ No

5. Is the event an annual/recurring event? ☑ Yes ☐ No

6. Will the event require a public street/sidewalk to be blocked or closed? ☑ Yes ☐ No

7. Will the event require use of a public parking lot? ☑ Yes ☐ No

8. Number of persons scheduled to monitor and work the event: 10

9. Estimated attendance: 300

10. Is a "rain date" proposed? Y ☐ or N ☐ If yes, what is the rain date? _____

ORGANIZATION INFORMATION

11. ☐ Organization is registered with the State of Illinois as a Non-Profit Organization
12. Name of Event Manager: Sal Alfano
13. Contact Information for Event Manager:

Address: 100 W Woodstock Street
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: 815-444-5956 ☑

Emergency phone: _____ ☐

Cell phone: _____ ☐

Email: salfano@crystallake.org ☐

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: 8/4/22 3PM
Event: 8/4/22 5PM
Dismantling: 8/4/22 9PM

15. Hours of the event:

Set Up: 3PM
Event: 5PM
Dismantling: 8PM

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ☐ Yes* ☑ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ☐ Yes ☑ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ☐ Yes* ☑ No

If yes, what type of alcoholic beverages will be served?

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☑ Yes ☐ No

20. What signs or advertising do you anticipate needing for the event?

    Temporary community event signs ☑ Yes ☐ No

    Temporary neighborhood event signs ☑ Yes ☐ No

    Directional signs ☐ Yes ☐ No

    Banner ☐ Yes ☐ No

21. Will food be served or sold at the event? ☑ Yes* ☐ No

    If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.

22. Will the event include vendors selling products? ☐ Yes ☑ No

    Description of Products_____

23. Will the event require portable sanitation facilities? ☐ Yes ☑ No

    Name of Company_____
    Address_____
    Phone_____

24. Will the use of electricity be required for the event? ☑ Yes ☐ No

    If yes, please specify the power requirements and plan for provision
    Food vendors will utilize generator. Permission to use business power if needed.

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☑ No

26. Does this event require an on-site ambulance? ☐ Yes ☑ No

27. Will the event require sound amplification of any kind? ☑ Yes ☐ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:
Ambulance will be at the event or close enough to the event for any medical response needed.

PUBLIC WORKS

29. Will the event require barricades for traffic control? ☑ Yes* ☐ No

If yes, please complete the attached Barricade Borrowing Application

30. Will the event require water? ☑ Yes ☐ No

Specify May need access to fire hydrant to fill up dunk tank.

Please remember to include the necessary attachments, if possible. (Please check those included)

- ☑ Barricade Borrowing Application
- ☐ Certificate of Insurance/Hold Harmless Agreement
- ☐ Raffle License Application
- ☐ Temporary Liquor License Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

Signature

7/7/2022
Date

Sal Alfano
Print Name

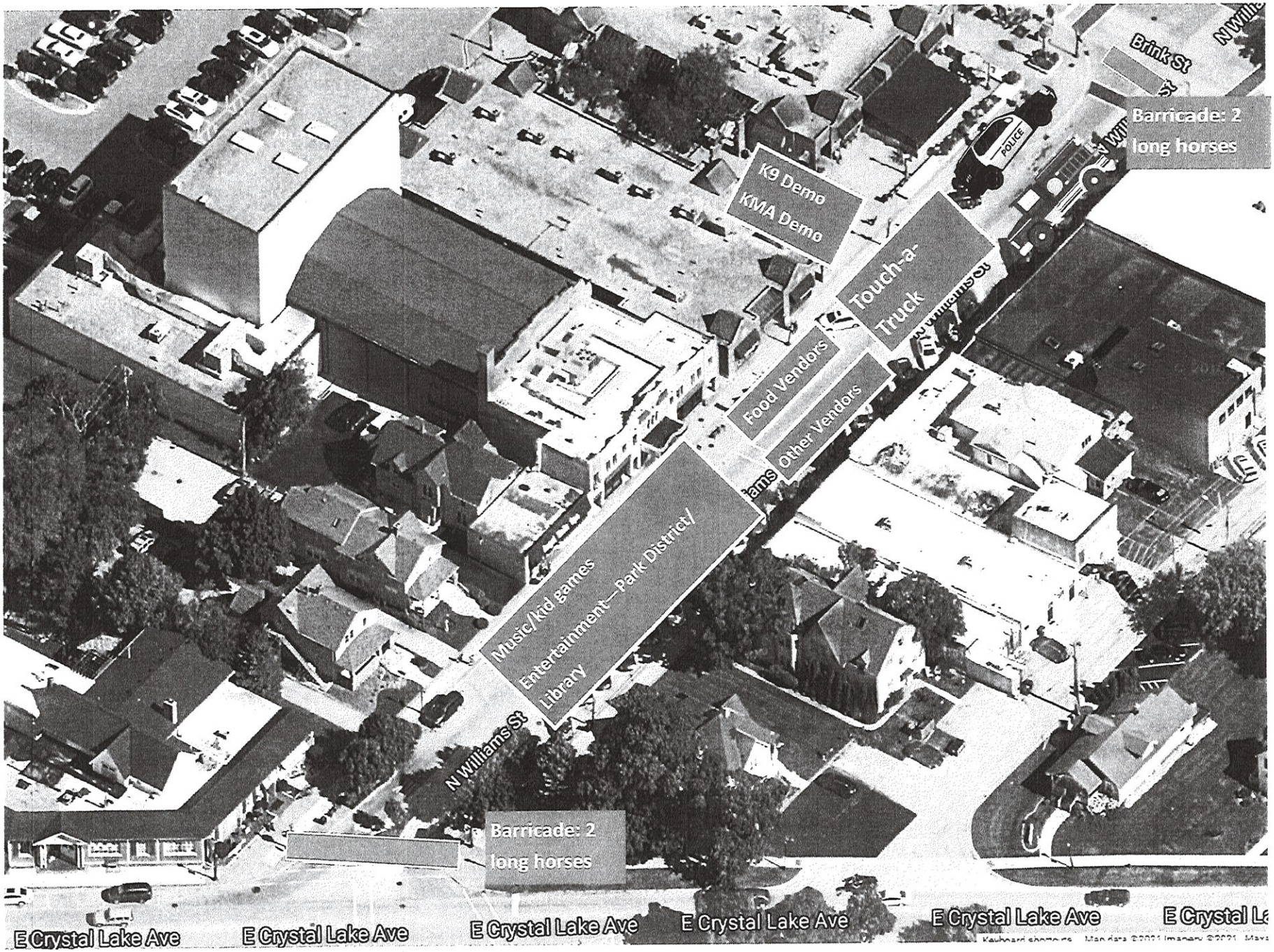
STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No


Brink St
Barricade: 2
long horses
POLICE
K9 Demo
KMA Demo
Touch-a-
Truck
N Williams St
Food Vendors
Other Vendors
Music/ kid games
Entertainment—Park District/
Library
N Williams St
Barricade: 2
long horses
E Crystal Lake Ave
E Crystal Lake Ave
E Crystal Lake Ave
E Crystal Lake Ave
E Crystal Lake Ave

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: Lease Agreement with Lou Street Lockup

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute a six-month lease agreement with Lou Street Lockup for the use of the property at 6210 Lou Street, at a rate of $2,000 per month.

Staff Contact: Jim Black, Chief of Police
Eric T. Helm, Deputy City Manager

Background:

The City's Police Department utilizes off-site storage for vehicles and equipment that have been impounded and are required to be stored. Since 2007, the City has utilized Lou Street Lockup, located at 6210 Lou Street, for this purpose. The facility currently meets the City's storage needs and the monthly rent of $2,000 has not increased since 2007. The current owner has notified the City that they are looking to sell the property, but is agreeable to a six-month lease ending January 18, 2023. The Police Department is currently researching options for future storage if the facility cannot be secured beyond January 18, 2023.

There is no change to the "Industrial Building Lease" language that was previously reviewed and approved by City legal counsel.

Votes Required to Pass:

Simple majority

Res.

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a six (6) month lease agreement with Lou Street Lockup in the form attached hereto as Exhibit A for the use of the property at 6210 Lou Street, Suite 1 at a rate of $2,000 per month.

DATED this 19th day of July, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: July 19, 2022
APPROVED: July 19, 2022

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Exhibit A
Lou Street Lockup Industrial Building Lease

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INDUSTRIAL BUILDING LEASE

DATE OF LEASE	TERM OF LEASE BEGINNING	 ENDING
July 18, 2022	July 18, 2022	January 18, 2023
MONTHLY RENT - $2,000.00		
PREMISES: 6210 Lou Street, Suite 1, Crystal Lake, Illinois 60014		
PURPOSE		
Storage of City vehicles and equipment and vehicles and equipment that have been impounded and are required to be stored by the City of Crystal Lake		

LESSEE

Name: City of Crystal Lake
Address: 100 W. Woodstock Street
City: Crystal Lake, IL 60014

LESSOR

Name: Lou Street Lockup
Address: P.O. Box 551
City: Crystal Lake, IL 60039-0551

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. RENT. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this Lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this Lease that are not herein expressed; Lessee will keep the Premises, including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this Lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this Lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

3. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee will not allow Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be

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occupied in whole, or in part, by any other person, and will not sublet the same, or any part thereof, nor assign this Lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in Premises acquired through this Lease, and will not permit Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten (10) consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. MECHANIC'S LIEN. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

5. INDEMNITY FOR ACCIDENTS. Lessee covenants and agrees that it will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense arising out of any accident or occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any such claims and against and from any such loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provision hereof.

6. NON-LIABILITY OF LESSOR. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts of neglect of any owners or occupants of adjacent or contiguous property.

7. KEEP PREMISES IN REPAIR. Lessor shall not be obliged to incur any expense for repairing any of Lessee's improvements upon said demised premises or connected therewith, and the Lessee, at his own expense, will keep all such improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenantable and wholesome condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep such improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may, but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

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8. ACCESS TO PREMISES. Lessee will allow Lessor access to the Premises only when accompanied by a representative of the City for the purpose of examining or exhibiting the same, or to make any repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice for "For Sale" and "To Rent", and will not interfere with the same.

9. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiencies monthly during the remaining period of this Lease.

10. EXTRA FIRE HAZARD. There shall not be allowed, kept or used on the Premises any flammable or explosive liquids or materials save such as may be necessary for use in the business of the lessee, and in such case, any such substances shall be delivered and stored in amount, and use, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

11. DEFAULT BY LESSEE. If default is made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may, at any time thereafter at his election, declare said term ended and re-enter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

12. NO RENT DEDUCTION OR SET OFF. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this Lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

13. RENT AFTER NOTICE OR SUIT. It is further agreed, by the parties hereto, that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit or said judgment.

14. PAYMENT OF COSTS. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this Lease.

15. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this Lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

16. FIRE AND CASUALTY. In case the Premises shall be rendered un-tenantable during the term of this Lease by fire or other casualty, Lessor, at its option, may terminate the Lease or repair the Premises within sixty (60) days thereafter. If Lessor elects to repair, this Lease shall

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remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this Lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or casualty.

17. SUBORDINATION. This Lease is subordinate to all mortgages which may now or hereafter affect the Premises.

18. PLURALS; SUCCESSORS. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this Lease, and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

19. SEVERABILITY. Wherever possible, each provision of this Lease shall be interpreted in such a manner as to be effective and valid under applicable law; but if any provision of this Lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease. If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year first above written.

LESSEE:	LESSOR:
CITY OF CRYSTAL LAKE	LOU STREET LOCKUP
By: _____	By: _____
Printed Name: Gary J. Mayerhofer	Printed Name: _____

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Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date:	July 19, 2022
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

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 August 8, 2022. 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 by August 8, 2022.

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. The City has been assessed a total of $921,500.00 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

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 $921,500.00 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 19th day of July, 2022.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

_____

Haig Haleblian, MAYOR

SEAL

ATTEST

_____

Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: Board and Commission Appointments – Board of Fire and Police Commissioners

Mayor's Recommendation: Motion to approve a Resolution approving the appointment of Christopher Borchert and Jill Struck to the Board of Fire and Police Commissioners

Contact: Haig Haleblian, Mayor

Background:

The Board of Fire and Police Commissioners has two vacancies, one one-year term and one three-year term.

The Board of Fire and Police Commissioners appointments and reappointments are nominated by the Mayor and confirmed by the City Council. If appointed, Christopher Borchert's term will expire June 30, 2023 and Jill Struck's term will expire June 30, 2025.

Should the City Council have any questions, please contact Mayor Haig Haleblian.

Votes Required to Pass:
Simple majority

Res:

RESOLUTION APPROVING APPOINTMENT TO FILL VACANCIES ON BOARD OF FIRE AND POLICE COMMISSIONERS

WHEREAS, §11-1 of the City Code provides for the appointment of three (3) members of the Crystal Lake Board of Fire and Police Commissioners ('the Board"); and

WHEREAS, §11-1 further provides for three-year staggered terms for the members of the Board and further provides that upon a vacancy being created, the Mayor shall make an appointment to fill such vacancy with the consent of the City Council; and

WHEREAS, two vacancies have been created on the Board; and

WHEREAS, the Mayor has appointed Christopher Borchert to fill the vacant Board member position with the term expiring June 30, 2023 and has also appointed Jill Struck to fill the vacant Board member position with the term expiring June 30, 2025, subject to the consent of the City Council.

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

SECTION ONE. Recitals. The foregoing recitals are incorporated as though fully set forth herein.

SECTION TWO. Appointment of Christopher Borchert to Fill Vacancy for Term Ending June 30, 2023. Christopher Borchert is hereby appointed as a member of the Board of Fire and Police Commissioners for the term ending June 30, 2023.

Draft

SECTION THREE. Appointment of Jill Struck to Fill Vacancy for Term Ending June 30, 2025. Jill Struck is hereby appointed as a member of the Board of Fire and Police Commissioners for the term ending June 30, 2025.

SECTION FOUR. Effective Date. This Resolution shall be effective on and after its passage and approval as provided by law.

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: July 19, 2022
APPROVED: July 19, 2022

Draft

Agenda Item No: 9e

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: City Code Amendment to Class 5 Liquor License requirements.

Staff Recommendation: Motion to adopt an Ordinance amending section 329-5.E (Class 5) to allow the retail sale of alcoholic liquor for consumption on the premises in an open and unroofed area of the property.

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

Background:

The City's Class 5 liquor license classification provides for the sale of alcoholic beverages for on-premises consumption as well as the sale of packaged alcoholic beverages. Currently, the Crystal Lake Holiday Inn is the only holder of a Class 5 license. Recently, Holiday Inn requested a change to their license classification to allow the sale and service of alcoholic liquor in the hotel's existing outdoor seating/dining area as well as at special events that may be conducted within designated areas of the hotel's parking lot.

The current Class 5 liquor license classification does not allow for the service or consumption of alcoholic beverages in an open unroofed area. In order to address Holiday Inn's request, City staff proposes changes to the City Code that would allow holders of a Class 5 liquor license, including Holiday Inn, to engage in the outdoor sale of alcoholic beverages for consumption on portions of the property that are immediately contiguous to the building as well as the sale and consumption upon non-contiguous areas. Sale and consumption within non-contiguous areas of the hotel property would only be permitted in conjunction with a Special Event Permit issued in accordance with Chapter 453 of the City Code.

The proposed amendment to the Class 5 liquor license classification would allow the holder of Class 5 license to engage in sales and consumption of liquor in an open unroofed area of the property on which the license is located, subject to the following conditions:

(a) The open unroofed areas shall be particularly described by the license holder and approved by the Liquor Commissioner and shall have obtained all permits or approvals required by the ordinances of the City Code, City or other governmental authority.

(b) The open unroofed areas shall be no greater than 100% of the other floor space of the licensed premises or such greater area as may be approved by the Liquor Commissioner.

(c) The open unroofed areas shall have a maximum capacity as defined by the Liquor Commissioner, which shall be separately posted at the entrance to the open unroofed area.

(d) Any part of the open unroofed areas not blocked by a building shall be surrounded by a fence or other barrier with the required number of fire exits approved by the Liquor Commissioner. All fences or other barriers shall comply with the ordinances of the City regarding vision, clearance and required distances from corners.

(e) All electrical wiring shall comply with the codes of the City.

(f) All combustible rubbish shall be stored in a noncombustible container, and the license holder shall be responsible for keeping the area in a clean and sightly condition.

(g) The noise emanating from any open unroofed area where alcoholic beverages are served pursuant to this license shall not violate any of the provisions of the City Code of Ordinances pertaining to noise.

(h) The license holder shall be responsible for preventing violations of this chapter.

(i) No open unroofed area where alcoholic beverages are served pursuant to this license shall be permitted within 100 feet of land zoned for residential purposes, except as may be approved by the Liquor Commissioner, subject to such conditions as the Liquor Commissioner may deem necessary to ensure that sales and consumption can be conducted in a safe manner and to minimize any impact upon such residentially zoned properties.

(j) Alcoholic liquor in the original package that is not intended for consumption upon the licensed premises shall not be sold within any open unroofed area.

With the approval of this change, the Holiday Inn would be allowed to sell alcohol at the previously approved special event on Friday, August 12 thought Sunday August 14, 2022. For the City Council's reference, alcohol would be served and consumed in the area of the property shown on the site plan.

Votes Required to Pass:

Simple majority

Ord. No. _____
File No. _____

The City of Crystal Lake, Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

WHEREAS, Chapter 329 of the City Code sets forth classifications for the licensing of establishments for the sale of alcoholic liquor; and

WHEREAS, certain license classifications which allow for on premises consumption of alcoholic liquor provide that the premises upon which such alcoholic liquor may be sold and consumed may include outdoor seating within "open unroofed areas", subject to certain conditions set forth within each license classification, and

WHEREAS, the Class 5 liquor license classification allows for the sale and on premises consumption of alcohol but does not currently provide for the sale and consumption of liquor in open, unroofed areas of the property upon which the licensed premises is located; and

WHEREAS, the Mayor and City Council have found and determined that it would be in the best interest of the City and its residents to amend the language of the Class 5 liquor license classification to allow for the sale and consumption of liquor in open and unroofed areas of property on which the licensed premises is located.

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

Draft

SECTION ONE: Amendment to Section 329-5.E (Class 5 Licenses)

Section 329-5.E of the City Code is hereby amended and shall hereinafter read as follows:

[Deletions are shown as strikethroughs, additions are underlined and in bold font]

Class 5 license ~~which~~ shall authorize 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 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. **For the purpose of this license, premises shall include not only the interior of any building or structure but also: 1) any open unroofed area immediately contiguous to the building or structure where alcoholic beverages are served or consumed; and 2) any non-contiguous open unroofed area of the property on which the licensed premises is situated, but only to the extent that a Special Event Permit has been issued pursuant to Chapter 453 of the City Code which allows the sale and consumption of alcoholic liquor upon such non-contiguous open unroofed area.** ~~The annual fee for such license shall be the sum of $1,950.~~

(1) Any open unroofed area in which alcoholic beverages are served or consumed pursuant to this license shall conform to the following:

(a) The open unroofed areas shall be particularly described by the license holder and approved by the Liquor Commissioner and shall have obtained all permits or approvals required by the ordinances of the City Code, City or other governmental authority.

(b) The open unroofed areas shall be no greater than 100% of the other floor space of the licensed premises or such greater area as may be approved by the Liquor Commissioner.

(c) The open unroofed areas shall have a maximum capacity as defined by the Liquor Commissioner that shall be separately posted at the entrance to the open unroofed area.

(d) Any part of the open unroofed areas not blocked by a building shall be surrounded by a fence or other barrier approved by the Liquor Commissioner, which fence or other barrier shall contain the required number of fire exits. All fences or other barriers shall comply with the ordinances of the City regarding vision, clearance and required distances from corners.

(e) All electrical wiring shall comply with the codes of the City.

(f) All combustible rubbish shall be stored in a noncombustible container, and the license holder shall be responsible for keeping the area in a clean and sightly condition.

Draft

(g) The noise emanating from any open unroofed area where alcoholic beverages are served pursuant to this license shall not violate any of the provisions of the City Code of Ordinances pertaining to noise.

(h) The license holder shall be responsible for preventing violations of this chapter.

(i) No open unroofed area where alcoholic beverages are served pursuant to this license shall be permitted within 100 feet of land zoned for residential purposes, except as may be expressly approved by the Liquor Commissioner, subject to such conditions as the Liquor Commissioner may deem necessary to ensure that sales and consumption can be conducted in a safe manner and to minimize any impact upon such residentially zoned properties.

(j) Alcoholic liquor in the original package which is not intended for consumption upon the licensed premises shall not be sold within any open unroofed area.

.

(2) The fee for such license shall be the sum of $1,950.

SECTION TWO: Effective Date.

This Ordinance shall be in full force and effect from and after is passage, approval and publication in pamphlet form in the manner provided by law.

DATED at Crystal Lake, Illinois, this 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: July 19, 2022
APPROVED: July 19, 2022


SPECTATOR PARKING
VENDOR
STAGES
SHOW CARS
CAR WASH
ACCESS RAMP
2 WAY TRAFFIC LANES
STEVE D.G.
BRIAN DAY WAR
VENDOR SPACES
SHOW COMPOSITE TRAILER
GOLD CONSOLE TRAILER
YELLOW ZONE SPECTATOR CRUISE NIGHT AREA SEATING
TRAILER DELIVERY
BRAND EDGE TRAILER
CITY AS 3D SOUND
FOOD VENDOR
ALL PONTIAC SHOW CARS
TEMPORARY TRAILER PARKING UNTIL 6:00 PM FRIDAY
HOLIDAY INN EMPLOYEE ENT.
EXIT
CAR SHOW SIGN
PARKING ATTENDANT
MAIN ENTRANCE
SHOW CARS TRAILERS VENDORS RVs SPECTATORS
TEMPORARY TRAILER PARKING UNTIL 6:00 PM FRIDAY

Agenda Item No: 9f

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza

Petitioner: John Gallegos, Bluesmoke BBQ Supply
35 E. Berkshire Drive

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting a Final Planned Unit Development (PUD) Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza at 35 E. Berkshire Drive.

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- Request: The petitioner is requesting an amendment to an approved Final Planned Unit Development (PUD) to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza.

- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation.

- Zoning: The site is zoned B-1 PUD Neighborhood Business, which permits uses that are intended to serve the neighborhood, and not multiple neighborhoods, City-wide or region-wide.

- The petitioner is requesting to allow Barbeque Cooking Supply Sales as a permitted use within the Coventry Plaza shopping center, which has a list of specific allowable land uses for the shopping center. The business will sell grills and barbeque accessories such as charcoal, wood pellets, thermometers, cookbooks, and sauces and rubs. There will be no cooking or repairs on-site.

- The proposed use is a niche use and would be similar to other permitted uses in the B-1 zoning district, such as Camera and Photographic Supply and Musical Instrument and Supplies Stores. Some of the current tenants include a pet shop, Dairy Queen, hair salon, bakery, and a laundromat.

PZC Highlights:

- The petitioner explained he is seeking to operate a barbeque supply sales use that sells grills, grill accessories, rubs and more. He would like to provide new and innovative barbeque ideas and offer more than the commonly sold barbeque items.

- The PZC was supportive of the request. They were excited for the new business and thought it was an appropriate location.

- The PZC found that the Findings of Fact had been met.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Robert Lempa, date signed 05/18/2022, received 05/18/2022)
   B. Bluesmoke Barbeque Proposal (John Gallegos, received 05/20/2022)

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

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the PUD Amendment at 35 Berkshire Drive – Coventry Plaza. Please check one of the choices and sign below.

☒ 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: __John Gallegos_____ Date: _6/16/22

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Robert Lempa, date signed 05/18/2022, received 05/18/2022)
   B. Bluesmoke Barbeque Proposal (John Gallegos, received 05/20/2022)

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

PIQ Map

35 E Berkshire Drive



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR 35 E BERKSHIRE DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-111) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Final Planned Unit Development Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza at 35 E Berkshire Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on May 28, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 15, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment; and

WHEREAS, on June 15, 2022, 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 Planned Unit Development 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 Planned Unit Development 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 Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza at 35 E Berkshire Drive (19-08-426-010), Crystal Lake, Illinois are hereby approved.

Section II: Said Final Planned Unit Development Amendment issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Robert Lempa, date signed 05/18/2022, received 05/18/2022)

Draft

B. Bluesmoke Barbeque Proposal (John Gallegos, received 05/20/2022)

2. The Petitioner shall address all of the review comments and requirements of the 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 Final Planned Unit Development 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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-111
35 E Berkshire Drive – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	June 15, 2022
Request:	Final Planned Unit Development Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza
Location:	35 E Berkshire Drive
Acreage:	Approximately 1,200 square feet
Existing Zoning:	B-1 PUD – Neighborhood Business PUD
Surrounding Properties:	North: B-2 – General Commercial South: R-2 – Single-Family Residential East: RE – Residential Estate West: B-1 – Neighborhood Business
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is the existing Coventry Plaza shopping center.
- Previous Approvals:
    - In 1985, Coventry Plaza was rezoned from B-1 zoning district to B-1 PUD zoning district. The adopted PUD includes a list of specific permitted uses, in addition to any normally permitted uses in the B-1 Neighborhood Business zoning district.
    - The intent of the adopted PUD was to allow relief from the B-1 zoning district permitted use list that maintains some protection to the surrounding residences while expanding the convenience of retail sales and services within limitations.

Development Analysis:

General:

- Request: The petitioner is requesting a Final PUD Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use within Coventry Plaza.

- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation.
- Zoning: The site is zoned B-1 PUD Neighborhood Business, which permits uses that are intended to serve the neighborhood, and not multiple neighborhoods, City-wide or region-wide.

Request Overview:

- The petitioner is requesting to allow Barbeque Cooking Supply Sales as a permitted use within the Coventry Plaza shopping center. The business will sell barbeque accessories such as charcoal, wood pellets, thermometers, cookbooks, and sauces and rubs. There will be no cooking or repairs on-site.

- The proposed use is a niche use and would be similar to other permitted uses in the B-1 zoning district, such as Camera and Photographic Supply and Musical Instrument and Supplies Stores. Some of the current tenants include a pet shop, Dairy Queen, hair salon, bakery, and a laundromat.

- Other retail sale uses in the PUD's permitted use list include the following:

RETAIL SALES:

Art Gallery, Auto Parts, Bath Shop, Ben Franklin, Camera Shop, Floor Covering Sales, Ceramics-Sales & Crafts, Clock Shop, Clothing Store (Men, Women, Child), Coin Shop/Stamps, Computer Sales, Craft Store, Curtains/Draperies, Discount Store, Eye Glass Sales, Fabric Shop, Fireplace Shop, Furs, Hardware Shop, Kitchen Cabinets, Leather Shop, Luggage Store, Musical Instruments, Office Supplies, Paint and Wallpaper Store, Pet Shop and Pet Supplies, Record Shop, Saddle Shop, Sewing Machine Sales, Shoe Store, Sick Room Supplies, Sporting Goods, Stained Glass, Telephone Store, T-Shirt Service, Toy Store and Water Beds.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which permits which allows for existing and future commercial, service and office uses. The following goal is applicable to this request:

Land Use – Commerce

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

This can be accomplished with the following supporting action:

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

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 (Robert Lempa, date signed 05/18/2022, received 05/18/2022)
   B. Bluesmoke Barbeque Proposal (John Gallegos, received 05/20/2022)

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: BluesmokeBBQ Supply

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ___ **Final PUD**
- ___ **Final PUD Amendment**
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ___ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: John Gallegos

Address: 1791 Deerhaven dr

Crystal Lake Il 60014

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Project Description for bluesmoke bbq supply is simple. Barbecue is my passion, we trade ideas boast of good outings. I wish to bring to Crystal Lake the ability to enjoy what the pros do in thier own backyards by selling competition grade rubs. sauces accessories and grills.

Project Address/Location: coventry plaza 35 Berkshire dr crystal lake il

PIN Number(s): 19-08-426-010

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Robert Lempa

Address: 529 Twin Oaks Drive

Lake Villa, IL 60046

Phone:

E-mail:

Project Name & Description: Coventry Plaza

Project Address/Location: 35 Berkshire, Crystal Lake, IL

Signature Robert Lempa

Robert Lempa 5/18/22

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

Ms. Repholz stated the request meets the SUP criteria. She stated she is glad to see this development have another destination.

Ms. Teetsov thanked the petitioner and was happy to see another use in this shopping center.

Mr. Atkinson stated he was happy to see this use and had no concerns.

Mr. Jouron wished the petitioner good luck.

Mr. Skluzacek made a motion to approve the Special Use Permit with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

2. The number and location of seats cannot be expanded without modification to this Special Use Permit.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

Mr. Atkinson seconded the motion. On roll call Members Atkinson, Gronow, Repholz, Skluzacek, Jouron and Teetsov voted aye. Motion passed 6-0.

2022-111 – 35 BERKSHIRE DRIVE – COVENTRY PLAZA – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

A Final Planned Unit Development Amendment to allow changes to the permitted uses for Coventry Plaza for a Barbeque Cooking Supply Sales store.

John Gallegos, petitioner and business owner, and Michael Nichols were present to present the request. Mr. Gallegos stated that barbeque is a culture and that families will often get together for a barbeque. Mr. Gallegos described the items that would be sold including grills, and accessories such as spatulas, rubs and more. He noted he is seeking new and innovative ideas and he would like to offer more than the commonly sold barbeque items. He stated this use is designed for the neighborhood. He wants people to be the best pit masters they can.

Mr. Jouron opened the public hearing. There being no one in the public wishing to speak Mr. Jouron closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Rivard provided a summary of the request and spoke to the history of the shopping center. She spoke to the rezoning from B-1 to B-1 PUD, and that the intent of the PUD was to allow a specific list of permitted uses in the shopping center.

Mr. Atkinson asked if there would be any cooking on-site. Mr. Gallegos responded no. He stated he may hold demonstrations of the equipment, but no cooking. Mr. Atkinson asked what section of the shopping

center they would be located. Mr. Gallegos stated they would be next to the Dairy Queen. He noted there is ample parking available.

Ms. Teetsov asked the petitioner if he had another location or business. Mr. Gallegos responded no. He stated he has been involved in competitions for the past 8 years. Ms. Teetsov stated she thinks this is a good addition to the shopping center.

Mr. Skluzacek asked about the items that would be sold in the store. Mr. Gallegos stated they would sell grills, accessories, rubs, etc. He spoke to the various users and brands.

Mr. Gronow asked about the business name, Bluesmoke BBQ, and if it was a chain. Mr. Gallegos responded no. Bluesmoke is the term for the thin smoke you can see through. Mr. Gronow stated this meets the Findings of Facts and will be a good use at this location.

Ms. Repholz stated this is a good location and it makes sense. She was happy for the potential use, and noted that Crystal Lake welcomes the business.

Mr. Jouron stated he travels to Texas all the time and spoke to the different types of barbeque. He asked the petitioner if he participates in contests. Mr. Gallegos stated he has thought about competitions with City approval. He spokes to possible locations for such events. Mr. Jouron stated he believes this is a great ideas.

Mr. Jouron stated he sees how this request meets the Finding of Fact including the hardship standards. He asked for a motion.

Mr. Gronow made a motion to approve the Final Planned Unit Development Amendment with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Dylan DeGraw, received 05/17/22).
   B. Sign Plan Package (Kiku Obata, dated 05/10/22, received 05/17/22)

2. Changes to the signs which meet the UDO or the heights and sizes in this amendment are not required to amend the SUP in the future.

3. The petitioner shall comply with all of the requirements of the Community Development Department

Ms. Teetsov seconded the motion. On roll call Members Atkinson, Gronow, Jouron, Repholz, Skluzacek, Teetsov voted aye. Motion passed 6-0.

BLUESMOKE BARBECUE SUPPLY

Bluesmoke bbq supply will sell at 100% retail, competition grade and battle tested Rubs, sauces and unique types of Charcoals, lump and briquet, HIGH GRADE 100% WOOD PELLETS for today's high tech Bluetooth enabled pellet grills we will sell all bbq. accessory's i.e. thermometers (quick check and long cook digital read out) cook books, starter and all your grilling and smoking needs. The reason for this venture is twofold, one of course to generate income and the other to bring to Crystal Lake the culture of bbq and smoking that has been in all of our dna since the creation of fire. All thru the generation this has been a way of not only feeding our friends and family but the gathering itself. There will be no cooking for sale no repairs for sale.

The Barbecue industry has gone from a 2.3 billion business to 7.8 billion in since the introduction of high tech pellet and kamado grills. Unfortunately the industry has taken its time to recognize the more northern states. I'm sure because of the chilly months we incur. But this to is a thing of the past with thermos blankets for smokers and Bluetooth alerts to let you know when your food is ready and read outs of temps and pellet levels. Yes you can get cheap at Walmart or stores with very selective offerings but we want to offer more than just a place to buy but a place to learn new methods teach new recipes and share the love of outdoor cooking.

Barbecue is a neighborhood event and anybody involved prides him or herself on being the best on the block and we want to provide the tools to be that pitmaster.

Thank You

Bluesmokebbq supply.

Agenda Item No: 9g

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Banfield Pet Hospital

Request: Special Use Permit to allow a Veterinary Service Clinic

Petitioner: Jeff Hammond, petitioner
6340 Northwest Highway

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Special Use Permit to allow Banfield Pet Hospital at 6340 Northwest Highway.

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

Background:

- Banfield Pet Hospital is looking to renovate and move into the former Helzberg Jewelry outlot space.
- Veterinary Service Clinics are a Limited Use and can be approved by staff provided they meet the established criteria. Since the clinic does not provide overnight care and to protect the safety of the animals they do not have an outdoor area, which is one of the criteria. This causes the need for the Special Use Permit.

PZC Highlights:

- The PZC was supportive of the use and found that they met the Findings of Fact and understood why there is no outdoor area.

The PZC recommended **approval (5-0)** 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 (Brixmor, received 06/14/22)
B. Floor Plan (Scott Edwards Architecture, dated 06/03/22, received 06/14/22)
C. Narrative (Scott Edwards Architecture, dated 06/10/22, received 06/14/22)

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

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Special Use Permit for Banfield at 6340 Northwest Highway. Please check one of the choices and sign below.

X 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: Jeff W. Hammond Date: 07-12-2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Brixmor, received 06/14/22)
   B. Floor Plan (Scott Edwards Architecture, dated 06/03/22, received 06/14/22)
   C. Narrative (Scott Edwards Architecture, dated 06/10/22, received 06/14/22)

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

PIQ Map
6340 Northwest Highway



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR BANFIELD PET HOSPITAL AT 6340 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-131) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit to allow a Veterinary Service Clinic for Banfield Pet Hospital at 6340 Northwest Highway; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 17, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on July 6, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit; and

WHEREAS, on July 6, 2022, 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 Special Use Permit be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit 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 Special Use Permit to allow a Veterinary Service Clinic for Banfield Pet Hospital at 6340 Northwest Highway, be granted for the property commonly known as at 6340 Northwest Highway, (19-05-476-021), Crystal Lake, Illinois is hereby approved.

Section II: Said Special Use Permit is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Brixmor, received 06/14/22)
   B. Floor Plan (Scott Edwards Architecture, dated 06/03/22, received 06/14/22)
   C. Narrative (Scott Edwards Architecture, dated 06/10/22, received 06/14/22)

Draft

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 to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit 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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-131
6340 Northwest Highway – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: July 6, 2022

Request: Special Use Permit to allow a Veterinary Service clinic.

Location: 6340 Northwest Highway

Acreage: Approximately 5,000 square foot building

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property currently is part of the Commons of Crystal Lake retail center.
- This outlot building was constructed for a jewelry retail store.
- A Veterinary Service has specific standards and is a Limited Use. If the standards cannot be met it requires a Special Use Permit. Banfield does not have an outdoor pet area, which is one of the standards.

Development Analysis:

General

- Request: A Special Use Permit for a Veterinary Service clinic.
- Zoning: The site is zoned B-2 PUD General Commercial with a Planned Unit Development. This is the appropriate zoning district for this use.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Floor Plan: This is a 4,191 square-foot full-service vet clinic. The space will have several exam rooms, a treatment area, an x-ray room, a surgery room and two separate cage areas, one for canines and one for felines.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. 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 Land Use Plan, and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

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

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow a Veterinary Clinic. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

VETERINARY SERVICE
Veterinary Service must comply with the following standards. The criteria are as follows:

1. Kennel: No kennel (overnight boarding) shall be maintained outside of the principal building.

   ☒ *Meets* ☐ *Does not meet*

2. Outdoor Area: The facility shall include a minimum of 200 square feet of outdoor enclosed yard for every 1,000 square feet contained within the principal structure. Such yard areas shall be enclosed by a solid, decorative fence or masonry wall at least six feet in height.

   ☐ *Meets* ☒ *Does not meet*

   The proposal does not include an outdoor area, Banfield does not have an outdoor area at their current location in town and does not take animals outdoors during their care/service.

3. Soundproofing: When located in multi-tenant (or multi-suite) buildings, veterinary services shall be insulated and soundproofed, in order to minimize all loud and disturbing noises that might disturb those persons in adjoining suites.

   ☒ *Meets* ☐ *Does not meet*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Brixmor, received 06/14/22)
   B. Floor Plan (Scott Edwards Architecture, dated 06/03/22, received 06/14/22)
   C. Narrative (Scott Edwards Architecture, dated 06/10/22, received 06/14/22)

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Banfield Pet Hospital

Action Requested

__ **Annexation**	__ **Preliminary PUD**
__ **Comprehensive Plan Amendment**	__ **Preliminary Plat of Subdivision**
__ **Conceptual PUD Review**	__ **Rezoning**
__ **Final PUD**	X **Special Use Permit**
__ **Final PUD Amendment**	__ **Variation**
__ **Final Plat of Subdivision**	__ **Other**

Petitioner Information

Name: Copeland Downs (Scott Edwards Architecture LLP)

Address: 2525 E. Burnside St.
Portland, OR 97214

Phone: 503.896.5336

Fax:

E-mail: cdowns@seallp.com

Owner Information (if different)

Name: Bill Jarosik (Brixmor Property Group)

Address: 8700 West Bryn Mawr Ave, Suite 1000S
Chicago, IL 60631

Phone: 847.562.4177

Fax:

E-mail: bill.jarosik@brixmor.com

Property Information

Project Description: Banfield Pet Hospital is a national company with veterinary clinics across the country. Their clinics do not accommodate overnight boarding and as such, do not typically provide any outdoor facilities, including dog runs. This is a tenant improvement within and existing stand alone building, the zoning is B-2 General Commercial and a part of a PUD. Per zoning code, there is a requirement to provide 200 s.f. of outdoor space per 1,000 s.f. of building area. As we have no use for this outdoor area, we are are applying for a Special Use Permit to waive this requirement.

Project Address/Location: 6340 Northwest Highway, Crystal Lake, IL 60014

The Commons of Crystal Lake Shopping Center

PIN Number(s): Parcel #19-05-476-021

Development Team

Please include address, phone, fax and e-mail

Developer: Banfield Pet Hospital
18101 SE 6th Way
Vancouver, WA 98683
Caleb Work
caleb.work@banfield.com
719.688.5873

Architect: Scott Edwards Architecture LLP
2525 E. Burnside St.
Portland, OR 97214
Copeland Downs
cdowns@seallp.com
503.896.5336

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Copeland Downs _____ 06/10/2022

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.

Dana Meadowcroft _____ Dana Meadowcroft, Agent 6/10/22

OWNER: Print and Sign name **Date**

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, members, Greenman, Gronow, Jouron, Skluzacek and Teetsov were present. Mr. Atkinson and Ms. Repholz were absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant 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.

2022-131 – 6340 NORTHWEST HIGHWAY – BANFIELD PET HOSPITAL – SPECIAL USE PERMIT

A Special Use Permit to allow a Veterinary Service Clinic without outdoor area.

Jeff Hammond was present to represent the request. He stated that Banfield is the largest vet service provider in the world. This is a small vet clinic, a one stop neighborhood shop. The City's zoning requirements call for an outdoor area, but it seems that is intended for overnight or long term care, which they do not provide. Any animals needing a higher level of care would be transferred to another provider. There is a pet clean up area inside where customers wait with their pets. There are also several large dog kennels inside with a drain system if dogs need to use the bathroom so they are still contained safely in the facility.

Mr. Greenman opened the public hearing. There being no one in the public wishing to speak Mr. Greenman closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Maxwell provided a summary of the petitioner's request.

Mr. Skluzacek asked if any patients would need to stay overnight. The petitioner replied no. Most owners wait with their pets during the visit so pet relief facilities are not needed.

Mr. Gronow asked if this was part of the PetsMart. Mr. Gawdun said that was the old model of service, now they take standalone buildings.

Ms. Teetsov thanked the petitioner for explaining their business model. She was glad they are moving into some vacant space.

Mr. Jouron asked about their hours of operation. The petitioner stated 7 am to 7 pm.

Mr. Greenman stated this request met the Findings of Fact. He can support the request as they explained why they do not need an outdoor area.

Mr. Skluzacek made a motion to approve the Special Use Permit with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Brixmor, received 06/14/22)
   B. Floor Plan (Scott Edwards Architecture, dated 06/03/22, received 06/14/22)
   C. Narrative (Scott Edwards Architecture, dated 06/10/22, received 06/14/22)

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

Mr. Gronow seconded the motion. On roll call Members Gronow, Jouron, Skluzacek, Teetsov, and Greenman voted aye. Motion passed 5-0.

REPORT FROM PLANNING

Staff summarized the items scheduled for the next PZC meeting, July 6, 2022.

COMMENTS FROM THE COMMISSION

Mr. Greenman asked about a future training session for the commission. He suggested economic development.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 8:56 p.m.

SPECIAL USE PERMIT – WRITTEN DESCRIPTION

Scott Edwards Architecture

Date: 06/10/2022

Proposed Banfield Veterinary Clinic – Special Use Permit

The Commons of Crystal Lake

6340 Northwest Highway

Crystal Lake, IL 60014

Property Zoned B-2 (General Commercial)

Per the Crystal Lake zoning code, table 2-300, veterinary use in a B-2 General Commercial zone are Limited use subject to Section 2-400C-42. Requirement 'b' in the latter section states, "Outdoor area: The facility shall include a minimum of 200 square feet of outdoor enclosed yard for every 1,000 square feet contained within the principal structure. Such yard areas shall be enclosed by a solid, decorative fence or masonry wall at least six feet in height.

This application is to request waiving the zoning requirement of providing outdoor space given the nature of the proposed Veterinary Clinic.

Banfield Introduction:

Since 1955 Banfield has been providing high quality neighborhood veterinarian care throughout the United States. With over 1,100 clinics nationwide, Banfield is the leader in innovations like Optimum Wellness Plans, and the first and most extensive quality-assurance program in the industry. Banfield hospitals / clinics provide the finest, most convenient human-quality medical services available, as well as industry-leading protocols and equipment. We understand the special bond between pets and people. At Banfield, we provide a level of service second to none in the industry.

Project Description:

Banfield Pet Hospital is proposing a 4,191 s.f. veterinary clinic at The Commons of Crystal Lake Shopping Center in Crystal Lake, IL. The shopping center parking lot contains a standalone retail building which is where the proposed Banfield tenant improvement is, the previous tenant was the "Jewelry3" jewelry store. No outdoor facilities or exterior changes are proposed other than tenant signage. Typical Banfield Veterinary facilities such as what is being proposed at this location provide full service veterinarian care; including diagnostic capabilities, a surgery room, pharmacy and retail pet supply sales. All clinic activities occur within the tenant space. Banfield does not provide outdoor amenities such as dog runs or storage yards and no grooming, long term kenneling, boarding or overnight facilities are provided at Banfield. The proposed veterinarian clinic will primarily service the neighboring community providing a necessary service at a close and convenient location. Located within the The Commons of Crystal Lake Shopping Center, Banfield reduces transportation time for neighbors / clients and provides a location to receive needed veterinarian care services at a convenient one-stop shopping center location.

Hours of operation:

Banfield clinics typically operate 7:00am – 7:00pm, 7 days per week. No overnight care or boarding is provided.

Use of Outdoor Space:

As mentioned previously, Banfield does not provide long term boarding, overnight stays or outdoor dog runs. Banfield provides dog runs on the interior of their tenant space as is the plan at this Crystal Lake location to make access and movement around the clinic easier, provide convenient pet monitoring, and mitigate risk of pet escape. Furthermore, Banfield does not "walk animals" for animal safety reasons. With these considerations in mind, this proposal is to waive the B-2 Veterinary Clinic requirement of providing outdoor space since it does not apply to the tenant and will have minimal impact on the surrounding shopping center and neighborhood more broadly.

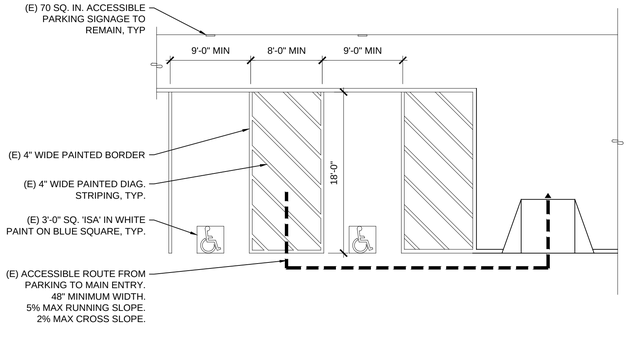
With over 1,100 facilities nationwide, Banfield prides itself on being good neighbors and tenants. Significant conditions are not typically applied to our proposed Banfield clinics. We are a small, neighborhood clinic and our impact on adjacent tenants / neighboring properties is minimal with little or no impact on public peace, safety, and welfare.

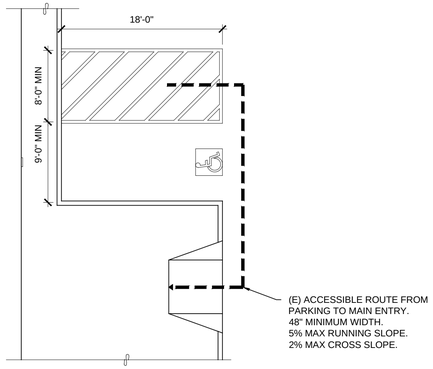
With this said Banfield is committed to being a "good neighbor" and working closely with the community and city jurisdiction to alleviate any concerns.

Please don't hesitate to let me know if you have any questions or need additional information. Sincerely,

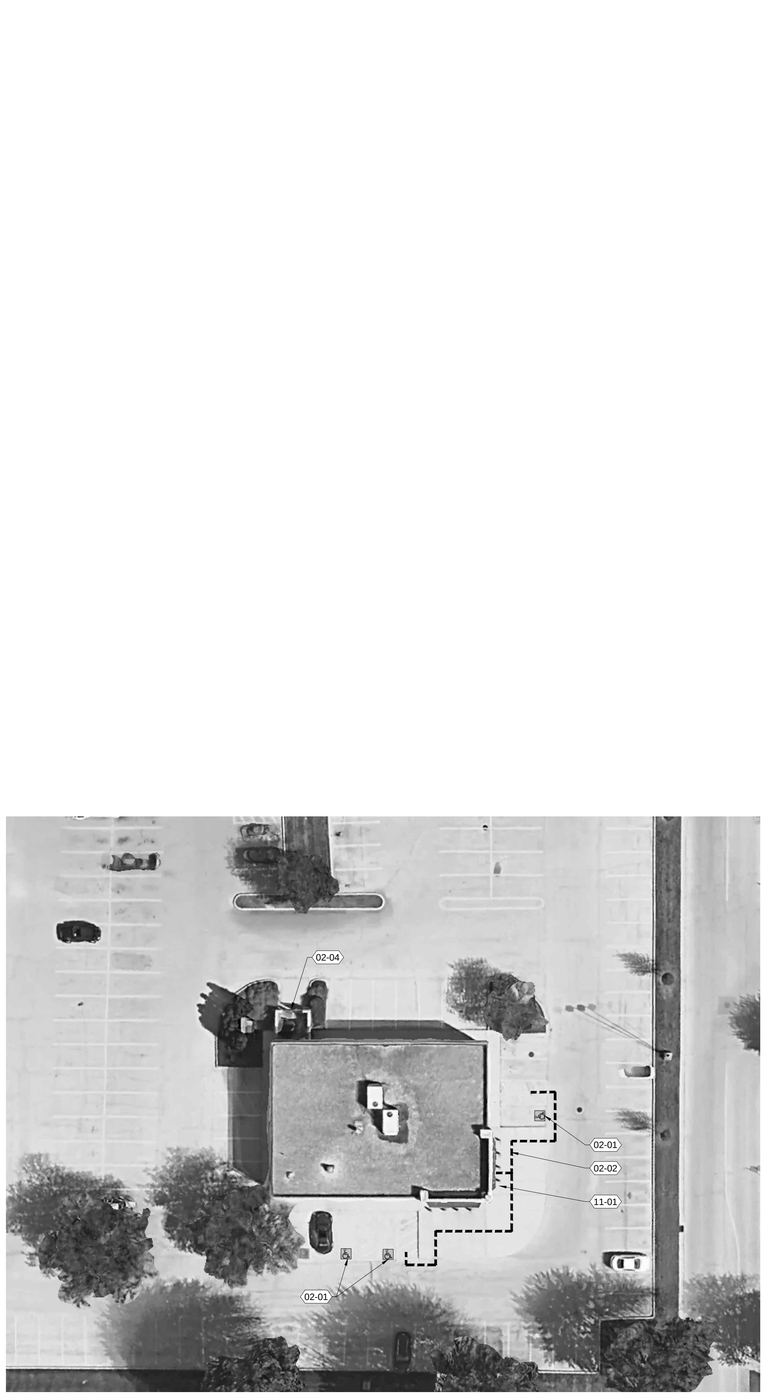


Jeff Hammond
Principal
S|E A
SCOTT | EDWARDS ARCHITECTURE LLP
2525 East Burnside Street Portland, Oregon 97214
p: 503.226.3617 f: 503.226.3715 www.seallp.com

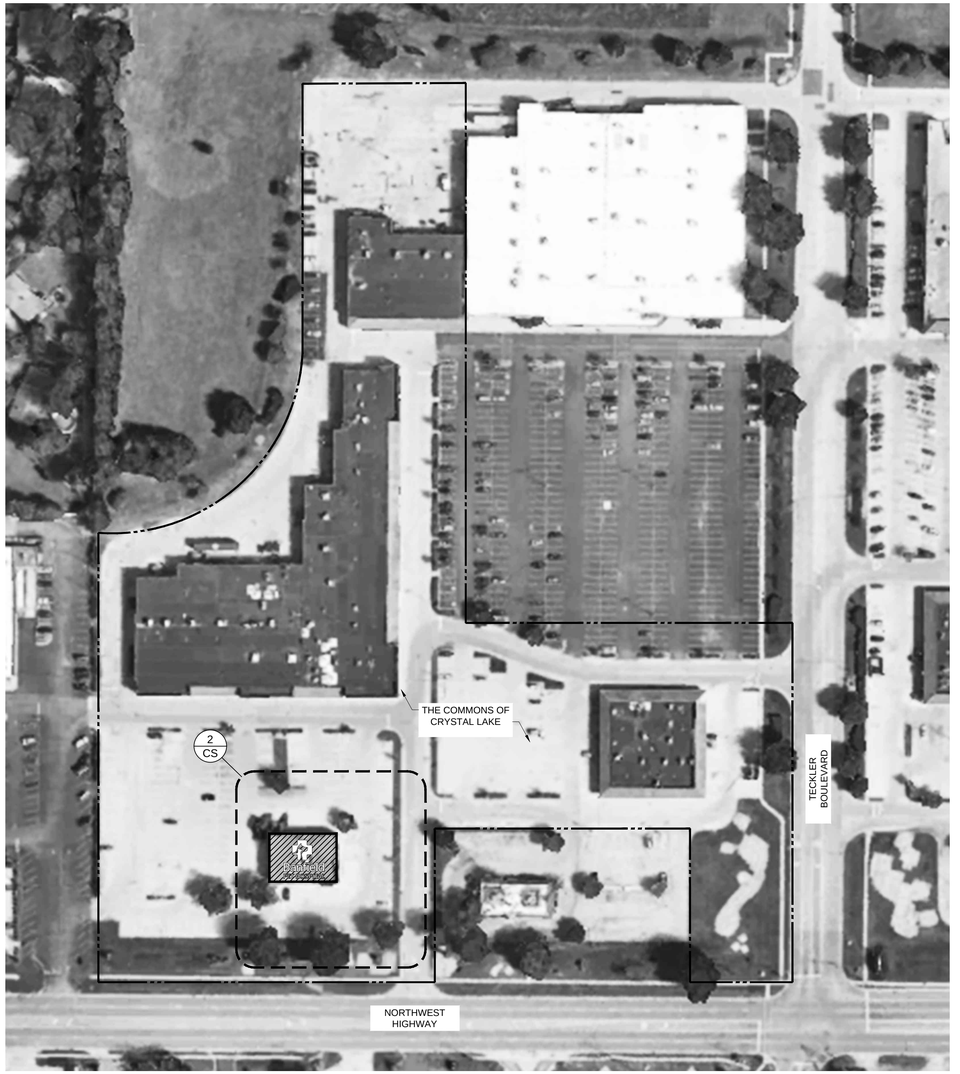




3 EXISTING ACCESSIBLE PARKING
NTS



2 EXISTING ACCESSIBLE PARKING
NTS



NORTH

1 EXISTING SITE PLAN - FOR REFERENCE ONLY
NTS

GENERAL SHEET NOTES

A. ALL SITE WORK IS EXISTING TO REMAIN.

B. AREA OF TENANT IMPROVEMENT IS FULLY ACCESSIBLE PER CHAPTER 11 OF THE 2018 IBC.

C. SEE SHEET G0.1 FOR ADDITIONAL ACCESSIBILITY INFORMATION.

D. DISABLED SITE ACCESS, PARKING, ETC. SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE 2018 IBC.

E. THE MAXIMUM SLOPE OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:12. THE MAXIMUM SLOPE OF A CURB RAMP SHALL NOT EXCEED 1:12. THE MAXIMUM SLOPE OF AN ACCESSIBLE ROUTE CURB RAMP OR LANDING SHALL NOT EXCEED 2%.

F. EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON THE WALKING SURFACES.

G. RAMPS WITHIN THE ACCESSIBLE ROUTES SHALL HAVE A SLIP-RETARDANT SURFACE.

H. RAMPS WITHIN THE ACCESSIBLE ROUTE SHALL HAVE LANDINGS AT THE TOP AND BOTTOM. REQUIRED LANDINGS SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.

I. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS WITH SHALL EXTEND THE WIDTH AND DEPTH OF THE CURB RAMP.

J. WHERE AN ACCESSIBLE ROUTE CROSSED A VEHICULAR WAY, THE BOUNDARY BETWEEN AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING PRIOR TO THE VEHICULAR WAY NOT LESS THAN 36".

K. WHEN CURB AND CUTTER ARE INTERSECTED BY AN ACCESSIBLE PATH OF TRAVEL, PROVIDE FLARED GUTTER AT A MAX 5% SLOPE. DRAINAGE SWALE SHALL BE FLARED TO ACHIEVE A MAX SLOPE OF 5% WHEN SWALE IS INTERSECTED BY AN ACCESSIBLE PATH OF TRAVEL.

L. ALL CONCRETE WALKS MUST BE 48" CLEAR, AND UNENCUMBERED BY LIGHT POLES, SIGNS, ETC. MAINTAIN A MAX CROSS SLOPE OF 2%.

M. AVOID LOCATING LIGHT POLES IN POTENTIAL TRUCK PATH OR IN A CODE REQUIRED PATH OF TRAVEL.

N. THE PEDESTRIAN ROUTE USED FOR DELIVERIES SHALL BE CODE COMPLIANT, 5% MAX RUNNING SLOPE, 2% MAX CROSS SLOPE.

O. RAMP EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT RAMP LANDINGS WHERE HANDRAILS ARE REQUIRED. A CURB, 2 INCHES HIGH MIN, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE.

P. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSIONS BETWEEN WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE, OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MIN AND 4 INCHES MAX ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

LEGEND

BANFIELD PET HOSPITAL LOCATION LEASE AREA

EXISTING ACCESSIBLE ROUTE

PROPERTY LINE

KEY NOTES XX-XX

02-01 EXISTING ACCESSIBLE PARKING STALL - SEE 2/A1.0
02-02 EXISTING ACCESSIBLE ROUTE FROM PARKING TO BANFIELD MAIN ENTRANCE.
02-04 EXISTING TRASH ENCLOSURE.
11-01 OUTDOOR PET WASTE STATION.

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 sea@p.com

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

005374 CRYSTAL LAKE, IL

6340 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

PERMIT SET

Banfield PET HOSPITAL

#	Description	Date

DRAWING:

SITE PLAN

JOB #: 22069

DATE: 06/03/2022

SHEET NO:

A1.0

GENERAL DESIGN NOTES

GENERAL

A. INSTALL ROLLER SHADES ON ALL EXTERIOR WINDOWS UNO.

B. INSTALL OPAQUE FILM ON EXTERIOR WINDOWS WHERE NOTED.

VESTIBULE

A. "OPEN" BONE SIGN LOCATED OVER DOOR. CONNECT TO ELECTRICAL OUTLET IN CEILING.

B. INSTALL OPAQUE FILM FROM FLOOR TO FIRST MULLION OR 3'-0" AFF ON ALL GLASS EXCEPT EXTERIOR STOREFRONT.

LOBBY

A. BANFIELD LOGO LAYOUT 'B' (83 ½"W x 23 ¼"H) MOUNTED DIRECTLY TO WALL.

B. BENCHES ARE 48" LONG UNO.

C. FUTURE FLATSCREEN TV.

FELINES ROOM

A. WALL MOUNTED 24" FLATSCREEN TV, BOTTOM MOUNTED 43" AFF.

B. STANDARD AFI FELINE CONDO COMPONENT SHOWN.

ISOLATION

A. SLOPED CAP ABOVE KENNEL SURROUND.

B. EXPOSED WALLS TO HAVE FRP FINISH WAINSCOT.

X-RAY

A. DOOR TO BE 3'-0" x 7'-0" x 1 ¾" METAL DOOR WITH 22" x 30" x ½" VISION PANEL.

B. ALL WALLS TO BE ½"LEAD LINED to 84" AFF WITH ⅝" GYP. BD. TO 6" AFC, BY U.S.G. RAYBAR OR EQUAL WITH LEAD TAB GYP BOARD SCREWS ONE SIDE.

BREAK ROOM

A. TWENTY-SEVEN (27) METAL LOCKERS TOTAL INDICATED - EIGHT (9) HORIZONTAL, THREE (3) VERTICAL.

B. COUNTERTOP TO BE 34" AFF AND TO BE OPEN BELOW - NO BASE CABINETS.

WALL FINISHES

- BANFIELD DOWNY (631120515961)
- BANFIELD LIGHT GREY (631120515965)
- BANFIELD DARK GREY (631120516121)
- BANFIELD LIGHT BLUE (631120515964)
- FRP
- X-RAY WALL LEAD LINING

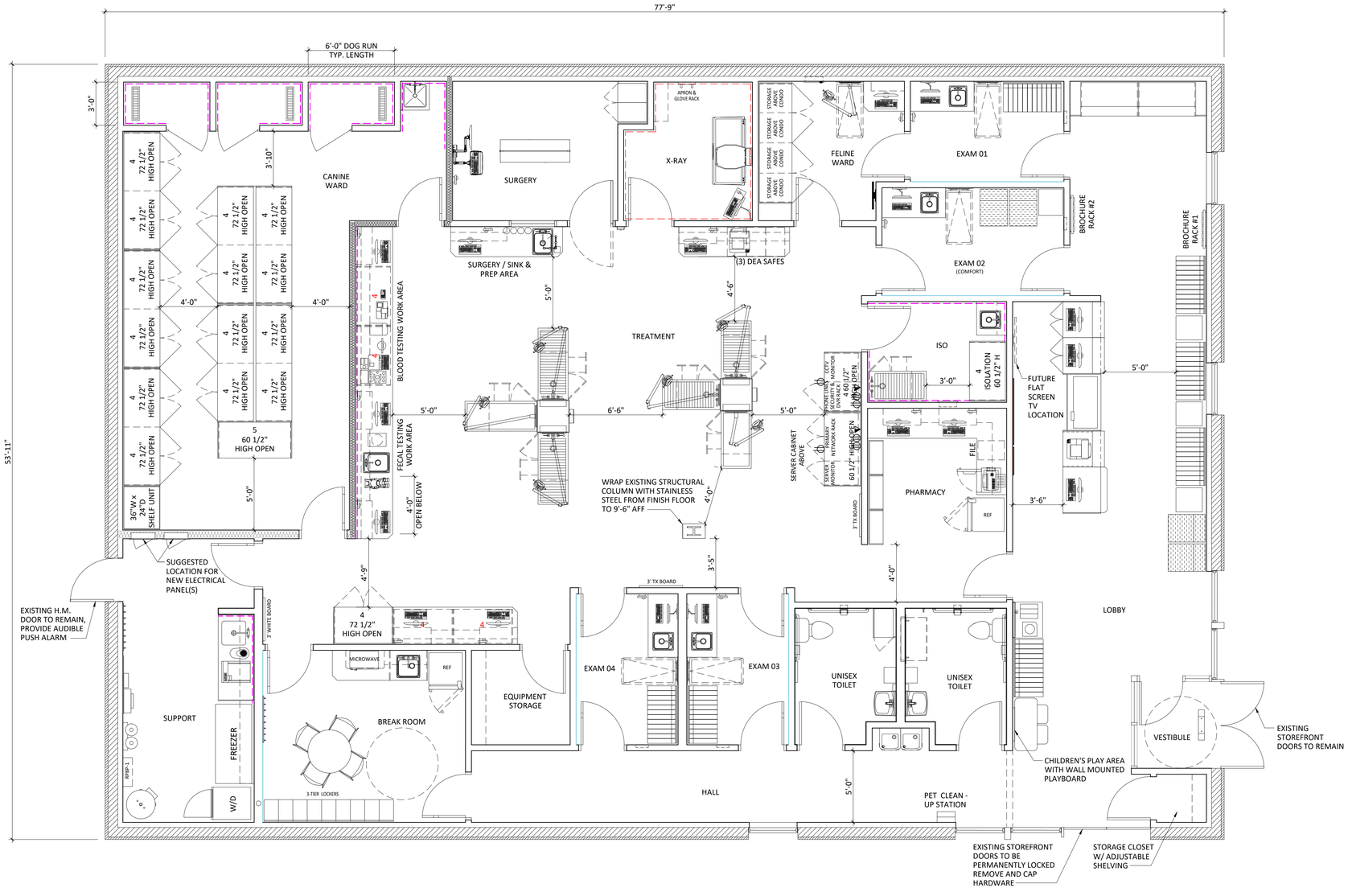
FAST FACTS

RELO/PROTECT OF HOSPITAL = 477
LUCERNEX SQUARE FOOTAGE = 4,200 SQ FT
SQUARE FOOTAGE THIS PLAN = 4,191 SQ FT
LOBBY SQUARE FOOTAGE = 641 SQ FT
EXAM ROOMS = 4
RECEPTION WORKSTATIONS = 3
PHARMACY WORKSTATIONS = 2
TREATMENT WORKSTATIONS = 7
TREATMENT EXAM TABLES:
- 60" WET = 2
- 48" WET = 2
- 60" DRY = 1
- 48" DRY = 1

TREATMENT LARGE KENNELS = 7
CANINE WARD LARGE KENNELS = 15
ISOLATION LARGE KENNELS = 1
DOG RUNS = 3
FELINE CONDOS = 4

NORTH LOCATION





APPROVED SPACE PLAN | SCALE 1/4"=1'-0" | 01

005374 - CRYSTAL LAKE, IL (rp)
NORTHWEST HWY
CRYSTAL LAKE, IL 60014

Banfield PET HOSPITAL

ELLA BEHNOUD
DESIGN MANAGER

CALEB WORK
CONSTRUCTION MANAGER

BRANDON PHILLIPS
SENIOR MANAGER
HOSPITAL OPENINGS

ANDREW CHAMBERS
SPECIALIST PHYSICAL SECURITY

LORIN GATES
SENIOR DIRECTOR REAL ESTATE

DRAWING:
SPACE PLAN

DRAWN BY: E.R., S|EA

DATE: 01/18/22

SHEET NO:

SPACE PLAN

Agenda Item No: 9h

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: Budget Amendment for costs associated with crossing guard services and debt service obligations

Staff Recommendation: Motion to adopt a Resolution authorizing a budget amendment for 1) costs associated with crossing guard services in the amount of $17,085.00 from the Crossing Guard Fund unreserved fund balance and 2) costs associated with debt service obligations in the amount of $88,908 for the Three Oaks Debt Service Fund.

Staff Contact: Jodie Hartman, Director of Finance

Background:

The City's fiscal year 2021/22 budget was originally adopted April 20, 2021. Included in that document were best estimates of needs for the corresponding fiscal year. Now that the fiscal year has concluded, amending the approved budget for two funds is necessary, as final expenditures will exceed the authorized budget.

Crossing Guard Fund:

The first fund in need of an amendment is the Crossing Guard Fund. This fund accounts for the activity relating to outsourced crossing guard services. Funding sources include a property tax levy for $55,000 for the 2021/22 fiscal year and a reimbursement from School District 47 for one half of the incurred expenditures. The reimbursement from the School District for the 2021/22 fiscal year is $63,542.

Crossing guard services were budgeted at $110,000 for the fiscal year. Unfortunately, the budget underestimated the fees to be incurred for a full school year. Invoices for crossing guard services during the year total $127,085. An amendment is necessary to increase the expenditure by $17,085. The prior year invoices for fiscal year 2020/21 were significantly under-budget as a result of pandemic remote learning periods. Due to an administrative error, the budget for fiscal year 2021/22 was not increased sufficiently. The School District has reimbursed the City for their half of the total incurred invoices, compensating for $8,542.50 of the shortage. The remaining $8,542.50 will be drawn from unreserved fund balance. The Crossing Guard Fund has sufficient unreserved fund balance to support this amendment.

Crossing Guard Service Expenditure Budget

Original Budget	Expenditure Total	Requested Budget Amendment	Amended Budget
$110,000.00	$127,085.00	$17,085.00	$127,085.00

Crossing Guard Funding Sources

Tax Levy	School District 47	Unreserved Fund Balance	Total Funding
$55,000.00	$63,542.50	$8,542.50	$127,085.00

Three Oaks Debt Service Fund

The second fund in need of an amendment is the Three Oaks Debt Service Fund (Debt Service Fund). The Debt Service Fund provides resources for payment of principal and interest of the Series 2019A and Series 2019B bonds. The 2019A Series refunded a prior issuance that provided funding for the Three Oaks Recreation Area as well as provided new funding for Water and Sewer capital projects. The 2019B Series provided was solely to refund a prior issuance that provided funding for both the Three Oaks Recreation Area and the Water and Sewer capital projects.

The budget for fiscal year 2021/22 was based on a preliminary allocation between the 2019A and 2019B bonds. The final allocation between the Debt Service Fund and the Water & Sewer Fund changed slightly, causing the payment from the Debt Service Fund to be higher by $88,908 and the Water & Sewer Fund Debt Service Fund payment to be lower by $88,908. A budget amendment is not needed to reduce the Water & Sewer Fund, since the Water & Sewer's share of the payment was lower than budgeted. This accounting adjustment did not affect the total bond proceeds or the total amount of debt service paid on either bond issuance. The Debt Service Fund receives an annual transfer from the General Fund to cover the debt service payments. This transfer for fiscal year 2021/22 was sufficient to cover the increased allocation to the Debt Service Fund, resulting in a net impact of $0 to the Debt Service Fund for the year.

Debt Service Expenditure Budget

Original Budget	Expenditure Total	Requested Budget Amendment	Amended Budget
$932,439.00	$1,021,347.00	$88,908.00	$1,021,347.00

Votes Required to Pass:

Simple majority.

Res.

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that a budget amendment is approved to increase the budgeted amount for fiscal year 2021/22 for contractual crossing guard services in the Crossing Guard Fund from $110,000 to $127,085 and for debt service obligations in the Three Oaks Debt Service Fund from $931,439 to $1,021,347.

DATED this 19th day of July, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: July 19, 2022
APPROVED: July 19, 2022

Draft

Agenda Item No: 9i

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Chick-Fil-A

Request: Special Use Permit Amendment to allow a covered drive-through lane and ordering area improvements, a change to the approved exterior site and elevation plans

Petitioner: Frank Gawdun, petitioner
4812 Northwest Highway

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Special Use Permit Amendment to allow the exterior site and elevation changes for the Chick-Fil-A at 4812 Northwest Highway.

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

Background:

- The Chick-Fil-A was constructed in early 2000. The company has found the drive-through to be very popular, especially during COVID, which closed indoor dining for a period of time.
- Chick-Fil-A has developed a process with smart tablets to take orders and payment before the vehicles can reach the order board to speed up customers getting through the queue.
- The new canopies will provide covering for the employees taking the orders allowing them to stay outside longer and be protected from the elements.

PZC Highlights:

- The Commission was supportive of the request and liked how the canopies blended with the building. They supported the wrapping of the columns with brick.

- The PZC found that this request meets the Findings of Fact.

The PZC recommended **approval (5-0)** 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 (Zetec Corporation, received 05/18/22)
   B. Plan Set (Esencia, dated 04/25/22, received 05/18/22)
   C. Narrative (Esencia, dated 04/15/22, received 05/18//22
   D. Elevations (Esencia, dated 07/13/22, received 07/14/22)

2. Wrap the columns of the free-standing canopy with brick to match the exterior of the main building.

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

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Special Use Permit Amendment for Chick-Fil-A at 4812 Northwest Highway. Please check one of the choices and sign below.

- [X] 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: _____ Date: 7-12-2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Zetec Corporation, received 05/18/22)
   B. Plan Set (Esencia, dated 04/25/22, received 05/18/22)
   C. Narrative (Esencia, dated 04/15/22, received 05/18//22

2. Wrap the columns of the free-standing canopy with brick to match the exterior of the main building.

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

PIQ Map
4812 Northwest Highway



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AMENDMENT FOR CHICK-FIL-A AT 4812 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-110) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit Amendment to allow to allow a covered drive-through lane and ordering area improvements allowing changes to the site and exterior elevations for the Chick-Fil-A at 4812 Northwest Highway; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 17, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on July 6, 2022, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit Amendment; and

WHEREAS, on July 6, 2022, 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 Special Use Permit Amendment be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit 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 Special Use Permit Amendment to allow exterior site and façade changes allowing the construction of a canopy over the drive-through lanes and a canopy over the drive-through windows for Chick-Fil-A for the property commonly known as 4812 Northwest Highway (19-03-351-054), Crystal Lake, Illinois is hereby approved.

Section II: Said Special Use Permit Amendment is issued with the following conditions:

Draft

Ord. No.
File No.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Zetec Corporation, received 05/18/22)
   B. Plan Set (Esencia, dated 04/25/22, received 05/18/22)
   C. Narrative (Esencia, dated 04/15/22, received 05/18//22
   D. Elevations (Esencia, dated 07/13/22, received 07/14/22)

2. Wrap the columns of the free-standing canopy with brick to match the exterior of the main building.

3. 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 to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit 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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-110
4812 Northwest Highway – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	July 6, 2022
Request:	Special Use Permit Amendment to allow a covered drive-through lane and ordering area improvements.
Location:	4812 Northwest Highway
Acreage:	Approximately 1.6 acres
Existing Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial South: B-2 General Commercial East: B-2 PUD General Commercial West: B-2 General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing limited service restaurant with dual drive-through lanes.
- The drive-through lanes are very popular and during times of high demand staff walks through the queue to take orders on tablets. Staff can only work during periods of good weather and this results in the continued backups in the drive-through lanes.
- The covered structures will provide covering for the employees to increase the number of days they can be outside to assist in taking orders. This will increase the efficiency of the Chick-Fil-A drive-through operations.

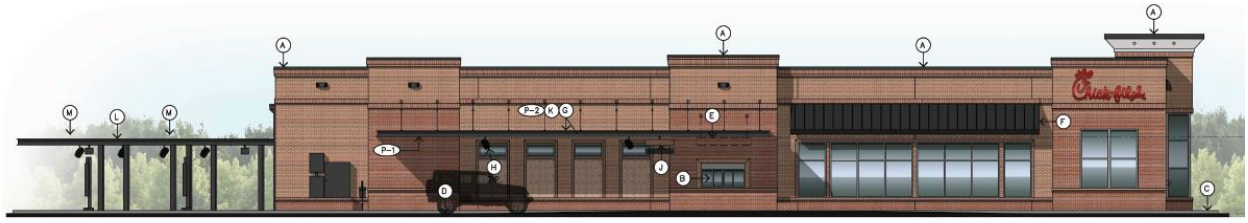
Development Analysis:

General

- Request: The petitioner is requesting an Amendment to the Special Use Permit for the outdoor canopies, which is an alteration of the site plan and elevations.
- Zoning: The site is zoned B-2 PUD General Commercial. This is the appropriate zoning district for this use.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.

- Site Plan: A large canopy will cover a portion of the double drive-through lane. This location allows the employees to assist in taking order prior to the menu ordering boards. A second smaller canopy will be attached to the building covering the order windows.
- Elevations: The canopies will be painted a bronze color that works well with the architecture and color scheme of the existing building. Staff has suggested that the columns be wrapped in brick to match the exterior façade of the building.





Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. 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 Land 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.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow canopies over the drive-through lane and ordering windows. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Zetec Corporation, received 05/18/22)
   B. Plan Set (Esencia, dated 04/25/22, received 05/18/22)
   C. Narrative (Esencia, dated 04/15/22, received 05/18//22

2. Wrap the columns of the free-standing canopy with brick to match the exterior of the main building.

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

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Zetec Corporation

Address: 9606 E Mountain Spring Road
Scottsdale, AZ 85255

Phone: 480-634-3474

E-mail: Zweifel3474@icloud.com

Project Name & Description: Install stand alone canopy over existing drive thru order point and an awning over the existing drive thru pick up window for the protection of employees working outside.

Project Address/Location: 4812 Northwest Hwy

Signature

Ty Zweifel 02/05/2022

Owner: Print and Sign name Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, members, Greenman, Gronow, Jouron, Skluzacek and Teetsov were present. Mr. Atkinson and Ms. Repholz were absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant 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.

2022-110 – 4812 NORTHWEST HIGHWAY – CHICK-FIL-A – SPECIAL USE PERMIT AMENDMENT

An amendment to the Special Use Permit to allow alterations to the site plan and elevations to construct a canopy over the drive-through lanes and order pick-up area.

Frank Gawdun, the project manager with Esencia Architecture and Roger Deutscher, the store operator were present to represent the request. Mr. Gawdun stated this store was built in the early 2000s and the drive-through use required the Special Use Permit. They were still new at operating stores and they have now found the drive-through was very popular and it gets busy. Chick-Fil-A has created a canopy system in 2018 that would allow employees with smart tablets to take orders and payment prior to getting to the order speaker. This will expedite the ordering process and reduce the concern the drive-through will back up onto Cog Circle or Route 14. There will likely be six employees under the canopy.

Mr. Gawdun noted they are using a slim line design for the canopy so it blends well with the existing building roof lines.

Mr. Greenman opened the public hearing. There being no one in the public wishing to speak Mr. Greenman closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Maxwell provided a summary of the request and noted there is a condition of approval to enclose the columns in a brick to match the building's exterior.

Mr. Jouron liked the process with the tablets and this will be an improvement to the service. He has no issues.

Ms. Teetsov supports wrapping the columns in brick. She is supportive of the request if it can keep traffic from backing up. Mr. Gawdun noted the top 18 inches will not have brick as fans are mounted to the columns.

Mr. Gronow said this is good to protect the employees. Mr. Gawdun said employees can work outside longer once they are protected from the elements. He noted the canopy is slightly sloped so it will drain and the columns act like downspouts.

Mr. Skluzacek asked if there were two canopies. Mr. Gawdun clarified that the main canopy is over the drive-through lanes. There is a second awning type structure projecting from the building over the drive-through windows to protect cars from the elements and employees when they open the windows.

Mr. Greenman said the Commission is very supportive of the request. The City appreciates Chick-Fil-A and is glad they are doing well. He stated he sees how this request meets the Finding of Fact including the hardship standards. He asked for a motion.

Ms. Teetsov made a motion to approve the Special Use Permit Amendment with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Zetec Corporation, received 05/18/22)
   B. Plan Set (Esencia, dated 04/25/22, received 05/18/22)
   C. Narrative (Esencia, dated 04/15/22, received 05/18//22

2. Wrap the columns of the free-standing canopy with brick to match the exterior of the main building.

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

Mr. Skluzacek seconded the motion. On roll call Members Gronow, Jouron, Skluzacek, Teetsov, and Greenman voted aye. Motion passed 5-0.

REPORT FROM PLANNING

Staff summarized the items scheduled for the next PZC meeting, July 6, 2022.

COMMENTS FROM THE COMMISSION

Mr. Greenman asked about a future training session for the commission. He suggested economic development.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 8:56 p.m.

esencia Architecture and Urban Design
1743 E. McNair Drive, #200 Tempe, Arizona 85283
www.esencia.org 480.755.0959 Fax 480.755.0956

April 15, 2022

City of Crystal Lake
Planning & Zoning Commission
100 W. Woodstock Rd.
Crystal Lake, IL 60014
(815) 459-2020

Regarding: **Project Narrative**
Chick-Fil-A #2927 Canopy Program
4812 Northwest Highway
Crystal Lake IL 60014

Dear Planning Dept.,

Chick-Fil-A would like to submit the following documents as they are seeking a Minor Site Plan Amendment to install (2) shade structures for their existing restaurant located at 4812 Northwest Highway, near the northwest corner of Cog Circle & Northwest Highway.

The existing parcel is a 1.65-acre pad site currently zoned B-2 (PUD) district and is incorporated with the Menards Home Improvement Shopping Center Complex. The fast-food restaurant has been in operation for several years and fully developed per the City of Crystal Lake and Menards Center design standards. The existing 4,866 sq. ft. fast-food restaurant building is located on the west side of the Chick-Fil-A parcel. Existing site amenities include a dual lane drive-thru, equipped with (2) two-way communication order point menu boards, and drive-up window offering for take-out food service, illuminated off street paved shared parking lot, an existing masonry screen wall trash enclosure with metal gates. The property, and street scape are fully landscaped with trees, turf and shrubbery native to the area. The site was designed and remains in compliance with the accessibility standards outlined in the current adopted A.D.A. code. The existing order point menu boards and drive-thru lane was designed to encircle around the restaurant building along the south, and east side of the site. There are two entry points to this site, a shared entrance road that interconnects the Chick-Fil-A and neighboring pad sites known as Cog Circle, and a right-turn in / right-turn out entrance drive from Northwest Highway.

Chick-Fil-A has seen success with the order point menu boards located in the queuing aisle, and they would like to install two canopies in the existing drive thru lane to help enhance their operations further. The Face-to-Face canopy a 1,333 sq. ft. steel shade structure at 9’-6” above top of pavement is proposed to be located in the drive-thru lane near the existing order point menu boards, and a 329 sq. ft. Pre-Fabricated metal Meal Delivery canopy at roughly 10’-1” above top of pavement is proposed to be installed on the western exterior wall over the existing pick-up window. Chick-Fil-A is seeking a minor site plan amendment to construct the canopies. Both canopies will remain behind the property building setback lines.

Chick-Fil-A has recognized that at their sites during peak hours of operation that the existing two-way communication menu boards cannot process the orders quick enough, at some sites this has led to on site traffic congestion as well as vehicles blocking entrances to other business, or even backing up out onto the public streets creating a public safety issue. The issue is further complicated as that at several of their sites Dining Rooms are still closed causing the drive-thru lane to be the primary manner to order and pick-up food. To help improve the issue Chick-Fil-A now requires their employees to be out-fitted with Smart Tablets and work out-doors during those peak hours of operation. These efforts continue to be hampered, as the weather remains a big factor and employees only are able to work outdoors sporadically.

Other cities have approved similar requests to allow Chick-Fil-A permission to install these types of canopy structures at their locations across the country. Those communities have benefited from these canopies as traffic back-ups have been reduced, while providing a much more healthier employee environment. The canopies allow the Team

esencia Architecture and Urban Design
1743 E. McNair Drive, #200 Tempe, Arizona 85283
www.esencia.org 480.755.0959 Fax 480.755.0956

Members to work longer shifts thru the harsh weather conditions and serve several vehicles at one time. Public safety with regards to traffic backing up onto adjacent properties or out into the street will be reduced as the drive-thru lane will produce a quicker meal delivery service.

The larger Face to Face Canopy will be an independent open sided free-standing structures, constructed of steel framing, cantilevered beams with caisson footings. The supporting columns can be left exposed with powder coat paint finishes, or can be framed and wrapped with finishes matching the existing exterior restaurant building. The fascia of this canopy is a slim-line design, finished with a dark bronze rubbed powder coat paint finish matching the existing awnings of the building. The Meal Delivery Canopy will be a pre-fabricated metal awning system with decorative turn-buckle supports with the same slim line design fascia once again finished in a dark rubbed bronze finish matching the existing awning over the windows of the restaurant building. These design options allow the structures to remain architecturally harmonious with the rest of the Shopping Center and neighboring community. The design intent of the awning and shade structures are to make them appear as if they were part of the original building construction. The new canopies will be outfitted with recessed L.E.D. lighting installed within a premanufactured metal deck with a powder-coat paint finish. Fans will be installed to provide relief to the Team Members from the summer heat and gas radiant heaters are installed for the colder winter temperatures.

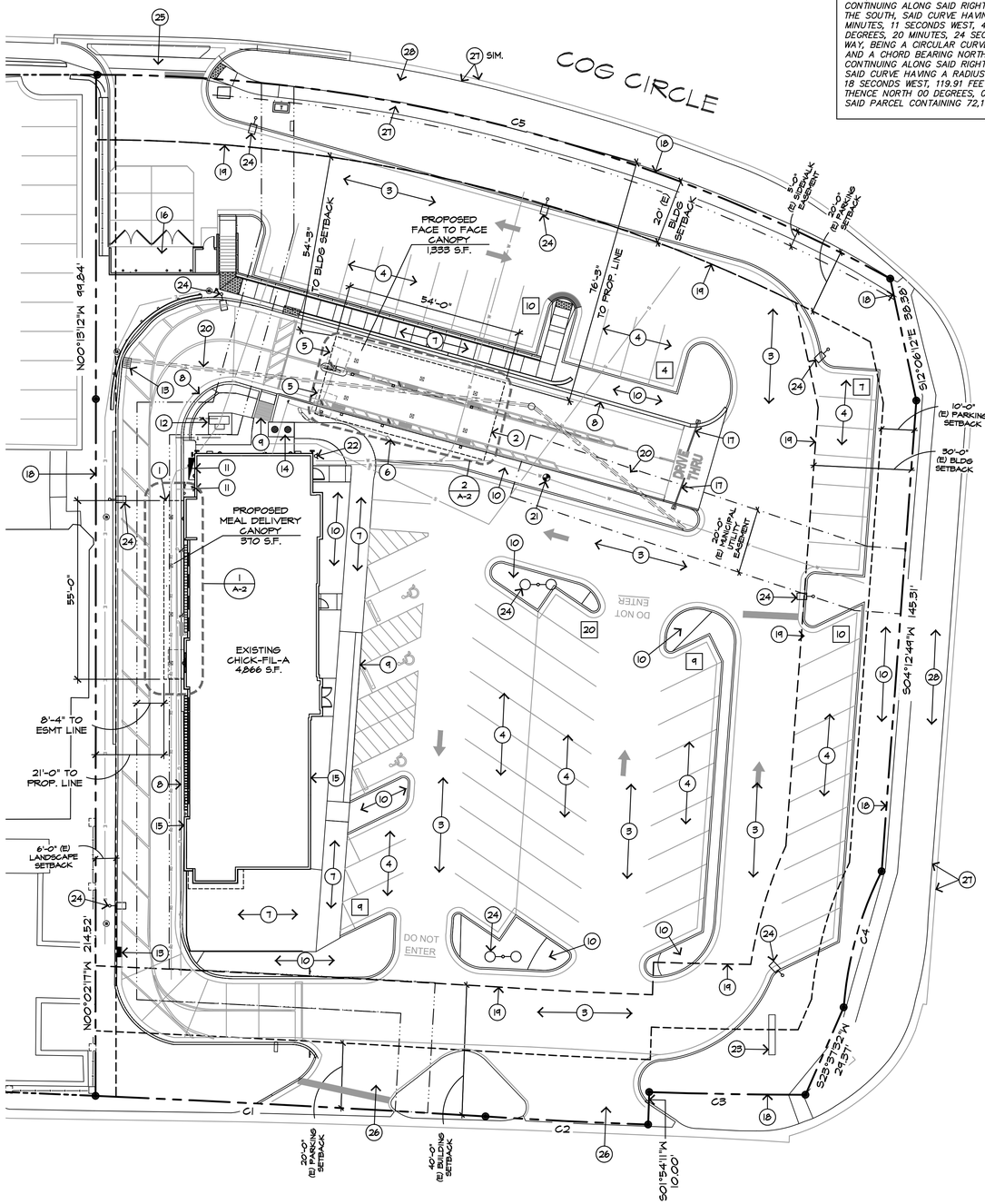
The installation of the canopies will not cause an adverse effect on the site, will not emit noise or noxious odors, nor add or alter existing drainage water flow patterns, not cause any flooding or cause a negative impact to the adjacent neighboring properties or cause property to devalue in the neighborhood. Existing landscaping will not be affected as no trees or shrubs will need to be removed for the canopy installation, pervious and non-pervious areas will be slightly altered at this site by less than 1%. The construction of the canopies will not have an adverse effect on the neighboring parcels as all rain water from the canopies is directed to drain and daylight on to the existing pavement by the use of internal rain gutters or scuppers. Stormwater from the roof is deflected on to the existing pavement below and will utilize the existing water flow pattern previously designed on the site. The storm water will be mitigated by the properties existing drainage system already in place. Fire danger is non-existent as the canopies are constructed of steel.

With Chick-Fil-A being closed on Sundays, the construction of the canopies is a three-step construction process. In the first week, the footings, and underground conduit are installed, backfill of trenching and patching the pavement occurs, the work takes place starting on Saturday at 9:00 PM and finishes on Monday morning at 6:00 AM. All excess dirt from the footing and trenching is immediately hauled off the site, so no storm water pollution occurs. During the second week, steel is erected, roof decking installed, along with the lights, and fans, in the third week, utility connections are finalized and the C of O is scheduled. Between the construction weekends, during normal hours of operation there is no impact to the site or adjacent properties as the restaurant and drive thru service remain in operation and the construction areas are safely barricaded off protecting the public during the duration of construction.

Chick-Fil-A is excited about this proactive opportunity in providing a healthier work environment for their Team Members as well as help provide public safety from traffic back-ups before it becomes a matter of contention. We feel the canopies are a much-needed accessory to this site and we are looking forward to working with the City of Crystal Lake Planning Department staff to help achieve Chick-Fil-A's goals for this vibrant community.

Frank Gawdun, Project Manager
esencia Architecture & Urban Design
Chick-Fil-A Canopy Roll-out Program
480-755-0959 ext. 121

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	6905.48'	119.91'	119.91'	N 86°58'44" W
C2	1486.70'	50.14'	50.14'	N 87°07'51" W
C3	1476.70'	48.12'	48.12'	N 84°01'50" W
C4	112.00'	43.75'	43.47'	S 15°34'47" W
C5	505.00'	254.74'	252.04'	S 75°34'32" E



1 SITE PLAN
SCALE: 1"=20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40'
NORTH

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 48 MINUTES, 05 SECONDS EAST 1114.99 FEET ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 11 MINUTES 55 SECONDS WEST 981.76 FEET TO THE POINT OF BEGINNING; THENCE 256.54 FEET ALONG A NON-TANGENT CIRCULAR CURVE TO A POINT ON THE WESTERLY RIGHT OF WAY OF COG CIRCLE, SAID CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 505.00 FEET, AND A CHORD BEARING SOUTH 75 DEGREES, 34 MINUTES, 35 SECONDS EAST, 253.79 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES, 06 MINUTES, 49 SECONDS EAST, 37.19 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 04 DEGREES, 22 MINUTES, 05 SECONDS WEST, 145.29 FEET; THENCE 43.74 FEET ALONG THE SAID RIGHT OF WAY, BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 112.00 FEET, AND A CHORD BEARING SOUTH 15 DEGREES, 31 MINUTES, 14 SECONDS WEST 43.47 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 23 DEGREES, 14 MINUTES, 01 SECONDS WEST, 29.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 14; THENCE CONTINUING ALONG SAID RIGHT OF WAY 48.28 FEET ALONG A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH SAID CURVE HAVING A RADIUS OF 1476.70 FEET, AND A CHORD BEARING NORTH 89 DEGREES, 17 MINUTES, 11 SECONDS WEST, 48.28 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 01 DEGREES, 20 MINUTES, 24 SECONDS WEST, 9.96 FEET; THENCE 50.02 FEET WESTERLY ALONG SAID RIGHT OF WAY, BEING A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1486.70 FEET, AND A CHORD BEARING NORTH 87 DEGREES, 34 MINUTES, 21 SECONDS WEST, 50.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY 119.91 FEET ALONG A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 6905.55 FEET, AND A CHORD BEARING NORTH 86 DEGREES, 55 MINUTES, 18 SECONDS WEST, 119.91 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 09 SECONDS EAST, 214.52 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES, 00 SECONDS EAST, 99.80 FEET, TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 72,142 SQUARE FEET OR 1.656 ACRES, MORE OR LESS.

SWPP GENERAL NOTE

NOTE TO CITY / COUNTY ENGINEERING DEPT. THE CONSTRUCTION OF THE THIS PROJECT DOES NOT REQUIRE ANY CUT / FILL OR GRADING. ALL FOOTINGS REGARDLESS OF TYPE ARE EXCAVATED ON THE FIRST DAY OF CONSTRUCTION, EXCESS DIRT HAULED OFF IMMEDIATELY AND DISPOSED OF PER CITY / COUNTY REQUIREMENTS. ALL TRENCHING IS DUG, ELECTRICAL AND OR GAS LINES INSTALLED, TRENCH IS BACKFILLED ON THE SAME DAY. NO GRADING ELEVATIONS CHANGES OCCUR NOR DISTURBANCE OF ANY WATER DRAINAGE PATTERNS. PERVIOUS OR NON-PERVIOUS AREAS ARE NOT AFFECTED. THEREFORE A STORM WATER PREVENTION PLAN IS NOT REQUIRED FOR THIS PROJECT.

GENERAL NOTES

A. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE G.C. SHALL BE RESPONSIBLE TO VERIFY AND LOCATE EXACT LOCATION/DEPTH OF UNDERGROUND UTILITY LINES, COMMUNICATION LINES, ETC. SERVING THIS SITE. IDENTIFY UTILITIES AS TO SCOPE OF WORK AND LOCATION OF DIGGING.

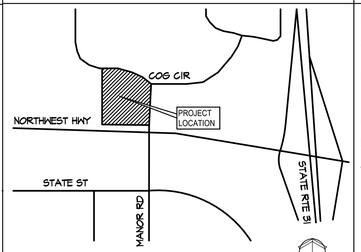
B. WHERE REQUIRED, G.C. SHALL NOTIFY ADJACENT TENANTS / PROPERTY OWNERS OF ANY SERVICE INTERRUPTIONS AT LEAST 48 HOURS PRIOR TO SERVICE INTERRUPTIONS.

C. ANY DAMAGES TO UNDERGROUND UTILITY LINES SHALL BE REPORTED TO THE UTILITY COMPANY INVOLVED. G.C. SHALL REPAIR DAMAGES PER UTILITY CO. REQUIREMENTS AT CONTRACTORS EXPENSE.

D. UPON INSTALLATION OF FOOTINGS, IT SHALL BE THE G.C RESPONSIBILITY TO OBTAIN THE SERVICES OF A LAND SURVEYOR TO PROVIDE TOP OF ASPHALT/CONC. DIVE TOPO POINTS TO THE CANOPY FABRICATOR PRIOR TO CANOPY FABRICATION. SAID LAND SURVEYOR SHALL PROVIDE A DRAWING DEPICTING TOPO POINTS, NO EXCEPTIONS TAKEN.

E. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO SEE THAT CONCRETE TRUCKS DO NOT WASH THEIR TRUCKS DOWN ON SHOPPING CENTER PROPERTY OR ANY ADJACENT LAND TO THE SHOPPING CENTER. ARRANGEMENTS SHALL BE MADE TO HAUL CONCRETE MIX OFF SITE IN A LEGAL AND ACCEPTABLE MANOR PER LOCAL JURISDICTION APPLICABLE LAWS.

VICINITY MAP



VICINITY MAP
NOT TO SCALE

SHEET INDEX

ARCHITECTURAL

A-1	PROJECT DATA & OVERALL SITE PLAN
A-2	ENLARGED CANOPY PLAN
A-3	ELEVATION PLAN
G-1	MATERIAL BOARD
C-2.0	SITE PLAN (RECORD COPY)
C-3.0	GRADING PLAN (RECORD COPY)
C-3.1A	EROSION CONTROL PLAN (RECORD COPY)
L-01	LANDSCAPE PLAN (RECORD COPY)

GOVERNING CODES

BUILDING:	2018 INTERNATIONAL BUILDING CODE
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2014 ILLINOIS STATE PLUMBING
ENERGY:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE
FUEL / GAS:	2018 INTERNATIONAL FUEL GAS CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
ACCESSIBLE:	2018 ILLINOIS ACCESSIBILITY CODE

(#) SITE PLAN KEYED NOTES

1. DASHED LINE INDICATING OUTLINE OF PRE-FABRICATED ANNEX MEAL DELIVERY CANOPY.
2. DASHED LINE INDICATING OUTLINE OF FACE TO FACE CANOPY.
3. EXISTING VEHICLE DRIVE AISLE TO REMAIN.
4. EXISTING PARKING FIELD TO REMAIN, NO CHANGE.
5. REMOVE EXISTING DRIVE THRU ORDER POINT CANOPY, SPEAKER BOX AND MENU BOARD TO REMAIN.
6. EXISTING PRE-ORDER MENU BOARD TO REMAIN. NO CHANGE.
7. EXISTING CONCRETE WALKWAY TO REMAIN.
8. EXISTING CONCRETE CURB TO REMAIN, VERIFY EXISTING CONDITION OF CURB, REPLACE ANY DAMAGE OR BROKEN CURB TO LIKE NEW CONDITION.
9. EXISTING CONCRETE A.D.A. COMPLIANT ACCESSIBLE CURB, RAMP / MARKED PATHWAY TO REMAIN.
10. EXISTING LANDSCAPING AREA TO REMAIN.
11. LOCATION OF ELECTRICAL AND/OR GAS CONNECTION. CONFIRM UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
12. EXISTING ELECTRICAL TRANSFORMER TO REMAIN. DO NOT DISTURB.
13. EXISTING CATCH BASIN GRATE TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
14. EXISTING GREASE INTERCEPTOR TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
15. OUTSIDE FACE OF EXIST. BUILDING EXTERIOR WALL.
16. EXISTING TRASH ENCLOSURE TO REMAIN.
17. EXISTING CLEARANCE BAR TO REMAIN. DO NOT DISTURB.
18. EXISTING PROPERTY LINE.
19. EXISTING BUILDING SETBACK LINE.
20. DASHED LINE INDICATING EXISTING LOCATION OF UNDERGROUND STORM WATER PIPING. G.C. TO FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION.
21. EXISTING FIRE HYDRANT TO REMAIN.
22. EXISTING F.D.C. CONNECTION TO REMAIN.
23. EXISTING ILLUMINATED CHICK-FIL-A MONUMENT SIGN TO REMAIN. DO NOT DISTURB.
24. EXIST. LIGHT POLE, BASE AND FIXTURE TO REMAIN. DO NOT DISTURB
25. EXIST. ENTRANCE DRIVE TO CHICK-FIL-A FROM MALL SERVICE ROAD. DO NOT DISTURB.
26. EXIST. RIGHT-TURN IN AND RIGHT-TURN OUT ENTRANCE DRIVE. DO NOT DISTURB.
27. EXIST. CURB, GUTTER AND SIDEWALK TO REMAIN,
28. EXIST. STREET SCAPE LANDSCAPING TO REMAIN.

PROJECT DATA

1. PROJECT NAME: CHICK-FIL-A #2927
2. PROJECT ADDRESS: 4812 NORTHWEST HWY. CRYSTAL LAKE, IL 60014
3. PROJECT WORKSCOPE: INSTALLATION OF STEEL FRAMED FACE TO FACE AND MEAL DELIVERY CANOPY (EMPLOYEE SHADE STRUCTURES) WITH MINOR ELECT. / PLUMB. WORK.
4. PARCEL NO: 19-03-351-054
5. ZONING: B-2 PUD
6. LOT COVERAGE CALCULATIONS:
   a. GROSS LOT AREA: 80,751 S.F. (1.85 ACRES)
   b. NET LOT AREA: 72,142 S.F. (1.65 ACRES)
   c. EQUATION: 6528 S.F. / 72,142 S.F.= 0.09
   d. TOTAL LOT COVERAGE: 9%
7. FIRE SPRINKLERS: YES A.F.E.S. (EXISTING BUILDING)
8. TYPE OF CONSTRUCTION:
   a. EXISTING BUILDING: VB (EXIST. UN-CHANGED)
   b. NEW MEAL DELIVERY CANOPY IIB
   c. NEW FACE TO FACE CANOPY IIB
9. OCCUPANCY:
   a. EXISTING BUILDING: A-2 (EXIST. UNCHANGED)
   b. NEW MEAL DELIVERY CANOPY A-2
   c. NEW FACE TO FACE CANOPY U (ACCESSORY USE TO A-2)
10. BUILDING AREA:

	SQ. FT.	OCCUPANCY
a. EXISTING BUILDING:	4,866 S.F.	A-2 (EXISTING)
b. NEW MEAL DELIVERY CANOPY	371 S.F.	A-2
c. NEW FACE TO FACE CANOPY	1,333 S.F.	U (ACCESSORY USE)
d. TOTAL AREA:	6570 S.F.	

11. ALLOWABLE AREA: PER IBC TABLE 506.2
    a. FIRE SPRINKLERED BUILDING: 24,000 S.F. (EXIST. 1-STORY BLDG)
    *b. ACTUAL BUILDING AREA: 6570 S.F.
    * NOTE: INCLUDED NEW CANOPIES IN TOTAL AREA IN CALCULATIONS
12. AREA OF CONSTRUCTION: 1,704 S.F.
13. FLOOR AREA RATIO (FAR)
    a. NET SITE AREA: 72,142 S.F.
    b. TOTAL BLDG AREA: 4,866 S.F.
    c. EQUATION: 4,866 S.F./ 72,142 S.F. = 0.06
    d. FLOOR AREA RATIO: 6%
14. CANOPY HEIGHT:
    a. MEAL DELIVERY CANOPY: 9'-6" BOTT. OF CANOPY
    b. FACE TO FACE CANOPY 9'-6" BOTT. OF CANOPY
    c. EXIST RESTAURANT: 24'-1" TOP OF PARAPET
15. BUILDING SETBACKS
    a. NORTH PROP LINE: 20'-0" (COG CIRCLE)
    b. WEST PROP LINE: 0'-0"
    c. SOUTH PROP LINE: 40'-0"
    d. EAST PROP LINE: 30'-0" (MANOR RD.)
16. PARKING CALCULATIONS:
    a. PARKING SPACES REQUIRED: 44 SPACES
    b. EXIST. STANDARD PARKING SPACES: 66 SPACES
    c. EXIST. VAN ACCESSIBLE SPACES: 1 SPACE
    d. EXIST. STANDARD ACCESSIBLE SPACES: 2 SPACES
    e. TOTAL PARKING SPACES PROVIDED: 69 SPACES

NOTE: EXISTING PARKING TO REMAIN AS IS, NO CHANGE TO PARKING SPACES OR EXISTING DRIVE THRU LANES. THE DEVELOPMENT PLAN APPROVED BY PLANNING INCLUDED THE STIPULATION IN WHERE AN EXIST. CROSS-ACCESS AND CROSS PARKING EASEMENTS ARE IN PLACE BETWEEN CHICK-FIL-A AND THE ADJACENT PROPERTIES TO MEET THE TOTAL REQUIRED PARKING SPACES FOR THE SITE.

PROJECT DIRECTORY

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DAVID DODGE
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LICENSED ARCHITECT
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STATE OF ILLINOIS

04-25-2022

Revision Schedule

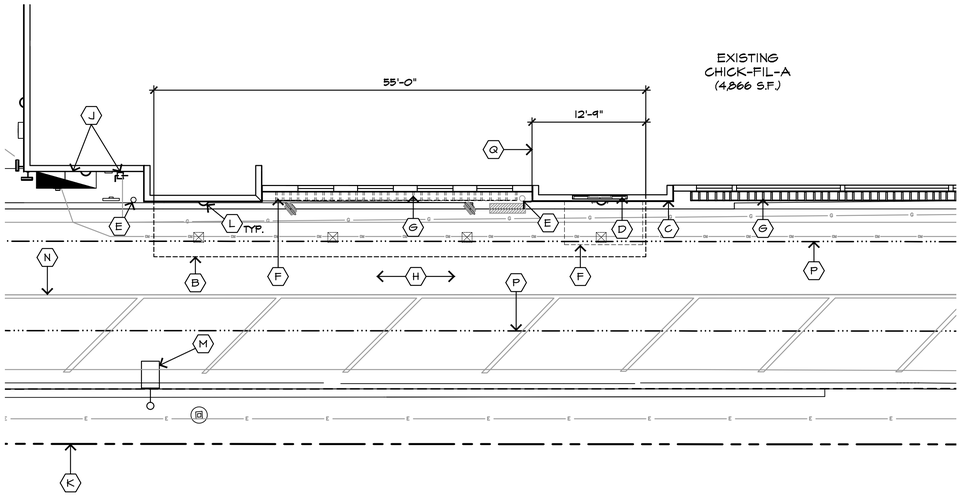
Rev	Date	By	Description

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #2927
4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date:	04-25-2022
Drawn By:	BB
Job Number:	20068

Sheet Title: **Project Data Site Plan**
Scale: As indicated

Sheet Number: **A-1**



1 ENLARGED CANOPY INSTALLATION PLAN - MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

SEE STRUCT. DRAWINGS

NORTH

LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

GENERAL NOTES

a. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO CENTER OF COLUMN LINE ONLY AND HAVE BEEN ESTABLISHED IN ACCORDANCE WITH CHICK-FIL-A STANDARD DESIGN GUIDELINES.

b. COLUMNS SHALL BE INSTALLED IN A MANNER AS NOT TO DISTURB THE EXISTING EXTERIOR BUILDING FOUNDATIONS NOR UNDERMINE THE EXISTING EXTERIOR BUILDING STEM WALLS/FOOTINGS.

c. WHERE AN OFFSET CAISSON FOOTING OR SPREAD FOOTING IS REQUIRED, THE G.C SHALL COORDINATE THE EXISTING FIELD CONDITIONS TO THE CANOPY FABRICATOR FOR APPROVAL PRIOR TO INSTALLATION OF THE FOOTINGS.

d. COLUMNS NEEDING TO BE RELOCATED INTO THE DRIVE LANE OR TEAM WALK WAY, THE G.C. SHALL NOTIFY THE FIELD CONSTRUCTION MANAGER TO GAIN PROPER APPROVAL FROM CHICK-FIL-A PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION WORK.

e. G.C. TO CONFIRM SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES / STORM WATER PIPING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

f. G.C. SHALL CONFIRM DIMENSIONS OF CURBS AND EXACT LOCATION OF PICK-UP WINDOW PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES - MEAL DELIVERY

A. NOT USED.

B. DASHED LINE INDICATING OUTLINE OF PREFABRICATED AWNEX CANOPY SYSTEM. REFER TO CANOPY SHOP DRAWINGS WITH-IN THIS SET.

C. FACE OF EXISTING EXTERIOR BUILDING WALL. DO NOT DISTURB.

D. EXISTING MEAL DELIVERY PICK UP WINDOW. DO NOT DISTURB.

E. EXISTING BOLLARD TO REMAIN. DO NOT DISTURB.

F. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. GC TO REPAIR EXIST. EXTERIOR WALL AS REQUIRED APPLY TOUCH-UP PAINT FIELD MATCH EXIST. COLOR AND WALL FINISH. PROVIDE FLUSH TRANSITION FOR ALL PATCH WORK.

G. EXISTING AWNING TO REMAIN, INDICATED BY DASHED LINE.

H. EXISTING DRIVE THRU LANE TO REMAIN, TYP.

J. LOCATION OF EXISTING ELECTRICAL AND/OR GAS EQUIPMENT TO REMAIN.

K. EXISTING PROPERTY LINE SHOWN FOR REFERENCE, SEE SITE PLAN.

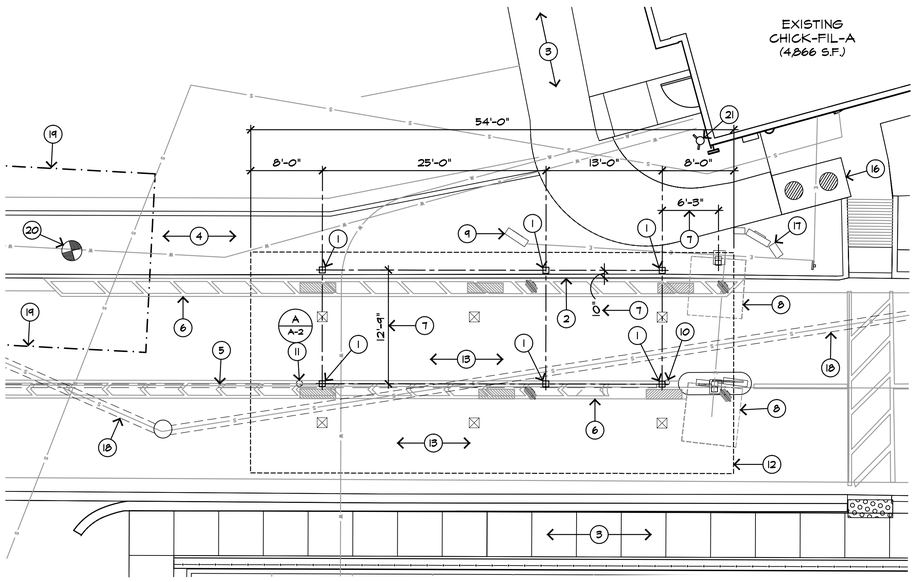
L. EXISTING SECURITY LIGHTS TO REMAIN (HEIGHT 18'-0").

M. EXISTING LIGHT POLE TO REMAIN. DO NOT DISTURB.

N. EXISTING STRIPING TO REMAIN. DO NOT DISTURB.

P. EXISTING UTILITY EASEMENT LINE SHOWN FOR REFERENCE, SEE SITE PLAN.

Q. STARTING POINT FOR PREFABRICATED CANOPY SYSTEM. G.C. TO PROVIDE FIELD DIMENSIONS TO FABRICATOR PRIOR TO CANOPY FABRICATION.



2 ENLARGED CANOPY INSTALLATION PLAN - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

SEE STRUCT. DRAWINGS

NORTH

LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

GENERAL NOTES

a. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO CENTER OF COLUMN LINE ONLY AND HAVE BEEN ESTABLISHED IN ACCORDANCE WITH CHICK-FIL-A STANDARD DESIGN GUIDELINES.

b. COLUMNS SHALL BE INSTALLED IN A MANNER AS NOT TO DISTURB THE EXISTING EXTERIOR BUILDING FOUNDATIONS NOR UNDERMINE THE EXISTING EXTERIOR BUILDING STEM WALLS/FOOTINGS.

c. WHERE AN OFFSET CAISSON FOOTING OR SPREAD FOOTING IS REQUIRED, THE G.C SHALL COORDINATE THE EXISTING FIELD CONDITIONS TO THE CANOPY FABRICATOR FOR APPROVAL PRIOR TO INSTALLATION OF THE FOOTINGS.

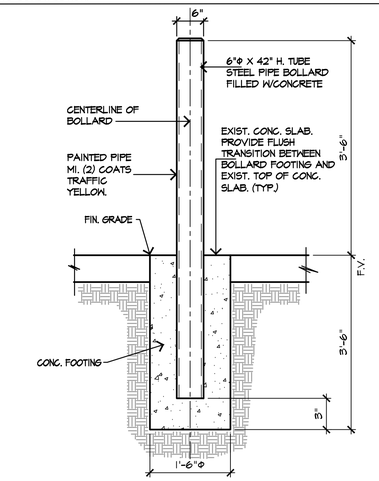
d. COLUMNS NEEDING TO BE RELOCATED INTO THE DRIVE LANE OR TEAM WALK WAY, THE G.C. SHALL NOTIFY THE FIELD CONSTRUCTION MANAGER TO GAIN PROPER APPROVAL FROM CHICK-FIL-A PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION WORK.

e. G.C. TO CONFIRM SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES / STORM WATER PIPING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

f. G.C. SHALL CONFIRM DIMENSIONS OF CURBS AND EXACT LOCATION OF PICK-UP WINDOW PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES - FACE TO FACE

1. NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR FURTHER DETAILS. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED OR REPLACED AS REQUIRED PROVIDE FLUSH TRANSITION BETWEEN NEW AND EXIST. CONC. SURFACES.
2. EXISTING CONCRETE CURB TO REMAIN. SAW CUT AND REMOVE PORTION OF CURB AS REQUIRED FOR INSTALLATION OF NEW FOOTING. UPON FOOTING INSTALLATION G.C. SHALL PATCH AND REPAIR EXIST. CURB AS REQUIRED. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXIST. CONC. CURB. G.C. SHALL REPLACE ANY KNOWN CRACKED OR DAMAGED ON SITE CONC. CURBING (TYP.).
3. EXISTING PAVED CONCRETE WALKWAY TO REMAIN.
4. EXISTING LANDSCAPING AREA / PLANTER TO REMAIN.
5. EXISTING STRIPING TO BE REMOVED. INDICATED BY DASHED LINE.
6. NEW 24" WIDE TEAM MEMBER DEMARCATION STRIPING. MIN. (2) COATS TRAFFIC RATED PAINT, COLOR, PER CFA STANDARDS.
7. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION OF COLUMN STARTING POINT. NOTIFY CHICK-FIL-A PROJECT TEAM OF ANY DISCREPANCIES IMPACTING OTHER CONSTRUCTION PHASES OR RELATED CONDITIONS.
8. DEMO EXISTING ORDER POINT CANOPY COVER, MENU BOARD AND SPEAKER COLUMN TO REMAIN. MODIFY SUPPORT COLUMN AS REQUIRED REPAINT FRAME AND COLUMN TO MATCH EXIST. COLOR.
9. EXISTING DRIVE THRU PRE-ORDER MENU BOARD. DO NO DISTURB.
10. EXISTING BOLLARD TO BE REMOVED. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED AS REQUIRED MATCH PLANT PALLET, PROVIDE FLUSH TRANSITION BETWEEN ALL EXIST. AND NEW CONC. FINISHES.
11. LOCATION OF NEW BOLLARD. PER CHICK-FIL-A DESIGN STANDARD INSTALL 24" FROM FACE OF CLEARANCE BAR AND/OR LAST CANOPY COLUMN AS SHOW ON DRAWINGS. REFER TO DETAIL A ON SHEET A-1.
12. DASHED LINE INDICATING OUTLINE OF OVERHEAD CANOPY. REFER TO CANOPY DRAWINGS WITHIN-IN THIS SET.
13. EXISTING PAVED DRIVE THRU LANE TO REMAIN, TYP.
14. NOT USED.
15. NOT USED.
16. EXISTING GREASE INTERCEPTOR TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
17. EXISTING DRIVE THRU MENU BOARD TO REMAIN. DO NOT DISTURB.
18. DASHED LINE INDICATING EXISTING LOCATION OF UNDERGROUND STORM WATER PIPING. G.C. TO FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION.
19. EXISTING MUNICIPAL UTILITY EASEMENT LINE SHOWN FOR REFERENCE, SEE SITE PLAN.
20. LOCATION OF EXISTING FIRE HYDRANT TO REMAIN. DO NOT DISTURB.
21. LOCATION OF EXISTING F.D.C CONNECTION TO REMAIN. DO NOT DISTURB.



A TYPICAL BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

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LICENSED ARCHITECT
JEFFREY W. WINTER
001.021637
STATE OF ILLINOIS

04-25-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #2927

4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date:	04-25-2022
Drawn By:	BB
Job Number:	20068

Sheet Title: **Enlarged Canopy Plan**

Scale: As indicated

Sheet Number: **A-2**

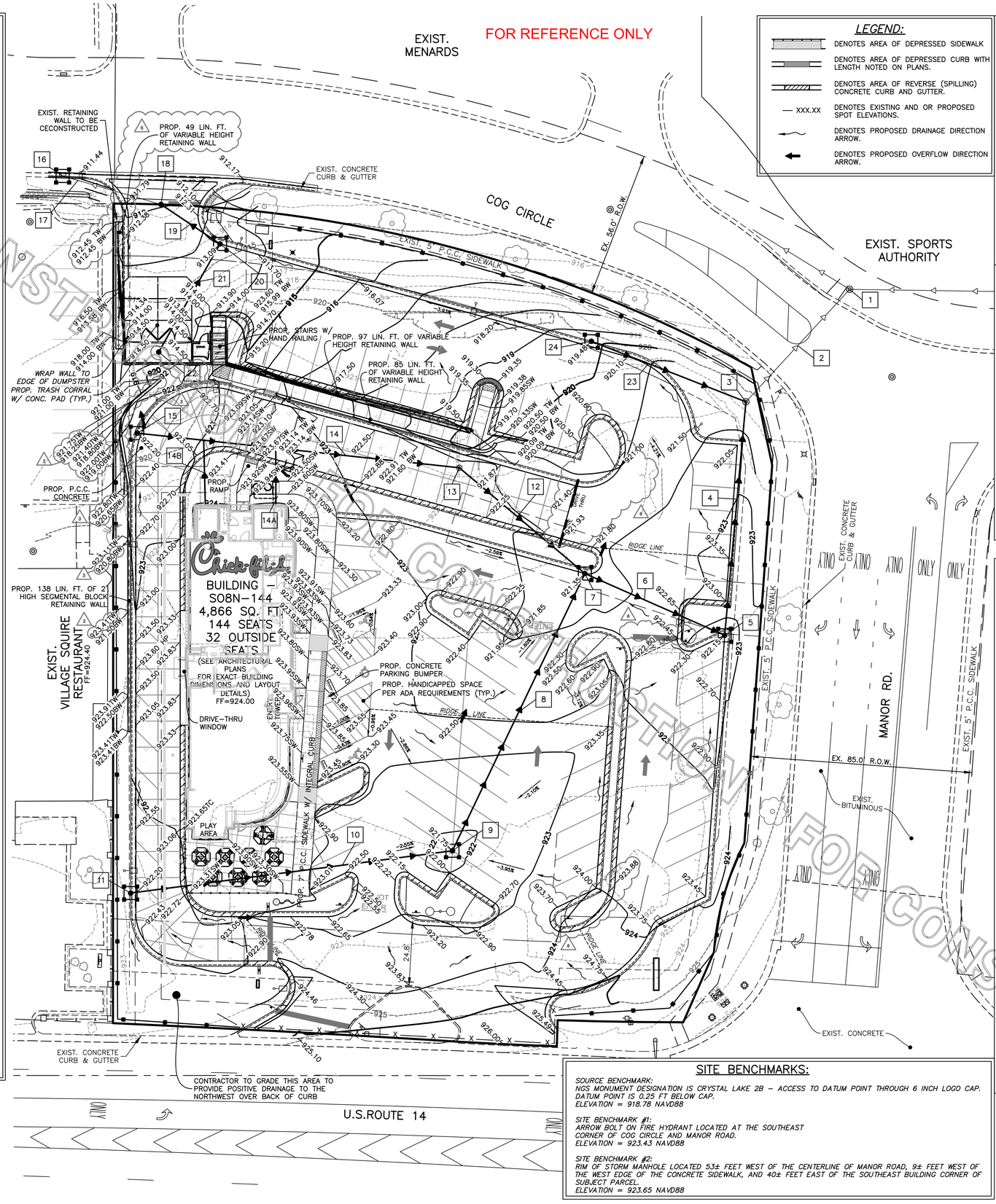
GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. ALL PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
10. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
12. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
13. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
15. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
16. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
17. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
COUNTY McHenry
CITY-TOWNSHIP Crystal Lake, McHenry
SEC. & 1/4 SEC. NO.# SW1/4 OF SEC-3-1-43N.-8E

48 hours before you dig
(Excluding Sat, Sun, & Holidays)



LEGEND:

- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB WITH LENGTH NOTED ON PLANS.
- DENOTES AREA OF REVERSE (SPILLING) CONCRETE CURB AND GUTTER.
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
- DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

GRADING AND DRAINAGE NOTES:

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
- ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES OR OTHER STRUCTURES SHALL BE CONNECTED THROUGH THE USE OF RUBBER BOOTS.

GENERAL NOTES:

- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- REMOVE ALL DEBRIS SPILLED INTO ROW AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BF PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE ROW.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION UNITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.

STORM SEWER TAGS

1 EXIST. MH
RIM = 918.67
INV = 913.32 SE
INV = 913.12 SW
INV = 913.02 NW

2 EXIST. SS RCP 18"

3 EXIST MH
TO BE REMOVED AND REPLACED WITH MH TA 4' DIA T1F CL
RIM = 920.09
INV = 914.50 S
INV = 915.00 NW
INV = 913.75 NE

4 86 LIN FT SS CL IV, RCP 18"
@ 1.01%

5 CB TA 4' DIA R 3246 F&G
TYPE C GRATE
T/C = 922.56
INV = 915.69 NW
INV = 915.37 N

6 55 LIN FT SS CL IV, RCP 18"
@ 1.02%

7 CB TA 4' DIA R3246 F&G
TYPE C GRATE
T/C = 921.76
INV = 916.75 NW
INV = 916.49 SW
INV = 916.25 SE

8 114 LIN FT SS CL IV, RCP 15"
@ 0.69%

9 CB TA 4' DIA T1F OL
RIM = 921.75
INV = 917.53 W
INV = 917.28 NE

10 121 LIN FT SS CL IV, RCP 12"
@ 0.60%

11 CB TC R3246 F&G
TYPE C GRATE
T/C = 922.61
INV = 918.26

12 59 LIN FT SS CL IV, RCP 12"
@ 1.10%

13 MH TA 4' DIA T1F CL
RIM = 923.00
INV = 918.04 W
INV = 917.40 SE

14 122 LIN FT SS CL IV, RCP 12"
@ 0.45%

14A 21 LIN FT SS PVC DR 35 6"
@ 2.00%
INV @ BLDG = 918.78

14B 24 LIN FT SS PVC DR 35 6"
@ 2.00%
INV @ BLDG = 918.96

15 CB TC R3246 F&G
TYPE C GRATE
T/C = 922.61
INV = 918.59

16 EXIST. CB
RIM = 911.20
INV = 908.45 SE

17 EXIST. SS RCP 12"

18 EXIST. CB
RIM = 911.49
INV = 908.84 NW (EXIST)
PROPOSED INVERT TO BE CORED INTO EXISTING CB
INV = 908.84 SE (PROP)

19 26 LIN FT SS CL IV, RCP 12"
@ 1.38%

20 CB TA 4' DIA R3246 F&G
TYPE L GRATE
T/C = 913.50
INV = 909.20 SW
INV = 909.20 NW

21 48 LIN FT SS CL IV, RCP 12"
@ 2.00%

22 CB TA 4' DIA T1F OL
WITH ROUND SNOUT 12R
(SEE DETAIL)
RIM = 914.36
INV = 910.16

23 61 LIN FT SS CL IV, RCP 12"
@ 1.11%

24 CB TC R3246 F&G
TYPE L GRATE
T/C = 919.89
INV = 915.68

SITE BENCHMARKS:

SOURCE BENCHMARK:
NGS MONUMENT DESIGNATION IS CRYSTAL LAKE 2B - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP.
DATUM POINT IS 0.25 FT BELOW CAP.
ELEVATION = 918.78 NAVD88

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF COG CIRCLE AND MANOR ROAD.
ELEVATION = 923.43 NAVD88

SITE BENCHMARK #2:
RIM OF STORM MANHOLE LOCATED 53± FEET WEST OF THE CENTERLINE OF MANOR ROAD, 9± FEET WEST OF THE WEST EDGE OF THE CONCRETE SIDEWALK, AND 40± FEET EAST OF THE SOUTHEAST BUILDING CORNER OF SUBJECT PARCEL.
ELEVATION = 923.65 NAVD88

1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

FOR CONSTRUCTION

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

#	DATE:	BY:	DESCRIPTION:
1.	08/08/11		PER CITY REVIEW COMMENTS
2.	08/26/11		PER CITY REVIEW COMMENTS
3.	01/12/12	MRJ	PER ENGINEER
4.	01/27/12	MRJ	FOR BID
5.	02/09/12	MRJ	PER ENGINEER
6.	02/27/12	MRJ	FOR CONSTRUCTION
7.			
8.			

HRGreen.com
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Illinois Professional Design Firm # 184-001322

STORE #2927
CRYSTAL LAKE
FSR S08N-144

CRYSTAL LAKE, IL
60014

SHEET TITLE
GRADING PLAN

DWG EDITION FINAL REVISION

Job No. : 86100424
Store : 2927
Date : 06/20/11
Drawn By : MRJ
Checked By: JFV

Sheet
C-3.0

Plotted By: jvarin, Plotted: Feb 28, 2013 - 1:52pm
Xrefs: XV-Base.dwg; xg1-CHICK-24X36-BRR.dwg; XV-Aerial.dwg; xc1-Autoturn-Op2.dwg; xA-NP08_Base_Plan.dwg; XC5-Dsgn.dwg; XV-Surface.dwg
Images:
Comp. File: (O:\86100424\CAD\DRAWINGS\C\Grading Plan.dwg), Layout Tab: Grading Plan

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities.

1. Site Description.

a. The following is a description of the construction activity which is the subject of this plan: CHICK-FIL-A Crystal Lake

The proposed development consists of construction of a 69 stall parking lot and resturant. The construction activities for site improvements will include: site clearing, demolition, grubbing, mass, grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

b. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site such as grubbing, excavation, and grading:

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) site clearing, demolition and grubbing. 3) mass grading. 4) underground utilities installation. 5) fine grading in pavement area, and retaining walls 6) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The total area of the construction site is estimated to be 1.656 acres.

The total area of the site that is estimated to be disturbed by excavation, grading, or other activities, is 1.656 acres.

d. The estimated runoff coefficients of the various areas of the site after construction activities are completed area contained in the project drainage study, titled FINAL ENGINEERING DRAINAGE REPORT for CHICK-FIL-A, Crystal Lake with (latest revision date) prepared by HR Green, Inc. which is hereby incorporated by reference in this plan. Information describing the soils at the site is contained in the Soils Report for the project, which is hereby incorporated by reference, or in an attachment to this plan.

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

a. Erosion and Sediment Controls.

(i) STABILIZATION PRACTICES. Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a. (i) (A) and 2.b. stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portions of the site where construction activity will not occur for a period of 14 or more calendar days.
(A) Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:

1. Permanent seeding
2. Inlet protection
3. Barrier filter
4. Stabilized construction entrance

(ii) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Storm sewer system
2. Permanent seeding
3. Inlet protection

b. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implantation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

1. Silt filter fence
2. inlet protection Filter
3. Storm sewers

2. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

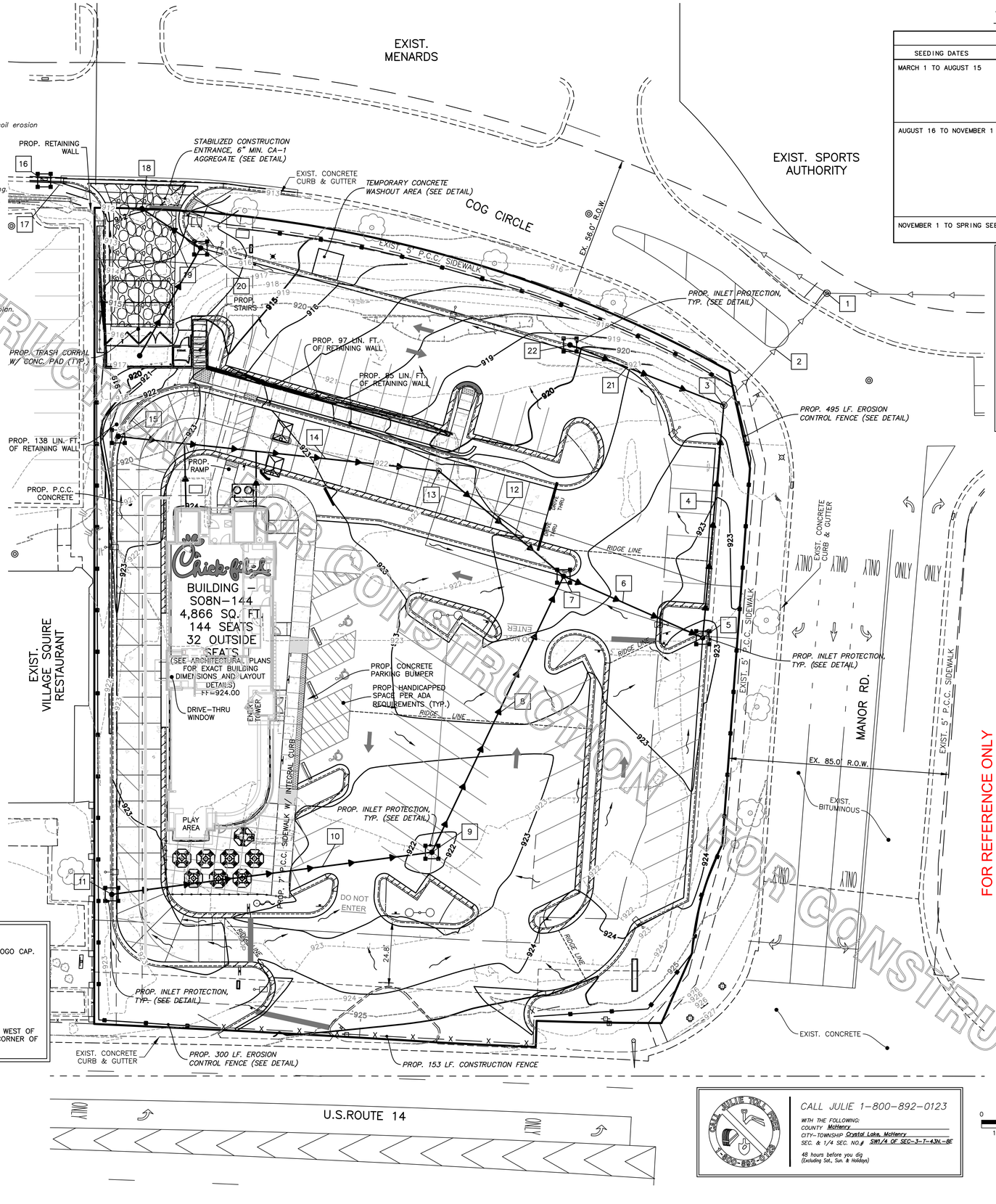
(ii) The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

SITE BENCHMARKS:

SOURCE BENCHMARK:
NGS MONUMENT DESIGNATION IS CRYSTAL LAKE 2B – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP.
DATUM POINT IS 0.25 FT BELOW CAP.
ELEVATION = 918.78 NAVD88

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF COG CIRCLE AND MANOR ROAD.
ELEVATION = 923.43 NAVD88

SITE BENCHMARK #2:
RIM OF STORM MANHOLE LOCATED 53± FEET WEST OF THE CENTERLINE OF MANOR ROAD, 9± FEET WEST OF THE WEST EDGE OF THE CONCRETE SIDEWALK, AND 40± FEET EAST OF THE SOUTHEAST BUILDING CORNER OF SUBJECT PARCEL.
ELEVATION = 923.65 NAVD88



TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB/1000 FT.^{2}	PER ACRE
MARCH 1 TO AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	4 BUSHEL 40 LB. 40 LB.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB. 40 LB. 40 LB.
AUGUST 16 TO NOVEMBER 1	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB. 40 LB.
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB. 40 LB.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB. 40 LB. 40 LB.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

LEGEND:

- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB WITH LENGTH NOTED ON PLANS.
- DENOTES AREA OF REVERSE CONCRETE CURB AND GUTTER.
- DENOTES AREA TO UTILIZE EXCELSIOR BLANKET (SEE DETAIL).
- DENOTES PERIMETER EROSION BARRIER (SILT FENCE), INLET & PIPE PROTECTION AND DITCH CHECK
- DENOTES PROPOSED OVERFLOW DIRECTION ARROW.
- X — DENOTES TEMPORARY CONSTRUCTION FENCE

EROSION CONTROL NOTES:

* ALL SEDIMENTATION AND EROSION CONTROL REGULATIONS SHALL BE ADHERED TO PER THE CITY OF CRYSTAL LAKE REQUIREMENTS.
* SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
* UTILIZE EXCELSIOR BLANKET ON ALL SLOPES OF 5:1 OR GREATER.
  *SEEDING PER I.D.O.T. MANUAL, SECTION 250,STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JANUARY 1, 2007.
  *CLASS 3 TYPE – SLOPE MIXTURE
  *MULCH/HYDROSEED PER I.D.O.T. MANUAL, SECTION 251, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JANUARY 1, 2007.
  *MULCH/HYDROSEED METHOD 2, PROCEDURE 3
* ALL STREETS AND DRIVEWAYS MUST BE KEPT CLEAN AT ALL TIMES.
* IF ANY ADDITIONAL SOIL EROSION MEASURES ARE DEEMED NECESSARY BY THE CITY ENGINEER OR HIS REPRESENTATIVE. THESE MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR.

SCHEDULE OF EROSION CONTROL ACTIVITIES

1. INSTALL PERIMETER SILT FENCE
2. DEMOLITION OF BUILDING AND PARKING LOT, TREE REMOVAL AND TRANSPLANTING, WHERE NECESSARY
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE
4. STRIP AND STOCKPILE TOPSOIL, STABILIZE STOCKPILES WITHIN 7 DAYS.
5. CONTINUE GRADING, STABILIZE COMPLETED AREAS WITH PERMANENT STABILIZATION OR INACTIVE AREAS (INCLUDING MASS GRADED LOTS) WITH TEMPORARY STABILIZATION WITHIN 7 DAYS.
6. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER, WITH INLET AND OUTLET PROTECTION.
7. APPLY STONE TO PARKING AREA
8. CONSTRUCT BUILDINGS AND RETAINING WALLS
9. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
10. COMPLETE FINAL PAVING.
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, RESEED ANY REMAINING DISTURBED AREAS.
12. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE VEGETATION REACHES 70% COVERAGE.
13. ANTICIPATED CONSTRUCTION START AND COMPLETION DATES: START MARCH 2012 COMPLETE SEPTEMBER 2012.

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY McHenry
CITY-TOWNSHIP Crystal Lake, McHenry
SEC. & 1/4 SEC. NO.# SW1/4 OF SEC-3-T-43N.-8E
48 hours before you dig
(Excluding Sat., Sun. & Holidays)

0 20' 1" = 20'

NORTH

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

FOR CONSTRUCTION

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY
NOT FOR CONSTRUCTION
FOR CONSTRUCTION

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

#	DATE:	BY:	DESCRIPTION:
1.	08/08/11		PER CITY REVIEW COMMENTS
2.	08/26/11		PER CITY REVIEW COMMENTS
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6.	02/27/12	MRJ	FOR CONSTRUCTION
7.			
8.			

Illinois Professional Design Firm # 184-001322
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CRYSTAL LAKE
FSR S08N-144

CRYSTAL LAKE, IL
60014

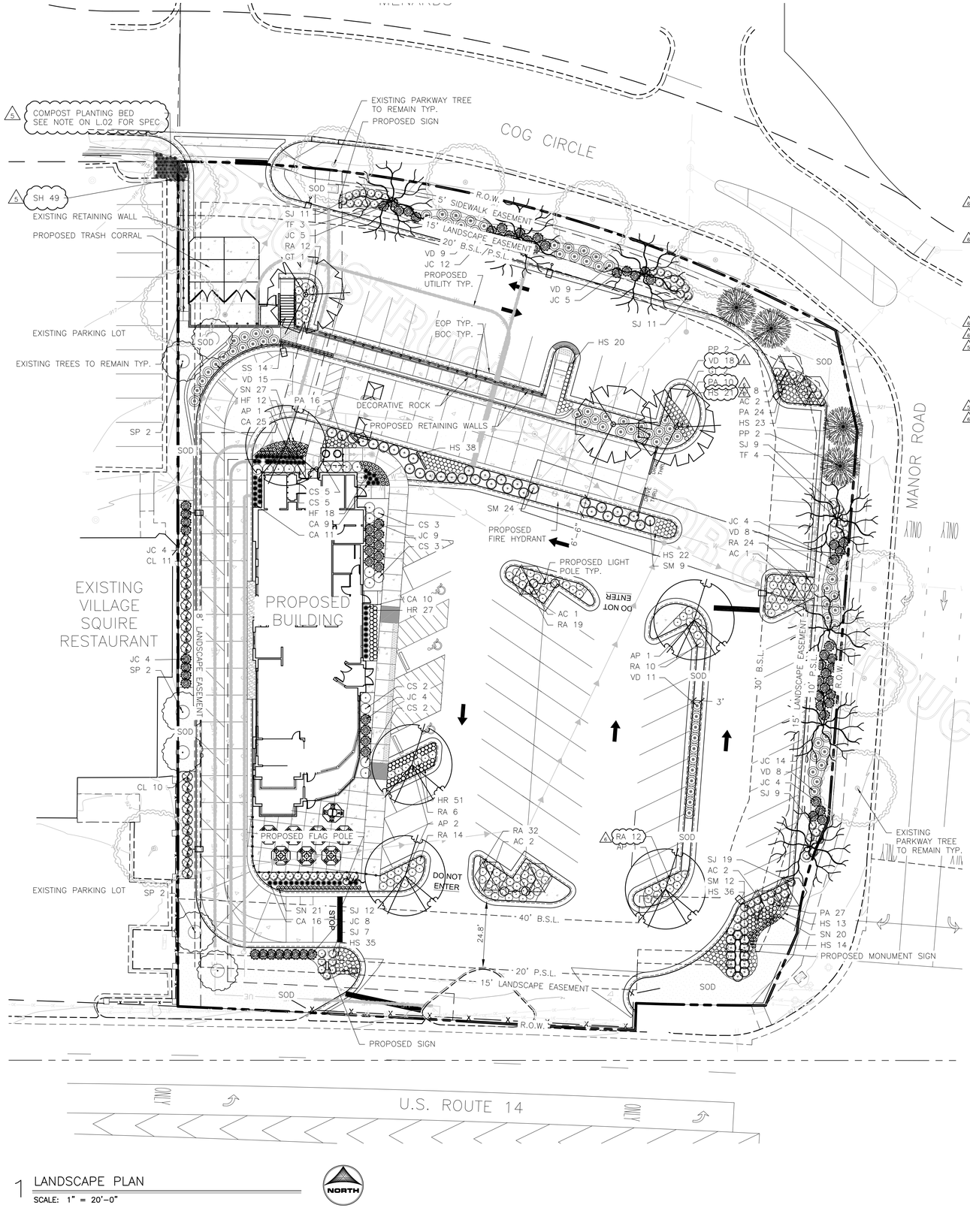
SHEET TITLE
EROSION CONTROL PLAN

DWG EDITION FINAL
REVISION

Job No. : 86100424
Store : 2927
Date : 06/20/11
Drawn By : MRJ
Checked By: JFV

Sheet
C-3.1A

Plotted By: jvorlin, Plotted: Feb. 28, 2012 – 1:55pm,
Xrefs: X:\Base.dwg; sg1-CHICK-24X36-BDR.dwg; XV-Aerial.dwg; xct-Autoturn-Op2.dwg; xA-NP08_Base_Plan.dwg; XCS-Dsgn.dwg; XV-Surface.dwg,
Images: ,
Comp. File: (O:\86100424\CAD\DRAWINGS\C\Erosion Control Plan.dwg), Layout Tab: Erosion Control Plan,



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

CHICK-FIL-A CRYSTAL LAKE						
February 27, 2012						
MATERIALS SCHEDULE						
QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS TREES						
8	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	B&B	MULTI-STEMMED
5	AP	ACER PLATANOIDES 'POND'	EMERALD LUSTRE NORWAY MAPLE	2.5" CAL.	B&B	CENTRAL LEADER
3	GT	GLEDITSIA TRIACANTHOS VAR.INERMIS 'SKYCOLE'	THORNLESS HONEYLOCUST	2.5" CAL.	B&B	CENTRAL LEADER
6	SP	SYRINGA PEKINENSIS 'SUMMER CHARM'	TREE LILAC	8' HT.	B&B	MULTI-STEMMED
7	TF	TILIA X FLAVESCENS 'GLENLEVEN'	LITTLELEAF LINDEN	2.5" CAL.	B&B	CENTRAL LEADER
EVERGREEN TREES						
4	PP	PICEA PUNGENS F. GLAUCA	BLUE COLORADO SPRUCE	6' HT.	B&B	
DECIDUOUS SHRUBS						
20	CS	CORNUS SERICEA 'KLMFOURTEEN'	SUMMER DREAMS VARIEGATED REDTWIG DOGWOOD	36" HT.	CONT.	
21	CL	COTONEASTER LUCIDUS	PEKING HEDGE COTONEASTER	36" HT.	CONT.	
129	RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	24" HT.	CONT.	
86	SJ	SPIRAEA JAPONICA 'GOLDFLAME'	JAPANESE SPIREA	24" HT.	CONT.	
45	SM	SYRINGA MEYERI 'PALIBIN'	DWARF LILAC	24" HT.	CONT.	
78	VD	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIBURNUM	36" HT.	CONT.	
EVERGREEN SHRUBS						
73	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	JUNIPER	36" HT.	CONT.	
PERENNIALS AND GRASSES						
71	CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONT.	24" OC
30	HF	HOSTA 'FRANCEE'	HOSTA	1 GAL.	CONT.	18" OC
78	HR	HEMEROCALLIS 'ROSY RETURNS'	DAYLILY	1 GAL.	CONT.	18" OC
222	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	1 GAL.	CONT.	18" OC
77	PA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONT.	18" OC
49	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONT.	18" OC
68	SN	SALVIA NEMOROSA 'MAY NIGHT'	SALVIA	1 GAL.	CONT.	18" OC
14	SS	SEDUM SPECTABILE 'AUTUMN JOY'	SEDUM	1 GAL.	CONT.	18" OC
MISCELLANEOUS						
798	SOD			SY		
1	COMP	COMPOST		CY		
72	MULCH			CY		
2	ROCK			CY		
9	TREE	TREE PROTECTION FENCE		EA		
GENERAL NOTES:						
1.	PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD COMPOSED PRINCIPALLY OF AN APPROVED KENTUCKY BLUE GRASS BLEND CONTAINING A MINIMUM OF FOUR IMPROVED VARIETIES.					

SEEDING LEGEND

SOD

FOR CONSTRUCTION
FOR REFERENCE ONLY

Know what's below. Call before you dig.

0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

FOR CONSTRUCTION

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

#	DATE:	BY:	DESCRIPTION:
1.	08/08/11		PER CITY REVIEW COMMENTS
2.	08/26/11		PER CITY REVIEW COMMENTS
3.	01/12/12	MRJ	PER ENGINEER
4.	01/27/12	MRJ	FOR BID
5.	02/09/12	MRJ	PER ENGINEER
6.	02/27/12	MRJ	FOR CONSTRUCTION
7.			

Illinois Professional Design Firm # 184-001322
HRGreen
HRGreen.com

STORE #2927
CRYSTAL LAKE
FSR S08N-144

CRYSTAL LAKE, IL
60014

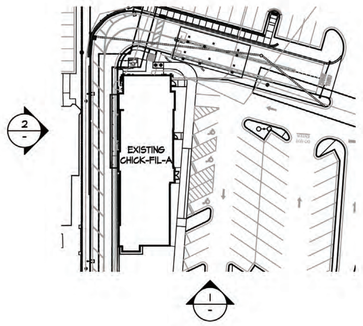
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LANDSCAPE PLAN

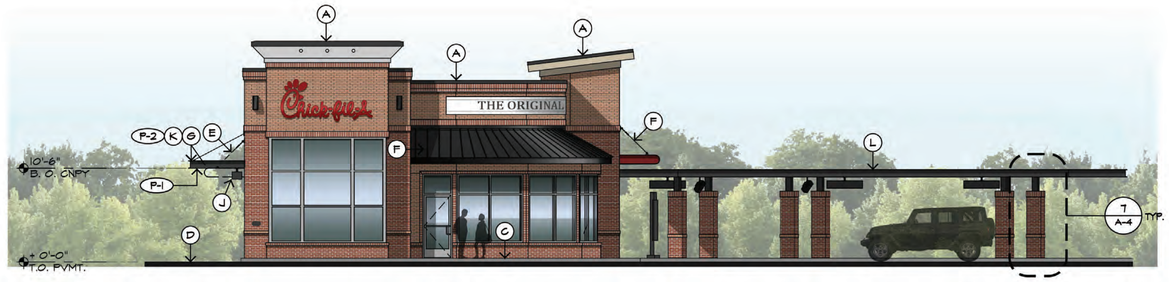
DWG EDITION
REVISION

Job No. : 86100424
Store : 2927
Date : 06/20/11
Drawn By : MAC
Checked By: PLS

Sheet
L.01

Plotted By:mjarosi, Plotted:Mar 07, 2012 - 3:31pm,
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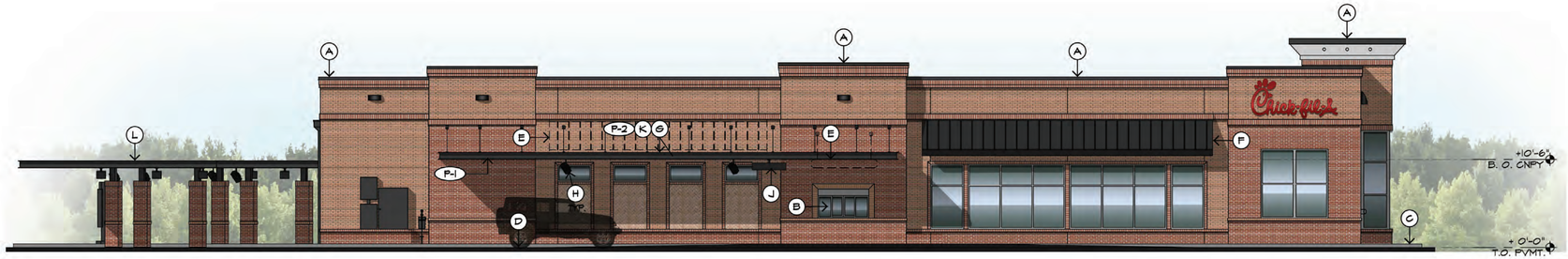




1 FRONT ELEVATION (SOUTH) - MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

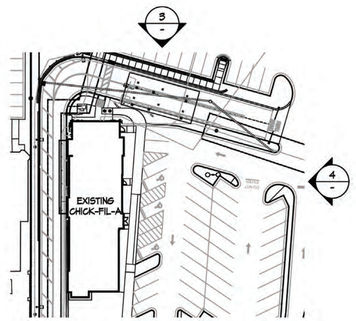


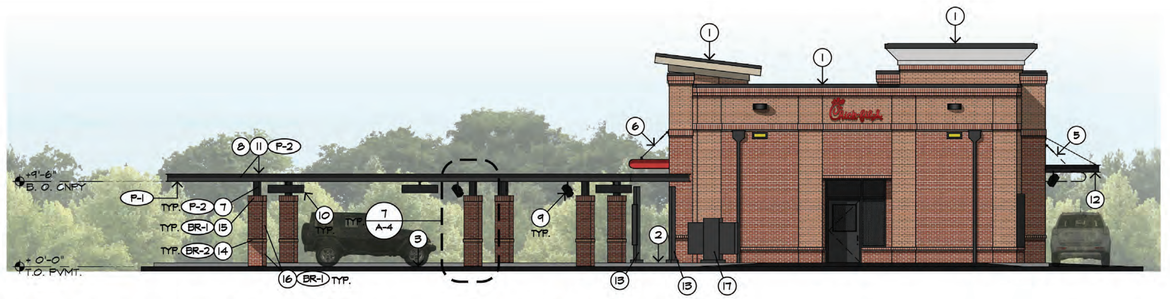
2 DRIVE THRU ELEVATION (WEST) - MEAL DELIVERY CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'





3 REAR ELEVATION (NORTH) - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



4 MAIN ENTRY ELEVATION (EAST) - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

CONSTRUCTION NOTES - MEAL DELIVERY

A. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.

B. MEAL DELIVERY PICK UP WINDOW. NO CHANGE.

C. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.

D. TOP OF EXISTING PAVED DRIVE THRU LANE TO REMAIN.

E. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.

F. EXISTING AWNING TO REMAIN. NO CHANGE.

G. NEW CANOPY ROOF DECK / FASCIA.
UNDERSIDE TO BE COLOR: HIGH GLOSS WHITE - SEE FINISH SCHEDULE.
ROOF DECK / FASCIA TO BE COLOR: DARK BRONZE - SEE FINISH SCHEDULE.

H. NEW CANOPY INDUSTRIAL MOUNTED 18" FAN. TPI CORPORATION MODEL: U-18-TE. REFER TO ELEC. DRAWINGS FOR FURTHER DETAILS.

J. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ ELEC. DRAWINGS FOR FURTHER DETAILS.

K. NEW MEAL DELIVERY METAL CANOPY - SEE FINISH SCHEDULE. REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

L. NEW FACE TO FACE METAL CANOPY, REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

CONSTRUCTION NOTES - FACE TO FACE

1. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.
2. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.
3. TOP OF EXISTING PAVED DRIVE THRU LANE TO REMAIN.
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13. DEMO EXISTING ORDER POINT CANOPY COVER, MENU BOARD AND SPEAKER COLUMN TO REMAIN. MODIFY SUPPORT COLUMN AS REQUIRED REPAINT FRAME AND COLUMN TO MATCH EXIST. COLOR.
14. NEW BRICK VENEER WAINSCOT TRIM BAND, SEE DETAILS.
15. NEW BRICK VENEER WAINSCOT TRIM CAP, SEE DETAILS.
16. NEW BRICK VENEER FINISH ATOP METAL FRAMING SYSTEM COLUMN ENCLOSURE, SEE DETAILS
17. EXISTING MENU BOARD TO REMAIN, DO NOT DISTURB.

GENERAL NOTES

G.C. TO VERIFY WINDOW MULLION HEIGHT PRIOR TO INSTALLATION OF CANOPY. THE PROPOSED CANOPY STRUCTURE SHALL NOT BE MOUNTED LOWER THAN TOP OF WINDOW MULLION.

FINISH SCHEDULE

MARK	DESCRIPTION	
P-1	LOCATION: MANUFACTURER: COLOR:	CANOPY UNDERSIDE BECKERS PAINT 497W4463 HIGH GLOSS WHITE
P-2	LOCATION: MANUFACTURER: COLOR:	CANOPY ROOF DECK/FASCIA EXPOSED COLUMNS DURA COAT PRODUCTS, INC. 185T-2078 OIL RUBBED BRONZE TEXTURED PVDF POWDER COAT FINISH
BR-1	LOCATION: MANUFACTURER: COLOR:	COLUMN FINISH AND COLUMN CAP- PRE-ENGINEERED MODULAR SIZE CUNNINGHAM BRICK RED VELOUR
BR-2	LOCATION: MANUFACTURER: COLOR:	WAINSCOT TRIM - PRE-ENGINEERED MODULAR SIZE CUNNINGHAM BRICK TAN

Chick-fil-A
5200 BUFFINGTON ROAD.
ATLANTA, GEORGIA 30349
(404) 765 - 8000

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esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
Telephone 480-755-0959

LICENSED ARCHITECT
JEFFREY W. WINTER
001.021697
STATE OF ILLINOIS

07-13-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #2927

4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

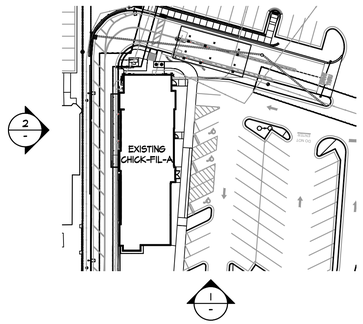
Issue Date: 07-13-2022
Drawn By: BB
Job Number: 20068

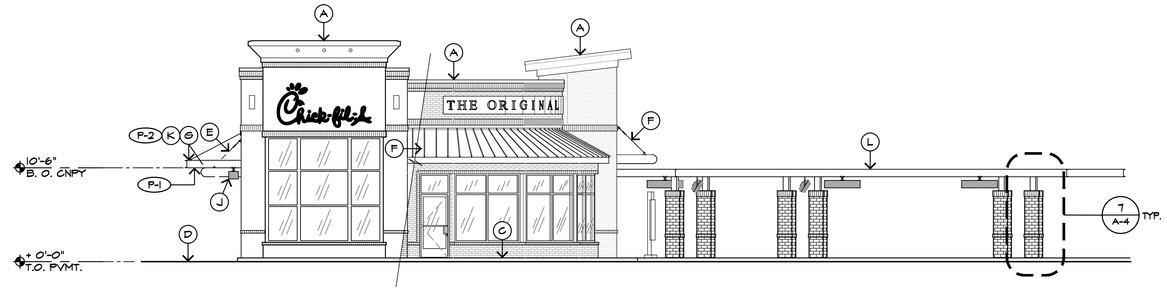
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Scale: As indicated

Sheet Number: A-3


Chick-fil-A


Chick-fil-A
MEIJARDS

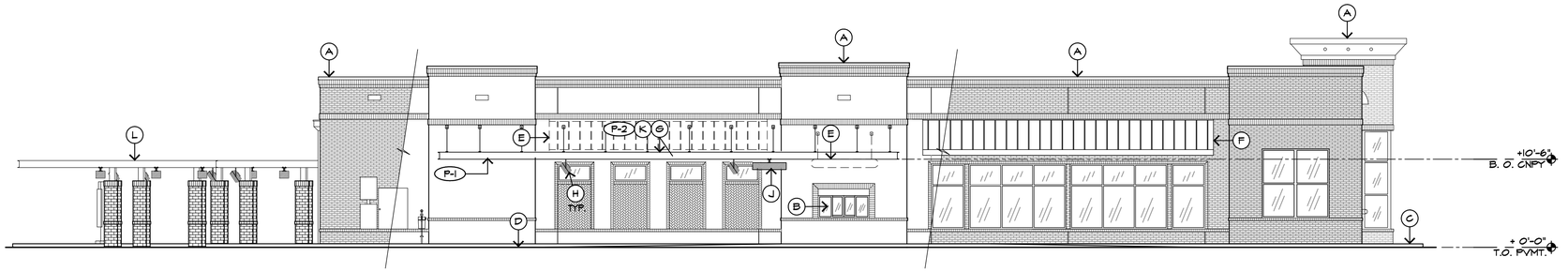




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SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

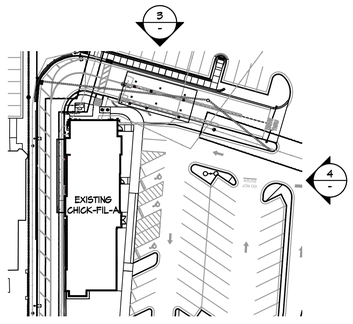


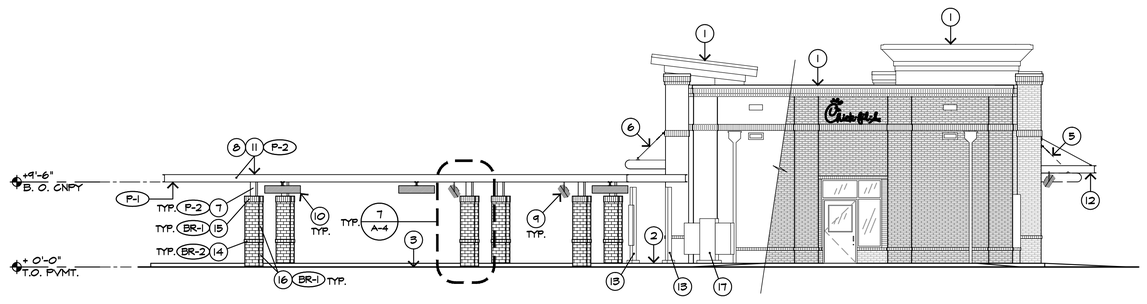
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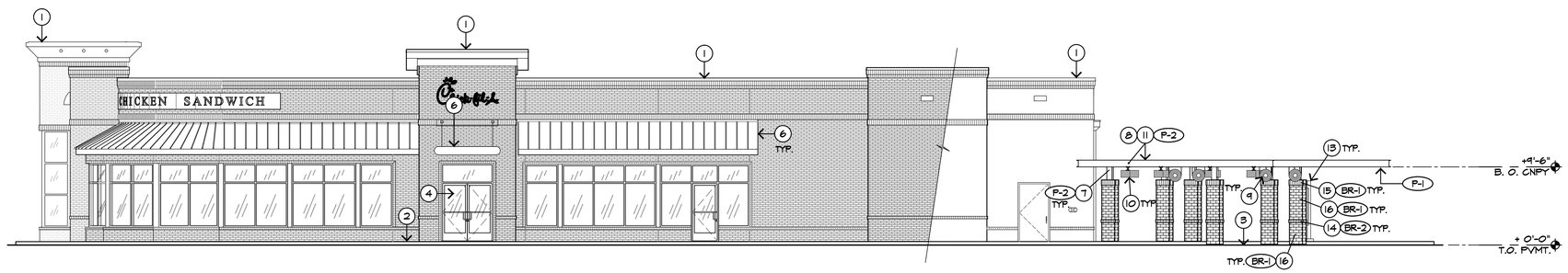




3 REAR ELEVATION (NORTH) - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



4 MAIN ENTRY ELEVATION (EAST) - FACE TO FACE CANOPY

SCALE: 1/8" = 1'-0"

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0' 4' 8' 16'

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1743 E. McNair Drive, Suite 200
Tempe , Arizona 85283
Telephone 480-755-0959

LICENSED ARCHITECT
JEFFREY W. WINTER
001.021697
STATE OF ILLINOIS

07-13-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #2927

4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date:	07-13-2022
Drawn By:	BB
Job Number:	20068

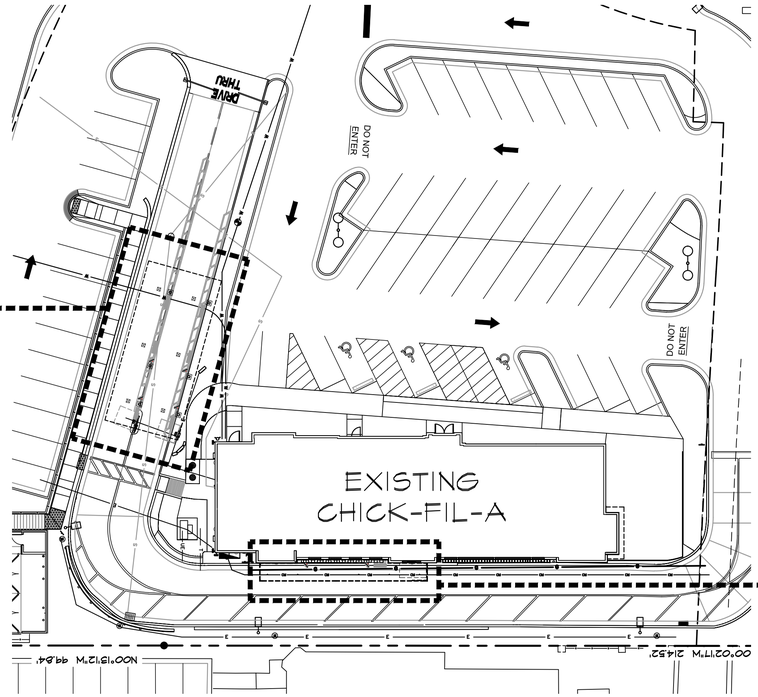
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Elevation Plan

Scale: As indicated

Sheet Number:

A-3



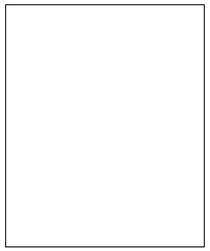


FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - FRONT VIEW.

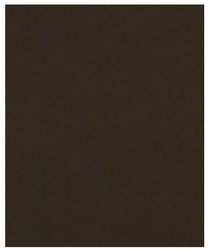


FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - UNDER CANOPY VIEW.

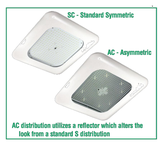
MATERIAL SAMPLES



LOCATION: CANOPY UNDERSIDE
MANUFACTURER: BECKERS PAINT
COLOR: 49TN4463 HIGH GLOSS WHITE



LOCATION: CANOPY ROOF DECK/FASCIA EXPOSED COLUMNS
MANUFACTURER: DURA COAT PRODUCTS, INC.
COLOR: 1951-2013 OIL RUBBED BRONZE TEXTURED PVDF POWDER COAT FINISH



LOCATION: LED CANOPY LIGHT
MANUFACTURER: LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE



LOCATION: MOUNTED HEATER
MANUFACTURER: SUPREME SCHWANK
MODEL: 2352 N OUTDOOR



LOCATION: MOUNTED FAN
MANUFACTURER: TPI CORP.
MODEL: U-18-TE
SIZE: 18"



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - FRONT VIEW.



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - UNDER CANOPY VIEW.

Chick-fil-A
5200 BUFFINGTON ROAD.
ATLANTA, GEORGIA 30349
(404) 765 - 8000

THESE PLANS AND SPECIFICATIONS, AS WELL AS CHICK-FIL-A, INC. NAME AND LOGO, TRADEMARKS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF CHICK-FIL-A CORPORATION. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT CHICK-FIL-A'S PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

esencia
1743 E. McNair Drive, Suite 200
Tempe , Arizona 85283
Telephone 480-755-0959

07-13-2022

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #2927
4812 NORTHWEST HWY.
CRYSTAL LAKE, IL 60014

Issue Date: 07-13-2022
Drawn By: BB
Job Number: 20068

Sheet Title: **Products & Materials**
Scale: As indicated

Sheet Number: **G-1**

Agenda Item No: 9j

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) Amendment to allow the addition of eight parking spaces and removal of required landscape islands

Petitioner: Michael Hogston, Sunrise Senior Assisted Living
751 E. Terra Cotta Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting a Final Planned Unit Development (PUD) Amendment to allow the addition of eight parking spaces and removal of required landscape islands at 751 E. Terra Cotta Avenue.

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- Request: The petitioner is requesting a Final Planned Unit Development (PUD) Amendment to allow the addition of eight parking spaces to the existing parking lot and a Final Planned Unit Development (PUD) variation to remove the existing landscape islands.

- Land Use: The Comprehensive Land Use map shows the area as High Density Residential, which is an appropriate land use designation for an assisted living facility.

- Zoning: The site is zoned R-3A PUD Two-Family Residential.

- Sunrise Senior Assisted Living was granted Final Planned Unit Development (PUD) approval in 1999 with a variation for parking. The Unified Development Ordinance (UDO) requires that all uses provide adequate on-site parking. For the past several years, Sunrise has experienced a lack on-site parking available for its staff and visitors. As a result, the employees and visitors are often parking along Mistwood Lane.

- Therefore, in an effort to provide staff and visitors additional on-site parking, the petitioner is adding eight parking spaces for a total of 37 on-site parking spaces. In order to accommodate additional parking spaces, four landscape islands must be removed. The Unified Development Ordinance (UDO) requires a landscape island with landscaping every 10 parking spaces.

- The additional parking spaces will result in the loss of two trees. The petitioner has agreed to relocate or replace the trees.

PZC Highlights:

- The petitioners explained the request to add eight parking spaces and remove four landscape islands. They confirmed that during shift changes there is not enough parking available on-site. They stated they can meet the conditions of approval.

- The PZC was supportive of the request. They noted there has been a parking issue for many years and were happy to hear they were addressing the issue.

- The PZC found that the Findings of Fact had been met.

The PZC recommended **approval (5-0)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Welltower PropCo Group, LLC, date signed 04/26/2022, received 04/27/2022)
   B. Site Plan (GDP Group, Inc., received 04/27/2022)

2. Any trees that are removed or damaged with the parking lot expansion shall be replaced.

3. Parking lot islands being removed originally had one tree and five shrubs per island, this landscaping must be replaced on the perimeter of the parking lot.

4. The proposed alterations must be completed by December 31, 2022.

5. The Petitioner shall address all of the review comments and requirements of the Community Development, Engineering, and Fire Rescue Departments.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Final PUD Amendment at 751 E Terra Cotta Avenue – Sunrise Assisted Living. 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: _____ Date: 07/12/2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Welltower PropCo Group, LLC, date signed 04/26/2022, received 04/27/2022)
   B. Site Plan (GDP Group, Inc., received 04/27/2022)

2. Any trees that are removed or damaged with the parking lot expansion shall be replaced.

3. Parking lot islands being removed originally had one tree and five shrubs per island, this landscaping must be replaced on the perimeter of the parking lot.

4. The proposed alterations must be completed by December 31, 2022.

5. The Petitioner shall address all of the review comments and requirements of the Community Development, Engineering, and Fire Rescue Departments.

PIQ Map

751 E Terra Cotta Ave



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND A VARIATION FOR 751 E TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-96) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Final Planned Unit Development Amendment and Variation to allow the addition of 8 parking spaces and removal of required landscape islands at 751 E Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 18, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on July 6, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment and Variation; and

WHEREAS, on July 6, 2022, 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 Planned Unit Development Amendment and Variation be approved, as documented in the minutes, and
June

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development Amendment and 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 Final Planned Unit Development Amendment to allow the addition of 8 parking spaces to the existing parking lot, with a Variation from Article 4-400 F site landscaping from the required parking lot to remove the landscape island at 751 E Terra Cotta Avenue (14-34-301-047), Crystal Lake, Illinois are hereby approved.

Section II: Said Final Planned Unit Development Amendment and Variation issued with the following conditions:

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

Draft

A. Application (Welltower PropCo Group, LLC, date signed 04/26/2022, received 04/27/2022)
B. Site Plan (GDP Group, Inc., received 04/27/2022)

2. Any trees that are removed or damaged with the parking lot expansion shall be replaced.

3. Parking lot islands being removed originally had one tree and five shrubs per island, this landscaping must be replaced on the perimeter of the parking lot.

4. The proposed alterations must be completed by December 31, 2022.

5. The Petitioner shall address all of the review comments and requirements of the Community Development, Engineering, and Fire Rescue 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 Planned Unit Development Amendment and 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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-95
Final PUD Amendment for Sunrise Senior Assisted Living
Project Review for Planning and Zoning Commission

Meeting Date:	July 6, 2022
Zoning Requests:	Final PUD Amendment to allow the addition of 8 parking spaces and removal of required landscape islands
Location:	751 E Terra Cotta Ave
Size:	3 acres
Existing Zoning:	B-2 PUD, General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD General Commercial South: R-3 PUD Multi-Family Residential East: R-3 PUD Multi-Family Residential and B-2 General Commercial West: R-3 PUD Multi-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The existing use is Sunrise of Crystal Lake Senior Assisted Living facility.
- Development History:
    - In 1999, Sunrise Assisted Living received a Special Use Permit, Rezoning from B-2 General Commercial to R-3A PUD Two-Family Residential, and Final Planned Unit Development with variations. A variation was granted to allow 28 parking spaces instead of the minimum required 131 parking spaces.

Development Analysis:

General:

- Request: The petitioner is requesting a Final PUD Amendment to allow the addition of 8 parking spaces to the existing parking lot and a PUD variation to remove the existing landscape islands.
- Land Use: The Comprehensive Land Use map shows the area as High Density Residential, which is an appropriate land use designation for an assisted living facility.

- Zoning: The site is zoned R-3A PUD Two-Family Residential.

Request Overview:

- Sunrise Assisted Living has experienced a lack of on-site parking for the past several years, as employees and visitors often park along Mistwood Lane. The UDO requires that all uses provide adequate on-site parking.

- In the PZC public hearing minutes from Sunrise's 1999 approval, the petitioner stated there is room for additional parking in the future should it become an issue. It was explained that residents do not drive and the parking is for employees and the guests. However, during shift changes there is often not enough spaces on-site to accommodate the number of staff.

- Therefore, the petitioner would like to add 8 additional parking spaces for a total of 37 spaces.

- In order to accommodate additional parking spaces, 4 landscape islands must be removed. The UDO requires a landscape island with landscaping every 10 parking spaces.

- The additional parking spaces will result in the loss of 2 trees. The petitioner has agreed to relocate or replace the trees.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final PUD Amendment and Variation to allow the addition of 8 parking spaces and removal of required landscape islands. 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*

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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 proposed by the Petitioner includes the following variation from the UDO:

A) Article 4-400F. Site landscaping from the required parking lot to remove the existing landscape islands.

Comprehensive Land Use Plan 2030 Plan Review:

The Comprehensive Plan designates the subject property as High Density Residential, which allows for multi-family housing. The following goal is applicable to this request:

Land Use – Residential

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

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

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

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 (Welltower PropCo Group, LLC, date signed 04/26/2022, received 04/27/2022)
   B. Site Plan (GDP Group, Inc., received 04/27/2022)

2. Any trees that are removed or damaged with the parking lot expansion shall be replaced.

3. Parking lot islands being removed originally had one tree and five shrubs per island, this landscaping must be replaced on the perimeter of the parking lot.

4. The proposed alterations must be completed by December 31, 2022.

5. The Petitioner shall address all of the review comments and requirements of the Community Development, Engineering, and Fire Rescue Departments.

DocuSign Envelope ID: 21771FA7-704B-448B-8917-76992EA66292

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Welltower PropCo Group LLC

Address: 4500 Dorr. St

Toledo, OH 43607

Phone:

E-mail:

Project Name & Description: Sunrise of Crystal Lake - The project proposes to remove the existing landscaping islands in the existing parking lot and install new concrete curbing and pavement to allow for the addition of eight (8) parking spaces. Additionally, a new shed is proposed on the northwest side of the property.

Project Address/Location: 751 Terra Cotta Avenue

Signature DocuSigned by: Russell Simon 885ECC807F6C448...

Russell Simon Authorized Signatory 4/26/2022

Owner: Print and Sign name Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, members, Greenman, Gronow, Jouron, Skluzacek and Teetsov were present. Mr. Atkinson and Ms. Repholz were absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant 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.

APPROVE MINUTES OF THE JUNE 15, 2022 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the June 15, 2022 regular Planning and Zoning Commission meeting as presented. Ms. Teetsov seconded the motion. On roll call, members Gronow, Jouron, Skluzacek, and Teetsov voted aye. Mr. Greenman abstained. Motion passed.

2022-114 – 146 EDGEWOOD AVENUE – SIMPLIFIED RESIDENTIAL VARIATION

Simplified Residential Variation to allow a deck to encroach 15 feet into the required 30-foot front yard setback.

The petitioner was not present so the Commission agreed to move this item until the end to revisit it.

2022-96 – 751 E. TERRA COTTA AVENUE – SUNRISE ASSISTED LIVING – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

A Final Planned Unit Development Amendment to allow the expansion of the parking lot with variations from the required parking lot landscaping.

Michael Hogston and Derek Balinski, representatives for Sunrise Assisted Living were present to represent the petition. Mr. Hogston stated they currently have 29 parking space and want to remove four landscape islands and a small sliver island at the end of the row so they can gain 8 parking spaces. They can meet the conditions of approval.

Mr. Greenman opened the public hearing. There being no one in the public wishing to speak Mr. Greenman closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Rivard provided a summary of the request.

Mr. Skluzacek stated there has been a parking problem for a number of years and is glad they are finally taking the steps to resolve the issue.

Mr. Gronow asked if this was just for employees. The petitioner confirmed that when there are shift changes there is not enough parking so this will allow for those extra spaces.

Ms. Teetsov thanked the petitioner and said the neighbors will be happy. She confirmed there would be no more parking on the street.

Mr. Jouron thought this looked good to go.

Mr. Greenman was happy to see this request and being good neighbors and hoped the 8 spaces would be sufficient. He noted the petition met the Findings of Fact.

Mr. Gronow made a motion to approve the Final Planned Unit Development Amendment with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Welltower PropCo Group, LLC, date signed 04/26/2022, received 04/27/2022)
   B. Site Plan (GDP Group, Inc., received 04/27/2022)

2. Any trees that are removed or damaged with the parking lot expansion shall be replaced.

3. Parking lot islands being removed originally had one tree and five shrubs per island, this landscaping must be replaced on the perimeter of the parking lot.

4. The proposed alterations must be completed by December 31, 2022.

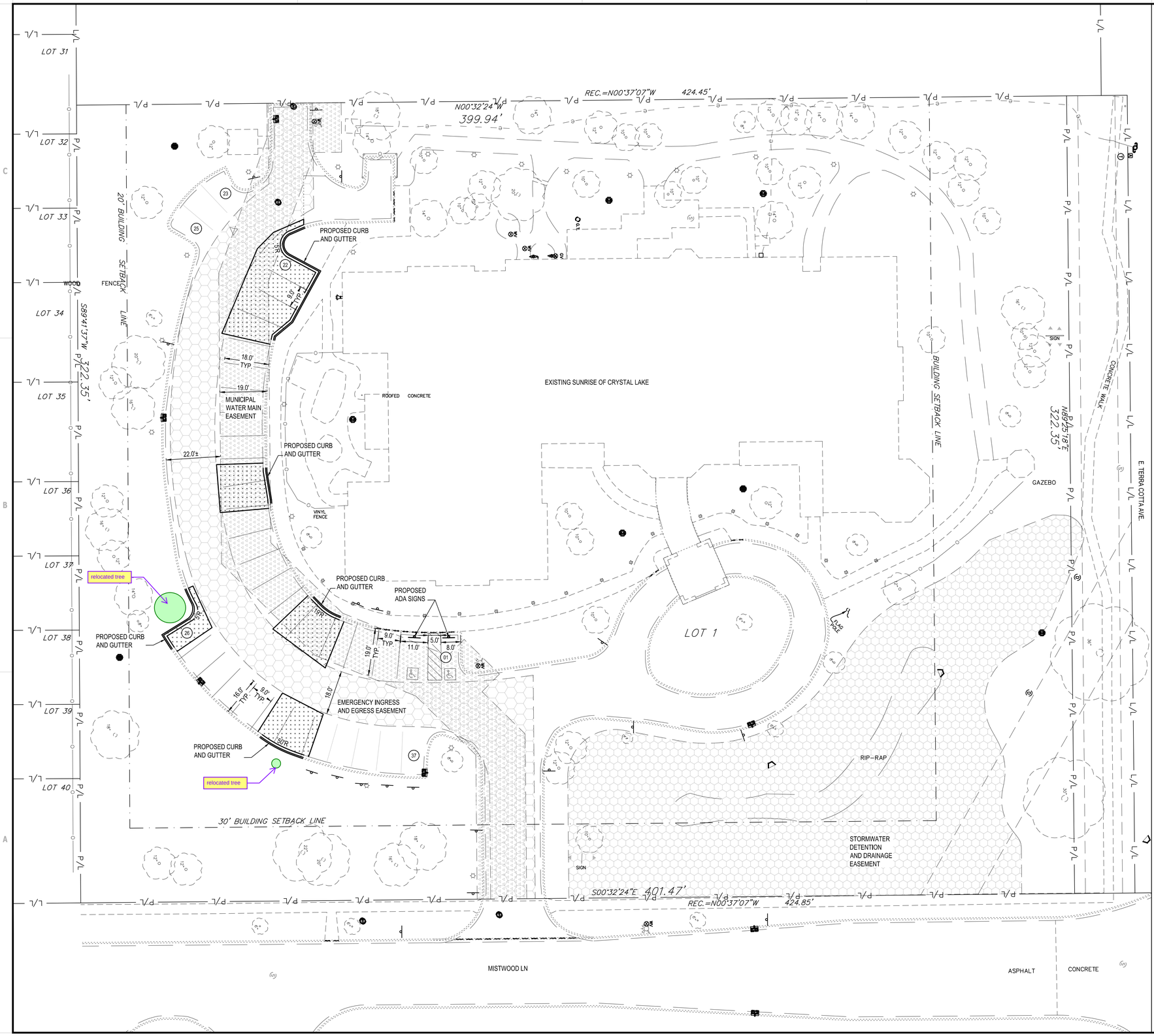
5. The Petitioner shall address all of the review comments and requirements of the Community Development, Engineering, and Fire Rescue Departments.

Mr. Jouron seconded the motion. On roll call Members Gronow, Skluzacek, Jouron, Teetsov, and Greenman voted aye. Motion passed 5-0.

2022-110 – 4812 NORTHWEST HIGHWAY – CHICK-FIL-A – SPECIAL USE PERMIT AMENDMENT

An amendment to the Special Use Permit to allow alterations to the site plan and elevations to construct a canopy over the drive-through lanes and order pick-up area.

Frank Gawdun, the project manager with Esencia Architecture and Roger Deutscher, the store operator were present to represent the request. Mr. Gawdun stated this store was built in the early 2000s and the





LEGEND

PROPOSED ASPHALT PAVEMENT

00 PROPOSED PARKING SPACE NUMBER

PARKING SPACES		
	EXISTING	PROPOSED
NUMBER OF SPACES	29	37

BENCHMARK: NGS DATA, PID HH0140

AT CRYSTAL LAKE, ALONG THE CHICAGO AND NORTH WESTERN RAILWAY, AT THE CROSSING OF STATE HIGHWAY 176, 0.2 MILE SOUTH OF MILEPOLE 59, 0.5 MILE NORTH OF THE OVERHEAD CROSSING OF CHICAGO AND NORTH WESTERN RAILWAY TRACK LEADING NORTHWEST-SOUTHEAST OVER CHICAGO AND NORTH WESTERN RAILWAY TRACK LEADING NORTH-SOUTH, 9 1/2 FEET EAST OF THE EAST RAIL, 25 1/2 FEET NORTH OF THE CENTER LINE OF STATE HIGHWAY 176, 41 FEET NORTHEAST OF THE CENTER LINE OF THE CROSSING, 5 1/2 FEET NORTH-NORTHEAST OF THE CONCRETE BASE SUPPORTING A FLASHING WARNING LIGHT FOR RAILROAD CROSSING, 4 1/2 FEET WEST OF THE WEST END OF A GUARD-RAIL, ABOUT 1/2 FOOT ABOVE THE LEVEL OF THE TRACK, AND SET IN TOP OF A CONCRETE POST 0.2 FOOT BELOW THE LEVEL OF THE GROUND.

ELEV. = 890.15 (NAVD DATUM)

SITE BENCHMARK# 1:
ARROW ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF MISTWOOD LANE, ± 40 FEET NORTH OF THE ENTRANCE TO SUBJECT PROPERTY.

ELEV. = 895.36

SITE BENCHMARK# 2:
CROSS CUT IN THE EAST-WEST WALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEV. = 893.22

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

REV.	DATE	DESCRIPTION

PRELIMINARY

SUNRISE CRYSTAL LAKE
751 E TERRA COTTA AVE,
CRYSTAL LAKE, IL 60014

PRELIMINARY SITE PLAN

ISSUED FOR:	
PERMIT	XX/XX/XX
BID	XX/XX/XX
CONSTRUCTION	XX/XX/XX
RECORD	XX/XX/XX

PROJECT MANAGER	DESIGNER
MLH	ACM

JOB NO.
2021084.10

PSP

Drawing Name: O:\2021\2021084 Sunrise\10 Sunrise Crystal Lake IL Parking Lot Expansion\03-Dvlp\4-Cad&Revit\Revit Files\Revit AutoCad\Sheets\2021084.10 CPS.dwg
March 24, 2022 10:48 AM - AMichael

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: Manufacturing Job Creation and Investment Grant Program Matching Grant application request for Conscious Cup Coffee Roasters requesting $10,000 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award $10,000 in Manufacturing Job Creation and Investment Grant Funds to Conscious Cup Coffee Roasters, 110 W. Woodstock Street, Suite 2R, and to adopt a Resolution authorizing the City Manager to execute the Grant Agreement with Conscious Cup Coffee Roasters, or

2. Motion to deny the grant application request.

Staff Contact: Kathryn Cowlin, Director of Community Development
Heather Maieritsch, Economic Development Manager

Background:

The Retailer and Manufacturer Job Creation and Investment Program was instituted in 2011 as a tool to help attract new businesses to Crystal Lake. This program provides matching grant funding to new and existing retailers and manufacturers who occupy vacant space, hire new full-time or part-time employees, and/or install eligible furniture, fixtures, and equipment (FFE).

KEY FACTORS

- For the last 16 years, Conscious Cup Coffee Roasters has had a coffee shop at 5005 Northwest Highway, Unit 101. They are expanding their footprint in the Crystal Lake community with the addition of a new office headquarters and warehouse on Woodstock Street, which will now be the site of their wholesale and online coffee production, syrup and sauce manufacturing and bottling, cold-brew coffee, catering, and tasting/training room.
- The buildout with equipment costs is $280,000 and they anticipate hiring six new employees in the first month of operation and doubling that workforce over the next 18 months.
- Conscious Cup Coffee Roasters is eligible for a $10,000 grant award under the matching grant program guidelines to expand and open a new manufacturing facility.

Upon approval of the grant by the City Council, the City and applicant will enter into an agreement that includes all the stipulations for the grant award. The agreement specifies what documentation must be submitted before the payment is disbursed. Additionally, it has provisions to recoup the grant in case the business closes before the required four-year period.

In order to objectively analyze the applications for funding, eligibility criteria have been established in the Ordinance approving this program. The list below outlines the evaluation of the applicant's request in relation to our eligibility criteria:

1. The program is open to any new manufacturer or professional service provider that will occupy vacant manufacturing space or a building, or that will construct a new building for its business.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant business must develop and manufacture finished hard or soft goods, provide technological products, equipment, or software.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant must provide written proof of employment recruitment and of fixture, furniture, and equipment (FFE) costs.
   ☒ *Meets* ☐ *Does not meet*

4. Applicant must file an application for grant funding prior to commencing improvements.
   ☒ *Meets* ☐ *Does not meet*

5. Grant recipient may re-apply after five years from the date of recipient's previous award.
   ☒ *Meets* ☐ *Does not meet*

6. Eligible FFE includes, but is not limited to, shelving, racks, tables, chairs, furniture, point-of sale systems, fixed computer equipment used in business operation, televisions located in dining rooms or showrooms, office furniture and appliances.
   ☒ *Meets* ☐ *Does not meet*

7. Applicant's business must be new to Crystal Lake City limits; in-town relocations are ineligible.
   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned purchase of FFE. The current application would meet the applicable criteria.

FUNDING STATUS OF 2022-2023 PROGRAM
For the 2022-2023 Fiscal Year, there is $80,000 budgeted for the Retailer and Manufacturer Job Creation and Investment Program. This is the fourth 22/23 application received this fiscal year for the program, so there are sufficient funds for the grant.

Applicant Name/ Business Name	**Address**	**Total Requested**	**Date Approved**	**Amount Approved**
Vine & Plate Wine Bar + Provisions	414 W. Virginia Street	$5,000	***6/7/2022***	***$5,000***
General Kinematics	5050 Rickert Road	$10,000	***6/21/2022***	***$10,000***
Jalsa Bar & Restaurant	1295 Randall Road, Suite 112	$5,000	***6/21/2022***	***$5,000***
Conscious Cup Coffee Roasters	110 W. Woodstock Street, Suite 2R	$10,000	***Pending***	***Pending***
Totals		***$30,000 Pending***		Pending

Votes Required to Pass:
A simple majority vote.

2022- Conscious Cup Coffee Roasters

110 W. Woodstock Street, Suite 2R





Res. 22R-

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized and directed to execute an agreement with the owner of the property for Conscious Cup Coffee Roasters at 110 W. Woodstock Street, Suite 2R for a Manufacturing Job Creation and Investment Matching Grant in an amount not to exceed $10,000.

DATED at Crystal Lake, Illinois, this 19th day of July, 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: July 19, 2022

APPROVED: July 19, 2022

Draft

MAY 15, 2022

APPLICATION LETTER FOR THE NEW OR EXPANDING MANUFACTURER JOB CREATION AND EQUIPMENT INVESTMENT GRANT PROGRAM

Dear Mayor Haleblian and City Council,

I hope this letter finds you well. We are excited to share with you the news of our leasing a warehouse in Crystal Lake for the purposes of expanding our labor force and the production of coffee and coffee related products. It has been a joy to be a part of the Crystal Lake community for 16 years and we could not be happier to have found a home in town that we can stretch our legs and grow.

The warehouse on Woodstock Street will be headquarters for our wholesale and online coffee production, syrup and sauce manufacturing and bottling, cold-brew coffee, catering, as well as our offices and tasting/training room.

The buildout costs for an operation like this can be significant on a small business. Our estimated buildout with equipment costs is $280,000 and our anticipated Full-Time Equivalents in the new space is 6 employees in the first month with the goal of doubling that work force in 18 months.

We are grateful for the opportunity to apply for the New or Expanding Manufacturer Job Creation and Equipment Investment Grant Program.

Thank you for your consideration,

Sincerely,

Michael Shipley
Managing Partner
Conscious Cup Coffee Roasters

CITY OF CRYSTAL LAKE
Manufacturer Job Creation and Investment Grant Application

Please completely fill out this application and return it to the City of Crystal Lake with the items listed in the checklist on page 2.

Applicant Information	Name Michael J Shipley	Phone 847-732-5639
	Mailing Address 110 W Woodstock St #2r, Crystal Lake, IL 60014	Fax
	Email michael@consciouscup.com	Federal Tax ID# 27-2151901

Property Information	Address for the building/storefront where the grant funds are sought: 110 W Woodstock St #2r, Crystal Lake, IL 60014	
	Property Identification Number(s)	Phone 847-732-5639

Description of the product(s) manufactured by the applicant. Please include information regarding the end-users of the product(s):

We will produce finished and packaged roasted coffee, kegged coffee, canned coffee, bottled syrups and sauces.

New employment information:

Number of full-time employees: 4 Wage rates $ 21 + /hr or Salary: $TBD

Number of part-time employees: 4 Wage rates $ 18 + /hr

Description of furniture, fixtures, and equipment to be utilized:

Coffee Roaster (purchased in 2021) = $120,900 / Jacketed Steam Kettles (to be purchased) = $45,000

Walk-In Cold Storage Unit (to be purchased) = $30,000 / Brewing and Kegging System (to be purchased) = $15,000

Fixtures and other Restaurant Equipment (to be purchased) = $12,000

Application Checklist

The following items must be submitted <u>with</u> the Improvement Application form (Page 1):

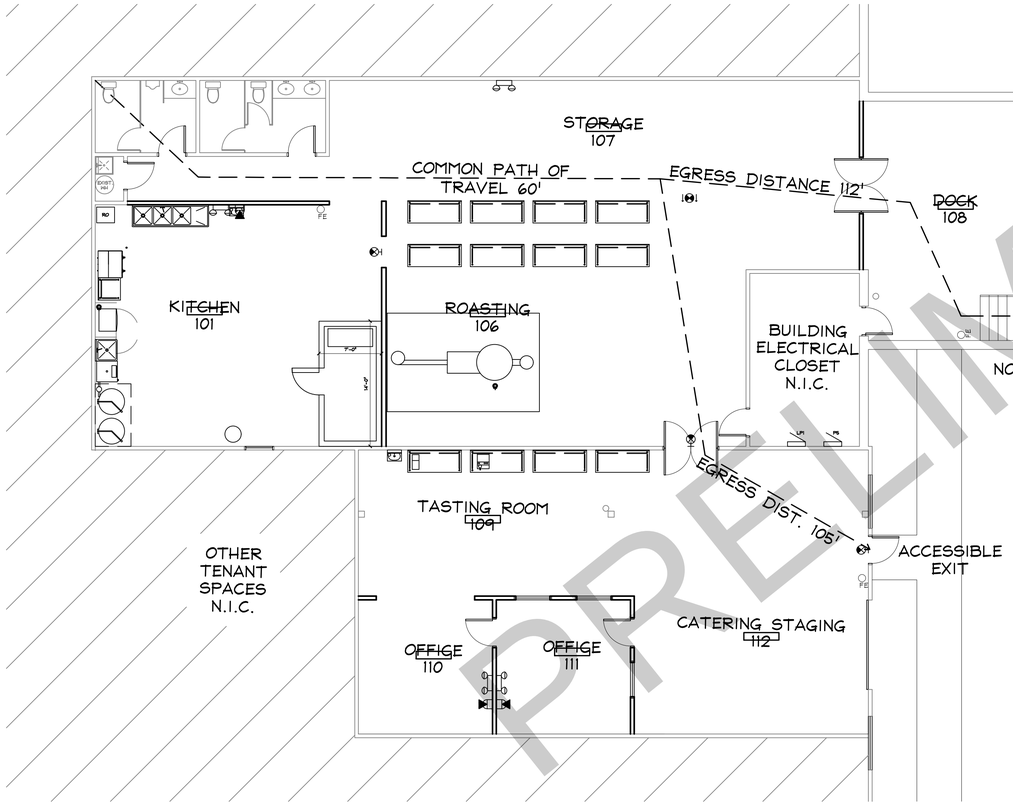
- ☐ Completed and signed Crystal Lake Improvement Grant Application
- ☐ Written estimates for the cost of the furniture, fixtures, and equipment
- ☐ Details regarding the number of employees to be hired and their employment status (part-time or full-time)
- ☐ A fixture plan, illustrating the locations for the furniture, fixtures, and equipment (drawings do not have to be architectural renderings, but should be to scale so that the City can understand the proposed project)
- ☐ Written description of the scope of the proposed project (letter to the Mayor and City Council)

I agree to comply with the guidelines and standards of the City of Crystal Lake Job Creation and Investment Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature _____ Date 7/8/22

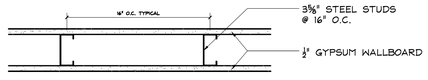
Applicant(s) Signature _____ Date _____

PUT SF DIFF OCCUPANCY AREAS ON THIS SHEET FOR OCC LOAD CALC



1 EGRESS PLAN
SCALE: 1/8" = 1'-0"

NORTH



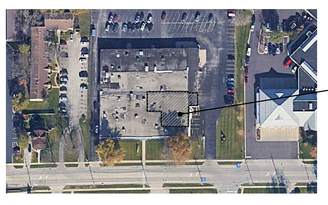
BRACE TOP OF WALL TO STUCTURE ABOVE TO PREVENT LATERAL MOVEMENT

2 TYPICAL NEW WALL DETAIL
SCALE: 1-1/2" = 1'-0"

PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
04	DOOR TAG		EXISTING WALL
A	WALL TYPE KEY		NEW WALL AS SCHEDULED
	OUTLET, DUPLEX		NEW WALL W/INSULATION
	OUTLET, QUAD.		EMERGENCY BACK-UP LIGHTING
GFCI	OUTLET, GROUND FAULT CIRCUIT INTERRUPT		2'x 4' FLUORESCENT LIGHT FIXTURE
GFCI WP	OUTLET, GROUND FAULT CIRCUIT INTERRUPT (WEATHERPROOF)		8' 2-TUBE FLUORESCENT LIGHT FIXTURE
208V	SPECIAL EQUIPMENT, POWER CONNECTION (208 VOLTS)	$	SINGLE POLE SWITCH
	TELEPHONE & DATA OUTLET	$3	THREE WAY SWITCH
T	THERMOSTAT	$OS	OCCUPANCY SENSOR SWITCH
	WALL MOUNTED EXIT LIGHT	1	EQUIPMENT TAG
	SPRINKLER HEAD		CONCEALED CONDUIT IN WALL OR CEILING
	ALARM PULL STATION AND HORN STROBE	FE	FIRE EXTINGUISHER
	ALARM HORN		2' x 2' SUPPLY GRILL
	ALARM STROBE		2' x 2' RETURN GRILL

SITE MAP / KEY PLAN



HANDICAP PARKING SPACES, SIGNAGE, ACCESSIBLE ROUTE, CURB-RAMP, HAVE BEEN VERIFIED TO MEET ACCESSIBILITY REQUIREMENTS.

UNIT 2R

NORTH

GENERAL PROJECT INFORMATION

SCOPE OF WORK

TENANT IMPROVEMENT CONSISTING OF BUILD-OUT IN A LEASED SPACE OF AN EXISTING ONE STORY MULTI-TENANT BUILDING. WORK INCLUDES NON-STRUCTURAL PARTITIONS, PLUMBING, ELECTRICAL, HAVC, AND FINISHES.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECT. CODE
2000 NFPA LIFE SAFETY CODE
2018 ILLINOIS ACCESSIBILITY CODE

USE GROUP

B - BUSINESS

USABLE SQUARE FOOTAGE

5,600 SF

CONSTRUCTION TYPE

IIB, NON-COMBUSTIBLE / UNPROTECTED

REQUIRED EXITS

1 (COMMON PATH TRVL < 100')

EXITS PROVIDED

2 (ONE ACCESSIBLE)

SPRINKLERED

YES - EXISTING SYSTEM

EGRESS DISTANCE

MAX. COMMON PATH OF TRAVEL = 100' (TABLE 1006.2.1)
MAX. EGRESS DISTANCE = 300' (TABLE 1017.2)

IBC OCCUPANT LOAD

BUSINESS AREAS - 1,831 SF / 150 SF GROSS PER OCCUPANT = 18
KITCHEN COMMERCIAL - 1,831 SF / 200 SF GROSS PER OCCUPANT = 18
STORAGE, STOCK, SHIPPING - 1,831 SF / 300 SF GROSS PER OCCUPANT = 18
WAREHOUSE AREAS - 1,831 SF / 500 SF GROSS PER OCCUPANT = 18

TOTAL OCCUPANCY = 19

DRAWING INDEX

SHEET A1 - TITLE SHEET, EGRESS PLAN, LEGEND, NOTES
SHEET A2 - FLOOR PLAN
SHEET A3 - REFLECTED CEILING PLAN
SHEET A4 - FOOD SERVICE EQUIPMENT PLAN, SCHEDULES

GENERAL PROJECT NOTES

1. DO NOT SCALE THE DRAWINGS.
2. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
3. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL INSPECT THE CONSTRUCTION SITE IN ITS ENTIRETY AND NOTE ALL SITE RESTRICTIONS AND CONDITIONS.
4. GENERAL CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING, FABRICATING, OR COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. ALL WORK TO BE PERFORMED PER CITY OF LAKE IN THE HILLS APPROVED BUILDING CODES AND CURRENT REVISIONS OR ADDITIONS.
6. ALL WORK SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY ACT 400.31 - NEW CONSTRUCTION.
7. ALL EXPOSED EXISTING BUILDING ELEMENTS MEET CURRENT CODE REQUIREMENTS.
8. PROVIDE MIN 24" HORIZONTAL SEPARATION BETWEEN MEMBRANE PENETRATIONS IN RATED WALLS.
9. FIELD VERIFY ALL JOINTS, PENETRATIONS, DOORS AND WINDOWS ARE CALKED, GASKETED, WEATHER-STIRPPED, OR OTHERWISE SEALED.
10. ALL EXTERIOR SIGNAGE SHALL BE UNDER A SEPARATE PERMIT

FIRE RESISTANCE / EGRESS NOTES

1. THROUGH PENETRATIONS IN FIRE RATED SYSTEMS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM 814.
2. JOINTS IN FIRE RATED SYSTEMS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTNCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED. FIRE RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH IBC 712.3
3. INTERIOR WALL AND CEILING FINISHES AT EXIT ACCESS CORRIDORS AND OTHER EXITWAYS SHALL HAVE A CLASS B FINISH RATING IN ACCORDANCE WITH ASTM E 84.
4. INTERIOR WALL AND CEILING FINISHES AT ROOMS AND ENCLOSED SPACES SHALL HAVE A CLASS C FINISH RATING IN ACCORDANCE WITH ASTM 84.
5. CURTAINS, DRAPERIES, HANGINGS, AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL BE FLAME RESISTANT IN ACCORDANCE WITH IBC 805.2 AND NFPA 701 OR NONCOMBUSTIBLE.
6. CARPET AND OTHER FLOORING SHALL BE CLASS II RATED IN ACCORDANCE WITH NFPA 253.
7. WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.
8. FIRE SPRINKLER AND ALARM CONTRACTORS TO SUBMIT SHOP DRAWINGS TO LOCAL FIRE DEPT FOR REVIEW.
9. ADDRESS TO BE POSTED AT ALL EXTERIOR DOORS, MIN 4" HEIGHT, 1/2" STROKE.
10. BUILDING HAS EXISTING KNOX BOX, PROVIDE NEW KEY TO FIRE DEPT.

PRELIMINARY

SARILLO ARCHITECTURE
SUITE 201
1095 PINGREE ROAD
CRYSTAL LAKE, IL 60014
847-854-0800

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SEAL:

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SIGNATURE: _____

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5005 Northwest Hwy, Suite 101
Crystal Lake, IL 60014

PROJECT
Conscious Cup Roastery
110 Woodstock St Unit 2R
Crystal Lake, IL
60014

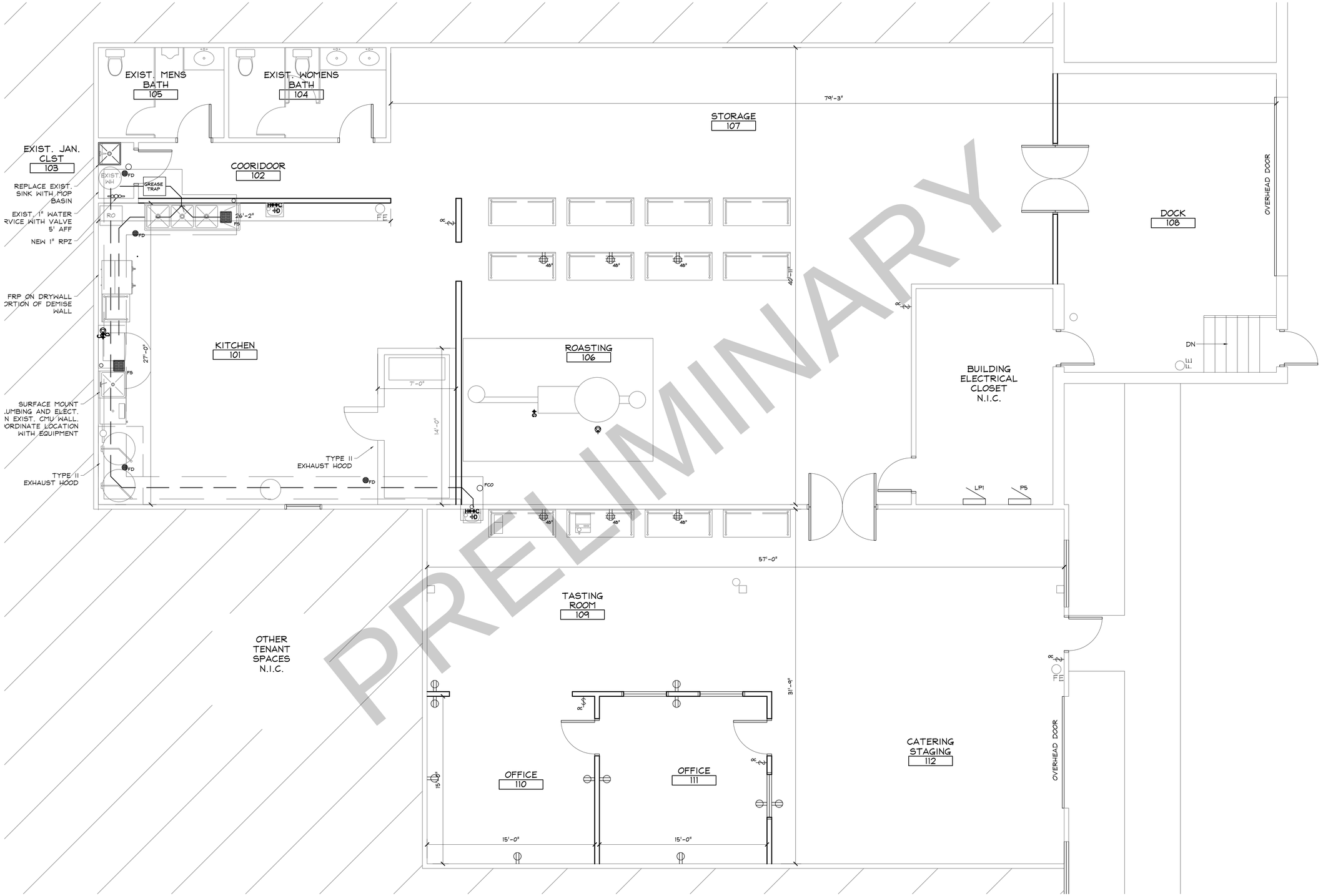
NO.	SUBMISSION/REVISION	DATE
1	ISSUED FOR OWNER REVIEW	7/05/2022

TITLE
EGRESS PLAN & CODES

PROJECT NUMBER
22-96L

DATE
5/13/2022

A1



PRELIMINARY

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

FLOOR PLAN NOTES

1. NO CHANGE TO EXISTING BUILDING ENVELOPE
2. ALL DOOR OPENINGS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" (36" NOMINAL DOOR). 2015 IBC
3. ACCESSIBLE MANEUVERING CLEARANCE REQUIRED AT ALL DOORS (18" MIN. AT JAMB ON PULL SIDE, 12" AT JAMB ON PUSH SIDE, ETC.). 2018 IAC
4. LOCKS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING TO OPERATE. ALL EXIT DOORS SHALL FULLY UNLATCH WITH ONE MOTION EVEN WHEN IN LOCKED POSITION AND/OR MULTIPLE LATCHES ARE PRESENT. 2018 IAC 1010.9

SARILLO ARCHITECTURE
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TITLE
FLOOR PLAN

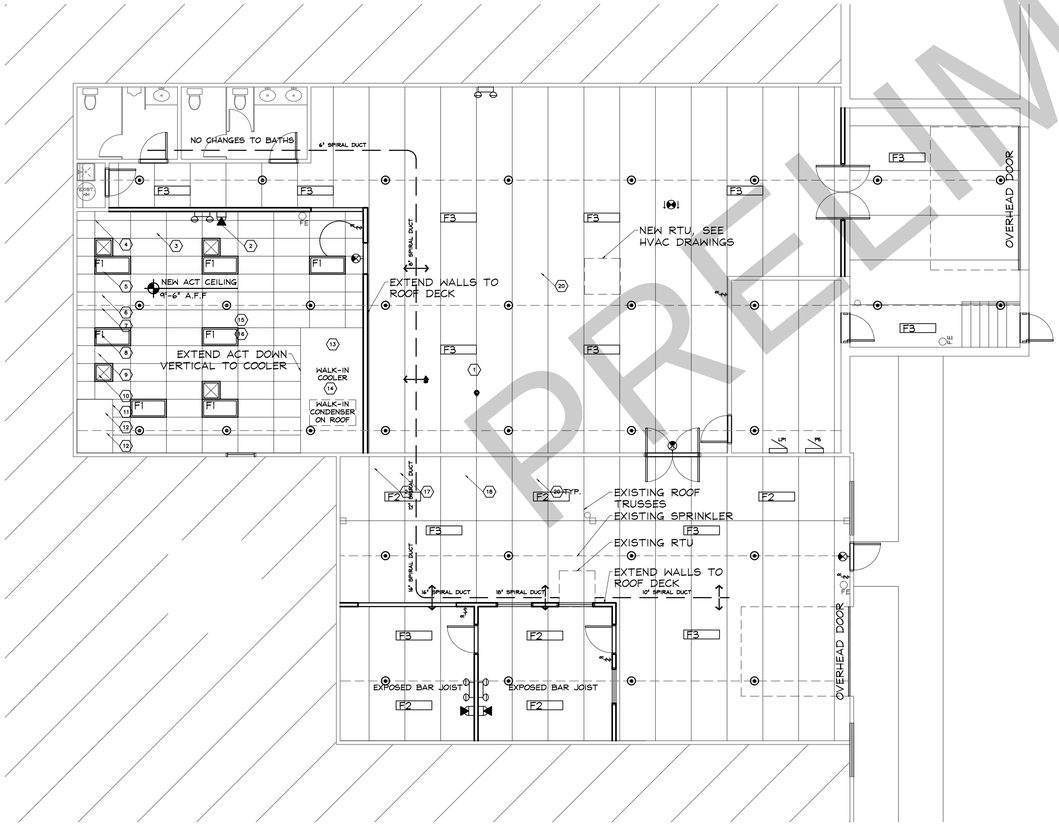
PROJECT NUMBER
22-96L

DATE
5/13/2022

A2

SUSPENDED CEILING NOTES

1. SUPPORT LAY-IN CEILING SYSTEM AND LIGHTING PER NATIONAL ELECTRICAL CODE.
2. CEILING TILE USG RADAR OR SIMILAR.
3. FIRE SPRINKLER AND ALARM SHOWN SCHEMATICALLY ONLY. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL.



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NORTH

PRELIMINARY

SARILLO ARCHITECTURE
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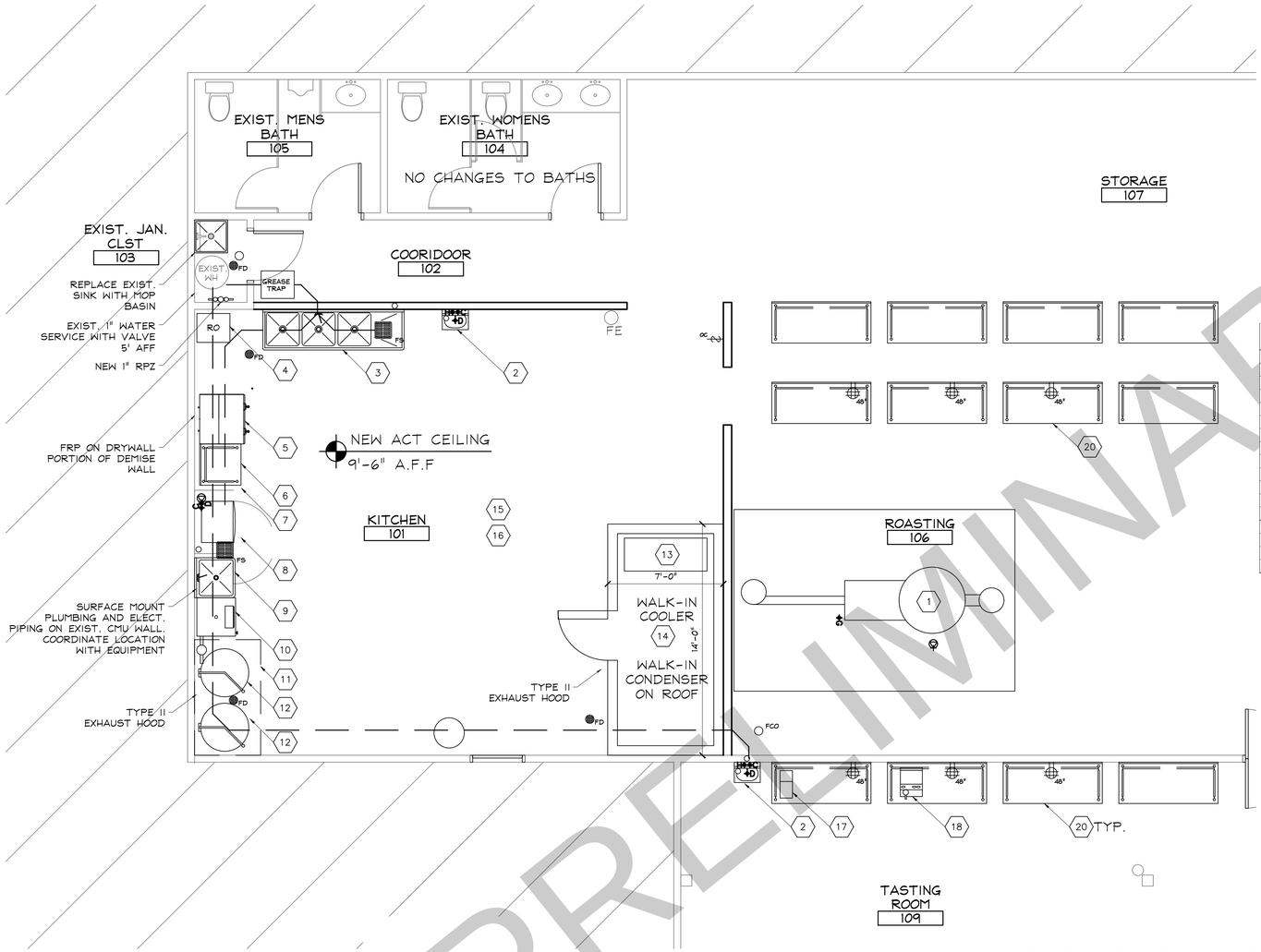
NO.	SUBMISSION/REVISION	DATE
1	ISSUED FOR OWNER REVIEW	7/05/2022

TITLE
REFLECTED CEILING PLAN

PROJECT NUMBER
22-96L

DATE
5/13/2022

A3



1 FOOD SERVICE EQIPMENT PLAN
SCALE: 1/4" = 1'-0"

NORTH

FINISH SCHEDULE

Room #	Room Name	Floor Finish	Wall North	Wall East	Wall South	Wall West	Wall Base	Ceiling Finish	Remarks
101	Kitchen	VCT-1	FRP	FRP	FRP	PT-1	VB-1	ACT-1	
102	Cooridor	PT-3	PT-2	PT-2	PT-2	PT-2	VB-1	-	
103	Janitor Closet	PT-3	PT-2	PT-2	PT-2	PT-2	VB-1	-	
104	Exist. Men's Bath	-	-	-	-	-	-	-	
105	Exist. Women's Bath	-	-	-	-	-	-	-	
106	Roasting Area	PT-3	-	-	-	PT-1	VB-1	-	
107	Storage	PT-3	-	-	-	-	-	-	
108	Dock	-	-	-	-	-	-	-	
109	Tasting Room	VCT-1	PT-1	-	PT-1	PT-1	VB-1	-	
110	Office	CPT-1	PT-2	PT-2	PT-2	PT-2	VB-1	-	
111	Office	CPT-1	PT-2	PT-2	PT-2	PT-2	VB-1	-	
112	Catering Staging	VCT-1	-	-	-	-	VB-1	-	
Notes:	1								
	2								
	3								

FINISH DESIGNATION

Item	Tag	Manufacturer	Description	Color	Remarks
Paint	PT-1	Sherwin Williams	Gloss Paint for CMU	White	Semi-Gloss
	PT-2	Sherwin Williams	Standard Latex Paint	TBD	Flat
	PT-3	Sherwin Williams	Concrete Floor Paint	TBD	
Flooring	VCT-1	Armstrong	Vinyl Composite Tile	TBD	
	CPT-1		Carpet	TBD	
Base	VB-1		4" Cove Base	TBD	
	VB-2		4" Cove Base	TBD	
Ceiling	ACT-1	USG	Vinyl Coated Gypsum Tile	White	

FOOD SERVICE EQIPMENT SCHEDULE

NO.	NAME	MANUF.	MODEL	ELECTRIC	POWER	WATER	DRAIN	NOTE
1	Roaster Assembly							
1-A								
1-B								
1-C								
1-D								
2	Hand Sink - Integral Faucet	Regency	600HS17SPDST					
3	3 Compartment Sink	Regency	600S32242424XRT				FS - GT	
	Faucet and Sprayor	Waterloo	750PRW8					Requires Check Valve
4	Reverse Osmosis Water Filter	Pure Aqua	TW-0.6K-125	220V/1PH or 220v/3PH				Indicate how and where piped
5	Brewer - Double Stationary & Table	Fetco		208V/3PH or 480V/3PH	Need Model No.	3/8" Flair - RO	Drain?	Double Check Valve
6	Stainless Steel Table							
7	Grinder	Mahlkonig	VTA 6S	220V/1PH or 208V/3PH	2100W			
8	Ice Machine	Manitowoc	IDT-0300A	115V/208V	8.8A/4.2A	3/8" Cold - RO	3/4" - FS	Requires Check Valve?
9	Prep Sink	Regency	600S122424G					
	Faucet and Sprayor	Waterloo	750PRW8					
10	Boiler Feed Unit	Sterlco						
	Feed Unit							
	Receiver							
	Control Unit							
11	Type II Exhaust Hood	Hoodmart 3'x 7'						
	Roof Fan	Greenheck						
12	Tri-Leg Kettle	Crown						
13	Cooler Shelving							
14	Walk-in Cooler							
	Roof Condenser							
15	Not Used							
16	Not Used							
17	Brewer - Single Air Pot	Fetco	CBS-2111XTS	220V/1PH	12.9A	3/8" Flair - RO		
18	Espresso Machine	La Marsocco	GS3	120V	20A	?? Size - RO	Drain?	
20	Stainless Steel Tables							

PRELIMINARY

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NO.	SUBMISSION/REVISION	DATE
1	ISSUED FOR OWNER REVIEW	7/05/2022

TITLE
FSE PLAN & SCHEDULES

PROJECT NUMBER
22-96L

DATE
5/13/2022

A4

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this _____ day of _____, _____, between the City of Crystal Lake, Illinois (hereinafter referred to as "CITY") and the following designated business owner, (hereinafter referred to as "OWNER"), to witness:

Business Owner's Name: _____

Name of Business: _____

Federal Tax ID#: _____

Address of Property where the business will be located:

_____

_____

PIN Number(s): _____

WITNESSETH:

WHEREAS, the City of Crystal Lake has established a Manufacturer Job Creation and Investment Program ("Grant Program"); and

WHEREAS, said Grant Program is administered by the CITY and are funded by the general fund for the purposes of enhancing economic development opportunities in the City; and

WHEREAS, pursuant to the Grant Program, the City has agreed to participate, subject to its sole discretion, in reimbursing business owners who occupy vacant manufacturing space in the City limits of Crystal Lake and who 1) hire new full-time and/or part-time employees; and/or 2) invest in furniture, fixtures, and equipment for their business, at a cost of no more than $10,000; and

WHEREAS, the OWNER'S property or leased space is located within the corporate limits of the City of Crystal Lake, and the OWNER desires to participate in the Grant Program pursuant to the terms and provisions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER do hereby agree as follows:

SECTION 1

The City shall reimburse the OWNER for creating new jobs and for the cost of furniture, fixtures and equipment at OWNER'S property. Reimbursements to the OWNER will be made by the

This is a sample agreement containing general agreement terms. Applicant's actual agreement may contain different provisions customized for their application.

Draft

CITY at the rate of $2,500 for each new full-time employee and $1,000 for each new part-time employee hired by the OWNER. The City will also reimburse the owner at a rate of fifty percent (50%) for the cost of eligible furniture, fixtures, and equipment for the OWNER's business, up to a maximum amount of $10,000 for new manufacturers to Crystal Lake. The actual total reimbursement amounts per this Agreement shall not exceed $ _____.

SECTION 2

The CITY's approval of a grant shall not be construed as permission to commence construction on the subject property. No improvements or construction shall be undertaken by the OWNER on the location of their business until applications for Building Permits and Occupancy have been submitted to the Building Division and approved by the CITY. Following approval, the OWNER shall occupy the subject property and commence full-time business operations within one hundred eighty days (180) from the date of City Council approval. The OWNER may request a ninety-day (90) extension provided there is a demonstrated hardship.

SECTION 3

Upon completion of the improvements and upon their final inspection and approval by the City Building Commissioner, the OWNER shall submit to the CITY properly executed documentation, including: documented proof regarding the new employees through an Employer's Contribution and Wage Report; receipts and cancelled checks for the purchase of the approved furniture, fixtures, and equipment; copy of a final Certificate of Occupancy for the business. The CITY shall, within forty-five (45) days, issue a check to the OWNER as reimbursement for the new employees hired or one-half of the furniture, fixtures, and equipment, subject to the limitations set forth in Section 1 hereof.

SECTION 4

If the OWNER fails to hire new full-time or part-time employees or to purchase furniture, fixtures, or equipment consistent with the conditions of the approval by the Mayor and City Council, then upon written notice being given by the City Manager to the OWNER, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

This is a sample agreement containing general agreement terms. Applicant's actual agreement may contain different provisions customized for their application.

SECTION 5

Upon completion of the improvement work pursuant to this Agreement, the OWNER shall be responsible for properly maintaining the furniture, fixtures, and equipment without change or alteration thereto, as provided in this Agreement for a period of four (4) years following completion of the construction and/or business commencement. The OWNER shall also be required to retain the employees hired for which the CITY reimbursed the OWNER for subject to the OWNER's application for the Retailer Job Creation and Investment Program, where practical, for a period of one (1) year.

SECTION 6

This Agreement shall be binding upon the CITY and upon the OWNER and its successors, to said property for a period of four (4) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the OWNER to inform subsequent OWNER(S) of the provisions of this Agreement.

In the event that at any time, subsequent to the reimbursement payment required by this Agreement have been paid by the City, the Owner abandons, closes, transfers, sells or terminates the Owner's business upon the Property during the four (4) year term of this Agreement (hereinafter collectively referred to as the "Terminating Event"), the Owner shall, within thirty (30) days from the date of the Terminating Event or such later date as the City may agree to in writing (hereinafter, the "Refund Payment Due Date"), refund to the City a portion of the Improvement Grant received from the City prior to the Terminating Event, in accordance with the following schedule (hereinafter, the "Refund Payment").

Date of Terminating Event	**% of the Total Grant Payment to be Refunded**
Within one year of the agreement date	100%
Within two years of the agreement date	75%
Within three years of the agreement date	50%
Within four years of the agreement date	25%

Such Refund Payment shall be paid to the City within thirty (30) days from the date of the Terminating Event (hereinafter, the "Refund Payment Due Date").

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Owner agrees on its own behalf and on behalf of its heirs, successors, and assigns that the City's right to the Refund Payment pursuant to this paragraph shall constitute both a personal obligation of the Owner and a lien against the Property, and Owner agrees that the City may record this Agreement with the McHenry County Recorder of Deeds. To further secure the repayment of Reimbursement Payments pursuant to this paragraph, Owner agrees to execute and deliver to the City a UCC financing statement, in a form acceptable to the City Attorney, pledging inventory, accounts held at financial institutions, accounts receivables, and such other assets of the Owner as the parties may agree to in writing, and Owner further consents to the filing and/or recording of such financing statements as may be appropriate under the laws of the State of Illinois. Such financing statement shall be delivered to the City upon request.

SECTION 7

The OWNER releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected directly or indirectly with the furniture, fixtures, and equipment, and/or employees hired for the OWNER's business. The OWNER further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

_____

CITY OF CRYSTAL LAKE

_____
City Manager

ATTEST: _____
City Clerk

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Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation from Article 3 Density and Dimensional Standards Variation from Article 3 Front Yard Setback to allow a deck to encroach 15-feet into the required 30-foot setback

Petitioner: Don Peters, petitioners
146 Edgewood Avenue

PZC Recommendation: To deny the petitioner's request at 146 Edgewood Avenue.

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

Background:

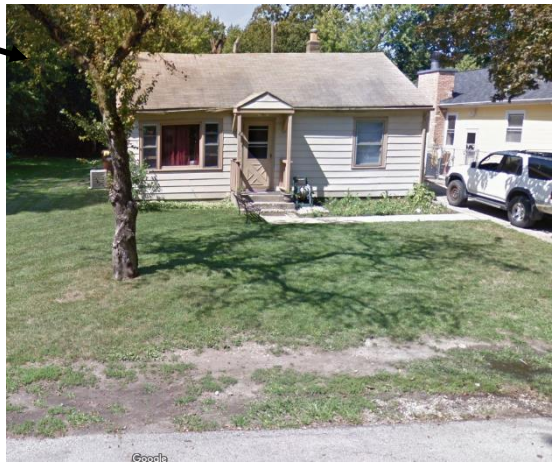
- The property is an existing single family home.
- In 1997, the property owner requested a rezoning from E-5 Estate (when it was annexed in from McHenry County) to R-2 Single-Family and a variation for an addition to the house, which would encroach 7 feet into the required averaged front yard setback of 30.63 feet, leaving a setback of 23.63 feet.
- The petitioner currently has a front stoop that provides access into the residence. He is looking to increase the size of the stoop to a more usable deck that would extend along the front of the house, as well as project closer to the street. The deck would extend an additional 8 feet 10 inches away from the house.
- The images below illustrate the other houses within 400 feet that were used to determine the average of the front yard setback.



Setback 35.88 feet
No front porch



Setback 31.06 feet
Covered front stoop



Setback 25.67 feet
No front porch



Setback 25.45 feet
Front porch extends
6 feet





The existing porch is 4 feet by 6 feet. It extends 4 feet from the house. The proposed porch will extend 11 feet farther from the house towards the roadway.



PZC Highlights:

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

- The Commission noted this is a significant variation and they are not in favor of the encroachment.
- The PZC asked if the deck could be moved to the side of the residence.
- The PZC found that the petition did not met the Findings of Facts.

The Planning and Zoning Commission recommended **denial (4-1)** of the petitioner's request.

If the City Council chooses to approve the request the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Peters, received 06/22/22)
   B. Site Plan (Peters. undated, received 06/01/22)
   C. Deck Plans (Peters, undated, received 06/01/22)

2. The deck shall remain unroofed and open on all sides.

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

Votes Required to Pass: A simple majority

Acknowledgement Form

Regarding the Variation at 146 Edgewood Avenue. Please check one of the choices and sign below.

X 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: Dan K. Peters Date: 7/12/22
Signature

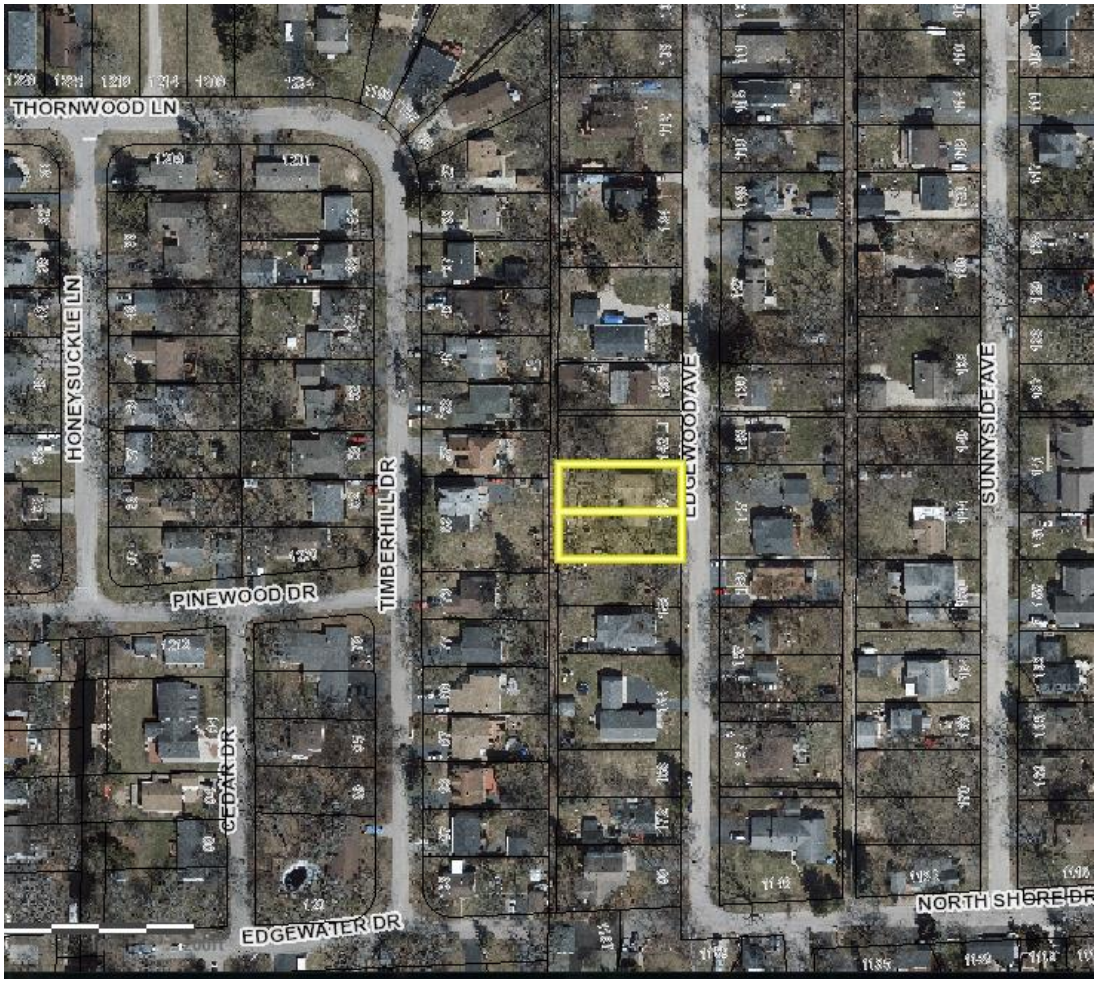
Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Peters, received 06/22/22)
   B. Site Plan (Peters. undated, received 06/01/22)
   C. Deck Plans (Peters, undated, received 06/01/22)

2. The deck shall remain unroofed and open on all sides.

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

PIQ Map
146 Edgewood Avenue





Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION AT 146 EDGEWOOD AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-114) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Variation from Article 3 Front Yard Setback to allow a deck to encroach 15 feet into the required 30-foot setback at 146 Edgewood Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on June 18, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on July 6, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the variation; and

WHEREAS, on July 6, 2022, 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 Front Yard Setback to allow a deck to encroach 15 feet into the required 30-foot setback at 146 Edgewood Avenue (18-01-201-011, 18-01-201-012), Crystal Lake, Illinois is hereby approved.

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 (Peters, received 06/22/22)
   B. Site Plan (Peters. undated, received 06/01/22)
   C. Deck Plans (Peters, undated, received 06/01/22)

Draft

2. The deck shall remain unroofed and open on all sides.

3. 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 19th day of July, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: July 19, 2022
Approved: July 19, 2022

Draft

#2022-114
146 Edgewood Avenue – Variation
Project Review for Planning and Zoning Commission

Meeting Date: July 6, 2022

Request: Variation from Article 3 Front Yard Setback to allow a deck to encroach 15-feet into the required 30-foot setback.

Location: 146 Edgewood Avenue

Acreage: Approximately 13,000 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:
North: R-2 Single Family
South: R-2 Single Family
East: R-2 Single Family
West: R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot.
- The required front yard setback is 30 feet from the property line. The house is located approximately 23 feet 11 inches from the property line.
- The owner would like to construct a deck onto the front of the house, which runs almost the length of the house and projects 8 feet 10 inches from the structure including the stairs.

Development Analysis:

General

- Request: The petitioner is requesting a variation from the 30-foot required front yard setback to allow 15 feet for a deck that is 26 feet 8 inches long and 8 feet 10 inches wide.
- Zoning: The site is zoned R-2 Single Family. This property is used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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

This can be accomplished with the following supporting action:

Supporting Action: Provide for a reasonable rate of residential growth, especially infill growth and mixed-use development which take advantage of existing City services.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3 to allow a deck, which will encroach 15 feet into the required 30-foot front yard.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Peters, received 06/22/22)
   B. Site Plan (Peters. undated, received 06/01/22)
   C. Deck Plans (Peters, undated, received 06/01/22)

2. The deck shall remain unroofed and open on all sides.

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

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

RECEIVED
JUN 27 2022
By

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Don Peters

Address: 146 Edgewood Ave
Crystal Lake, IL 60014

Phone: [redacted]

E-mail: [redacted]

Project Name & Description: Extend front porch

Project Address/Location: 146 Edgewood Ave, Crystal Lake, IL 60014

Signature Don K. Peters

Don K. Peters 6/27/2022

Owner: Print and Sign name Date

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

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, members, Greenman, Gronow, Jouron, Skluzacek and Teetsov were present. Mr. Atkinson and Ms. Repholz were absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant 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.

2022-114 – 146 EDGEWOOD AVENUE – SIMPLIFIED RESIDENTIAL VARIATION

A Simplified Residential Variation to allow a deck to encroach 15 feet into the required 30-foot front yard setback.

Don Peters was present to represent the request. He noted the exiting porch is so small. The proposed porch will complement the size of the house better and be more usable. The existing porch is basically just a step up. He is not sure when these setbacks took effect. He remembers going to the County and fighting a rezoning of his property. He added on to the house to accommodate the growing family, he has 10 kids, and there were no setback issues. The house is already within the established 30-foot setback.

Mr. Greenman opened the public hearing. There being no one in the public wishing to speak Mr. Greenman closed the public hearing portion and turned it over to staff for a summary of the request.

Ms. Maxwell provided a summary of the petitioner's request.

Mr. Skluzacek asked how far the deck would extend along the front of the house as there is a large tree there. The petitioner confirmed it is about halfway across the front.

Mr. Gronow asked if some houses were closer to the street in this one. He said this is a pretty big variation and not sure he can support this.

Ms. Teetsov asked if the deck could be moved to the side of the house so it would not be encroaching and still provide a space for gathering. The petitioner noted there is no door on that side and they need access to their front door.

Mr. Greenman stated this request does not met the Findings of Fact. He asked the petitioner to work with staff to determine the hardship. He asked the petitioner if they would like a continuation to modify the

request or a vote. The petitioner wanted a vote and said the new deck isn't getting that much closer to the street than the existing deck.

Mr. Gronow made a motion to deny the petition.

Ms. Teetsov seconded the motion. On roll call Members Gronow, Jouron, Teetsov, and Greenman voted aye. Mr. Skluzacek voted no. Motion passed 4-1.

REPORT FROM PLANNING

Staff summarized the items scheduled for the next PZC meeting, July 6, 2022.

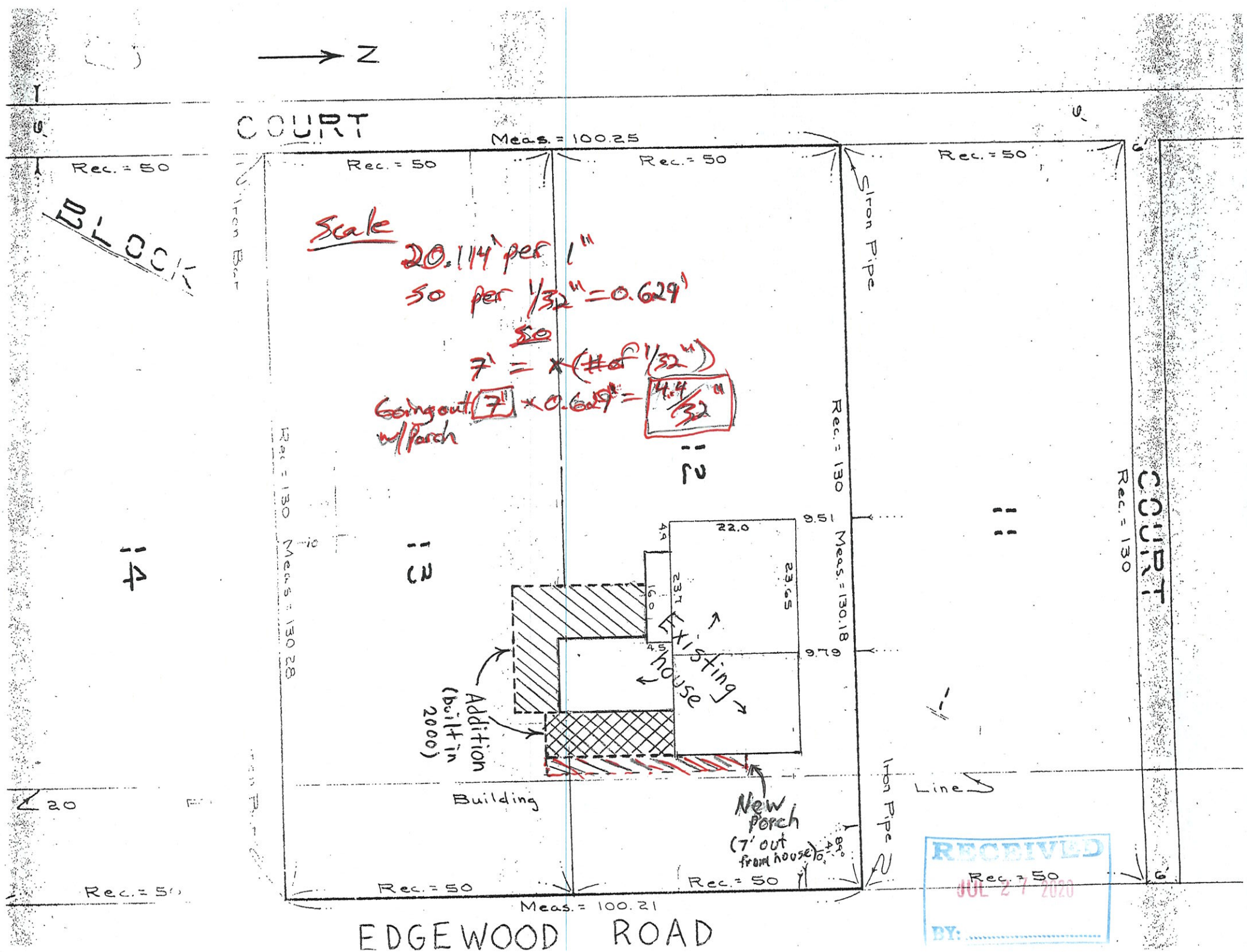
COMMENTS FROM THE COMMISSION

Mr. Greenman asked about a future training session for the commission. He suggested economic development.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 8:56 p.m.

EDGEWOOD ROAD
COURT
COURT
N
Scale
20.114' per 1"
50 per 1/32" = 0.629'
50
32
(#of 1/32")
Existing House
New Porch
(7' out from house)
15'1"
23' 11"
8'10"
Building
Addition
(built in 2000)
Meas. = 100.21
Meas. = 100.25
Rec. = 50
Rec. = 130
Meas. = 130.18
Rec. = 130 Meas. = 130.28
Iron Pipe
Line
22.0
23.6.5
23.7
16.0
4.4
9.6
9.51
8.4


N
COURT
Meas. = 100.25
Rec. = 50
Rec. = 50
Rec. = 50
Rec. = 50
Iron Bar
Iron Pipe
Scale
20.114' per 1"
so per 1/32" = 0.629'
so
7' = x (# of 1/32")
Going out w/Porch
7" × 0.629" = 4.4/32"
Rec. = 130
Meas. = 130.28
Meas. = 130.18
Rec. = 130
COURT
BLOCK
22.0
9.51
4.9
23.7
23.65
16.0
4.9
9.79
Existing house
Addition (built in 2000)
Building
Line
New Porch (7' out from house)
Iron Pipe
Rec. = 50
Rec. = 50
Rec. = 50
Meas. = 100.21
EDGEWOOD ROAD
RECEIVED
JUL 27 2020
BY:

146 Edgewood Av.
Peters Residence

Design ID: 307155040747
Estimate ID: 34523

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How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Deck Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Deck Estimator from the Project Center.
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4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your deck to the cart and purchase.

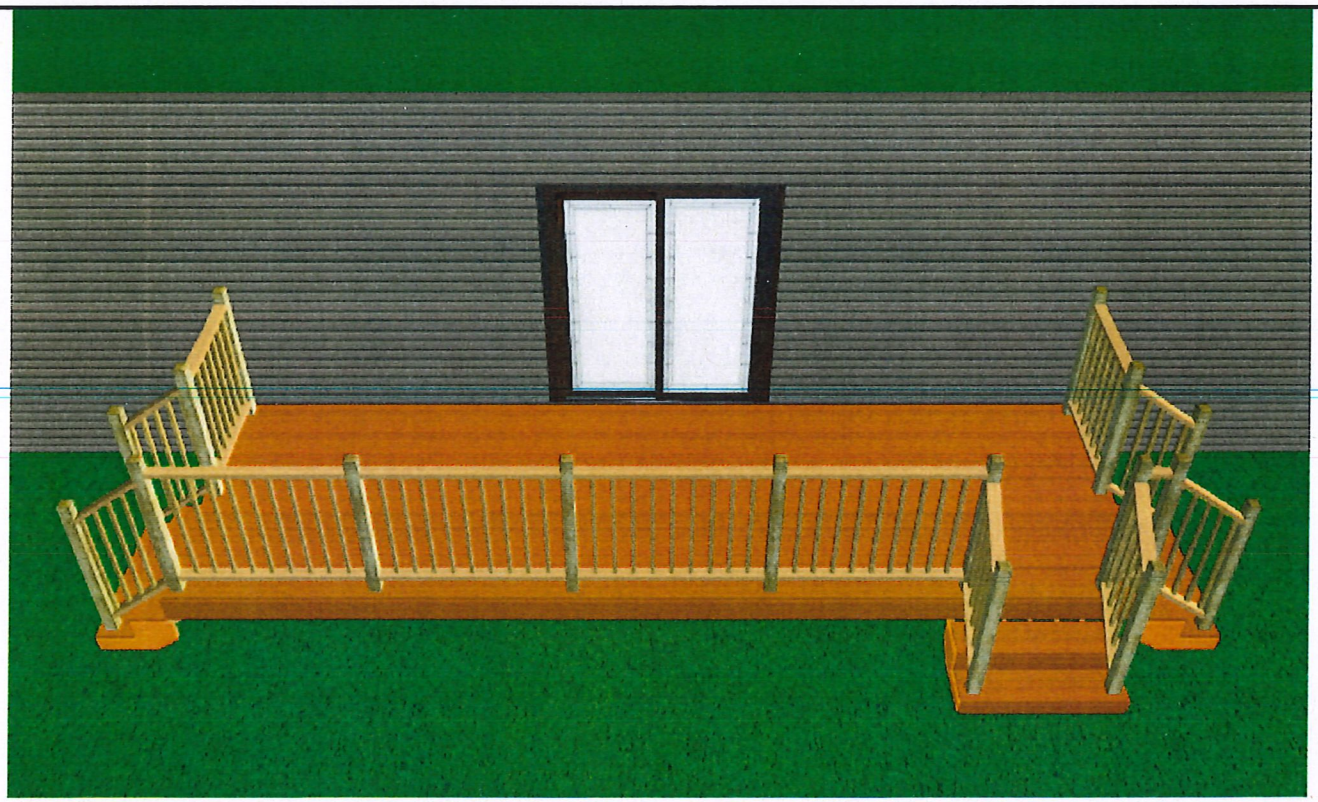


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: $3,533.20

Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

RECEIVED
JUL 27 2020
BY: .....

Design ID: 307155040747
Estimate ID: 34523

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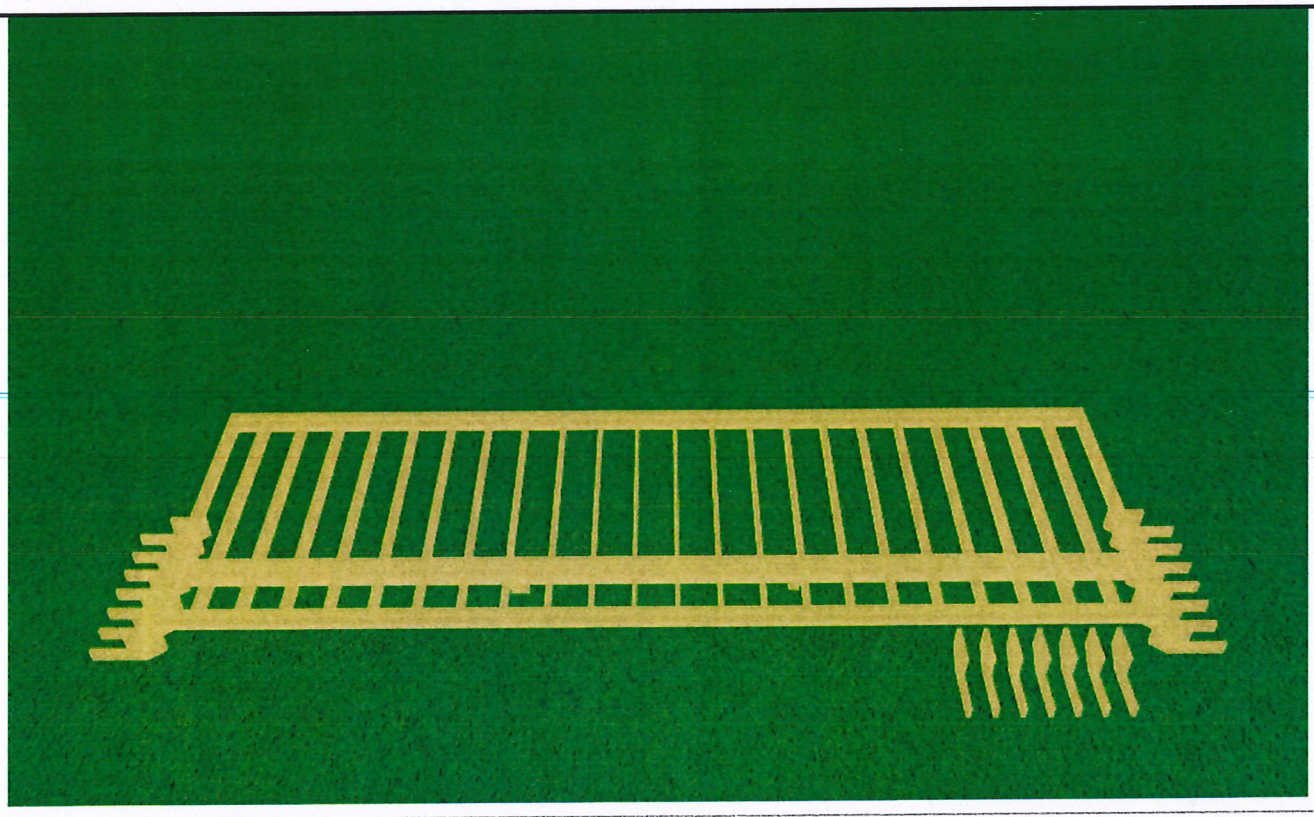


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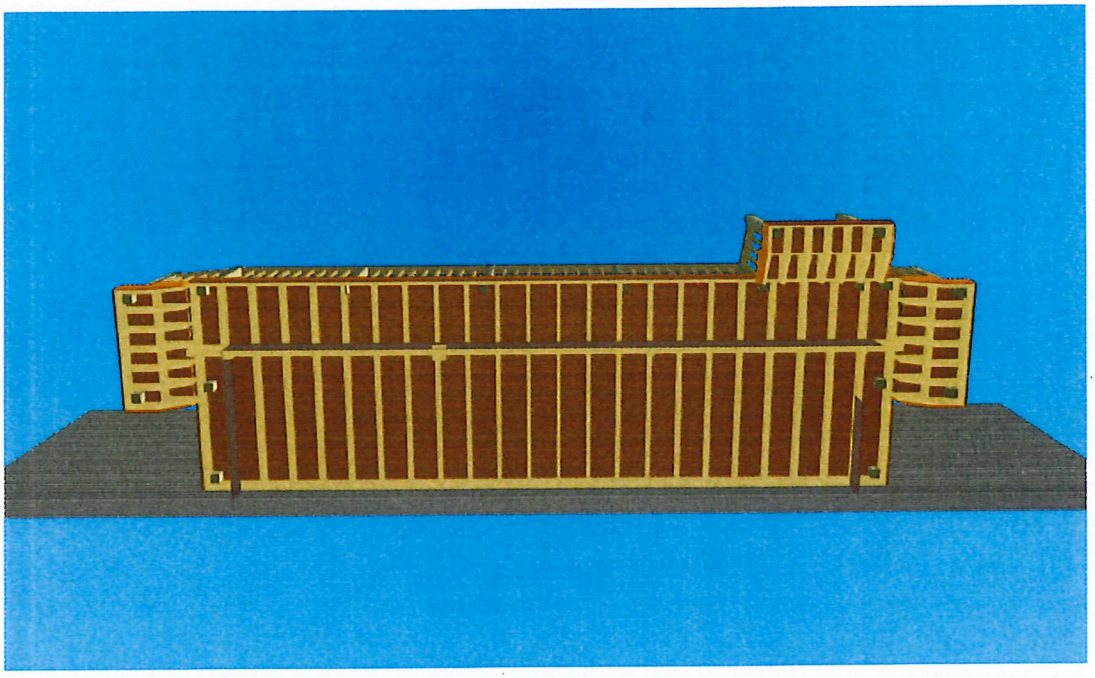
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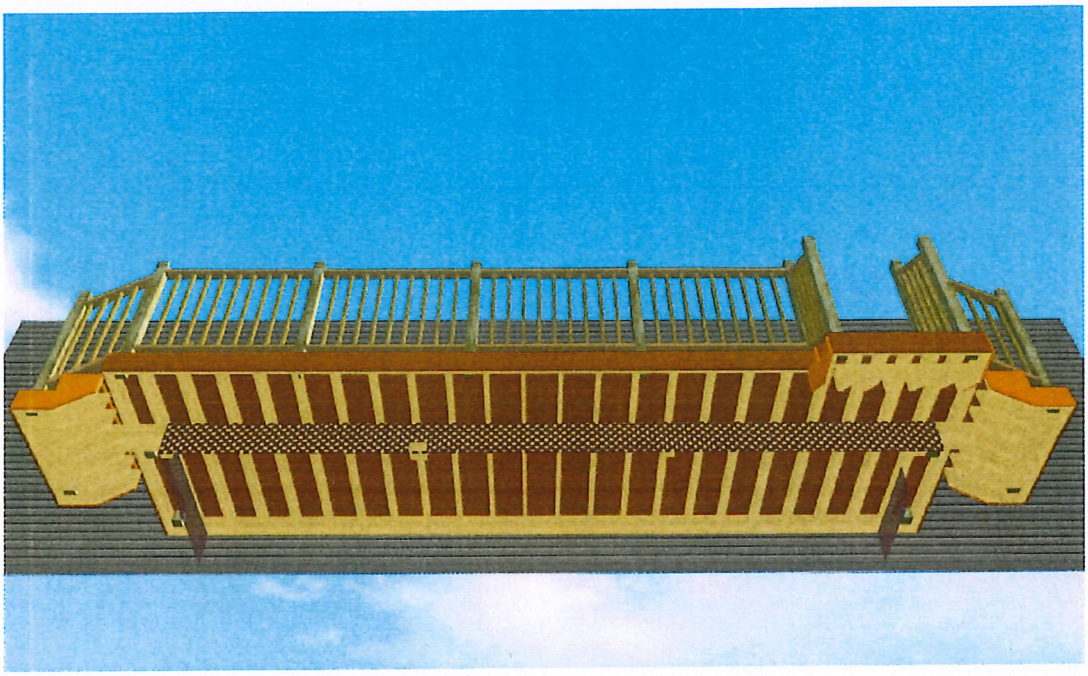
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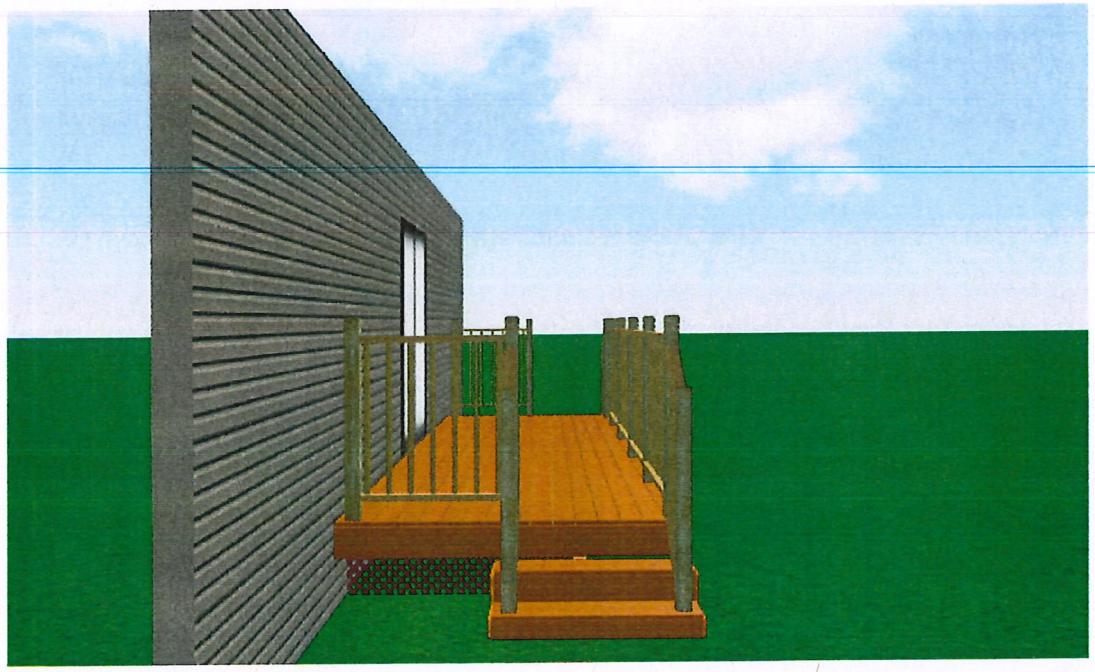




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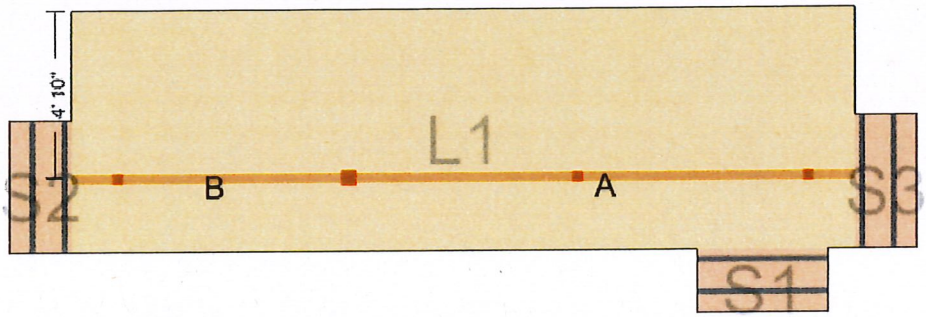




Design ID: 307155040747
Estimate ID: 34523

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L1 - Beams



2 boards nailed together is 2 ply

Lumber: 2 ply - 2 x 10 AC2

Label	Length	Count
A	14' 11"	1
B	8' 2"	1

Design ID: 307155040747
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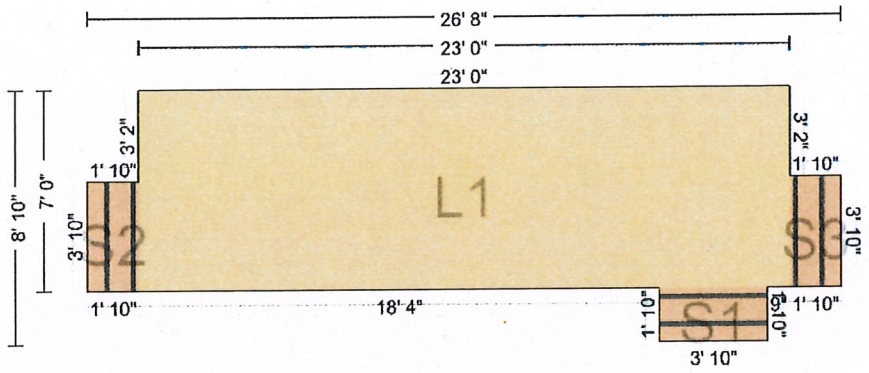


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Estimated Price: $3,533.20

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Design ID: 307155040747
Estimate ID: 34523

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Dimensions

Height off the ground:	1' 8"
Width:	23' 0"
Depth:	7' 0"

Additional Options

Deck Flashing:	No Deck Flashing
Lattice:	Redwood Privacy

Decking

Deck Board Material Type:	UltraDeck Fusion
Deck Board:	Coastal Cedar
Deck Board Fastener:	UltraDeck T-Clip

Framing

Framing Material Type:	AC2 Green Treated
Joist:	2x8
Joist Spacing:	12" On Center
Beam:	2x10
Framing Post:	4x4 Framing Post
Framing Fastener Type:	Galvanized Framing Fastener
Footing:	12" Poured Footing
Footing Depth:	48" Footing Depth
Joist Hanger Type:	Galvanized Joist Hanger
Joist Hanger Fastener Type:	Joist Hanger Fastener Nail
Cladding:	Cladding

Railing

Railing Material Type:	AC2 Railing
Railing Style:	Traditional Railing
Spindle:	2x2x36 Square
Handrail:	2 x 4
Graspable Handrail:	No Graspable Handrail
Railing Post:	4 x 4 x 54 AC2 Treated Chamfered Deck Post
Base Ring:	No Ring
Mounting Style:	Joist Mount

Design ID: 307155040747
Estimate ID: 34523

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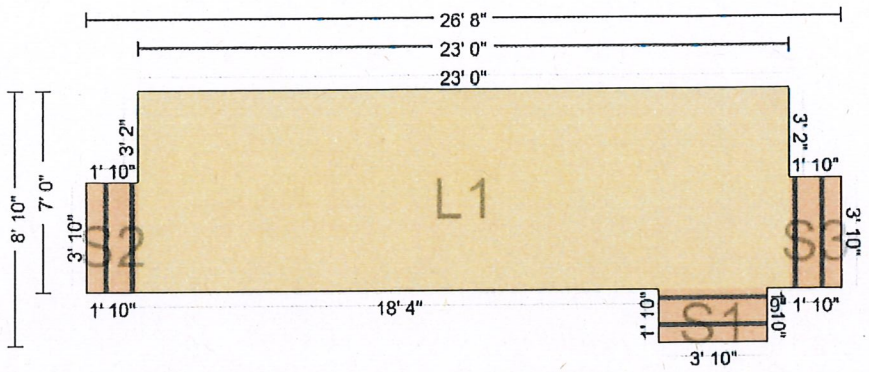


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Estimated Price: $3,533.20

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Design ID: 307155040747
Estimate ID: 34523

MENARDS® Design&Buy™ DECK

Dimensions

Height off the ground: 1' 8"
Width: 23' 0"
Depth: 7' 0"

Additional Options

Deck Flashing: No Deck Flashing
Lattice: Redwood Privacy

Decking

Deck Board Material Type: UltraDeck Fusion
Deck Board: Coastal Cedar
Deck Board Fastener: UltraDeck T-Clip

Framing

Framing Material Type: AC2 Green Treated
Joist: 2x8
Joist Spacing: 12" On Center
Beam: 2x10
Framing Post: 4x4 Framing Post
Framing Fastener Type: Galvanized Framing Fastener
Footing: 12" Poured Footing
Footing Depth: 48" Footing Depth
Joist Hanger Type: Galvanized Joist Hanger
Joist Hanger Fastener Type: Joist Hanger Fastener Nail
Cladding: Cladding

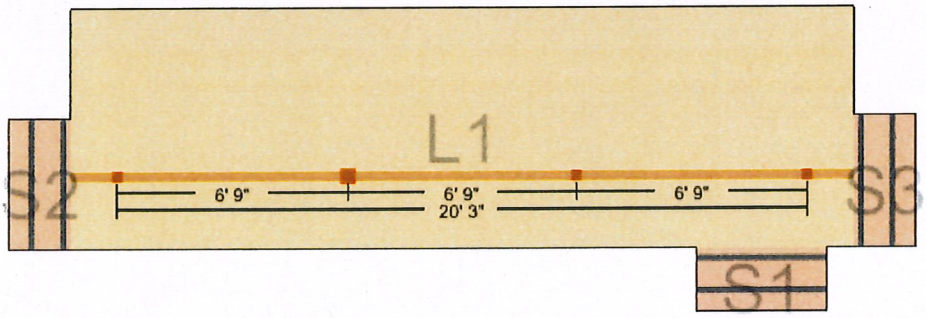
Railing

Railing Material Type: AC2 Railing
Railing Style: Traditional Railing
Spindle: 2x2x36 Square
Handrail: 2 x 4
Graspable Handrail: No Graspable Handrail
Railing Post: 4 x 4 x 54 AC2 Treated Chamfered Deck Post
Base Ring: No Ring
Mounting Style: Joist Mount

Design ID: 307155040747
Estimate ID: 34523

MENARDS Design&Buy™ DECK

L1 - Posts and Footings

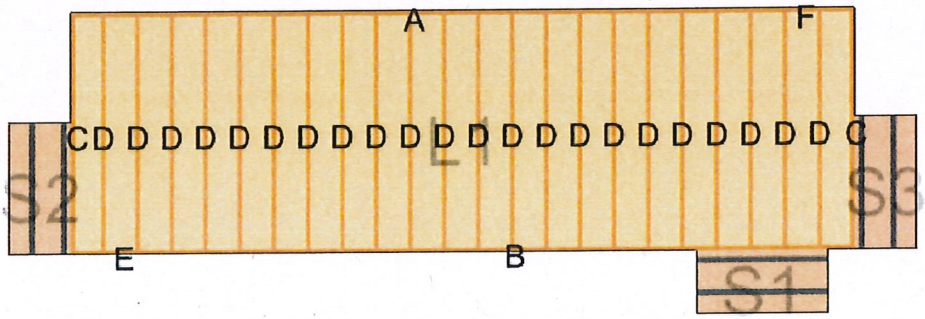


Dimensions displayed are from center of post to center of post.

Design ID: 307155040747
Estimate ID: 34523

MENARDS Design&Buy™ DECK

L1 - Joists



Lumber: 2 x 8 AC2

Joist Spacing: 12" on center

Label	Length	Count	Usage
A	20' 0"	1	Ledger Joist
B	20' 0"	1	Rim Joist
C	6' 9"	2	Rim Joist
D	6' 9"	22	Internal Joist
E	3' 0"	1	Rim Joist
F	3' 0"	1	Ledger Joist

Design ID: 307155040747
Estimate ID: 34523

MENARDS Design&Buy™ DECK

L1 - Railing Posts

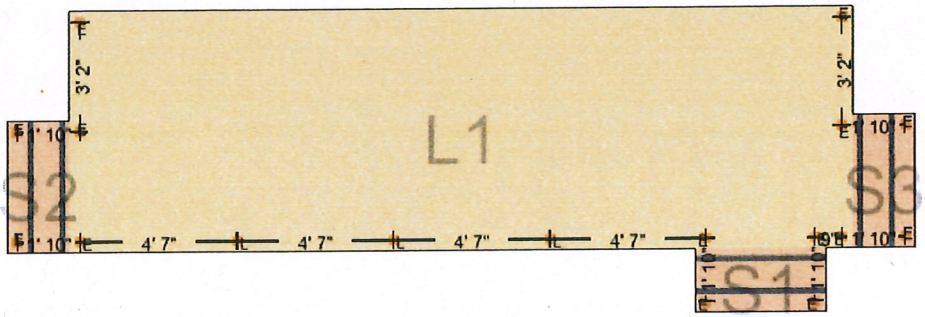


Illustration does not represent all available railing post placement options.
Railing post dimensions are on center.

L1

Label	Count
E	6
E	2
L	3

S1

Label	Count
E	2

S2

Label	Count
E	2

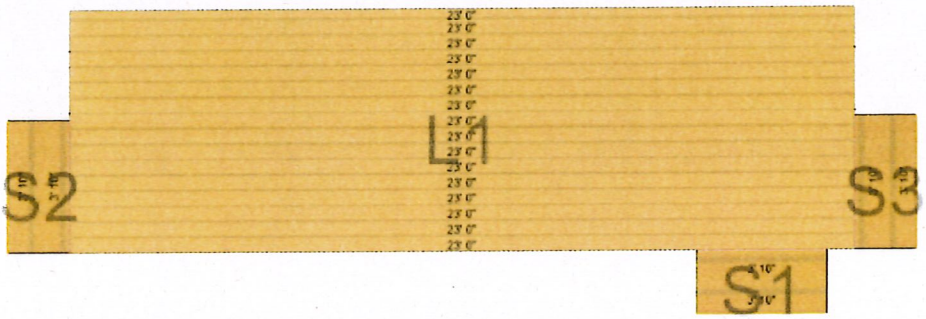
S3

Label	Count
E	2

Design ID: 307155040747
Estimate ID: 34523

MENARDS Design&Buy™ DECK

L1 - Deck Boards and Treads



The lengths and dimensions displayed are provided as a general guide and are not intended for actual construction. Confirm all of the actual dimensions of your project prior to cutting.

Deck Board

Length	Count
23' 0"	16

Design ID: 307155040747
Estimate ID: 34523

MENARDS Design&Buy™ DECK

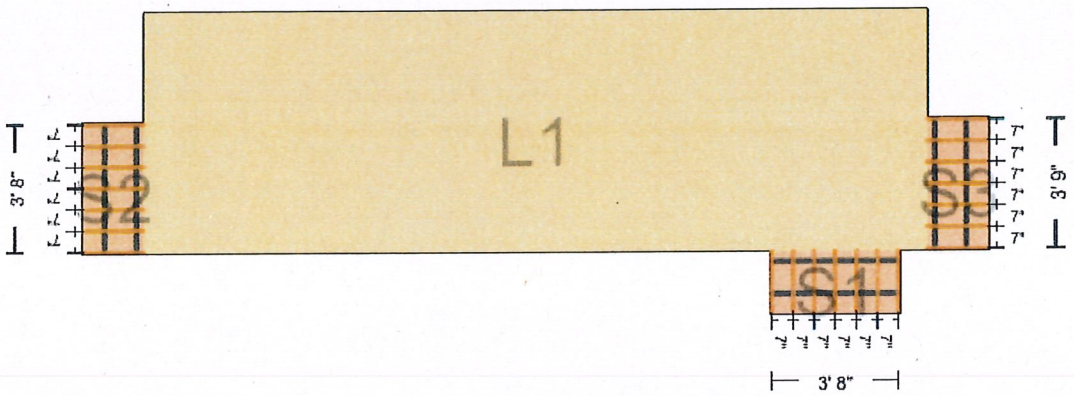
Tread

Length	Count	Length	Count	Length	Count
3' 10"	2	3' 11"	2	3' 10"	2

Design ID: 307155040747
Estimate ID: 34523

MENARDS' Design&Buy™ DECK

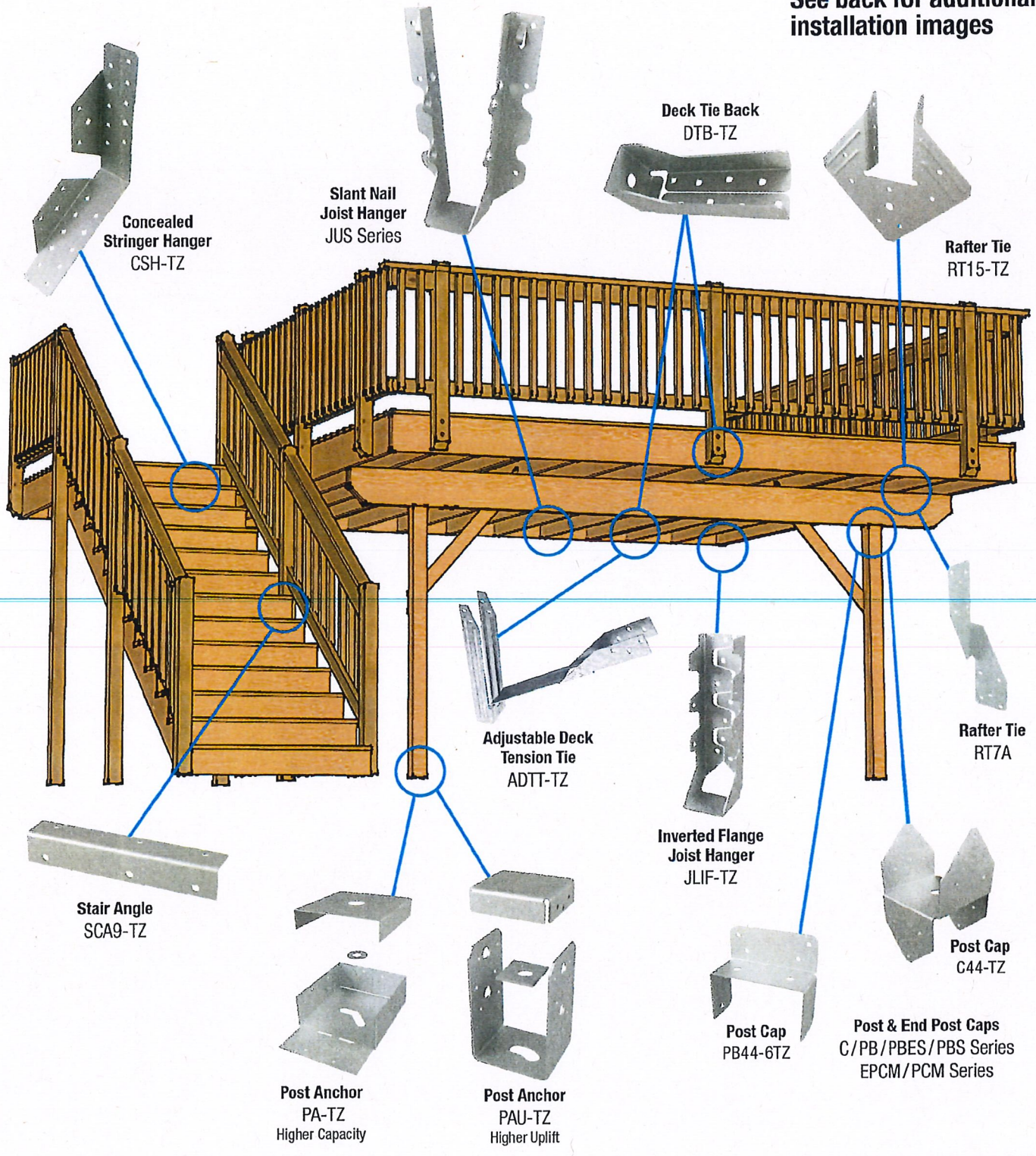
L1 - Stringers



MiTek
USP
Structural Connectors

Deck Hardware

See back for additional installation images



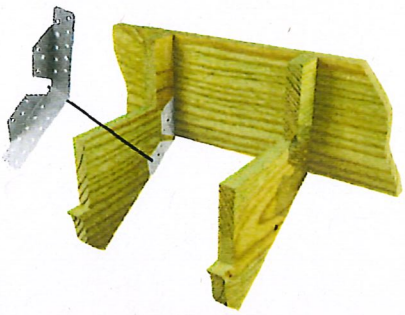
Disclaimer: Some of the products displayed are optional and not estimated

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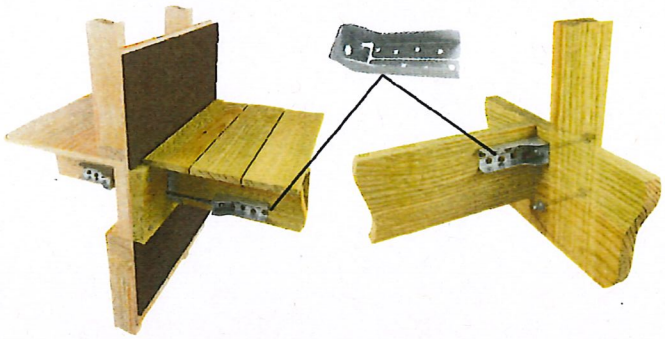
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MiTek
USP
Structural Connectors

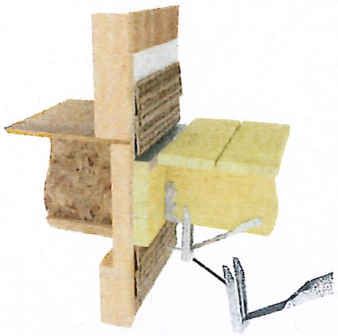
Deck Hardware Installation



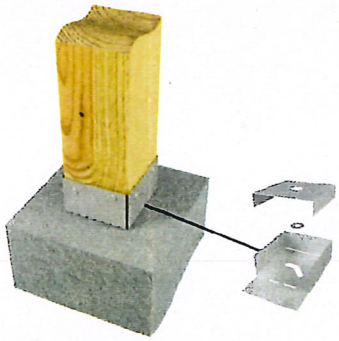
Typical CSH-TZ installation



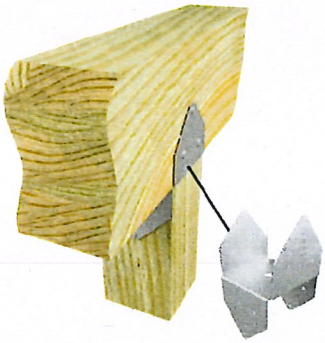
Typical DTB-TZ installations



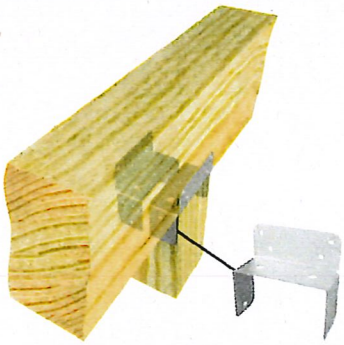
Typical ADTT-TZ installation



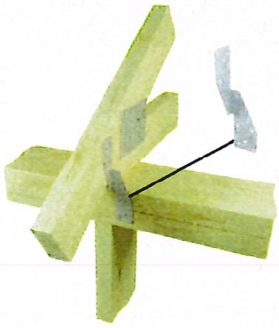
Typical PA-TZ installation



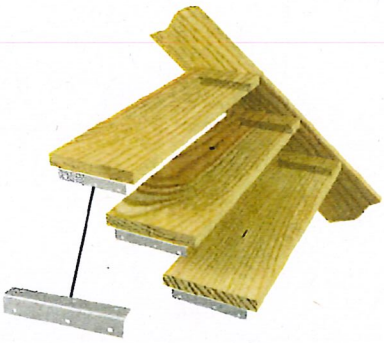
Typical C44-TZ installation



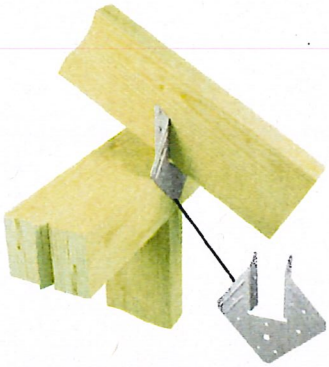
Typical PB44-6TZ installation



Typical RT7A installation



Typical SCA9-TZ installation



Typical RT15-TZ installation

The type and quantity of fasteners used to install MiTek USP products is critical to connector performance. MiTek has a full range of structurally-rated fasteners for wood frame structures. Hot-dip galvanized, stainless steel, and Gold Coat corrosion resistant finishes are available for exterior applications.



MiTek USP Deck Hardware is available in Triple Zinc (TZ) and Gold Coat (GC).



TZ galvanizing provides a prefabrication coating of 1.85 (G-185) ounces of zinc per square foot of surface area (both sides) measured in accordance with ASTM A 653. Use with Hot-dip galvanized fasteners.



Gold Coat is a proprietary multi-layer protection system. It is comprised of an organic top coat barrier layer and a zinc layer placed over a steel substrate. Use with Gold Coat or Hot-dip galvanized fasteners.

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From: Barbara Bellinaso <bbellinaso@bhhschicago.com>
Sent: Monday, July 11, 2022 10:34 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: 146 Edgewood Ave

I would like to support the Peters in their effort to extend their front porch. That porch was vital during the stay-at-home months of the Pandemic! The whole family gave our neighborhood inspiration and hope by their "Praise on the Porch" every Sunday, with scripture readings and songs. The porch was tiny, yet the service they provided was exceptional.

We wholeheartedly approve their efforts to improve their home.

Barbara Bellinaso
Office Administrator
Berkshire Hathaway HomeServices | Chicago

122 Main St.
Park Ridge, IL 60068
T: 847.823.4144 | **F:** 847.626.1303
BBellinaso@BHHSChicago.com

From: Lyn Cablk <[redacted]>
Sent: Tuesday, July 12, 2022 8:11 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: In Support of the Requested Porch Extension of the Don Peters' Home

Dear Ms. Maxwell:

This letter is being sent on behalf of Don and Henri Peters at 146 Edgewood Avenue, Crystal Lake.

We understand that Don and Henri Peters have requested to extend their front porch and we would like to *highly recommend* that this extension be approved! We have a beautiful, very neighborly street and community here in the North Shore community, what I would actually describe as a "front porch community." Neighbors frequently talk and visit with neighbors, help one another . . . we all *love* our neighborhood. The Peters are so much a part of that. Their desire to extend their home with the neighborly front porch is a delightful idea which would *ADD* to our neighborhood's already welcoming atmosphere! Our street is the very last dead end street of seven off of North Shore Avenue and is the quietest, least traveled road of the neighborhood. The porch extension they propose would in no way diminish the appearance of the street or the neighborhood in any way. Quite the contrary!

Please approve their request.

Respectfully,
Lyn and Tom Cablk
98 Edgewood Avenue
[redacted]

From: Gregory Greksa [redacted]
Sent: Monday, July 11, 2022 5:20 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Don and Henri Peters- front porch

THE PETERS PROPERTY IS LOCATED 146 EDGEWOOD AVE, IN CRYSTAL LAKE, IL. THE IMPROVEMENT. THEY INTEND TO MAKE WILL BE A PLEASANT STRUCTURE AND WILL PROVIDE MORE COMFORT FOR THE ENTIRE FAMILY. IT IS THEIR PROPERTY AND WE BELIEVE IT IS WITHIN THEIR TO IMPROVE WHATEVER AND WHEREVER POSSIBLE. THIS WOULD NOT CREAT AN EYESORE OR ANY OBSTRUCTION. PLEASE ALLOW THEM TO DUE THIS PROJECT. THANK YOU. GREGORY GREKSA, CRAIG FROST, RONALD TUBBS AND GLORIA UDAUNDO. MY ADDRESS IS 153 EDGEWOOD AVE, CEYSTAL LAKE AND MY HOME NUMBER IS [redacted] IF YOU REQUIRE ANY FURTHER INFORMATION. THANK YOU FOR YOUR CONSIDERATION.

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: July 19, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Special Use Permit to allow a drinking place

Petitioner: Lam Nguyen, Beesy Bar
230 Virginia Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting Special Use Permit to allow a drinking place at 230 Virginia Street.

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- Request: The petitioner is requesting a Special Use Permit to allow a drinking place known as Beesy Bar.

- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation for a variety of commercial, service and office uses.

- Zoning: The site is B-2 General Commercial PUD, which requires a Special Use Permit for a drinking place.

- The tenant space is currently occupied by Boba Tea. Boba Tea will be relocating to the adjacent Pho Royal restaurant's service/bar area. The Pho Royal restaurant will continue its operations.

- There will be minor changes to the floor plan, which include reconfiguring the service area. There will be 7 tables and 33 seats. Beer, wine, liquor, cocktails and other beverages will be offered for sale.

- The proposed drinking place will comply with the following Special Use Permit Criteria:

    - Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-