CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
October 4, 2022
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – September 20, 2022 Regular City Council Meeting**

5. **Accounts Payable**

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

7. **Mayor's Report**

8. **City Council Reports**

9. **Consent Agenda**
   a. **3510 Lily Pond Road – County Zoning Request**

10. **City Code Amendment to increase the Number of Class 28 Liquor Licenses and to increase the Number of Video Gaming Licenses - Applicant: 52 Brink Street LLC, d/b/a Cantina 52, located at 52 Brink Street**

11. **72 N. Williams Street, Rookies – Variation Amendment to remove the conditions of Ordinance 6219 allowing the restaurant to open at 10:00 a.m.**

12. **City Code Amendment to Increase the Number of Class 9 Liquor Licenses – Applicant: Rookies 7-Crystal Lake Inc., d/b/a Rookies All American Sports Pub & Grill, located at 72 North Williams Street**

13. **Retailer Facade and Commercial Tenant Improvement Grant Funds request for Rookies, 72 N. Williams Street, requesting up to $10,000 in matching grant funds**

14. **Southeast Corner Randall Road and Ackman Road, Starbucks - Preliminary and Final Planned Unit Development for a new drive-through limited service restaurant, Comprehensive Land Use Plan Amendment from Office to Commerce, and Rezoning from O to B-2 PUD General Commercial and restricting certain B-2 uses**

15. **Bid Award – Thermoplastic Pavement Markings**

16. 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

17. Bid Rejection and Award - Three Oaks Recreation Area Storage Building

18. Bid Award – Three Oaks Recreation Area Trail and Shoreline Restoration

19. Council Inquiries and Requests

20. 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

21. Reconvene to Regular Session

22. 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: October 4, 2022

Item: COUNTY ZONING REQUEST
Donald and Kimberly Behrens
3510 Lily Pond Road, Woodstock, IL

Recommendation: City Council's discretion.

a) Motion to object to the proposed renewal of Conditional Use Permit #2012-004 to allow for outdoor storage of recreational vehicles on the subject property, directing staff to proceed with an objection to the County Hearing Officer.
b) No action.

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

Background:

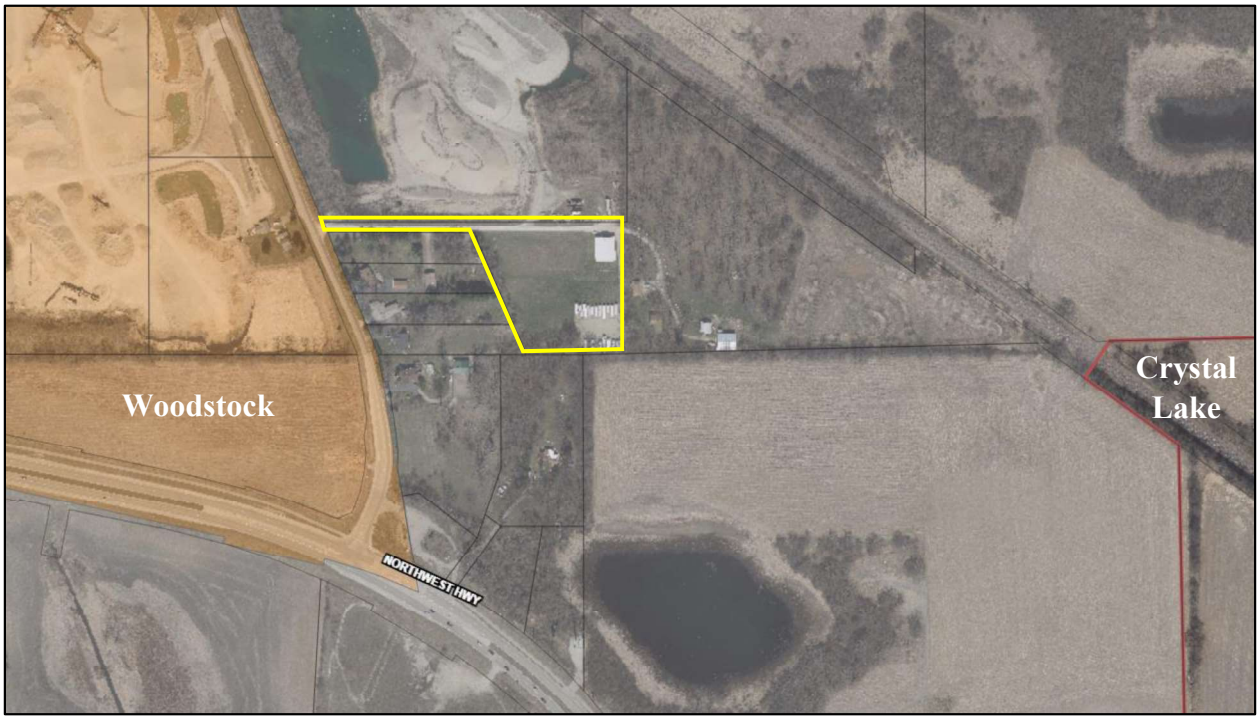
- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The subject property in question consists of approximately 3.93 acres and is zoned "A-1C" Agricultural District with a Conditional Use Permit. It contains two uses – agriculture and storage of recreational vehicles. It is part of a larger parcel (16.88 acres) on the east side of Lily Pond Road.

Request:

- The petitioners are requesting a renewal of Conditional Use Permit (CUP) 12-004 to allow for outside storage of recreational vehicles. The use has been in existence since 2012. There have been no changes since then.
- The Petitioners are requesting renewal of the CUP for an additional 10 years, or sooner if the outdoor storage has ceased for a period of more than 12 consecutive months. The maintenance of recreational vehicles is prohibited on site.
- The McHenry-Lake County Soil and Water Conservation District finds that the impact to natural resources form the proposed use would be minimal.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

Votes Required to Pass: A simple majority.

PIQ Map
3510 Lily Pond Road, Woodstock, IL
Dorr Township
Approximately 0.26 miles outside the City Limits



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

October 13, 2022, 1:30 PM
Conference Room B
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NEW BUSINESS / PUBLIC HEARING**
   - 3.1. #2022-029 - Behrens - Dorr Twp — 2
     Request to renew CUP #12-04 allowing Outside Storage of Recreational Vehicles
4. **OLD BUSINESS**
5. **PUBLIC COMMENT**
   Topics unrelated to public hearing - 3-minute time limit per speaker
6. **ANNOUNCEMENTS**
7. **ADJOURNMENT**

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only
Petition #/Permit # 2022-029

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:
Name: Donald J. Behrens and Kimberly J. Behrens
Address: 3510 Lily Pond Rd.
City, St, Zip: Woodstock, IL, 60098
Daytime Phone: [redacted]
Email: [redacted]

ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):
Name: Mark S. Saladin
Zanck, Coen, Wright & Saladin, P.C.
Address: 40 Brink St.
City, St, Zip: Crystal Lake, IL, 60014
Phone: 815-459-8800
Email: msaladin@zcwlaw.com

PETITIONER (If other than owner):
Name: Same
Address:
City, St, Zip:
Daytime Phone:
Email:

TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):
Name: N/A
Address:
City, St, Zip:
Phone:
Email:

PARCEL INFORMATION:
Address: 3510 Lily Pond Rd.
City: Woodstock Zip: 60098
Parcel/Tax Number: part of 13-23-200-002
Number of Acres: 3.93+

Applying For: (Check all that apply)		
	☐ Reclassification	Current Zoning: Requested Zoning:
	☒ Conditional Use & Site Plan Review	CUP Request: Renewal of Ord. 12-04 to allow outside storage of recreational vehicles
	☐ Variation, Administrative ☐ Variation, Zoning	Variation Request:
	☐ Site Plan Review	Type:
	☐ Text Amendment	UDO Section(s):
	☐ Appeal	Type:

Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.
The Petitioners operate an outside storage of recreational vehicles on a portion of the subject property
pursuant to Ordinance 12-04, which expires on July 17, 2022.
The Petitioners request the renewal of said CUP for an additional 10 years.
There have been no complaints made by adjoining owners relative to this use.

CONSENT

I/We hereby authorize that the aforementioned petitioner, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

X Donald J Behrens
Owner's Signature

Donald J. Behrens
Print Name

X Kimberly J Behrens
Signature

Kimberly J. Behrens
Print Name

SUBSCRIBED and SWORN to before me
this 8 day of July, 2022.

Andrea Jones
NOTARY PUBLIC

OFFICIAL SEAL
ANDREA JONES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/14/2025

Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?
   The use is in existence since 2012 and was approved after it met those standards. There have been no changes since then.

2. Is the conditional use compatible with the existing or planned future development of the area?
   The surrounding area is agriculture and gravel operations. The use is compatible with the area and has been in existence for 10 years.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?
   The use does not endanger the public health, safety, morals or comfort of the area.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
   There is no detrimental affect on adjoining property. The use is not visible from adjoining properties.

5. Will the conditional use substantially diminish and impair property value in the area?
   There is no affect on property values in the area. The area is already impacted by the gravel operations nearby.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
   All necessary facilities are adequate.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?
   The use has ingress/egress from Lily Pond Road and does not increase traffic.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?
   The use has been compliant with all standards and conditions.

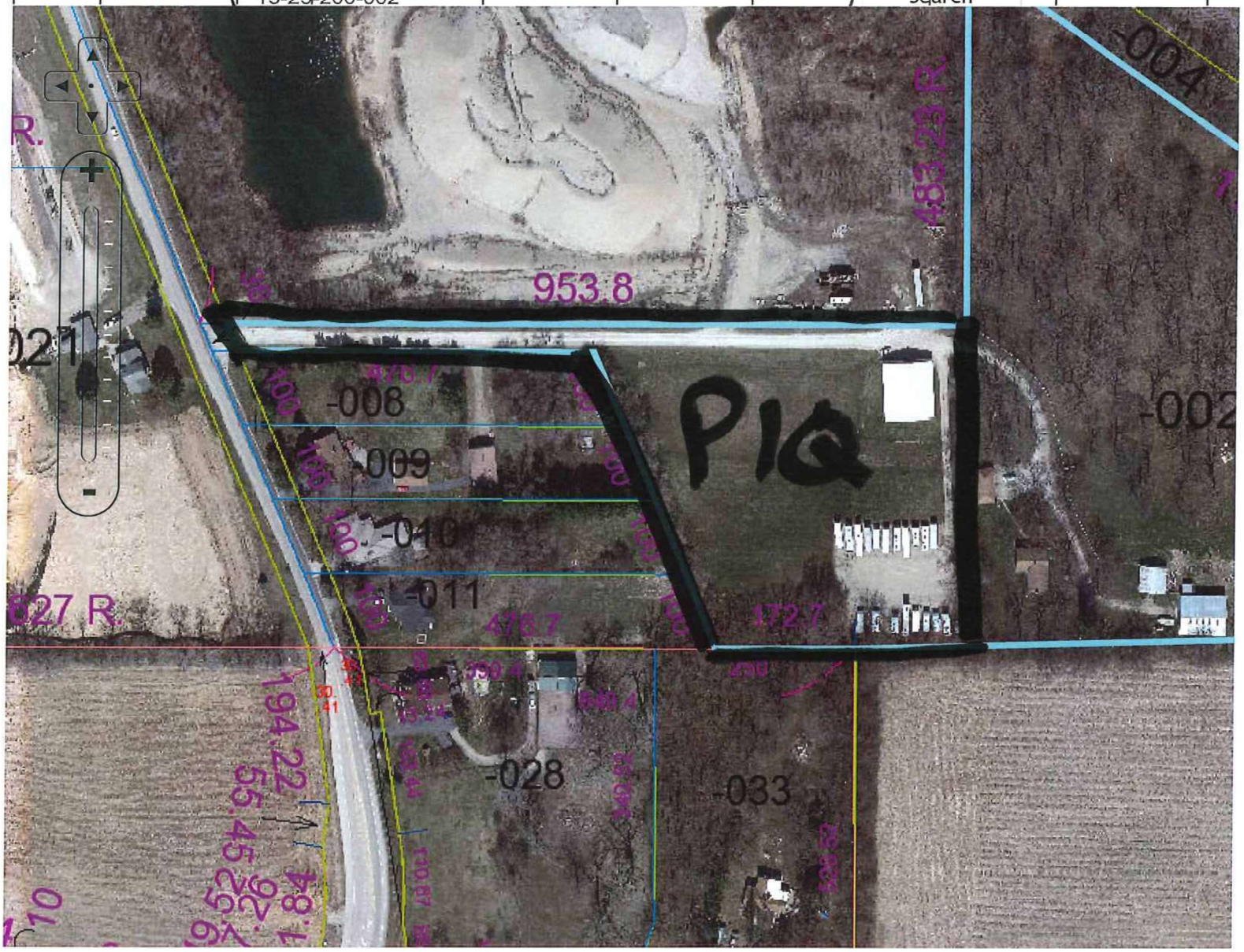
Athena - Public Property Search Viewer
McHenry County, Illinois

Questions or Comments?
Email: gis@mchenrycountyil.gov (mailto:gis@mchenrycountyil.gov) | Sources (sources/Athena Sources.pdf)

SEARCH BY: Parcel | Address

Layers | Basemaps | Print | Navigation | Tri-View | Measure | Property Info | Markup | Clear Map

13-23-200-002 Search



0 100 200ft

AFTER-THE-FACT SITE PLAN

LEGAL DESCRIPTIONS

PARCEL 1

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF 398.51 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 823.8 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE PUBLIC HIGHWAY; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY AND BEING ON A LINE FORMING AN ANGLE OF 113 DEGREES, 58 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 36.09 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 476.7 FEET; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 66 DEGREES, 02 MINUTES TO THE RIGHT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 400 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 172.7 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PARCEL 2

THE WEST 130.00 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 398.51 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 130 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 483.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY, FOR A DISTANCE OF 1124.02 FEET; THENCE NORTH ON A LINE FORMING AN ANGLE OF 125 DEGREES, 31 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 61.81 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY, FOR A DISTANCE OF 490.4 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 1448.2 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

GENERAL NOTES

1. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be graded shall be protected from construction traffic or other disturbance until final seeding is performed.

2. Properties and channels adjoining the development site shall be protected from erosion and sedimentation.

3. Soil erosion and sediment control features shall be constructed prior to the commencement of hydrologic disturbance of upland areas.

4. Disturbed areas shall be stabilized with temporary or permanent measures within (7) calendar days following the end of active hydrologic disturbance.

5. All storm sewers that are or will be functioning during construction shall be protected by an appropriate sediment control measure.

6. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (e.g., sediment trap, sediment basin, or other appropriate measures).

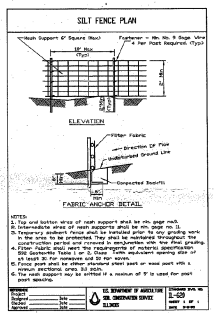
7. All temporary soil erosion and sediment control measures shall be removed within thirty (30) days after final site stabilization is achieved or after the temporary measures are no longer needed. Trapped sediment and other disturbed soil areas shall be permanently stabilized.

8. Spoil material from the gravel parking area construction was removed from the site. (Soil stockpiles shall not be located in a flood-prone area or a designated buffer protecting Waters of the United States or Isolated Waters of McHenry County.)

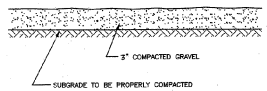
9. The contractor shall provide adequate receptacles for the deposition of all construction material debris generated during the development process. The contractor shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, Waters of the U.S. or Isolated Waters of McHenry County. The contractor shall maintain the development site free of contruction material debris.

10. All temporary and permanent erosion and sediment control measures shall be maintained in an effective working condition.

11. Drain tile systems disturbed during development must be reconnected to the proposed stormwater management system. All abandoned drain tiles shall be removed in their entirety.



TYPICAL SECTION OF GRAVEL AREA



NOTE:
EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITIES SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE UNDERGROUND UTILITY FACILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING JULIE, INC. AT 1-800-892-0123 AND MUST OBTAIN A DIG NUMBER AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE.

HLC ENGINEERING IS A DIVISION OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184-004805 EXPIRES ~ 04/30/2011

OWNER / DEVELOPER

ERICH & JOANN UTECH
3510 LILY POND ROAD
WOODSTOCK, IL 60098

P.I.N.
13-23-200-002 ERICH R UTECH

PREPARED BY AND/OR UNDER THE DIRECT SUPERVISION OF :

PEDER A. FINNBERG, P.E.
LICENSED PROFESSIONAL ENGINEER
ILLINOIS NO. 62-28834
EXPIRES : 11-30-11

PERMIT#SW10-0064

AFTER-THE-FACT SITE PLAN FOR PARKING LOT		
PREPARED FOR: ERICH & JOANN UTECH	SCALE : 1" = 30'	REVISIONS
	DATE : 7-23-2010	
	DATE OF FIELD WORK: 7-16-2010	
SITE ADDRESS: 3510 LILY POND ROAD WOODSTOCK, IL	DRAWN BY: MWR	
	CHECKED BY: PAF	
	DISK: 100723 FILE 101048T DISK: 10104 PAC. NO. 1010AP	JOB NO. 2010-104 SIT

HERITAGE LAND CONSULTANTS LLC
Surveying Engineering Septic Design
HLC ENGINEERING
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

SHEET NUMBER 1/1

Staff Report for the McHenry County Zoning Board of Appeals

Application: #2022-029

PIN: Part of PIN 13-23-200-002

Address: 3510 Lily Pond Rd, Woodstock, Illinois

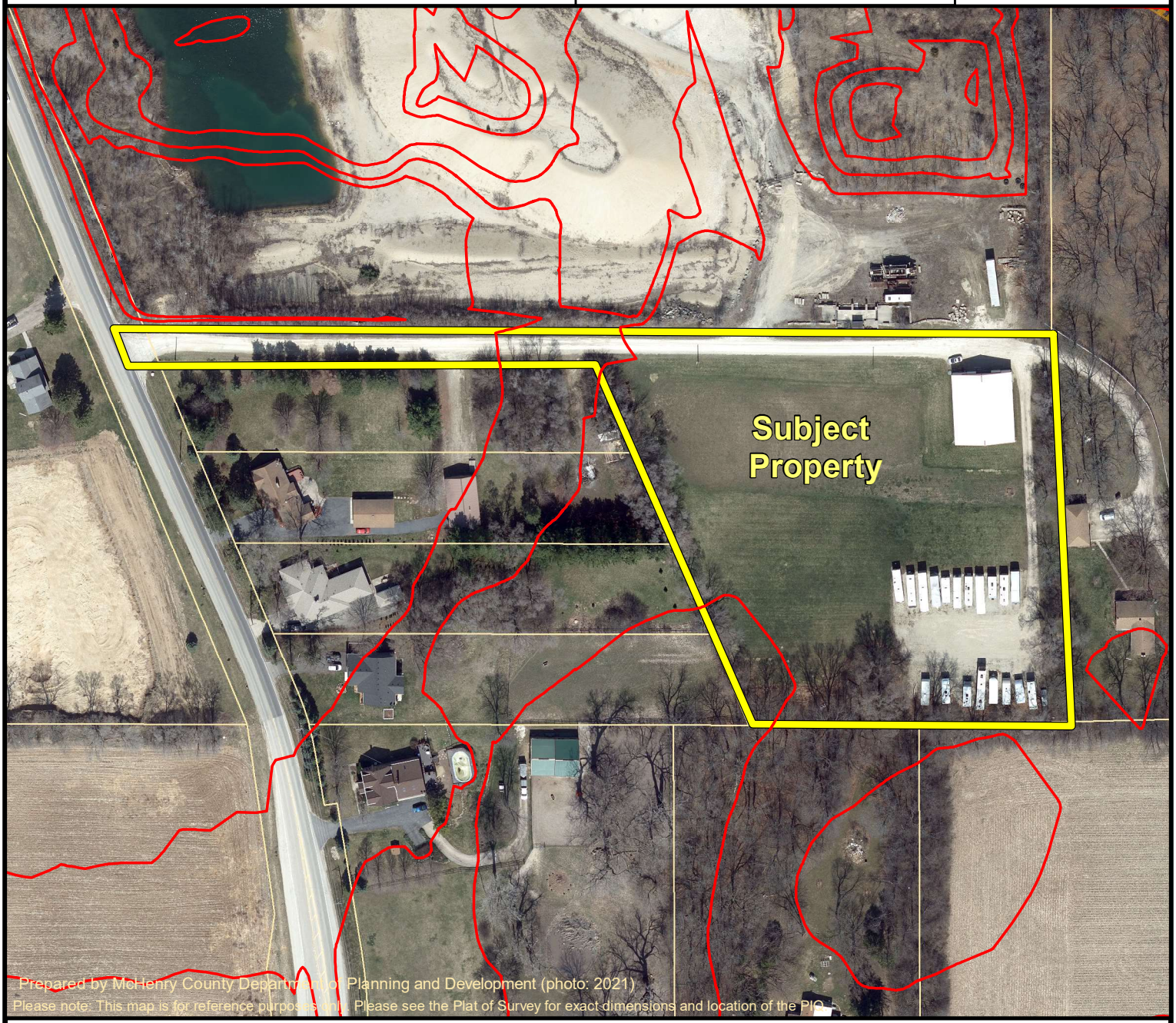
Location: The property consists of approximately 3.93 acres and is located on the east side of Lilly Pond Road, approximately 1,000 feet northeast of the intersection of US Route 14 and Lily Pond Road, in Dorr Township.

Hearing: October 13, 2021

Applicant: Donald & Kimberly Behrens

Request: Renewal of CUP 12-004 to allow outside storage of recreational vehicles.

Aerial Map



Elevation
(feet above sea level)
- 10-foot contours
- 2-foot contours

ADID Wetland Map 2005
- High Functional Value Wetland (hfw)
- High Quality Wetland (hqw)
- Wetland (w)
- Farmed Wetland (fw)

FEMA Flood Hazard Areas
- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Feet
75 37.5 0 75 150
1 inch equals 150 feet

STAFF COMMENTS

The following comments and conclusions are based upon staff analysis and review prior to this hearing and are to be considered viable unless evidence is established to the contrary. Staff may have additional comments based upon the testimony presented during the public hearing.

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a renewal of Conditional Use Permit (CUP) 12-004 to allow for outside storage of recreational vehicles. The subject property consists of 3.93 acres and is part of a larger 16.88 acre parcel located on the east of Lily Pond Road, approximately 1,000 feet northeast of the intersection of US Hwy 14 and Lily Pond Road. The subject property is currently zoned A-1C with two (2) uses – agriculture and storage of recreational vehicles. There have been no violations filed against this property since the Conditional Use Permit was granted.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The Applicant must meet the Approval Standards for Conditional Use Permit, listed in County Code Section 16.20.040.E.

STAFF ANALYSIS

Current Land Use & Zoning

The requested Conditional use is not compatible with the Single-Family Residential uses to the south, east, and west of the Subject Property. The requested Conditional Use is compatible with the Earth Extraction use to the north. The requested Conditional Use could be compatible with the Agriculture use to the north and south of the subject property.

2030 Comprehensive Plan Future Land Use Map

The requested Conditional Use is in conflict with the 2030 Plan Map designation of RESIDENTIAL as well as the Transit Oriented Development overlay.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond provides no clear direction regarding the continuation of outdoor storage of recreational vehicles. Arguments can be made that this type of use in this location could potentially negatively impact the aquifer, which would be in conflict with some of the policies. However, arguments can be made that this use is contiguous to a municipality and infrastructure and as such is supported by the Plans' policies. *(See comments below)*

McHenry County 2030 and Beyond, Adopted October 18, 2016

Big Idea #1 Let's make our communities healthy, active, and green

"We can make it happen by preserving our groundwater aquifers, lakes, rivers, streams, and their natural functions." (p.11)

- The site is located a Sensitive Aquifer Recharge Area and therefore does not meet this Big Idea as fluids from the vehicles can leach into the ground and thus could adversely impact groundwater.

Big Idea #2 Let's build on our strengths

No relevant text applies to the proposed use.

Big Idea #3 Let's grow smarter

"We can make it happen by focusing development that is compact, contiguous to, or located within municipalities, and away from areas designated for agriculture and lacking infrastructure and services." (p. 1)

- The subject property is contiguous to the City of Woodstock.

Big Idea #4 Let's expand our economy

- This "Big Idea" isn't relevant as the proposed Conditional Use is an existing use with no plans for expansion.

Community Character & Housing

- No relevant text applies to the proposed use.

Agricultural Resources

"Maintain and protect the most productive agricultural lands, where appropriate, by discouraging nonagricultural growth in these areas." (p. 29)

- The subject parcel is currently zoned A-1 Agriculture. The request does not alter this designation. The property is barely suitable for farming due to its small area and to the man-made improvements covering the site.

Greenways, Open Space & Natural Resources

"Protect environmentally sensitive areas from negative impacts of adjacent land uses"… (p. 57)

- The McHenry-Lake County Soil and Water Conservation District's Natural Resources Inventory letter has been received. It states that impact to natural resources from the proposed use would be minimal, and a full report would not be necessary. The maps indicate that there are no floodplains, however, there is an indication that there may be a wetland located along the western property line. According to the site plan the Conditional Use would have no impact on this area. A stormwater permit has been issued for the location of the existing gravel parking lot (Permit #2010-0064). Please refer to NRI Letter # L22-040-4431 for more information.

Water Resources

"Preserve, improve, and replenish the quality and quantity of existing groundwater." (p. 63)
"Protect and preserve Sensitive Aquifer Recharge Areas as a priority of the 2030 Plan. The SARA map shall be utilized as a determining factor in any proposed land use change." (p. 63)

- The entire site exhibits an elevated aquifer contamination potential. The gravel storage surface area is in conflict with these objectives due to the potential of fluid leakage from stored vehicles.

Economic Development

"Encourage proper design to contain potential contaminants from polluting the aquifers." (p. 98)

- The gravel storage surface area is in conflict with this policy for the same reason cited above.

Infrastructure

"Encourage future development in the County to concentrate adjacent to existing infrastructure and maximize use and efficiency of existing facilities." (p. 103)

- The proposed use is located adjacent to a township highway, and within one-thousand (1,000) feet of a regional transportation corridor (US Hwy 14) which is an appropriate location for a business use.

STAFF ASSESSMENT

The applicant is requesting a continuation of an existing Conditional Use Permit (#2012-004) allowing for the outside storage of recreational vehicles. There have been no violations cited against this property since the Conditional Use Permit was granted.

The 2030 Comprehensive Plan, as well as the McHenry County 2030 and Beyond Plan, have conflicting policies and therefore do not provide clear directions in regards to this type of use in this area. On the one hand, the Plans support commercial development when it is contiguous to municipalities (City of Woodstock) and infrastructure (located along a township highway and near a regional transportation corridor). On the other hand, the Plans support protection of the aquifer, which this use might adversely impact if fluids from the Recreational Vehicles were to leach into the ground water.

Staff offers the following conditions for consideration:

1. The Conditional Use Permit shall expire ten (10) years from the date of approval by the McHenry County Board, or sooner if outdoor storage has c eased for a period of more than twelve (12) consecutive months.

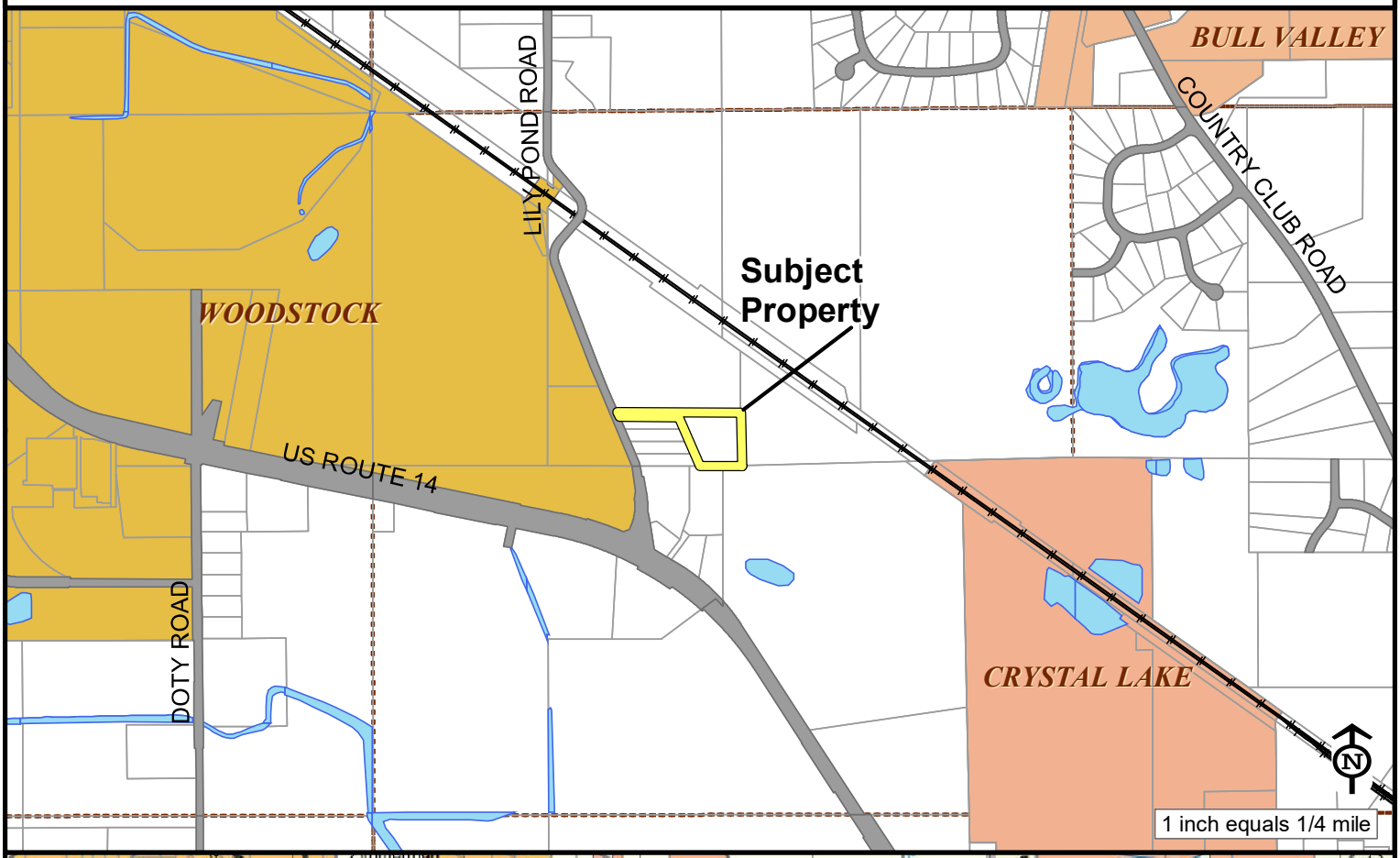
2. Parking and storage of recreational vehicles shall be limited to the area designated as “Existing Gravel Parking Lot” on the attached “After-the-Fact Site Plan” dated 7-23-2010 and prepared by Heritage Land Consultants LLC.

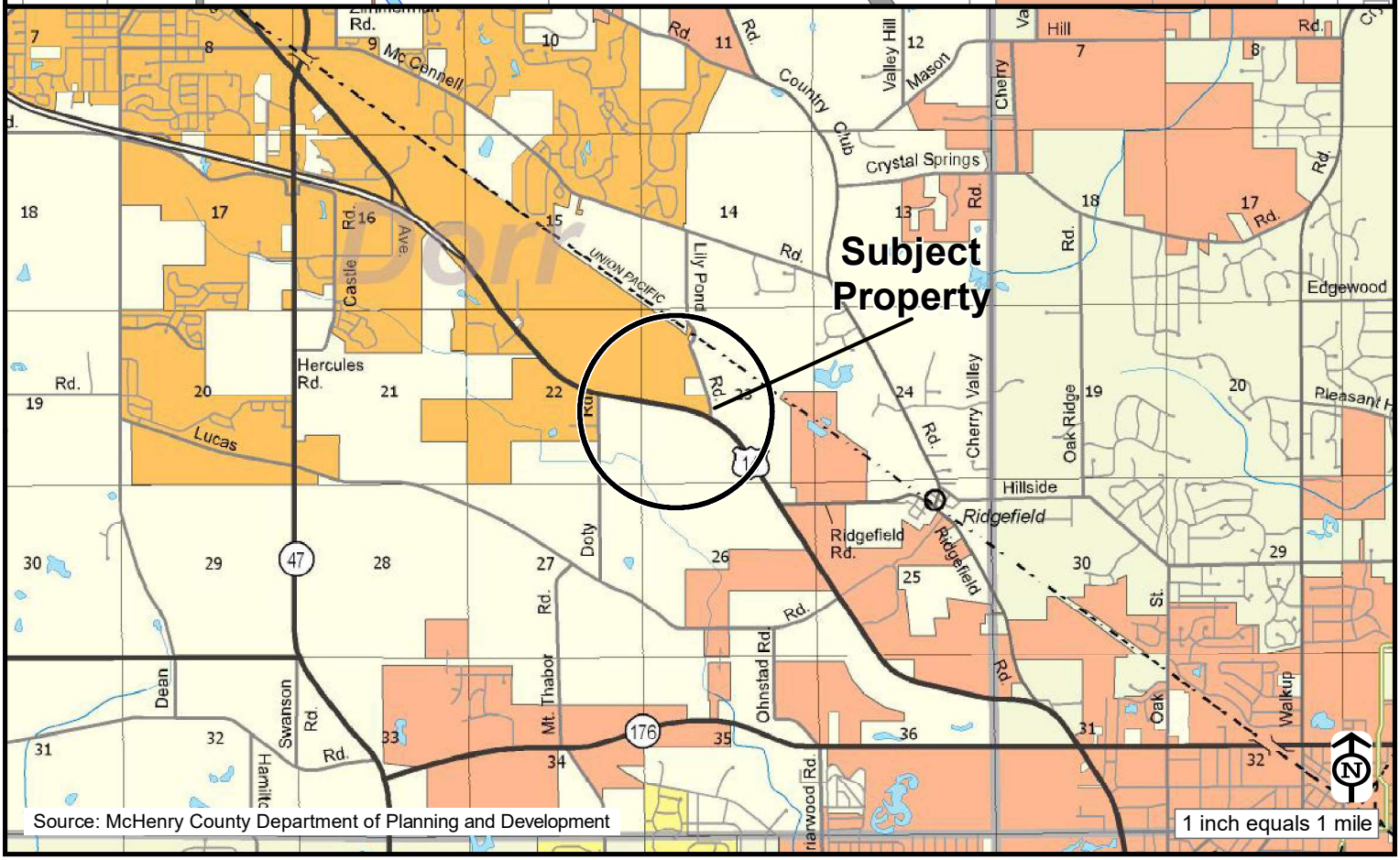
3. Maintenance of recreational vehicles shall be prohibited on the site.

4. All other federal, state, and local laws shall be met.

Report prepared September 19, 2022 by Anna Kurtzman, Sr. Planner – McHenry County Department of Planning & Development

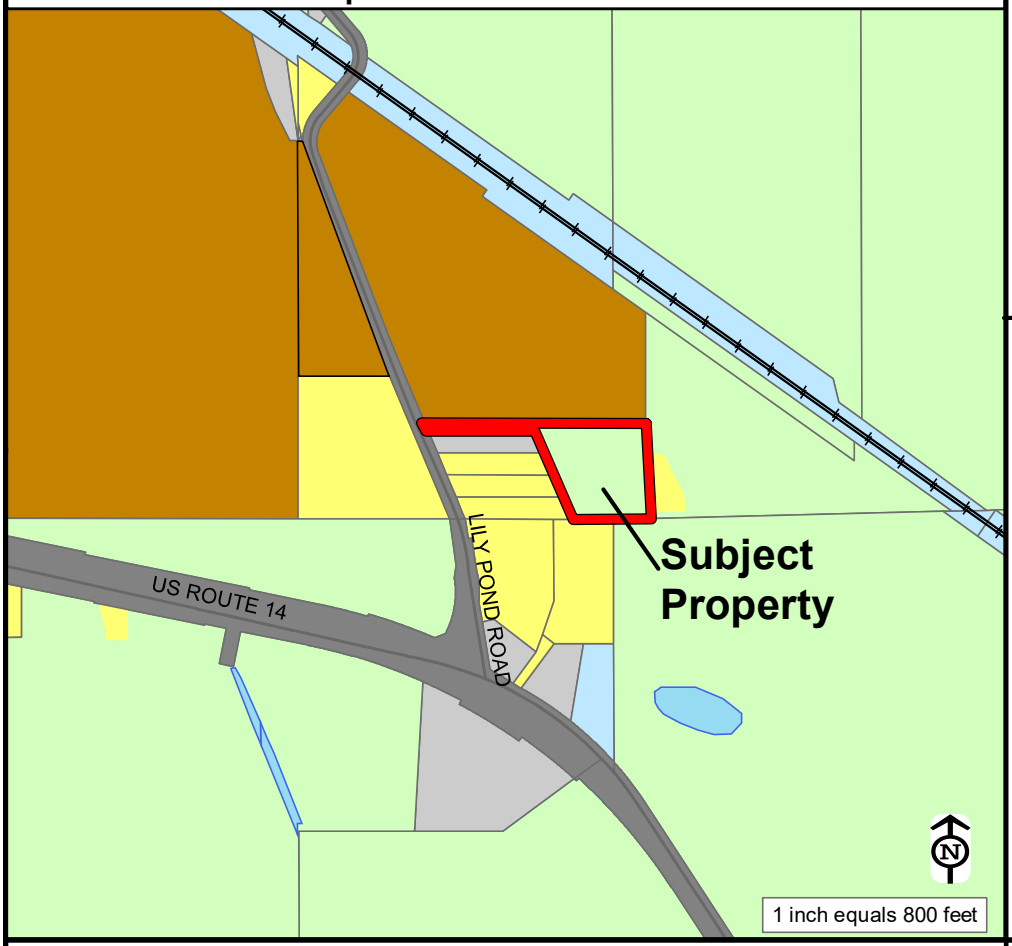
Location Map **3510 Lily Pond Road, Woodstock, Illinois** **Dorr Township**





Source: McHenry County Department of Planning and Development

Current Land Use Map



Current Land Use

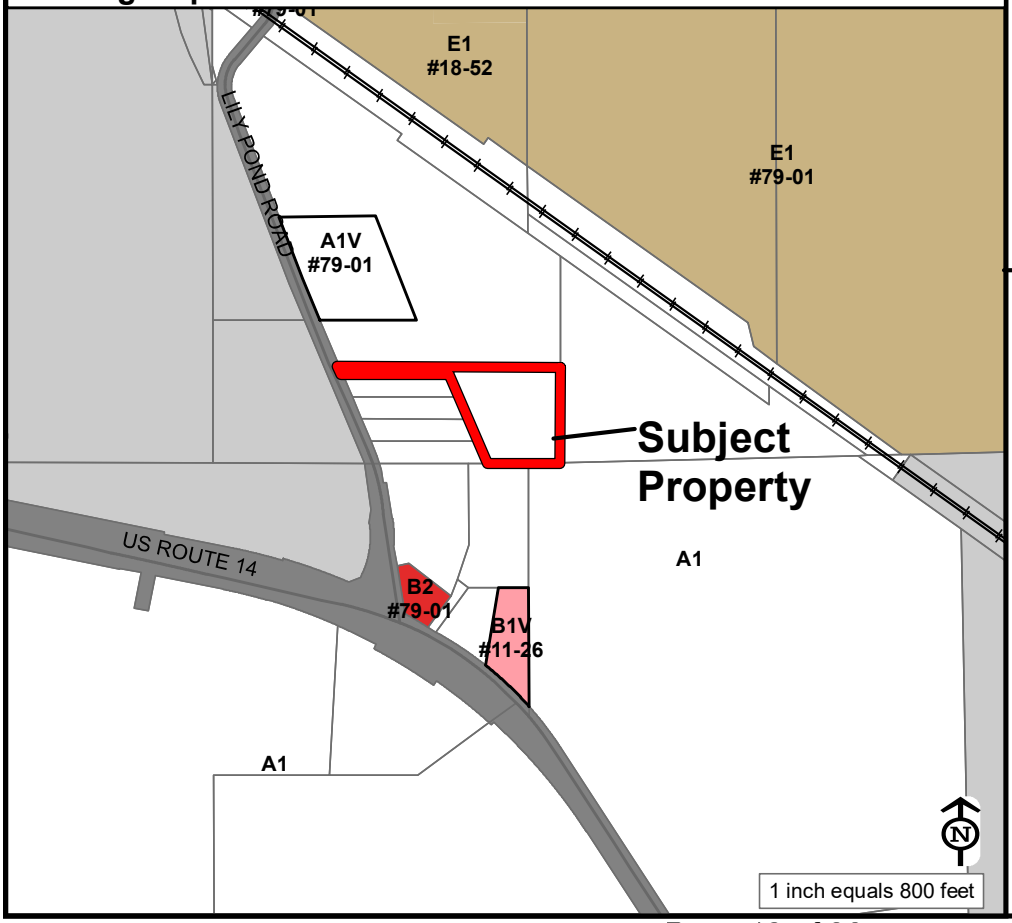
Agriculture

Adjacent Land Use(s)

North: *Earth Extraction*
South: *Single-Family Residence & Agriculture*
East: *Single-Family Residence & Agriculture*
West: *Single-Family Residential*

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning

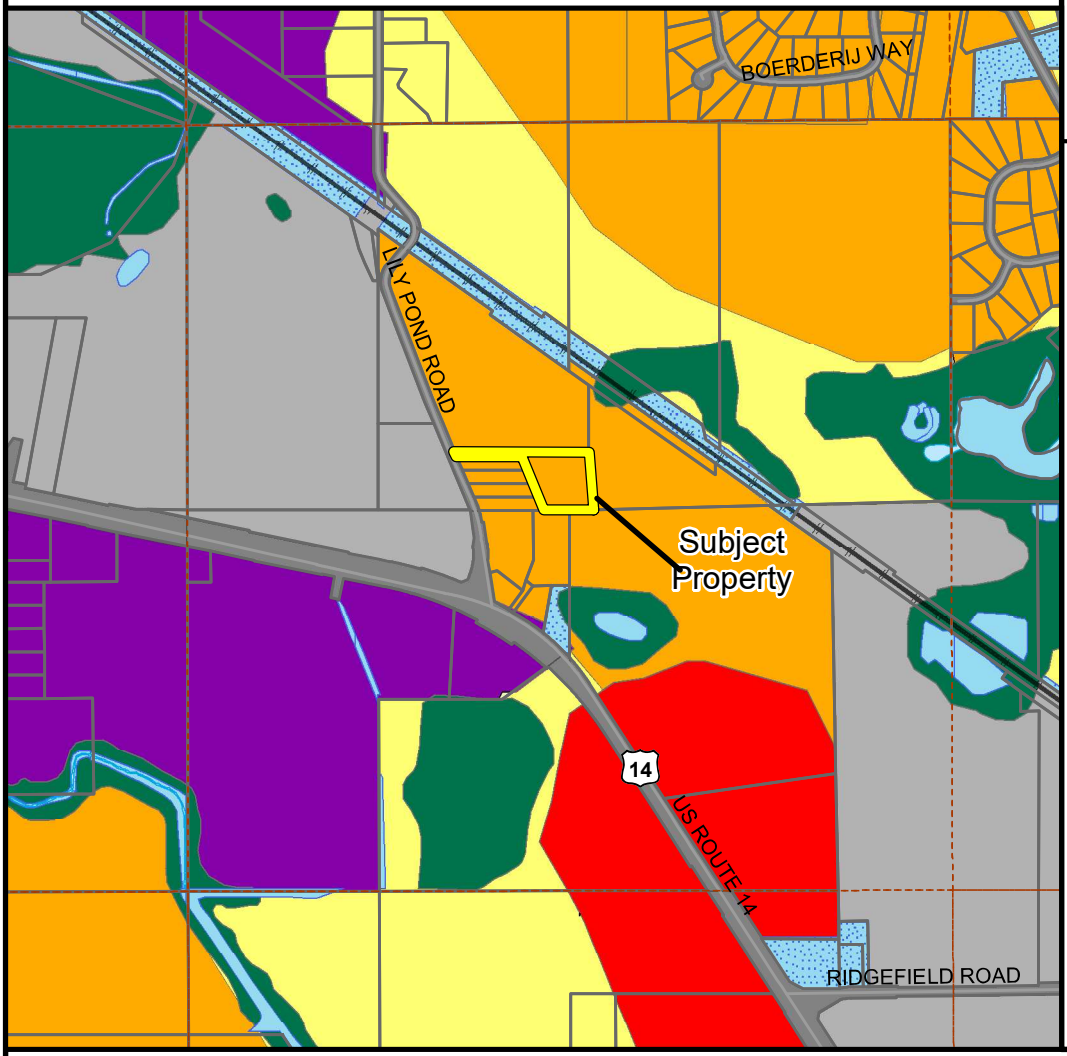
A-1 Agriculture

Adjacent Zoning

North: A-1 Agriculture
South: A-1 Agriculture
East: A-1 Agriculture
West: Incorporated

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquour Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated

McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Residential

- Agricultural
- Open Space
- Environmentally Sensitive Area
- Estate
- Isolated Estate
- Residential
- Isolated Residential
- Retail
- Mixed Use
- Office, Research, Industrial
- Gov't, Institutional, Utilities
- TOD Existing Rail Station
- TOD Future Rail Station
- Active Earth Extraction Site
- Municipality

Scale: 1 inch = 1/4 mile

Municipal / Township Plan Designations

Dorr Township: No land use designation

Bull Valley: 5-9.99 Acre Residential

Crystal Lake: Estate Residential

Woodstock Industrial

McHenry County 2030 Comprehensive Plan -Text Analysis

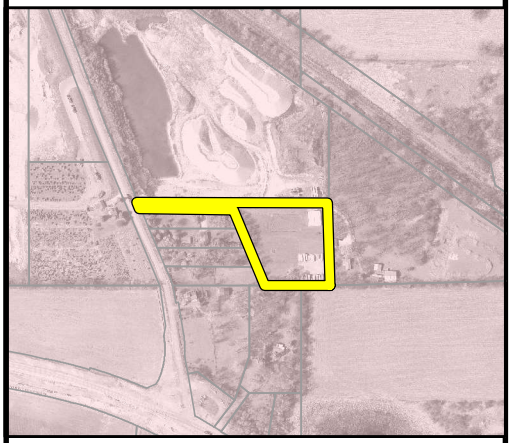
Land Use

Residential includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit. Within the Residential district, development densities should consider nearby land uses and zoning, and the availability of transportation, infrastructure, water supply, and other public services, environmental limitations, and other factors required by County ordinances, state statutes, and case law.

Sensitive Aquifer Recharge Areas

The site is located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

Per Condition #2, Petition #10-32

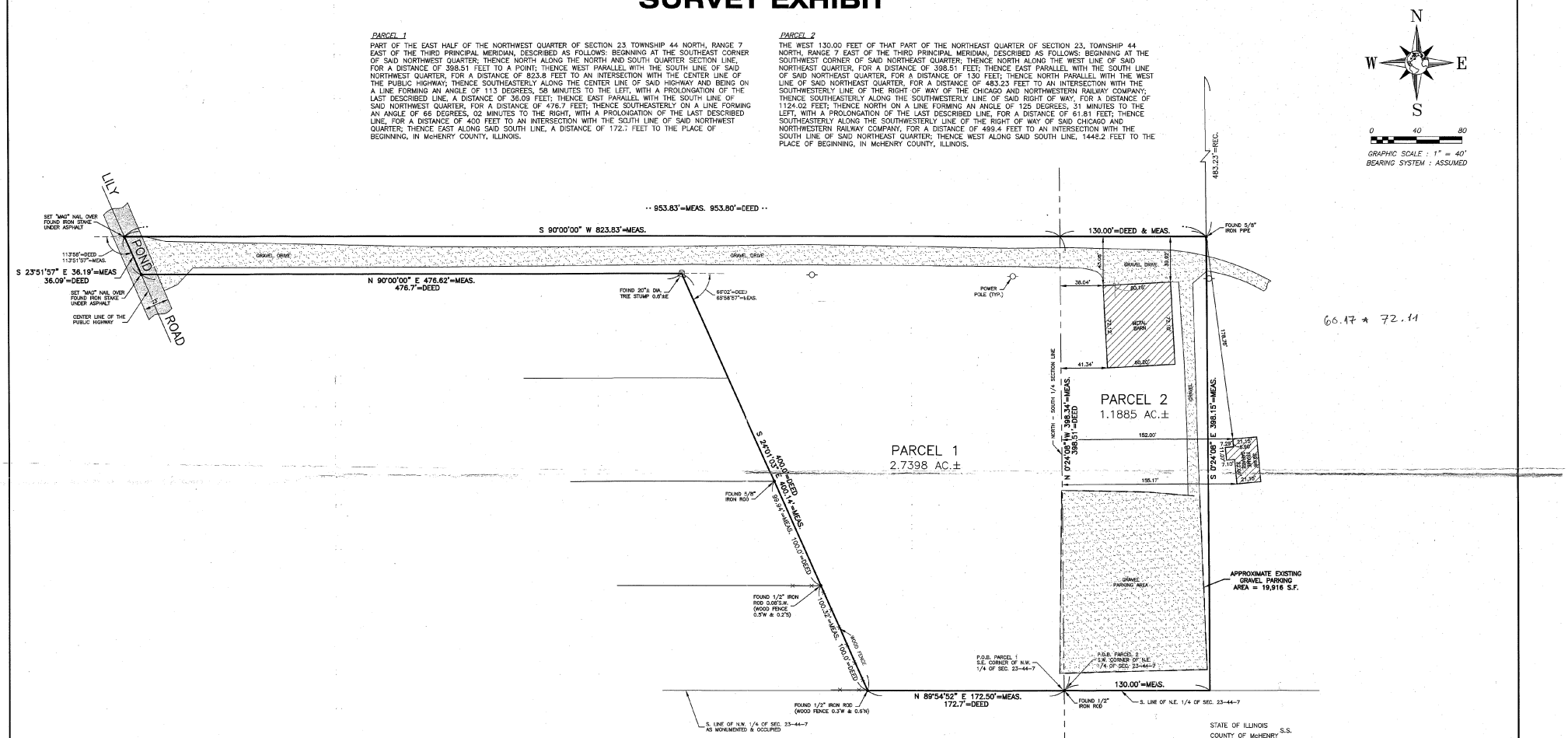
SURVEY EXHIBIT

PARCEL 1

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF 398.51 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 823.8 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE PUBLIC HIGHWAY; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY AND BEING ON A LINE FORMING AN ANGLE OF 113 DEGREES, 58 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 36.09 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 476.7 FEET; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 66 DEGREES, 02 MINUTES TO THE RIGHT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 400 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 172.7 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PARCEL 2

THE WEST 130.00 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 398.51 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 130 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 483.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY, FOR A DISTANCE OF 1124.02 FEET; THENCE NORTH ON A LINE FORMING AN ANGLE OF 125 DEGREES, 31 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 61.81 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY, FOR A DISTANCE OF 499.4 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 1448.2 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.



66.17 + 72.11

hanms
I-90

INDICATES 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)

THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK PERFORMED. THEY ARE INTENDED TO SHOW EVIDENCE, CONSTRUCTION APPURTENANCES, PROPERTY LINE AGREEMENTS, SETBACKS, BUILDING ORDINANCES, CONFLICTS OR OTHER ENCUMBRANCES THAT MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES THAT MAY BE ATTACHED TO ANY PROPERTY.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

BUILDING TIE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.

HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004655 EXPIRES : 04/30/2011

No! Not just title info. Need your documents also.

STATE OF ILLINOIS
COUNTY OF McHENRY S.S.

WE, HERITAGE LAND CONSULTANTS, LLC., DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS SURVEY EXHIBIT. THE PLAT DRAWN IS A REPRESENTATION OF SAID EXHIBIT. ALL DIMENSIONS ARE GIVEN IN BOTH FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS
THIS 3rd DAY OF JUNE 2010

Mark T. Bernhardt

MARK T. BERNHARDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3028
LICENSE RENEWAL DATE: 11-30-2010

JUL 27 2010

ABBREVIATIONS

= R.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M.	MEASURED OR CALCULATED DISTANCE
= MEAS.	MEASURED OR CALCULATED DISTANCE
RAD.=	RADIUS
ARC=	ARC LENGTH
CH.=	CHORD LENGTH
CONC.	CONCRETE
P.O.B.=	POINT OF BEGINNING
P.O.C.=	POINT OF COMMENCEMENT

SURVEY EXHIBIT

SCALE : 1" = 40'
DATE : 5-20-2010
DATE OF FIELD WORK: 5-18-2010
DISK: 10080Z FILE NM. 10104SUR
DISK: 10104 PAC. NO. 10104P

REVISIONS

6-3-2010		

PREPARED FOR: JOANN UTECH

PROPERTY ADDRESS: 3510 LILY POND ROAD WOODSTOCK, ILLINOIS

DRAWN BY: BHP | CHECKED BY: MTB | JOB NO. 2010-104

HERITAGE LAND CONSULTANTS, LLC
Surveying Engineering Septic Design
HLC SURVEYING
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT

1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

July 18, 2022

Mark S. Saladin
Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street
Crystal Lake, IL 60014

Re:	Parcel # 13-23-200-002
Common Location:	3510 Lily Pond Road, Woodstock, IL 60098
NRI#	L22-040-4431
Zoning Change:	A1 to A1 CUP

Dear Mr. Saladin:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Donald J. Behrens and Kimberly J. Behrens property as applied for in Report #L22-040-4431. Due to size of parcel being rezoned and no new construction on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property. Please note that that parcel reviewed in this NRI is the entire 13-23-200-002 parcel, not just the fraction of the parcel outlined in the supporting documents.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of a High Functional Wetland in a northern area of the parcel (see attached ADID Wetland Locations Map). The Natural Resource Conservation Service inventory indicates the presence of Non-inventoried Soil with Hydric Inclusions wetlands and Non-inventoried Hydric Soil wetlands in the southwest of the parcel, and Farmed Wetland Pasture wetlands in the northern area of the parcel (see attached NRCS Wetland Locations Map). It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils in southwest and northern areas of the parcel (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

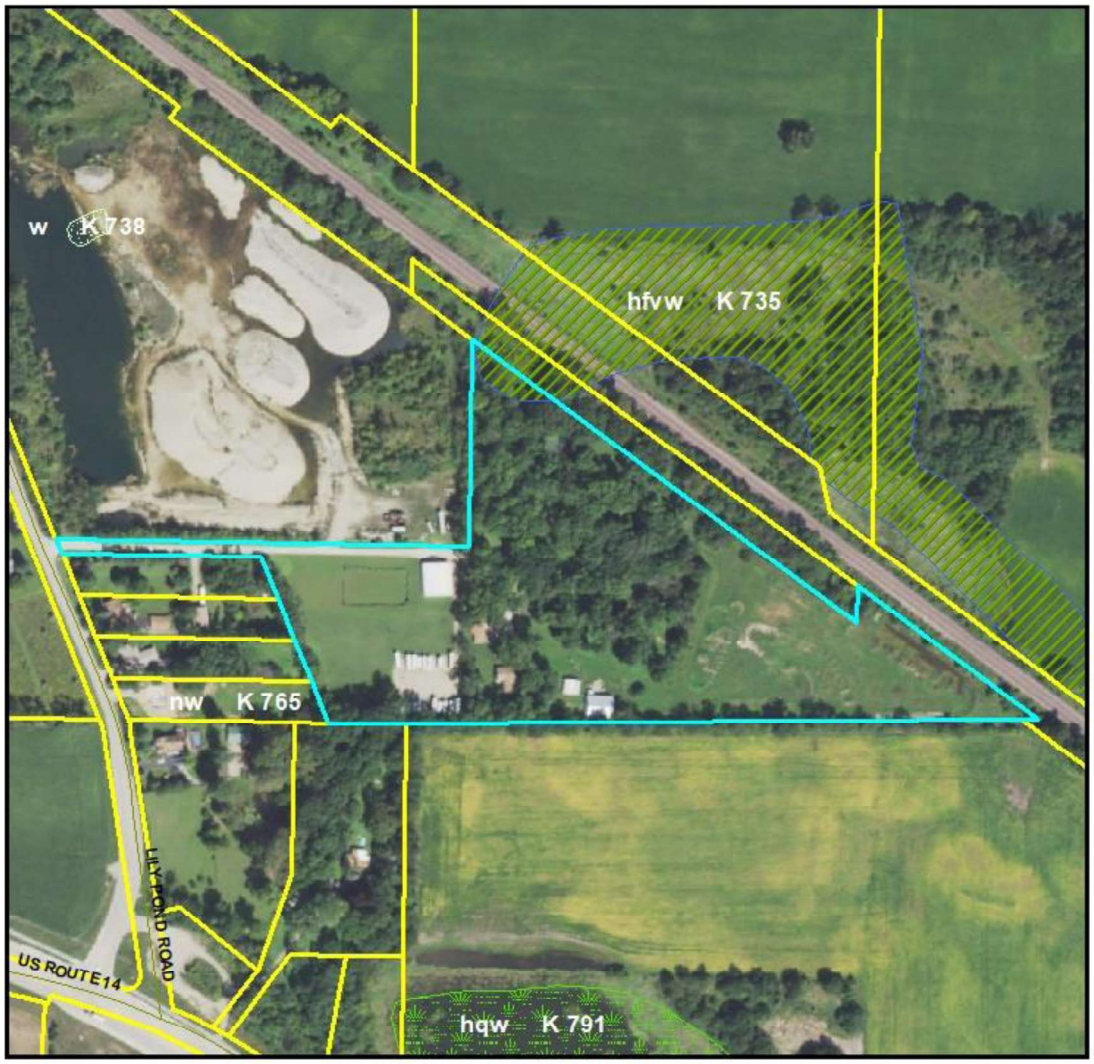
Sincerely,



Ryan Bieber
Urban Conservation Specialist

Cc: Kim Charlow, McHenry County Department of Planning and Development, KBScharlow@mchenrycountyil.gov

ADID Wetland Locations



0 115 230 460 690 920 Feet

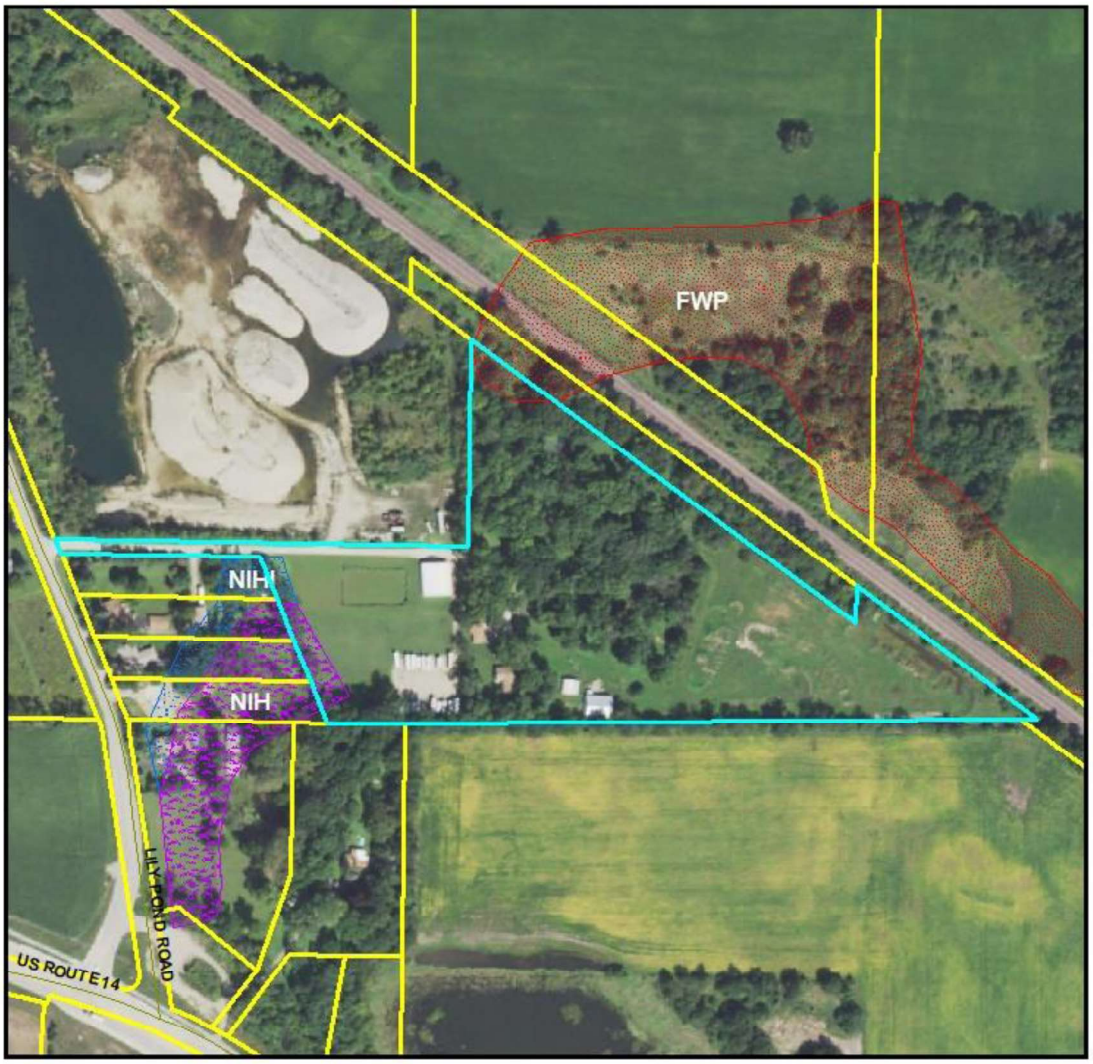
2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District

N

Key To Features

- farmed wetland
- high functional wetland
- high quality lake
- high quality wetland
- lake
- wetland

NRCS Wetland Locations



0 115 230 460 690 920 Feet

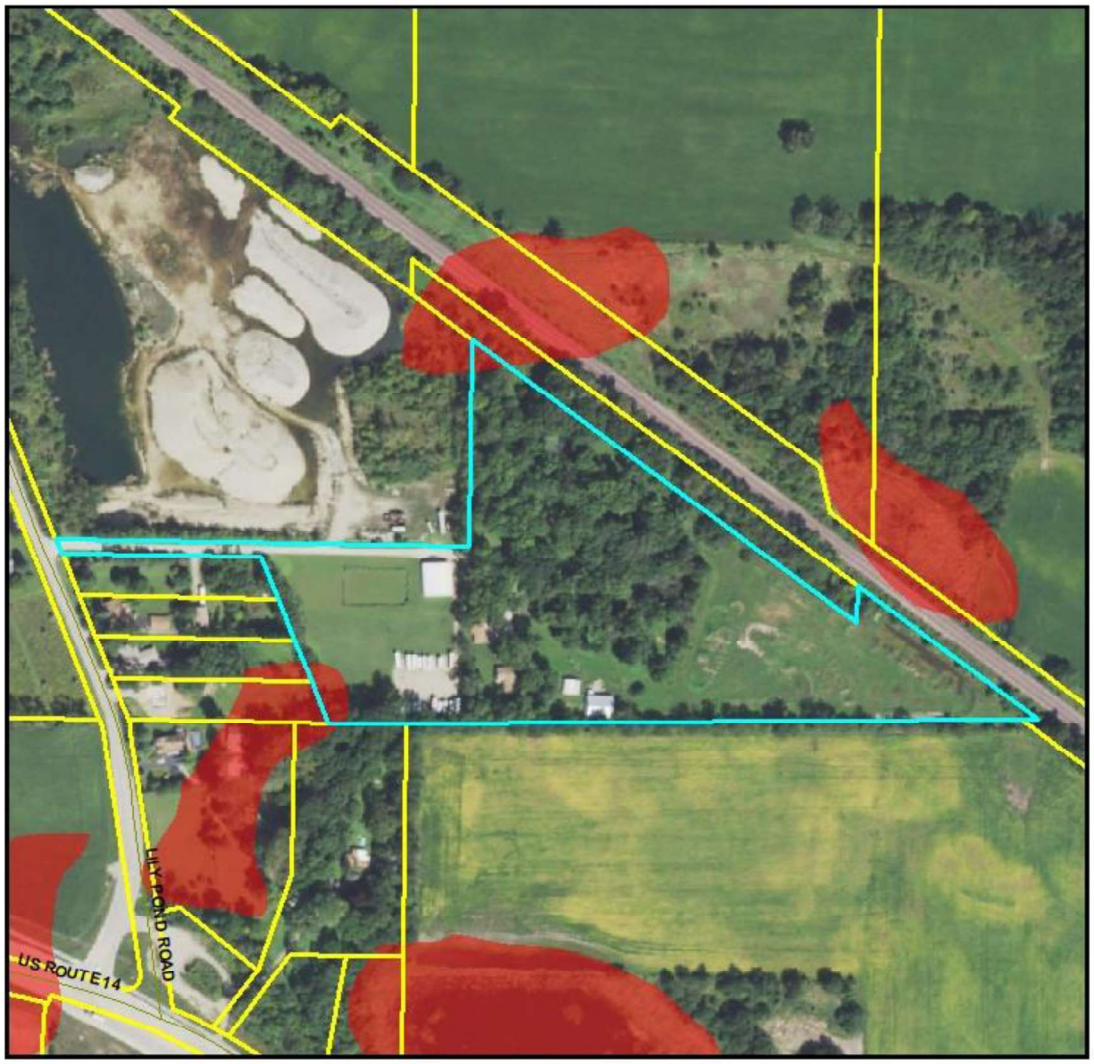
2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District

N

Key To Features

- Farmed Wetland
- Farmed Wetland Pasture
- Non-inventoried Hydric Soil
- Non-inventoried Soil With Hydric Inclusions
- Prior Converted
- Wetland

Hydric Soil Locations



0 115 230 460 690 920
Feet

2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District

N

Key To Features

Hydric Soil

Resources for the Future

McHenry County
Department of Planning and Development
www.mchenrycountyil.gov/plandev
OFFICE: McHenry County Admin. Bldg. 667 Ware Road, Woodstock, Illinois
MAIL: 2200 N. Seminary Ave. Woodstock, Illinois 60098
EMAIL: plandev@mchenrycountyil.gov
Ph: 815-334-4560 Fax: 815-334-4546

Site Plan Review Memorandum

To: Donald and Kimberly Behren
From: Renee Hanlon, AICP, Planning Manager/ZEO
Date: September 1, 2022 (SPRC 09.07.22)
RE: Site Plan Review for RV Storage (CUP renewal)

The Planning Division has considered the following documents in developing this analysis of your zoning application:

1. Application for Site Plan Review and Narrative dated July 8, 2022
2. Site Plan Received July 23, 2010

Staff has the following comments:

1. Staff has no comments.

2. Please be aware that the Zoning Board of Appeals may recommend, and the County Board may approve, conditions of approval which represent higher standards than the minimum standards listed in the UDO.

McHenry County
Department of Planning & Development
2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560

MCH
MCHENRY COUNTY · IL

MEMORANDUM

To: Donald and Kimberly Behrans – Zoning Application

From: Steve Gardner, Building Enforcement Officer

Date: September 7, 2022

Re: Site Plan Review Committee Conditional Use Permit #2022-029

Based on my review of the information provided for the Staff Plat Review Committee Meeting on September 7, 2022, I offer the following comments based on the Building Codes and Amendments adopted by McHenry County:

Petition 2022-029 PIN #13-23-200-002 (3510 Lily Pond Road, Woodstock IL) – Seeking to Renew Application 12-04, a Conditional Use Permit for Outdoor Storage of Recreational Vehicles

a. Building Review was conducted and no items are needed to be addressed.

McHenry County
Division of Transportation

Joseph R. Korpalski, Jr., P.E.
Director of Transportation/County Engineer

MEMORANDUM

TO: **Staff Plat Review Committee/Applicant**
McHenry County Department of Planning and Development

FROM: **McHenry County Division of Transportation**
via Ray Beets, Permit Manager
(815) 334-4972; rdbeets@mchenrycountyil.gov

DATE: **July 26, 2022**

SUBJECT: **Staff Plat Review Committee Comments**
PIN#13-23-200-002
Parcel Address: 3510 Lily Pond Road
Petitioner: Donald & Kimberly Behrans
Petition #2022-029
Renewal of Conditional Use #12-04
Scheduled for Staff Plat Review Committee review on: Sept. 7, 2022

With respect to the above subject project scheduled for Staff Plat Review Committee (SPRC) review, the McHenry County Division of Transportation (MCDOT) offers the following review comments:

The current petition proposes a Renewal of Conditional Use #12-04 to allow for **Conditional Use Permit for Outdoor Storage of Recreational Vehicles** with direct access to Lily Pond Road, which it is believed is under the jurisdiction of Dorr Township Highway Department/Road District.

Since the property does not directly affect any County Highway, the McHenry County Division of Transportation has no comments on this submittal. It is recommended that the petitioner and their engineer contact the Township Highway Commissioner at the affected Township Highway Department/Road District to determine any comments they may have regarding access to Lily Pond Road.

The Township Highway Commissioner contact is:

John Fuller
1039 Lake Avenue
Woodstock, IL 60098
(815) 338-0125

McHenry County
Department of Planning and Development
www.mchenrycountyil.gov/plandev
OFFICE: McHenry County Admin. Bldg. 667 Ware Road, Woodstock, Illinois
MAIL: 2200 N. Seminary Ave. Woodstock, Illinois 60098
EMAIL: plandev@mchenrycountyil.gov
Ph: 815-334-4560 Fax: 815-334-4546

MEMORANDUM

TO: Donald Behrens & Kimberly Behrens

FROM: Water Resources Division (JSC)

DATE: August 12, 2022

REGARDING: Staff Plat Review Committee Comments – Petition # 2022-029

Based on my review of the provided information for the Staff Plat Review Committee Meeting scheduled for September 7, 2022, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

- As currently submitted for the Staff Plat Review, Water Resources has no comments on the petition. If revisions to the site plan are necessary based on other department comments (e.g., environmental health, building), a re-review by the Water Resources Division will be required.

As part of previous permitting on the site (SW10-0064), the parking area in the southeast corner of the site was to be constructed/modified to approximately 130' x 130'. Any modification to the dimensions of the parking area may require a new Stormwater Management Permit as the additional impervious may meet our ordinance threshold of regulated development. If the new impervious area (since 2004) exceeds 20,000 sf, a Stormwater Management Permit will be required and stormwater storage may be required for the site.

THIS CARD MUST BE CONSPICUOUSLY DISPLAYED

McHenry County
Department of Planning & Development
2200 North Seminary Avenue
Woodstock, Illinois 60098
(815) 334-4560

NOTICE! - PERMIT DURATION - 2 YEARS!

PERMIT SHALL LAPSE IF THE AUTHORIZED WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AFTER THE TIME OF COMMENCING THE WORK

PERMIT

No. SW10-00164

PROJECT Parking lot

LOCATION 3510 Lily Pond Road

OWNER Erich Utech

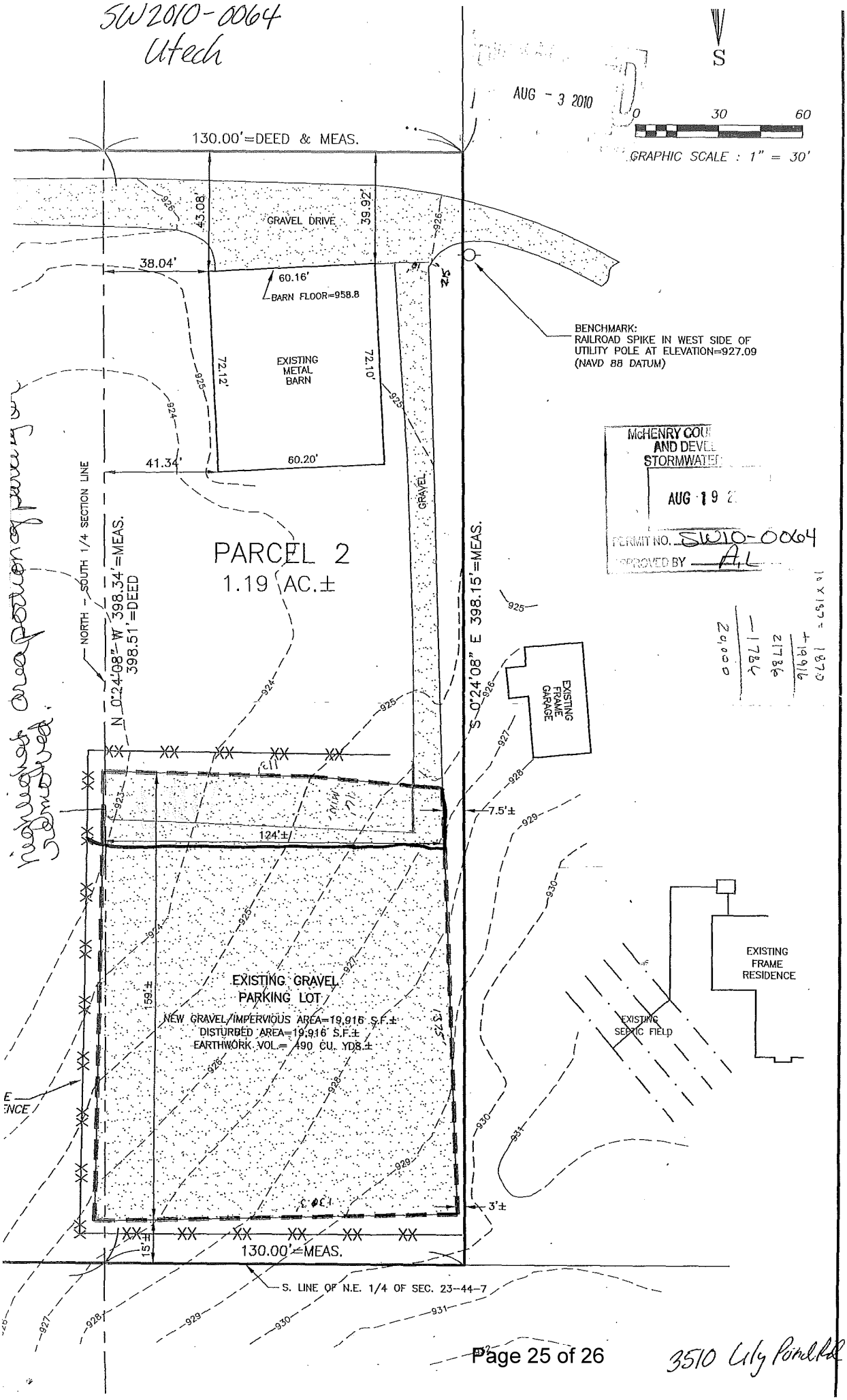
PHONE NO. (815) 347-7254 DATE ISSUED 8/19/10

Mention Permit Number When Requesting Inspections Indicated

Stormwater Inspection Record

1. Installation of Erosion Control N/A
2. Stripping and Clearing N/A
3. Rough Grading N/A
4. Final Grading N/A
5. Seeding & Landscaping N/A
6. Final Stabilization Call PW
   Inspected 8/19/10 ctc
7. Elevation/Floodproofing Certificate N/A

SW2010-0064
Utech



3510 Lily Pond Rd

Department of Planning and Development
McHenry County Government Center - Administration Building

2200 North Seminary Avenue
Woodstock, Illinois 60098

815 334-4560 Fax 815 337-3720
www.co.mchenry.il.us

STORMWATER MANAGEMENT PERMIT APPLICATION

Application Date: 6/4/10
Owner Name: Erich Rutech
Address: 3510 Lily Pond Rd. Woodstock, IL.
Contact Phone No.: [redacted]

Building Permit No.: SW10-0064
Property Address: 3510 Lily Pond Rd. Woodstock IL. 60098
Parcel Number: 13-23-200-002
Township: _____

____Pick up ____Mail ____Fax _____Incorporated _____Unincorporated

APPLICANT'S SIGNATURE Jeanne Utech Smith Mark DATE 6/4/10

---OFFICE USE ONLY---

COMMUNITY: UNINCORP. ✓ INCORP. _____ PERMIT FEE: $158.00
STATUS: CERTIFIED ✓ NON CERT. _____ PAYMENT AMT.: 158 DATE: 9/2/2010
OWNERSHIP AREA: _____ TRIBUTARY Area≤20 ac ____ ≤640 ac____ ≥640 ac_____

DEVELOPMENT CLASSIFICATION:

___ MINOR ___INTERMEDIATE ___MAJOR ___SPECIAL FLOOD HAZARD
___PUBLIC ROAD ___NO STORMWATER MANAGEMENT PERMIT REQUIRED

REGULATED DEVELOPMENT:

___REGULATORY FLOODWAY ___REGULATORY FLOODPLAIN ___FLOODPRONE AREA
✓5000 SF IMPERVIOUS( ) ✓5000 SF HYDROLOGIC DISTURBANCE( )
___RUNOFF DIRECTION CHANGE ___500 SF DISTURBANCE WITHIN 25' OF WATER BODY
✓100 CY OF CUT AND/OR FILL ___WETLAND IMPACT(WOUS)(IWMC) ___NO SMO PERMIT REQ'D

FLOOD HAZARD CHECK:

FIRM #: 17111C 0200J U.S.G.S. HA MAP: HA-256
_____ENTIRE PROPERTY OUT OF FLOODPLAIN _____PORTION OF PROPERTY IN FLOODPLAIN
_____ENTIRE PROPERTY IN FLOODPLAIN _____ADDITIONAL DATA REQUIRED (SEE COMMENTS)
VALUE OF STRUCTURE _____ VALUE OF IMPROVEMENTS _____

WETLANDS CHECK

___WETLAND MAP ___ENTIRE PROPERTY OUT OF WETLANDS
✓PORTION OF PROPERTY IN WETLANDS ___ENTIRE PROPERTY IN WETLANDS

ADDITIONAL PERMITS:

_____IDNR/OWR PERMIT REQUIRED _____USACE PERMIT REQUIRED ____IEPA NOI REQUIRED
_____IDOT PERMIT REQUIRED _____MCDOT PERMIT REQUIRED ____IDNR/OWR CONSULT REQ'D
_____LOCAL PERMIT REQUIRED _____FEMA CLOMR/LOMA REQ'D ____ USFWS CONSULTATION REQ'D

OTHER Per Colleen's letter, wetlands are over 35 ft from parking lot.

COMMENTS: Parking Lot (Removed Portion of Parking Lot. Less than 20,000 sq ft.

_____ Site topography was not provided with the application. It is our understanding that there are no current drainage problems in the vicinity of the project area and that the final grading of the project will follow the existing grade of the land. If this is not the case, our office should be notified immediately. Subject to this understanding, a stormwater management permit is not required for this project.

Date Received: 6/15/10 Date Completed/Forwarded: 8/19/10 By: A. L

ReCheck Date: _____ Comments:

IN THE MATTER OF THE APPLICATION OF
DONALD J. BEHRENS AND KIMBERLY J. BEHRENS, OWNERS OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
CONDITIONAL USE

) LEGAL NOTICE OF PUBLIC HEARING
2022-029

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals,** in connection with this Ordinance, which would result in a ***CONDITIONAL USE*** for the following described real estate:

Part of the East Half of the Northwest Quarter of Section 23, Township 44 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Northwest Quarter; thence North along the North and South Quarter Section line, for a distance of 398.51 feet to a point; thence West parallel with the South line of said Northwest Quarter, for a distance of 823.80 feet to an intersection with the center line of the public highway; thence Southeasterly along the center line of said highway and being on a line forming an angle of 113 degrees, 58 minutes to the left, with a prolongation of the last described line, a distance of 36.09 feet; thence East parallel with the South line of said Northwest Quarter, for a distance of 476.70 feet; thence Southeasterly on a line forming an angle of 66 degrees, 02 minutes to the right, with a prolongation of the last described line, for a distance of 400.00 feet to an intersection with the South line of said Northwest Quarter; thence East along said South line, a distance of 172.70 feet to the Place of Beginning, in McHenry County, Illinois.

AND

The West 130.00 feet of that part of the Northeast Quarter of Section 23, Township 44 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North along the West line of said Northeast Quarter, for a distance of 398.51 feet; thence East parallel with the South line of said Northeast Quarter, for a distance of 130.00 feet; thence North parallel with the West line of said Northeast Quarter, for a distance of 483.23 feet to an intersection with the Southwesterly line of the Right of Way of the Chicago and Northwestern Railway Company; thence Southeasterly along the Southwesterly Line of said Right of Way, for a distance of 1,124.02 feet; thence North on a line forming an angle of 125 degrees, 31 minutes to the left, with a prolongation of the last described line, for a distance of 61.81 feet; thence Southeasterly along the Southwesterly line of the Right of Way of said Chicago and Northwestern Railway Company, for a distance of 499.40 feet to an intersection with the South line of said Northeast Quarter; thence West along said South line, 1,448.20 feet to the Place of Beginning, in McHenry County, Illinois.
(PART OF) PIN # 13-23-200-002

The subject property is located east of Lily Pond Road and approximately 1,000 feet northeast of the intersection of U.S. Route 14 and Lily Pond Road ***with a common address of 3510 Lily Pond Road, Woodstock, Illinois, in Dorr Township.***

The subject property is presently zoned ***"A-1C" Agricultural District with a Conditional Use Permit*** and consists of approximately **3.93 acres** with ***"A-1" zoning to the North, South, and East and the City of Woodstock and "A-1" zoning to the West.***

The Applicants are requesting **a renewal of Conditional Use Permit #2012-004 to allow for outdoor storage of recreational vehicles on the subject property.**

The Applicants presently resides at ***3510 Lily Pond Rd, Woodstock, IL.***

A hearing on this Petition will be held on the 13th day of October, 2022 at 1:30 P.M. in Conference Rooms A/B at the McHenry County Government Center/Ware Rd. Administration Building, 2200 N. Seminary Avenue, Woodstock, Illinois at which time and place any person desiring to be heard may be present.

DATED THIS 14th DAY OF September, 2022.

By: David Stone, Chairman
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link: www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "video" link for the specific meeting date.

If you would like to participate in the meeting remotely, please contact the Department of Planning and Development at (815) 334-4560 to receive instructions.

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: City Code Amendment to increase the Number of Class 28 Liquor Licenses and to increase the Number of Video Gaming Licenses - Applicant: 52 Brink Street LLC, d/b/a Cantina 52, located at 52 Brink Street

Staff Recommendation:

1. Motion to adopt an Ordinance increasing the number of Class 28 Liquor Licenses from the current permitted 16 licenses to 17 licenses.

2. Motion to adopt an Ordinance increasing the number of Video Gaming License from the current permitted 16 licenses to 17 licenses.

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

Background:

Chapter 268 of the City Code establishes the regulations for video gaming in the City of Crystal Lake. Per the City Code, when an applicant desires to offer video gaming at its establishment, it must receive both a supplemental liquor license and a video gaming license. The City Council evaluates whether the number of supplemental liquor licenses should be increased. Following this consideration, the Mayor grants the supplemental liquor license. Similarly, the City Council also evaluates whether the number of video gaming licenses should be increased. Following this consideration, the City Manager grants the actual video gaming license.

The City has received a request from 52 Brink Street LLC, d/b/a Cantina 52, located at 52 Brink Street, for the issuance of a Class 28 Supplemental Liquor License and a Video Gaming License. The petitioner is requesting the supplemental Class 28 license in order to operate three video game machines in their establishment.

Section 329-5-AB of the City Code permits the issuance of a Class 28 liquor license, which authorizes the retail sale of alcoholic liquors, for consumption on the premises, at a bar or restaurant, as defined by § 268-3 of the City Code, to an applicant which possesses a valid video gaming location license issued by the Illinois Gaming Board and which also holds, for a period

of not less than one year, a current and valid liquor license to sell alcoholic liquor at such bar or restaurant.

Application Review

City staff has reviewed the application from 52 Brink Street LLC, d/b/a Cantina 52 and compared it to the City Code requirements. City staff has reviewed the application for completeness and determined that it meets all of the necessary conditions. The below table depicts the applicant's compliance with the City Code requirements:

Requirement	City Code Section	Compliance Status
The establishment is an eligible bar or restaurant.	268-3 Definitions	**Yes**. Bar/Restaurant
The establishment has held a liquor license for at least 12 months.	268-3 Definitions	**Yes**. The establishment has held a Class "25" Liquor License since September 2021, changed to a Class "24" in April 2022.
Applicant submitted necessary documents, including site plan.	268-3 (C)	**Yes.**
Applicant has a State Video Gaming License.	268-3 (C)	**Yes. Expires 09/2023**
Applicant will be using a licensed video game terminal operator.	268-3 (C)	**Yes. J & J Ventures Gaming, LLC**
The establishment is outside of the 100-foot radius of any church or school in the vicinity.	State of Illinois Requirement	**Yes**.
Location screening and supervision	268-3 (K)	**Yes.**
Signage	268-3 (N)	**Yes**. The terminals will not be visible from the street. There is no advertising of the availability of video gaming.
Applicant will be using an approved video surveillance system.	268-3 (O)	**Yes.** The terminal operator has provided video surveillance system specifications.
Video Gaming is incidental to establishment's business.	268-3 (P)	**Yes.**

Proposed Site Plan

The attached site plan depicts the petitioner's proposed gaming area, with three video gaming terminals. The new gaming area will be limited to patrons over the age of 21. There will be no dining services in this area. City staff recommends approval of the suggested site plan.

Votes Required to Pass:

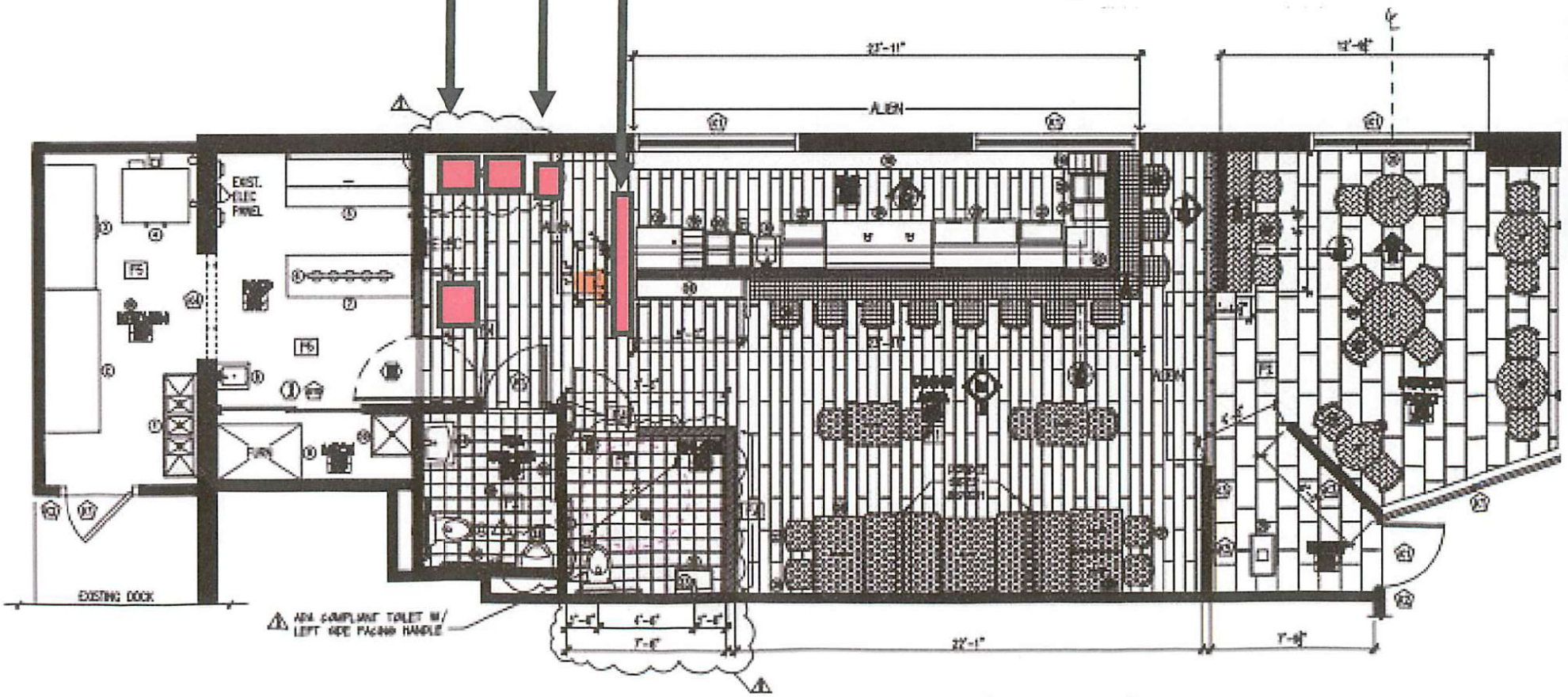
Simple majority.

at Work 72"W x 76"H Room Divider Gray Laminate/Translucent Corrugated Polycarbonate Inserts/Aluminum and Steel Frame



ATM Machine

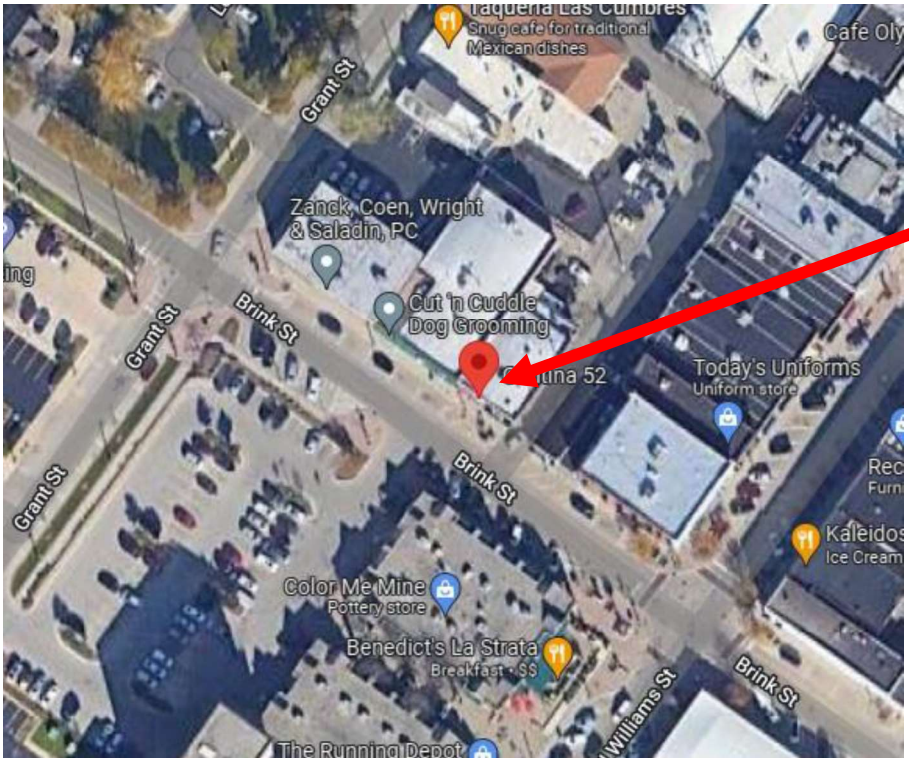
3 Gaming Machines



camera

FLOOR PLAN

Property in Question:



PIQ

Ord. No.
File No. 255L

The City of Crystal Lake Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

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

1. Class 28 License shall be increased from 16 to 17.

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

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

DATED at Crystal Lake, Illinois, this 4th day of October, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: October 4, 2022
Approved: October 4, 2022

Draft

Ord. No.
File No. 255VG

The City of Crystal Lake Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

SECTION I: That CHAPTER 268 Gambling Section 268-3E(2) Limitations on licenses shall be amended as follows:

1. Video Gaming Licenses shall be increased from 16 to 17.

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

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

DATED at Crystal Lake, Illinois, this 4th day of October, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: October 4, 2022
Approved: October 4, 2022

Draft

☒ (New Applicant)
☐ (Renewal)

FOR OFFICE USE:	
Date Received:	✓
$100 License fee paid:	✓

Application for a Video Gaming Supplemental Liquor License
Class 28

Business Information:

Business Name: Cantina 52	Phone #: 779-220-4987 815-404-8709
Street Address: 52 Brink St	Fax #: ———

Applicant Information
(Establishment Owner)

Name: Paul Leech	
DOB: 9-3-1956	Age: 66
Street Address: 567 Ringling Rd	Phone #: 815-999-7900
City, State, Zip: Crystal Lake, IL 60014	Email: HickoryHallPaul@gmail.com

Applicant Information
(If additional owner information)

Name: Jim Tomasek	
DOB: 2-19-1982	Age: 40
Street Address: 297 HiawathaDr.	Phone #: 815-999-7900
City, State, Zip: Lake in the Hills, IL 60156	Email: CrystalLakeCantina@gmail.com

Contact Person
(If different than the Establishment Owner)

Contact Name: Jada Downs	Phone #: 630-542-5232
Address: 180 E. Terra Lotta Ave Crystal Lake	Email: OptimumEGJada@gmail.com

Please Circle One

Yes No Have you applied for a Crystal Lake Video Gaming License?

Yes No Have you held a Crystal Lake liquor license for at least 12 months?
License #: IA- 1148903 , 2021-116 , 2022-116

Yes No Do you have a license from the Illinois Gaming Board to operate video gaming terminals at your establishment?
License #: 220700545

Yes No Does your establishment have a separate bar area for the purchase of alcohol?

Yes No Will all video gaming terminals be located in an area restricted to individuals 21 years of age or older?

Yes No Will the video game terminals be screened from view from individuals less than 21 years of age?

Please sign below:

Name	Title	Date
[signature]	Owner	9/12/22
[signature]	Owner	9/12/22

☒ (New Applicant)
☐ (Renewal)

Date: 9/12/2022

Application for a Video Gaming License and Terminal Permit Application

Application is hereby made to the City of Crystal Lake for the issuance of a non-transferable Video Gaming license, pursuant to the ordinances of the City of Crystal Lake and the laws of the State of Illinois. In support of said application, the undersigned being duly sworn, does state the following:

Location of business at which the video gaming terminals will be placed:

Business Name: Cantina 52	Phone #: 779-220-4987 815-404-8709
Street Address: 52 Brink St	Fax #: ———

Applicant Information
(Establishment Owner)

Name: Paul Leech	
DOB: [redacted]	Age: [redacted]
Street Address: 567 Ringling Rd	Phone #: [redacted]
City, State, Zip: Crystal Lake, IL 60014	Email: HickoryHallPaul@gmail.com

Applicant Information
(If additional owner information)

Name: Jim Tomasek	
DOB: [redacted]	Age: [redacted]
Street Address: 297 Hiawatha Dr	Phone #: [redacted]
City, State, Zip: Lake in the Hills, IL 60156	Email: CrystalLakeCantina@gmail.com

Contact Person

(If different than the Establishment Owner)

Contact Name: Jim Tomasek	Phone #: [redacted]
Address: 297 Hiawatha Dr. LITH, IL 60156	Email: CrystalLake Cantina @gmail.com

Video Gaming Terminal Operator Information

Company Name: J&J Ventures Gaming, LLC	Phone #: 217-342-2288
Street Address: 1400 S. Raney St	Fax #: 217-347-0813
City, State, Zip: Effingham, IL 62401	Email: Doug.Allen@JJventures.com
Contact Name: Doug Allen	Mobile #: 630-544-7515

Terminal Information

Illinois Gaming Board Terminal License Number	Serial Number for each Terminal
1. 2207005 45	1. VL7706683
2. 2207005 45	2. 3300009576
3. 2207005 45	3. 10312 60203

Check all that applies to the location in which video gaming terminals will be placed:

	✓
Bar	✓
Restaurant	✓
Will individuals under the age of 21 be allowed in the business premises?	✓

BOTH APPLICATION, AFFIDAVIT AND INDEMNIFICATION AGREEMENT MUST BE SIGNED AS FOLLOWS:

- ☐ Sole Proprietorship- By Owner
- ☐ Partnership- By both Owners
- ☐ Corporation- By President and Secretary
- ☒ LLC- By President and Secretary

VERIFICATION:

- Has applicant held a Crystal Lake Liquor license for at least 12 months prior to the submittal of this application? **YES** (X) **NO** ( ) (If yes, local and State license number, date, location of premises and disposition of application)

  IA-1148903 2021-116, 2022-116

- Has applicant made application for a similar license for premises other than described in this application? **YES** ( ) **NO** (X) (If yes, state date, location of premises and disposition of application)

  _____

- Has a previous license/permit by any state or subdivision, or the federal government been revoked? **YES** ( ) **NO** (X) (If yes, state reasons & date of revocation.)

  _____

- Has applicant (including any partners, directors, or officers), ever been convicted of a felony under any Federal or State law and would be disqualified to receive a license by reason of any matter or thing contained in this Section, laws of this State or the ordinances of this City? **YES** ( ) **NO** (X)

- The applicant will not violate any of the laws of the State of Illinois, of the United States, or any ordinance of the City in the conduct of his place of business.

Please sign below:

Paul Leech	owner
Full Name	Title
	9/12/22
Applicant Signature	Date
Jim Tomasek	owner
Full Name	Title
	9/12/22
Applicant Signature	Date

AGREEMENT

The, undersigned, on behalf of the applicant, has read and agrees to abide by the terms and conditions of the City of Crystal City Code. The undersigned further agrees to indemnify the City of Crystal Lake, and its appointed and elected officials and employees (collectively, the "Indemnitees") from and against any suits, claims or causes of action (collectively, "Claims") brought by or behalf of the applicant or by any owner, shareholder, member, officer, partner or employee of the applicant, which seeks to challenge the validity of any provision of Section 268-3 of the City of Crystal Lake City Code. Such indemnification obligation shall include indemnification of the Indemnitees from and against all damages, costs of litigation and reasonable attorneys fees incurred by or on behalf of said Indemnitees in connection with the Claims.

Paul Leech — Owner

Full Name — Title

Applicant Signature — 9/12/22 — Date

Jim Tomasek — Owner

Full Name — Title

Applicant Signature — 9/12/22 — Date

SURVEILLANCE CAMERA CONDITIONS

All Licensed Establishments shall be equipped with video surveillance equipment capable of recording clear continuous video of the area in which the Video Gaming Terminals are located. Video Surveillance shall meet the following standards:

1) The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and within 15 feet of either side of the video gaming area; and
2) The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and
3) The video surveillance cameras shall record at a minimum speed of fifteen frames per second; and
4) The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including but not limited to a computer screen or closed circuit television monitor; and
5) The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including but not limited to compact disc, digital video disc or USB thumb drive; and
6) The video surveillance cameras shall not have an audio capability or such audio recording ability shall be disabled at the camera or digital video recorder level; and
7) The video surveillance cameras shall be maintained in good working condition; and
8) The video surveillance cameras shall be in operation and recording continuously, twenty –four hours per day; and
9) In the event of a power loss, the video surveillance camera system shall be powered by a backup power supply so that there is no period of time that the video gaming area is not being recorded; and
10) The recordings made by video surveillance cameras installed and maintained pursuant to this ordinance shall be indexed by dates and times and preserved for a minimum of thirty (30) days so that they may be made available to the liquor commissioner, the police department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement investigation, prosecution or hearing.

Applicant hereby agrees to these conditions: _____ **Date:** 9/12/22

Applicant hereby agrees to these conditions: _____ **Date:** 9/12/22

AFFIDAVIT

STATE OF IL)
) SS
COUNTY OF McHenry)

I (we) swear that I (we) will not violate any of the ordinances of the City of Crystal Lake or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of my (our) knowledge and belief.

(Affidavit must be signed in front of a notary public.)

Please sign below:

Name	Title	Date
	OWNER	9/12/22
	Owner	9/12/22

Subscribed and sworn to before me this

19th day of September, 2022.

Cassandra Muellner
Notary Public

OFFICIAL SEAL
CASSANDRA MUELLNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/29/2025

My commission expires: 11/29/25

STATE OF ILLINOIS

ILLINOIS GAMING BOARD

VIDEO GAMING ESTABLISHMENT LICENSE

52 Brink Street LLC - 220700545
d/b/a Cantina 52
52 Brink Street
Crystal Lake, IL 60014

License No:	220700545
Date Issued:	09/15/2022
Expiration Date:	09/2023

This certifies that the entity listed above is hereby issued a Video Gaming Establishment License as authorized by Illinois Gaming Board Adopted Rules. All Video Gaming Establishment licensees are subject to, and must abide by, all provisions of the Video Gaming Act and Illinois Gaming Board Rules, including but not limited to 11 Illinois Administrative Code Sections 1800.250(e) and 1800.420(b).

Marcus D. Fruchter
Administrator

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Rookies

Request: Variation Amendment to remove the conditions of Ordinance 6219 allowing the restaurant to open at 10:00 a.m.

Petitioner: Bob Karas, petitioner
72 N. Williams Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Variation Amendment allowing the Rookies to open for lunch at 72 N. Williams Street

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

Background:

- In 2007, Finn McCools was approved with several conditions including restricting the opening until 4:00 pm on weekdays and the requirement to have valet parking. This was in response to concerns over parking availability Downtown. Subsequently, the approval was amended to remove the requirement for valet parking and to allow the restaurant to open prior to 4:00 pm on Thanksgiving Day and New Year's Day.
- The Rookies restaurant boasts a family friendly atmosphere and would like lunch service and possibly a midday brunch on Sunday.
- Of the 13 restaurants located in Downtown, the subject property is the only restaurant that has a condition of approval from a zoning ordinance that limits the hours of operation.
- Recently, the City's Downtown Parking Committee has examined the available parking Downtown and how it is utilized. Multiple measures have been implemented to increase available parking including:

- Increased enforcement of parking restrictions,
- Informational letters regarding Z-lot passes sent to all addresses within the Downtown,
- Added public parking directional signage,
- Created a parking map postcard that was distributed to Downtown businesses for customers,
- Allowed Z-lot and 4-hour parking at the free parking lot at Crystal Lake Avenue and Main Street, and
- 10 additional spaces are being added on street along Williams Street and Grant Street.

PZC Highlights:

- The Planning and Zoning Commission were supportive of the request and believed the petitioner would do well at this location.
- 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 (Karas, received 09/12/22)
   B. Floor Plan (Aria Group, dated 08/17/22, received 09/12/22)

2. The asphalt area at the rear of the building shall not be used for parking, as the geometry of the alley does not allow for safe and efficient circulation or maneuvering.

3. The owner shall maintain Z-lot permits for all employees.

4. Due to its historical significance, the exterior of the building shall be maintained, as it exists at the current time without any additions, including but not limited to, painting the exterior. This restriction shall be recorded on the property. Provide a copy of the recorded document to the City by November 1, 2022.

5. The installation of signs, awnings, or lights to the façade shall incorporate techniques to protect the terra cotta façade. Any installation should use mortar joints. Drilling into the tile façade shall be prohibited.

6. A more appropriate design of sign that better represents the historic nature of the Downtown should be selected so that Rookies better assimilates with the character of the area. Also, the sign shall be constructed of compatible materials and shall not block important architectural or historical features.

7. The total number of seats cannot exceed 200 without receiving another parking variation.

8. 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 Amendment at 72 N. Williams Street. 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: _____ Signature Date: 9/22/23

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Karas, received 09/12/22)
   B. Floor Plan (Aria Group, dated 08/17/22, received 09/12/22)

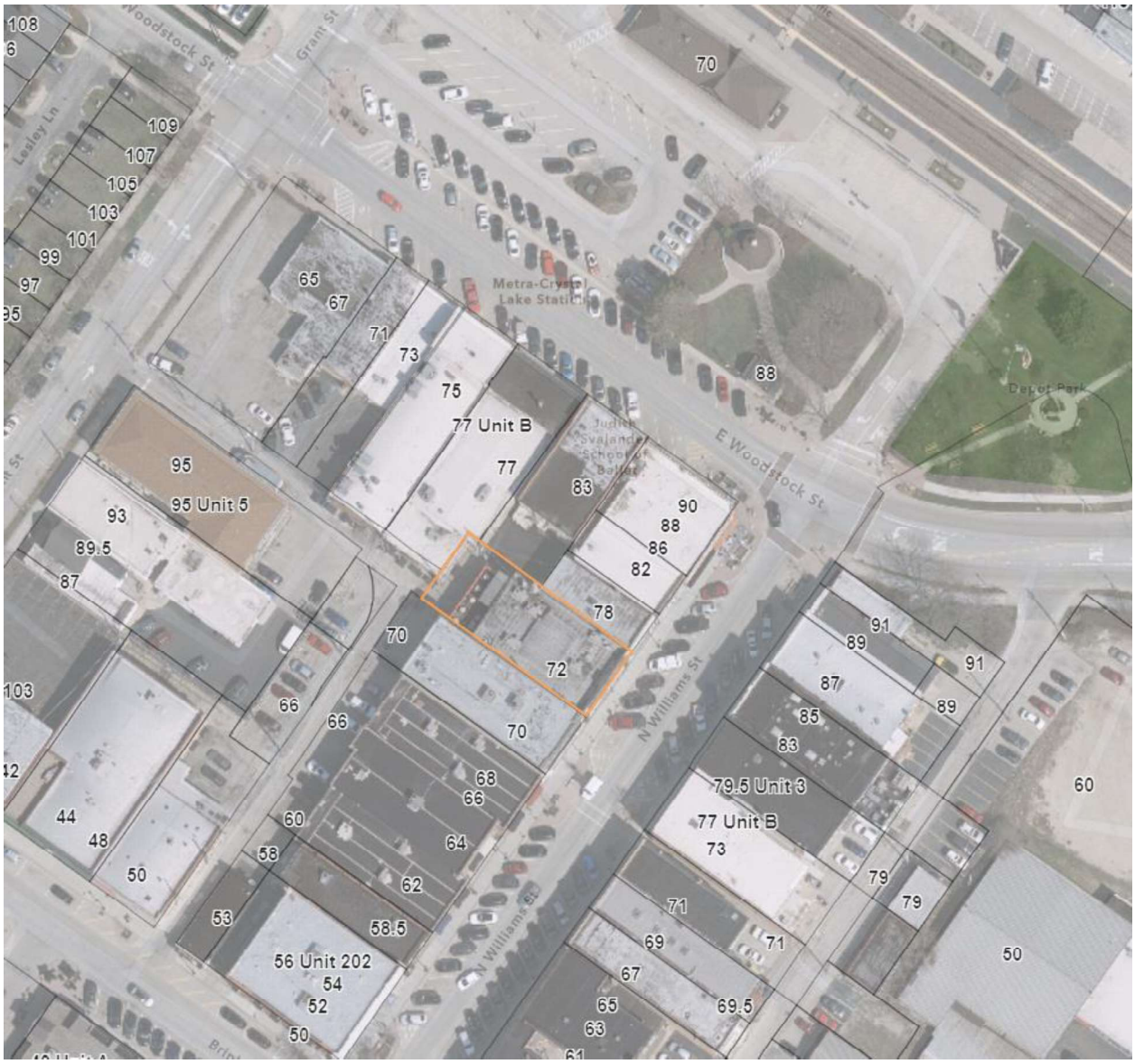
2. The asphalt area at the rear of the building shall not be used for parking, as the geometry of the alley does not allow for safe and efficient circulation or maneuvering.

3. The owner shall maintain Z-lot permits for all employees.

4. Due to its historical significance, the exterior of the building shall be maintained, as it exists at the current time without any additions, including but not limited to, painting the exterior. This restriction shall be recorded on the property. Provide a copy of the recorded document to the City by November 1, 2022.

5. The installation of signs, awnings, or lights to the façade shall incorporate techniques to protect the terra cotta façade. Any installation should use mortar joints. Drilling into the tile façade shall be prohibited.

PIQ Map
72 N. Williams Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A VARIATION AMENDMENT TO REMOVE THE CONDITIONS OF ORDINANCE NO. 6219 FOR ROOKIES AT 72 N. WILLIAMS STREET

WHEREAS, pursuant to the terms of the Petition (File #2022-205) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Variation Amendment to remove the conditions of Ordinance 6219 allowing the restaurant to open at 10:00 a.m. for Rookies at 72 N. Williams Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on August 20, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on September 21, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Variation Amendment; and

WHEREAS, on September 21, 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 Amendment be approved, all as documented in the minutes; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Variation Amendment be granted 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 Amendment to remove the conditions of Ordinance 6219 allowing the restaurant to open at 10:00 a.m. for Rookies located at 72 N. Williams Street (14-32-479-017), Crystal Lake, Illinois is hereby approved.

SECTION II: That the Amendment be granted with the following conditions:

Draft

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Karas, received 09/12/22)
   B. Floor Plan (Aria Group, dated 08/17/22, received 09/12/22)

2. The asphalt area at the rear of the building shall not be used for parking, as the geometry of the alley does not allow for safe and efficient circulation or maneuvering.

3. The owner shall maintain Z-lot permits for all employees.

4. Due to its historical significance, the exterior of the building shall be maintained, as it exists at the current time without any additions, including but not limited to, painting the exterior. This restriction shall be recorded on the property. Provide a copy of the recorded document to the City by November 1, 2022.

5. The installation of signs, awnings, or lights to the façade shall incorporate techniques to protect the terra cotta façade. Any installation should use mortar joints. Drilling into the tile façade shall be prohibited.

6. A more appropriate design of sign that better represents the historic nature of the Downtown should be selected so that Rookies better assimilates with the character of the area. Also, the sign shall be constructed of compatible materials and shall not block important architectural or historical features.

7. The total number of seats cannot exceed 200 without receiving another parking variation.

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

Draft

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 the Variation 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 4th day of October, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: October 4, 2022
Approved: October 4, 2022

Draft

#2022-205
72 N. Williams Street – Variation Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	September 21, 2022
Request:	Variation Amendment to remove the conditions of Ordinance 6219 allowing the restaurant to open at 10:00 a.m.
Location:	72 N. Williams Street
Acreage:	Approximately 5,500 square feet
Existing Zoning:	B-4 Mixed Use Business
Surrounding Properties:	North: B-4 Mixed Use Business South: B-4 Mixed Use Business East: B-4 Mixed Use Business West: B-4 Mixed Use Business
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The property is currently vacant and has been home to several restaurants over the past years.
- Rookies is looking to purchase the United State Bank Building and their business model includes lunch service.
- In 2003, a parking variation was granted to allow four on-site parking spaces instead of the required 39 spaces. Conditions of approval included requiring the employees to obtain Z-lot parking passes.
- In 2007, Finn McCools was approved with several conditions including restricting the opening until 4:00 pm on weekdays and the requirement to have valet parking. This was in response to concerns over parking availability Downtown. Subsequently, the approval was amended to remove the requirement for valet parking and to allow the restaurant to open prior to 4:00 pm on Thanksgiving Day and New Year's Day.
- Recently, the City's Downtown Parking Committee has examined the available parking Downtown and how it is utilized. Multiple measures have been implemented to increase available parking including:
    - Increased enforcement of parking restrictions

  - Informational letters regarding Z-lot passes sent to all addresses within the Downtown
  - Added public parking directional signage
  - Created a parking map postcard that was distributed to Downtown businesses for customers
  - Allowed Z-lot and 4-hour parking at the free parking lot at Crystal Lake Avenue and Main Street and
- 10 additional parking spaces are being added on-street (Williams Street and Grant Street improvements).The Downtown has over 13 other full service sit-down restaurants and none of them have a time restriction.

Development Analysis:

General

- Request: The petitioner is requesting an amendment to a Variation to remove the restriction on the opening time allowing it to be 10:00 a.m.
- Zoning: The site is zoned B-4 Mixed-Use Business. This is the appropriate zoning district for the restaurant use.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Parking: Parking is based on 1 space per 4 seats for restaurant. Based on the floor plan, Rookies requires 58 parking spaces. Finn McCools was granted a variation to allow 0 spaces from the required 50 spaces. A condition has been added that the seating cannot exceed 200 unless another variation is granted.

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.

Economic Development – Attract and Retain Businesses

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

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Success Indicators: The number of retail businesses – grocer, restaurants, coffee/juice shops, apparel, electronics, and comparison goods – contacted, started, or relocated.

Findings of Fact:

VARIATION AMENDMENT

The petitioner has requested a Variation Amendment to allow the restaurant to open at 10:00 a.m. 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 (Karas, received 09/12/22)
   B. Floor Plan (Aria Group, dated 08/17/22, received 09/12/22)

2. The asphalt area at the rear of the building shall not be used for parking, as the geometry of the alley does not allow for safe and efficient circulation or maneuvering.

3. The owner shall maintain Z-lot permits for all employees.

4. Due to its historical significance, the exterior of the building shall be maintained, as it exists at the current time without any additions, including but not limited to, painting the exterior. This restriction shall be recorded on the property. Provide a copy of the recorded document to the City by November 1, 2022.

5. The installation of signs, awnings, or lights to the façade shall incorporate techniques to protect the terra cotta façade. Any installation should use mortar joints. Drilling into the tile façade shall be prohibited.

6. A more appropriate design of sign that better represents the historic nature of the Downtown should be selected so that Rookies better assimilates with the character of the area. Also, the sign shall be constructed of compatible materials and shall not block important architectural or historical features.

7. The total number of seats cannot exceed 200 without receiving another parking variation.

8. 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: Harry Bob Karas

Address: 683 Oak Lane

South Elgin, IL 60177

Phone: [redacted]

E-mail: [redacted]

Project Name & Description:

Convert Finn McCools to Rookies sports bar in down town crystal lake

OPEN FOR LUNCH & DINNER, Video Gaming,

Corrupt food

Project Address/Location: 72 N Williams St

Signature

H Bob Karas

08/03/2022

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, SEPTEMBER 21, 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, Atkinson, Greenman, Gronow, Skluzacek, and Teetsov were present. Ms. Repholz was absent.

Elizabeth Maxwell, City Planner, Katie Rivard, Assistant City Planner, and Heather Maieritsch, Economic Development Manager 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.

2022-205 – 72 N WILLIAMS STREET – ROOKIES – SPECIAL USE PERMIT AMENDMENT

Mr. Bob Karas, Owner and his business partner John Alimissis were present to represent the request. Mr. Karas stated this will be the 7th Rookies location. He also owns the Village Squire and there are four of those in the area. They have a family friendly restaurant not so much a night club atmosphere as a previous restaurant. They would like to open for lunch so need to amend the variation that was previously granted to remove the restrictions. They are very active in the community and sponsor football in Crystal Lake. They are very excited about opening this location here.

Mr. Greenman asked if the petitioner reviewed the conditions of approval and if they agreed with them. Mr. Karas said he did and can work with the City on meeting all of these.

Mr. Greenman opened the public hearing. There being no one in the audience to speak, Mr. Greenman closed the public hearing.

Staff summarized the request noting the Downtown parking concerns have been remedied with additional parking lots and educational and enforcement efforts.

Mr. Skluzacek asked if they would use the upper deck. Mr. Karas said yes if they were busy or for a private event. The kitchen is in the basement so serving all the way up there is very inconvenient. They do want to provide outdoor seating as people really like that amenity. The current outdoor seating area is very small, but they can survive. Mr. Skluzacek said the floor plan shows 234 seats and there is a condition that they cannot exceed 200 seats. Mr. Karas clarified that they used a floor plan that showed the maximum seating potential and did not see the condition until later, they will comply with the restriction. Mr. Skluzacek said he is in favor of the request and believes they will do well Downtown.

Ms. Teetsov is very excited to see a business go in and wanted to make sure the employees with use the Z-Lot passes for parking. She is glad they will work to protect the historic façade. Mr. Karas asked for a map to illustrate the Z-lot parking areas. He has always wanted a historic building with Greek columns in front so he is happy to preserve the appearance. She asked about the hours. He said they would open for lunch and maybe a mid-day 10:00 a.m. brunch on Sunday.

Mr. Atkinson is in support of the request and asked about the televisions inside. Mr. Karas said they use Cinemation, a local Crystal Lake company to install their equipment.

Mr. Gronow will go along with the other commissioners and happy they are here and believes they will be successful. He asked about working with the City on the sign. Mr. Karas said he can definitely work with staff.

Mr. Greenman said he would make it unanimous by supporting the request. He said they meet the Findings of Fact and noted the hardship is the nature of Downtown and moving into an existing building. He appreciates the petitioner being as excited as they are and hopes they hit a homerun. Mr. Karas said that he purchased the site so he is very invested in the community.

Ms. Skluzacek made a motion to approve item 2022-205 with the following recommendations:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Karas, received 09/12/22)
   B. Floor Plan (Aria Group, dated 08/17/22, received 09/12/22)

2. The asphalt area at the rear of the building shall not be used for parking, as the geometry of the alley does not allow for safe and efficient circulation or maneuvering.

3. The owner shall maintain Z-lot permits for all employees.

4. Due to its historical significance, the exterior of the building shall be maintained, as it exists at the current time without any additions, including but not limited to, painting the exterior. This restriction shall be recorded on the property. Provide a copy of the recorded document to the City by November 1, 2022.

5. The installation of signs, awnings, or lights to the façade shall incorporate techniques to protect the terra cotta façade. Any installation should use mortar joints. Drilling into the tile façade shall be prohibited.

6. A more appropriate design of sign that better represents the historic nature of the Downtown should be selected so that Rookies better assimilates with the character of the area. Also, the sign shall be constructed of compatible materials and shall not block important architectural or historical features.

7. The total number of seats cannot exceed 200 without receiving another parking variation.

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

Mr. Gronow seconded the motion. On voice vote members Atkinson, Gronow, Skluzacek, Teetsov and Greenman voted aye. Motion passed.

Mr. Karas thanked the commission and wanted to say that staff did an amazing job of assisting him through the process. He missed several deadlines and they kept providing straight forward information to help keep him on track.



Crystal Lake, IL

Design Development Package

August 17, 2022
Revision 1.0

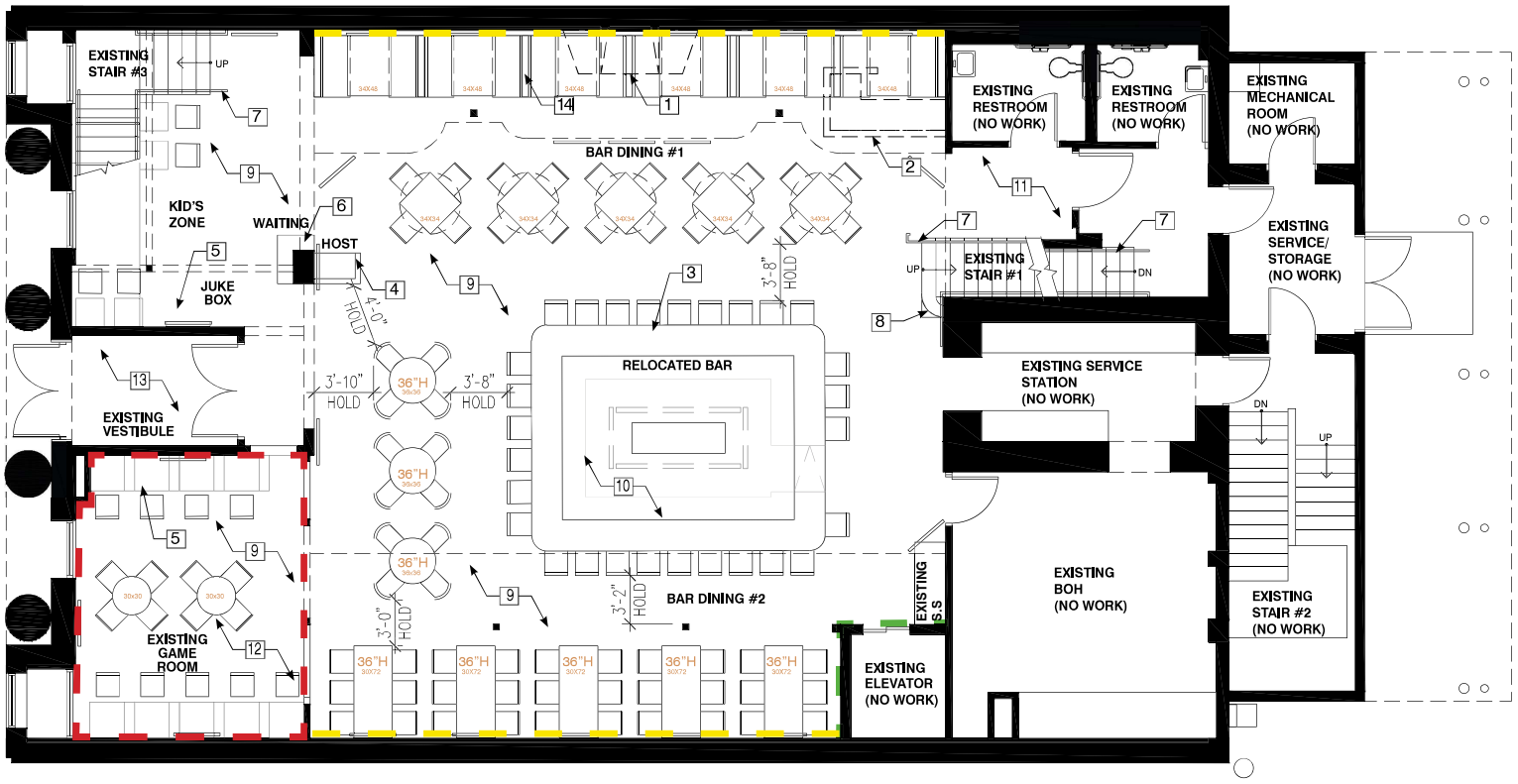
aria
GROUP

FINISH LEGEND

BRICK	
P-2	
P-3	
WC-1	

GENERAL NOTES

1. TVs by owner.
2. All dimensions to be verified in field.
3. ADA counter height tables to have scoping base.
4. Existing plumbing fixtures to remain.
5. **Owner to verify bearing capacity of TV bank with structural engineer.**
6. All walls painted P-1 unless otherwise noted.



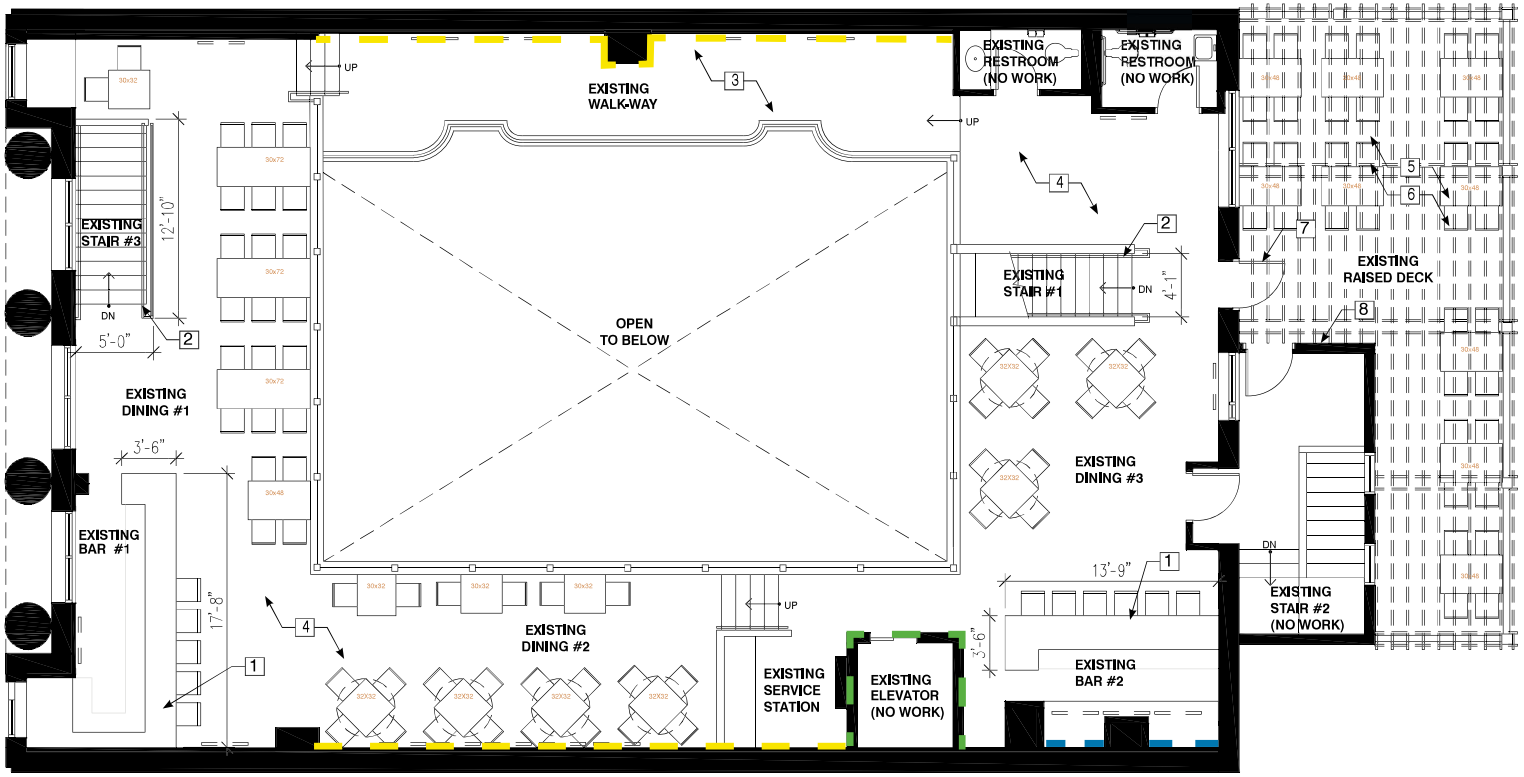
KEYNOTES

1. Remove existing fireplace shown dashed. Repair wall & prepare for new finishes to match existing gyp & wood trim/paneling. Height to match existing wood paneling.
2. Remove existing DJ booth step, counter top & low walls shown dashed. Patch & repair as needed.
3. New bar, coordinate rough-ins w/ kitchen consultant and owner.
4. New host stand by owner.
5. Slot machines & games by owner. Provide power.
6. Backless waiting banquette 2'-4" x 3'-2", by booth mfr.
7. Remove existing Stair #1 & Stair #2 handrails. Replace with new metal & glass handrail.
8. Remove existing Stair #1 carpet. Square off bottom treads & risers & prepare for new diamond plate. Provide nosing.
9. Prepare existing flooring for new luxury vinyl tile.
10. Prepare existing flooring for new quarry tile.
11. Existing flooring to remain.
12. Remove existing wallcovering & prepare gyp for paint.
13. Prepare existing flooring for new walk-off mat.
14. New pullman booths & fillers by booth manufacturer. Verify

N

Lower Level Floor Plan

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



FINISH LEGEND

BRICK	
P-2	
P-3	
WC-1	

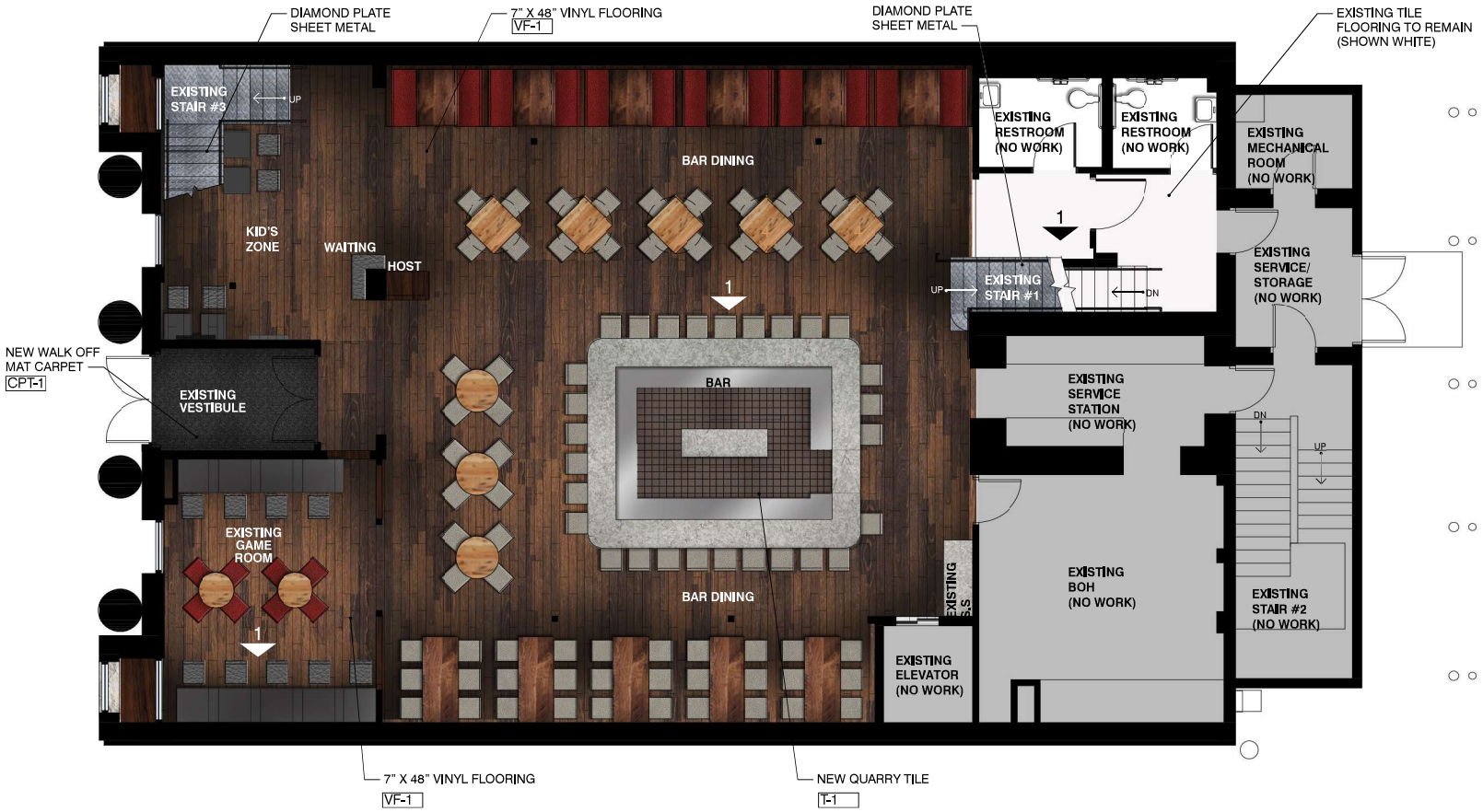
GENERAL NOTES

1. TVs by owner.
2. All dimensions to be verified in field.
3. ADA counter height tables to have scoping base.
4. Existing plumbing fixtures to remain.
5. **Owner to verify bearing capacity of new pergola with structural engineer.**
6. All walls painted P-1 unless otherwise noted.

KEYNOTES

1. New bar top coordinate rough-ins w/ kitchen consultant and owner.
2. Remove existing Stair #1 & Stair #2 handrails. Replace with new metal & glass handrail.
3. Remove existing walk-way carpet. Prepare & replace with new.
4. Existing flooring to remain, U.N.O.
5. Owner to verify if existing decking is code compliant & structurally stable.
6. If the existing raised deck is replaced, the existing roof system is to be removed and prepared for new subflooring compatible with new Tremco PUMA waterproofing system. Contact: Ron Munoz 216-816-8983
7. Paint existing exterior doors & trim P-3.
8. Paint existing exterior siding P-1

Upper Level Floor Plan
scale: 1/8"=1'-0"



GENERAL NOTES

1. All quarry tile to have epoxy grount.
2. All floors and walls at bar to have trowel applied waterproofing applied 12" up wall and completely covering floor.
4. Chalk all FRP joints with silicone (typ.)
5. Install quarry tile cove base around bar.
6. All cut tiles to be pumiced smooth.

INTERIOR SEATS

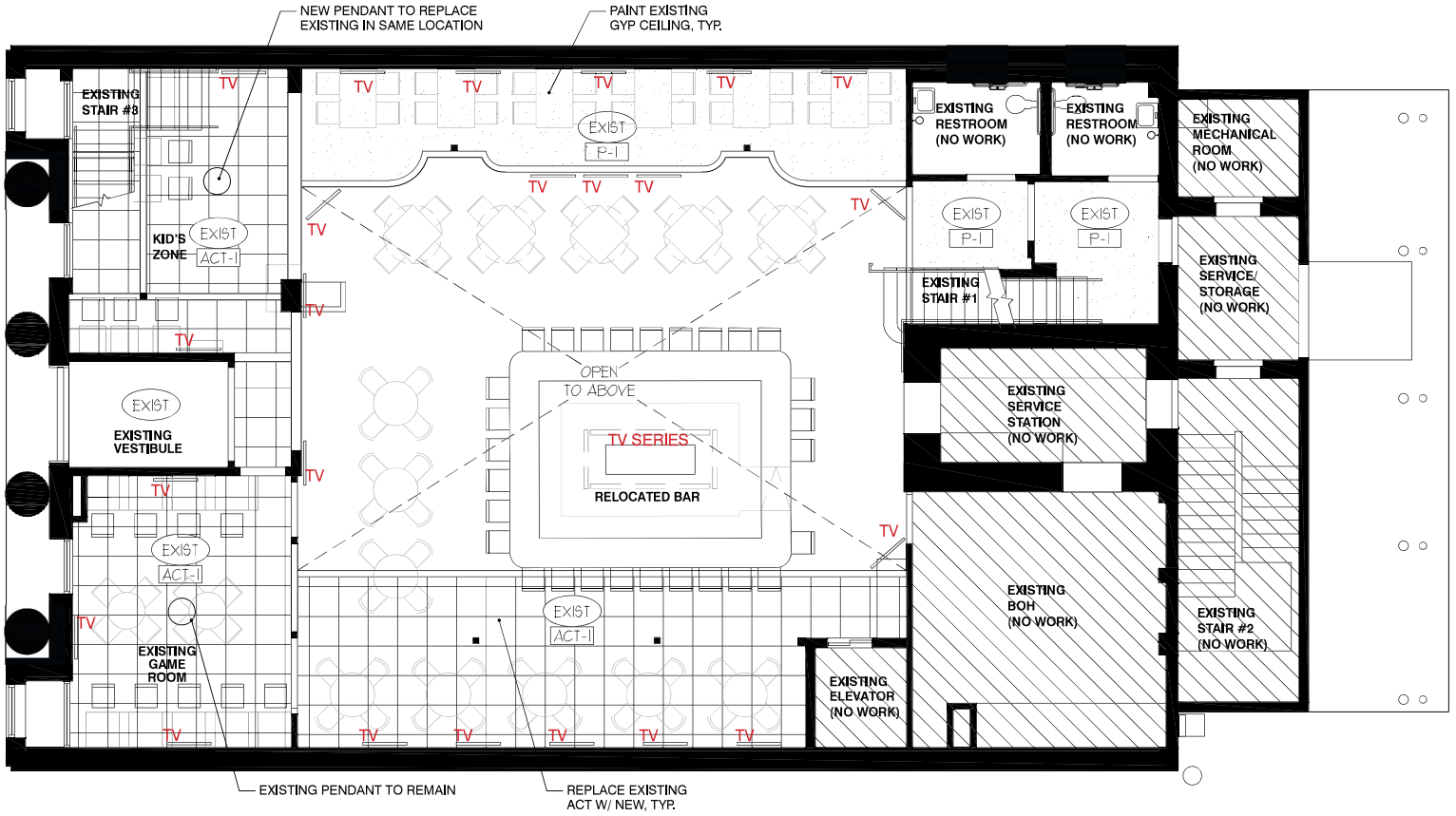
LOWER LEVEL	
(3) 4-TOP COUNTER HEIGHT	12
(5) 4-TOP DINING HEIGHT	20
(5) 6-TOP COUNTER HEIGHT	30
(6) 4-TOP DINING HEIGHT PULLMAN	24
BAR SEATS	28
GAMING ROOM	17
KID'S ZONE	4
TOTAL SEATS	135

UPPER LEVEL	
(5) 4-TOP COUNTER HEIGHT	20
(3) 6-TOP COUNTER HEIGHT	18
(3) 2-TOP COUNTER HEIGHT	6
(3) 4-TOP DINING HEIGHT	12
BAR SEATS	11
TOTAL SEATS	67

OUTDOOR SEATS

(9) 4-TOP DINING HEIGHT	36
TOTAL SEATS	**234**
REQUIRED ADA SEATS	**12**

Lower Level Finish Floor Plan
scale: 1/8"=1'-0"



GENERAL NOTES

1. TVs by owner.
2. All dimensions to be verified in field.
3. All lighting to remain, unless noted otherwise.
4. All dimensions are to center of fixtures.
5. All lighting to be UL listed, 2700k, and dimmable.
6. Center acoustical ceiling grid in room or coffer.
7. All interior wood beams, molding, & trim to remain.

P-1
Ceiling Paint
Throughout

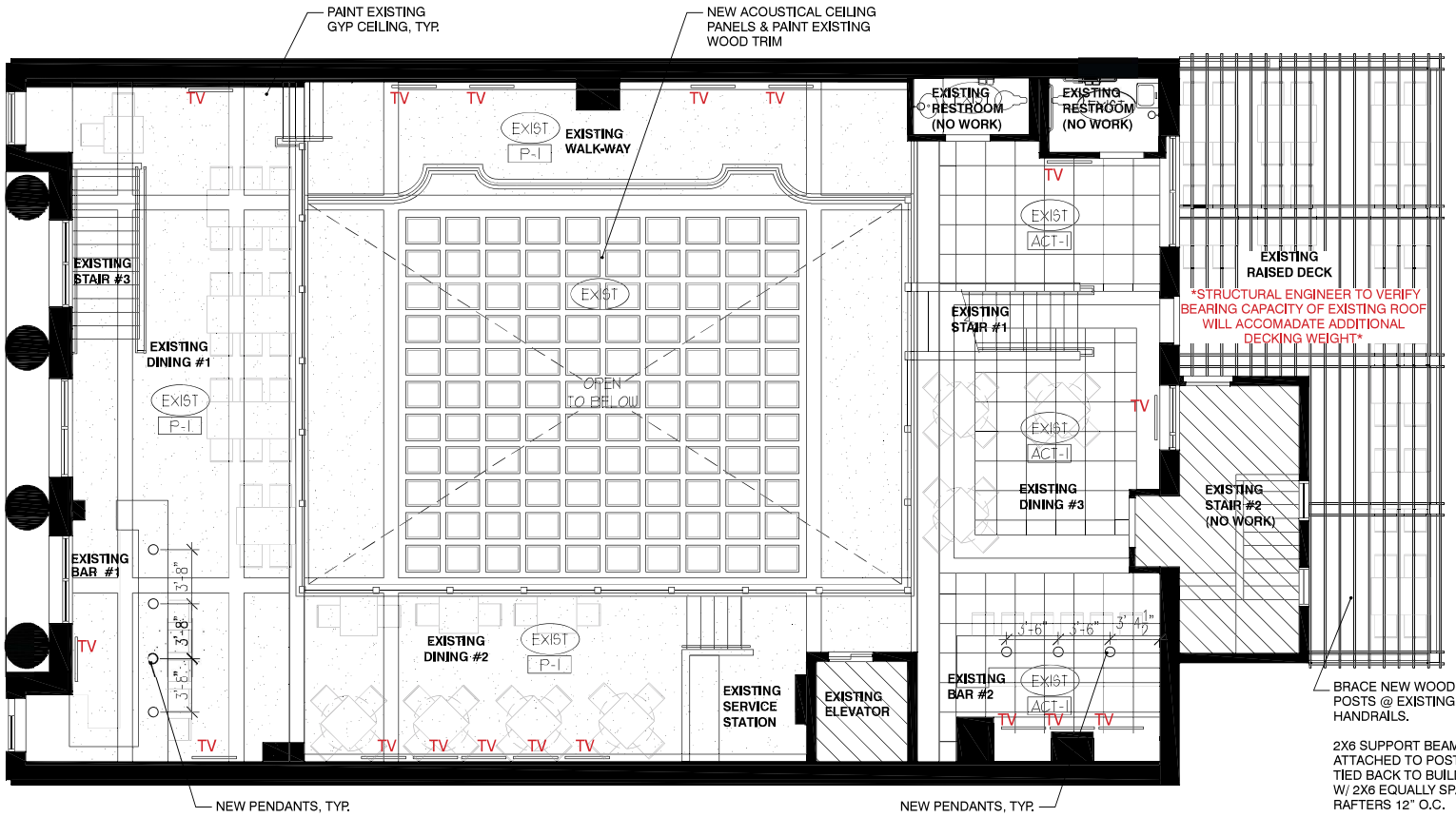
ACT-1
Acoustical Ceiling Panel
Throughout

N

aria GROUP

Lower Level Reflected Ceiling Plan

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



GENERAL NOTES

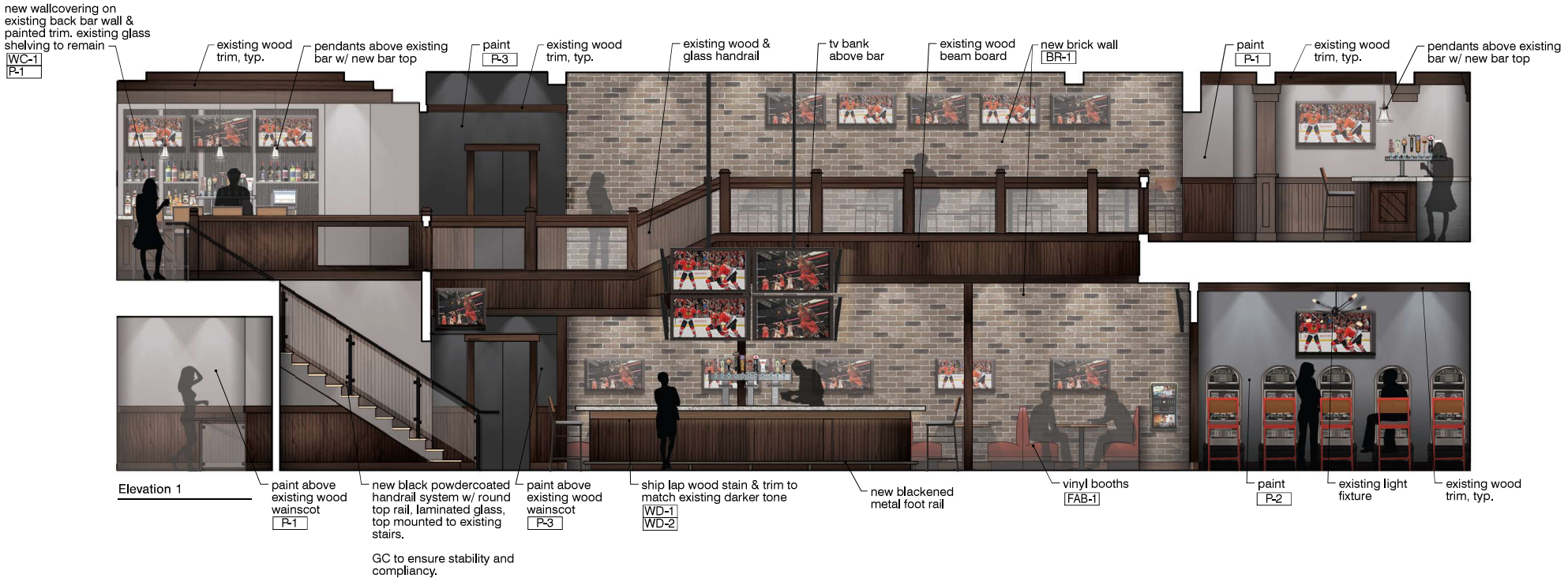
1. TVs by owner.
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4. All dimensions are to center of fixtures.
5. All lighting to be UL listed, 2700k, and dimmable.
6. Center acoustical ceiling grid in room or coffer.
7. All interior wood beams, molding, & trim to remain.

P-1
Ceiling Paint
Throughout

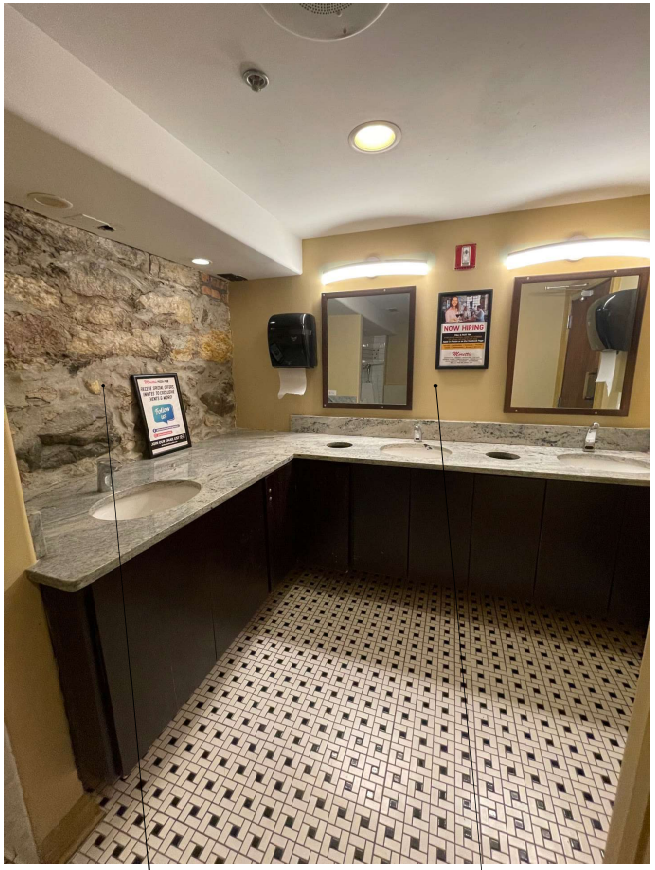
P-3
Ceiling Paint
@ Existing Trim

ACT-1
Acoustical Ceiling Panel
Throughout

Upper Level Reflected Ceiling Plan
scale: 1/8"=1'-0"



Elevation
scale: 1/8”=1’-0”



Existing stone wall, counter top, plumbing fixtures, mirrors, vanity light & vanity apron to remain

New paint throughout P-2



Remove wall tile. Patch & repair walls. Prepare for new wall tile in brick bond pattern T-2

Remove floor tile & prepare for new tile in brick bond pattern T-2

Remove toilet partition & replace w/ new stainless steel partitions



Remove decorative pilasters. Patch & repair walls. Prepare for new paint. P-2

New paint @ stall walls P-2



Bar Stool @ Bar
Name: 925 U (bar height)
Manufacturer: Regal
Finish: Light Walnut / Black Sandtex frame
Price: $190.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB-2



Counter Stool @ Bar Dining
Name: 925 U (bar height)
Manufacturer: Regal
Finish: Light Walnut / RAL 3020 (red) frame
Price: $206.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB -2



Counter Stool @ Game Rooms
Name: 925 U (bar height)
Manufacturer: Regal
Finish: Light Walnut / RAL 3020 (red) frame
Price: $235.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB -1 & FAB-3



Dining Chair @ Bar Dining
Name: 825U
Manufacturer: Regal
Finish: Light Walnut / Black Sandtex frame
Price: $168.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB-2 for dining



Pendant @ Kid's Zone - Option 1
Name: Gastown Pendant
Manufacturer: Lightology/DVI
Finish: Graphite
Size: 20"W x 7"H
Price: $424.0 each
Lead Time: 1 week
Note: Vintage light bulbs
sold separately



Pendant @ Kid's Zone - Option 2
Name: Xenia Chandelier
Manufacturer: Lightology/Elk Home
Finish: Black/Brass
Size: 22" W x 16" H
Price: $444.00 each
Lead Time: In Stock
Note: Vintage light bulbs
sold separately



Pendant @ Upper Level Bars
Name: Vintage Bell Cage Pendant
Manufacturer: Lightology/Satco
Finish: Rustic Bronze
Size: 7.75" W x 8.25" H
Price: $163.99 each
Lead Time: 2-4 weeks
Note: Vintage light bulbs
sold separately

Note:
Quantities do not include attic stock.
Pricing and lead times are subject to change.



Option 1 - Dining Chair @ Raised Patio
Name: Darwin #521
Manufacturer: Emu
Finish: Red (Quick Ship)
OR Iron (Special Order)
Price: $137.25 each (Quick Ship)
$150.98 each (Special Order)
Lead Time: Quick Ship X weeks
Special Order X Weeks

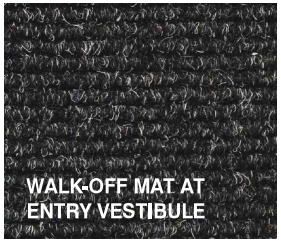


Option 2 - Dining Chair @ Raised Patio
Name: Topper #150
Manufacturer: Emu
Finish: Iron (Quick Ship)
Price: $166.50 each (Quick Ship)
Lead Time: Quick Ship X weeks



Mesh Table @ Raised Patio
Name: Cambi ADA #836
Manufacturer: Emu
Finish: Iron (Quick Ship)
OR Red (Special Order)
Price: $441.00 each (Quick Ship)
$445.41 each (Special Order)
Lead Time: Quick Ship X weeks
Special Order X Weeks

Note:
Quantities do not include attic stock.
Pricing and lead times are subject to change.


WALK-OFF MAT AT
ENTRY VESTIBULE


PAINT


WALLCOVERING


PAINT


BAR TOP
& SERVICE STATIONS


PAINT


ACOUSTICAL
CEILING TILE


STEEL @
STAIRS


BOOTH
UPHOLSTERY

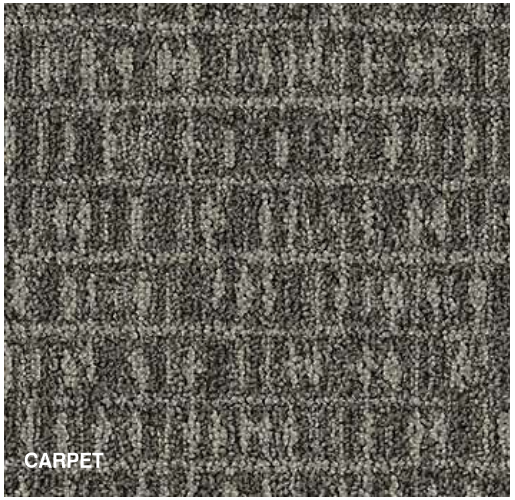

SEAT
UPHOLSTERY

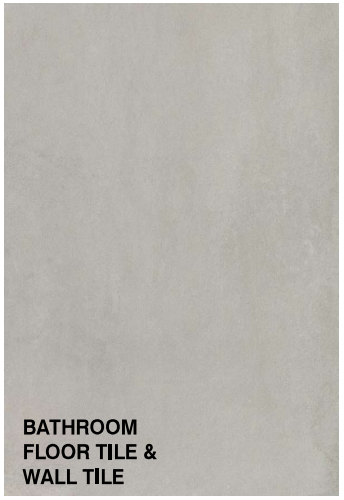

SEAT
UPHOLSTERY


WOOD TABLES


WOOD TABLES


VINYL
FLOORING


CARPET


BATHROOM
FLOOR TILE &
WALL TILE

FINISH SCHEDULE

CARPET

KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	NUMBER/SIZE	FINISH	LEAD TIME	NOTES & LOCATION
CPT-1	WALK-OFF MAT	IMPACT SPECIALTIES	WROUGHT IRON	G-3286	ROLL	1 WEEK	ENTRY VESTIBULE
CPT-2	BROADLOOM CARPET	MOHAWK	TEXTURAL EFFECTS / MATTE FINISH / 947 FLEECE	GL421	-	2-3 WEEKS	SECOND LEVEL EXISTING WALK-WAY

FABRIC

FAB-1	UPHOLSTERY	TRI-KES	GIBRALTAR - UHN-GT-35	54"	-	-	SEATING UPHOLSTERY
FAB-2	UPHOLSTERY	CARNEGIE	HIDE - 6514 - 19	54"	-	-	SEATING UPHOLSTERY
FAB-3	UPHOLSTERY	ARC-COM	RODEO-AC69986 - SMOKE 947	54"	-	-	SEATING UPHOLSTERY

PAINT

P-1	PAINT	BENJAMIN MOORE	2121-30 PEWTER	-	SATIN @ WALLS - FLAT @ CEILINGS - SEMI-GLOSS @ METAL	-	WALLS & CEILING THROUGHOUT
P-2	PAINT	BENJAMIN MOORE	2121-20 STEEL WOOL	-	SATIN @ WALLS - FLAT @ CEILINGS - SEMI-GLOSS @ METAL	-	GAME ROOM & RESTROOM WALL PAINT
P-3	PAINT	BENJAMIN MOORE	2121-10 GRAY	-	SATIN @ WALLS - FLAT @ CEILINGS - SEMI-GLOSS @ METAL	-	ACCENT PAINT @ ELEVATORS & CEILING TRIM

SOLID SURFACE

SS-1	QUARTZ	WILSONART	G4024- VIA AUGUSTA	2CM		IN STOCK	BAR TOP, SERVICE (SERVICE STATION EDGES TO BE 2" THICK)

TILE

T-1	QUARRY TILE	DALTILE	ASHEN GRAY	6"X6"	PROVIDE COVE BASE AROUND BAR	-	BAR FLOORING & BASE
T-2	PORCELAIN TILE	MID AMERICA TILE	NY2LA	12"X24"	NY230 RIVERSIDE STEEL GROUT: MAPEI 27 SILVER	-	BRICK BOND PATTERN BASEMENT RESTROOM FLOOR & WALL TILE

WALL COVERING

WC-1	WALL COVERING	MDC	CALI EBONY	52"	MC02081	IN STOCK	SECOND LEVEL BACK BAR WALL - SEE ELEVATIONS

WOOD

WD-1	WOOD PLANK	BY MILLWORKER	TO MATCH EXISTING	VARIES	STAINED TO MATCH EXISTING	-	
WD-2	WOOD TRIM	BY MILLWORKER	TO MATCH EXISTING	VARIES	STAINED TO MATCH EXISTING	-	

MISC.

ACT-1	ACOUSTICAL CEILING TILE	ROCKFON	COLOR-ALL	24"X24"	BLACK TILE AND GRID	-	SEE REFLECTED CEILING PLAN
BR-1	BRICK	BY OWNER	TO MATCH ROOKIE'S ROSELLE	-	-	-	INTERIOR WALLS - SEE FINISH PLAN & ELEVATIONS
MTL-1	DIAMOND PLATE	BY GC	-	-	-	-	PROVIDE NOSING & CORNER PIECES
VF-1	VINYL PLANK	KARNDEAN INTERNATIONAL	VAN GOGH -BURNISHED BEECH- VGW97T	7"X48"	-	-	BAR DINING THROUGHOUT

CONTACTS

MDC	KYLE WIGGINS (773) 791-3841	BENJAMIN MOORE	JASON WALKER (800) 625-5147 x2222
WILSONART	ROMANA MILLS (614) 477-4932	IMPACT SPECIALTIES	JULIE ROBBINS (404) 432-3637
CARNEGIE	AMANDA BLABAC (312)464-9376	MID-AMERICA	JOHN WANNER (847) 420-8453
ARC-COM	RAEAN BROCK (800) 644-8191	MOHAWK	DANIELLE MAICKI (312) 644-2042
TRIKES	LYNDSI O'DONNELL (800) 366-6839	DALTILE	DIONNE PRESTON (312) 467-0643
ROCKFON	KAREN PAGER (800) 323-7164	KARNDEAN	MICHELE BLOMQUIST (630) 621-6096

NOTE: LEAD TIMES MAY CHANGE & ARE TO BE USED AS ESTIMATE ONLY. CONTRACTOR TO CONFIRM ALL LEAD TIMES.

Awning Fabric
Sunbrella, Jockey Red



- (1) one 50 square foot max sign.
- A total of 75 square feet of building signage is allowed.
- A larger sign is permitted via a variance with the building department.

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: City Code Amendment to Increase the Number of Class 9 Liquor Licenses – Applicant: Rookies 7-Crystal Lake Inc., d/b/a Rookies All American Sports Pub & Grill, located at 72 North Williams Street

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 9 liquor licenses from the currently permitted 5 licenses to 6 licenses, in order to allow for the issuance of a new Class 9 liquor license to Rookies 7-Crystal Lake Inc., d/b/a Rookies All American Sports Pub & Grill, located at 72 North Williams Street

.

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

Background:

Rookies 7-Crystal Lake Inc., d/b/a Rookies All American Sports Pub & Grill, located at 72 North Williams Street is requesting the creation of a Class 9 liquor license for their new restaurant. The petitioner is requesting to operate daily from 11:00 a.m. to 1:00 a.m. Monday through Thursday, Friday and Saturday from 11:00 a.m. to 2:00 p.m., and Sunday from 10:00 a.m. to 1:00 a.m. This is the same liquor license at this location held by Moretti's. The patio at Rookies is a balcony at the back of building.

Class 9 License authorizes the retail sale, on the premises specified, of alcoholic liquor, for consumption, on the premises as well as the retail sale of alcoholic liquor in the original package between the hours of 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 purposes of this license, premises shall include not only the interior of any building or structure but also an open unroofed area immediately contiguous to the building or structure where alcoholic beverages are served or consumed.

329-5-I-(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 area shall be particularly described and adjacent to and operated as a part of the premises licensed to sell alcoholic liquor on the premises 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 area shall be no greater than one-half the other floor space of the licensed premises.

(c) The open unroofed area 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 area not blocked by a building shall be surrounded by a fence or other barrier approved by the Liquor Commissioner which 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 non-combustible 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.

The annual license fee for a special occasion facility is $1,825.

Current Class 9 License Holders:

Name	**Address**	**Zoning**
Buffalo Wild Wings Grill & Bar	5755 Northwest Highway	"B-2"
Labemi's Tavern	109 N. Main Street	"B-4"
Fire Bar and Grill	435 Angela Lane	"B-2"
Jalsa Restaurant & Bar	1295 Randall Road, Unit 112	"B-2 PUD"
Chingon BBQ	540 E. Terra Cotta Avenue, Units J, K, and L	"B-2 PUD"

The applicant has submitted all of the necessary paperwork. There are no zoning issues with the request.

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

- Successful completion of background checks
- Payment of Prorated License Fee
- Proof of Liquor Liability Insurance
- Surety Bond payable to the City of Crystal Lake
- Certificate of Occupancy

In addition, the petitioner has asked to sell mixed drinks to go. This is currently temporarily allowed by City Ordinance and the State of Illinois through January 3, 2024. Such sales and deliveries shall further comply with the guidelines and/or restrictions set forth in the Illinois Liquor Control Act, including but not limited to 235 ILCS 5/6-28.8 and any guidance or restriction issued by the Illinois Liquor Control Commission. No additional action is required by the Mayor and City Council at this time.

The attached Ordinance approves an increase in the number of Class 9 liquor licenses in order to allow the creation of a Class 9 liquor license for Rookies 7-Crystal Lake Inc., d/b/a Rookies All American Sports Pub & Grill, located at 72 North Williams Street.

Votes Required to Pass:
Simple majority

Ord. No.
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

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

1. Class 9 License shall be increased from 5 to 6, to create a Class 9 Liquor License for Rookies 7-Crystal Lake Inc., d/b/a Rookies All American Sports Pub & Grill, located at 72 North Williams Street.

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

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

Draft

DATED at Crystal Lake, Illinois, this 4th day of October, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: October 4, 2022
APPROVED: October 4, 2022

Karas Restaurant Group
480 Randall Road
South Elgin, IL 60177
hbkaras@aol.com
(847)975-4146 Cell

KARAS Restaurant Group

ROOKIES ALL AMERICAN PUB & GRILL | the Village Squire Restaurants | alexander's café

Good places to be.

9/25/2022

Dear Mayor and City Council,

Thank you for the opportunity to apply for a liquor license in the beautiful town of Crystal Lake at 72 N Williams Street in downtown Crystal Lake. We have a long history of responsible liquor licenses in many towns such as St Charles, Geneva, Elgin, Huntley, Roselle and Hoffman Estates. We also have them with the Village Squire restaurants, in Dundee, South Elgin, McHenry and of course right here in Crystal Lake.

We would want to sell all types of beverages, including, spirits, wine, beer and seltzers. The Hours we would want is 11 am to the latest allowed by ordinance. We would also like to sell our Mai Tais Togo if that is still allowed.
We also would like to apply for a video gaming license at the appropriate time.

Rookies All American Sport Pub and grill, is part of the Karas restaurant group, which also includes the grand Village Squire right here in Crystal Lake. We follow the Squire's lead in providing great food, great customer service, in a clean and well maintained restaurant, with a family atmosphere.

Thank you for the time and consideration.

All the best,

Bob Karas
Alexander's Café | Rookie's Sports Pub | The Village Squire

LL22-000015
Liquor License

Applicant Name	Harry Bob karas
Applicant Email	[redacted]
Applicant Address	683 Oak Lane South ELgin, Il 60177 il 60177
Applicant Company Name	Rookies
Applicant Company Address	683 Oak Lane South Elgin il 60177
Applicant Home Phone	
Applicant Cell Phone	[redacted]
Applicant Work Phone	
Application Type	New
License Classification	Class 09
Do you have a Class 28 Supplemental Liquor License	No
Legal Name	Rookies 7-Crystal Lake Inc
DBA	Rookies All American Sports Pub & Grill
Phone Number	[redacted]
Contact Person Name	Harry Bob karas
Contact Person Email	[redacted]
Contact Person Address	683 Oak Lane South ELgin, Il 60177 il 60177
Contact Person Company Name	Rookies
Contact Person Company Address	683 Oak Lane South Elgin il 60177
Contact Person Home Phone	
Contact Person Cell Phone	[redacted]
Contact Person Work Phone	
Manager Name	Harry Bob karas
Manager Email	[redacted]
Manager Address	683 Oak Lane South ELgin, Il 60177 il 60177
Manager Company Name	Rookies
Manager Company Address	683 Oak Lane South Elgin il 60177
Manager Home Phone	
Manager Cell Phone	[redacted]
Manager Work Phone	
Manager Status	Current Manager
Citizenship	Yes

Officer Full Name and Title	Harry B Karas President
Home Address	683 Oak Lane South Elgin, IL 60177
Does this officer have a middle initial?	1
Date of Birth	[redacted]
Phone Number	[redacted]
Email	[redacted]
Officer Full Name and Title	John Alimissis Secretary
Citizenship	Yes
Does this officer have a middle initial?	1
Home Address	1733 Pin Oak Lane Elgin, IL 60120
Date of Birth	[redacted]
Phone Number	[redacted]
Email	[redacted]
Officer Full Name and Title	Ermer Jashari Treasurer
Citizenship	Yes
Does this officer have a middle initial?	1
Home Address	714 Medford Drive South Elgin IL 60177
Date of Birth	[redacted]
Phone Number	[redacted]
Email	[redacted]
Is this for a new construction?	Yes
Own or Lease	Own
Has applicant made application for a similar license for premises other than described in this application?	No
Has a previous license by any state or subdivision, or the federal government been revoked?	No
Has applicant (including any partners, directors, or officers), ever been convicted of a felony under any Federal or State law and would be disqualified to receive a license by reason of any matter or	No

Does the applicant agree not to allow gambling devices or gambling on the premises? (Except for those license holders that hold a supplemental Class 28 Liquor License)	Yes
The applicant will not violate any of the laws of the State of Illinois, of the United States, or any ordinance of the City in the conduct of his place of business.	Yes
The applicant authorizes the establishment manager to accept all notices, including notices of violations or notices of hearings, on applicant's behalf.	1
Each licensee at all times have available for inspection by the City on the licensed premises, a copy of the current certification of completion of BASSET training, issued by a BASSET training provide	1
No licensee, manager of other employee of an establishment covered under the provisions of this chapter shall serve, vend or check identification unless such a licensee, manager or other employee poss	1
Employees hired by licensed establishments will obtain BASSET certification issued by a BASSET training provider, licensed by the Illinois Liquor Control Commission, within 90 days of their employment	1
Applicant lives (select one)	in the State of Illinois but outside of Crystal Lake
Liquor Liability Insurance Expiration	11/05/2022
Is your Surety Bond Continuous?	No
Surety Bond Expiration	11/19/2022
Check this box to confirm above statement	1
Payment Type	Full Amount

AFFIDAVIT

STATE OF IL)
) SS
COUNTY OF McHenry)

I (we) swear that I (we) will not violate any of the ordinances of the City of Crystal Lake or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of my (our) knowledge and belief.

(Affidavit must be signed in front of a notary public.)

Please sign below:

Harry Bob Karas — President

Printed Full Name — Title

Applicant Signature — Date 9/22/22

Printed Full Name — Title

Applicant Signature — Date

Subscribed and sworn to before me this

22ND day of SEPTEMBER 2022.

Notary Public

My commission expires: 1/5/23

(SEAL)

DANIEL G. LANE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 05, 2023

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: Retailer Facade and Commercial Tenant Improvement Grant Funds request for Rookies, 72 N. Williams Street, requesting up to $10,000 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award up to $10,000 in Retailer Façade and Commercial Tenant Improvement Grant Funds to Rookies located at 72 N. Williams Street, and to adopt a Resolution authorizing the Interim City Manager to execute the Grant Agreement with Rookies.
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 introduced in 2011 as a tool to help attract new or expanding businesses to Crystal Lake. This program includes the Retailer Façade and Commercial Tenant Improvement grant and 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 FACTOR

- Bob Karas recently purchased the property located at 72 N. Williams Street and plans to open a new Rookies restaurant at this location.

- Rookies is eligible for a $10,000 grant award under the matching grant program guidelines.

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 sales-tax generating business that will occupy vacant retail space or a building or that will construct a new building for its business.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant must meet a minimum annual taxable sales threshold of at least $150,000.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant's business must provide a stocked retail showroom for retail products.
   ☒ *Meets* ☐ *Does not meet*

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

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

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

7. 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*

The applicant's request has been evaluated based on the above eligibility criteria and their planned purchase of FFE. The current application would meet seven of the seven eligibility 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 fifth 22/23 application received this fiscal year for the program, so there are sufficient funds for the grant.

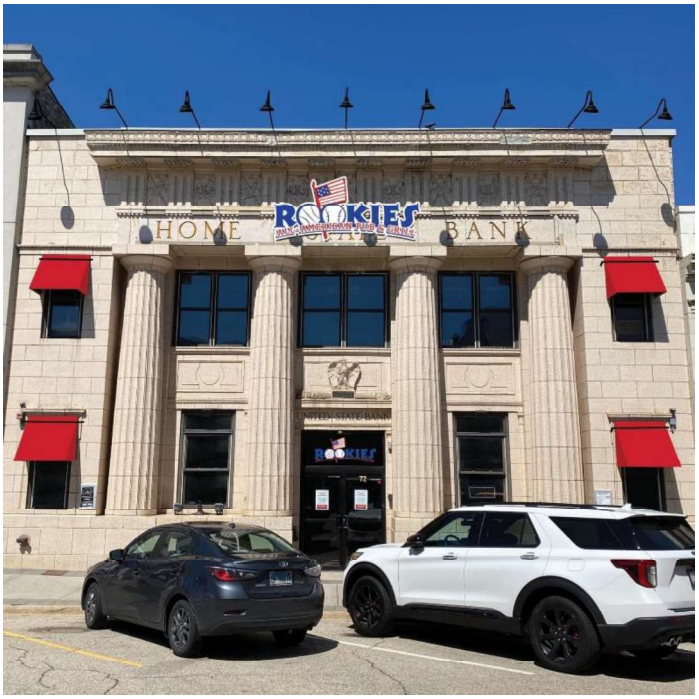
Applicant Name/ Business Name	**Address**	**Total Requested**	**Date Approved**	**Amount Approved**
Vine & Plate Wine Bar + Provisions	414 W. Virginia Street	$5,000	***6/7/2022***	***$5,000***
General Kinematics	5050 Rickert Road	$10,000	***6/21/2022***	***$10,000***
Jalsa Bar & Restaurant	1295 Randall Road, Suite 112	$5,000	***6/21/2022***	***$5,000***
Conscious Cup Coffee Roasters	110 W. Woodstock Street, Suite 2R	$10,000	***7/19/2022***	***$10,000***
Rookies	72 N. Williams Street	$10,000	***Pending***	***Pending***
Totals		***$40,000 Pending***		Pending

Votes Required to Pass:

A simple majority vote.

2022- Rookies

72 N. Williams Street





Res. 22R-13

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the Interim City Manager is hereby authorized and directed to execute an agreement with the owner of the property for Rookies at 72 N. Williams Street, for a Retail Façade and Commercial Tenant Improvement Matching Grant in an amount not to exceed $10,000.

DATED at Crystal Lake, Illinois, this 4th day of October 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: October 4, 2022

APPROVED: October 4, 2022

Draft

Karas Restaurant Group
480 Randall Road
South Elgin, IL 60177
hbkaras@aol.com
(847)975-4146 Cell

KARAS Restaurant Group

ROOKIES ALL-AMERICAN PUB & GRILL | the Village Squire Restaurants | alexander's café

Good places to be.

9/25/2022

Dear Mayor and City Council,

Thank you for the opportunity to apple for the retailer façade grant and commercial tenant improvement matching grant program. If awared, the grant will help us renovate the beautiful State Bank building at 72 N Williams Street in downtown Crystal Lake. We would purchase new furniture, tables, chairs, booths, tvs, bathrooms and kitchen equipment.

Rookies All American Sport Pub and grill, is part of the Karas restaurant group, which also includes the grand Village Squire right here in Crystal Lake. We follow the Squire's lead in providing great food, great customer service, in a clean and well maintained restaurant, with a family atmosphere.

Thank you for the time and consideration.

All the best,

Bob Karas
Alexander's Café | Rookie's Sports Pub | The Village Squire

CITY OF CRYSTAL LAKE
Retailer Façade and Commercial Tenant Improvement 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: Bob Kuras	Phone: [redacted]
	Mailing Address: 683 Oak Lane S. Elgin IL 60177	Fax: (847) 931-7747
	Email: [redacted]	IL Business Tax#: 4459-2027

Property Information	Address for building for which grant is sought: 72 N Williams Street	
	Property Identification Number(s): 14-32-479-017	Phone: (847) 975-4446

Check one:

- [x] New business occupying vacant retail space
- [ ] Existing retail business making improvements to my building or tenant space

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

New furniture, table, chairs, Booths
New signs, Kitchen equipment

Continued on the next page

Application Checklist

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

- ☐ Completed and signed Crystal Lake Improvement Grant Application;
- ☐ Written estimates for the furniture, fixtures, and equipment to be purchased;
- ☐ Written estimates for the façade improvements;
- ☐ A floor 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 scope of the proposed project);
- ☐ Written description of the scope of the proposed project (letter to the Mayor and City Council);
- ☐ Taxable sales records and/or projections.

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 9/23/22



Crystal Lake, IL

Design Development Package

August 17, 2022
Revision 1.0

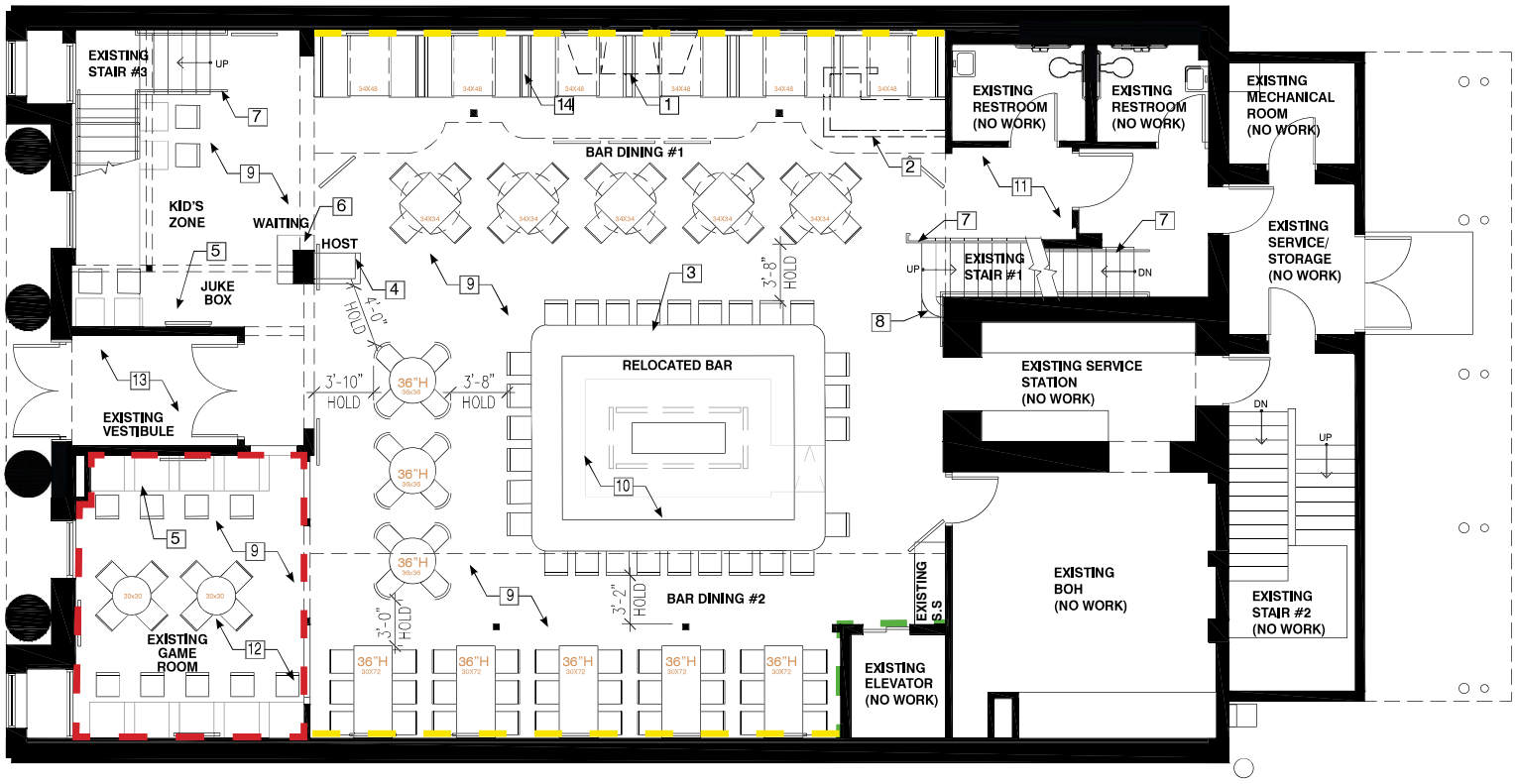
aria
GROUP

FINISH LEGEND

BRICK	
P-2	
P-3	
WC-1	

GENERAL NOTES

1. TVs by owner.
2. All dimensions to be verified in field.
3. ADA counter height tables to have scoping base.
4. Existing plumbing fixtures to remain.
5. **Owner to verify bearing capacity of TV bank with structural engineer.**
6. All walls painted P-1 unless otherwise noted.



KEYNOTES

1. Remove existing fireplace shown dashed. Repair wall & prepare for new finishes to match existing gyp & wood trim/paneling. Height to match existing wood paneling.
2. Remove existing DJ booth step, counter top & low walls shown dashed. Patch & repair as needed.
3. New bar, coordinate rough-ins w/ kitchen consultant and owner.
4. New host stand by owner.
5. Slot machines & games by owner. Provide power.
6. Backless waiting banquette 2'-4" x 3'-2", by booth mfr.
7. Remove existing Stair #1 & Stair #2 handrails. Replace with new metal & glass handrail.
8. Remove existing Stair #1 carpet. Square off bottom treads & risers & prepare for new diamond plate. Provide nosing.
9. Prepare existing flooring for new luxury vinyl tile.
10. Prepare existing flooring for new quarry tile.
11. Existing flooring to remain.
12. Remove existing wallcovering & prepare gyp for paint.
13. Prepare existing flooring for new walk-off mat.
14. New pullman booths & fillers by booth manufacturer. Verify

N

Lower Level Floor Plan

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

aria GROUP

FINISH LEGEND

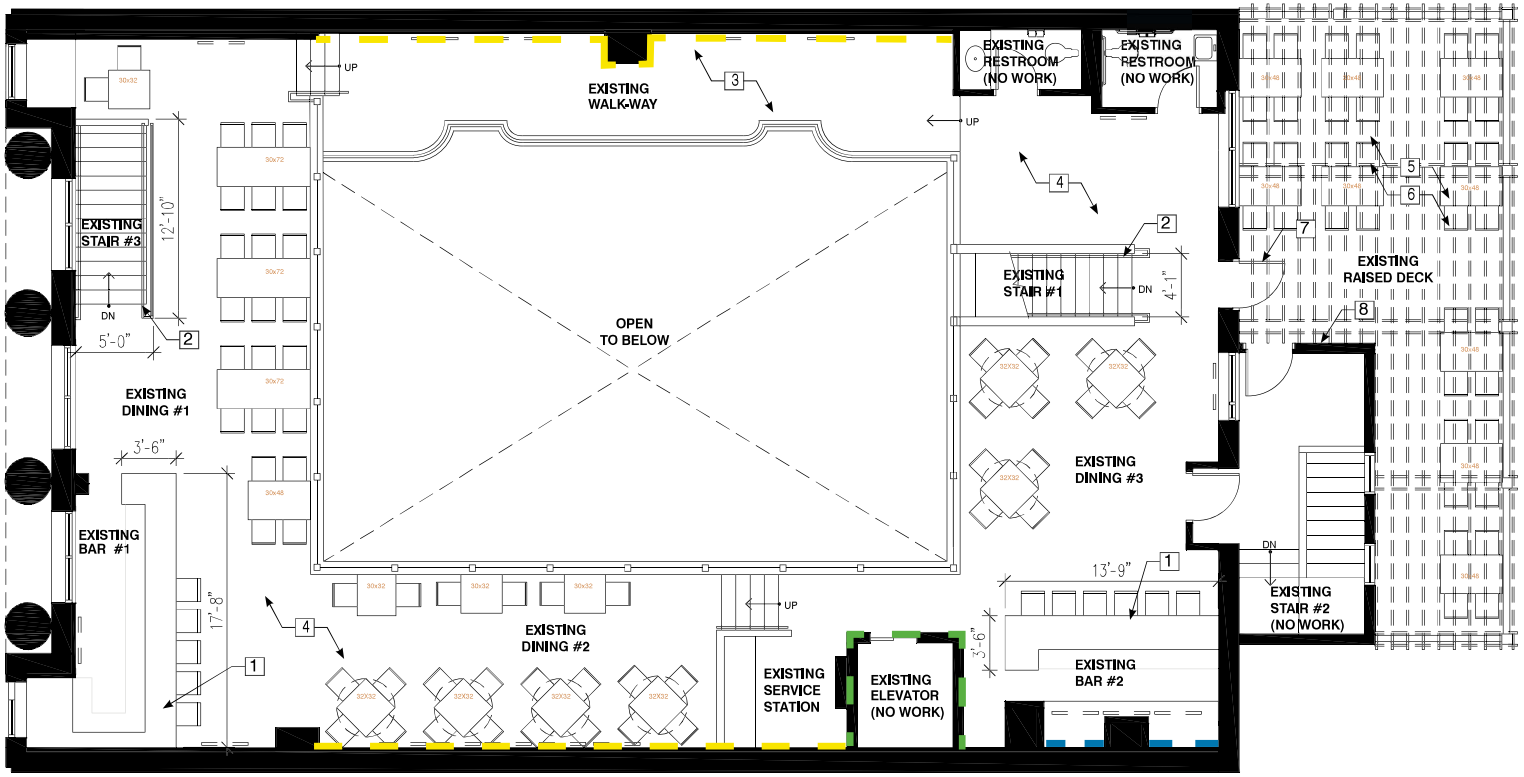
BRICK	
P-2	
P-3	
WC-1	

GENERAL NOTES

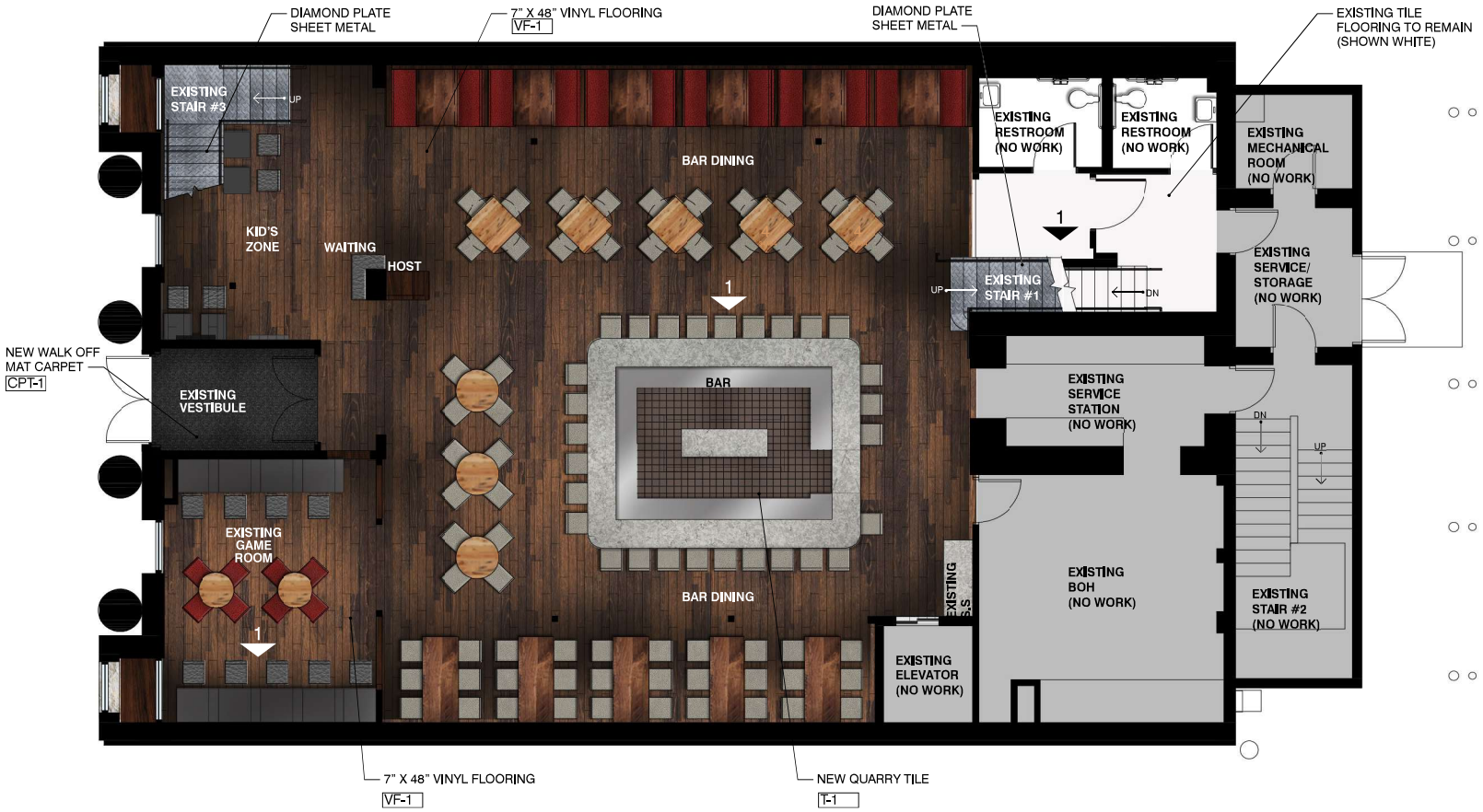
1. TVs by owner.
2. All dimensions to be verified in field.
3. ADA counter height tables to have scoping base.
4. Existing plumbing fixtures to remain.
5. **Owner to verify bearing capacity of new pergola with structural engineer.**
6. All walls painted P-1 unless otherwise noted.

KEYNOTES

1. New bar top coordinate rough-ins w/ kitchen consultant and owner.
2. Remove existing Stair #1 & Stair #2 handrails. Replace with new metal & glass handrail.
3. Remove existing walk-way carpet. Prepare & replace with new.
4. Existing flooring to remain, U.N.O.
5. Owner to verify if existing decking is code compliant & structurally stable.
6. If the existing raised deck is replaced, the existing roof system is to be removed and prepared for new subflooring compatible with new Tremco PUMA waterproofing system. Contact: Ron Munoz 216-816-8983
7. Paint existing exterior doors & trim P-3.
8. Paint existing exterior siding P-1



Upper Level Floor Plan
scale: 1/8"=1'-0"



GENERAL NOTES

1. All quarry tile to have epoxy grount.
2. All floors and walls at bar to have trowel applied waterproofing applied 12" up wall and completely covering floor.
4. Chalk all FRP joints with silicone (typ.)
5. Install quarry tile cove base around bar.
6. All cut tiles to be pumiced smooth.

INTERIOR SEATS

LOWER LEVEL	
(3) 4-TOP COUNTER HEIGHT	12
(5) 4-TOP DINING HEIGHT	20
(5) 6-TOP COUNTER HEIGHT	30
(6) 4-TOP DINING HEIGHT PULLMAN	24
BAR SEATS	28
GAMING ROOM	17
KID'S ZONE	4
TOTAL SEATS	135

UPPER LEVEL	
(5) 4-TOP COUNTER HEIGHT	20
(3) 6-TOP COUNTER HEIGHT	18
(3) 2-TOP COUNTER HEIGHT	6
(3) 4-TOP DINING HEIGHT	12
BAR SEATS	11
TOTAL SEATS	67

OUTDOOR SEATS

(9) 4-TOP DINING HEIGHT	36
TOTAL SEATS	**234**
REQUIRED ADA SEATS	**12**

Lower Level Finish Floor Plan

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

FINISH SCHEDULE

CARPET

KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	NUMBER/SIZE	FINISH	LEAD TIME	NOTES & LOCATION
CPT-1	WALK-OFF MAT	IMPACT SPECIALTIES	WROUGHT IRON	G-3286	ROLL	1 WEEK	ENTRY VESTIBULE
CPT-2	BROADLOOM CARPET	MOHAWK	TEXTURAL EFFECTS / MATTE FINISH / 947 FLEECE	GL421	-	2-3 WEEKS	SECOND LEVEL EXISTING WALK-WAY

FABRIC

FAB-1	UPHOLSTERY	TRI-KES	GIBRALTAR - UHN-GT-35	54"	-	-	SEATING UPHOLSTERY
FAB-2	UPHOLSTERY	CARNEGIE	HIDE - 6514 - 19	54"	-	-	SEATING UPHOLSTERY
FAB-3	UPHOLSTERY	ARC-COM	RODEO-AC69986 - SMOKE 947	54"	-	-	SEATING UPHOLSTERY

PAINT

P-1	PAINT	BENJAMIN MOORE	2121-30 PEWTER	-	SATIN @ WALLS - FLAT @ CEILINGS - SEMI-GLOSS @ METAL	-	WALLS & CEILING THROUGHOUT
P-2	PAINT	BENJAMIN MOORE	2121-20 STEEL WOOL	-	SATIN @ WALLS - FLAT @ CEILINGS - SEMI-GLOSS @ METAL	-	GAME ROOM & RESTROOM WALL PAINT
P-3	PAINT	BENJAMIN MOORE	2121-10 GRAY	-	SATIN @ WALLS - FLAT @ CEILINGS - SEMI-GLOSS @ METAL	-	ACCENT PAINT @ ELEVATORS & CEILING TRIM

SOLID SURFACE

SS-1	QUARTZ	WILSONART	G4024- VIA AUGUSTA	2CM		IN STOCK	BAR TOP, SERVICE (SERVICE STATION EDGES TO BE 2" THICK)

TILE

T-1	QUARRY TILE	DALTILE	ASHEN GRAY	6"X6"	PROVIDE COVE BASE AROUND BAR	-	BAR FLOORING & BASE
T-2	PORCELAIN TILE	MID AMERICA TILE	NY2LA	12"X24"	NY230 RIVERSIDE STEEL GROUT: MAPEI 27 SILVER	-	BRICK BOND PATTERN BASEMENT RESTROOM FLOOR & WALL TILE

WALL COVERING

WC-1	WALL COVERING	MDC	CALI EBONY	52"	MC02081	IN STOCK	SECOND LEVEL BACK BAR WALL - SEE ELEVATIONS

WOOD

WD-1	WOOD PLANK	BY MILLWORKER	TO MATCH EXISTING	VARIES	STAINED TO MATCH EXISTING	-	
WD-2	WOOD TRIM	BY MILLWORKER	TO MATCH EXISTING	VARIES	STAINED TO MATCH EXISTING	-	

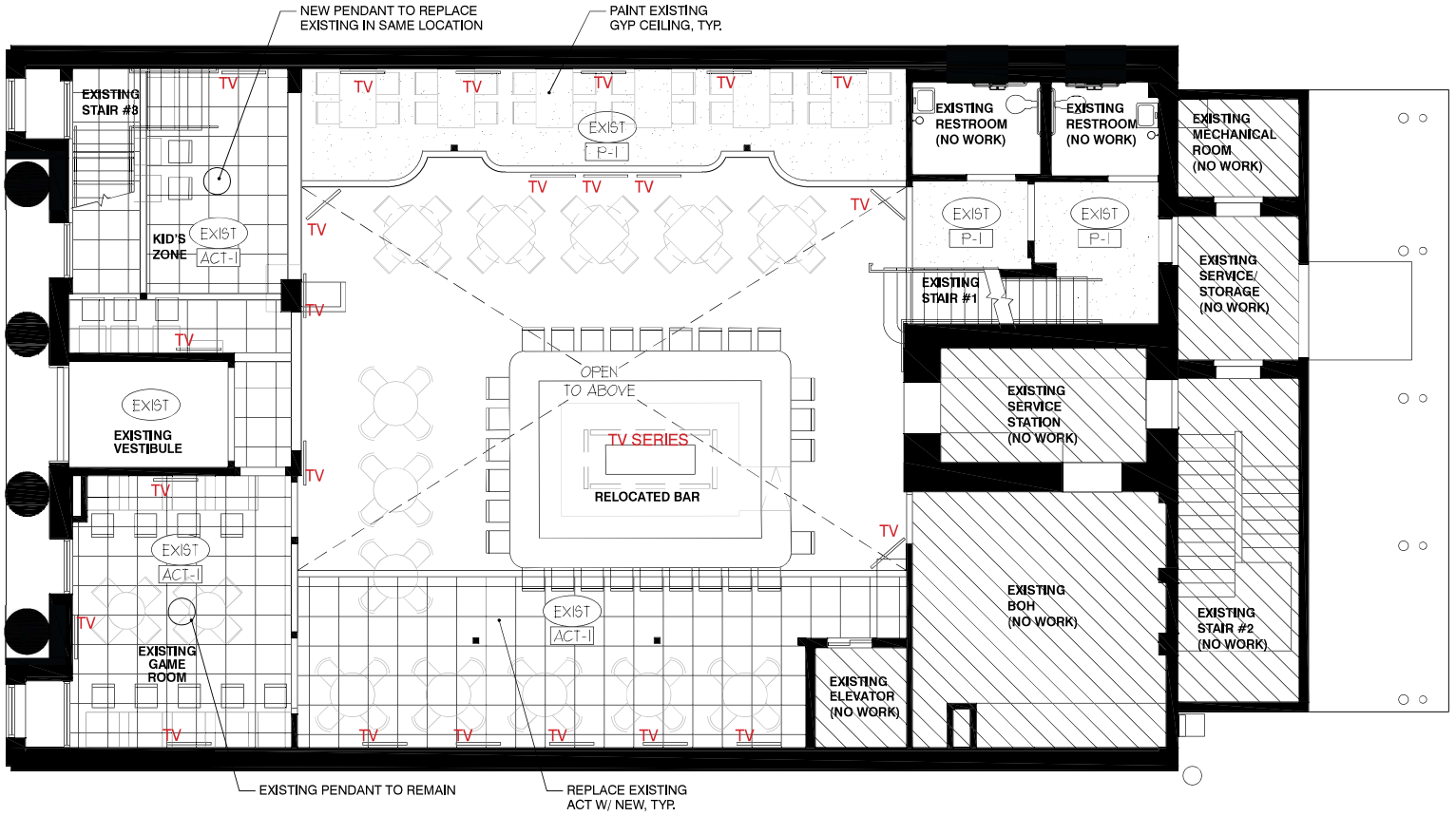
MISC.

ACT-1	ACOUSTICAL CEILING TILE	ROCKFON	COLOR-ALL	24"X24"	BLACK TILE AND GRID	-	SEE REFLECTED CEILING PLAN
BR-1	BRICK	BY OWNER	TO MATCH ROOKIE'S ROSELLE	-	-	-	INTERIOR WALLS - SEE FINISH PLAN & ELEVATIONS
MTL-1	DIAMOND PLATE	BY GC	-	-	-	-	PROVIDE NOSING & CORNER PIECES
VF-1	VINYL PLANK	KARNDEAN INTERNATIONAL	VAN GOGH -BURNISHED BEECH- VGW97T	7"X48"	-	-	BAR DINING THROUGHOUT

CONTACTS

MDC	KYLE WIGGINS (773) 791-3841	BENJAMIN MOORE	JASON WALKER (800) 625-5147 x2222
WILSONART	ROMANA MILLS (614) 477-4932	IMPACT SPECIALTIES	JULIE ROBBINS (404) 432-3637
CARNEGIE	AMANDA BLABAC (312)464-9376	MID-AMERICA	JOHN WANNER (847) 420-8453
ARC-COM	RAEAN BROCK (800) 644-8191	MOHAWK	DANIELLE MAICKI (312) 644-2042
TRIKES	LYNDSI O'DONNELL (800) 366-6839	DALTILE	DIONNE PRESTON (312) 467-0643
ROCKFON	KAREN PAGER (800) 323-7164	KARNDEAN	MICHELE BLOMQUIST (630) 621-6096

NOTE: LEAD TIMES MAY CHANGE & ARE TO BE USED AS ESTIMATE ONLY. CONTRACTOR TO CONFIRM ALL LEAD TIMES.



GENERAL NOTES

1. TVs by owner.
2. All dimensions to be verified in field.
3. All lighting to remain, unless noted otherwise.
4. All dimensions are to center of fixtures.
5. All lighting to be UL listed, 2700k, and dimmable.
6. Center acoustical ceiling grid in room or coffer.
7. All interior wood beams, molding, & trim to remain.

P-1
Ceiling Paint
Throughout

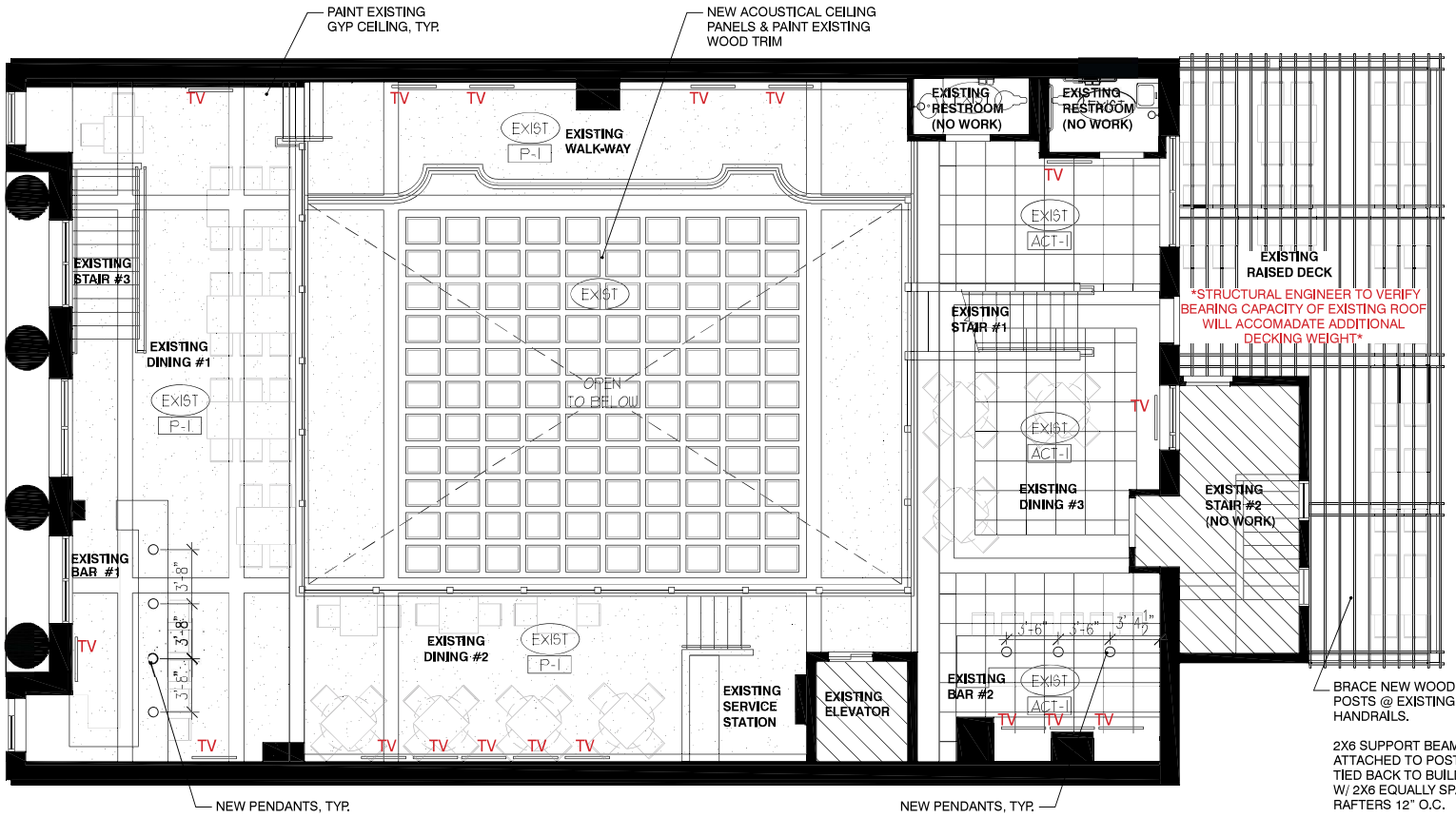
ACT-1
Acoustical Ceiling Panel
Throughout

N

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Lower Level Reflected Ceiling Plan

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



GENERAL NOTES

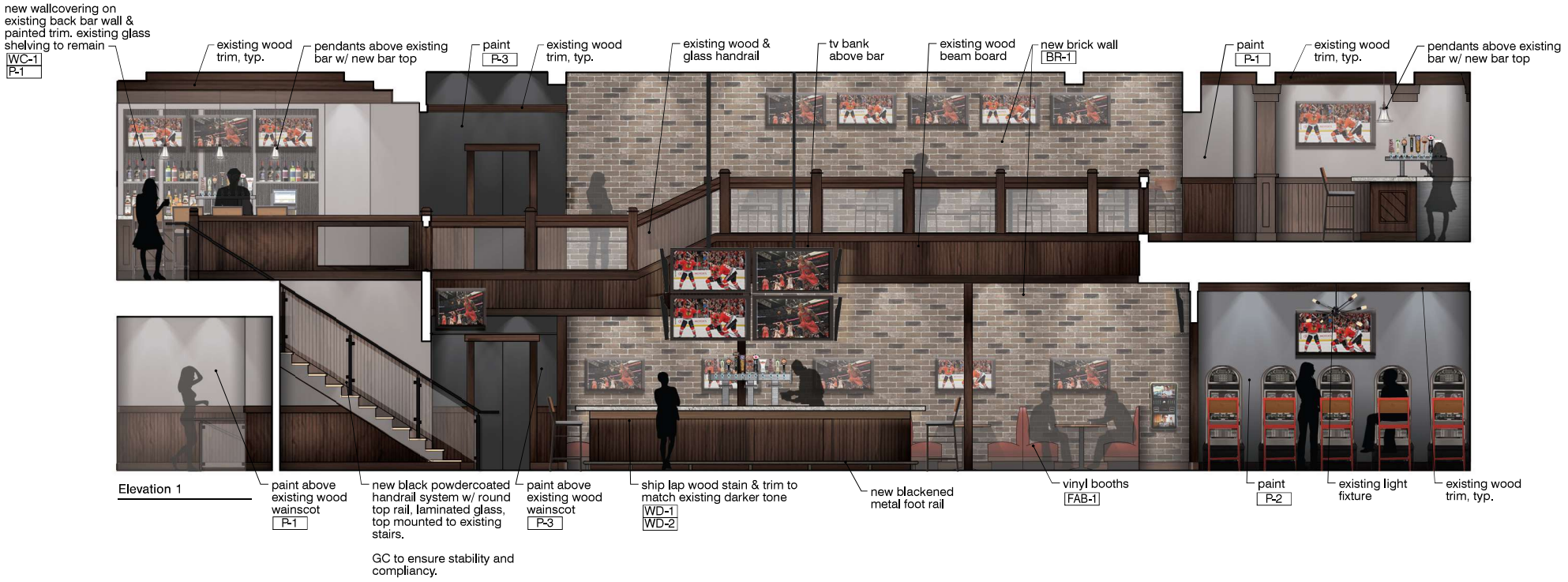
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P-1
Ceiling Paint
Throughout

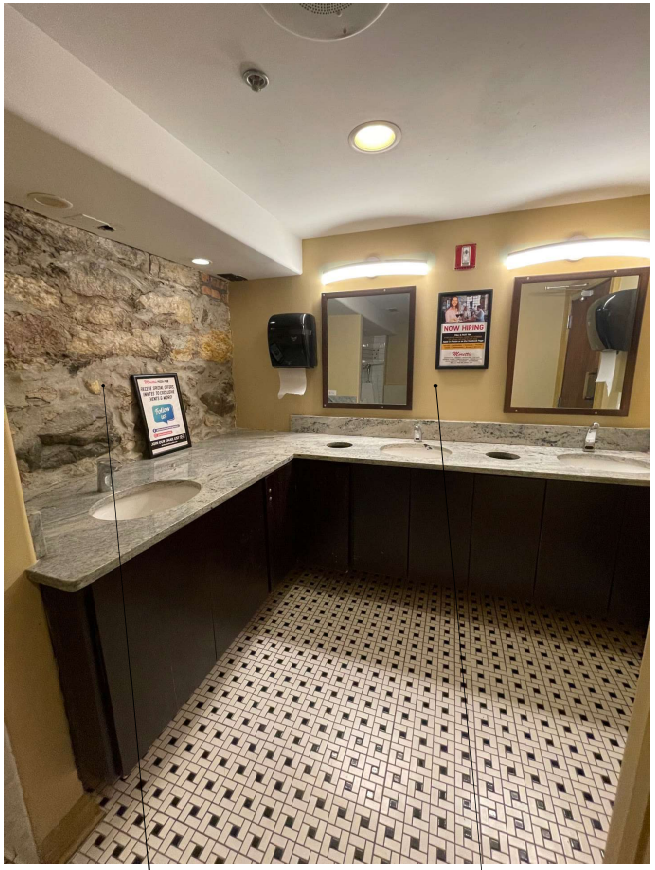
P-3
Ceiling Paint
@ Existing Trim

ACT-1
Acoustical Ceiling Panel
Throughout

Upper Level Reflected Ceiling Plan
scale: 1/8"=1'-0"



Elevation
scale: 1/8”=1’-0”



Existing stone wall, counter top, plumbing fixtures, mirrors, vanity light & vanity apron to remain

New paint throughout P-2



Remove wall tile. Patch & repair walls. Prepare for new wall tile in brick bond pattern T-2

Remove floor tile & prepare for new tile in brick bond pattern T-2

Remove toilet partition & replace w/ new stainless steel partitions



Remove decorative pilasters. Patch & repair walls. Prepare for new paint. P-2

New paint @ stall walls P-2



Bar Stool @ Bar
Name: 925 U (bar height)
Manufacturer: Regal
Finish: Light Walnut / Black Sandtex frame
Price: $190.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB-2



Counter Stool @ Bar Dining
Name: 925 U (bar height)
Manufacturer: Regal
Finish: Light Walnut / Black Sandtex frame
Price: $206.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB -2



Counter Stool @ Game Rooms
Name: 925 U (bar height)
Manufacturer: Regal
Finish: Light Walnut / RAL 3020 (red) frame
Price: $235.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB -1 & FAB-3



Dining Chair @ Bar Dining
Name: 825U
Manufacturer: Regal
Finish: Light Walnut / Black Sandtex frame
Price: $168.00 each
Lead Time: 8-12 weeks
Note: Graded In Vinyl- COM
FAB-2 for dining



Pendant @ Kid's Zone - Option 1
Name: Gastown Pendant
Manufacturer: Lightology/DVI
Finish: Graphite
Size: 20"W x 7"H
Price: $424.0 each
Lead Time: 1 week
Note: Vintage light bulbs
sold separately



Pendant @ Kid's Zone - Option 2
Name: Xenia Chandelier
Manufacturer: Lightology/Elk Home
Finish: Black/Brass
Size: 22" W x 16" H
Price: $444.00 each
Lead Time: In Stock
Note: Vintage light bulbs
sold separately



Pendant @ Upper Level Bars
Name: Vintage Bell Cage Pendant
Manufacturer: Lightology/Satco
Finish: Rustic Bronze
Size: 7.75" W x 8.25" H
Price: $163.99 each
Lead Time: 2-4 weeks
Note: Vintage light bulbs
sold separately

Note:
Quantities do not include attic stock.
Pricing and lead times are subject to change.



Option 1 - Dining Chair @ Raised Patio
Name: Darwin #521
Manufacturer: Emu
Finish: Red (Quick Ship)
OR Iron (Special Order)
Price: $137.25 each (Quick Ship)
$150.98 each (Special Order)
Lead Time: Quick Ship X weeks
Special Order X Weeks

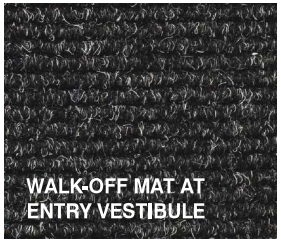


Option 2 - Dining Chair @ Raised Patio
Name: Topper #150
Manufacturer: Emu
Finish: Iron (Quick Ship)
Price: $166.50 each (Quick Ship)
Lead Time: Quick Ship X weeks



Mesh Table @ Raised Patio
Name: Cambi ADA #836
Manufacturer: Emu
Finish: Iron (Quick Ship)
OR Red (Special Order)
Price: $441.00 each (Quick Ship)
$445.41 each (Special Order)
Lead Time: Quick Ship X weeks
Special Order X Weeks

Note:
Quantities do not include attic stock.
Pricing and lead times are subject to change.


WALK-OFF MAT AT
ENTRY VESTIBULE


PAINT


BOOTH
UPHOLSTERY


SEAT
UPHOLSTERY


SEAT
UPHOLSTERY


WOOD TABLES

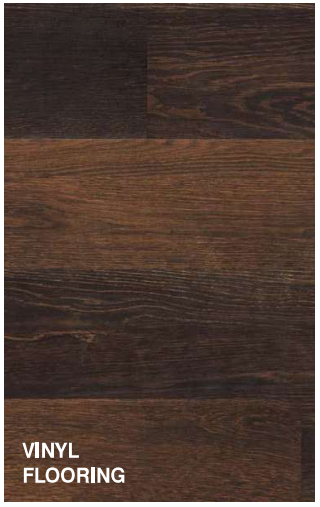

WALLCOVERING

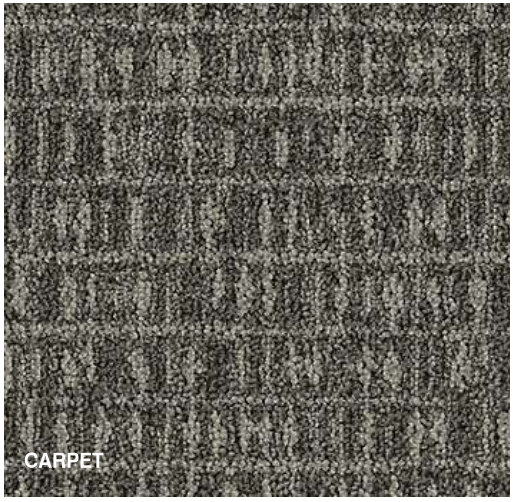

PAINT

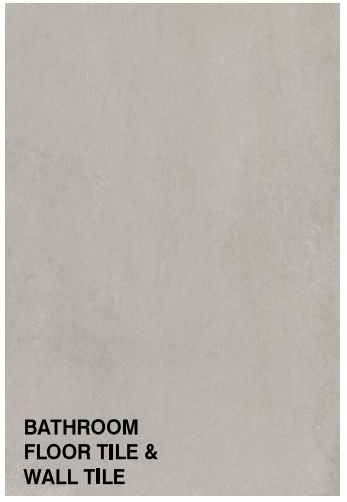

WOOD TABLES


BAR TOP
& SERVICE STATIONS


PAINT


VINYL
FLOORING


CARPET


BATHROOM
FLOOR TILE &
WALL TILE


ACOUSTICAL
CEILING TILE


STEEL @
STAIRS

Awning Fabric
Sunbrella, Jockey Red



- (1) one 50 square foot max sign.
- A total of 75 square feet of building signage is allowed.
- A larger sign is permitted via a variance with the building department.

ZEPOLE SUPPLY CO.
Restaurant Supplies & Equipment

Quote

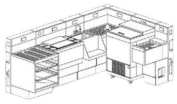
9/22/2022

Ship To:
Rookies 7
72 N. Williams Street
Crystal Lake, IL 60014
Bob Karas
[redacted]

From:
Zepole Rest. Supply Co.
Angelo Parhas
506 E. North Frontage Rd.
Bolingbrook, IL 60440-3061
United States
630-783-1239
(630)783-1239 (Contact)
(847)409-9134 (Cell)
(630)739-5287 (Fax)
Url: www.zepole.com
angelo@zepole.com

Project Code: 124288

* NOTE: LEAD TIMES GIVEN ARE ONLY ESTIMATES AT THE TIME OF QUOTING AND CAN CHANGE AT ANY TIME BEFORE OR AFTER ORDERS ARE PROCESSED. PRICING IS SUBJECT TO CHANGE AT ANY TIME, DEPENDANT ON MANUFACTURER PRICE INCREASES.

Item	Qty	Description	Sell	Sell Total
		PERLICK		
00	115 ea	**MODULAR BAR SYSTEM**	$120.23	$13,826.45
		 Perlick Corporation Model No. MBS Modular Bar System, 6" bar structure section, factory-joined to Perlick's Topshelf underbar to form bar sections up to 8-1/2 ft. long		
	115 ea	NOTE: All optional accessories selected below will ship loose for field installation (Packed in first section crate)		
	57 ft	MBS-MT Full size foot print template (printed on durable film), per foot	$14.96	$852.72
	12 ea	MBS-LED-CW Light Kit, snap-in LED light, cool white with asymmetric beam, polycarbonate lens, aluminum & stainless steel housing, stainless steel snap clips, PVD-coated polished chrome bezel finish, kit includes: (1) snap-in LED light, (1) stainless steel pre-punched wall plate & screws, (1) 2" x 4" electrical box & screws	$143.21	$1,718.52
	1 ea	MBS-LED-PS40 Power Supply, for MBS-LED-CW, 40 watts, converts 120Vac to 24Vdc, powers up to (12) lights	$139.47	$139.47
	6 ea	MBS-EC Junction box, with stainless steel duplex cover	$16.03	$96.18
	3 ea	57420 Millwork panel clips, 3/4" offset, 24 pieces	$17.10	$51.30
	9 ea	7055-45 Underbar Field Connection Kit, joins stainless steel equipment modules together	$10.15	$91.35
			ITEM TOTAL:	**$16,775.99**
30	1 ea	**DRIP TROUGH**	$413.61	$413.61

Initial: _____

Item	Qty	Description	Sell	Sell Total
		Perlick Corporation Model No. RDP12X36 Drip Tray Trough, drop-in, 36"W x 12"D, for service station, (2) removable glass racks, stainless steel construction (34-13/16" x 10-13/16" cutout required)		
			ITEM TOTAL:	**$413.61**
31	1 ea	**BOTTLE STORAGE UNIT**	$734.77	$734.77
		Perlick Corporation Model No. TS12LS TS Series Underbar Liquor Bottle Step Display, 12"W x 24"D, 3"H steps, stainless steel construction, stainless steel legs with adjustable thermoplastic feet, NSF		
	1 ea	6" Backsplash standard		
	1 ea	BG12 Bottle Guardrail Set, for TS12LS	$88.17	$88.17
			ITEM TOTAL:	**$822.94**
32	1 ea	**ICE BIN**	$2,209.64	$2,209.64
		Perlick Corporation Model No. TS30IC10 TS Series Underbar Ice Bin/Cocktail Unit, modular with cold plate, 30"W x 18-9/16"D, approximately 70-lb. ice capacity, 10-circuit aluminum cold plate concealed under bin liner, 6"H backsplash with 1" return at top, ABS plastic top ledge, 10-3/4" deep stainless steel ice bin, stainless steel front & sides, galvanized steel back & bottom, 1/2" NPS male drain, 1-5/8" tubular stainless steel legs with 1" adjustable thermoplastic feet, NSF		
	1 ea	6" Backsplash standard		
	1 ea	ICC30 Ice Chest Covers, 2-piece sliding assembly, 30"W, front & back, stainless steel (for TS, TSD, & TSS ice chests)	$135.73	$135.73
		***Soda Gun Access on Right**		
			ITEM TOTAL:	**$2,345.37**
32A	2 ea	**SPEED RAIL / RACK**	$277.88	$555.76
		Perlick Corporation Model No. SR-D30A Speed Rail, double, 30" W, stainless steel construction, factory installed		
			ITEM TOTAL:	**$555.76**
33	1 ea	**DRAINBOARD**	$782.86	$782.86
		Perlick Corporation Model No. TS30 TS Series Underbar Drainboard, 30"W x 18-9/16"D, embossed top, 6"H backsplash, stainless steel legs with adjustable thermoplastic feet, stainless steel construction, NSF		
	1 ea	6" Backsplash standard		
			ITEM TOTAL:	**$782.86**
34	1 ea	**BLENDER STATION**	$905.77	$905.77

Initial: _____

Item	Qty	Description	Sell	Sell Total
		Perlick Corporation Model No. TS18BLW TS Series Blender Station, 18", dump sink (10" x 14" x 9-1/4"), recessed blender shelf with duplex outlet, 23-15/16" front to back with 6" splash, stainless steel construction		
	1 ea	6" Backsplash standard		
	1 ea	934GN-LF Front Loading Faucet, wall/splash mount, lead free, gooseneck spout, faucet valves includes: built-in check valves to prevent back flow or across flow, (2) 3/8" O.D. x 3/8" O.D. x 18", braided stainless steel supply lines included	$285.89	$285.89
	1 ea	7055-48 Perforated Wet Waste Pan, 7 quart capacity, stainless steel, for 18"W blender stations (10-3/8" x 12-3/4" x 4" deep)	$92.45	$92.45
	1 ea	7054R End Splash, right, 6", for TS, TSF, or TSD series	$107.94	$107.94
	1 ea	7054L End Splash, left, 6", for TS, TSF, or TSD series	$107.94	$107.94
			ITEM TOTAL:	**$1,499.99**
35	1 ea	**TRASH RECEPTACLE**	$398.11	$398.11
		Perlick Corporation Model No. TSF12BTB TSF Series Trash Receptacle Top Cover, 12"W x 24"D x 13-9/16"H, stainless steel construction (wastebasket is not included), 6"H backsplash, 8-3/8" x 6-3/8" opening for trash (requires support by adjacent underbar equipment or accessory end panel & leg kit)		
	1 ea	6" Backsplash standard		
	1 ea	57265 Wastebasket, grey, Slim Jim	$120.23	$120.23
	1 ea	BTB-PL Leg Panel Kit, right, for TSF12BTB	$173.67	$173.67
			ITEM TOTAL:	**$692.01**
36	2 ea	**GLASS FROSTER**	$2,818.29	$5,636.58
		Perlick Corporation Model No. FR24RT-3 Glass Froster, underbar, 24"W, self-contained refrigeration, -10°F to 10°F temperature range, (4.2) cu.ft. interior volume, (1) dent-resistant stainless steel sliding door on top with die-cast handle, door frame heater, front vented, manual defrost, self-evaporating condensing pan, includes floor racks, stainless steel top & interior, R290, 1/4 HP, 120v/60/1-ph, 3.8 amps, 6' cord & NEMA 5-15P, NSF, cULus		
	2 ea	WARNING: The materials used in this product may contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov		
	2 ea	5 yr. compressor warranty, 1 yr. parts & labor warranty		
	2 ea	Stainless steel front & ends, galvanized steel back	$228.71	$457.42
	2 ea	2-level nesting shelves	$67.87	$135.74
	2 st	57786 Casters, 3-3/4", set of (4)	$84.97	$169.94
			ITEM TOTAL:	**$6,399.68**
37	2 ea	**BOTTLE COOLER**	$3,023.49	$6,046.98

Initial: _____

Item	Qty	Description	Sell	Sell Total
		Perlick Corporation Model No. BC48RT-3 Bottle Cooler, flat top, 48” W, self-contained refrigeration, (12.5) cu. ft. interior capacity, digital temperature control & display, 38°F factory temperature setting, (2) dent-resist and stainless steel doors with lock & die-cast handles, automatic condensate evaporator, stainless steel top & interior, R290 Hydrocarbon refrigerant, 1/5 HP, 120v/60/1-ph, 3.1 amps, NEMA 5-15P, NSF, cULus		
	2 ea	WARNING: The materials used in this product may contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov		
	2 ea	5 yr. compressor warranty, 1 yr. parts & labor warranty		
	2 ea	Stainless steel front & ends, galvanized steel back	$274.13	$548.26
	2 ea	(2) bin dividers with supporting brackets	$39.01	$78.02
	2 ea	7055-50 Cap Receiver & Opener, stainless steel, (for field installation)	$82.83	$165.66
	2 st	57786 Casters, 3-3/4", set of (4)	$84.97	$169.94
			ITEM TOTAL:	**$7,008.86**
38	1 ea	**DRAINBOARD**	$868.36	$868.36
		Perlick Corporation Model No. TSF30 TSF Series Underbar Drainboard, 30"W x 24"D, embossed top, 6"H backsplash, stainless steel legs with adjustable thermoplastic feet, stainless steel construction, NSF		
	1 ea	6" Backsplash standard		
			ITEM TOTAL:	**$868.36**
39	1 ea	**HAND SINK**	$1,373.34	$1,373.34
		Perlick Corporation Model No. TSD18HSN TSD Series Underbar Hand Sink Unit, free standing, 18"W x 30-3/8"D, stainless steel construction, galvanized steel back, 10" wide x 14" front-to-back x 9-1/4" deep sink, 6" backsplash, 4" OC deck mount faucet holes, 6" rear deck, side splashes on left & right, (16) oz. pump soap dispenser, C-fold paper towel dispenser on front apron, stainless steel hinged door with magnetic catches, sound-deadened underside, (1) 8-1/2" standpipe, 3/8" copper supply tubes, 1-1/2" NPS male drain, stainless steel legs with 1" adjustable thermoplastic feet, NSF		
	1 ea	6" Backsplash standard		
	1 ea	926GN-LF Lead Free Faucet, deck-mounted, nominal 4" centers, gooseneck nozzle, for TSD/TSS series 1 compartment sinks	$232.45	$232.45
			ITEM TOTAL:	**$1,605.79**
40	1 ea	**BLENDER STATION**	$1,012.64	$1,012.64
		Perlick Corporation Model No. ES18 Underbar Blender Stand, freestanding, 18"W x 27-3/4"D, integral side splashes, 1-15/16" I.D. power cord access hole, storage space, stainless steel construction, stainless steel legs & adjustable bullet feet		
			ITEM TOTAL:	**$1,012.64**
41	1 ea	**TRASH RECEPTACLE**	$398.11	$398.11

Item	Qty	Description	Sell	Sell Total
		Perlick Corporation Model No. TSF12BTB TSF Series Trash Receptacle Top Cover, 12"W x 24"D x 13-9/16"H, stainless steel construction (wastebasket is not included), 6"H backsplash, 8-3/8" x 6-3/8" opening for trash (requires support by adjacent underbar equipment or accessory end panel & leg kit)		
	1 ea	6" Backsplash standard		
	1 ea	57265 Wastebasket, grey, Slim Jim	$120.23	$120.23
			ITEM TOTAL:	**$518.34**
42	1 ea	**DRAINBOARD**	$1,597.78	$1,597.78
		Perlick Corporation Model No. SC42 Underbar Storage Cabinet, drainboard top, 42"W x 24"D, open front, 6"H backsplash with 1" return at top, embossed drainboard with 1-1/2" NPS male drain, adjustable intermediate shelf, stainless steel construction, stainless steel legs & adjustable feet, NSF		
	1 ea	6" Backsplash standard		
			ITEM TOTAL:	**$1,597.78**
43	1 ea	**DRAINBOARD**	$798.89	$798.89
		Perlick Corporation Model No. TSF23 TSF Series Underbar Drainboard, 23"W x 24"D, embossed top, 6"H backsplash, stainless steel legs with adjustable thermoplastic feet, stainless steel construction, NSF		
	1 ea	6" Backsplash standard		
			ITEM TOTAL:	**$798.89**
44	1 ea	**BLENDER STATION**	$809.58	$809.58
		Perlick Corporation Model No. TS12BLW TS Series Underbar Blender Station, with dump sink, 12"W, 6" backsplash, 9-5/8" wide x 10-5/8" front-to-back x 6" deep, 4" OC splash mount faucet holes, recessed blender shelf with access hole & duplex outlet (not installed), stainless steel construction, stainless steel legs with adjustable thermoplastic feet, NSF		
	1 ea	6" Backsplash standard		
	1 ea	934GN-LF Front Loading Faucet, wall/splash mount, lead free, gooseneck spout, faucet valves includes: built-in check valves to prevent back flow or across flow, (2) 3/8" O.D. x 3/8" O.D. x 18", braided stainless steel supply lines included	$285.89	$285.89
	1 ea	7055-52 Perforated Wet Waste Pan, 2.7 quart capacity, clear plastic, for 12"W & 14"W blender stations (6-3/8" x 10-3/8" x 4" deep)	$52.37	$52.37
	1 ea	7054R End Splash, right, 6", for TS, TSF, or TSD series	$107.94	$107.94
	1 ea	7054L End Splash, left, 6", for TS, TSF, or TSD series	$107.94	$107.94
			ITEM TOTAL:	**$1,363.72**
45	1 ea	**ICE BIN**	$2,209.64	$2,209.64
		Perlick Corporation Model No. TS30IC10 TS Series Underbar Ice Bin/Cocktail Unit, modular with cold plate, 30"W x 18-9/16"D, approximately 70-lb. ice capacity, 10-circuit aluminum cold plate concealed under bin liner, 6"H backsplash with 1" return at top, ABS plastic top ledge, 10-3/4" deep stainless steel ice bin, stainless steel front & sides, galvanized steel back & bottom, 1/2"		

Initial: _____

Item	Qty	Description	Sell	Sell Total
		NPS male drain, 1-5/8" tubular stainless steel legs with 1" adjustable thermoplastic feet, NSF		
	1 ea	6" Backsplash standard		
	1 ea	ICC30 Ice Chest Covers, 2-piece sliding assembly, 30"W, front & back, stainless steel (for TS, TSD, & TSS ice chests)	$135.73	$135.73
		Soda Gun Access on Right		
			ITEM TOTAL:	**$2,345.37**
45A	1 ea	**SPEED RAIL / RACK**	$277.88	$277.88
		Perlick Corporation Model No. SR-D30A Speed Rail, double, 30" W, stainless steel construction, factory installed		
			ITEM TOTAL:	**$277.88**
46	1 ea	**BOTTLE STORAGE UNIT**	$734.77	$734.77
		Perlick Corporation Model No. TS12LS TS Series Underbar Liquor Bottle Step Display, 12"W x 24"D, 3"H steps, stainless steel construction, stainless steel legs with adjustable thermoplastic feet, NSF		
	1 ea	6" Backsplash standard		
	1 ea	BG12 Bottle Guardrail Set, for TS12LS	$88.17	$88.17
			ITEM TOTAL:	**$822.94**
47	1 ea	**TRASH RECEPTACLE**	$398.11	$398.11
		Perlick Corporation Model No. TSF12BTB TSF Series Trash Receptacle Top Cover, 12"W x 24"D x 13-9/16"H, stainless steel construction (wastebasket is not included), 6"H backsplash, 8-3/8" x 6-3/8" opening for trash (requires support by adjacent underbar equipment or accessory end panel & leg kit)		
	1 ea	6" Backsplash standard		
	1 ea	57265 Wastebasket, grey, Slim Jim	$120.23	$120.23
	1 ea	BTB-PL Leg Panel Kit, right, for TSF12BTB	$173.67	$173.67
			ITEM TOTAL:	**$692.01**
48	1 ea	**DRAINBOARD**	$806.91	$806.91
		Perlick Corporation Model No. TS36 TS Series Underbar Drainboard, 36"W x 18-9/16"D, embossed top, 6"H backsplash, stainless steel legs with adjustable thermoplastic feet, stainless steel construction, NSF		
	1 ea	6" Backsplash standard		
			ITEM TOTAL:	**$806.91**
49	1 ea	**GLASSWASHER, UNDERCOUNTER / UNDERBAR**		<By Others>
		Perlick Corporation Model No. PKHT24 Underbar Glasswasher, door type, 24"W, high-temperature sanitizing, built-in 5.3 kW booster heater, (30) 20" x 20" racks per hour, 11-1/4" maximum glass height, top-mounted controls, digital LED temperature gauges, rotating upper & lower rinse arms, removable front & side		

Initial: _____

Item	Qty	Description	Sell	Sell Total
		panels, stainless steel construction, 6" adjustable legs, 1 HP pump, 208v/60Hz/1-ph, 33.0 amps, cULus, NSF		
	1 ea	1 yr. parts & labor warranty		<By Others>
50	1 ea	**GLASS HANDLING CABINET**		<By Others>
		Perlick Corporation Model No. 7057-1 Glass Handling Cabinet less faucet, 24" prep, for 24" glass washer (wet waste pan included)		
	1 ea	6" Backsplash standard		<By Others>
	1 ea	934GN-LF Front Loading Faucet, wall/splash mount, lead free, gooseneck spout, faucet valves includes: built-in check valves to prevent back flow or across flow, (2) 3/8" O.D. x 3/8" O.D. x 18", braided stainless steel supply lines included		<By Others>
51	1 ea	**TRASH RECEPTACLE**	$398.11	$398.11
		Perlick Corporation Model No. TSF12BTB TSF Series Trash Receptacle Top Cover, 12"W x 24"D x 13-9/16"H, stainless steel construction (wastebasket is not included), 6"H backsplash, 8-3/8" x 6-3/8" opening for trash (requires support by adjacent underbar equipment or accessory end panel & leg kit)		
	1 ea	6" Backsplash standard		
	1 ea	57265 Wastebasket, grey, Slim Jim	$120.23	$120.23
	1 ea	BTB-PL Leg Panel Kit, right, for TSF12BTB	$173.67	$173.67
			ITEM TOTAL:	**$692.01**
52	1 ea	**BACK BAR CABINET, REFRIGERATED, PASS-THRU**	$8,072.80	$8,072.80
		Perlick Corporation Model No. PTS84 Pass-Thru Refrigerated Back Bar Cabinet, three-section, 84"W, self-contained refrigeration, 26.7 cu.ft. internal volume, (6) hinged doors with locks, digital control thermostat, LED interior lighting, front vented, automatic defrost & condensate evaporator, includes floor drain, stainless steel interior, side mount compressor, 1/3 HP, R290 Hydrocarbon refrigerant, NSF, cULus		
	1 ea	WARNING: The materials used in this product may contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov		
	1 ea	120v/60/1-ph, 6.3 amps, NEMA 5-15P		
	1 ea	5 yr. compressor warranty, 1 yr. parts & labor warranty		
	1 ea	Standard refrigerator		
	1 ea	Stainless steel top - no tapping holes		
	1 ea	Note: The condensing unit location may be left or right depending on the orientation of the cabinet installation. The digital control and condensing unit will always be on the left (when facing the side of the cabinet with the digitial controller)		
	1 ea	68540-1 Condensing unit cover finish, front: Stainless steel	$52.90	$52.90
	1 ea	68540-1P Condensing unit cover finish, rear: Stainless steel	$52.90	$52.90
	1 ea	End finish: Stainless steel, unfinished, both sides, standard		
	1 ea	Front door type, first: glass with stainless steel door frame	$257.57	$257.57

Initial: _____

Item	Qty	Description	Sell	Sell Total
	1 ea	Front door hinge location, first: Left		
	1 ea	Front door handle, first: full length stainless steel handle, 24"		
	1 ea	Shelving style, first: (3) flat shelves		
	1 ea	Rear door type, first: glass with stainless steel door frame	$257.57	$257.57
	1 ea	Rear door hinge location, first: Right		
	1 ea	Rear door handle, first: full length stainless steel handle, 24"		
	1 ea	Front door type, second: glass with stainless steel door frame	$257.57	$257.57
	1 ea	Front door hinge location, second: Left		
	1 ea	Front door handle, second: full length stainless steel handle, 24"		
	1 ea	Shelving style, second: (3) flat shelves		
	1 ea	Rear door type, second: glass with stainless steel door frame	$257.57	$257.57
	1 ea	Rear door hinge location, second: Right		
	1 ea	Rear door handle, second: full length stainless steel handle, 24"		
	1 ea	Front door type, third: glass with stainless steel door frame	$257.57	$257.57
	1 ea	Front door hinge location, third: Right		
	1 ea	Front door handle, third: full length stainless steel handle, 24"		
	1 ea	Shelving style, third: (3) flat shelves		
	1 ea	Rear door type, third: glass with stainless steel door frame	$257.57	$257.57
	1 ea	Rear door hinge location, third: Left		
	1 ea	Rear door handle, third: full length stainless steel handle, 24"		
	1 ea	Crisp White™ LED		
	1 st	Black baseplates (all sides) & 4" legs (set of 6), for 84" back bar cabinets	$364.98	$364.98
			ITEM TOTAL:	**$10,089.00**
53	1 ea	**DRAFT BEER DISPENSING TOWER** Perlick Corporation Model No. CM1801994 Brew Pipe tower, 6-5/8" pipe, 12 x 12 faucets, 3,1 4,1,3 faucet layout, 90" drop from soffit to faucet center, brushed stainless steel finish, faucets sold separately	$12,044.81	$12,044.81
	24 ea	630SS Beer Faucet, sanitary, front, forward-sealing, 304 stainless steel	$60.92	$1,462.08
	1 ea	C18750-63 C18000 Series Drip Tray Trough, surface mount, 63"W x 15-1/2"D, for brew pipe tower, removable perforated glass rack, stainless steel construction	$580.33	$580.33
			ITEM TOTAL:	**$14,087.22**
		Total		$74,875.93

The above prices and specifications are hereby accepted by the undersigned.
Zepole Supply Co. reserves the right to adjust this proposal due to any inaccuracies, field conditions or the customer's request for changes or add-ons. Prices are subject to change due to manufacturer increases. A 50% deposit is due with signed agreement and balance due prior to delivery. If the order is a drop ship, payment is due when the order is placed. All authorized returned item(s) are subject to a minimum 25% restocking fee, return freight and shipping charges. Product must be new/unused and credit will be approved pending final inspection. Custom fabricated item(s) are not returnable.

All merchandise remains the property of Zepole Supply Co. until paid in full.
If order is not delivered within 90 days after receipt of all products in our warehouse, applicable storage fees will apply.

Initial: _____

If payment terms are not satisfied, a 1.5% finance charge will be assessed per month.

Acceptance: _____ Date: _____

Printed Name: _____

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 4th day of October, 2022, 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: Bob Karas

Name of Business: Rookies

Tax ID#: 88-1860072

Address of Property where the business will be located:

72 N. Williams Street, Crystal Lake, IL 60014

WITNESSETH:

WHEREAS, the CITY has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the CITY and its residents, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes; and

WHEREAS, to promote the vitality of the CITY's commercial business areas, the CITY established its Economic Development Matching Grant Programs; and

WHEREAS, the Retailer Job Creation and Investment Programs provide financial assistance to building and business owners who occupy vacant space and facilitate job creation in Crystal Lake; and

WHEREAS, the City Council has found and determined that increased participation in the Retailer Job Creation and Investment Programs will encourage the maintenance and improvement of businesses within Crystal Lake and will stimulate economic activity in Crystal Lake, including the creation and maintenance of jobs and the attraction of consumers to Crystal Lake and will otherwise generally benefit the well-being of the residents of Crystal Lake by stimulating commercial growth, and provide crucial economic support to allow the CITY to continue to provide the level of municipal services to its commercial and residential citizens; and

WHEREAS, the CITY is authorized to expend public funds for a public benefit and by participating in the Retailer Job Creation and Investment Programs, the CITY will provide a benefit to the public, generally; and

WHEREAS, the OWNER has applied for reimbursement under the Retailer Job Creation and Investment Program; and

WHEREAS, The CITY has determined that the OWNER is eligible for the Retailer Job Creation and Investment Program, subject to the condition and limitation set forth in the City Code and 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 the cost of furniture, fixtures and equipment at OWNER'S property. Reimbursements to the OWNER will be made at a rate of fifty percent (50%) for the cost of façade improvements or of eligible furniture, fixtures, and equipment for the OWNER's business, up to a maximum amount of $10,000 for new retailers. Façade improvements must comply with all applicable codes and ordinances. The OWNER must follow all laws regarding prevailing wages for façade improvements. The actual total reimbursement amounts per this Agreement shall not exceed $10,000.

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: receipts and cancelled checks for the purchase of the approved furniture, fixtures, and equipment; copies of material costs and certified payrolls verifying prevailing wages were paid for all façade improvements; copy of a final Certificate of Occupancy for the business. The CITY shall issue a check to the OWNER as reimbursement for one-half of the furniture, fixtures, and equipment, subject to the limitations set forth in Section 1 hereof once one year of sales tax data has been verified. The OWNER shall only be entitled to the reimbursement set forth in Section 1 hereof if the taxable sales exceed $150,000 in the first year of operation.

SECTION 4

If the OWNER fails to purchase furniture, fixtures, or equipment, or fails to construct improvements to the façade, consistent with the conditions of the approval by the Mayor and City Council, then upon written notice being given by the Interim 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.

SECTION 5

Upon completion of the improvement work pursuant to this Agreement, the OWNER shall be responsible for properly maintaining the façade, 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.

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 completion date	100%
Within two years of the completion date	75%
Within three years of the completion date	50%
Within four years of the completion 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").

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 façade, furniture, fixtures, and equipment. 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

_____
Interim City Manager

ATTEST:

_____

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Starbucks

Requests:

1. Preliminary and Final Planned Unit Development for a new drive-through limited service restaurant
2. Comprehensive Land Use Plan Amendment from Office to Commerce
3. Rezoning from O to B-2 PUD General Commercial and restricting certain B-2 uses

Petitioner: Dan Abdo, petitioner
1406 W. Fulton St. Chicago

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Preliminary and Final Planned Unit Development, Comprehensive Land Use Plan Amendment, and Rezoning for Starbucks at the SEC of Randall Road and Ackman Road

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

Background:

- The site is vacant and adjacent to the Lake in the Hills Fen. Over the years several proposals have been made for development of the site and pollution to the Fen was always a concern.
- The Office zoning district had provided a layer of protection for the Fen since the district does not allow for heavy auto uses. The proposed rezoning is to B-2 PUD. Through the PUD uses can be restricted, so Condition 5 lists out uses that would not be permitted in the future should the parcel redevelop.
- Starbucks will create a new café location with a drive-through. Stacking will occur on site and be accommodated through the long drive-through lane.

- The proposed use triggers a Comprehensive Plan Amendment, which would be consistent with the area.
- Starbucks has created a new color scheme of light grey accented with wood paneling and dark trim and awnings.

PZC Highlights:

- The Planning and Zoning Commission were supportive of the request, understanding the need to amend the Comprehensive Plan and Rezone the property. This was a great use that still allowed for the protection of the Fen.
- 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 (Joseph Development LLC, received 09/01/22)
   B. Site Plan (SpaceCo, dated 03/15/22, received 03/31/22)
   C. Elevations (Arcon, dated 01/28/22, received 09/15/22)
   D. Floor Plan (Arcon, dated 01/28/22, received 03/31/22)

2. Landscape Plan
   A. Provide a landscape for review. Landscape is required to screen the parking lot, around the building, around the free-standing sign, and along the roadways with street trees. The landscape plan shall meet the requirements of Article 4-400.

3. The freestanding sign must comply with the commercial monument sign requirements of the UDO.

4. The trash enclosure must be constructed of brick to match the building elevations.

5. The following B-2 uses are prohibited on this property:
   A. Auto Dealers
   B. Other Motor Vehicle Dealers
   C. Automotive Accessory Sales and Installation
   D. Internet Auto Sales
   E. Passenger Car Rental and Leasing
   F. Truck, Utility Trailer, and RV Rental and Leasing
   G. Automotive Repair, Minor and Major
   H. Automotive Oil Change and Lubrication Shops
   I. Car Washes
   J. Major Automotive Repair uses with Automobile Dealer as an ancillary use
   K. Nursery, Garden Center, and Farm Supply Stores
   L. Gasoline Stations (with or without convenience stores)
   M. Home and Garden Equipment Repair and Maintenance

N. Reupholstery and Furniture Repair
O. Footwear and Leather Goods Repair
P. Dry-Cleaning and Laundry Services
Q. Industrial Launderers
R. Funeral Homes
S. Crematories
T. Photofinishing Laboratories
U. Shooting Range
V. Recycling Drop Off Point
W. Or other such similar uses that could cause concern of pollution of the Fen

6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and the City's Stormwater Consultant.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Starbucks at the SEC of Randall and Ackman with Comp Plan, Rezoning and Preliminary and Final PUD. 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: 9-23-22
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Joseph Development LLC, received 09/01/22)
   B. Site Plan (SpaceCo, dated 03/15/22, received 03/31/22)
   C. Elevations (Arcon, dated 01/28/22, received 09/15/22)
   D. Floor Plan (Arcon, dated 01/28/22, received 03/31/22)

2. Landscape Plan
   A. Provide a landscape for review. Landscape is required to screen the parking lot, around the building, around the free-standing sign, and along the roadways with street trees. The landscape plan shall meet the requirements of Article 4-400.

3. The freestanding sign must comply with the commercial monument sign requirements of the UDO.

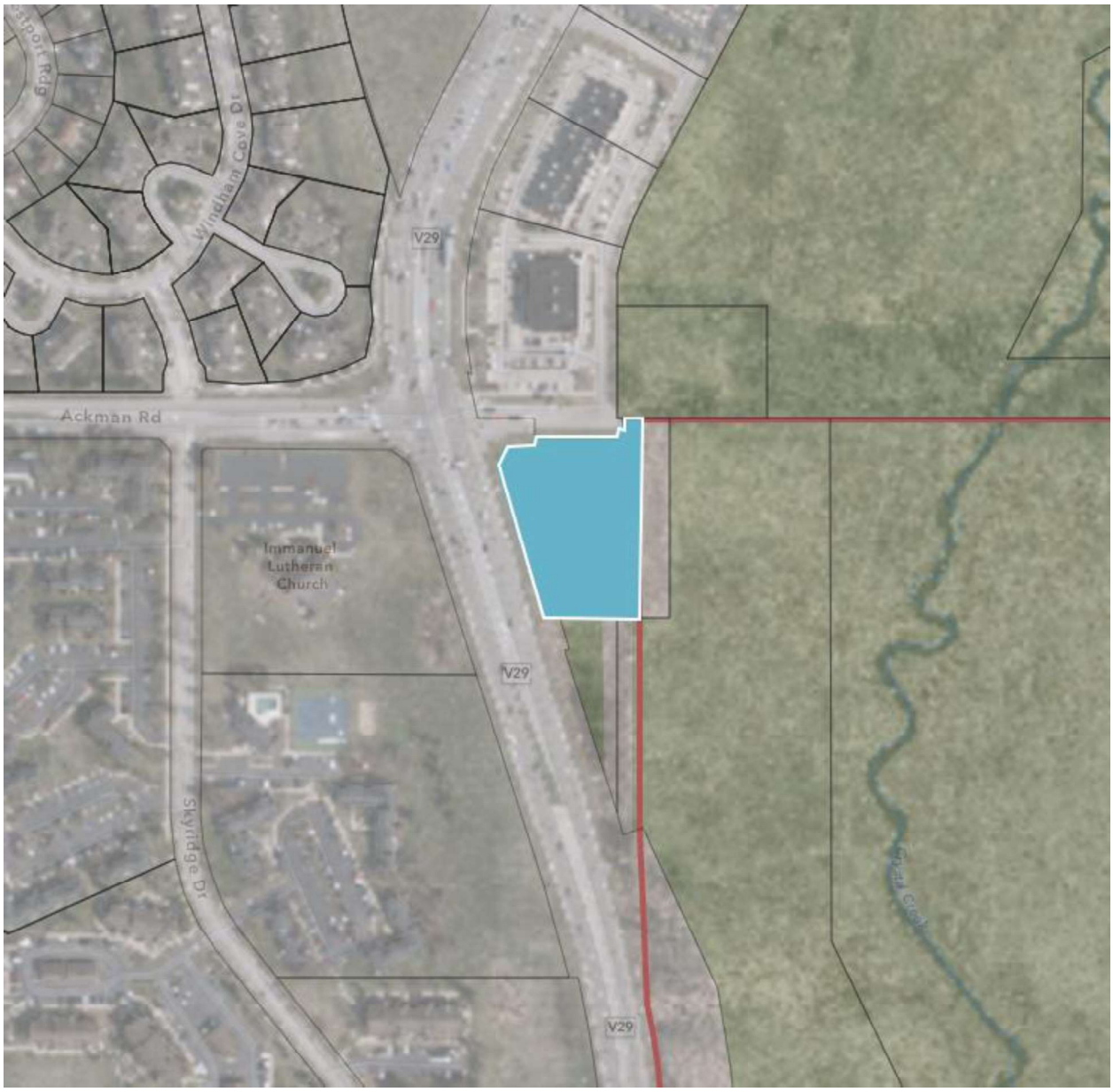
4. The trash enclosure must be constructed of brick to match the building elevations.

5. The following B-2 uses are prohibited on this property:
   A. Auto Dealers
   B. Other Motor Vehicle Dealers

C. Automotive Accessory Sales and Installation
D. Internet Auto Sales
E. Passenger Car Rental and Leasing
F. Truck, Utility Trailer, and RV Rental and Leasing
G. Automotive Repair, Minor and Major
H. Automotive Oil Change and Lubrication Shops
I. Car Washes
J. Major Automotive Repair uses with Automobile Dealer as an ancillary use
K. Nursery, Garden Center, and Farm Supply Stores
L. Gasoline Stations (with or without convenience stores)
M. Home and Garden Equipment Repair and Maintenance
N. Reupholstery and Furniture Repair
O. Footwear and Leather Goods Repair
P. Dry-Cleaning and Laundry Services
Q. Industrial Launderers
R. Funeral Homes
S. Crematories
T. Photofinishing Laboratories
U. Shooting Range
V. Recycling Drop Off Point
W. Or other such similar uses that could cause concern of pollution of the Fen

6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and the City's Stormwater Consultant.

PIQ Map
SEC Randall and Ackman



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, A COMPREHENSIVE LAND USE PLAN AMENDMENT, AND REZONING FOR STARBUCKS

WHEREAS, pursuant to the terms of the Petition (File #2022-69) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Planned Unit Development, a Comprehensive Land Use Plan Amendment from Office to Commerce and a Rezoning from O, Office to B-2 PUD, General Commercial for a new limited service drive-through use for Starbucks at the Southeast Corner of Randall Road and Ackman Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on September 3, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on September 21, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning; and

WHEREAS, on September 21, 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 Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning be approved, all as documented in the minutes; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning be granted 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 Preliminary and Final Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning be granted to permit the construction of the limited service restaurant with drive-through for Starbucks located at the Southeast Corner of Randall Road and Ackman Road (19-18-428-006 and 19-17-300-007), Crystal Lake, Illinois is hereby approved.

Draft

SECTION II: That the Preliminary and Final Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Joseph Development LLC, received 09/01/22)
   B. Site Plan (SpaceCo, dated 03/15/22, received 03/31/22)
   C. Elevations (Arcon, dated 01/28/22, received 09/15/22)
   D. Floor Plan (Arcon, dated 01/28/22, received 03/31/22)

2. Landscape Plan
   A. Provide a landscape for review. Landscape is required to screen the parking lot, around the building, around the free-standing sign, and along the roadways with street trees. The landscape plan shall meet the requirements of Article 4-400.

3. The freestanding sign must comply with the commercial monument sign requirements of the UDO.

4. The trash enclosure must be constructed of brick to match the building elevations.

5. The following B-2 uses are prohibited on this property:
   A. Auto Dealers
   B. Other Motor Vehicle Dealers
   C. Automotive Accessory Sales and Installation
   D. Internet Auto Sales
   E. Passenger Car Rental and Leasing
   F. Truck, Utility Trailer, and RV Rental and Leasing
   G. Automotive Repair, Minor and Major
   H. Automotive Oil Change and Lubrication Shops
   I. Car Washes
   J. Major Automotive Repair uses with Automobile Dealer as an ancillary use
   K. Nursery, Garden Center, and Farm Supply Stores
   L. Gasoline Stations (with or without convenience stores)
   M. Home and Garden Equipment Repair and Maintenance
   N. Reupholstery and Furniture Repair
   O. Footwear and Leather Goods Repair
   P. Dry-Cleaning and Laundry Services
   Q. Industrial Launderers
   R. Funeral Homes
   S. Crematories
   T. Photofinishing Laboratories
   U. Shooting Range
   V. Recycling Drop Off Point
   W. Or other such similar uses that could cause concern of pollution of the Fen

Draft

6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and the City's Stormwater Consultant.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map and all pertinent records of the City of Crystal Lake to show the issuance of a Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning 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 4th day of October, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: October 4, 2022
Approved: October 4, 2022

Draft

#2022-69
Starbucks – Preliminary/Final PUD and Rezoning
Project Review for Planning and Zoning Commission

Meeting Date: September 21, 2022

Requests:
1. Preliminary and Final Planned Unit Development for a new drive-through limited service restaurant.
2. Comprehensive Land Use Plan Amendment from Office to Commerce.
3. Rezoning from O to B-2 PUD General Commercial and restricting certain B-2 uses.

Location: SEC Randall Road and Ackman Road

Acreage: Approximately 2.41 acres

Zoning: O Office

Surrounding Properties:
North: B-2 General Commercial
South: Lake in the Hills Fen
East: Lake in the Hills Fen
West: Across Randall Road, RE Residential Estate, a church

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:
- The site is vacant adjacent to the Lake in the Hills Fen. The Fen is a high quality natural resource so development of this site will be reviewed to limit disturbance of the Fen. Certain B-2 uses are being restricted through the PUD to prevent future redevelopment of the site with uses that could pollute the Fen.
- The new development will feature a Starbuck's drive-through.
- The property is currently zoned Office and drive-through uses are permitted in B-2 zoning district. The desire for office zoned properties has been low for the past years. Randall Road is a commercial corridor and the proposed rezoning would fit with the character of the area.

Development Analysis:

Land Use/Zoning
- The site is currently zoned O Office. The petitioner is proposing a rezoning to B-2 PUD General Commercial.

- The current land use is Office. The Comprehensive Land Use Amendment would change this to Commerce, which would fit the character of the area.



Site Layout

- Access is coming from the extension of Ackman Road, called Meredith Drive. The access point lines up with the shopping center to the north.
- There is a large sized parking lot up front to accommodate customers, as well as a dual drive-through lane, which allows for sufficient stacking and a bypass exit lane.
- The site meets the setback and all other bulk requirements.

Landscape Plan

- The petitioner will meet the landscape requirements of the UDO and provide a landscape plan for review.

Parking

- The site requires 22 parking spaces (1 per 100 square feet).
- The site provides 28 parking spaces.

Building Elevations

- The building features the new color scheme for the Starbuck's brand, the light grey, wood, and the dark top cap and trim.
- The majority of the building is constructed of brick. The brick runs along the main portion of the wall and under the windows.
- Wood paneling accent is featured on three of the elevations giving the elevations a softer look and a new distinct color.

- Additional design features are an EIFS finish above the brick and the dark coloring of the windows, doors and awnings.
- The proposed building meets the UDO Design Standards.

Findings of fact:

Comprehensive Land Use Plan Amendment

The comprehensive plan is put into place to help the City sustain a prosperous and economically balanced community through the combination of all the plan elements including land use decisions, economic development, housing, transportation options, development and preserving the unique areas, parks and recreation, environmental resources, historic preservation and community facilities. As amendments are proposed they are reviewed to ensure a proper balance is maintained and the new designation would fit with the surrounding area.

Rezoning

- The property is currently zoned O Office.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial zoning criteria are:
  - ✓ General: This district is the City's primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.
  - ✓ Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
  - ✓ Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.
☒ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☒ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☒ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☒ *Meets* ☐ *Does not meet*

Preliminary/Final Planned Unit Development
The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of a drive-through limited service restaurant. 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*

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

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☒ Meets ☐ Does not meet
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☒ Meets ☐ Does not meet
3. PUDs must provide transitional uses to blend with adjacent development.
   ☒ Meets ☐ Does not meet
4. PUD phases must be logically sequenced.
   ☒ Meets ☐ Does not meet
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☒ Meets ☐ Does not meet
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☒ Meets ☐ Does not meet
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☒ Meets ☐ Does not meet
8. Any private infrastructure shall comply with the city standards.
   ☒ Meets ☐ Does not meet
9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☒ Meets ☐ Does not meet
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
   ☒ Meets ☐ Does not meet

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office. The petitioner is requesting an amendment to Commerce. The Commerce land use allows for existing and future retail, service, and restaurant uses. The following goal is 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 actions:

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

Success Indicator: The number of new "chain store" occupancies.

Supporting Action: Promote developments that conserve open space and unique natural features, provide for efficient internal circulation, and encourage quality landscaping and building design.

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 (Joseph Development LLC, received 09/01/22)
   B. Site Plan (SpaceCo, dated 03/15/22, received 03/31/22)
   C. Elevations (Arcon, dated 01/28/22, received 09/15/22)
   D. Floor Plan (Arcon, dated 01/28/22, received 03/31/22)

2. Landscape Plan
   A. Provide a landscape for review. Landscape is required to screen the parking lot, around the building, around the free-standing sign, and along the roadways with street trees. The landscape plan shall meet the requirements of Article 4-400.

3. The freestanding sign must comply with the commercial monument sign requirements of the UDO.

4. The trash enclosure must be constructed of brick to match the building elevations.

5. The following B-2 uses are prohibited on this property:
   A. Auto Dealers
   B. Other Motor Vehicle Dealers
   C. Automotive Accessory Sales and Installation
   D. Internet Auto Sales
   E. Passenger Car Rental and Leasing
   F. Truck, Utility Trailer, and RV Rental and Leasing
   G. Automotive Repair, Minor and Major
   H. Automotive Oil Change and Lubrication Shops
   I. Car Washes
   J. Major Automotive Repair uses with Automobile Dealer as an ancillary use
   K. Nursery, Garden Center, and Farm Supply Stores

L. Gasoline Stations (with or without convenience stores)
M. Home and Garden Equipment Repair and Maintenance
N. Reupholstery and Furniture Repair
O. Footwear and Leather Goods Repair
P. Dry-Cleaning and Laundry Services
Q. Industrial Launderers
R. Funeral Homes
S. Crematories
T. Photofinishing Laboratories
U. Shooting Range
V. Recycling Drop Off Point
W. Or other such similar uses that could cause concern of pollution of the Fen

6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and the City's Stormwater Consultant.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Joseph Development LLC
Address: 1406 W. Fulton St. - Suite A2
Chicago, Illinois 60607
Phone: [redacted]
Fax: n/a
E-mail: [redacted]

Owner Information (if different)

Name: Siri B. Fuhler Trust/John Fuhler
Address: 1154 N. Main Street
Algonquin, Illinois 60102
Phone: 815-455-4000
Fax: n/a
E-mail: John@fuhlerproperties.com,

Property Information

Project Description: The project will consist of an approximately 2,300 sq ft fas casual retail coffee shop and will have a drive thru facility, an outdoor patio and 28 parking stalls.

All of the site work and landscaping will be new and the building will be new construction consisting of first class material such as glass, metal, brick, vertical siding etc..

Project Address/Location: Approximately 62,500 sq ft at the south east corner of Randall Rd. and Merideth Drive/Ackman Road in Crystal Lake.

PIN Number(s): 19-18-428-006 (Parcel 1) 19-17-300-007 (Parcel 2)

Development Team

Please include address, phone, fax and e-mail

Developer: Joseph Development LLC - 1406 W. Fulton St, Suite A2 Chicago, Illinois 60607 - Dan Abdo 312-208-250

Architect: Arcon Associates Inc. - 2050 South Finley Rd. Suite 40 Lombard, Illinois 60148 Brian Schmidt - 630-267-2634

Attorney: Joseph Development LLC - Josh Glazier - 1406 W, Fulton St Suite A2 Chicago, Illinois 60607 312-208-1600

Engineer: Spaceco Engineering - Jason Wiesbrock - 224 1/2 N. Liberty St. Morris, Illinois 60450 815- 941-0260

Landscape Architect: Kathryn Talty Landscape Architecture - 45 Longmeadow Road Winnetka, Illinois 60093

Planner: n/a

Surveyor: Spaceco Engineering - Jason Wiesbrock - 224 1/2 N. Liberty St. Morris, Illinois 60450 815-941-0260

Other:

Signatures

Daniel J. Abdo - c/o Joseph Development LLC Daniel J. Abdo 3/1/22

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.

John Fulher - c/o Siri B. Fuhler Trust 3/1/22

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, SEPTEMBER 21, 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, Atkinson, Greenman, Gronow, Skluzacek, and Teetsov were present. Ms. Repholz was absent.

Elizabeth Maxwell, City Planner, Katie Rivard, Assistant City Planner, and Heather Maieritsch, Economic Development Manager 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.

2022-69 – SEC RANDALL AND ACKMAN ROADS – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, COMPREHENSIVE LAND USE PLAN AMENDMENT AND REZONING

Preliminary and Final Planned Unit Development for a new drive-through limited service restaurant, Comprehensive Land Use Plan Amendment from Office to Commerce, Rezoning from O to B-2 PUD General Commercial and restricting certain B-2 uses.

Mr. Dan Abdo was present to represent the request. He stated this is an approximately 2,300 square-foot Starbucks café store and drive-through. The new store sites are getting larger. Starbucks wants to be sure to provide sufficient stacking on site, as well as parking for customers that come in and can stay. Even though this site looks large, there is a lot of slope so the buildable pad area is about one acre. Everything is prepackaged and heated up and they make blended coffee drinks. The company wants to create a destination gather spot. The interiors are built out very nicely and are very expensive.

Mr. Greenman asked if the petitioner had read the conditions and agreed with them. He had and did.

Mr. Greenman opened the public hearing. There being no one in the audience wishing to speak, he closed the public hearing.

Staff summarized the request and explained why the uses were being limited, which would ensure protection of the Lake in the Hills Fen if the site were to redevelop in the future.

Mr. Gronow is happy to have them locate here. He believes this is an appropriate use for this piece of property and understands the request for the Comprehensive Plan and Rezoning changes. Mr. Abdo said this will be a good use for this site and this will be a peaceful use that will not disturb the Fen.

Mr. Atkinson said that this request meets the Findings of Fact and supports changing the land use and zoning for this use. This should help bolster traffic to the area and support the other existing retail uses.

Ms. Teetsov thought this is a great location. She really appreciates the design elements of the elevations. She asked about outdoor seating and Mr. Abdo confirmed they will have outdoor seating. She asked about traffic flow and the drive-through. Mr. Abdo walked the commissioners through the site plan and the traffic flow.

Mr. Skluzacek supports the request. He asked if there was recycling on the site. Mr. Abdo did not deal with the operation side of the company so he did not know, though he stated Starbucks is working to reduce waste and recycle.

Mr. Greenman said he will make it unanimous for support of the request. He has seen several other proposals in the past for this site and none of them made sense so he is happy they can develop here and we have protections for the future.

Ms. Teetsov made a motion to approve the Preliminary and Final Planned Unit Development, Comprehensive Land Use Plan Amendment and Rezoning with the following recommendations:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Joseph Development LLC, received 09/01/22)
   B. Site Plan (SpaceCo, dated 03/15/22, received 03/31/22)
   C. Elevations (Arcon, dated 01/28/22, received 09/15/22)
   D. Floor Plan (Arcon, dated 01/28/22, received 03/31/22)

2. Landscape Plan

A. Provide a landscape for review. Landscape is required to screen the parking lot, around the building, around the free-standing sign, and along the roadways with street trees. The landscape plan shall meet the requirements of Article 4-400.

3. The freestanding sign must comply with the commercial monument sign requirements of the UDO.

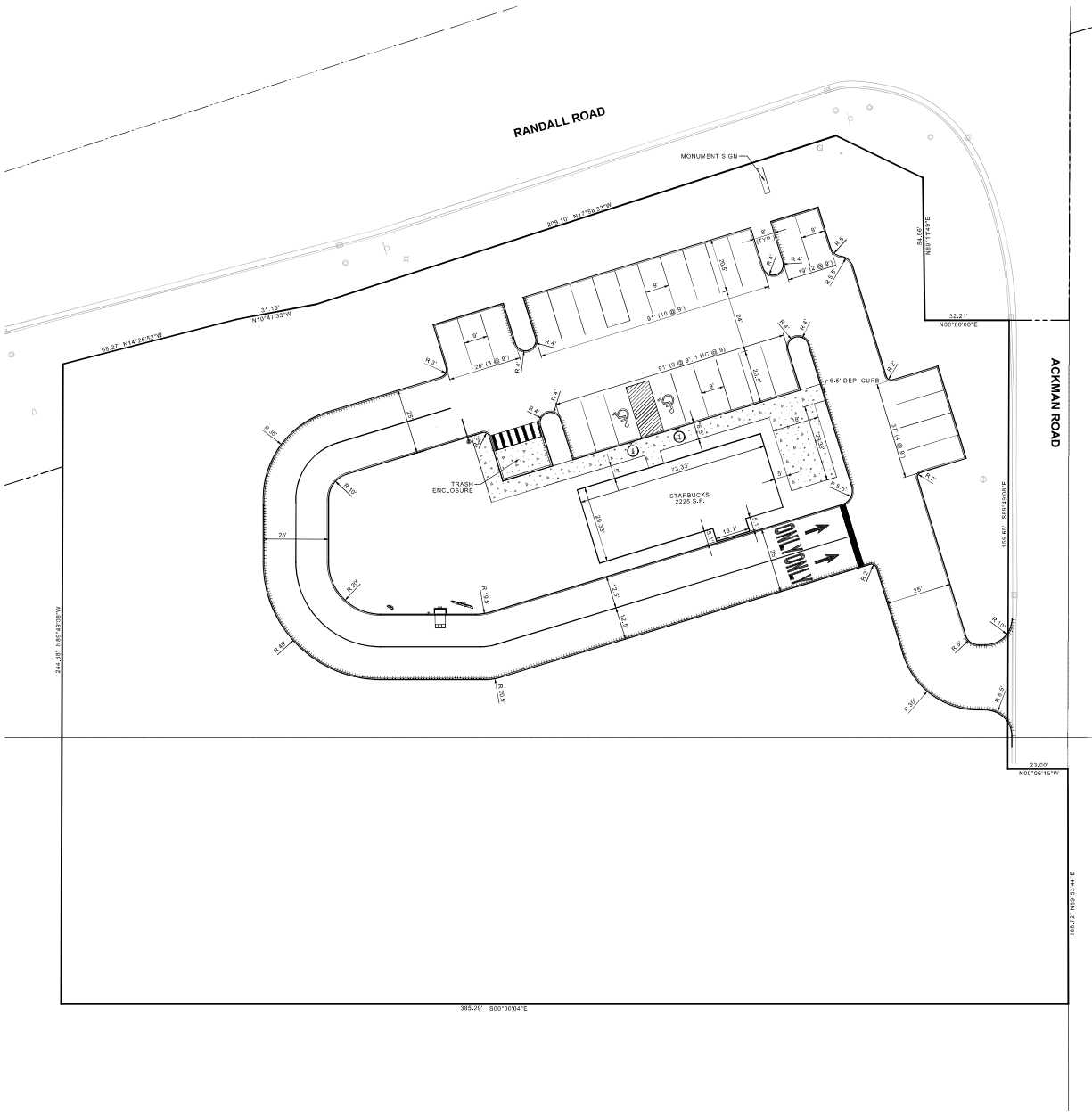
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   A. Auto Dealers
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   C. Automotive Accessory Sales and Installation
   D. Internet Auto Sales
   E. Passenger Car Rental and Leasing
   F. Truck, Utility Trailer, and RV Rental and Leasing
   G. Automotive Repair, Minor and Major
   H. Automotive Oil Change and Lubrication Shops
   I. Car Washes
   J. Major Automotive Repair uses with Automobile Dealer as an ancillary use

K. Nursery, Garden Center, and Farm Supply Stores
L. Gasoline Stations (with or without convenience stores)
M. Home and Garden Equipment Repair and Maintenance
N. Reupholstery and Furniture Repair
O. Footwear and Leather Goods Repair
P. Dry-Cleaning and Laundry Services
Q. Industrial Launderers
R. Funeral Homes
S. Crematories
T. Photofinishing Laboratories
U. Shooting Range
V. Recycling Drop Off Point
W. Or other such similar uses that could cause concern of pollution of the Fen

6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and the City's Stormwater Consultant.

Mr. Gronow seconded the motion. On roll call Members Atkinson, Gronow, Skluzacek, Teetsov, and Greenman voted aye. Motion passed.



NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE REVERSED PITCH UNLESS OTHERWISE NOTED.
3. ALL CURB IS BARRIER CURB
4. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS

NO	DATE	REMARKS

NO	DATE	REMARKS

OVERALL SITE PLAN

STARBUCKS
CRYSTAL LAKE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
224 N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0269 Fax: (815) 941-0263
SPACECO INC.

FILENAME: C4_11916-GM1

DATE: 03/15/22

JOB NO. 11916

SHEET OVSP 1 OF 1

N:\Projects\11916\PRELIM\11916-LMC_OVSP.dgn Default User-bfg

REGIONAL CRITERIA

TYPICAL SINGLE TENANT BUILDING ELEVATIONS – PALETTE A

1. RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
2. MODERN EXTERIOR WALL SCONCES PER STARBUCKS DESIGNER
3. LIGHT NEUTRAL TEXTURED BRICK
4. WARM VERTICAL WOOD PLANKS
5. LIGHT GRAY PAINTED EIFS



Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



Rear Elevation

CRYSTAL LAKE - STARBUCKS

at

N RANDALL RD & ACKMAN RD
CRYSTAL LAKE, IL 60014

for

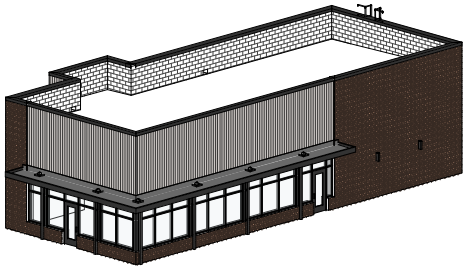
GLAZIER PROJECT LLC.

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LOCATION MAP





1 **ISOMETRIC DRAWING**

FOR REFERENCE ONLY

INDEX OF DRAWINGS

Sheet	Description				
G0.1	COVER SHEET	A4.1	ROOF DETAILS	T1.1	TENANT DOCUMENTS
A1.1	REFERENCE SITE PLAN	A4.2	ROOF PLAN	T1.2	TENANT DOCUMENTS
A2.1	FLOOR PLAN			T1.3	TENANT DOCUMENTS
A3.1	STANDARD DETAILS				
A3.2	EXTERIOR ELEVATIONS	S1.2	ROOF FRAMING PLAN		
A3.3	WALL SECTIONS	L1.1	LANDSCAPE PLAN		
A3.3	WALL SECTIONS	L1.2	LANDSCAPE DETAILS		

PROJECT DATA:

PROJECT DESCRIPTION:
NEW SHELL BUILDING

ADDRESS:
N RANDALL RD & ACKMAN RD
CRYSTAL LAKE, IL 60014

ZONING:
AB - AREA BUSINESS

CLASSIFICATION BY OCCUPANY:
GROUP A-2

TYPE OF CONSTRUCTION:
TYPE IIB NON COMBUSTIBLE

PROPOSED BUILDING HEIGHT: 1-STORY 21'-4" T/ PARAPET

BUILDING FOOTPRINT AREAS (EXTERIOR / PERIMETER S.F.)
TOTAL BUILDING AREA = 2,225 S.F.

GENERAL NOTES

A. SCOPE OF WORK AND GENERAL CONDITIONS

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THE PROJECT.
2. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE INDEX OF DRAWINGS ON THE TITLE SHEET, THE SPECIFICATIONS AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND/OR FIRE PROTECTION DRAWINGS, WHERE APPLICABLE, INVOLVING ANY ONE TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS BELONGING TO THAT PARTICULAR CATEGORY OR NOT. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN THE VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
3. THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS, EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.). THEY SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
4. THE CONTRACTORS SHALL SUPPLY ALL LABOR, TRANSPORTATION, APPARATUS, SCAFFOLDING, ANY TOOLS NECESSARY FOR THE COMPLETION OF THE WORK. THEY SHALL MAINTAIN AND REMOVE ANY TEMPORARY EQUIPMENT, AND CONSTRUCT IN EXCELLENT AND WORKMANLIKE MANNER THE COMPLETE WORK AND EVERYTHING PROPERLY INCIDENTAL THERETO AS STATED IN THE CONTRACT DOCUMENTS OR REASONABLY IMPIED THEREFROM. IT IS NOT THE INTENT OF THE CONTRACT DOCUMENTS TO SET FORTH IN DETAIL EVERY ITEM NECESSARY TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTORS MUST BE QUALIFIED FOR THIS WORK AND MUST, WITHOUT DIRECTION, FURNISH AND INSTALL EVERYTHING NECESSARY TO PROVIDE CONSTRUCTION IN A COMPLETE AND ACCEPTABLE ORDER READY FOR USE WITHOUT ANY ADDITIONAL WORK. ALL PARTS MUST BE COORDINATED, COMPLETE, READY TO OPERATE AND DELIVERED TO THE OWNER IN NEW CONDITION.
5. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR PATCHING FIELD CONDITIONS THAT MAY ARISE. IT IS DEEMED BY THE ARCHITECT THAT THE CONTRACTORS COULD HAVE ANTICIPATED A PROBLEM FROM A FIELD VISIT. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING CONDITIONS THAT AFFECT THE WORK.
6. THE CONTRACTORS ACKNOWLEDGE AND AGREE THAT THEY HAVE INDEMNIBLE, INDELIGABLE, INTRANSFERABLE, AND CONTRACTUAL OBLIGATION TO THE OWNER TO MAKE THEIR OWN INSPECTIONS ON THEIR OWN WORK AT THE STAGES OF CONSTRUCTION, AND SHALL SUPERVISE AND SUPERINTEND PERFORMANCE OF WORK IN SUCH MANNER AS TO ENABLE THEM TO CONFIRM, CERTIFY AND CORROBORATE AT ALL TIMES THAT ALL WORK HAS BEEN EXECUTED STRICTLY, LITERALLY, ACCURATELY, AND INTELLIGENTLY IN ACCORDANCE WITH THE METHODS, MATERIALS AND STANDARDS.
7. THE CONTRACTORS WILL REPAIR AND/OR REPLACE ALL DAMAGED MATERIALS THAT ARE FOUND TO HAVE BEEN MADE DURING THE COURSE OF THE WORK AND CLEANUP PROCEDURE. REPAIR SHALL MEAN THE ITEM(S) ARE RETURNED TO THEIR ORIGINAL STATE, AS A MINIMUM, AS DETERMINED BY THE OWNER AND THE ARCHITECT.
8. ALL CONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.

B. CONTRACT DRAWINGS AND SPECIFICATIONS

1. THE CONTRACTORS ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK.
2. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT THE EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
3. ALL CONTRACTORS SHALL EXAMINE AND BE RESPONSIBLE FOR ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS WHEN ESTABLISHING THE SCOPE OF WORK FOR THEIR RESPECTIVE TRADES.
4. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
5. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. DRAWINGS MAY BE DISTORTED AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DRAWINGS.
7. ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.

C. EXISTING CONDITIONS

1. ALL CONTRACTORS SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED, BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTORS REPRESENT THAT THEY HAVE VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
2. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF OTHER TRADES.
3. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTORS MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
5. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTORS' CONVENIENCE ONLY. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTORS' IGNORANCE OF EXISTING CONDITIONS AND THEIR IMPLICATIONS.

D. DEMOLITION AND REMOVALS

1. OWNER SHALL HAVE THE OPTION OF SELECTING ANY OF ALL OF THE ITEMS WHICH ARE DESIGNATED TO BE REMOVED BY THE CONTRACTORS AS SALVAGE FOR THE OWNER. CONTRACTORS SHALL REMOVE SUCH ITEMS WITH EXTREME CARE AND RETURN SUCH ITEMS TO THE OWNER.
2. OWNER SHALL REMOVE AND/OR RELOCATE PORTABLE EQUIPMENT, FURNITURE, ETC., WHICH WILL BE IN CONFLICT WITH NEW CONSTRUCTION.

E. CUTTING AND PATCHING

1. THE CONTRACTORS SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTORS SHALL PERFORM ALL CUTTING, FITTING AND PATCHING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, ETC. AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR AS INDICATED ON THE DRAWINGS.

F. MATERIALS, ASSEMBLIES AND INSTALLATION

1. IT IS THE CONTRACTORS' RESPONSIBILITY TO COORDINATE AND ACCURATELY LOCATE ELECTRICAL, MECHANICAL AND PLUMBING DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR UNCOORDINATED WORK.

G. SITE CONDITIONS

1. ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN OR NOT, MUST BE PROTECTED BY THE CONTRACTORS AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. WHERE DAMAGE OCCURS, THE CONTRACTORS SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL, PLUMBING AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION. WHERE THEY INTERFERE WITH THE NEW CONSTRUCTION WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.
4. THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION, PROVIDE ALL NECESSARY ACCOMMODATIONS TO KEEP THE TENANTS OCCUPIED. PORTIONS OF THE BUILDING OPERATIONAL AND SAFE. THESE ACCOMMODATIONS INCLUDE, BUT ARE NOT LIMITED TO MECHANICAL SYSTEMS, ELECTRICAL AND COMMUNICATION WIRING, PLUMBING SYSTEMS, NOISE AN DUST CONTROL, TEMPORARY SIGNAGE, AND LIFE SAFETY MEASURES.
5. ALL CONTRACTORS ARE TO BE KEPT FREE OF REFUSE AND CONSTRUCTION MATERIAL. CONTRACTORS SHALL DISPOSE OF DEMOLISHED MATERIALS OFF SITE AND PROVIDE DUMPSTERS AS REQUIRED.

H. SITE RESTORATION

1. WHETHER OR NOT SPECIFICALLY INDICATED, THE CONTRACT DOCUMENTS REQUIRE THAT THE CONTRACTORS SHALL INCLUDE AS A PART OF THEIR BID PROVISIONS FOR PROVIDING SITE RESTORATION FOR ANY PORTION OF THE SITE AFFECTED BY THE WORK. THE SITE RESTORATION SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO RESTORING DISTRBED LANDSCAPING, WALKS AND ROADWAYS TO A CONDITION ACCEPTABLE TO THE ARCHITECT.

J. UNDERGROUND UTILITIES

1. THE CONTRACTORS SHALL EXERCISE CARE IN EXCAVATION AND CONSTRUCTION SO AS NOT TO DISTURB EXISTING UNDERGROUND SITE UTILITIES UNLESS SPECIFICALLY DOCUMENTED TO DO SO.) THE CONTRACTORS SHALL EMPLOY A SERVICE TO LOCATE SUCH UTILITIES AND SHALL CONSULT WITH THE OWNER AS TO POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE, SERVICE AND PAY FOR ANY UTILITY FEES IN CONNECTION WITH RESTORATION OF SERVICE IN THE EVENT OF DISRUPTION DUE TO EXCAVATION OR CONSTRUCTION.

SYMBOL LIST

- DWG # / SHT # — SECTION TARGET
- DWG # / SHT # — DETAIL TARGET
- DWG # / SHT # — EXTERIOR ELEVATION TARGET
- SHT # / DWG # — INTERIOR ELEVATION TARGET
- STANDARD / 00 — ROOM NAME AND NUMBER
- DOOR OR FRAMED OPENING TARGET
- WALL OR TOILET ACCESSORY TAG
- PT.# — PARTITION TYPE TAG
- FEC # — FIRE EXTINGUISHER & FIRE EXTINGUISHER CABINET TYPE
- COLUMN LINE
- TODAY JOIST BRG. FLEX = 2X12 — ELEVATION TARGET (VERTICAL HEIGHT)
- DETAIL BLOW-UP
- NORTH ARROW
- ITEM # — WOOD CASEWORK TAG
- ITEM # — PLASTIC LAMINATE CASEWORK TAG
- ITEM # — WINDOW TAG

ABBREVIATIONS

ACOUST - ACOUSTICAL
AFF - ABOVE FINISHED FLOOR
ALUM - ALUMINUM
ASSY - ASSEMBLY
AT - ACOUSTICAL TILE
BD - BOARD
BLDG - BUILDING
BNG - BEARING
BUR - BUILT UP ROOF
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONT - CONTINUOUS
CPT - CARPET
CT - CERAMIC TILE
DIA - DIAMETER
DIM - DIMENSION
DN - DOWN
DOCS. - DOCUMENTS
DR - DOOR
DTL - DETAIL
DWG - DRAWING
EA - EACH
EJ - EXPANSION JOINT
EL - ELEVATION
ELEC - ELECTRICAL
ELEV - ELEVATOR
EQ - EQUAL
EWC - ELECTRIC WATER COOLER
EXIST - EXISTING
FDN - FOUNDATION
FE - FIRE EXTINGUISHER
FEC - FIRE EXTINGUISHER CABINET
FH - FIRE HYDRANT
FIN - FINISH
FIXT - FIXTURE
FLR - FLOOR
FT - FOOT/FEET
GA - GAUGE
GALV - GALVANIZED
GYP - GYPSUM
HGT - HEIGHT
HM - HOLLOW METAL
HORIZ - HORIZONTAL
HP - HIGH POINT
ID - INSIDE DIAMETER
INSUL - INSULATION
LBS - POUND
LP - LOW POINT
LOC - LOCATION
MANUF - MANUFACTURER
MASRY - MASONRY
MAX - MAXIMUM
MECH - MECHANICAL
MTL - METAL
MIN - MINIMUM
MJ - MOVEMENT JOINT
MO - MASONRY OPENING
NIC - NOT IN CONTRACT
NOM - NOMINAL
NTS - NOT TO SCALE
OC - ON CENTER
OD - OUTSIDE DIAMETER
OPEN - OPENING
OPG - OPPOSITE HAND
OPH - OUNCE
OZ - PLATE
PLT - PLASTIC LAMINATE
PLAM - PLYWOOD
PLYWD - PRE-FINISHED
PREFIN - RISER
R - RADIUS
RAD - REINFORCED
REINF - REQUIRED
REQ'D - ROOM
RM - RUBBER BASE OR TILE
RBD - SOLID CORE
SC - SCHEDULE
SCHED - SHEET
SHT - SIMILAR
SIM - SPECIFICATION
SPEC - STAINLESS STEEL
SS - STANDARD
STD - STEEL
STL - STORAGE
STOR - STRUCTURE
STRUCT - SQUARE
SQ - TELEPHONE
TEL - TEMPERED
TEMP - THICK
THK - TYPICAL
TYP - UNLESS NOTED OTHERWISE
UNO - VERTICAL
VERT - VINYL COMPOSITION TILE
VCT - VERIFY IN THE FIELD
VIF - WITH
W/ - WITHOUT
W/O - WOOD
WD - WATERPROOF
WP

MATERIAL SYMBOLS

- FACE BRICK
- CONCRETE MASONRY UNIT
- CONCRETE
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD
- STEEL
- BATTING INSULATION
- RIGID INSULATION
- GYPSUM BOARD
- ACOUSTICAL TILE/PLASTER
- ALUMINUM
- ASPHALT PAVING
- EARTH
- GRANULAR FILL
- SAND, MORTAR, OR GROUT

APPLICABLE CODES

International Building Code (2018)
International Residential Code (2009)
International Fuel Gas Code (2009)
International Mechanical Code (2009)
International Energy Conservation Code (2009)
International Property Maintenance Code (2009)
International Existing Building Code (2009)
National Electric Code (2008)
Illinois State Accessibility Code (1997)
Illinois State Plumbing Code (2004)

ARCON
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environmental consultants
landscape architects
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

CRYSTAL LAKE - STARBUCKS

at

N RANDALL RD & ACKMAN RD
CRYSTAL LAKE, IL 60014

for

GLAZIER PROJECT LLC
at
1406 W FULTON ST.
CHICAGO, IL. 60607

VILLAGE REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	By

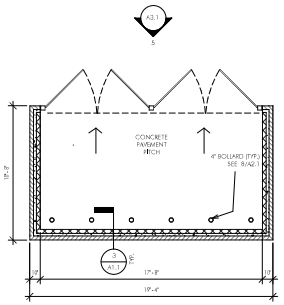
Project Number: 21038
Issue Date: 01/28/2022
Drawn by: JMP
Sheet Title COVER SHEET
Sheet Number G0.1

DOOR AND FRAME SCHEDULE

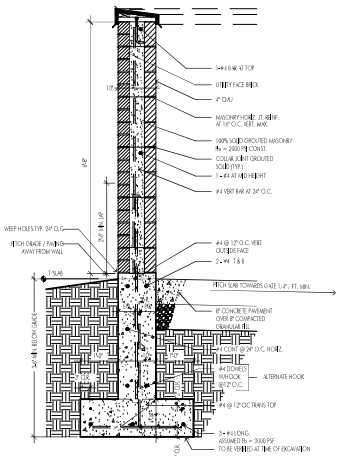
Mark	DOOR Type	Width	Height	Thickness	Material	Glass	Hardware	Remarks
D.100A	SEE ELEV.	3'-0"	7'-0"	1 3/4"	Aluminum	G1	1,2	
D.100B	SEE ELEV.	3'-0"	7'-0"	1 3/4"	Aluminum	G1	1,2	
D.100C	SEE ELEV.	3'-0"	7'-0"	1 3/4"	CAUV. HM	--	1,2	

1. FURNISH AND INSTALL ALL EXTERIOR DOOR HARDWARE INCLUDING DOOR CLOSURE, LOCK SET, CONTINUOUS ROTON HINGE, PEEP HOLE, THRESHOLD, WEATHER STRIPPING, DOOR SWEEP, AND DRIP EDGES.
2. ALL DOORS SHALL HAVE TENANT SPECIFIED HARDWARE SEE TENANT DOCUMENTS FOR DETAILS

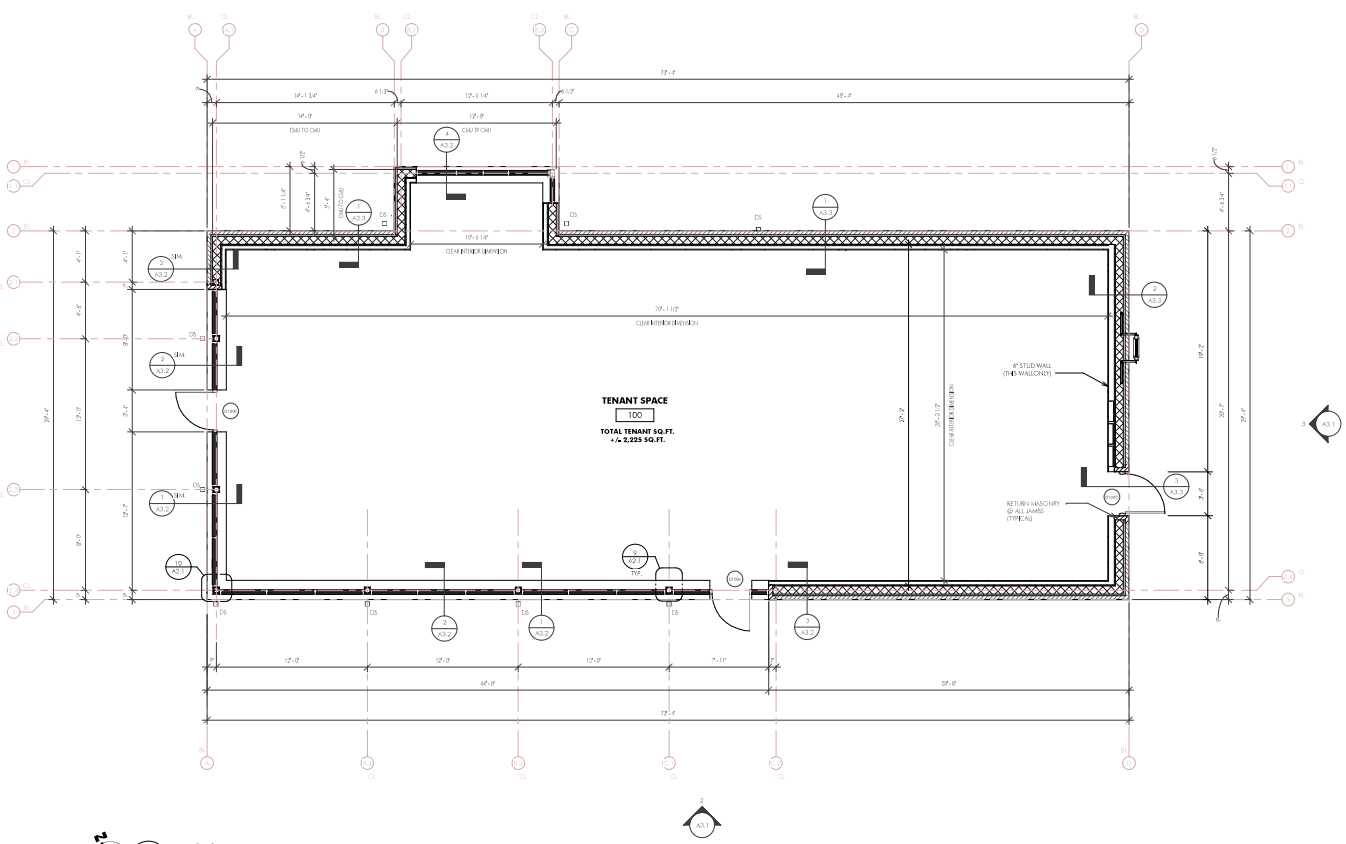
G1 - 1" CLEAR INSULATED, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED (MIN 3/4") AND LOW-E WITH U-VALUE COMPLIANT WITH CLIMATE ZONE, TEMPERED GLASS



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



3 WALL SECTION - TRASH ENCLOSURE
3/4" = 1'-0"



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

NOTE:
CONTRACTOR TO COORDINATE WITH TENANTS PLANS AND DOCUMENTS

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for
GLAZIER PROJECT LLC
at
1406 W FULTON ST.
CHICAGO, IL. 60607

VILLAGE REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	By

Project Number: 21038
Issue Date: 01/28/2022
Drawn by: BJS
Sheet Title FLOOR PLAN
Sheet Number A1.1

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: Bid Award – Thermoplastic Pavement Markings

Staff Recommendation: Motion to adopt a Resolution awarding a contract for thermoplastic pavement markings to the lowest responsive and responsible bidder, Precision Pavement Markings, in the submitted bid amounts for a not-to-exceed amount of $150,000.00 and authorize warranted completion date change orders.

Staff Contact: Michael Magnuson, P.E., Director of Public Works and Engineering

Background:
The City of Crystal Lake's 2022 Pavement Marking Program budget has available funding to replace additional markings in the City. The City advertised for bids and on September 20, 2022, the bids were publically opened by the City. The aggregate totals for thermoplastic pavement markings items by bidder are depicted below:

			√ Precision Pavement Markings		Superior Road Striping	
PAY ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
THPL PVT MK LTR & SY	8,000	SQ FT	$ 6.05	$ 48,400.00	$ 6.50	$ 52,000.00
THPL PVT MK LINE 4	35,000	FOOT	$ 0.75	$ 26,250.00	$ 1.00	$ 35,000.00
THPL PVT MK LINE 6	25,000	FOOT	$ 1.41	$ 35,250.00	$ 1.50	$ 37,500.00
THPL PVT MK LINE 12	10,000	FOOT	$ 3.96	$ 39,600.00	$ 3.00	$ 30,000.00
THPL PVT MK LINE 24	5,000	FOOT	$ 6.05	$ 30,250.00	$ 6.00	$ 30,000.00
PAVMT MRKG REM GRIND	500	SQ FT	$ 1.25	$ 625.00	$ 1.00	$ 500.00
		Total Bid		$ 180,375.00		$ 185,000.00

√ Indicates the low bidder

Note: The City's remaining pavement marking budget is $150,000. Therefore the work will be completed at the bid unit price for the various types of markings until the budget limit is reached.

Recommendation:
This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the

material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The recommendation of City staff is to award the contract to the lowest responsive and responsible bidder, Precision Pavement Markings in the submitted bid amounts for a not-to-exceed amount of $150,000. Funds have been budgeted for this work.

Votes Required to Pass:
Simple majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need to replace various pavement markings throughout the CITY; and

WHEREAS, the CITY publically advertised for bidders and opened the bids publically on September 20, 2022; and

WHEREAS, the lowest responsible and responsive bidder for thermoplastic pavement markings is Precision Pavement Markings, Inc.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the Interim City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Precision Pavement Markings, Inc. for various thermoplastic pavement marking related work in unit price amounts bid for a not-to-exceed amount of $150,000.00; and

BE IT FURTHER RESOLVED that the Mayor is authorized to approve warranted completion date change orders relating to the contract.

DATED this 4th day of October, 2022.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: October 4, 2022
APPROVED: October 4, 2022

Draft

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: 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

Staff Recommendation: Motion to adopt an Ordinance waiving competitive bidding and authorizing the Interim City Manager to:

1) Execute a contract from October 1, 2022 through December 31, 2022 with Alexander Chemical Corporation for the purchase of chlorine gas at $1.44 per pound plus a $75 delivery fee; and

2) Execute a contract from October 1, 2022 through December 31, 2022 with Carus, LLC for the purchase of ortho poly phosphate at $0.93/pound.

Staff Contact: Michael Magnuson, P.E., Director of Public Works and Engineering

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Background:

The City of Crystal Lake annually requests bids for chemicals used in the water treatment process. The term of the contracts has historically been one year with an option for a second year at a given bid price. The chemicals used are chlorine (gaseous form) for disinfection, ortho poly phosphates for corrosion control and sequestration, and hydrofluosilicic acid (fluoride). These chemicals are used at the City's five water treatment plants to comply with drinking water standards set by the Illinois Environmental Protection Agency (IEPA).

Continued supply chain and global demand issues associated with the production of the raw materials utilized to produce chlorine gas and ortho poly phosphate have resulted in the material suppliers to our current vendors asserting claims of "force majeure" and imposing cost increases. The manufacturer/suppliers of our chemicals have indicated that they can no longer honor the contract prices bid in November of 2021.

Other local municipalities are experiencing recent significant cost increases, are having difficulty identifying multiple vendors, and are waiving bidding requirements. Staff has also reached out to other vendors that have historically bid on the City's contract and they stated that they have been directed to not enter into new contracts with customers because the supply is very limited. In other words, vendors are working hard to maintain adequate supplies for their current customers and will not take on additional business.

In further discussions with our vendors, the chlorine supplier is increasing their price for the rest of 2022 to $1.44 per pound plus a $75 delivery charge (per delivery). Our current price is $1.36 per pound with a $75 delivery charge. The ortho and poly phosphate vendor will increase their price for the rest of 2022 to $0.93/pound. Our current price is $0.78/pound.

Recommendation:

Based on the volatility of the market and supply limitations, it is staff's recommendation to waive the bidding requirements and authorize the Interim City Manager to enter into a purchase agreement with Alexander Chemical Corporation for Chlorine Gas through December 31, 2022 and Carus LLC for Ortho Poly Phosphate through December 31, 2022 in the amounts noted. Staff will continue to evaluate the market and product availability from other vendors. Market conditions do not appear likely to resolve into 2023.

Votes Required to Pass:

Two-thirds majority vote of Council members holding office (5 affirmative votes).

Ordinance #:
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING IN ORDER TO ENSURE PROCUREMENT OF WATER TREATMENT CHEMICALS

WHEREAS, the City annually requests bids for chemicals used in connection with the water treatment process; and

WHEREAS, in December of 2021, the City entered into an agreement with Alexander Chemical Corporation ("Alexander") to provide chlorine gas and with Carus, LLC ("Carus") to provide ortho poly phosphate (hereinafter, chlorine gas and ortho poly phosphate are referred to individually, or collectively referred to as the "Chemicals"); and

WHEREAS, both the contract with Alexander and the contract with Carus provided that the vendors would supply the Chemicals to the City at a fixed price through December of 2022; and

WHEREAS, the Contract between the City and Alexander established a price of $0.869 per pound of Chlorine the contract between the City and Carus established a price of $8.094 per gallon of ortho poly phosphate; and

WHEREAS, supply chain issues associated with the production of raw materials utilized to produce chlorine gas and ortho poly phosphate, created, in part by the ongoing conflict in Ukraine and plant disruptions due to fire (chlorine gas), have caused suppliers to chemical vendors to assert claims of *force majeure* and maintain that they cannot supply product at agreed upon pricing; and

WHEREAS, both Alexander and Carus have indicated that they have been significantly impacted by these supply chain issues and have indicated that they can no longer honor the pricing which they agreed to prior to the conflict in Ukraine and chlorine gas supply issues; and

WHEREAS, the Chemicals are critical to the ability of the City to safely operate its water treatment facilities; and

WHEREAS, Alexander has indicated that it would continue to supply chlorine gas to the City at a fixed price of $1.36 per pound through September 2022;

WHEREAS, Carus has indicated that it would continue to supply ortho poly phosphate to the City at a fixed price of $0.78/pound through September 2022; and

Draft

WHEREAS Alexander and Carus have indicated that supply chain and material shortage conditions have not mitigated and require additional cost increases; and

WHEREAS, Alexander has indicated that it would continue to supply chlorine gas to the City at a fixed price of $1.44 per pound with a $75 delivery charge through December 2022;

WHEREAS, Carus has indicated that it would continue to supply ortho poly phosphate to the City at a fixed price of $0.93/pound through December 2022; and

WHEREAS, §102-3(A)(9) of the City Code allows the City to enter into contracts for the procurement of goods, without the necessity of public bidding upon a vote of two-thirds of the Council Members then holding office; and

WHEREAS, in order to ensure a continued supply of the Chemicals and to provide City Staff with the opportunity to seek new competitive bids from vendors of the Chemicals, the Mayor and City Council have found and determined that it is in the best interests of the City and its residents to waive competitive bidding and to authorize the Interim City Manager to enter into agreements with Alexander and Carus for the supply of chlorine gas and ortho poly phosphate, respectively; and

NOW, THEREFORE, BE IT ORDAINED 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. Waiver of Competitive Bidding and authorization to enter into Agreements with Alexander Chemical Corporation and Carus, LLC. The Interim City Manager is hereby authorized to enter into agreements, in such form as may be approved by the Interim City Manager, for the purchase of chlorine gas and ortho poly phosphate in such amounts as may be needed for use in the City's water treatment facilities, without the necessity of seeking competitive bids, as follows:

1. Purchase of Chlorine Gas from Alexander Chemical Corporation. Chlorine gas may be purchased from Alexander Chemical Corporation at the price of $1.44 per pound through December 2022.
2. Purchase of Ortho Poly Phosphate from Carus, LLC. Ortho poly phosphate may be purchased from Carus, LLC at the price of $0.93 per pound through December 2022.

Draft

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

DATED this 4th day of October, 2022

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: October 4, 2022
APPROVED: October 4, 2022

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

Draft

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: Bid Rejection and Award – Three Oaks Recreation Area Storage Building

Staff Recommendation: 1) Motion to reject the Three Oaks Recreation Area Storage Building bids from the bid opening on August 11, 2022; and

2) Motion to award the Three Oaks Recreation Area Storage Building Bid to the lowest responsive and responsible bidder, Carmichael Construction, Inc., and adopt a Resolution authorizing the Interim City Manager to execute a contract with Carmichael Construction, Inc. in the amount of $221,575.75, execute change orders for up to 10% of the contract amount, and approve warranted completion change orders.

Staff Contact: Nick Hammonds, Assistant City Manager
Mike Magnuson, PE, Director of Public Works and Engineering

Background:
The Three Oaks Recreation Area opened to the public in 2010, and equipment at the park has been stored in the locker rooms and garage during the winter months. Additional equipment and watercraft have been purchased since the park opening to meet the park's needs, and storage space has increasingly become difficult to find. Funds were allocated in the fiscal year 2022/2023 Capital Budget for the construction of a storage building to meet the needs of the facility. Plans and specifications for this work were completed and bids were advertised in accordance with City policies.

On August 11, 2022, bids were publicly opened for the Three Oaks Recreation Area Storage Building construction project. The City received one bid at that time, and the City proposes to reject the bid from the August 11, 2022 bid opening. On September 22, 2022, bids were publicly opened for the storage building re-bid, and the results are as follows:

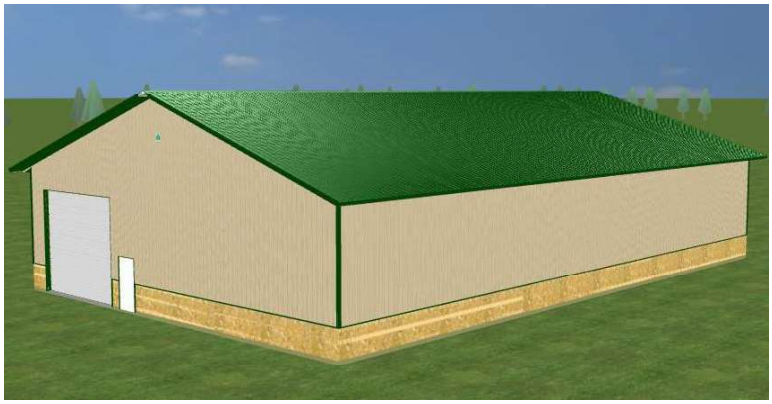
Company	Total Bid
√Carmichael Construction, Inc.	$221,575.75
Blunier Builders, Inc.	$398,874.00
LRC Group, LLC	$612,000.00

√ *Indicates lowest responsive and responsible bidder.*

Scope of Work:

The awarded contractor will perform site grading and construction of the cold storage building in the location defined below. The City will coordinate the installation of electric power to the building to provide lighting and security alarm connections after construction. In addition, fencing, material storage blocks, and concrete foundation will be proposed to the City Council for future consideration.





The storage building will be located 70 feet north of the Pingree trail next to the sled hill to obscure the building from the view of park amenities and the water. In addition, the roof of the building will be dark green and the walls will be brown to match the color of the lakehouse and marina. Native plants, trees, and berms will be installed in spring 2023 to provide additional screening of the building.

Recommendation:

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The recommendation of City staff is to award the contract to the lowest responsive and responsible bidder, Carmichael Construction, Inc., for the Three Oaks Recreation Area Storage Building construction. The City has contracted with Carmichael Construction, Inc. for various City projects in the past, and Carmichael Construction provided satisfactory work. Carmichael Construction anticipates that the grading and site preparation work will be completed in 2022 with construction in early 2023.

Votes Required to Pass:

Simple majority.

Res. 22R-___

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE received and publicly opened bids for the Three Oaks Recreation Area Storage Building on August 11, 2022; and

WHEREAS the CITY received only one bid; and

WHEREAS the CITY OF CRYSTAL LAKE bid the project again and received and publicly opened bids for the Three Oaks Recreation Area Storage Building on September 22, 2022; and

WHEREAS the lowest responsive and responsible bidder is Carmichael Construction, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the bids of August 11, 2022 are hereby rejected; and

BE IT FURTHER RESOLVED that the Interim City Manager is hereby authorized and directed to execute a contract with Carmichael Construction, Inc. for the Three Oaks Recreation Area Storage Building in the amount of $221,575.75; and

BE IT FURTHER RESOLVED that the Interim City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

DATED this 4th day of October, 2022.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By: _____
Haig Haleblian, MAYOR

SEAL
ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: October 4, 2022
APPROVED: October 4, 2022

Draft

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: October 4, 2022

Item: Bid Award – Three Oaks Recreation Area Trail and Shoreline Restoration

Staff Recommendation: Motion to award the Three Oaks Recreation Area Trail and Shoreline Restoration Bid to the lowest responsive and responsible bidder, Campanella & Sons, Inc., and adopt a Resolution authorizing the Interim City Manager to execute a contract with Campanella & Sons, Inc. in the amount of $265,236.80, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders.

Staff Contact: Nick Hammonds, Assistant City Manager
Mike Magnuson, PE, Director of Public Works and Engineering

Background:
Due to high water levels resulting from excessive rain in 2020, the City established an insurance claim with the City's insurance provider, the Intergovernmental Risk Management Agency (IRMA), to repair damage to facilities, trails and shoreline at Three Oaks. The City has coordinated repairs to the marina, bridge and boardwalk, scuba area, and electrical connections under the insurance claim. The final remaining repairs pertain to damage to the trails and shoreline. Plans and specifications for this work were completed and bids were advertised in accordance with City policies. **The City's insurance provider, IRMA, will provide reimbursement of one-hundred percent of the funds for the City to coordinate and perform the work included in the base bid pricing.**

The City of Crystal Lake publicly opened and read aloud the bids on September 27, 2022. The base bid results are summarized below:

Bidder	Base Bid
√ Campanella & Sons, Inc.	$265,236.80
Landscapes by Gary Weiss, Inc.	$267,150.00
Copenhaver Construction, Inc.	$272,900.00
Bruceski's Marine	$283,100.00
Alliance Contractors, Inc.	$308,175.00
DK Contractors, Inc.	$437,769.00

√ *Indicates lowest responsive and responsible bidder.*

Scope of Work:
The base bid includes restoration and re-screening of the west trail. The bench and rock wall at the far west trail fishing outpost will be reset. In addition, erosion repairs, rip rap installation, and re-screening will be performed on the east trail. The City budgeted funds in the Capital Budget to create a swale and install an outlet pipe on the west trail. This work will be completed in spring 2023.



Recommendation:
This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The recommendation of City staff is to award the contract to the lowest responsive and responsible bidder, Campanella & Sons, Inc., for the Three Oaks Recreation Area Trail and Shoreline Restoration. The City contacted references provided by Campanella & Sons, Inc. and received satisfactory responses.

Votes Required to Pass:
Simple majority.

Res. 22R-___

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE received and publicly opened bids for the Three Oaks Recreation Area Trail and Shoreline Restoration on September 27, 2022; and

WHEREAS the lowest responsive and responsible bidder is Campanella & Sons, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the Interim City Manager is hereby authorized and directed to execute a contract between the CITY OF CRYSTAL LAKE and Campanella & Sons, Inc. for the Three Oaks Recreation Area Trail and Shoreline Restoration in the amount of $265,236.80; and

BE IT FURTHER RESOLVED that the Interim City Manager is authorized to execute change orders for up to 10% of the contract amount and approve warranted completion date change orders.

DATED this 4th day of October, 2022.

Draft

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By: _____
Haig Haleblian, MAYOR

SEAL
ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: October 4, 2022
APPROVED: October 4, 2022