CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
March 7, 2023
7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – February 21, 2023 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. **4215 South IL Route 47, Woodstock, IL – County Zoning Request**
10. **820 E. Terra Cotta Avenue, Unit 239, Lakeside Healing Arts Boutique – Special Use Permit to Allow a Massage Establishment**
11. **Bid Award – 2023 Street Resurfacing Program**
12. **Bid Award – Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project**
13. **Approval of an Intergovernmental Agreement (IGA) with the Village of Lakewood Relative to Construction and Cost Sharing of Storm Sewer Project near Broadway Avenue and Oxford Lane –**
14. **Resolution authorizing the execution of closing documents for the Master Purchase and Sale Agreement for the Crystal Lake Depot Train Station and Surrounding Property at 70-88 E. Woodstock Street**
15. **2023 Independence Day Parade**
16. **Council Inquiries and Requests**
17. **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.**
18. **Reconvene to Regular Session**
19. **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: March 7, 2023

Item: COUNTY ZONING REQUEST

4215 South IL Route 47
Village of Woodstock

Recommendation: City Council's discretion.

a) Motion to object to the proposed Reclassification from the "A-1" Agriculture District to the "B-3" General Business District and Conditional Use Permit to allow for a storage yard, and Variations of the subject property to eliminate the requirements that all outdoor storage areas and drives (other than a 24' x 120' entrance drive) be paved and to eliminate the requirement that storage be limited to vehicles, equipment, and materials owned or leased by the property owner or tenant, 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 is zoned "A-1" Agriculture District and consists of approximately 8.8 acres. Currently, the subject property contains several accessory structures which would be removed if the zoning request is approved.
- The subject property is surrounded by County Zoning District "A-1" Agriculture District on all four sides. There is an animal rescue center immediately south of the subject property and a ComEd utility easement to the west.

Request:

- The petitioner is requesting a Reclassification from "A-1" Agriculture District to "B-3" General Business District, and a Conditional Use Permit to allow for a storage yard. The petitioner is also

requesting Variations from the requirement to pave the parking and drive areas, and to eliminate the requirement the storage be owned or leased by the property owner or tenant.

- The proposed storage yard would be used for the parking and storage of semi and trailer parking. There would be no employees, retail sales, maintenance, washing or de-icing materials on site. There would be approximately 150 parking spaces.
- The "B-3" zoning district allows for more intense non-residential uses, which are typically larger in scale and include truck traffic. The petitioner has stated the site is too small and not feasible for an agriculture use.
- The petitioner agrees to comply with all required yard setbacks and wetland buffers. The storage yard would be enclosed by a solid fence, a minimum six feet in height. Lessees would access the parking area using an electronic card entry system.
- The petitioner has stated their hardship for not paving the site is that it would they would have to address storm water drainage issues.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

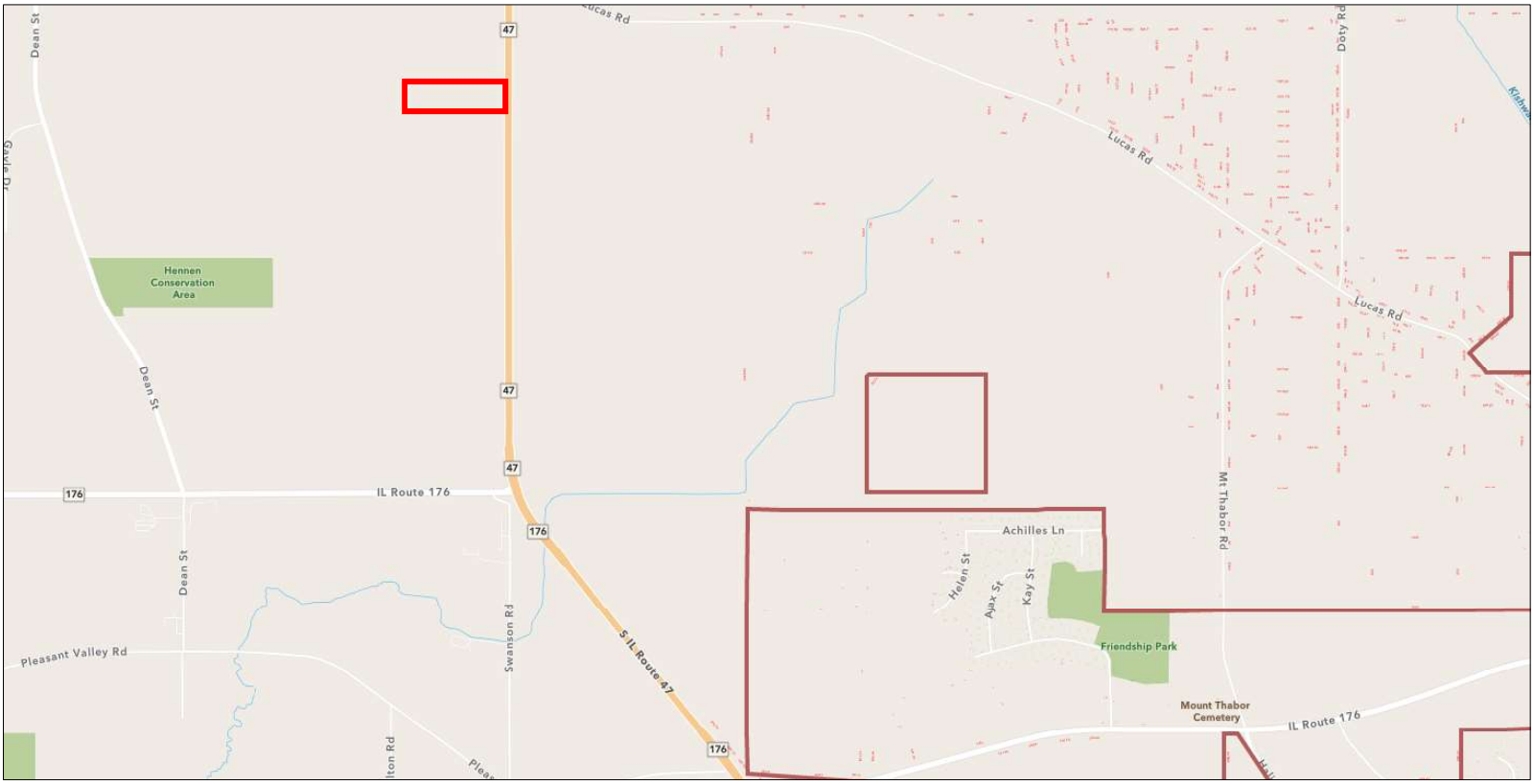
Votes Required to Pass: A simple majority.

PIQ Map

4215 South IL Route 47, Woodstock, IL

Dorr Township

Approximately 1 mile outside of City Limits





McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

March 9, 2023, 1:30 PM
Conference Room C
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NEW BUSINESS / PUBLIC HEARING**
   - 3.1 2022-047 Singh, Dorr Twp, A1-B3CV — 2
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 # 2022-047

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:	**ATTORNEY or AGENT CONTACT INFORMATION** (If Applicable):
Name RAFAEL ARELLANO & SUSAN ARELLANO	Name TERRENCE J MCKENNA
Address 178 Bloomfield Drive	Address 30-B N WILLIAMS ST
City, St, Zip Woodstock IL 60098	City, St, Zip CRYSTAL LAKE IL 60014
Daytime Phone [redacted]	Phone 815-306-4500
Email	Email TJM@MCKENNALAW.COM

PETITIONER (If other than owner):	**TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER** (please use separate page for additional information):
Name IQBAL SINGH	Name N/A
Address 5515 RITA AVE	Address
City, St, Zip CRYSTAL LAKE IL 60014	City, St, Zip
Daytime Phone [redacted]	Phone
Email [redacted]	Email

RECEIVED
NOV 18 2022
ZONING DIVISION

PARCEL INFORMATION:

Address 4215 South IL Route 47

City, Woodstock 60098 Zip

Parcel/Tax Number 13-29-200-008

Number of Acres 8.825

Applying For: (Check all that apply)		
	X Reclassification	Current Zoning: A-1 Requested Zoning: B-3
	X Conditional Use & Site Plan Review	CUP Request: SEE ATTACHED
	Variation, Administrative X Variation, Zoning	Variation Request: SEE ATTACHED
	Site Plan Review	Type:
	Text Amendment	UDO Section(s):
	Appeal	Type:

Please provide additional information on the back of this page.

2022-047

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)?

   See attached

2. Is the conditional use compatible with the existing or planned future development of the area?

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

5. Will the conditional use substantially diminish and impair property value in the area?

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

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

Approval Standards- Conditional Use

1. The proposed conditional use meets all applicable standards of UDO section 16.56QQ as follows:

The parcel is more than 1 acre in area. The storage yard will be completely enclosed by a solid fence, a minimum of six feet in height along all lot lines adjacent to property not zoned for industrial use. There will be no preparation, assembly, or processing of materials. All vehicles stored on-site will have current plate registration. Petitioner will perform no vehicle maintenance including, changing oil, within the storage yard. All structures utilized in conjunction with the storage yard will meet all applicable building codes for the occupancy category. Petitioner will not engage in any on-site retail sales in connection with the storage yard, except as may otherwise be permitted in the B-3 zoning classification.

Petitioner will seek a variance to the requirement that the outdoor storage area be paved and that storage be limited to vehicles, equipment, and materials owned or leased by the property owner or tenant.

As for section 16.60, there are no buildings contemplated with respect to the requested Conditional Use. Petitioner will comply with the Site Development Standards for the proposed use as well as any additional improvements that may be constructed on the Real Estate in the future.

2. The Conditional Use is compatible with the existing and future planned development of the area. The property is located approximately 660 feet south of the City of Woodstock city limits. A Commonwealth Edison high tension wire easement borders the subject property to the west. To the south, the property is adjacent to an animal rescue center. The property is designated as retail on the 2030 and Beyond Comprehensive Plan.

3. The Conditional Use is not detrimental to nor will it endanger the public health, safety, morals, comfort or general welfare of the area. The proposed use will not generate noise, odor, vibration, or other adverse conditions.

4. The Conditional Use will not be injurious to the use and enjoyment of other property in the area.

6. Adequate utilities, access roads, drainage, and other facilities are present at the Real Estate.

7. Petitioner has designed the entryway into the property to provide ingress and egress and to minimize traffic congestion and hazard on the public streets.

8. The Conditional Use will conform to the applicable standards of the B-3 zoning district.

Approval Standards for Map Amendments

(McHenry County Unified Development Ordinance §16.20.010E.1)

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

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

   See attached

2. To what extend is the value of the subject property diminished by the **existing zoning designation**?

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

4. Is this property suitable for uses allowed under the **current zoning designation**?

5. How long has the property been vacant under the **current zoning designation**?

6. Is there a public need for the **proposed use** of the property?

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

Approval Standards for Map Amendments

1. The proposed zoning designation is compatible with existing use and zoning designation of nearby properties. The property is approximately 660 feet south of the Woodstock city limits. It is bounded on the west by a Commonwealth Edison utility easement. An animal rescue center is located on the property immediately south of the subject property.

2. The value of the subject property is diminished by the existing zoning designation as it is too small for economical agricultural use. The property is presently predominately fallow. Given its location and the anticipated use in the 2030 plan, it is not feasible to use the property for agricultural purposes.

3. As a result of the foregoing, there is no benefit to the health, safety, and welfare of the public under the current zoning designation.

4. Given the size and the current fallow condition of the property, its location in relation to the City of Woodstock and along a state highway, the property is not suitable for uses allowed under the current A-1 zoning designation.

5. To Petitioner's knowledge, the property has never been developed. The Athena aerial photographs show the property vacant back to 1980.

6. There is a public need for the proposed use of the property. Its location and designation as retail on the 2030 plan allows for the orderly growth of commercial development within the County to emanate from municipalities outward.

7. The property is consistent with the 2030 and Beyond Comprehensive Plan in that it is designated as Retail.

2022-047

Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

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

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

See attached

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

3. Other than increased monetary gain, what is the purpose of the variation?

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?

6. Will the variation: impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

Approval Standards for Variation

1. Requiring that all parking areas be paved creates a hardship in that storm water drainage issues will need to be addressed. If the strict letter of the ordinance requiring that storage be limited to vehicles, equipment, and materials owned or leased by the property owner or tenant makes the property unusable as intended due to the economic hardship imposed upon Petitioner.

2. The hardship described in question 1 is unique to this property given its location and suitability for the B-3 zoning district.

3. The variation requested is necessary to make the property suitable for the intended use. It is not a question of "increased monetary gain." If the variance is granted, it is economically feasible to proceed with the acquisition and use of property. If the variation is not granted, it is not economically feasible to acquire and operate the property as intended.

4. Neither the present or past property owners created the difficulty or hardship that the variation seeks to relieve. The hardship is imposed in the Unified Development Ordinance.

5. The variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed use will not generate noise, vibration, or odor, or other harmful conditions.

6. The variation will not impair an adequate supply of the light and air to adjacent property, increase congestion on public street, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood. Petitioner has designed the site so as to provide for a smooth flow of traffic to and from Route 47. The anticipated traffic load is no greater than what would otherwise be expected in a B-3 zoning classification.

7. The variation will not confer special privilege to Petitioner that is denied other owners with the property in the same zoning district. The reasons for the variation are specific for this property given its location and characteristics.

Narrative

Petitioner seeks to reclassify the subject property from A-1 Agricultural to the B-3 General Business District with a conditional use to allow a Storage Yard and variances (1) to eliminate the requirement that all outdoor storage areas and drives, other than the 24' x 120' entrance drive, must be paved, and (2) to eliminate the requirement that storage be limited to vehicles, equipment, and materials owned or leased by the property owner or tenant. Petitioner desires to use the property for truck parking.

Proposed use:

Leasing of parking spaces for semi and trailer parking. No employees on site. No maintenance or servicing of stored trucks or trailers on site. No washing of vehicles on site. No de-icing material will be stored on site.

Safety and security of the site will be accomplished with the site being fully fenced. The entrance will be gated with an electronic card entry system. Lessees will be given access cards to allow entry onto the site. The access cards can be deactivated upon the termination of such Lessee's lease. Petitioner will work with police and fire department to arrange for access to the site, most likely by providing a Knox Box at the site for access by police and fire departments.

Petitioner will install low intensity lighting, which will be fully shielded and directed downward to provide minimal lighting for Lessees who may access the property after dark. Applicant proposes to use a crushed gravel parking and drive surface. This type of material, along with the very slow speeds traveled by the trucks while onsite, will eliminate most, if not all, dust.

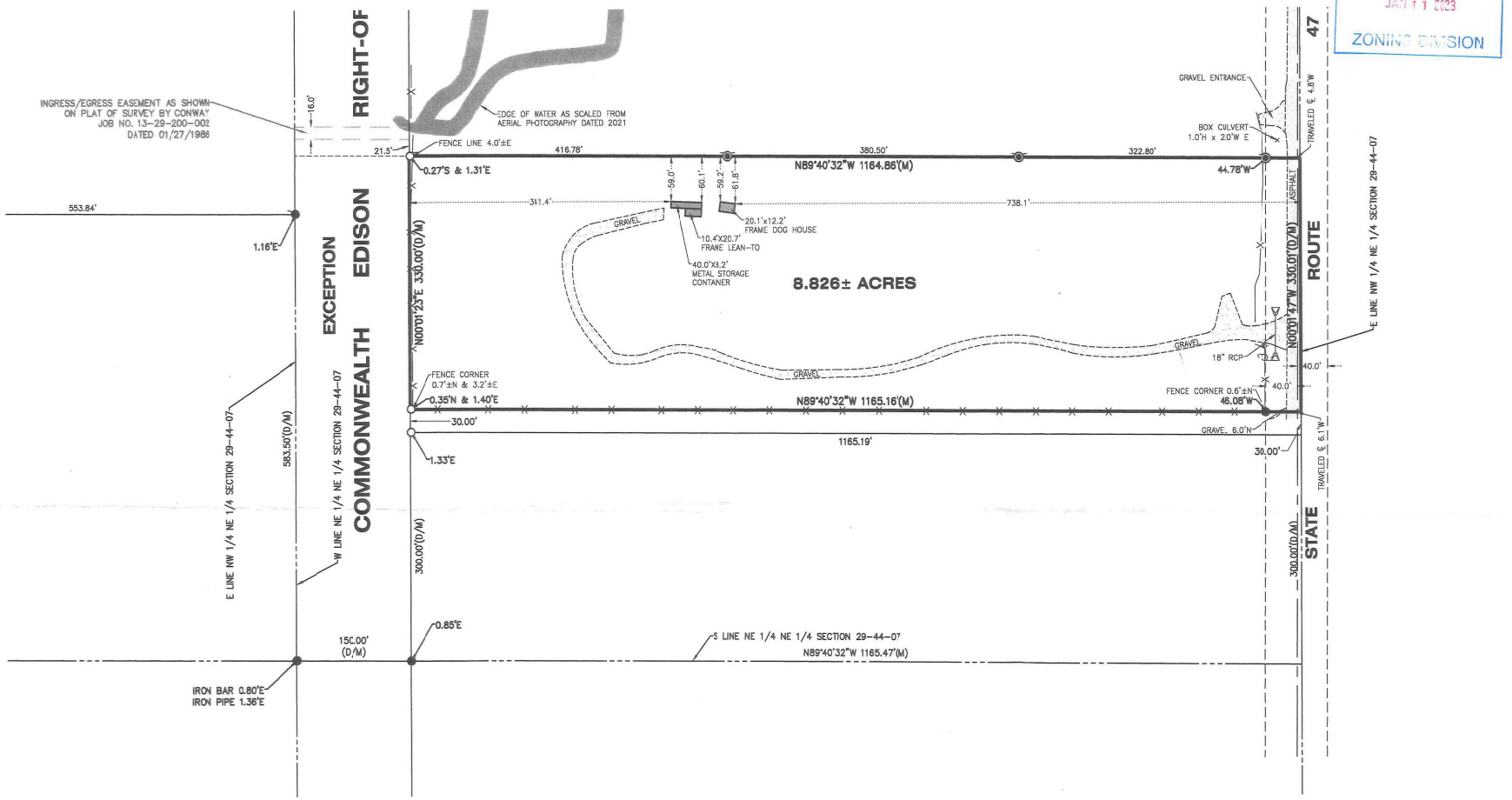
Applicant will comply with all required yard setbacks, as well as buffers around the wetlands that impact a small portion of the property.

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

The North 330.0 feet of the South 660.0 feet of the Northeast Quarter of the Northeast Quarter of Section 29, (except the West 150.0 feet thereof) in Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.

RECEIVED
JAN 11 2023
ZONING DIVISION



LEGEND	
⊱	DOWN GUY
▷	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND ROW MARKER
◉	SET IRON BAR
Ⓣ	TELEPHONE MANHOLE
⊸	UTILITY POLE
(M)	MEASURED
(D)	DEED

100' 0' 100' 200'
SCALE: 1" = 100'

CLIENT: IQBAL SINGH
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=100' SEC. 29 T. 44 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 13-29-200-008
JOB NO.: 22'254 I.D. UPD
FIELDWORK COMP.: 12/14/22 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 19062k

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

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

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

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

Dated at Woodstock, McHenry County, Illinois 12/19 A.D., 2022.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

ARTHUR P. GRITMACHER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK, ILLINOIS

By: Arthur P. Gritmacher
Illinois Professional Land Surveyor No. 3857

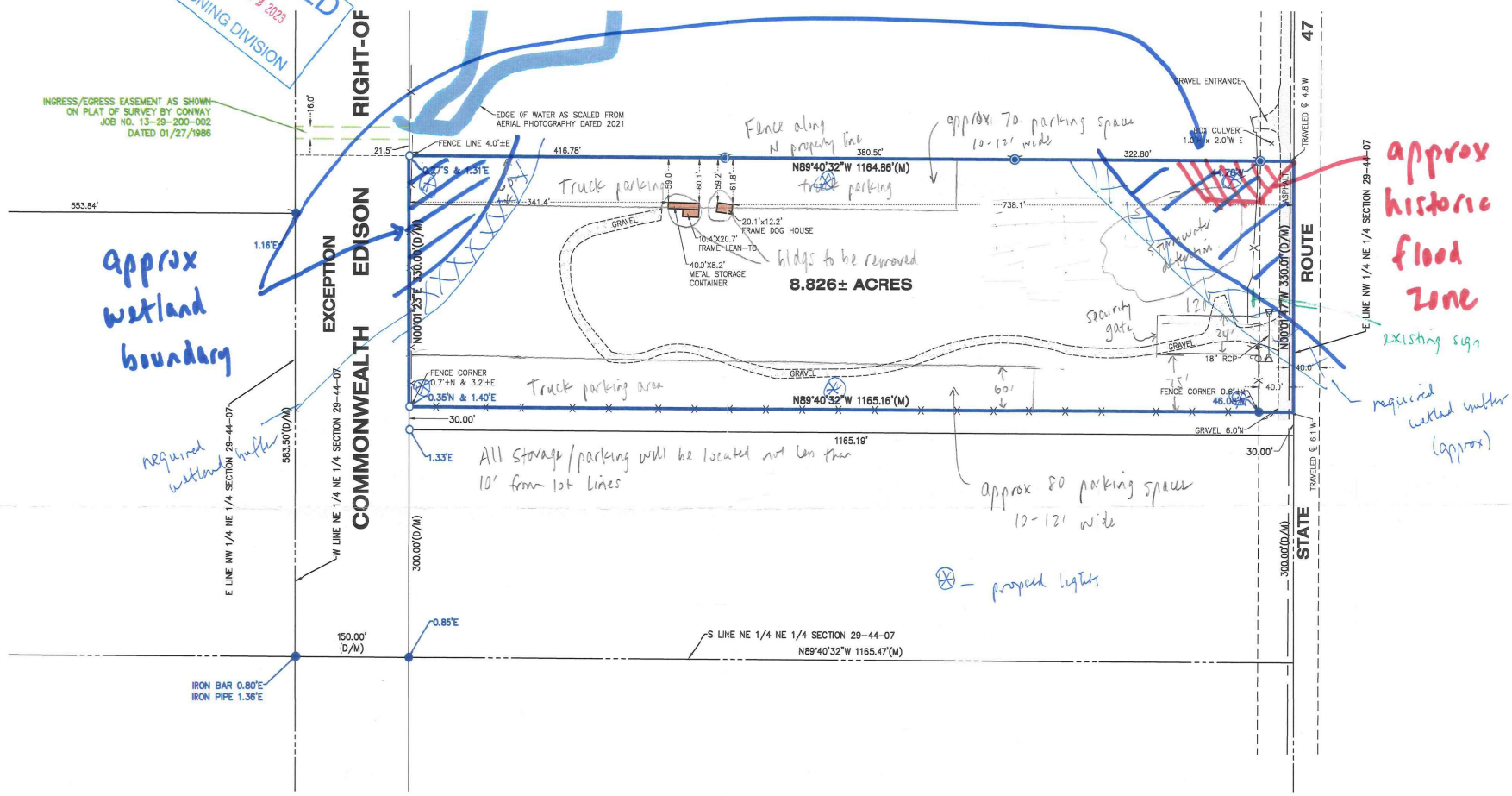
Y:\PLATS\2022\1200-1399\221254_V-221254\221254-UPD-GROUND.dwg-Layout1-12/19/2022 9:16 AM

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Land Surveying, Inc.
www.vandersinc.com
1216 N. Madison St.
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ph. 815-337-8310 fax 815-337-8314
Always faithful to the property line

PLAT OF SURVEY

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RECEIVED
JAN 19 2023
ZONING DIVISION



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⊸	UTILITY POLE
(M)	MEASURED
(D)	DEED

100' 0' 100' 200'
SCALE: 1" = 100'

CLIENT: IQBAL SINGH
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=100' SEC. 29 T. 44 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 13-29-200-008
JOB NO.: 221254 I.D. UPD
FIELDWORK COMP.: 12/14/22 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 190524

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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

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

ARTHUR P. GRITMACHER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK ILLINOIS

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

Dated at Woodstock, McHenry County, Illinois 12/19 A.D., 2022.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

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IN THE MATTER OF THE APPLICATION OF	)
IQBAL SINGH, APPLICANT**,**	)
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT	) LEGAL NOTICE OF PUBLIC HEARING
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A	) # 2022-047
RECLASSIFICATION, VARIATION AND CONDITIONAL USE	)
	)

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 **RECLASSIFICATION, VARIATION AND CONDITIONAL USE** for the following described real estate:

The North 330.0 feet of the South 660.0 feet of the Northeast Quarter of the Northeast Quarter of Section 29, (except the West 150.0 feet thereof) in Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.

PIN # 13-29-200-008

The subject property is located on ***the west side of IL Route 47 approximately 1200 feet south of the intersection of IL Route 47 and Lucas Road, with a common address of 4215 South IL Route 47, Woodstock, Illinois, in Dorr Township.***

The subject property is presently zoned ***"A1" Agriculture District*** and consists of approximately 8.825 **acres** with ***"A1" Agriculture zoning to the North, South, East and West***.

The Applicant is requesting ***a RECLASSIFICATION FROM THE "A-1" AGRICULTURE DISTRICT TO THE "B-3" GENERAL BUSINESS DISTRICT AND CONDITIONAL USE PERMIT TO ALLOW FOR A STORAGE YARD.*** The Applicant is requesting ***VARIATIONS of the subject property to ELIMINATE THE REQUIREMENT THAT ALL OUTDOOR STORAGE AREAS AND DRIVES (OTHER THAN A 24' X 120' ENTRANCE DRIVE) BE PAVED AND TO ELIMINATE THE REQUIREMENT THAT STORAGE BE LIMITED TO VEHICLES, EQUIPMENT, AND MATERIALS OWNED OR LEASED BY THE PROPERTY OWNER OR TENANT.***

The Applicant presently resides at 5515 Rita Ave, Crystal Lake, IL 60014. Owners of record, Rafael Arellano and Susana Arellano Bravo presently reside at 178 Bloomfield Dr, Woodstock, IL 60098.

A hearing on this Petition will be held on the 9th day of March 2023 at 1:30 P.M. in room # C 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 15th DAY OF FEBRUARY 2023.

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.

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: March 7, 2023

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Lakeside Healing Arts Boutique

Requests: Special Use Permit to allow a Massage Establishment

Petitioner: Alexis Johnson, petitioner
820 E. Terra Cotta Avenue, Unit 239

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Special Use Permit for a Massage Establishment for Lakeside Healing Arts Boutique at 820 E. Terra Cotta Avenue, Unit 239.

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

Background:

- The site is a group of multi-tenant office buildings.
- Lakeside Healing Arts Boutique is moving from the Dole to this location.
- Massage Establishments are required to obtain a Special Use Permit and a Massage Establishment License. The Massage Establishment License is issued by City staff, provided all requirements are met, after the Special Use Permit is approved by the City Council.

PZC Highlights:

- The PZC was supportive of the use and glad the business was staying in Crystal Lake.
- The PZC found that this request meets the Findings of Fact.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Johnson, received 1/18/23)

B. Floor Plan (Johnson, received 1/18/23)

2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.

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

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Special Use Permit 820 E. Terra Cotta Avenue for Lakeside Healing Arts Boutique. 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: 2/22/23
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Johnson, received 1/18/23)
   B. Floor Plan (Johnson, received 1/18/23)

2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.

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

PIQ Map
820 E. Terra Cotta Avenue



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MASSAGE ESTABLISHMENT FOR LAKESIDE HEALING ARTS BOUTIQUE AT 820 E. TERRA COTTA AVENUE, UNIT 239

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-254) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit to allow a Massage Establishment for Lakeside Healing Arts Boutique at 820 E. Terra Cotta Avenue, Unit 239; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on January 14, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on February 15, 2023, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit, and

WHEREAS, on February 15, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Special Use Permit be approved, as documented in the minutes, and

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

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

Section I: That a Special Use Permit to allow a Massage Establishment for Lakeside Healing Arts Boutique at 820 E. Terra Cotta Avenue, Unit 239 (14-34-178-094), Crystal Lake, Illinois is hereby approved.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Johnson, received 1/18/23)
   B. Floor Plan (Johnson, received 1/18/23)

2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.

Draft

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

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 7th day of March, 2023.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: March 7, 2023
Approved: March 7, 2023

Draft

#2022-254
Lakeside Healing Arts Boutique – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	February 15, 2023	
Request:	Special Use Permit to allow a massage establishment.	
Location:	820 E. Terra Cotta Avenue	
Existing Zoning:	O Office	
Surrounding Properties:	North:	B-2 PUD General Commercial
	South:	M-L Manufacturing Limited and M PUD Manufacturing
	East:	B-1 McHenry County
	West:	B-2 and B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3738)	

Background:

- Existing Use: The property is a multi-tenant office building housing office and service uses.
- The tenant was located in a different location and is moving to this building. The tenant will utilize the space for two massage rooms and open space for yoga.
- UDO Requirements: Massage Establishments are required to obtain a special use permit. The special use permit requires all massage establishments to comply with certain criteria.
- The petitioner has also made an application for a Massage Establishment License, which is processed by the Community Development Department.

Development Analysis:

General

- Request: The petitioner is requesting a special use permit for a Massage Establishment.
- Massage Establishments: Special use permits for massage establishments have specific review criteria. The petitioner is aware of and agrees to the requirements for approval.
- Land Use: The land use map shows the area as Office. This land use designation is appropriate for this use.
- Zoning: The site is zoned O, which allows a massage establishment as a Special Use.

Comprehensive Land Use Plan 2030 Summary Review:
The Comprehensive Plan designates the subject property as Office, which allows for existing and future office and service uses. The following goal is applicable to this request:

Land Use - Office
Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

Supporting Actions: Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

Success Indicators: The number of new office occupancies.

Findings of Fact:
The petitioner has requested a Special Use Permit to allow a massage establishment at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☒ *Meets* ☐ *Does not meet*

Massage Establishments must also meet the following specific standards established in Section 2-400 of the Unified Development Ordinance. The criteria are as follows:

1. A floor plan, drawn to scale is required illustrating all the services/uses listed.

   ☒ *Meets* ☐ *Does not meet*

2. A complete list of the names, residence addresses, with zip codes, and dates of birth of all licensed massage therapists engaged in massage at the massage establishment, as well as current copies of the licenses as issued by the State Department of Professional Regulation of all licensed massage therapists must be provided.

   ☒ *Meets* ☐ *Does not meet*

3. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice.

   ☒ *Meets* ☐ *Does not meet*

4. All massage establishments subject to this section are declared to be public places, and shall not, during business hours, have the doors to the exits and entrances of such establishment locked or obstructed in any way so as to prevent free ingress and egress of persons; provided, however, that such doors may be closed.

   ☒ *Meets* ☐ *Does not meet*

5. Persons under 18 years of age are not permitted in a massage establishment, unless accompanied by his/her parent or legal guardian.

   ☒ *Meets* ☐ *Does not meet*

6. At least 75% of the window area of the massage establishment shall be visible, installed with clear, nonreflective windows. Blocking of windows with drapes, blinds or shelving is prohibited.

   ☒ *Meets* ☐ *Does not meet*

7. No massage establishment shall be kept open for any purpose between the hours of 9:00 p.m. and 8:00 a.m.

   ☒ *Meets* ☐ *Does not meet*

8. No residential use is permitted within the massage establishment at any time.

   ☒ *Meets* ☐ *Does not meet*

9. Alcohol is not permitted to be served in a massage establishment at any time.

   ☒ *Meets* ☐ *Does not meet*

10. By applying for a special use, the applicant is authorizing the City, its agents or employees to seek information and conduct an investigation into the truth of the statements set forth in the application, including an investigation of the applicant's character, qualification and criminal background check.

    ☒ *Meets* ☐ *Does not meet*

11. By applying for a special use, the applicant is consenting to unannounced inspections by the City, its agents or employees for the purpose of determining of the provisions of this section are met.

    ☒ *Meets* ☐ *Does not meet*

12. Upon sale, transfer or relocation of a massage establishment, the special use will be considered null and void.

    ☒ *Meets* ☐ *Does not meet*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Johnson, received 1/18/23)
   B. Floor Plan (Johnson, received 1/18/23)

2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Lakeside Healing Arts Boutique

Action Requested

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

Petitioner Information

Name: Alexis Jonnson

Address: 820 E. TerraCotta Ave. Unit 239

Phone: [redacted]

Fax: N/A

E-mail: [redacted]

Owner Information (if different)

Name: TERRACOTTA DEVELOPMENT INC

Address: 1716 BELLRIDGE DR McHenry IL 60050

Phone: 847-344-7420

Fax: _____

E-mail: VC EXPRESS 3 AT SBCGLOBAL, NET

Property Information

Project Description: Roughly 1800 square feet with multipe treatment rooms, two bathrooms, and an open space for yoga class. Nothing in unit will need changing/no building or Construction needed.

Project Address/Location: 820 E. Terra Cotta Ave Unit 239

PIN Number(s): _____

Received 1-18-23

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Ann@chmlawgroup.com

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____

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.

_____ 1/18/2023

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, FEBRUARY 15, 2023
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

On roll call, members Greenman, Repholz, Skluzacek, Smith, Gronow and Teetsov were present.

Katie Rivard, Assistant City Planner was present from Staff.

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

APPROVE MINUTES OF THE FEBRUARY 1, 2023 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the February 1, 2023 regular Planning and Zoning Commission meeting. Mr. Smith seconded the motion. On voice vote, all members voted aye. Motion passed.

2022-254 – 850 E. TERRA COTTA AVENUE – LAKESIDE HEALING ARTS BOUTIQUE MASSAGE – SPECIAL USE PERMIT

Request for a Special Use Permit to allow for a massage establishment.

Ms. Alexis Johnson, petitioner, was present to represent the petition. Ms. Johnson explained she has been a licensed massage therapist, esthetician, and yoga instructor for 10 years. She stated she needs a larger location. She spoke to the floor plan and noted the various rooms and uses. She stated they may host creative events as well.

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

Ms. Rivard summarized the request noting that massage establishments require a Special Use Permit. Massage establishments must also comply with certain criteria. The petitioner has already applied for the massage establishment license and passed her background check. The next step is an occupancy inspection pending Planning and Zoning action. Ms. Rivard noted this location is an office complex and a massage establishment is an appropriate use at this location.

Ms. Teetsov stated this use will be a great fit at this location. Ms. Teetsov asked the petitioner if she is currently in Crystal Lake. Ms. Johnson responded yes. Ms. Teetsov appreciated that the petitioner is staying in Crystal Lake.

Mr. Smith thanked the petitioner for staying in Crystal Lake. Mr. Smith asked Ms. Johnson if she had any concerns or questions with the information on pages 2-4 of the staff report. Ms. Johnson responded no.

Ms. Repholz asked Ms. Johnson what her hours of operation are. Ms. Johnson stated the license allows her to operate from 8am to 9pm; however, the hours will likely be 1pm-6pm in the beginning.

Mr. Gronow stated he had no concerns and thanked Ms. Johnson for staying in Crystal Lake.

Mr. Skluzacek was supportive of the request as long as Ms. Johnson met the requirements for a massage establishment.

Mr. Smith asked Ms. Johnson about her additional uses. Ms. Johnson explained some of her additional services including yoga, facials and acne treatment. Mr. Smith asked staff if there were any concerns with these uses. Ms. Rivard responded no.

Ms. Repholz asked for clarification on the number of massage rooms.

Mr. Greenman thanked Ms. Johnson for expanding and staying in Crystal Lake. He asked her to talk more about her business plans and operations. Ms. Johnson spoke to her employees requiring background checks and other potential hiring requirements for employees. Mr. Greenman asked if training will be provided. Ms. Johnson stated there are no plans to provide training. She may offer continuing yoga instructor classes in the future.

Ms. Teetsov made a motion to approve 2022-254 Special Use Permit for a massage establishment with the following staff conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Johnson, received 1/18/23)
    B. Floor Plan (Johnson, received 1/18/23)

2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.

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

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

REPORT FROM PLANNING

Staff noted the recently approved petitions and the upcoming items on the next PZC meeting, March 1st.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 7:14 p.m.

820 820 E Terra Cotta 239-243, Crystal Lake, IL, United States, 229-243

Gross Living Area: 1884 sq. ft



Space	Area (sq. ft)	Calculation Coordinate Polygon Area Algorithm using inches
FLOOR 1 (Living area)	1884	-((980.5 + 980.5) * (79.7 - 380.4) + (980.5 + 78.2) * (380.4 - 380.4) + (78.2 + 78.2) * (380.4 - 79.7) + (78.2 + 980.5) * (79.7 - 79.7)) * 0.5 * 0.00694

Report generated on Fri, 30 Dec 2022 21:58:15 GMT.
Measurements and calculations are deemed highly reliable, but not guaranteed.

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: March 7, 2023

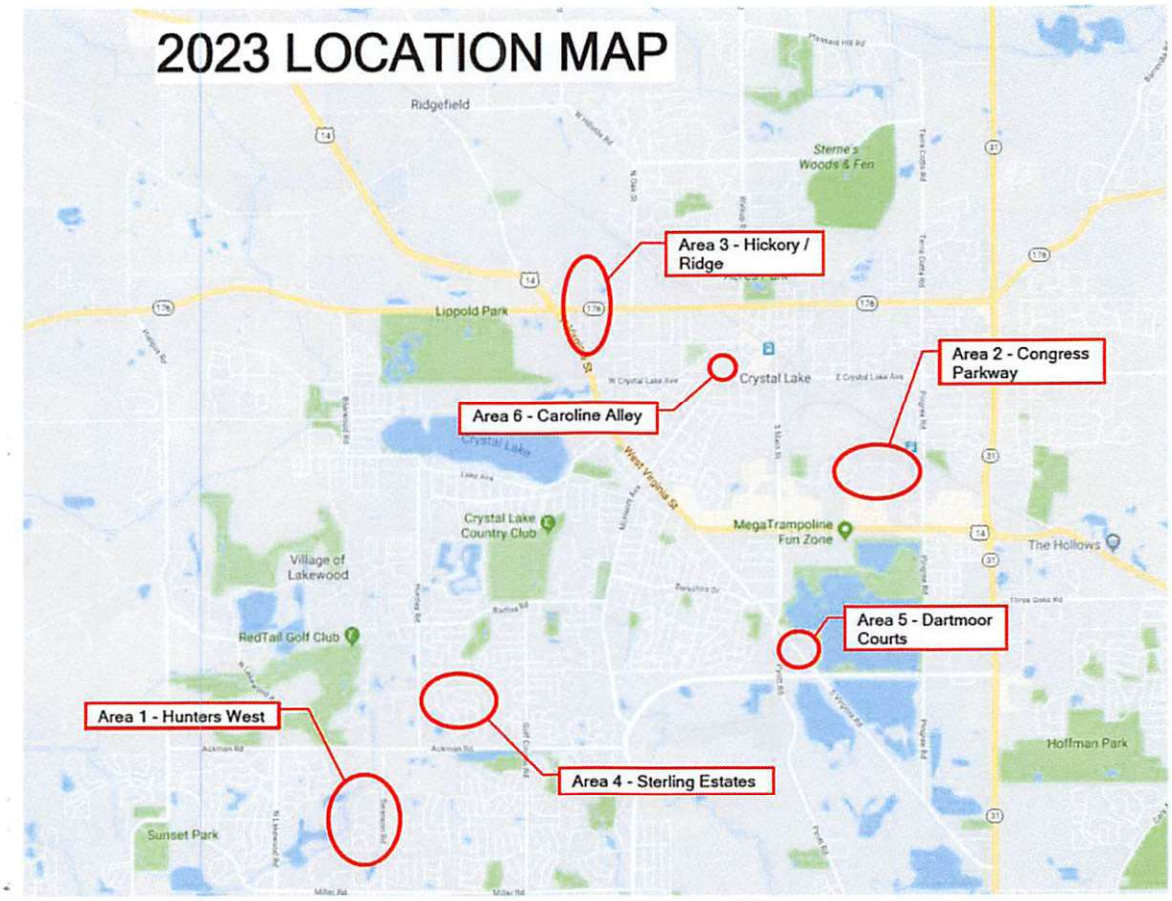
Item: Bid Award – 2023 Street Resurfacing Program

Staff Recommendation: Motion to award the 2023 Street Resurfacing Program bid to the lowest responsive and responsible bidder, Arrow Road Construction in the bid amount of $1,531,559.65 and adopt a Resolution authorizing the City Manager to execute a contract with Arrow Road Construction, allowing for a 10 percent contingency and to authorize the City Manager to review and approve necessary completion date change orders relating to the contract.

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

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Background:
The 2023 Street Resurfacing Program will include milling (grinding) of the existing pavement surface, warranted repairs/adjustments to the pavement base, and construction of a new asphalt surface. Roads were selected based on their pavement condition, geographic proximity and needed curb and ADA ramp work. The resurfacing locations for 2023 include the Hunters West subdivision, sections of Congress Parkway and Federal Drive, Hickory Drive and Ridge Avenue, several streets within the Sterling Estates subdivision, both South and East Dartmoor Drive off of Virginia Road, and the alleyway running between Caroline Street and Center Street (see map below).



On February 23, 2023, the City opened and publicly read the bids received for the 2023 Street Resurfacing Program. The bid breakdown is as follows:

Firm	*Amount of Bid*
[1] Arrow Road Construction	$ 1,531,559.65
Geske and Sons, Inc.	$ 1,664,972.95
Plote Construction	$ 1,817,374.65
Engineer's Estimate	$1,871,597.60
Schroeder Asphalt	$ 1,978,541.85
Curran Contracting	$ 2,014,943.25

[1] Indicates recommended lowest responsive and responsible bidder.

The 2023 resurfacing program is proposed to be funded from the Motor Fuel Tax (MFT) fund and the General Fund. Funds will be proposed as part of the Fiscal Year (FY) 2023/2024. The project

is being awarded now to lock in advantageous prices and ensure the work can take place in the summer.

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.

Specifications were sent to various contractors and standard bid advertisement procedures were followed. The City has worked with Arrow Road Construction on past roadway and resurfacing projects and has been satisfied with their performance.

Votes Required to Pass:
Simple majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need to have an Annual Street Resurfacing Program to keep the City's roadways in a state of good repair;

WHEREAS, the City utilizes funds from the Motor Fuel Tax Fund and General Fund to support this Program; and

WHEREAS the CITY received and publicly opened bids for this program on February 23, 2023; and

WHEREAS, the lowest responsive and responsible bidder for the 2023 Annual Street Resurfacing Program was Arrow Road Construction of Elk Grove Village, Illinois.

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 City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Arrow Road Construction for the Annual Street Resurfacing Program in the bid amount of $1,531,559.65; and

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

Draft

DATED this 7th day of March, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 7, 2023
APPROVED: March 7, 2023

Draft

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: March 7, 2023

Item: Bid Award – Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project

Staff Recommendation: Motion to award the contract for the Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project to the lowest responsive, responsible bidder, Newcastle Electric Inc., and adopt a Resolution authorizing the City Manager to execute a contract with Newcastle Electric Inc. in the amount of $152,250.00 with a 10% contingency for unforeseen expenses and to approve warranted completion date extensions.

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

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Background:
The Wastewater Division is responsible for the operation and maintenance of 28 sanitary sewer pump stations and four storm water pump stations. The generator located at the Pingree Road/Congress Parkway intersection is 37 years old, at the end of its service life, and is original to the construction of the station. The existing generator runs on diesel fuel supplied by a "day tank" with a 50 gallon capacity. The generator will be replaced with a natural gas fired generator. Public Works has been transitioning Wastewater pump station generators to natural gas, where possible, to provide for continuous operation during prolonged electricity outages.

On February 21, 2023, the City of Crystal Lake publicly opened and read aloud the bids received for the Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project. The bid results are listed below:

Bidder	*Bid*
[1] Newcastle Electric Inc.	$152,250.00
Midwest Power Industry	$168,770.83
Engineered Services Inc.	$176,024.00

[1] Indicates recommended lowest responsive and responsible bidder.

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 Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. The City has worked with Newcastle Electric Inc. on past electrical projects and has been satisfied with their performance. It is the recommendation of staff to award the contract to the lowest responsive, responsible bidder, Newcastle Electric Inc., for the Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project. Engineering was included in the current FY 2022/2023 budget and the project will be proposed as part of the FY 2023/2024 budget. Because of the long lead time in acquiring generators and transfer switches, the project is being awarded now to expedite ordering of equipment.

Votes Required to Pass:

Simple majority

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to replace the generator at the Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20; and

WHEREAS the CITY received and publicly opened bids for the replacement of the Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project on February 21, 2023; and

WHEREAS the lowest responsive and responsible bidder is Newcastle Electric Inc., Itasca, Illinois.

Draft

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 RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Newcastle Electric Inc. for the Pingree Road/Congress Parkway Sanitary Sewer Pump Station No. 20 Generator and Transfer Switch Replacement Project in the amount of $152,250.00; and

BE IT FURTHER RESOLVED that the 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 7th day of March, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 7, 2023
APPROVED: March 7, 2023

Draft

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: March 7, 2023

Item: Approval of an Intergovernmental Agreement (IGA) with the Village of Lakewood Relative to Construction and Cost Sharing of Storm Sewer Project near Broadway Avenue and Oxford Lane

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute the Intergovernmental Agreement between the City of Crystal Lake and the Village of Lakewood Relative to Construction and Cost Sharing of a Storm Sewer Project near Broadway Avenue and Oxford Lane.

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

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Background:

In older municipalities where storm sewers were added after other utilities were already in place, it was sometimes necessary to run one utility pipe through a manhole over/under the other established utility. These are referred to as "conflict manholes" and are typically a large structure to allow the storm water to flow unobstructed over and under the other utility pipe. At the intersection of Broadway Avenue and Oxford Lane there is an existing conflict manhole between a City sanitary sewer (in a sealed cast iron pipe) and a Village of Lakewood storm sewer. This storm sewer collects storm water in the Village of Lakewood and some City Streets in the Country Club subdivision. City and Village staff have met and mutually agreed that the existing manhole is small and should be increased in diameter to allow for improved storm water



flow and to facilitate routine maintenance. This improvement will benefit residents of the Village and the City.

An Intergovernmental Agreement between the City of Crystal Lake and Village of Lakewood has been prepared outlining the responsibilities and cost sharing of each municipality. The City will be the lead agency for the project and the IGA outlines that the Village of Lakewood will reimburse the City 50% of all construction costs. The total project is estimated at $120,000 ($60,000 City share). The City will prepare the engineering utilizing in-house engineering staff.

The City's legal counsel has reviewed the intergovernmental agreement and has deemed it acceptable. This improvement will be proposed in the Fiscal Year 2023/2024 Budget. Staff is requesting approval at this time to allow for the engineering to be prepared ahead of bidding the project out for construction in the spring (FY 2023/2024.)

Votes Required to Pass:
Simple majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need to improve the flow of storm water at the intersection of Broadway Avenue and Oxford Lane through the replacement and enlargement of an existing conflict manhole; and

WHEREAS, the City owns and maintains the existing sanitary sewer pipe; and

WHEREAS, the Village of Lakewood owns and maintains the existing storm sewer pipe that collects storm water flow from both municipalities; and

WHEREAS, said improvement will mutually benefit the residents of the CITY OF CRYSTAL LAKE and the VILLAGE OF LAKEWOOD.

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 City Manager is authorized to execute an intergovernmental agreement between the CITY OF CRYSTAL LAKE and the VILLAGE OF LAKEWOOD to facilitate construction and cost sharing for this project.

DATED this 7th day of March, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

Draft

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 7, 2023
APPROVED: March 7, 2023

Draft

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CRYSTAL LAKE AND THE VILLAGE OF LAKEWOOD RELATIVE TO CONSTRUCTION OF SANITARY AND STORM SEWER IMPROVEMENTS NEAR BROADWAY AVENUE AND OXFORD LANE

This Agreement is entered into by and between the City of Crystal Lake, an Illinois municipal corporation, ("CITY"), and the Village of Lakewood, an Illinois municipal corporation ("VILLAGE"). The CITY and the VILLAGE are hereinafter referred to collectively as "Parties" and either one is referred to individually as a "Party."

WHEREAS, the Parties have determined that there is a conflict between a sanitary sewer line operated and maintained by the CITY (the "Sanitary Sewer") and the storm sewer line operated and maintained by the VILLAGE (the "Storm Sewer") within a manhole located near the intersection of Broadway Avenue and Oxford Lane; and

WHEREAS, the Parties agree that the CITY will resolve the conflict by installing a new manhole and making other improvements ("Improvements") as mutually agreed upon by both Parties; and

WHEREAS, the Parties estimate that the cost of constructing the Improvements will be approximately $120,000; and

WHEREAS, it is in the best interests of the Parties and their respective residents that these Improvements be made and that the Parties enter into an agreement as to the manner in which the Improvements will be carried out and the responsibilities of the Parties for the cost of such Improvements.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, made pursuant to all applicable statutes, local ordinances and authority, the CITY and the VILLAGE do hereby agree as follows:

1. It is mutually agreed by the Parties hereto that the foregoing recitals are hereby incorporated herein as though fully set forth.

2. The CITY shall prepare the necessary bid documents, surveys, design and construction engineering plans and specifications ("Plans") for the construction of the Improvements in accordance with the Plans. The CITY shall provide the VILLAGE with the Plans for its review and approval prior to bidding. The VILLAGE shall advise the CITY if it approves of the Plans within five (5) business days after receipt of the Plans (the "Plan Approval Period"). If the VILLAGE does not respond within the Plan Approval Period, the Plans shall be deemed approved by the Village If the VILLAGE responds within the Plan Approval Period that it does not approve the Plans, the Parties shall work with each other in good faith to approve plans which are mutually agreeable. The plans which are approved, either by way of failure of the Village to respond within the Plan Approval Period or by mutual agreement of the Parties, as provided by this paragraph, shall hereinafter be referred to as the "Approved Plans."

3. The CITY agrees to publicly bid and cause the Improvements to be constructed generally, in accordance with the Approved Plans. Subject to the availability of funding pursuant to the City's adopted annual budget, or amendments thereto, the CITY will receive and accept the bid from the lowest responsive and responsible bidder for the Improvements. Construction is anticipated to begin in summer of 2023 and completed in due course thereafter. Prior to acceptance of the bid from the lowest responsive and responsible bidder, the CITY shall notify the VILLAGE of the bid results and its determination of the lowest responsive and responsible bidder (the "Low Bidder") so that the VILLAGE can ensure that it has adequate funds available to pay its share of the cost of the Improvements as provided herein. Within five (5) business days of receipt of the bid results (the "Bid Approval Period"), the VILLAGE shall advise the CITY as to whether it has

sufficient funds to fulfill its obligations for payment of its proportionate share of costs of the Improvements as provided herein. If the VILLAGE does not advise the CITY, within the Bid Approval Period, that it does not have sufficient funds, it shall be deemed to have acknowledged that it has sufficient funds and to have authorized the CITY to proceed with the award of a contract for the Improvements to the Low Bidder (hereinafter the "Village Authorization to Proceed"), without further written acknowledgement from the VILLAGE.

4. Following the Village Authorization to Proceed, the CITY shall enter into a contract with the Low Bidder for the construction of the Improvements (the "Construction Contract"). The CITY shall be responsible for the payment of all amounts due under the terms of the Construction Contract.

5. The VILLAGE shall reimburse the CITY for fifty percent (50%) of all amounts paid by the CITY pursuant to the Construction Contract, including but not limited to any costs related to change orders in connection with the Construction Contract which are reasonably approved by the CITY. Reimbursement to the CITY by the VILLAGE for amounts due pursuant to the terms of this paragraph shall be paid by the VILLAGE within forty-five (45) days following the receipt by the VILLAGE of any invoice issued by the CITY.

6. To the extent necessary, the VILLAGE hereby grants the CITY, its contractors, and agents, a temporary construction easement to construct the Improvements.

7. The CITY shall be responsible for operating, maintaining, repairing, removing, reconstructing, replacing, and reconstructing the Sanitary Sewer following construction.

8. The VILLAGE shall be responsible for operating, maintaining, repairing, removing, reconstructing, replacing, and reconstructing the Storm Sewer following construction.

9. VILLAGE shall hold harmless, indemnify, and defend the CITY, its elected and

appointed officials, engineers, attorneys, employees, and representatives against any and all losses, expenses, claims, costs, causes, and damages, including without limitation litigation costs and attorneys' fees for any accident, injury, or death to persons or loss or damage to property occurring on or about CITY property ("Claims"), and due in whole or in part to any act or failure to act or any negligence by VILLAGE, its invitees, licensees or employees, but excluding any Claims arising by reason of the CITY's gross negligence or willful and wanton misconduct. By indemnifying the CITY the VILLAGE does not waive any defenses or immunities granted or available to the VILLAGE in statutory or common law.

10. Similarly, CITY shall hold harmless, indemnify, and defend the VILLAGE, its elected and appointed officials, engineers, attorneys, employees, and representatives against any and all losses, expenses, claims, costs, causes, and damages, including without limitation litigation costs and attorneys' fees for any accident, injury, or death to persons or loss or damage to property occurring on or about VILLAGE property ("Claims"), and due in whole or in part to any act or failure to act or any negligence by CITY, its invitees, licensees or employees, but excluding any Claims arising by reason of the VILLAGE's gross negligence or willful and wanton misconduct. By indemnifying the VILLAGE, the CITY does not waive any defenses or immunities granted or available to the CITY in statutory or common law.

11. Each Party shall obtain and maintain, at its sole expense, comprehensive general liability insurance in an amount not less than $2,000,000 to insure against Claims in connection with this Agreement. Each Party shall be named as an additional insured on all insurance policies of the other Party by a policy endorsement and shall provide, or cause to be provided, a certificate of insurance to evidence coverage and, at a Party's request, provide copies of all policies and endorsements.

12. The Parties agree to extend whatever cooperation and perform all acts and execute all documents as are deemed necessary to affect the intent of this Agreement.

13. Either Party shall have the right to request that the Parties meet and confer about any issues regarding this Agreement. The Parties shall endeavor to work cooperatively to resolve any issues which arise in the best interests of their respective residents.

14. Any contract entered into by the CITY for engineering and/or construction of the Improvements shall contain and extend indemnification, insurance requirements, surety requirements and warranties to the VILLAGE. Certificates of insurance and insurance policy endorsements shall be required by the CITY of such contractors and shall name the VILLAGE as an additional insured. Any contract entered into by the CITY for construction of the Improvements shall specify that the contractor and any subcontractors shall follow the Prevailing Wage Act or the Davis Bacon Act.

15. This Agreement has been solely for the benefit of the Parties and it does not create any rights or benefits for any third parties.

16. Any amendment to this Agreement, shall be in writing and approved by each Party's governing board.

17. The VILLAGE and CITY are and shall remain independent of the each other with respect to all obligations performed under this Agreement.

18. It is mutually agreed by and between the Parties hereto that the provisions of this Agreement are severable. If any provision, paragraph, section, subdivision, clause, phrase, or word of this Agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement.

19. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their successors and assigns.

20. Any notices required or permitted hereunder shall be deemed sufficiently given if mailed by certified mail, return receipt requested or hand delivered to the Parties at their usual and customary main office.

IN WITNESS WHEREOF, each of the Parties have caused this Agreement to be executed by duly authorized officers as of the date written below.

Village of Lakewood

BY: _____
President David Stavropoulos

Attest: _____
Jeannette LoBosco, Clerk

Dated: February 14, 2023

City of Crystal Lake

BY: _____
City Manager Eric Helm

Attest: _____
Nick Kachiroubas, Clerk

Dated: _____, 2023

4861-7920-5193, v. 1

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: March 7, 2023

Item: Resolution authorizing the execution of closing documents for the Master Purchase and Sale Agreement for the Crystal Lake Depot Train Station and Surrounding Property at 70-88 E. Woodstock Street

Staff Recommendation: A motion to adopt a Resolution authorizing the City Manager to execute the closing documents for the Master Purchase and Sale Agreement for the Crystal Lake Depot Train Station and Surrounding Property at 70-88 E. Woodstock Street.

Staff Contact: Eric Helm, City Manager
Victor Filippini, City Special Legal Counsel

Background:

As the City Council is aware, the Union Pacific Railroad (UP) currently owns a 1.8 acre parcel in downtown Crystal Lake, including the downtown train station, the depot parking lot, platform shelters, Depot Park, a portion of Veteran's Park, and a five foot strip of property along Railroad Street (see page 2 for a depiction of this "Property"). In 2021, Metra informed the City of UP's desire to sell the Property. Metra does not desire to purchase the Property, but offered to purchase the Property on the City's behalf and then transfer title of the Property to the City.

At the February 1, 2022 City Council meeting, the City Council approved an assignment and assumption of the Master Purchase and Sale Agreement to the City with respect to the Property, which allows the City to purchase the Property from Union Pacific under the same terms as it would have been sold to Metra. At the December 20, 2022 City Council meeting, the City Council approved an Amendment to the Master Purchase and Sale Agreement, which provided the opportunity to purchase the adjacent platform and portions of the nearby parking lot.

The City has completed its due diligence assessment of the property, including the creation of a site survey, in conformance with the requirements of the Master Purchase and Sale Agreement. In addition, UP received the City's Amendment and Title Objection, and UP affirmed their approval to complete the closing on the property. The City anticipates the final execution of the

Master Purchase and Sale Agreement for the downtown Crystal Lake train station to occur in the coming weeks.

Recommendation:

To approve a Resolution authorizing the City Manager to execute the closing documents for the Master Purchase and Sale Agreement of the Downtown Crystal Lake train station, depot parking lot, Depot Park and a portion of Veteran's Park.

Votes Required to Pass:

Simple majority.

Res. No. xxxx
File No. xxx

The City of Crystal Lake Illinois

RESOLUTION AUTHORIZING FINAL ACQUISITION PRICE OF TRAIN STATION PURCHASE, EXECUTION OF CLOSING DOCUMENTS, AND PERFORMANCE OF OTHER ACTIONS RELATED TO THE PURCHASE OF THE CRYSTAL LAKE TRAIN STATION

Draft

WHEREAS, the City of Crystal Lake is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Union Pacific Railroad Company ("***UPRR***") and the Commuter Rail Division of the Regional Transportation Authority ("***Metra***") have executed a Master Purchase and Sale Agreement dated January 24, 2022 ("***MPSA***") which generally provides for Metra's purchase of the Crystal Lake Train Station ("***Train Station***") from UPRR; and

WHEREAS, Metra assigned its rights under the MPSA to the City pursuant to that certain Assignment and Assumption of Master Purchase and Sale Agreement dated February 1, 2022; and

WHEREAS, the MPSA provides a general depiction of the Train Station, but requires that the parties agree to the precise the boundaries of the Train Station and calculate a final

purchase price pursuant to a price per square foot that is established in Exhibit A to the MPSA; and

WHEREAS, at the time the City accepted assignment of the MPSA, the estimated purchase price for the Train Station was $1,072.500.00 (the "***Projected Purchase Price***"); and

WHEREAS, in connection with the purchase of the Train Station, the City executed an amendment to the MPSA that provided for the purchase a five-foot strip of land in the parking lot on the opposite side of the train tracks (the "***Additional Strip***") and the adjacent train station platform (the "***Opposite Platform***")(collectively, the Additional Strip and the Opposite Platform shall hereinafter be collectively referred to as the "***Additional Property***"), which is generally depicted in **Exhibit A**; and

WHEREAS, the MPSA, as amended, provides that the closing date for the purchase of the Train Station shall be no later than July 27, 2023, or such earlier date as agreed to by the parties; and

WHEREAS, in furtherance of the City's purchase of the Train Station, the Mayor and City Council of the City of Crystal Lake authorize the City Manager to perform all steps necessary to comply with the terms of the MPSA, as amended, including executing all necessary closing documents, and to perform all actions necessary to effect the closing on the Train Station and the Additional Property;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION I: The foregoing recitals are incorporated as though fully set forth herein.

Draft

SECTION II: To effect the purchase of the Train Station and Additional Property pursuant to the MPSA, as amended, the City Council hereby authorizes and directs that:

a. the City Manager to approve the final purchase price for the acquisition of (i) the Train Station and (ii) all or any part of the Additional Property, consistent with the terms of the MPSA and a survey of those properties; and

b. the City Manager to execute all closing and other documents necessary to effect the City's purchase of (i) the Train Station and (ii) all or any part of the Additional Property; and

c. the City Manager (and/or the designees of the City Manager) to perform all acts necessary or convenient to effect the closing on the City's purchase of (i) the Train Station and (ii) all or any part of the Additional Property.

SECTION III: This Resolution shall be in full force and effect from and after its passage, approval, and publication as provided by law.

AYES:

NAYS:

ABSENT:

PASSED this xx day of , 2023.

APPROVED by me this xx day of, 2023.

City of Crystal Lake, an
Illinois municipal corporation

Draft

Haig Haleblian, Mayor

SEAL

ATTEST:

Nick Kachiroubas, City Clerk

Passed:
Approved:

Draft

Exhibit A
Additional Property

Draft

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTIONS:

PARCEL 1
Part of the Station Grounds as depicted on the Original Plat of Nunda, being a Subdivision of part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 13, 1868, in Book 43 of Deeds, page 296, in McHenry County, Illinois, described as follows: Commencing at the most Easterly corner of Lot 1 in Block 12 of said Original Plat of Nunda; thence North 35 degrees 28 minutes 39 seconds East, 50.0 feet to the Place of Beginning; thence North 54 degrees 31 minutes 21 seconds West along a line 56.00 feet Northeasterly of and parallel with the Northeasterly line of said Block 12, a distance of 331.90 feet to a point of intersection with the Southeasterly right-of-way line of Grant Street; thence North 34 degrees 54 minutes 53 seconds East along said Southeasterly right-of-way line of Grant Street, 192.01 feet; thence South 54 degrees 34 minutes 21 seconds East along a line 28.0 feet Southwesterly of and parallel with the centerline of the Northeasterly set of railroad tracks of the Union Pacific Northwestern Railroad (commonly known as the main line), 11.99 feet; thence South 35 degrees 35 minutes 32 seconds West, 9.90 feet; thence South 54 degrees 24 minutes 28 seconds East, 15.77 feet; thence North 66 degrees 41 minutes 41 seconds East, 11.62 feet to a point on the last described parallel line; thence South 54 degrees 31 minutes 21 seconds East along the last described parallel line, 381.86 feet to a point of intersection with the former Northwesterly right-of-way line of Williams Street; thence South 58 degrees 33 minutes 36 seconds West along said former Northwesterly right-of-way line of Williams Street, 208.71 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 2
Part of the Station Grounds as depicted on the Original Plat of Nunda, being a Subdivision of part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 13, 1868, in Book 43 of Deeds, page 296, in McHenry County, Illinois, described as follows: Beginning at a point of intersection with the Southerly extension of the East line of Block 2 in said Original Plat of Nunda and a line drawn 43.0 feet Northeasterly of and parallel with the centerline of the Northeasterly set of railroad tracks of the Union Pacific Northwestern Railroad (commonly known as the main line); thence South 35 degrees 28 minutes 39 seconds West, 21.50 feet; thence North 54 degrees 31 minutes 21 seconds West along a line 21.50 feet Northeasterly of and parallel with said centerline, 416.10 feet to a point of intersection with the Southeasterly right-of-way line Grant Street; thence North 34 degrees 54 minutes 53 seconds East along said Southeasterly right-of-way line, 21.50 feet; thence South 54 degrees 31 minutes 21 seconds East along said parallel line, being 43.0 feet Northeasterly of parallel with said tracks centerline, 416.31 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 3
Part of the Station Grounds as depicted on the Original Plat of Nunda, being a Subdivision of part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 13, 1868, in Book 43 of Deeds, page 296, in McHenry County, Illinois, described as follows: Commencing at the most Southerly corner of Lot 18 in Block 3 of said Original Plat of Nunda; thence South 34 degrees 54 minutes 53 seconds West along a line 60.00 feet Northwesterly of and parallel with the Southeasterly right-of-way line of Grant Street, 50.76 feet for a Place of Beginning; thence continuing South 34 degrees 54 minutes 53 seconds West along said parallel line, 21.50 feet; thence North 54 degrees 31 minutes 21 seconds West along a line 21.50 feet Northeasterly of and parallel with the centerline of the Northeasterly set of railroad tracks of the Union Pacific Northwestern Railroad (commonly known as the main line), 78.50 feet; thence North 34 degrees 55 minutes 16 seconds East, 21.54 feet to a point on a line 43.0 feet Northeasterly of and parallel with the centerline thence South 54 degrees 31 minutes 21 seconds East along said parallel line, being 43.0 feet Northeasterly of parallel with said tracks centerline, 78.50 feet to the Place of Beginning, in McHenry County, Illinois.

Vanderstappen Land Surveying, Inc.
www.vandersinc.com
1316 N Madison St.
Woodstock, Illinois 60098
ph. 815-337-8360 fax 815-337-8314
"Always faithful to the property line"

LEGEND

	AIR CONDITIONER
	BOLLARD
	CATCH BASIN
	CLEAN OUT
	CURB INLET
	DOWN GUY
	ELECTRIC MANHOLE
	ELECTRIC RISER
	FIRE HYDRANT
	FLAG POLE
	FOUND CROSS
	FOUND IRON B/R
	FOUND IRON PIPE
	FOUND MAG NAIL
	FOUND MONUMENT
	FOUND RR SPIKE
	GAS METER
	GAS VALVE
	HANDHOLE UNKNOWN
	HANDICAP
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
SPIGOT	SPIGOT
	STORM MANHOLE
	TRAFFIC SIGNAL POLE
	TRANSFORMER
	TREE
	UTILITY POLE
	VALVE VAULT
	WATER SHUT-OFF
	WATER VALVE
	YARD LIGHT

SCALE: 1" = 20'

PROJECT BENCHMARK
MCHENRY COUNTY
CRYSTAL LAKE 2-A
ELEV=928.34 NAVD88

SITE BENCHMARK
MCHENRY COUNTY
CRYSTAL LAKE 2-A
ELEV=928.34 NAVD88

12/14/22 TVA - REVISED PARCEL 2, ADDED PARCEL 3

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

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

Dated at Woodstock McHenry County, Illinois 07/27 A.D., 20 22.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

ARTHUR P. GRUMACHER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK ILLINOIS

CLIENT: CITY OF CRYSTAL LAKE
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-32-480-042
JOB NO.: 220398 I.D. TP3
FIELDWORK COMP.: 05/23/22 BK ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68 F. REF: _____

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

* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
* Southeasterly right-of-way line of Grant Street established by a straight line from the NWly corner of Lot 5, Block 12 to the most Wly corner of Lot 6, Block 2.

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

Y:\PLATS\2021\2020-0089\220398_X-220398V220398-TPS.dwg-Layout1--12/15/2021 3:27 PM

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: March 7, 2023

Item: 2023 Independence Day Parade

Staff Recommendation: A motion to adopt a Resolution approving the 2023 Crystal Lake Chamber of Commerce Independence Day Parade and authorizing $16,800 to the Crystal Lake Chamber of Commerce for the Independence Day Parade from the Fiscal Year 23/24 City Budget.

Staff Contact: Nick Hammonds, Assistant City Manager

Background:
Since 2009, the Crystal Lake Chamber of Commerce has organized and coordinated the annual Independence Day parade. In 2023, the Chamber of Commerce will again coordinate the parade and partner with the Crystal Lake Lions Club and the City to ensure that the parade tradition continues. The Lions Club will provide on-site volunteers to assist with the organization on the day of the parade. It is proposed that the parade occur on Sunday, July 2, 2022. The parade date will also correspond with the last day of the Lakeside Festival and the City's fireworks display.

Funding for the parade will be a combination of sponsorship revenue as well as a contribution from the City of Crystal Lake. The City contributed $15,000 toward the parade in 2022. This year, due to increased parade expenses and parade acts, the Chamber requests $16,800. This amount will be earmarked in the proposed Fiscal Year 23/24 budget and the City Council will formally review the expense during the budget process.

Lakeside Festival and Fireworks
The Lakeside Festival organizers plan to submit their Special Event application for the 2023 Lakeside Festival for City Staff review in spring 2023. The Festival dates are Thursday, June 29th through Sunday, July 2nd. Following City staff review, the Lakeside Festival Special Event application will be brought before the City Council for consideration. Fireworks are currently planned for Sunday, July 2nd. City staff will work with the fireworks vendor to coordinate the show.

Votes Required to Pass:
Simple majority.

Res. 23R-

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the July 2, 2023 Crystal Lake Chamber of Commerce Independence Day Parade is hereby approved.

BE IT FURTHER RESOLVED that the City may make modifications to the parade request, including suspending stopping, standing and parking restrictions, as needed, to ensure that traffic and safety issues are addressed.

BE IT FURTHER RESOLVED that $16,800 is authorized to be disbursed for the 2023 parade, pending the consideration and approval of the FY 23/24 City Budget, to the Crystal Lake Chamber of Commerce for Independence Day Parade expenses.

DATED this 7th day of March, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 7, 2023
APPROVED: March 7, 2023

Draft