CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

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

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – October 17, 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. **Annexation Referral for Parcel 19-17-300-007 (southeast intersection of Randall Road and Meredith Drive/Ackman Road)**

10. **New and Expanding Retailer Facade and Commercial Tenant Improvement Grant Funds request for Studio T Salon, 15 W. Crystal Lake Avenue, requesting $10,000 in matching grant funds**

11. **Commercial Facade Improvement Grant Funds request for Labemi's Tavern and Restaurant, 109 N. Main Street, requesting $3,173.73 in matching grant funds**

12. **Commercial Façade Improvement Grant Funds request for Heisler's Bootery and Angelo's Shoe Repair, 50 and 52 N. Williams Street, requesting $4,305.38 in matching grant funds**

13. **Commercial Facade Improvement Grant Funds request for Today's Uniform Store, 58 N. Williams Street, requesting $9,392.97 in matching grant funds**

14. **771 Oak Court - Variations to allow construction of a new garage with a two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback, a two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback, and a single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length**

15. **1501 Carlemont Drive - Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Planned Development for a four-lot commercial development and car wash, Preliminary Plat of Subdivision and a Special Use Permit for a car wash**

16. **Bid Award – 57 Clover Drive Home Demolition and Grading Project**

17. **Bid Award – Blower Rotating Assembly Purchase and Installation**

18. Bid Award - Sewer Lining Services

19. The Interlocal Purchasing System (TIPS) Purchasing Cooperative for Council Chambers Audio/Video Upgrade

20. Depot Park Public Place Project Concept Discussion – For Discussion Only

21. Annual Audit for the Fiscal Year 2022/23

22. Council Inquiries and Requests

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

24. Reconvene to Regular Session

25. Adjourn

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

Agenda Item No: 9a

City Council
Agenda Supplement

Meeting Date: November 7, 2023

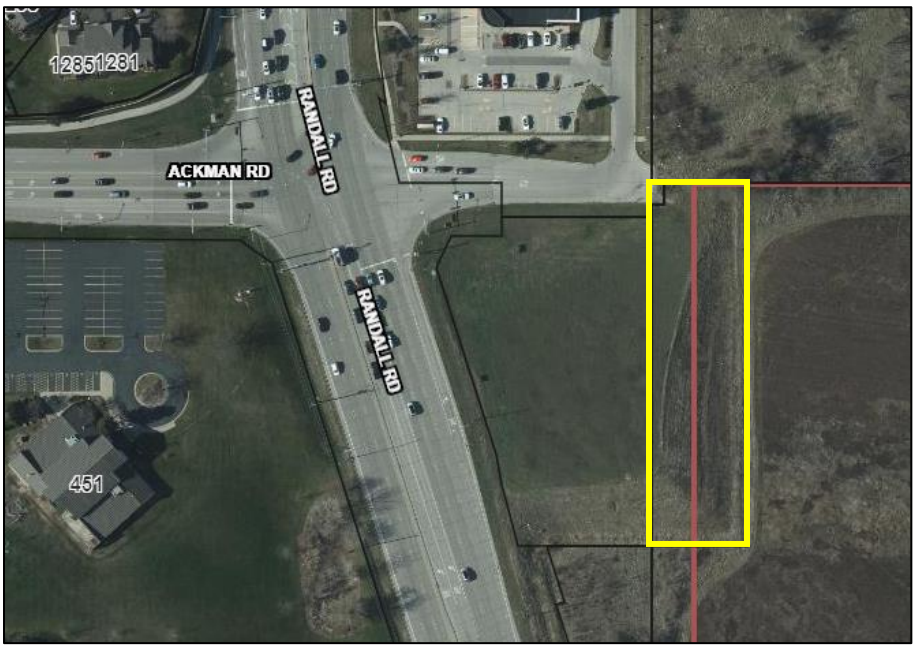
Item: Annexation Referral for Parcel 19-17-300-007 (southeast intersection of Randall Road and Meredith Drive/Ackman Road)

Recommendation: Motion to refer the petitioner's request to the November 15, 2023 Planning & Zoning Commission meeting for zoning consideration and to the December 5, 2023, City Council meeting for the annexation public hearing for Parcel 19-17-300-007 (near the southeast intersection of Randall Road and Meredith Drive)

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

Background:

The petitioner is requesting annexation of one parcel that totals approximately 0.895 acres (39,001 square feet). The parcel is unimproved and adjacent to Lake in the Hills Fen Conservation Area. The petitioner would like to annex as part of their request to develop the adjacent site (to the west) for the development of a Starbucks and dental office.



The petitioner respectfully requests that this matter be referred to the November 15, 2023 Planning & Zoning Commission meeting for zoning consideration and the December 5, 2023, City Council meeting for the annexation public hearing.

Votes Required to Pass: A simple majority vote.

PIQ Map

Parcel 19-17-300-007

Southeast corner of Randall Road and Meredith Drive/Ackman Road) in Algonquin Township

Directly Adjacent to City Limits



Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: New and Expanding Retailer Facade and Commercial Tenant Improvement Grant Funds request for Studio T Salon, 15 W. Crystal Lake Avenue, requesting $10,000 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award $10,000 in New and Expanding Retailer Façade and Commercial Tenant Improvement Grant Funds to Studio T Salon located at 15 W. Crystal Lake Avenue, and to adopt a Resolution authorizing the City Manager to execute the Grant Agreement with Studio T Salon
2. Motion to deny the grant application request

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

Background:

The New and Expanding Retailer and Manufacturer Job Creation and Investment Program was introduced in 2011. This program includes the Retailer Façade and Commercial Tenant Improvement grant and provides 50/50 matching grant funds.

KEY FACTORS

- Studio T Salon is looking to relocate and open a new business in Crystal Lake. Studio T Salon is requesting matching grant funds to open a store that designs and sells hair pieces. They offer a hair loss solution with an exquisite hair topper and wig collection designed to seamlessly blend beauty and versatility, their human hair toppers and wigs offer a solution for those seeking voluminous, natural looking hair transformations.

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 sales-tax generating business that will occupy 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 façade improvements include, but are not limited to; exterior brick cleaning; exterior tuck pointing; exterior painting; wall façade construction, repair, and treatment; original exterior architectural features repair or replacement; interior/exterior demolition; and historic renovation to interior/exterior.
   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned façade improvements. The current application would meet seven of the seven eligibility criteria.

FUNDING STATUS OF 2023-2024 PROGRAM
For the 2023-2024 Fiscal Year, there is $80,000 budgeted for the program and the Retailer and Manufacturer Job Creation and Investment Program. This is the first 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**
Studio T Salon	15 W. Crystal Lake Avenue	$10,000	***11/7/2023***	***$10,000***
Totals		***$10,000 Pending***		Pending

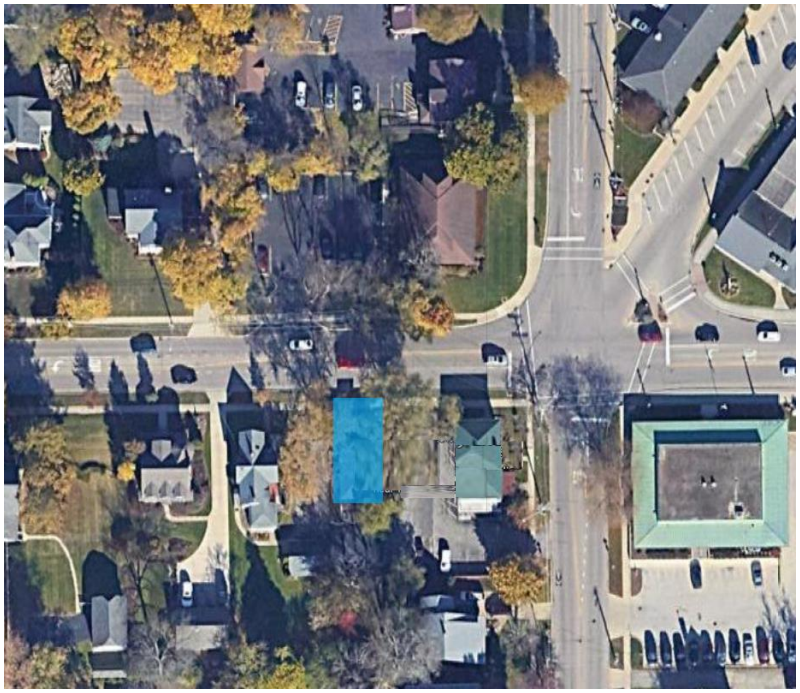
Votes Required to Pass:

A simple majority vote.

2023- Studio T Salon

15 W. Crystal Lake Avenue





DRAFT

Res. 23R-10

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized and directed to execute an agreement with the owner of the property for Studio T Salon at 15 W. Crystal Lake Avenue, for a Retail Façade and Commercial Tenant Improvement Matching Grant in the amount of $10,000.

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

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023

APPROVED: November 7, 2023

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 Tina Apostal	[redacted]
	Mailing Address 1214 mink Trail Cary Fl 60013	Fax
	Email tinaapostal@yahoo.com	IL Business Tax#

Property Information	Address for building for which grant is sought: 15 W Crystal Lake Ave Crystal Lake Fl	
	Property Identification Number(s)	Phone

Check one:

☑	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:

We will need to purchase reception desk, waiting chairs, Stylist Station, washing sink, sinks, cabinets, washer, dryer, shelves desks, desk chairs, microwave, frig, cabinet, washer + dryer, breakroom chairs and table double sink and slop sink, I Pads

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 10-30-2023

October 30, 2023

City of Crystal Lake
Planning and Economic Development
100 W. Woodstock Street
Crystal Lake, IL 60014

To Whom It May Concern:

Studio T Salon is excited for the opportunity to relocate our business in Crystal Lake. We will be renovating the proposed space into a hair loss salon. We will transform the space by adding salon chairs, mirrors, a sink, washer and dryer, office furniture and hair stock.

Studio T Salon is a hair loss salon offering an exquisite hair topper and wig collection. Designed to seamlessly blend beauty and versatility, our human hair toppers and wigs offer a solution for those seeking voluminous, natural-looking hair transformations. Whether our clients are looking to add volume, conceal thinning areas, or experiment with new hairstyles as a result of cancer, genetics or alopecia. Studio T Salon's hair toppers provide the perfect canvas for limitless creativity.

We are very excited to become part of the business community in Crystal Lake.

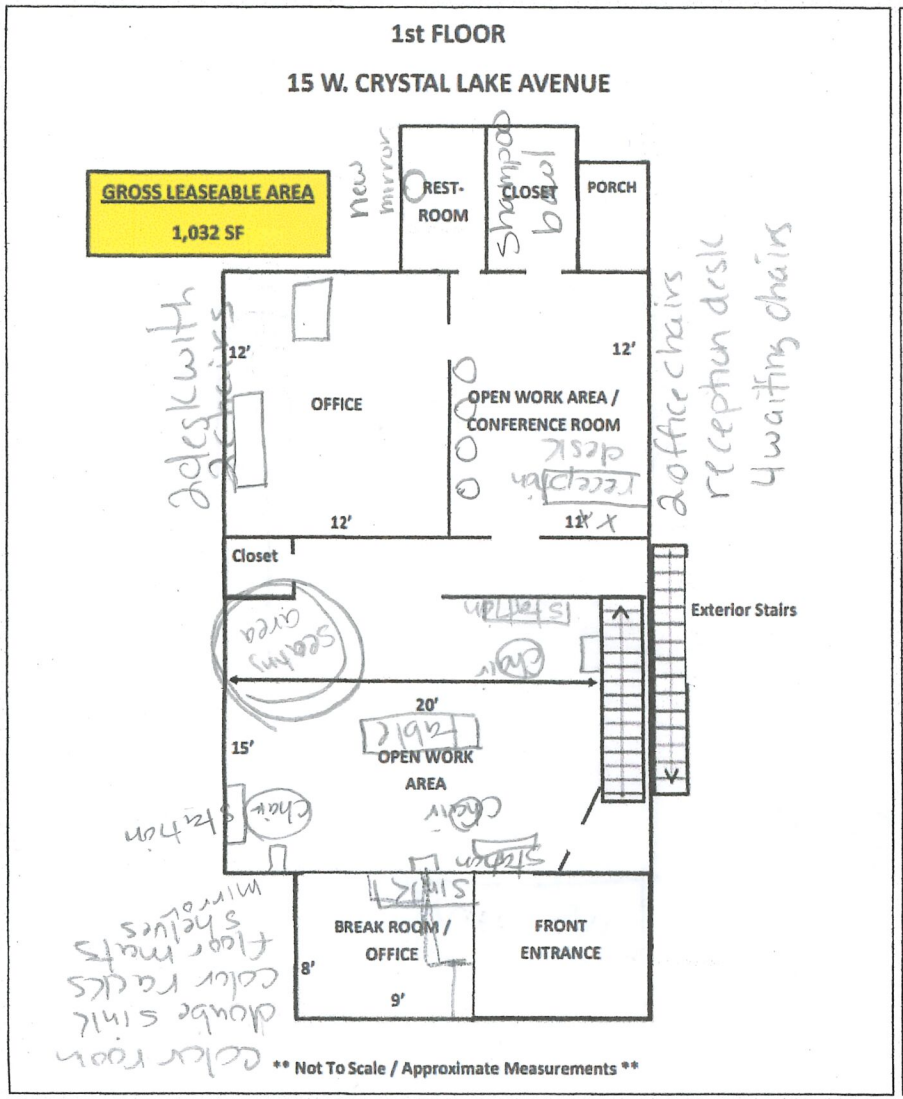
Sincerely,

Tina Apostal
Owner
Studio T Salon

FOR LEASE

15 W Crystal Lake Avenue, Crystal Lake, IL

Floor Plan



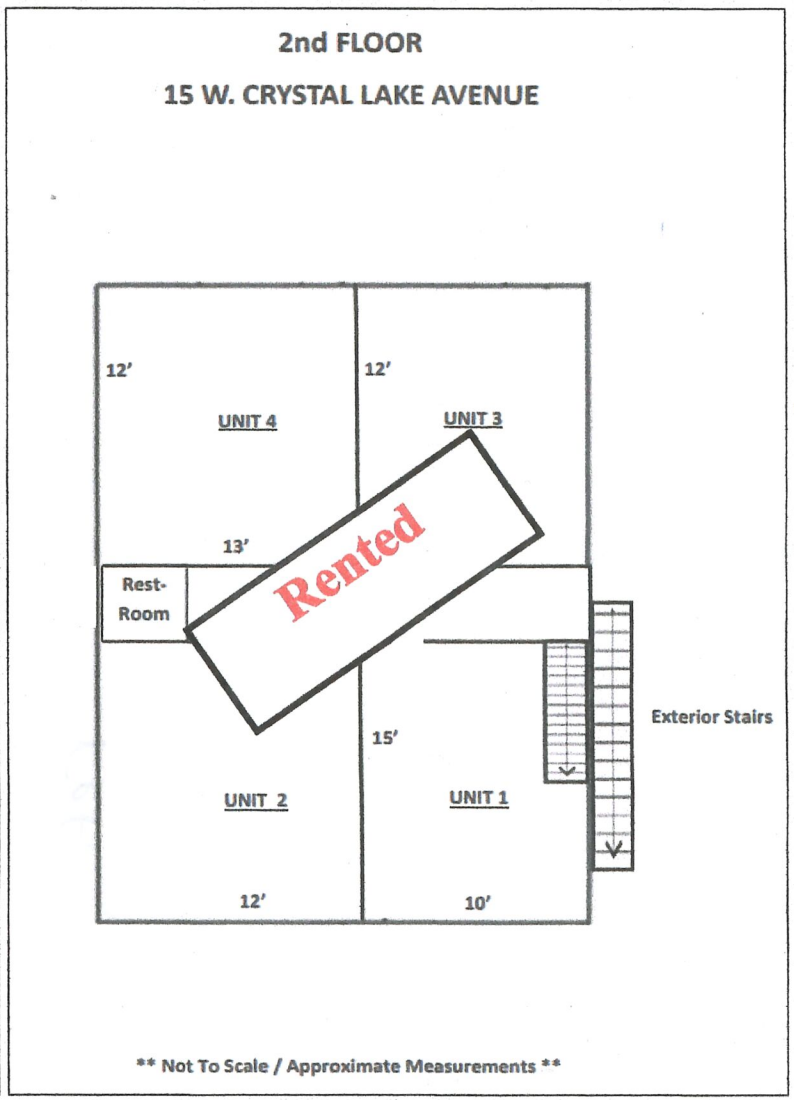
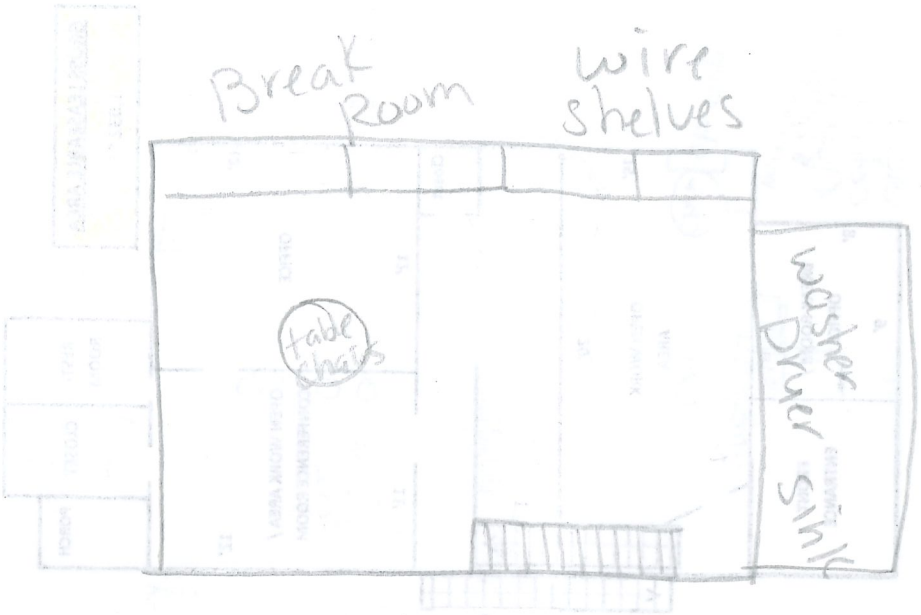


table + chairs



microwave + Cabinet

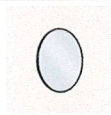
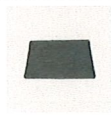
refrigerator

	Taxable Sales	Tax Rate	Tax Collected	Sales Tax Payable As of Nov 1, 23
Illinois Dept. of Revenue				
IL- Rosemont Sales Tax	0.00	10.25%	0.00	0.00
IL-CARY SALES TAX	177,909.10	7.0%	12,453.64	0.00
IL Sales Tax	0.00	6.25%	0.00	0.00
Sales Tax - Johnsburg	0.00	0.5%	0.00	0.00
Special Sales Tax	0.00	0.75%	0.00	0.00
Illinois Dept. of Revenue - Other	0.00		0.00	0.00
Total Illinois Dept. of Revenue	177,909.10		12,453.64	0.00
SalonCentric				
SalonCentric - Other	0.00		0.00	0.00
Total SalonCentric	0.00		0.00	0.00
Secretary of State of IL				
Secretary of State of IL - Other	0.00		0.00	0.00
Total Secretary of State of IL	0.00		0.00	0.00
TOTAL	**177,909.10**		**12,453.64**	**0.00**

Continue Shopping

My Cart

26 Item(s)

	Raven Reception Chairs - 2PK	~~$ 269.00~~ $ 242.10 10% off for purchases over $8000! (		~~$ 538.00~~ $ 484.20
	Amaré Shampoo Bowl & Chair **Color:** Black **Sink:** White **Faucet:** Chrome	~~$ 899.00~~ $ 809.10 10% off for purchases over $8000! (		~~$ 899.00~~ $ 809.10
	Gemma Salon Chair **Color:** Black **Base:** Gold +$19 *Special Care Instructions* **Footrest:** Gold +$29	~~$ 427.00~~ $ 384.30 10% off for purchases over $8000! (		~~$ 1,281.00~~ $ 1,152.90
	Lexi Oval LED Mirror	~~$ 959.00~~ $ 863.10 10% off for purchases over $8000! (-$ 287.70)	- 3 +	~~$ 2,877.00~~ $ 2,589.30
	Broadway Salon Cart **Color:** Black	~~$ 279.00~~ $ 251.10 10% off for purchases over $8000! (-$ 27.90)	- 1 +	~~$ 279.00~~ $ 251.10
	Metal Frame Round Mirror **Color:** Black	~~$ 189.00~~ $ 170.10 10% off for purchases over $8000! (-$ 18.90)	- 1 +	~~$ 189.00~~ $ 170.10
	Rhino Vegas Heel-Proof Shampoo Mat **Size:** Extra 1 Inch Thick + $13	~~$ 92.00~~ $ 82.80 10% off for purchases over $8000! (-$ 36.80)	- 4 +	~~$ 368.00~~ $ 331.20
	Comfort Zone Rectangular Salon Mat **Size:** 3 Feet x 5 Feet	~~$ 229.00~~ $ 206.10 10% off for purchases over $8000! (-$ 68.70)	- 3 +	~~$ 687.00~~ $ 618.30
	Hair Tube Color Rack **Color:** Black	~~$ 429.00~~ $ 386.10 10% off for purchases over $8000! (-$ 171.60)	- 4 +	~~$ 1,716.00~~ $ 1,544.40
	Nouveau Tambour Reception Desk (Large) **Color:** White	~~$ 1,659.00~~ $ 1,493.10 10% off for purchases over $8000! (-$ 165.90)	- 1 +	~~$ 1,659.00~~ $ 1,493.10
	Broadway Salon Station **Color:** White	~~$ 599.00~~ $ 891.00 10% off for purchases over $8000! (-$ 297.00)	- 3 +	~~$ 2,970.00~~ $ 2,673.00

Order Special Instructions

Subtotal	$ 12,116.70
Tax	Calculated at checkout
Shipping	Calculated at checkout
Total Savings	*$ 1,346.30*
Total	$ 12,116.70

Check Out

shop Pay Pay G Pay

My Cart Your purchase is always safe and secure.

Item	Price	Quantity	Total
 Regency 2 Bowl Underbar Sink with One Drainboard - 36" x 18 3/4" - Left Drainboard #600B2101413L	$384.49		$384.49

Subtotal $384.49

Ship to: **60623** - Residential

Shipping

Ground	$27.95
Second Day	$93.28
Next Day	$214.66

Add a Coupon Code How do I get one?

We accept

Check Out Securely

Other ways to pay

Sign Up for Our Emails Don't miss out on exclusive offers & more! Email

717-392-7261 Contact Us Help@TheRestaurantStore.com Track Order QuickPicks

your creatures. Involve your pet in the spooky action with these snacks.

Menu Search Reorder Savings Sign in Cart

Your club Crystal Lake, IL Sam's Cash Sam's Club Credit Member's Mark Help Center Pharmacy Business Center

Limited time! Get $50 when you open a new account and spend $50*

Purchase amount
Statement credit $4,068.56 - $50.00
Cost after credit $4,018.56
Apply now

Cart (11)

Shipping items (11)

Enter a ZIP Code

SAMSUNG 1.1 cu. ft. Counter Top Microwave, Stainless Steel - MG11H2020CT
Item 980283948

1 Sign in to see price

Add protection plan

Sam's Club
Pickup, Delivery, Scan & Go
(2.2m)

Remove | Save for later

Tech Savings
$300 off with Tech Savings ends Oct 31

1 $1,195.00
Save $300.00

LG 5.2 Cu. Ft. Front Load Washer
Item 990302793

Add protection plan

Allstate 4-Year Large Appliance Warranty ($1000-$1999) Qty:1 $99.88

Remove | Save for later

Total

Subtotal (11 items)	$4,068.56
Est. shipping costs	--
Enter a ZIP Code	
Become a *Plus* member	
Free shipping on most items	
Sales tax (calculated in checkout)	--
Est. total	$4,068.56
Est. savings $680.00	

Begin checkout

Subject to terms and conditions

Add an offer code



Tech Savings
$300 off with Tech Savings ends Oct 31

1 $1,195.00
Save $300.00

LG 9 Cu. Ft. Electric Dryer w/ TurboSteam Technology
Item 990302794
Only 1 left



Add protection plan

Allstate 4-Year Large Appliance Warranty ($1000-$1999) Qty:1 $99.88

Remove | Save for later



Tech Savings
$80 off with Tech Savings ends Oct 31

1 Sign in to see price
Save $80.00

LG 20 Cu. Ft. Top Freezer Refrigerator (White)
Item 990303119



Add protection plan

4 years

Remove | Save for later



Member's Mark 6-Tier NSF Heavy-Duty Wire Shelving, 47.75"W x 18"D x 75.5"H
Item 990290812

4 $479.92

Remove | Save for later | Pick up instead

Back to top

Sign up for email updates

Email Address

Sign up

Get updates on savings events, special offers, new items, in-club events and more. Privacy Notice

Pickup

Algonquin (1 item) Curbside Available



HODEDAH Black-Beech Kitchen Island with Spice Rack and Towel Holder

$87.50

Product Width (in.): **44.9 in**
Color/Finish: **Black-Beech**

1

Pickup at Algonquin

Ship to Store
Nov 2 - Nov 3
2,124 available
FREE

Delivering to 60102

Delivery
Friday, Nov 3
2,124 available
FREE

Save for Later | Save to Favorites | Remove

Delivery

60102 (1 item)

Your Delivery Cost: $79.00
This cost covers all Delivery items in your cart.



Husky 52 in. W x 24 in. D Steel 2-Drawer Adjustable Height Solid Wood Top Workbench Table in White

$298.00
~~$329.00~~
Save 9%

Number of Drawers: **2 Drawers**
Assembled Width (in.): **52.00 in**
Color Family: **White**

1

Pickup at Algonquin

Pickup
Today
5 in stock
FREE

Delivering to 60102

Delivery
Tomorrow
5 available
Included

Save for Later | Save to Favorites | Remove

Recently Viewed Items



HODEDAH Black-Beech Kitchen Island with Spice

★★★½☆ (661)

Customers Also Purchased...



HODEDAH Black-Beech Microwave Cart with Storage

★★★☆☆ (366)

$99.33

Add To Cart



HODEDAH 4-Door White Kitchen Pantry

★★★★½

~~$157.~~ $140.79

Add To Cart

Best Seller



Rubbermaid 13 Gal. Black Step-On Trash Can

★★★★½

~~$169.~~ $24.97

Add To Cart



HODEDAH 4-Door Black-Beech Kitchen Pantry

★★★★½

~~$157.~~ $163.71

Add To Cart

HODEDAH White Microwave Cart with Storage

★★★★☆ (608)

$99.59

Add To Cart

HODEDAH Grey Microwave Cart with Storage

★★★★☆ (608)

$102.42

Add To Cart

Manha Comf

62.99

★★★

$359

Add

Need Help?

See our online FAQs or phone us:

Online Customer Support:1-800-430-3376

Major Appliances:1-877-961-6683

Custom Blinds:1-800-658-7320

Call 7 days a week - 6 a.m. to 2 a.m. EST

Your Order

Subtotal	**$416.50**
Savings	-$31.00
Pickup	FREE
Delivery	$79.00
Sales Tax (determined in later step)	---

Total **$464.50**

You Saved **7% Off** Your Items

[redacted]

1.800.463.3768

Shopping Cart

Delivery based on **60102**

Your pickup store:
4429 U.S. ROUTE 14 CRYSTAL LAKE, IL 60014 **Change**



Sauder® Vista Key 60"W Executive Computer Desk, Pearl Oak/Blaze Acacia

Item # 7677706

Delivery
In stock and ready to ship

Store and Curbside Pickup Save 5%
Ready in 20 minutes
Crystal Lake, Store #6370
In Stock
Change Store

$229.99
1
$229.99 ea

Add to your order!

Feedback

Add a Protection Plan
Details

- [ ] 3-Year Protection Plan | $69.99
- [ ] 2-Year Protection Plan | $49.99



Serta® Smart Layers™ Brinkley Ergonomic Bonded Leather High-Back Executive Chair, White/Silver

Item # 9393644

Delivery
2 Business Day Delivery if ordered before 3pm

Same Day Delivery
Available for tomorrow

Store and Curbside Pickup Save 5%
Ready in 20 minutes
Crystal Lake, Store #6370
In Stock
Change Store

$309.99
1
$309.99 ea



Boss Modern Executive Conference Ergonomic Chair, Caressoft™ Vinyl, White/Chrome

Item # 186051

Delivery
Estimated delivery 7-10 business days

3

$461.97
$153.99 ea

Add a Protection Plan

Details

- [ ] 3-Year Protection Plan | $49.99
- [ ] 2-Year Protection Plan | $39.99



KFI Studios Proof Dining Table Set With Jive Dining Chairs, White/Black

Item # 3596712

Delivery
Estimated delivery 7-10 business days

1

$1,131.99
$1,131.99 set



Realspace® Smart Electric 48"W Height-Adjustable Staanding Desk, White/Natural

Item # 7500520

Delivery
In stock and ready to ship

1

$349.99
$349.99 ea

Store and Curbside Pickup Save 5%
Ready in 20 minutes
Crystal Lake, Store #6370
In Stock
Change Store

Add a Protection Plan
Details

- 3-Year Protection Plan | $89.99
- 2-Year Protection Plan | $69.99



TUL® GL Series Retractable Gel Pens, Medium Point, 0.7 mm, Silver

$2,483.93

FREE

$186.30

$2,670.23

plied by logging in at

---

alify for FREE Delivery

1409.50 on this order

My Cart Your purchase is always safe and secure.

Item	Price	Quantity	Total
 Regency 2 Bowl Underbar Sink with One Drainboard - 36" x 18 3/4" - Left Drainboard #600B2101413L	$384.49		$384.49

Subtotal **$384.49**

Ship to: **60623** - Residential

Shipping

Ground	$27.95
Second Day	$93.28
Next Day	$214.66

Add a Coupon Code How do I get one?

We accept

Check Out Securely

Other ways to pay

Treats for all your creatures. Involve your pet in the spooky action with these snacks.

Menu | Search | Reorder | Savings | Sign In | Cart

Your club Crystal Lake, IL

b Credit | Member's Mark | Help Center | Pharmacy | Business Center

Limited time! Get $50 when you open a new account and spend $50*
*Click Apply now to learn how
Purchase amount
Statement credit
Cost after credit
Apply now

Cart (11)

Shipping items (11)

Enter a ZIP Code

SAMSUNG 1.1 cu. ft. Counter Top Microwave, Stainless Steel - MG11H2020CT
Item 980283948
1
Add protection plan

Sam's Club
Pickup, Delivery, Scan & Go
(2.2m)
GET

Remove

Tech Savings
$300 off with Tech Savings ends Oct 31
LG 5.2 Cu. Ft. Front Load Washer
Item 990302793
1
$1,195.00
Save $300.00
Add protection plan
Allstate 4-Year Large Appliance Warranty ($1000-$1999)
Qty: 1
$99.88
Remove | Save for later

Tech Savings
$300 off with Tech Savings ends Oct 31
LG 9 Cu. Ft. Electric Dryer w/ TurboSteam Technology
Item 990302794
Only 1 left
1
$1,195.00
Save $300.00
Add protection plan
Allstate 4-Year Large Appliance Warranty ($1000-$1999)
Qty: 1
$99.88
Remove | Save for later

Tech Savings
$80 off with Tech Savings ends Oct 31
LG 20 Cu. Ft. Top Freezer Refrigerator (White)
Item 990303119
1
Sign in to see price
Save $80.00
Add protection plan
$74.88 for 4 years
Remove | Save for later

Member's Mark 6-Tier NSF Heavy-Duty Wire Shelving, 47.75"W x 18"D x 75.5"H
Item 990290812
4
$479.92
Remove | Save for later | Pick up instead

Back to top

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CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 7th day of November, 2023, 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:

Owner's Name: Tina Apostal

Business Name: Apostal Enterprise DBA Studio T Salon

Owner's Federal Tax ID#: 16-1652081

Address of Property to be improved:

15 W. Crystal Lake Avenue Street

Crystal Lake, Illinois 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 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

_____

City Manager

ATTEST:

_____

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Commercial Facade Improvement Grant Funds request for Labemi's Tavern and Restaurant, 109 N. Main Street, requesting $3,173.73 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award $3,173.73 in Commercial Facade Improvement Grant Funds to Labemi's, 109 N. Main Street, and to adopt a Resolution authorizing the City Manager to execute the Grant Agreement with Labemi's
2. Motion to deny the grant application request

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

Background:

The Commercial Façade Improvement Grant Program was introduced in 2023. The program encourages existing property owners to enhance and improve the appearance of their buildings through exterior commercial façade improvements and provides 50/50 matching grant funds.

KEY FACTORS

- Labemi's has been in the City of Crystal Lake for 40 years.

- Labemi's is proposing an awning replacement and the addition of accent trim along the windows and top of the building and is eligible for a 50/50 matching grant under the program guidelines to reimburse the business for fifty percent of the project costs.

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 sales-tax generating business that will occupy retail space or a building in B-1, B-2 and B-4 zoned site within the Crystal Lake.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant must meet a minimum annual taxable sales threshold of at least $100,000.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant must provide written proof of façade costs.
   ☒ *Meets* ☐ *Does not meet*

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

5. Only one of these grants may be issued per property owner.
   ☒ *Meets* ☐ *Does not meet*

6. Eligible façade improvements include, but are not limited to; exterior brick cleaning; exterior tuck pointing; exterior painting; wall façade construction, repair, and treatment; original exterior architectural features repair or replacement; interior/exterior demolition; and historic renovation to interior/exterior.
   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned façade improvements. The current application would meet six of the six eligibility criteria.

FUNDING STATUS OF 2023-2024 PROGRAM
For the 2023-2024 Fiscal Year, there is $250,000 budgeted for the Commercial Façade Improvement Program. This is the first application received this fiscal year for the program, so there are sufficient funds for the grant.

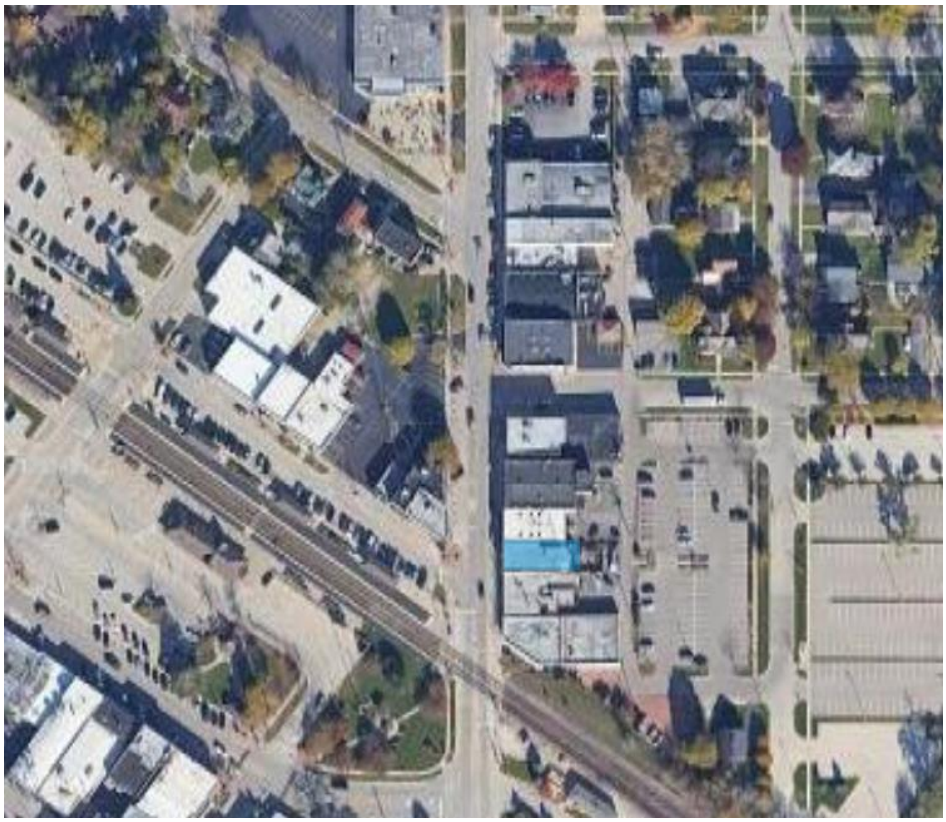
Applicant Name/Business Name	**Address**	**Total Requested**	**Date Approved**	**Amount Approved**
Labemi's Tavern and Restaurant	109 N. Main Street	$3,173.73	***Pending***	***Pending***
Totals		**$3,173.73** ***Pending***		Pending

Votes Required to Pass:
A simple majority vote.

2023- Labemi's Tavern and Restaurant

109 N Main Street





DRAFT

Res. 23R-11

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized and directed to execute an agreement with the owner of the property for Labemi's Tavern and Restaurant at 109 N. Main Street, for a Commercial Facade Improvement Grant in an amount in the amount of $3,173.73.

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

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023

APPROVED: November 7, 2023

CITY OF CRYSTAL LAKE
Commercial Facade
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.

Yanckowitz Property LLC

Applicant Information	Name Crosstown Management Inc DBA Labemis ATT: Gwen Yanckowitz	[redacted]
	Mailing Address 109 N. Main St Crystal Lake IL 60014	Federal Tax ID# 36-4316979
	Email Gwen.Labemis@gmail.com	IL Business Tax# 3054-9043

Property Information	Address for building for which grant is sought: 109 N Main St Crystal Lake, IL 60014	
	Property Identification Number(s) Yanckowitz Property LLC 81-1202355	Phone 815 245-3372

Description of façade improvements and estimated costs:

Door Repair - $635.73
Power Wash / paint windows + trim - $250.00
New Awning - $1736.12
Crossheads / Keystones - $2489.87
without labor costs = $5,111.72

Application Checklist

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

- ☑ Completed and signed Crystal Lake Façade Improvement Grant Application;
- ☑ Written cost estimates for the façade improvements do not include labor costs as they will not be covered;
- ☑ A visual rendering, illustrating the new façade (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);

I agree to comply with the guidelines and standards of the City of Crystal Lake Commercial Façade Improvement Grant 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 10-10-23

ATTN: Haig Haleblian - Mayor Crystal Lake

CITY OF CRYSTAL LAKE - PLANNING AND ECONOMIC DEVELOPMENT, 100 W. WOODSTOCK STREET, CRYSTAL LAKE, IL 60014 PH 815.356.3615 - FAX 815.479.1647 - WWW.CRYSTALLAKE.ORG

Dear Mayor Haleblian and City Council Members,

October 10, 2023

My name is Gwen Yanckowitz, shareholder of Crosstown Management Inc. DBA Labemi's at 109 N Main St in Crystal Lake. As we are long term, proud members of the Crystal Lake community, we strongly advocate the overall street-side renovation & beautification efforts which have been taking place over many years. As such, we are actively looking to participate in the Commercial Facade Improvement Grant Program incentive. We are hoping to upgrade certain aspects of our front exterior façade/front elevation to better blend in and become aesthetically continuous with the nearby surrounding and connecting businesses within a visual glance.

Becoming more active members of the community and growing within it are important aspects to our business. We feel that our business needs to reflect the commitment to the community that is part of our core values as business owners. We are also looking to attract and retain new members to our existing workforce, as well as creating a positive visual awareness of our business for our many new Crystal Lake residents.

So, please peruse and review the following façade plan we are proposing. This includes a few necessary and overdue renovations such as repairing and painting the front door, power washing the brick, adding Fypon trim to the top of the building/windows, and replacing the awning with adding a section to make it more visually balanced. As we have reached our 40th Anniversary, this grant program is a great opportunity for us to give the fresh and consistent visual representation we would like to display to old and new members of our community.

Thank you for your time.

Sincerely,

Gwen Yanckowitz
[redacted]town Management Inc. DBA Labemi's / Co-Owner - Yanckowitz Property LLC
[redacted]
Gwen.labemis@gmail.com

Labemi's
109 N Main St
Crystal Lake, IL 60014





Proposal

Doors Done Right, Inc.
6215 Northwest Hwy Suite 201
Crystal Lake, IL 60014
815-356-5760

September 15, 2023

Labemi's Tavern
109 N Main St
Crystal Lake IL 60014

Attn: Gwen

Doors Done Right, Inc. ("DDR") proposes to furnish the following material, equipment, and insurance to the above stated company/individual ("Customer") that is necessary for the completion of the below project:

Location: Front

1ea	Continuous Hinge, DB
1ea	Standard Duty Closer, DB
1ea	Strike Conversion Kit
1ea	36" Sweep
1ea	Dead Latch, DB
1ea	Paddle Handle, DB

Installed Price WITHOUT labor $635.73

All permits and fees are the responsibility of the customer. All material is guaranteed to be specified and the above work to be performed in accordance with the specifications submitted and completed in a professional manner for the sum of $635.73. DDR is not responsible for any damage to masonry or drywall from removal of existing frames, doors, or materials. All scheduling is subject to change due to inclement weather - if your scheduled date is impacted, we will call to reschedule. Area of work will be broom swept when work is complete. A signed proposal is required before materials are ordered, whereby work will be scheduled to begin. PAYMENT IS DUE AT TIME OF SERVICES unless a completed credit application has been submitted and approved by DDR, of which is at the sole discretion of DDR and such approval for credit may be withdrawn and/or revoked at any time at the sole discretion of DDR. If paid by credit card DDR reserves the right to add a 3.27% credit card fee to the above Installed Price before processing payment. DDR will charge a 2% finance charge per month for any invoice that is not paid within 30 days of delivery. In the event of nonpayment, Customer will be sent to collections. In the event DDR retains an attorney to enforce the provisions of this agreement against Customer, brings a legal action or proceedings against Customer, has to defend any action or proceedings brought by or against Customer, including, appeals or proceedings in bankruptcy or receivership, DDR shall be entitled to recover from Customer its reasonable legal fees and expenses in such action or proceeding or otherwise, or may recover same in a separate action or subsequent proceeding. In addition, DDR may recover from Customer all collection costs it may incur by reason of Customers failure to pay. We thank you for the opportunity to submit this bid and we hope that you will favor us through this order. This proposal is a firm offer for 30 days only and must be accepted within 30 days or it will become null and void. Any alterations or deviations from the above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the original estimate.

ACCEPTED BY: _____ **DATE:** _____

Proposal

Doors Done Right, Inc.
6215 Northwest Hwy Suite 201
Crystal Lake, IL 60014
815-356-5760

September 15, 2023

Labemi's Tavern
109 N Main St
Crystal Lake IL 60014

Attn: Gwen

Doors Done Right, Inc. ("DDR") proposes to furnish the following material, labor, equipment, and insurance to the above stated company/individual ("Customer") that is necessary for the completion of the below project:

Location: Front

1ea	Continuous Hinge1ea
1ea	Standard Duty Closer
1ea	*Strike Conversion Kit*
1ea	36" Sweep
1ea	Dead Latch
1ea	Paddle Handle

Installed Price $1,235.73

All permits and fees are the responsibility of the customer. All material is guaranteed to be specified and the above work to be performed in accordance with the specifications submitted and completed in a professional manner for the sum of $1,235.73. DDR is not responsible for any damage to masonry or drywall from removal of existing frames, doors, or materials. All scheduling is subject to change due to inclement weather - if your scheduled date is impacted, we will call to reschedule. Area of work will be broom swept when work is complete. A signed proposal is required before materials are ordered, whereby work will be scheduled to begin. PAYMENT IS DUE AT TIME OF SERVICES unless a completed credit application has been submitted and approved by DDR, of which is at the sole discretion of DDR and such approval for credit may be withdrawn and/or revoked at any time at the sole discretion of DDR. If paid by credit card DDR reserves the right to add a 3.27% credit card fee to the above Installed Price before processing payment. DDR will charge a 2% finance charge per month for any invoice that is not paid within 30 days of delivery. In the event of nonpayment, Customer will be sent to collections. In the event DDR retains an attorney to enforce the provisions of this agreement against Customer, brings a legal action or proceedings against Customer, has to defend any action or proceedings brought by or against Customer, including, appeals or proceedings in bankruptcy or receivership, DDR shall be entitled to recover from Customer its reasonable legal fees and expenses in such action or proceeding or otherwise, or may recover same in a separate action or subsequent proceeding. In addition, DDR may recover from Customer all collection costs it may incur by reason of Customers failure to pay. We thank you for the opportunity to submit this bid and we hope that you will favor us through this order. This proposal is a firm offer for 30 days only and must be accepted within 30 days or it will become null and void. Any alterations or deviations from the above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the original estimate.

ACCEPTED BY: _____ **DATE:** _____

A-NC3819 / T-3850 - 3-part carbonless

contractors proposal

Proposal

Page # _____ of _____ pages

PROPOSAL SUBMITTED TO: Gwen	JOB NAME	JOB #
ADDRESS 109 N. Main St.	JOB LOCATION 104 N. Main St.	
	DATE 10/10/23	DATE OF PLANS
PHONE # 815-900-0527	FAX #	ARCHITECT D.R.E. Finishes

We hereby submit specifications and estimates for:

Powerwash sidewalk
paint door and window trim 2 coats
Paint crown molding (exterior)

* all materials and paint included / Sherwin Williams DTM, Sherwin Williams exterior Duration Sherwin Williams industrial primer

*Paint - 250

*Labor - 650

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ (900.00) nine hundred _____ Dollars

with payments to be made as follows: 900.00 once completed

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Devin Edwards

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

C & A Commercial Awnings — ESTIMATE

82 S Milwaukee Ave #305
Wheeling, IL 60090

Bill To

Labemi's
109 N Main St
Crystal Lake, IL 60014

Estimate # 1167

Estimate Date 09/16/2023

DESCRIPTION	AMOUNT
C & A Commercial Awnings to provide labor, material and equipment to perform the following: Build and install (1) one awning recover in customer's color choice of premium outdoor acrylic canvas. Logo included in price. [Color: Black] [Logo: Rendering] LABOR COST: $1242.18 Delivery, tax and installation included in price	2,484.36
C & A Commercial Awnings to provide labor, material and equipment to perform the following: Build and install (1) one awning complete [frame and canvas] in customer's color choice of premium outdoor acrylic canvas. [Color: Black] LABOR COST: $493.95 Delivery, tax and installation included in price	987.89
TOTAL	**$3,472.25**

without Labor $1736.12

Terms & Conditions

50% deposit, 50% due on installation date.

ABC Supply Co. inc.

BRANCH:
171 ERICK ST
CRYSTAL LAKE IL
60014-4536

(815)444-7207

Superior Service - Quality Products - On-Time Delivery - Brands You Want

This Quotation is subject to the Terms and Conditions set forth on the reverse side. This Quotation is NOT VALID for purchases made beyond thirty (30) days of issuance unless signed by an officer or branch manager of ABC Supply, in addition to the signature of an ABC Supply salesman or other ABC Supply representative.

QUOTATION

CUSTOMER:
CASH SALES CRYSTAL LK 202
202
CRYSTAL LAKE IL

SHIP TO:
GWEN @ LABEMI'S

FYPON QUOTE

SLS#	OT#	PAGE
		1

QUOTE NO.	CUSTOMER ORDER NO.	SHIP VIA	CUSTOMER NO.	TERMS	QUOTE DATE	EXP. DATE
6571213	LABEMI'S	CPU	31616300	CASH ON DELIVER	10/04/23	11/03/23

ITEM NUMBER	ITEM DESCRIPTION	U/M T/D	QUANTITY	UNIT PRICE	EXTENDED PRICE
	******CHANGE ORDER TYPE: QUOTE #02 FROM 202	QUOTE	EDIT 10/04/23		
31MISO6808	FYPON VENT & BRACKETS	EA	1	2310.78	2310.78
	8 EA 12" CLASSIC CROSSHEADS WCH56X12,,,, 8 EACH $177.57 EACH				
	3 EA WCH36X12 3 EA $114.14 EACH				
	10 EA K12M TO MATCH $54.78 EACH				

QUOTE ONLY NOT AN INVOICE

SUBTOTAL	2310.78
FREIGHT	.00
EST. SALES TAX	179.09
QUOTE TOTAL (U.S.)	2489.87

Salesman or other ABC Supply Representative

Title: _____

Branch Manager or ABC Supply Officer

Title: _____

Duration: _____

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 7th day of November, 2023, 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:

Owner's Name: Crosstown Management Inc.

Business Name: Labemi's Tavern and Restaurant

Owner's Federal Tax ID#: 36-4316979

Address of Property to be improved:

109 N. Main Street

Crystal Lake, Illinois 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 Commercial Façade Improvement Grant provides financial assistance to building and business owners who occupy space in Crystal Lake in need of façade repair and rehabilitation; and

WHEREAS, the City Council has found and determined that increased participation in the Commercial Façade Improvement Grant Program 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 Commercial Façade Improvement Grant Program, the CITY will provide a benefit to the public, generally; and

WHEREAS, the OWNER has applied for reimbursement under the Commercial Façade Improvement Grant Program; and

WHEREAS, The CITY has determined that the OWNER is eligible for the Commercial Façade Improvement Grant 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 façade improvements at OWNER'S property. Reimbursements to the OWNER will be made at a rate of fifty percent (50%) for the cost of façade improvements for the OWNER's business, up to a maximum amount of $20,000. 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 $20,000.

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 businesses until applications for Building Permits and Occupancy have been submitted to the Building Division and approved by the CITY. Following approval, the OWNER shall complete the building façade improvements 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/paid invoices for purchases; 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 façade improvements, subject to the limitations set forth in Section 1 hereof. The OWNER shall only be entitled to the reimbursement set forth in Section 1 hereof if the taxable sales exceed $100,000 in one year of operation.

SECTION 4

If the OWNER 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 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 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

_____

City Manager

ATTEST:

_____

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Commercial Façade Improvement Grant Funds request for Heisler's Bootery and Angelo's Shoe Repair, 50 and 52 N. Williams Street, requesting $4,305.38 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to rescind approval of the January 17, 2023 Retailer Facade and Commercial Tenant Improvement Grant Funds to Heisler's Bootery, 50 N. Williams Street, in the amount of $1,162.50 and a motion to award $4,305.38 in Commercial Facade Improvement Grant Funds to Brink & Williams, LLC, owner of 50 and 52 N. Williams Street, for façade improvements in connection for Heisler's Bootery and Angelo's Shoe Repair and adopt a Resolution authorizing the City Manager to execute a Grant Agreement with Brink & Williams, LLC

2. Motion to deny the grant application request

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

Background:

At the January 17, 2023 the City Council Meeting a Retailer Façade and Commercial Tenant Improvement Grant was approved for Heisler's Bootery, a tenant in the building located at 50 N. Williams Street. The purpose of the grant was to provide funding for the installation of a new awning on the building façade of Heisler's tenant space.

The following month, the City Council adopted the Commercial Façade Improvement Grant Program which encourages owners of existing properties to improve the appearance of their buildings through exterior commercial façade improvements made in connection with new and existing retail businesses. The program provides 50/50 matching funds.

The original grant awarded to Heisler's Bootery was based upon a quote for the awning installation which has now expired.

Brink & Williams LLC, the owner of both 50 and 52 N. Williams Street, is now seeking a grant award to install new awnings at both properties. The 52 N. Williams Street tenant space is currently occupied by Angelo's Shoe Repair.

The application has been submitted by Brink & Williams LLC's Manager, Jeff Heisler.

In conjunction with the request for the grant for the two new awnings, Mr. Heisler is requesting that the original tenant grant awarded to Heisler's Bootery be rescinded, as it will be replaced by the new grant which Brink & Williams LLC is now seeking.

KEY FACTORS

- Heisler's Bootery and Angelo's Shoe Repair have been in the City of Crystal Lake for many years.
- Heisler's Bootery and Angelo's Shoe Repair are proposing an awning replacement and are eligible for a 50/50 matching grant under the program guidelines to reimburse the business for fifty percent of the project costs.
- Heisler's Bootery and Angelo's Shoe Repair are requesting matching grant funds for a new awning for the storefront (same design as current awning).

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 sales-tax generating business that will occupy retail space or a building in B-1, B-2 and B-4 zoned site within the Crystal Lake.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant must meet a minimum annual taxable sales threshold of at least $100,000.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant must provide written proof of façade costs.
   ☒ *Meets* ☐ *Does not meet*

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

5. Only one of these grants may be issued per property owner.
   ☒ *Meets* ☐ *Does not meet*

6. Eligible façade improvements include, but are not limited to; exterior brick cleaning; exterior tuck pointing; exterior painting; wall façade construction, repair, and treatment; original exterior architectural features repair or replacement; interior/exterior demolition; and historic renovation to interior/exterior.

   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned façade improvements. The current application would meet six of the six eligibility criteria.

FUNDING STATUS OF 2023-2024 PROGRAM

For the 2023-2024 Fiscal Year, there is $250,000 budgeted for the Commercial Façade Improvement Program. This is the second 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**
Labemi's Tavern and Restaurant	109 N. Main Street	$3,173.73	*Pending*	*Pending*
Heisler's Bootery and Angelo's Shoe Repair	50 and 52 N. Williams Street	$4,305.38	*Pending*	*Pending*
Totals		**$7,479.11** ***Pending***		***Pending***

Votes Required to Pass:

A simple majority vote.

2023- Heisler's Bootery and Angelo's Shoe Repair

50 and 52 N Williams Street





DRAFT

Res. 23R-12

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized and directed to execute an agreement with the Brink & Williams, LLC owner of 50 and 52 N. Williams Street for façade improvements in connection with Heisler's Bootery and Angelo's Shoe Repair in an amount in the amount of $4,305.38.

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

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023

APPROVED: November 7, 2023

CITY OF CRYSTAL LAKE
Commercial Facade
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 JAMES HEISLER	[redacted]
	Mailing Address 50 N. Williams St, CRYSTAL LAKE	Federal Tax ID# 26-3880·192
	Email Jim@HEISLERSBOOTERY.COM	IL Business Tax# 3975-2372
	ANGELOS SHOE REPAIR	2268-1272
Property Information	Address for building for which grant is sought: 50-52 N. WILLIAMS ST.	
	Property Identification Number(s) 14-32-479-023	Phone 815 459-0171

Description of façade improvements and estimated costs:

NEW (REPLACEMENT) FACADE AWNING

Application Checklist

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

- ☑ Completed and signed Crystal Lake Façade Improvement Grant Application;
- ☑ Written cost estimates for the façade improvements do not include labor costs as they will not be covered;
- ☑ A visual rendering, illustrating the new façade (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);

I agree to comply with the guidelines and standards of the City of Crystal Lake Commercial Façade Improvement Grant 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 James S Veile Date 10/18/23

Mayor HAIG & Council members;
I hope to change out one of the last CRANK-UP AWNINGS in our Downtown Business District. It's timely, the CANVAS AWNING is IN sheds AND DAMAGED from tree SAP — Not a good sight for the most important corner in Ch.

Jim

UNITED CANVAS & AWNING INC.

The difference is in our work.....

25434 West Route 173 Antioch, IL 60002
Canvas: 847-395-1470, Awning: 847-395-2235

Estimate

Date	Estimate #
10/6/2023	19622

Name / Address
Heisler's Bootery 50 N Williams St Crystal Lake IL 60014

Bootery
REVISED TYPE AWNINGS

Rep

Item	Description	Qty	Total
Sales Estimate Awning	Aluminum mill finished awning Size: 17' 7 " wide x 55" drop x 80" projection to include 7" hanging valance Material: 60" Solid (in stock) *if you would like 46" stripe add $180.00* Painted graphics on solid material *if you would not like graphics -$470.00 Remove old retractable awning and dispose Travel /Install 1/2 IMS Trade 1/2 cash/check *can be more negotiable with trade if doing this year 2023*		4,755.00

Requires 1/2 down at signing of estimate, with balance due upon completion of job.
ESTIMATE GOOD FOR 30 DAYS.

Subtotal	$4,755.00
Sales Tax (7.0%)	$0.00
Total	$4,755.00

Customer Pricing Notice
Effective July 5th, 2022
A service charge of 4% will be applied when using a credit/debit card for payments.
Avoid fees by paying with either cash or check!

UNITED CANVAS & AWNING INC.

The difference is in our work.....

25434 West Route 173 Antioch, IL 60002

Canvas: 847-395-1470, Awning: 847-395-2235

Estimate

Date	Estimate #
10/11/2023	19633

Name / Address
Heisler's Bootery 50 N Williams St Crystal Lake IL 60014

ANGELOS SHOE REPAIR 52 N. WMS. ST.

Rep

Item	Description	Qty	Total
Sales Estimate Awning	Recover (2) Awning Sewn Together		3,080.00
	Take down and bring back to our shop		
Sales Estimate Awning	Material: 60" Acrylic		725.00
	Cut, sew, lace back onto frames		
	Painted Graphics		
	Travel / Install		

Requires 1/2 down at signing of estimate, with balance due upon completion of job.
ESTIMATE GOOD FOR 30 DAYS.

Subtotal	$3,805.00
Sales Tax (7.0%)	$50.75
Total	$3,855.75

Customer Pricing Notice
Effective July 5th, 2022
A service charge of 4% will be applied when using a credit/debit card for payments.
Avoid fees by paying with either cash or check!

NEW TECKLER BLOCK

HANDSOME BUSINESS STRUCTURE ON THE CORNER

CREDIT TO OWNER AND CITY

Business Places Keeping Pace With Splendid Residences of Crystal Lake

In the year 1976, when Crystal Lake shall have grown to be a thriving metropolis with the corner of Brink and Williams streets as its business center, the Teckler building will be in accord with its surroundings. At present it is but a sign indicative of the boom which will make Crystal Lake a city, and points to the possibilities of architecture when that point shall be arrived at.

The building, which stands on the northwest corner of Brink and Williams streets, is the property of C. L. Teckler of Crystal Lake. It is two stories in height, with a nine foot basement. The main floor and the offices and hallways of the second floor have twelve foot ceilings, while the hall, which is leased to Pebble camp No. 63, M. W. A., is fifteen feet in height. In erecting the building Mr. Teckler sought to avoid any post supports on the floor of the hall. This was obviated by using iron pillars in the wall formation, extending from basement to roof, with huge iron girders for the roof supports. The pillars alone weighed 8,000 pounds, or four tons. This system of strength coupled with convenience was carried out in every detail of the building. All joists throughout the building are 2x12 inches, placed 12 inches apart, thus assuring the rigidity of all floors. On the second floor the space between these joists was filled with concrete, over which a layer of building paper was laid, and over this a flooring of ⅞ inch hard maple was used. This makes a floor as nearly sound proof as possible.

The entire building is fitted with combination electric and gas fixtures of the latest approved make, there being over 70 lighting openings in the building. The piping and wiring for this was laid in the concrete work of the floor mentioned above.

As to its heating, it is said to be the only building in the county, aside from the county building at Woodstock, where heat is supplied the tenants. A large boiler, situated in the basement, supplies steam for the hall and the various offices and stores. The radiators are small and neat, situated below the window sills and not extending awkwardly above them as is so many cases.

The offices are modern in every way. Connecting doors, fitted with the most modern locks, make possible a single office or a suite of three or four rooms, as may be desired. Lavatories, fully equipped, are to be found at various places throughout the building. In every why the building ranks in style and convenience with the most modern of city office buildings.

In connection with the assembly hall, a dining room and conveniently arranged kitchens are to be found. No better place could be desired than this for a banquet, a basket social or other like festivities, while tasty reception rooms, halls, etc., add materially to the agreeableness of the surroundings. So much for inside detail.

The architect was L. H. Warriner of Gary, Ind. The contract for the building, which is 64x80 feet, was let to Chas. E. Gertz & son of Elgin, who relet the iron and glass work to Roy Smith of the same place. The white terra cotta work for the front was supplied by the A. T. G. & C. Co of Terra Cotta, and alone cost over $2,000. Benne & Raue of Crystal Lake furnished the heating plant and plumbing for the building.

The large offices on the south side



CARY STATION

Gleanings and General News Items of Current Events

Mrs. J. D. Freeman was a Chicago visitor Friday.

Frank Tomisky was a Crystal Lake visitor Sunday.

Mrs. Wm. Wascher was a Chicago visitor Monday.

Mrs. Henry Fourier was a Chicago visitor Saturday.

John Storm was at Algonquin on business Saturday.

W. H. Miner was in Chicago on business Saturday.

M. B. Weaver was at Wauconda on business Saturday.

Miss Marie Wildhagen was a Chicago visitor Saturday.

Carl Littlejohn was at Woodstock on business Saturday.

Mrs. J. L. Tomisky is visiting relatives at Delavan, Wis.

Paul McNett of Rogers Park was a visitor in town Saturday.

David Hayes of Chicago was a Sunday visitor at T. W. Daley's.

L. F. Thomas of Woodstock was in town on business Friday.

James Catlow of Barrington was calling on Cary friends Monday.

O. J. Phillips and Wm. Brooks of Wauconda were here on business Monday.

Meyer Haskins of Capron visited relatives here the past week.

B. C. Getzelman of Algonquin was a caller in town Thursday evening.

Mrs. L. E. Mentch visited Saturday with relatives at Crystal Lake.

Dave Rosencrans of Woodstock was a visitor at L. E. Mentch's Sunday.

Conductor Harley Thayer, wife and daughter were Chicago visitors Saturday.

Mr. and Mrs. Thos. Houghtaling visited relatives at Algonquin Saturday.

A. L. Weaver attended Free Methodist church conference at Algonquin Sunday.

D. E. Brown and son Lee of Wauconda were visitors at the home of relatives Saturday.

Mr. and Mrs. Chris Geister of Elgin were visitors the latter part of the week at Wm. Wascher's.

Mr. and Mrs. John Hubert and son Frank attended the funeral of Mr. Hubert's mother at Crystal Lake Friday.

George Dodd of Algonquin visited several days the past week at the home of his daughter, Mrs. M. B. Weaver.

Elmer Dodd visited Friday with M. B. Weaver and family before leaving for South Dakota, where he has taken up a homestead.

Frank Cermak has been nursing a black eye, a sprained thumb and a bad cut on the head as the result of a fall from a horse which he was riding.

The first steam shovel to arrive this season was brought out Saturday and others are to follow during the week, so that activities in this line of work will soon be in full sway.

Tony Jensen, son Harry, Wm. Gruenwald and D. M. Auringer automobiled to Pleasant Prairie Friday to view the havoc wrought by the powder mills explosion at that place.

Quite a large number from town who enjoy hunting have been in camp on Fox river and report fairly good luck in bagging ducks. One Chicago sportsman came in Saturday with a fine brace of mallards.

John Bloner is trimming the large elm trees in the cemetery and is doing a very neat and creditable job. A little later a general invitation will be given to all to donate a few hours' time to rake up the leaves, dead grass, etc.

Frank Mayer returned Monday from his trip to Dakota. He was very much pleased with the country he visited. He says the spring there is ahead of this section of the country. Many of the farmers are well along with spring plowing and some of their seeding.

The first accident to happen at the pits this season befell Fireman Humphrey, working on one of the steam shovels Monday afternoon. A string of empties were being run in on the side track alongside the steam shovel, in the open door of which Humphrey was standing

New Teckler Block, Crystal Lake, Ill.

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 7th day of November, 2023, 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:

Owner's Name: Brink & Williams, LLC

Business Name: Heisler's Bootery and Angelo's Shoe Repair

Owner's Federal Tax ID#: 26-3880-192 and 349-82-6739

Address of Property to be improved:

50 and 52 N. Williams Street

Crystal Lake, Illinois 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 Commercial Façade Improvement Grant provides financial assistance to building and business owners who occupy space in Crystal Lake in need of façade repair and rehabilitation; and

WHEREAS, the City Council has found and determined that increased participation in the Commercial Façade Improvement Grant Program 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 Commercial Façade Improvement Grant Program, the CITY will provide a benefit to the public, generally; and

WHEREAS, the OWNER has applied for reimbursement under the Commercial Façade Improvement Grant Program; and

WHEREAS, The CITY has determined that the OWNER is eligible for the Commercial Façade Improvement Grant 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 façade improvements at OWNER'S property. Reimbursements to the OWNER will be made at a rate of fifty percent (50%) for the cost of façade improvements for the OWNER's business, up to a maximum amount of $20,000. 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 $20,000.

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 businesses until applications for Building Permits and Occupancy have been submitted to the Building Division and approved by the CITY. Following approval, the OWNER shall complete the building façade improvements 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/paid invoices for purchases; 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 façade improvements, subject to the limitations set forth in Section 1 hereof. The OWNER shall only be entitled to the reimbursement set forth in Section 1 hereof if the taxable sales exceed $100,000 in one year of operation.

SECTION 4

If the OWNER 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 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 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

City Manager

ATTEST:

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Commercial Facade Improvement Grant Funds request for Today's Uniform Store, 58 N. Williams Street, requesting $9,392.97 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award $9,392.97 in Commercial Facade Improvement Grant Funds to Today's Uniform Store located at 58 N. Williams Street, and to adopt a Resolution authorizing the City Manager to execute the Grant Agreement with Today's Uniform Store
2. Motion to deny the grant application request

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

Background:

The Commercial Façade Improvement Grant Program was introduced in 2023. The program encourages existing property owners to enhance and improve the appearance of their buildings through exterior commercial façade improvements and provides 50/50 matching grant funds.

KEY FACTORS

- Today's Uniform Store has been in the City of Crystal Lake for many years and recently purchased the property where they are located.

- Today's Uniform Store is proposing a façade improvement. Recently, they did brick work to repair the exterior and are now looking to replace the windows and add/open the former windows on the second floor to match the windows/steel frame windows on the first floor. The project is eligible for a 50/50 matching grant under the program guidelines to reimburse the business for fifty percent of the project costs.

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 sales-tax generating business that will occupy retail space or a building in B-1, B-2 and B-4 zoned site within the Crystal Lake.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant must meet a minimum annual taxable sales threshold of at least $100,000.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant must provide written proof of façade costs.
   ☒ *Meets* ☐ *Does not meet*

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

5. Only one of these grants may be issued per property owner.
   ☒ *Meets* ☐ *Does not meet*

6. Eligible façade improvements include, but are not limited to; exterior brick cleaning; exterior tuck pointing; exterior painting; wall façade construction, repair, and treatment; original exterior architectural features repair or replacement; interior/exterior demolition; and historic renovation to interior/exterior.
   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned façade improvements. The current application would meet six of the six eligibility criteria.

FUNDING STATUS OF 2023-2024 PROGRAM
For the 2023-2024 Fiscal Year, there is $250,000 budgeted for the Commercial Façade Improvement Program. This is the third 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**
Labemis	109 N. Main Street	$3,173.73	***Pending***	***Pending***
Heisler's Bootery and Angelo's Shoe Repair	50 and 52 N. Williams Street	$4,305.38	***Pending***	***Pending***
Today's Uniform Store	58 N. Williams Street	$9,392.97	***Pending***	***Pending***
Totals		**$16,872.08** ***Pending***		***Pending***

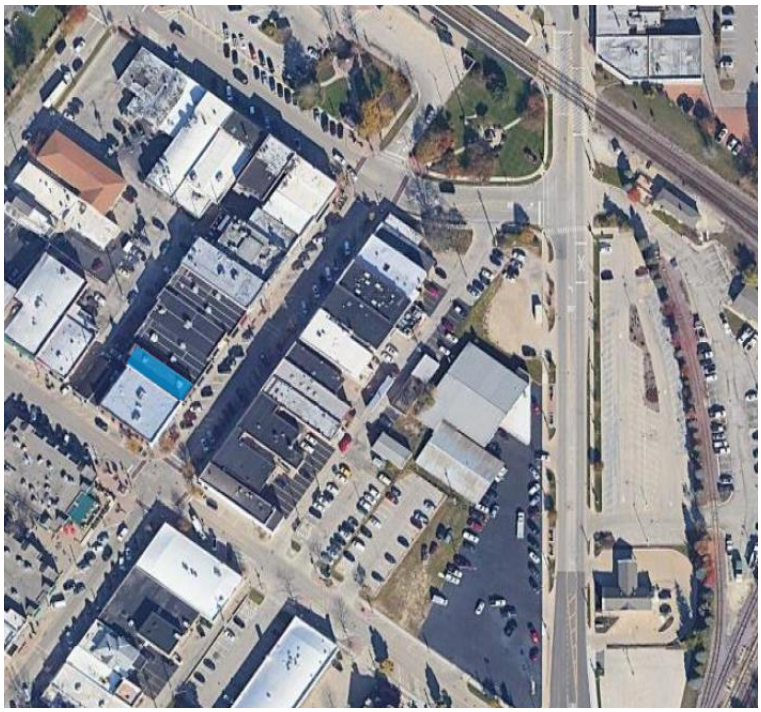
Votes Required to Pass:

A simple majority vote.

2023- Today's Uniform Store

58 N. Williams Street





DRAFT

Res. 23R-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 City Manager is hereby authorized and directed to execute an agreement with the owner of the property for Today's Uniform Store at 58 N. Williams Street, for a Commercial Facade Improvement Grant in an amount in the amount of $9,392.97.

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

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023

APPROVED: November 7, 2023

CITY OF CRYSTAL LAKE
Commercial Facade
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 Penny Keck / Today's Uniforms Inc	[redacted]
	Mailing Address 58 N. Williams St. CL IL 60014	Federal Tax ID# 32-0068870
	Email todaysuniforms@gmail.com	IL Business Tax#

Property Information	Address for building for which grant is sought: 58 N. Williams St. CL IL 60014	
	Property Identification Number(s)	Phone 815.479.1315

Description of façade improvements and estimated costs:

INSTAL NEW WINDOWS TO UPPER UNIT replacing BARN DOORS. Replace lower windows on lower UNIT TO match upper windows or updated look. Replace front AWNING deteriorating brick. replace with new all weather tile.

All windows with material and labor $23,000 -
New tile labor and material $2500.00

Application Checklist

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

Completed and signed Crystal Lake Façade Improvement Grant Application;

Written cost estimates for the façade improvements do not include labor costs as they will not be covered;

A visual rendering, illustrating the new façade (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);

I agree to comply with the guidelines and standards of the City of Crystal Lake Commercial Façade Improvement Grant 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 10.22.23

Lewalt Glass & Mirror
6521 Commercial Rd
Crystal Lake, IL 60014 US
+1 8154595252
lewaltglassandmirror@gmail.com

Estimate



ADDRESS
PENNY KECK 58 N WILLIAMS CRYSTAL LAKE, IL 60014

SHIP TO
PENNY KECK 58 N WILLIAMS CRYSTAL LAKE, IL 60014

ESTIMATE #	DATE	
3254	09/28/2023	

OWNERS INFORMATION

SAME

ACTIVITY	QTY	RATE	AMOUNT
Services TO SUPPLY AND INSTALL IN THREE PREPARED OPENINGS 2"X 4 1/2" DK BRZ/BLK THERMAL BREAK ALUMINUM FRAMES WITH ONE HORIZONTAL AND 24" DK BRZ PUSH OUT VENT WINDOWS AT BOTTOM W/SCREENS. ALLOW 2-4 WEEKS FOR DELIVERY 50%DEPOSIT BAL UPON COMPLETION.			7,681.98

WE VALUE YOUR SERVICE!

SUBTOTAL	7,681.98
TAX	0.00
TOTAL	**$7,681.98**

Accepted By

Accepted Date

ESTIMATES ARE GOOD FOR 15 DAYS
DUE TO THE CURRENT RISING COSTS OF MATERIALS PRICES ARE SUBJECT TO CHANGE
WE ARE NON UNION

Lewalt Glass & Mirror
6521 Commercial Rd
Crystal Lake, IL 60014 US
+1 8154595252
lewaltglassandmirror@gmail.com

Estimate



ADDRESS
PENNY KECK 58 N WILLIAMS CRYSTAL LAKE, IL 60014

SHIP TO
PENNY KECK 58 N WILLIAMS CRYSTAL LAKE, IL 60014

ESTIMATE #	DATE	
3258	09/29/2023	

OWNERS INFORMATION
SAME

JOB INFORMATION
58 N WILLIAMS,CL

ACTIVITY	QTY	RATE	AMOUNT
Services TO SUPPLY AND INSTALL IN EXISTING OPENINGS DK BRZ/BLK ALUMINUM SASH AND GUTTER FRAMES IN EXISTING COLUMNS WITH 1" CLEAR TEMPERED INSULATED UNITS. ALLOW 2 WEEKS FOR DELIVERY 50%DEPOSIT AND BAL 30 DAYS			11,103.96

WE VALUE YOUR SERVICE!

SUBTOTAL	11,103.96
TAX	0.00
TOTAL	**$11,103.96**

Accepted By

Accepted Date

ESTIMATES ARE GOOD FOR 15 DAYS
DUE TO THE CURRENT RISING COSTS OF MATERIALS PRICES ARE SUBJECT TO CHANGE
WE ARE NON UNION

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 7th day of November, 2023, 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:

Owner's Name: Penny Keck and Christopher Withevell

Business Name: Today's Uniform Store

Owner's Federal Tax ID#: 32-0068870

Address of Property to be improved:

58 N. Williams Street

Crystal Lake, Illinois 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 Commercial Façade Improvement Grant provides financial assistance to building and business owners who occupy space in Crystal Lake in need of façade repair and rehabilitation; and

WHEREAS, the City Council has found and determined that increased participation in the Commercial Façade Improvement Grant Program 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 Commercial Façade Improvement Grant Program, the CITY will provide a benefit to the public, generally; and

WHEREAS, the OWNER has applied for reimbursement under the Commercial Façade Improvement Grant Program; and

WHEREAS, The CITY has determined that the OWNER is eligible for the Commercial Façade Improvement Grant 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 façade improvements at OWNER'S property. Reimbursements to the OWNER will be made at a rate of fifty percent (50%) for the cost of façade improvements for the OWNER's business, up to a maximum amount of $20,000. 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 $20,000.

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 businesses until applications for Building Permits and Occupancy have been submitted to the Building Division and approved by the CITY. Following approval, the OWNER shall complete the building façade improvements 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/paid invoices for purchases; 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 façade improvements, subject to the limitations set forth in Section 1 hereof. The OWNER shall only be entitled to the reimbursement set forth in Section 1 hereof if the taxable sales exceed $100,000 in one year of operation.

SECTION 4

If the OWNER 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 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 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

City Manager

ATTEST:

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variations to allow construction of a new garage with a two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback, a two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback, and a single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length

Todd Schroll, petitioner
771 Oak Court

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the variations for 771 Oak Court

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

Background:

- The house contains an existing detached garage located along Oak Court. The proposal is to demolish this garage and construct a new garage.
- The existing garage is only 0.8 feet from the northeast property line and 0.2 feet from North Shore Drive. The new garage would be setback three feet from both property lines.
- The new garage would only be three feet from the street and side yard property lines. This is a variation of two feet from the respective required five-foot setbacks.
- The petitioner will bump out the top floor with a 19-foot long dormer on each side. Single dormers are limited to 20% of the side length. This dormer would be 80% of the length, a variation of 14 feet three inches.
- A variation for larger dormers was approved at 775 Oak Court in September 2022 to allow a 16-foot long dormer, a variation of 11 feet and 795 Oak Court in July 2023 to allow an 18-foot long dormer, a variation of 13 feet.

PZC Highlights:

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

- The PZC discussed the character of the area noting the previous variations have created a character that would allow this request.
- The PZC asked for clarification on the hardship. The petitioner said the lot is narrow.
- The PZC found that the petition met the Findings of Facts due to the narrowness of the lot.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schroll, received 09/13/23)
   B. Site Plans (HGB, undated, received 09/13/23)
   C. Elevation Plans (HGB dated 07/16/23, received 09/27/23 and dated 10/02/23, received 10/03/23)

2. Provide a list describing any changes made to the plans from the City Council approval to the building permit submittal.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Variation at 771 Oak Court. 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: Mark P. Schroll Date: 10/27/23
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schroll, received 09/13/23)
   B. Site Plans (HGB, undated, received 09/13/23)
   C. Elevation Plans (HGB dated 07/16/23, received 09/27/23 and dated 10/02/23, received 10/03/23)

2. Provide a list describing any changes made to the plans from the City Council approval to the building permit submittal.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

PIQ MAP


779
771
767
763
OAK CT
779
775
771
767
763
Community Maps Contributors, County of McH

DRAFT

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW THREE-FOOT SETBACKS ALONG THE STREET AND INTERIOR SIDE YARD AND DORMERS AT 80% WIDTH (19 FEET) FOR A DETACHED ACCESSORY STRUCTURE, A GARAGE AT 771 OAK COURT

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-192) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Variations to allow construction of a new garage with a two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback, a two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback, and a single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length at 771 Oak Court; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 3, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 7, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on November 7, 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 Variations be approved, as documented in the minutes, and

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

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

Section I: That Variations to allow construction of a new garage with a two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback, a two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback, and a single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length at 771 Oak Court (19-06-176-018), Crystal Lake, Illinois is hereby approved.

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

DRAFT

Ord. No.
File No.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schroll, received 09/13/23)
   B. Site Plans (HGB, undated, received 09/13/23)
   C. Elevation Plans (HGB dated 07/16/23, received 09/27/23 and dated 10/02/23, received 10/03/23)

2. Provide a list describing any changes made to the plans from the City Council approval to the building permit submittal.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering 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 Variation in accordance with the provisions of this Ordinance, as provided by law.

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

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

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: November 7, 2023
Approved: November 7, 2023

#2023-192
771 Oak Court – Variation
Project Review for Planning and Zoning Commission

Meeting Date: October 18, 2023

Request: Variations to allow construction of a new garage with the following variations:

a. A two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback

b. A two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback

c. A single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length.

Location: 771 Oak Court

Acreage: Approximately 5,584 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The house contains an existing detached garage located along Oak Court. The proposal is to demolish this garage and construct a new garage.
- The new garage would only be three feet from the street and side yard property lines. This is a variation of two feet from the respective required five-foot setbacks.
- The petitioner will bump out the top floor with a 19-foot long dormer on each side. Single dormers are limited to 20% of the side length. This dormer would be 80% of the length, a variation of 14 feet three inches.
- A variation for larger dormers was approved at 775 Oak Court in September 2022 to allow a 16-foot long dormer, a variation of 11 feet and 795 Oak Court in July 2023 to allow an 18-foot long dormer, a variation of 13 feet.

Development Analysis:

General

- Requests: To construct a new garage three feet from the street side and interior side yard setbacks and to install two dormers, each with a length of 19 feet or 80% of the length on either side of the garage.
- Zoning: The site is zoned R-2 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- The garage is 1 story and 14 feet 4 inches in height. The City recently amended the UDO to allow garages to be 1 ½ stories and 18 feet in height. The change was prompted to provide additional space in the storage area of the garage to eliminate variation requests for dormers and height.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 3 from the required five-foot setback and Article 4-600 from the maximum dormer length of 4.8 feet (20% of the length of the side of the structure) to allow a dormer length of 19 feet, a variation of 14 feet three inches on the east and west elevations, which is 70% the length of the structure.

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 (Schroll, received 09/13/23)
   B. Site Plans (HGB, undated, received 09/13/23)
   C. Elevation Plans (HGB dated 07/16/23, received 09/27/23 and dated 10/02/23, received 10/03/23)

2. Provide a list describing any changes made to the plans from the City Council approval to the building permit submittal.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Todd and Jamie Schroll

Name

771 Oak Ct

Street

Crystal Lake. IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 771 Oak Ct, Crystal Lake, IL 60014

   b. PIN #: 19-06-176-011

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

   DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

   Variance Request (1) - Attach dormers exceeding 20% of roofline. See Attachment A (1).

   Variance Request (2) - Establish eastern set back at 3'. Please see Attachment A (2).

   IS THE HARDSHIP SELF-CREATED?

   No

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

Unknown

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No to all the above questions

3. List any previous variations that are approved for this property: NA

IV. Signatures

9/12/23

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.

Todd P. Schroll 9/12/23

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.

Attachment A

Schroll 771 Oak Court, Detached Garage Variance Request

1. We are requesting a variation to incorporate dormers in the garage design which exceed 20% of the roof line.
   A. Due to the limited size of our property, home, and garage, we are extremely limited in storage capacity. Our request mirrors other approved requests within one block of our home within the last one year.
   B. A non-dormer design forces the placement of stairs and the corresponding access door on the west side of the garage as opposed to the south wall, closest to the home entry door. First, a western door becomes an accessibility issue when exiting onto the narrow proposed parking pad occupied with a car. Second, this increases the walk from the garage to the home. As we age, our goal is to ensure that we minimize risk of fall/injury during winter months.
   C. As a 6'5" taller individual, dormers provide greater ergonomic and headroom access to storage space as opposed to indirectly rendering space unusable or as "dead" space.

2. We are requesting a variation to establish the east set-back at 3'. The current home and garage are at 2.6', as is the neighbor's house/garage to the east.
   A. Moving the garage 2' west then reduces the size of the proposed parking pad to 8' vs. 10'. This essentially renders the parking pad unusable for most modern day vehicles. It also further exasperates the issue noted above if a door is located on the west side (item 1,B)
   B. Moving the garage 2' west may impair the view of the neighbor across the street.
   C. There appears to be no functional gain in establishing a 5' set-back when both homes currently exist with only 2.5' the remainder of the lot. This then aesthetically misaligns the home and garage.
   D. Moving 2' west, but allowing for a 10' parking pad, would require a design modification to 22'w x 27' deep. This is less than ideal when attempting to maximize two vehicle access and storage, as well as maintain even a minimal distance between the garage and the home.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 18, 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, Gronow, Mason, Skluzacek, Smith and Teetsov and were present.

Elizabeth Maxwell, City Planner, Katie Rivard, Assistant City Planner, and Abigail Wilgreen, City Engineer, 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.

2023-192 – 771 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATIONS – PUBLIC HEARING
Simplified Residential Zoning Variations to allow a detached garage three feet from the yard abutting a street setback and three feet from the interior side yard setback a variation from the required five yard setbacks of two feet and to allow dormers on each side to exceed the maximum 20% of the length to be 80% of the length, a variation of 14.2 feet in length.

Todd and Jamie Schroll, owners, were present to represent the petition. Mr. Schroll stated they purchased the property in June of 2020. They have been working to improve the property. Two other residents along this street have asked for the same request. They have a small lot and need storage space. He looked at the 1 ½ stories without the dormer, which would be allowed by code, and it did not work. He did not want a door opening onto the driveway parking pad. Also, he is very tall so wanted the extra height. The dormer option is much more functional use of space.
Mr. Schroll stated the three-foot setback aligns with the current house structure. They currently have a two-foot six-inch setback and the neighbor has the same setback. If they were to move the garage over two feet to meet the five-foot requirement it would be misaligned with the house and make the parking pad unusable. Also it would block the view of the lake for the owner across the street.

Mr. Greenman opened the public hearing. There being no one who wished to speak, Mr. Greenman closed the public hearing and turned it over to staff.

Staff summarized the request noting the request for the two variations, one for setbacks and one for the dormers.

Mr. Smith thanked the petitioners and said he appreciates when people improve their property. This lot is very unique as the setbacks are always changing. He asked about the impervious coverage. Staff noted

it did not exceed the 50% and no variation was required. He said due to the other variations this fits with the character of the neighborhood.

Ms. Mason thanked the petitioner for the details on why they were requesting the variation.

Ms. Teetsov had concerns with the sightlines, but since this did not stick out into the yard past the house she was okay with it.

Mr. Gronow said they approved the other ones so this falls in line with the character of the area. He asked about the separate affidavit that said these cannot be used for living. Staff noted that the recent changes to the Unified Development Ordinance added language that accessory structures cannot be used for living purposes.

Mr. Skluzacek said he can see why they would want the variations, so he can support it.

Mr. Greenman asked what the hardship was. He noted that one of the criteria is that it cannot be self-created. They are building a brand new garage so they have the opportunity to meet the ordinance. He asked the petitioner what would be unique about the lot that would require the variation. Mr. Schroll said they want to use the property fully and maximize their space. They need storage to keep their items safe. He said a car has to park on the parking pad. He said his property is narrow.

Mr. Smith made a motion to approve 2023-192 the Simplified Residential Zoning Variations to allow a detached garage three feet from the yard abutting a street setback and three feet from the interior side yard setback a variation from the required five yard setbacks of two feet and to allow dormers on each side to exceed the maximum 20% of the length to be 80% of the length, a variation of 14.2 feet in length. Ms. Teetsov seconded the motion. On roll call, Members Greenman, Gronow, Mason, Skluzacek, Smith and Teetsov voted yes. Motion passed 6-0.

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

Lot 25 in 1st Addition to Clow's Crystal Lake Park, being a Subdivision of part the Northwest Quarter of Section 6, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded April 28, 1923 as Document No. 58798 in Book 4 of Plats, page 83, in McHenry County, Illinois.

LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
	UTILITY POLE
	WATER SHUT-OFF
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'

SCALE: 1" = 20'

CLIENT: STAUB ANDERSON LLC
DRAWN BY: CKV CHECKED BY: WJV
SCALE: 1"=20' SEC. 06 T. 43 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 19-06-176-011
JOB NO.: 200272 I.D. LSS
FIELDWORK COMP.: 04/28/20 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.**

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

WILLIAM J. VANDERSTAPPEN
PROFESSIONAL LAND SURVEYOR
#035-002709
ILLINOIS
EXP. 11/30/20

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.

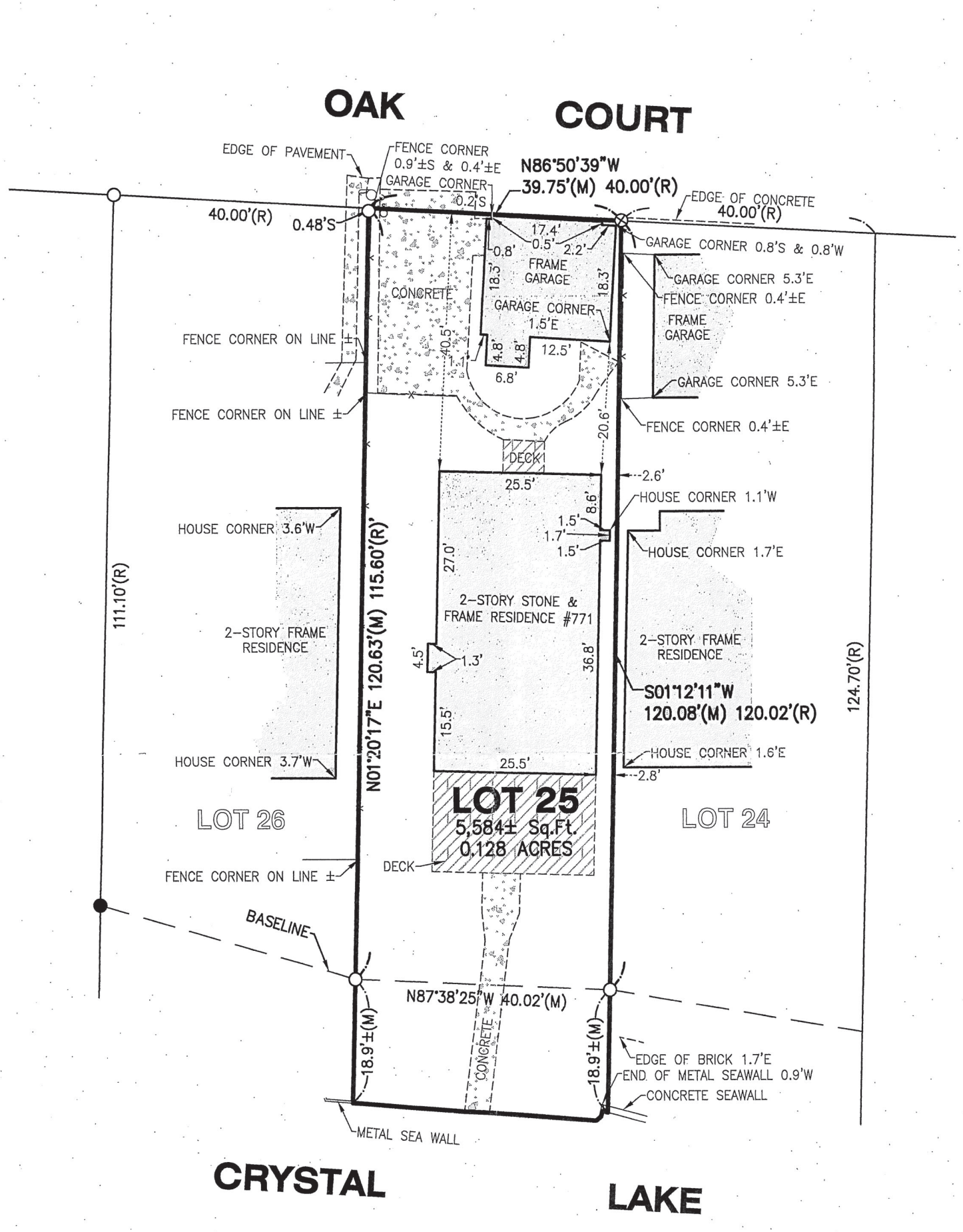
Dated at Woodstock, McHenry County, Illinois 04/30 A.D., 2020.

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

By: *Wm. J. Vanderstappen*
Illinois Professional Land Surveyor No. 2709

PLAT OF SURVEY

Lot 25 in 1st Addition to Clow's Crystal Lake Park, being a Subdivision of part the Northwest Quarter of Section 6, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded April 28, 1923 as Document No. 58798 in Book 4 of Plats, page 83, in McHenry County, Illinois.



HGB

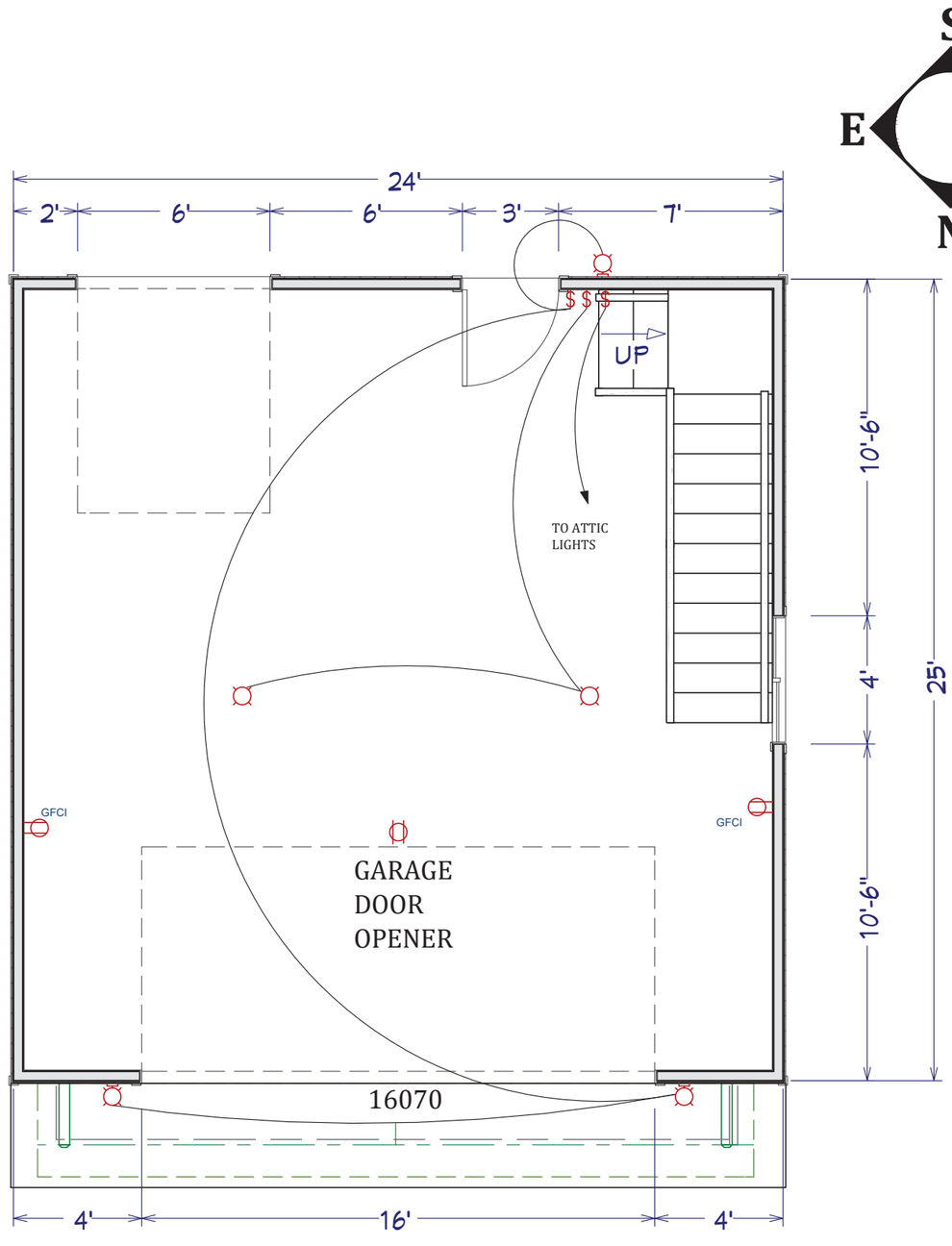
EXISTING SITE PLAN

PLAT OF SURVEY

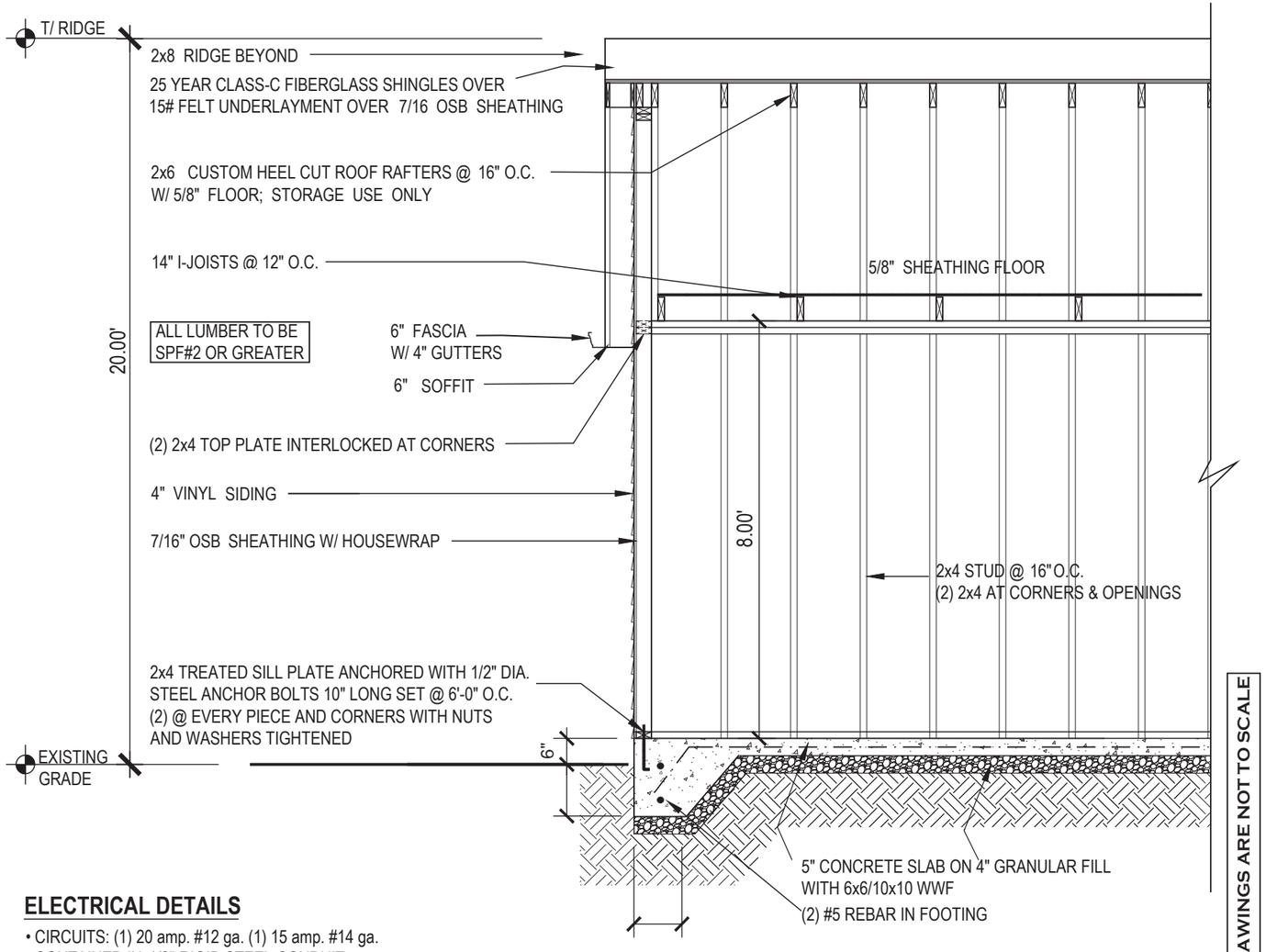
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HGB

PROPOSED SITE PLAN



FLOOR PLAN



BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE

ELECTRICAL DETAILS

- CIRCUITS: (1) 20 amp. #12 ga. (1) 15 amp. #14 ga.
- CONTAINED IN 1/2" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO SERVICE PANEL
- PROVIDE DISCONNECT SWITCH

HGB

DETACHED GARAGE - REVERSE GABLE ROOF

771 OAK COURT, CITY of CRYSTAL LAKE - TODD SCHROLL

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

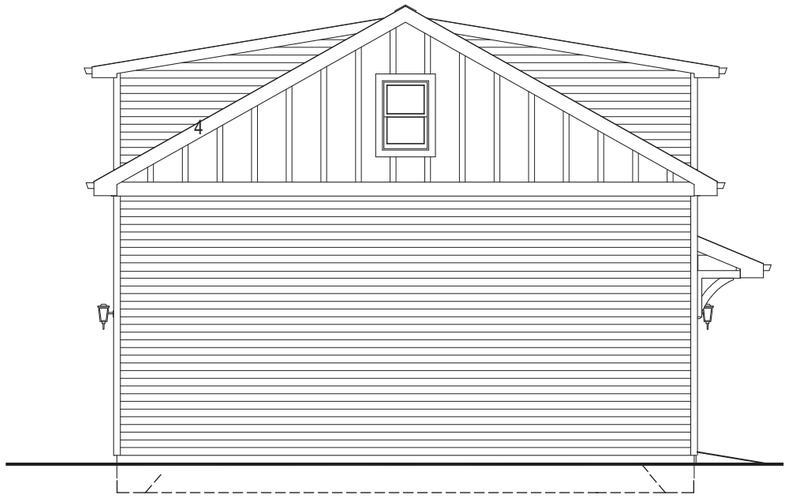
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
FLOOR PLAN & BUILDING SECTION

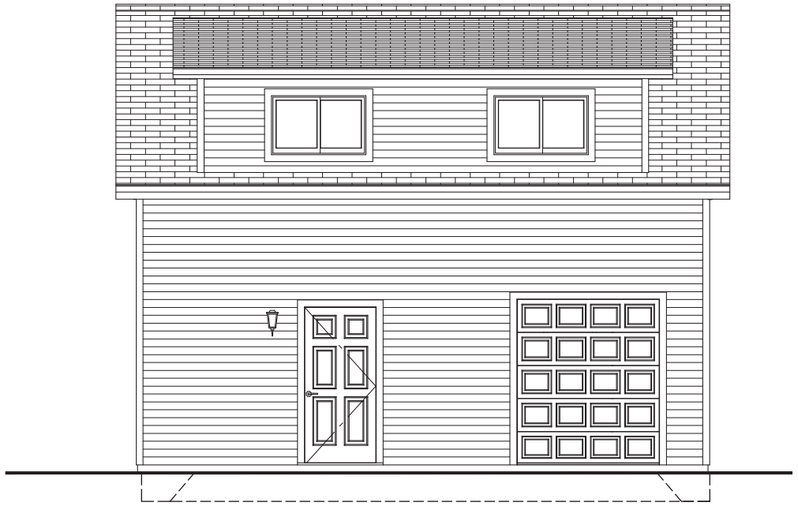
SHEET NUMBER:
1 OF 2



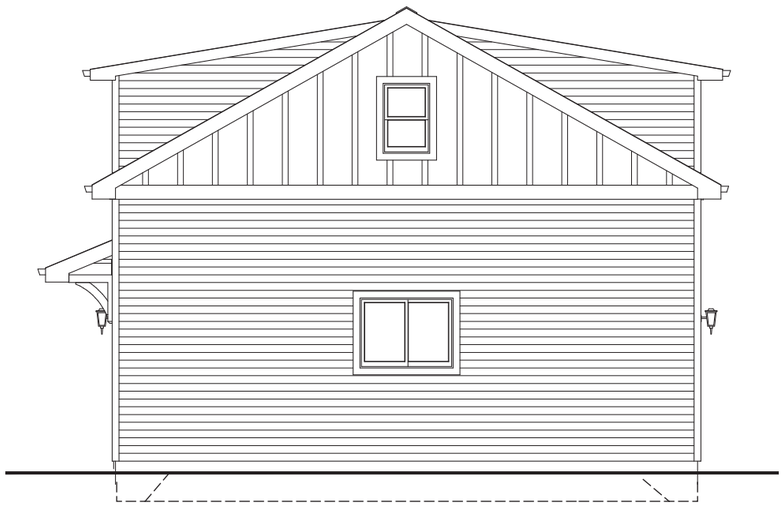
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTE: DRAWINGS ARE NOT TO SCALE

DETACHED GARAGE - REVERSE GABLE ROOF

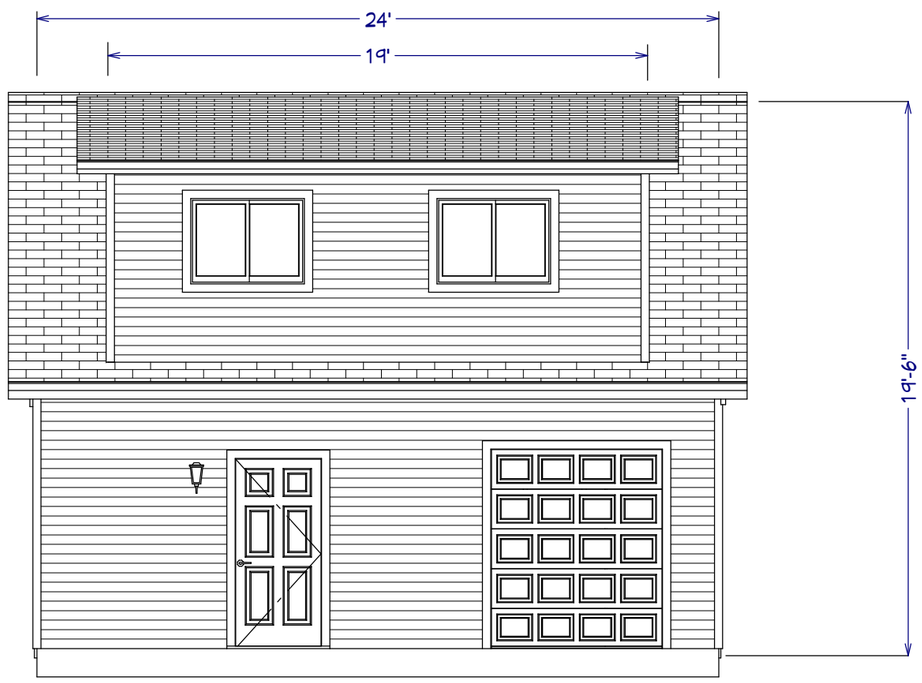
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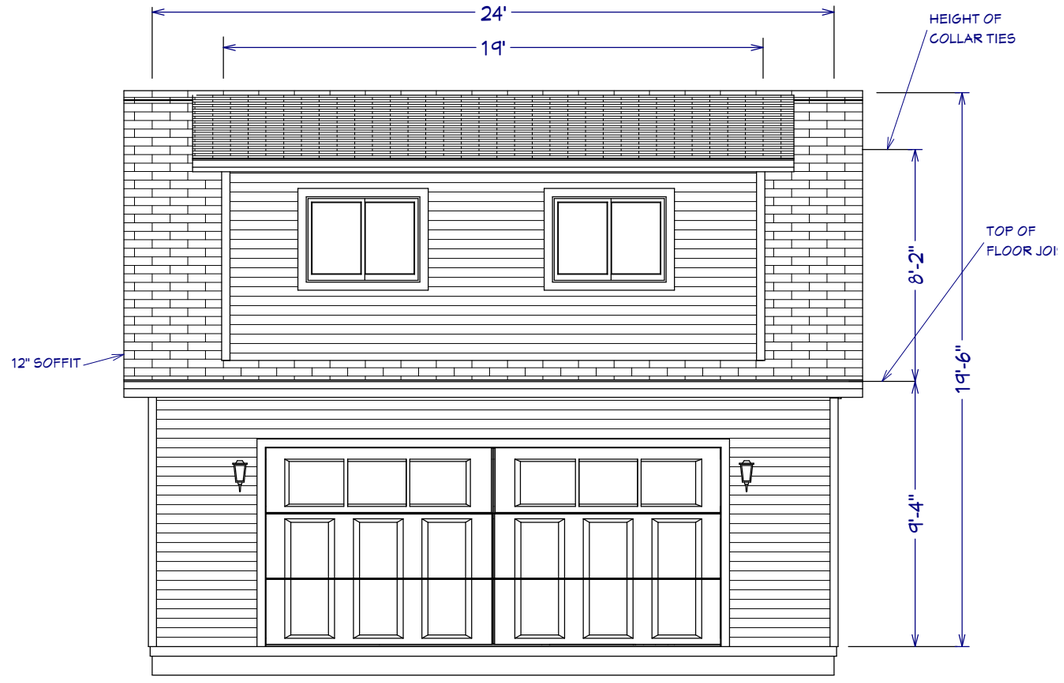
SHEET NAME:
ELEVATIONS

SHEET NUMBER:
2 OF 2

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



SOUTH ELEVATION



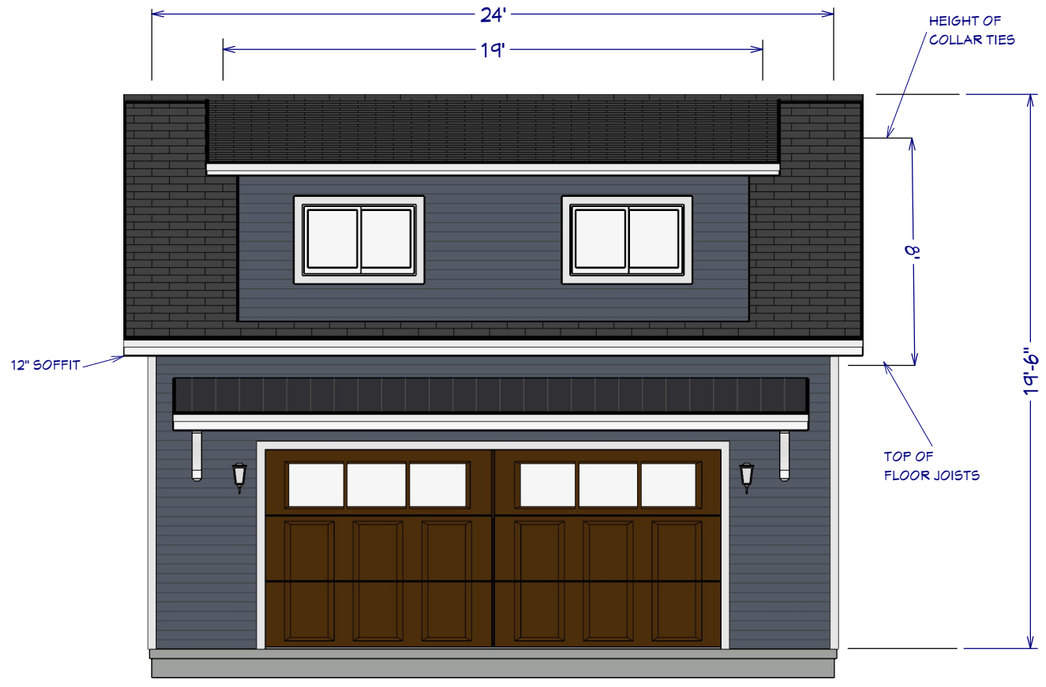
NORTH ELEVATION

HGB HEARTLAND GARAGE BUILDERS®

Schroll Residence
771 Oak Court
Crystal Lake, IL 60014

Date: October 2nd 2023

HGB OFFICE: 602 Academy Drive, Northbrook, IL 60062



- Drawings are for illustration purposes only. Exact materials, colors and styles will be selected on proposal.

HGB HEARTLAND GARAGE BUILDERS®

Schroll Residence
771 Oak Court
Crystal Lake, IL 60014

Date: July 16th, 2023

HGB OFFICE: 602 Academy Drive, Northbrook, IL 60062

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request:

1. Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial
2. Preliminary Planned Development for a four-lot commercial development and car wash
3. Preliminary Plat of Subdivision
4. Special Use Permit for a car wash

Petitioner: Melissa Da Rosa
1501 Carlemont Drive

PZC Recommendation: To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Rezoning to B-2 PUD, Preliminary Planned Unit Development, Preliminary Plat of Subdivision and Special Use Permit for a four-lot commercial development and car wash at 1501 Carlemont Drive.

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

Background:

- Request: The petitioner is requesting Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash. The petitioner has not identified any specific users other than the car wash at this time.
- Land Use: The current Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- Zoning: The site is currently zoned R-2 PUD Single-Family Residential. It would need to be rezoned to B-2 PUD General Commercial. This would allow a car wash as a Special Use per the UDO and Kaper PUD.
- The site was rezoned to R-2 Single-Family Residential when the entire Kaper Business Park development was approved. The R-2 zoning district was put in place until the specific commercial uses were identified, and then each use could come in for PUD approval and

rezoning. The surrounding properties have been rezoned and development over the past 20 years, but this property has remained vacant.

- In 2018, a conceptual PUD review of a car wash at this location was reviewed by the Planning and Zoning Commission (PZC). The PZC ultimately was not supportive of a car wash at this location.
- The petitioner presented a conceptual PUD review to the PZC on March 15, 2023 and received favorable feedback for a car wash at this location, but the PZC wanted to see the rest of the site developed at the same time.

Key Points:

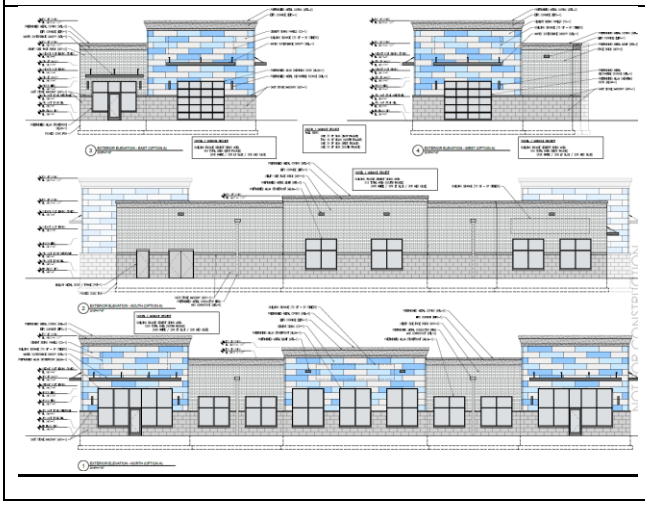
- The proposed development would consist of four (4) individual lots on approximately six (6) acres.

	Proposed Use	**Proposed Sq. Ft.**
Proposed Lot 1	Quick Service Restaurant (with drive-thru)	4,000
Proposed Lot 2	Car Wash	5,736
Proposed Lot 3	Quick Service Restaurant (with drive-thru)	3,600
Proposed Lot 4	Multi-Tenant Building (with drive-thru)	5,300 (restaurant) 12,450 (office/retail)

- The petitioner would like to develop the site in phases. The first phase would be the construction of the car wash. The petitioner has stated the development of the entire site would first require the approval of the car wash.
- Proposed Lots 1, 3 and 4 comply with the required setbacks for the B-2 zoning district. Proposed Lot 2 (car wash) complies with all required setbacks except the front yard setback. The minimum front yard setback along Randall Road is 80 feet. The proposed front yard setback is:
    - 69'-6" from the proposed modified property line per MCDOT
    - 74'-7" from the existing property line
- Proposed Lots 1-3 will provide access into the site off Carlemont Drive. Proposed Lot 4 would provide access from Angela Lane. Proposed Lots 3-4 will have cross access between the two lots.
- The Petitioner requests variations in conjunction with the Planned Unit Development.
    - Proposed Lot 2 (car wash):
        - Front Yard Setback of 69'-6", a variance of 10'-6" from the required 80 feet. This is needed since MCDOT is requiring a right-of-way dedication.

        - 2,654 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet. **With the alternate elevations, the variance would be reduce to a variance of 225 square feet.**
    - Proposed Lot 3:
        - Maximum impervious surface coverage of 65.4%, a variance of 0.4% from the maximum 65%.
    - Proposed Lot 4:
        - Maximum impervious surface coverage of 68.5%, a variance of 3.5% from the maximum 65%.

- McHenry County Division of Transportation (MCDOT) has planned improvements along Randall Road from Ackman Road in Crystal Lake to Acorn Lane in Lake in the Hills. Right-of-way is needed for the County's improvement along the frontage of this development, thus resulting in a modified property line.
- The initial car wash building architecture included a combination of light grey cast stone masonry on the lower portion of the building and white brick on the upper portion of the building with white, light blue and medium blue cement siding panels. **While the UDO design standards have been met, City staff had recommended that the architecture of the building match the surrounding commercial properties.**
- The petitioner submitted alternate elevations of the car wash building following the PZC meeting and feedback. The revised architecture removed all white and blue panels, and is more complimentary to the surrounding area. It includes a combination of red/brown/grey brick, grey cast stone masonry, grey EIFS, and dark brown cement siding panels.

Initial Elevations	Alternate Elevations
	

- The chart below outlines the initial sign variation request. The white and blue cement siding panels on the car wash would be considered wall signage and would require a sign variation. Staff recommended the petitioner reduce the amount of colored siding. **The alternate elevations show space for five (5) 75-square foot areas for signage. This would result in a reduced sign variance of 225 square feet.**

Initially Proposed Wall Signage

Elevation	Proposed Colored Siding Area (Sq. Ft.)	Proposed Wall Sign Area (Sq. Ft.)	Total Sq. Ft. per Elevation
North	1,034	75	1,109
South	512	75	587
East	404	75	479
West	404	75	479
Total	2,354	300	
Total Sq. Ft. Allowed	**150 sq. ft.**		
Total Sq. Ft. Proposed	**2,654 sq. ft.**		
Variance Requested	**2,504 sq. ft.**		

- A traffic study was completed for this development by one of the City's approved traffic consultants, Gewalt Hamilton and Associates, on July 19, 2023. The study needs to be updated to include the most recent site plan as it changes the findings outlined in the traffic study.

PZC Highlights:

- The petitioner explained the changes to the site layout and elevations based on the feedback from the conceptual review and staff's review. The petitioner stated the car wash design includes more commonly used materials and is more contemporary than the conceptual plans.
- PZC was supportive of the layout. There was discussion on traffic flow, and if the access points could be consolidated to provide cross-access between all lots. The petitioner indicated the car wash site does not allow for cross-access.
- PZC expressed concerns that the proposed development has no other users identified besides the car wash. The petitioner indicated he has spoken with regional and national chains, but the holdup is the zoning. He mentioned he has also spoken with local businesses looking to relocate in Crystal Lake, but those businesses cannot make commitments yet. PZC discussed an additional condition that would require the petitioner to secure another tenant/user prior to Final PUD. Ultimately, the PZC did not include this as a recommended condition of approval. **City Council has the discretion to add this as a condition of approval, in order to ensure timely commercial development. City Council suggested motion: Add Condition #9 – Two (2) users must be submitted with the first Final PUD.**

- PZC expressed concerns with the car wash elevations. They were not in favor of the blue and white panels. The PZC removed Condition 2.a. from the list of recommended conditions. Condition 2.a. requested a reduction in the amount of blue and white panels, but PZC did not want any blue and white panels.
- Overall, a majority of the PZC was supportive of the request with the removal of Condition 2.a.
- The petitioner noted concerns with some recommended conditions of approval following the PZC meeting.

The PZC recommended **approval (5-1)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Da Rosa, dated 08/10/2023, received 09/27/2023)
   B. Architectural Plans (Adams Design Group, Ltd., dated 09/07/2023, last revised 10/04/2023, received 10/05/2023)
   C. Preliminary Engineering Plan (Engineering Resource Associates, dated 08/14/2023, last revised 10/04/2023, received 10/05/2023)
   D. Preliminary Landscape Plans (IRG Ives/Ryan Group, Inc., dated 08/15/2023, last revised 09/14/2023, received 09/14/2023)
   E. Preliminary Plat of Subdivision (Luco Surveying, undated, received 08/10/2023)
   F. Preliminary Site Lighting Plan (Cooper Lighting Solutions, dated 07/31/2023, received 08/14/2023)
   G. Stormwater Memo (Engineering Resource Associates, dated 09/07/2023, received 09/14/2023)

2. Architecture – Car Wash:
   A. ~~Work with staff to reduce the amount of blue cement siding panels~~. **(REMOVED BY PZC)**
   B. Use building material colors that would complement the surrounding commercial buildings.
   C. Vacuum apparatus must be neutral in color and cannot be a primary color.

3. Landscape Plan:
   A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
   B. Provide the UDO requirement for landscaping around freestanding signs.
   C. Provide the condition of the existing street trees on the property.
   D. Work with staff to increase landscaping along Carlemont Drive.
   E. Car wash mechanical equipment, including vacuums must be screen with landscaping.

4. Signage:
   A. Final sign plans must be submitted.
   B. No wall mounted lighting or ground mounted lighting shall be installed to illuminate sections of the wall to further create the appearance of signage.

5. The Final Plat of Subdivision shall label with Lots 1-4.

6. The Traffic Study must be finalized prior to Final Planned Unit Development. The traffic study shall be updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

7. Each lot requires Final Planned Unit Development approval. Any revisions to the approved site plan and/or additional variations requested may be subject to a Preliminary Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Rezoning, Preliminary PUD, Preliminary Plat of Subdivision, and SUP for car wash. 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:
2c - vacuum apparatus to be in neutral color
3e - if landscape screening required for potential vacuum hoses along north end of lot 2 will suffice based on preliminary landscape plans then no concerns
4b signage - this would be a hardship as guests driving by at night will not know what type of businesses are in the development

Petitioner's Name: _____ Date: 10/30/23
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Da Rosa, dated 08/10/2023, received 09/27/2023)
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2. Architecture – Car Wash:

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PIQ Map

1501 Carlemont Drive



DRAFT

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A REZONING TO B-2 PUD GENERAL COMMERCIAL, PRELIMINARY PLAT OF SUBDIVISION, PRELIMINARY PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT FOR 1501 CARLEMONT DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-00163) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on September 30, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on October 18, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit, and

WHEREAS, on October 18, 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 Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit be approved, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2023-00163, dated as of October 18, 2023; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and 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: Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash for the property commonly known as 1501 Carlemont Drive (19-18-477-001) Crystal Lake, Illinois are hereby approved.

DRAFT

Ord. No.
File No.

Section II: Said Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and 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 (Da Rosa, dated 08/10/2023, received 09/27/2023)
   B. Architectural Plans (Adams Design Group, Ltd., dated 09/07/2023, last revised 10/04/2023, received 10/05/2023)
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   E. Preliminary Plat of Subdivision (Luco Surveying, undated, received 08/10/2023)
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   B. No wall mounted lighting or ground mounted lighting shall be installed to illuminate sections of the wall to further create the appearance of signage.

5. The Final Plat of Subdivision shall label with Lots 1-4.

6. The Traffic Study must be finalized prior to Final Planned Unit Development. The traffic study shall be updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

7. Each lot requires Final Planned Unit Development approval. Any revisions to the approved site plan and/or additional variations requested may be subject to a Preliminary Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

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 Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and 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 November, 2023.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: November 7, 2023
Approved: November 7, 2023

#PLN-2023-163
1501 Carlemont Drive – Rezoning, Preliminary PUD, Preliminary Subdivision and SUP
Project Review for Planning and Zoning Commission

Date:	October 18, 2023
Request:	1. Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial 2. Preliminary Planned Development for a four-lot commercial development and car wash 3. Preliminary Plat of Subdivision 4. Special Use Permit for a car wash
Location:	1501 Carlemont Drive
Acreage:	Approximately 6 acres
Zoning:	R-2 PUD Single-Family Residential
Surrounding Properties:	North: R-3B PUD Multi-Family Residential South: B-2 PUD General Commercial East: City Limits – A-1 Agriculture McHenry County zoning district West: B-2 PUD General Commercial
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel bounded by Alexandria Boulevard to the north, Angela Lane to the south, Randall Road to the east and Carlemont Drive to the west.
- The site was rezoned to R-2 Single-Family Residential when the entire Kaper Business Park development was approved. The R-2 zoning district was put in place until the specific commercial uses were identified, and then each use could come in for PUD approval and rezoning. The surrounding properties have been rezoned and development over the past 20 years, but this property has remained vacant.

- In 2018, a conceptual review of a car wash at this location was reviewed by the Planning and Zoning Commission (PZC). The PZC ultimately was not supportive of a car wash at this location.
- The petitioner presented a conceptual Planned Unit Development to the PZC on March 15, 2023 and received favorable feedback for a car wash at this location, but the PZC wanted to see the rest of the site developed at the same time.
- The petitioner is requesting Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash. The petitioner has not identified any specific users other than the car wash at this time.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-2 PUD Single-Family Residential. It would need to be rezoned to B-2 PUD General Commercial. This would allow a car wash as a Special Use per the UDO and Kaper PUD.
- The current Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- The petitioner would like to develop the site in phases. The first phase would be the construction of the car wash. The petitioner has stated the development of the entire site would first require the approval of the car wash.
- The petitioner would request variations in conjunction with the Preliminary Planned Unit Development. Based on the plans submitted, the following variations are required:
    - Proposed Lot 1:
        - No variances at this time.
    - Proposed Lot 2 (Car Wash):
        - Front Yard Setback of 69’-6”, a variance of 10’-6” from the required 80 feet. This is needed since MCDOT is requiring a right-of-way dedication.
        - 2,654 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet.
    - Proposed Lot 3:
        - Maximum impervious surface coverage of 65.4%, a variance of 0.4% from the maximum 65%.
    - Proposed Lot 4:
        - Maximum impervious surface coverage of 68.5%, a variance of 3.5% from the maximum 65%.

SITE LAYOUT

- The proposed development would consist of four (4) individual lots.

	Proposed Use	Proposed Sq. Ft.
Proposed Lot 1	Quick Service Restaurant (with drive-thru)	4,000
Proposed Lot 2	Car Wash	5,736
Proposed Lot 3	Quick Service Restaurant (with drive-thru)	3,600
Proposed Lot 4	Multi-Tenant Building (with drive-thru)	5,300 (restaurant) 12,450 (office/retail)

- Proposed Lots 1, 3 and 4 comply with the required setbacks for the B-2 zoning district.
- Proposed Lot 2 (car wash) complies with all required setbacks except the front yard setback. The minimum front yard setback along Randall Road is 80 feet. The proposed front yard setback is:
    - 69'-6" from the proposed modified property line per MCDOT
    - 74'7" from the existing property line
- McHenry County Division of Transportation (MCDOT) has planned improvement along Randall Road from Ackman Road in Crystal Lake to Acorn Lane in Lake in the Hills. This improvement will widen Randall Road to three (3) lanes in each direction with intersection improvements. A new traffic signal will be added at Randall Road and Alexandra Boulevard. A multi-use path will be installed on the east side of Randall Road and a sidewalk on the west side. Right-of-way is needed for the County's improvement along the frontage of this development, thus resulting in a modified property line.
- Proposed Lots 1-3 will provide access into the site off Carlemont Drive. Proposed Lot 4 would provide access from Angela Lane. Proposed Lots 3-4 will have cross access between the two lots.
- Sidewalks currently exist on all frontages.

BUILDING ELEVATIONS

- The car wash building will include a combination of light grey cast stone masonry on the lower portion of the building and white brick on the upper portion of the building. The elevations will also include white, light blue and medium blue cement siding panels.
- Additional features include thick, slate grey window sills; slate grey carwash door trim; light and slate grey top caps; slate grey decorative scones; and, slate grey awnings.
- Commercial developments are required to comply with at least six (6) of the optional design standards. The proposed car wash building meets eight (8) of the ten (10) design standards.

- ▪ Building form – *does not meet*
- ✓ Building massing and articulation
- ✓ Rooflines and parapet
- ✓ Building materials
- ✓ Roof materials
- ▪ Building colors – *does not meet*
- ✓ Building Fenestration
- ✓ Entrance design
- ✓ Canopy/awning design
- ✓ Overall façade design

- While the UDO design standards have been met, city staff had recommended that the architecture of the building match the surrounding commercial properties. A recommended condition of approval is suggested to complement the surrounding area.

PARKING

- Car wash uses require five (5) stacking spaces per bay/stall for an automated establishment plus one (1) space per employee on largest shift. The car wash provides the following:
    - 6 stacking spaces per lane
    - 3 employee parking stalls
    - 23 vacuum stalls
- At this time, there is not enough information to determine if parking for proposed Lots 1, 3 and 4 meet the UDO requirements. The parking requirements will be determined at Final PUD when there are specific end users.

LANDSCAPE

- The petitioner has provided a landscape plan illustrating a combination of deciduous, ornamental and evergreen trees and shrubs around the perimeter and interior of the parking lots and parking lot islands. Staff recommends additional landscaping along Carlemont Drive.
- A five-foot foundation landscaping is shown for each proposed building.
- Most of the required street trees already exist. Additional street trees are proposed where needed to meet the UDO requirements. Any existing street trees that are in poor condition or dead must be replaced.
- The petitioner shall submit a Final Landscape Plan that includes a plant list and the conditions of the existing street trees.

SIGNAGE

- Each lot is permitted one (1) freestanding sign up to 80 square feet in sign area and nine (9) feet in height. Single-tenant buildings are permitted a maximum sign area of 75 square feet of per sign or on one (1) façade, for an overall sign area of 150 square feet.

- The white and blue cement siding panels on the car wash are considered wall signage and would require a sign variation. This is similar to the requirement that Swift Car Wash had to receive a variation for painting the façade blue.
- Below is a chart of the requested colored siding area and wall signage. Staff recommends reducing the amount of colored siding.

Proposed Wall Signage

Elevation	Proposed Colored Siding Area (Sq. Ft.)	Proposed Wall Sign Area (Sq. Ft.)	Total Sq. Ft. per Elevation
North	1,034	75	1,109
South	512	75	587
East	404	75	479
West	404	75	479
Total	2,354	300	
Total Sq. Ft. Allowed	**150 Sq. Ft.**		
Total Sq. Ft. Proposed	**2,654 sq. ft.**		
Variance Requested	**2,504 sq. ft.**		

TRAFFIC STUDY

- A traffic study was completed for this development by one of the City's approved traffic consultants, Gewalt Hamilton and Associates, on July 19, 2023. The study needs to be updated to include the most recent site plan as it changes the findings outlined in the traffic study.

SUBDIVISION

- A four-lot subdivision is proposed.
    - Proposed Lot 1: Quick Service Restaurant - 1.233 acres
    - Proposed Lot 2: Car Wash - 1.055 acres
    - Proposed Lot 3: Quick Service Restaurant - 1.081 acres
    - Proposed Lot 4: Multi-Tenant Commercial Building - 2.524 acres

Findings of Fact:

REZONING

- The property is currently zoned R-2 PUD Single-Family Residential.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial zoning criteria is:
    - 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 PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development for a four-lot commercial development and car wash. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

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

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for front yard setback, wall signage and impervious surface coverage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore, more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

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

1. Article 3-300(B)(3)(c) Route 31 and Randall Road requires a front yard setback of 80 feet.
   (Proposed Lot 2/Car Wash)

   The proposed front yard setback for the car wash building is 69'-6" from the proposed modified MCDOT property line and 74'-7" from the existing property line. With the modified property line, the petitioner loses approximately 5 feet, thus increasing the variance.

2. Section 4-1000F Commercial Wall Signs (single-tenant building) 75 square feet maximum for any one sign or on one façade (150 square feet total) to allow 2,654 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet.
   (Proposed Lot 2/Car Wash)

   The white and blue cement siding panels are considered wall signage and account for approximately 2,200 square feet of sign area.

3. Section 3-200B.3 Maximum impervious surface coverage of 65.4%, a variance of 0.4% from the maximum 65%.
   (Proposed Lot 3)

4. Section 3-200B.3 Maximum impervious surface coverage of 68.5%, a variance of 0.5% from the maximum 65%.
   (Proposed Lot 4)

CAR WASHES
Car Washes. Full service and automatic vehicle wash uses must comply with the following standards.

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 2-400C-7.
   ☒ *Meets* ☐ *Does not meet*

2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
   ☒ *Meets* ☐ *Does not meet*

3. Towel drying area: An adequately large, outdoor or indoor, paved.
   ☒ *Meets* ☐ *Does not meet*

4. Mechanical Equipment: All ground-mounted equipment is required to be screened by landscaping. Roof mounted equipment should be screened utilizing a material which is complementary to the external façade of the building structure. Vacuum equipment (including any vacuum equipment or vacuum hoses or vacuum supports for hoses) should be located in the rear of the property and is not visible from roadways, if possible and painted a neutral color.
   ☒ *Meets* ☐ *Does not meet*

5. Drying equipment cannot face towards residentially zoned properties.
   ☒ *Meets* ☐ *Does not meet*

6. Properties abutting, adjacent or kitty corner to residentially zoned properties must submit a noise study to illustrate there would not be an increase in ambient noise at the relevant property lines.
   ☒ *Meets* ☐ *Does not meet*

7. Car Wash uses not eligible for EMC signs.
   ☒ *Meets* ☐ *Does not meet*

PRELIMINARY PLAT OF SUBDIVISION
The petitioner is requesting a Preliminary Plat of Subdivision for a four lot subdivision to divide the six acres into four commercial lots. Preliminary Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;

☒ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
☒ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
☒ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☒ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☒ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☒ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☒ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☒ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☒ *Meets* ☐ *Does not meet*

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 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.

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

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Da Rosa, dated 08/10/2023, received 09/27/2023)
   B. Architectural Plans (Adams Design Group, Ltd., dated 09/07/2023, last revised 10/04/2023, received 10/05/2023)
   C. Preliminary Engineering Plan (Engineering Resource Associates, dated 08/14/2023, last revised 10/04/2023, received 10/05/2023)
   D. Preliminary Landscape Plans (IRG Ives/Ryan Group, Inc., dated 08/15/2023, last revised 09/14/2023, received 09/14/2023)
   E. Preliminary Plat of Subdivision (Luco Surveying, undated, received 08/10/2023)
   F. Preliminary Site Lighting Plan (Cooper Lighting Solutions, dated 07/31/2023, received 08/14/2023)
   G. Stormwater Memo (Engineering Resource Associates, dated 09/07/2023, received 09/14/2023)

2. Architecture – Car Wash:
   A. Work with staff to reduce the amount of blue cement siding panels.
   B. Use building material colors that would complement the surrounding commercial buildings.
   C. Vacuum apparatus must be neutral in color and cannot be a primary color.

3. Landscape Plan:
   A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
   B. Provide the UDO requirement for landscaping around freestanding signs.
   C. Provide the condition of the existing street trees on the property.
   D. Work with staff to increase landscaping along Carlemont Drive.
   E. Car wash mechanical equipment, including vacuums must be screen with landscaping.

4. Signage:
   A. Final sign plans must be submitted.
   B. No wall mounted lighting or ground mounted lighting shall be installed to illuminate sections of the wall to further create the appearance of signage.

5. The Final Plat of Subdivision shall label with Lots 1-4.

6. The Traffic Study must be finalized prior to Final Planned Unit Development. The traffic study shall be updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

7. Each lot requires Final Planned Unit Development approval. Any revisions to the approved site plan and/or additional variations requested may be subject to a Preliminary Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: 1501 Carlemont Dr

Action Requested

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

Petitioner Information

Name: Melissa Da Rosa

Address: PO Box 731 St Charles 60174

Phone: 630-715-7646

Fax:

E-mail: Managingbroker@protonmail.com

Owner Information (if different)

Name: Tom Salvi

Address: 1106 N. Main Street Algonquin, IL 60102

Phone: 224-333-0928

Fax: 224-209-8685

E-mail: tsalviQdrsalvi.org

Property Information

Project Description: Rezoning and commercial development of Approximately 6 acres

Project Address/Location: 1501 Carlemont Dr Crystal Lake 60014

PIN Number(s): 19-18-477-001

Development Team

Please include address, phone, fax and e-mail

Developer: TBD

Architect: Terry Adams 630-244-7294 terry.a@adamsdesigngroup.net

Attorney: TBD

Engineer: Nick Varchetto 847-323-4130 nvarchetto@eraconsultants.com

Landscape Architect: Ron Plonka 815-531-4415 ronlaisu65@yahoo.com

Planner: TBD

Surveyor: Jennifer Camacho 815-526-3974 admin@lucosurveying.com

Other: Claudio Da Rosa

Signatures

Melissa Da Rosa Melissa Da Rosa 8/9/23

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.

8/10/23

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.

2023-163 – 1501 CARLEMONT DRIVE - CARWASH – REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT OF SUBDIVISION, SPECIAL USE PERMIT – PUBLIC HEARING

Rezoning from R-2 PUD Single Family Residential to B-2 PUD General Commercial, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a four-lot commercial development, and Special Use Permit for a car wash.

Claudio Da Rosa, agent for the petitioner, and Terry Adams, were present to represent the petition. Mr. Da Rosa explained the site plan, changes from the conceptual plan, lot sizes and variations.

Ms. Rivard spoke to the request for Rezoning, Preliminary PUD, Preliminary Plat of Subdivision and Special Use Permit for a car wash. Ms. Rivard explained the changes from the March 2023 conceptual plans to the proposed plans. Ms. Rivard noted the proposed McHenry County Department of Transportation's plans for Randall Road and how it affected the property. Ms. Rivard explained the variation requests specifically the signage variation. Ms. Rivard explained that staff considered the blue panels to be signage resulting in a significant variation request. Ms. Rivard noted that most of the required street trees were in existence, and that the petitioner was proposing perimeter and interior parking lot landscaping. Ms. Rivard noted that staff would like to see more landscaping along Carlemont Drive.

Mr. Greenman opened the public hearing. There being no one who wished to speak, Mr. Greenman closed the public hearing.

Mr. Skluzacek asked if there were other uses. Mr. Da Rosa stated he has spoken with regional and national chains, but the holdup is the zoning. He mentioned an ice cream shop. Mr. Skluzacek asked about the multi-tenant users. Mr. Da Rosa noted it is an 18,000 square foot building. He has talked with several users in Crystal Lake who are interested in moving, but cannot make commitments yet. Mr. Skluzacek stated he would like to see more than just the car wash.

Mr. Gronow asked why the elevations changed. Mr. Da Rosa explained the elevations were more contemporary. Mr. Adams explained they are commonly used materials and have a contemporary look and feel. Mr. Gronow stated he is not a fan of the blue and white, and would prefer to see the original elevations.

Ms. Teetsov noted she was not at the first meeting. She is not a fan of the fake looking elevations.

Ms. Mason noted she was not at the first meeting. She asked about a noise control study. Mr. Da Rosa explained the central vacuum system where sound would come from. Mr. Adams noted the setbacks. Ms. Mason asked about the County's Randall Road improvements and when they are anticipated to be complete. Ms. Wilgreen stated the County anticipates the improvements being complete in Spring 2024.

Mr. Smith asked about the drive-throughs. He asked if the access points could be consolidated. He noted he is concerned with the traffic flow. Mr. Adams stated the car wash does not allow for access. Ms. Wilgreen spoke to the storm water. She noted it was platted with the subdivision and the site was factored in. Mr. Smith stated he has no problems with the variations.

Mr. Greenman sated he likes the layout. He noted most members do not like the blue. Mr. Greenman stated the small outlots around have flavor and the elevations need to compliment them. Mr. Da Rosa likes the proposed design but it is not a deal breaker. Mr. Greenman asked about the topography differences as he was very concerned with the view on Randall Road. Mr. Da Rosa explained the northeast corner is the highest point. Mr. Adams also spoke to the topography. Mr. Greenman stated he want to be conscious of sight lines. Mr. Smith stated there appears to be a 9-10' elevation difference. He would like them to make the retaining wall look nice. Mr. Greenman asked that petitioners to be very cautious as this is an important piece of land. He does not want to see a lot of variations. Mr. Da Rosa noted he wants conversations up front about the architecture. Mr. Adams stated the blue/white elevation was for the car wash only. Mr. Greenman noted there are two bars in the area and spoke to the on-street parking in the area. Mr. Da Rosa stated it is not a deal breaker if one lot was not a quick-service restaurant. He would like to see something other than a McDonald's. Mr. Da Rosa spoke to his car wash in Aurora and the surrounding development. He also spoke to the location of the proposed car wash. He noted Route 31 is three miles away and that this is a challenging area. He believes it will spark interest in the area.

Mr. Gronow made a motion to approve 2023-163 with the removal of condition 2.a. Ms. Teetsov stated she would like to see more users prior to Final PUD. Mr. Smith also stated he would prefer to see it together and would support the motion. Discussion ensued on whether or not to add a condition that requires the user to secure another tenant/user prior to Final PUD. Mr. Gronow stated that would not be fair to the petitioner. Mr. Greenman stated the motion stands. Mr. Da Rosa spoke to the options for ground lease or build-to-suit options. Mr. Smith asked about the utilities for the site. Ms. Wilgreen stated he lot will have independent utilities (water and sewer). Mr. Smith seconded the motion with the amended conditions. On roll call, Members Greenman, Gronow, Mason, Skluzacek, and Smith voted yes. Ms. Teetsov voted no. Motion passed 5-1.

REPORT FROM PLANNING

Staff noted the items that were recently approved by the City Council.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 10:56 p.m.

PRELIMINARY ENGINEERING PLAN

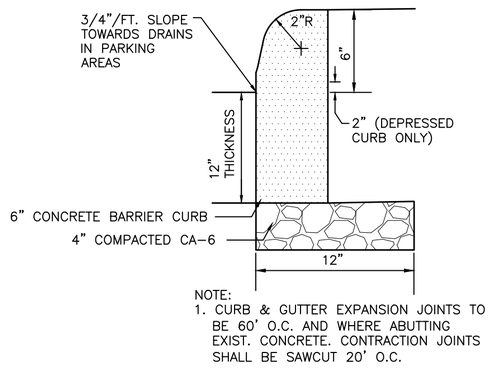
LEGAL DESCRIPTION: LOT 1 IN KAPER'S BUSINESS PARK, BEING A RESUBDIVISION OF LOT 5 IN SKYRIDGE CLUB DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2000 AS DOCUMENT 2000R031802, IN MCHENRY COUNTY, ILLINOIS.

KEY:
F.F. = PROPOSED TOP SLAB FOUNDATION

BENCHMARK
MONUMENT LOCATED NEAR INTERSECTION OF ACKMAN ROAD AND AMBERWOOD IN CRYSTAL LAKE.

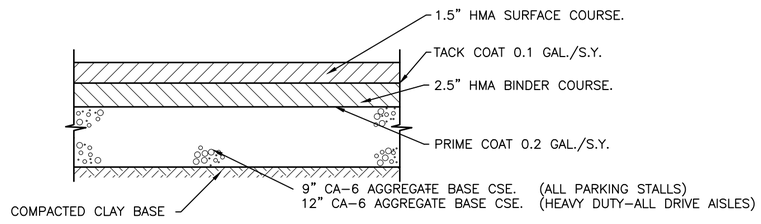
MCHENRY COUNTY BENCHMARK
DESIGNATION: CRYTAL LAKE –1
LATITUDE: 42°12'17.37162"N
LONGITUDE: 88°21'31.00720"W
NORTHING: 614853.393
EASTING: 297912.333
ELEVATION: 882.382 (NAV88)

EXISTING GRADE — XXX.XX
EXISTING CONTOUR — XXX
PROPOSED SEWER
PROPOSED SANITARY
PROPOSED WATER — W
PROPOSED MH/CB
PROPOSED ASPHALT
PROPOSED CONCRETE

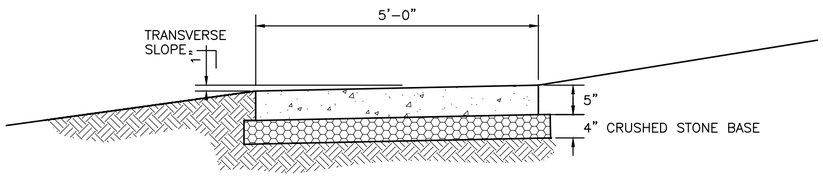


NOTE:
1. CURB & GUTTER EXPANSION JOINTS TO BE 60' O.C. AND WHERE ABUTTING EXIST. CONCRETE. CONTRACTION JOINTS SHALL BE SAWCUT 20' O.C.

BARRIER CURB
NOT TO SCALE



BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE



NOTES:
1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A SIX (6) BAG MIXTURE WITH A 5–INCH SLUMP AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
3. THE SIDEWALK PORTION OF THE DRIVEWAY SHALL BE 5–INCHES THICK AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE.
4. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28° AND RISING. NO CHLORIDE ADDITIVE WILL BE PERMITTED IN THE CONCRETE.
5. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
6. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
7. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POUR.
8. THE SIDEWALK SHALL HAVE A BROOM FINISH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

LOT RE-SUBDIVION

EX LOT 1 = 5.9 ACRES

PR LOT 1 = 1.233 ACRES
PR LOT 2 = 1.055 ACRES
PR LOT 3 = 1.081 ACRES
PR LOT 4 = 2.524 ACRES
PR ROW TAKE = 0.275 ACRES

ZONING INFORMATION

EX LOT 1 - R-2 PUD

PR LOTS - B-2 PUD

MIN LOT AREA = 20,000 SF
MIN LOT WIDTH = 100 FT
MIN FRONT SB = 80 FT
SIDE SB = 0 FT
REAR SB = 20 FT
CORNER SB = 30 FT

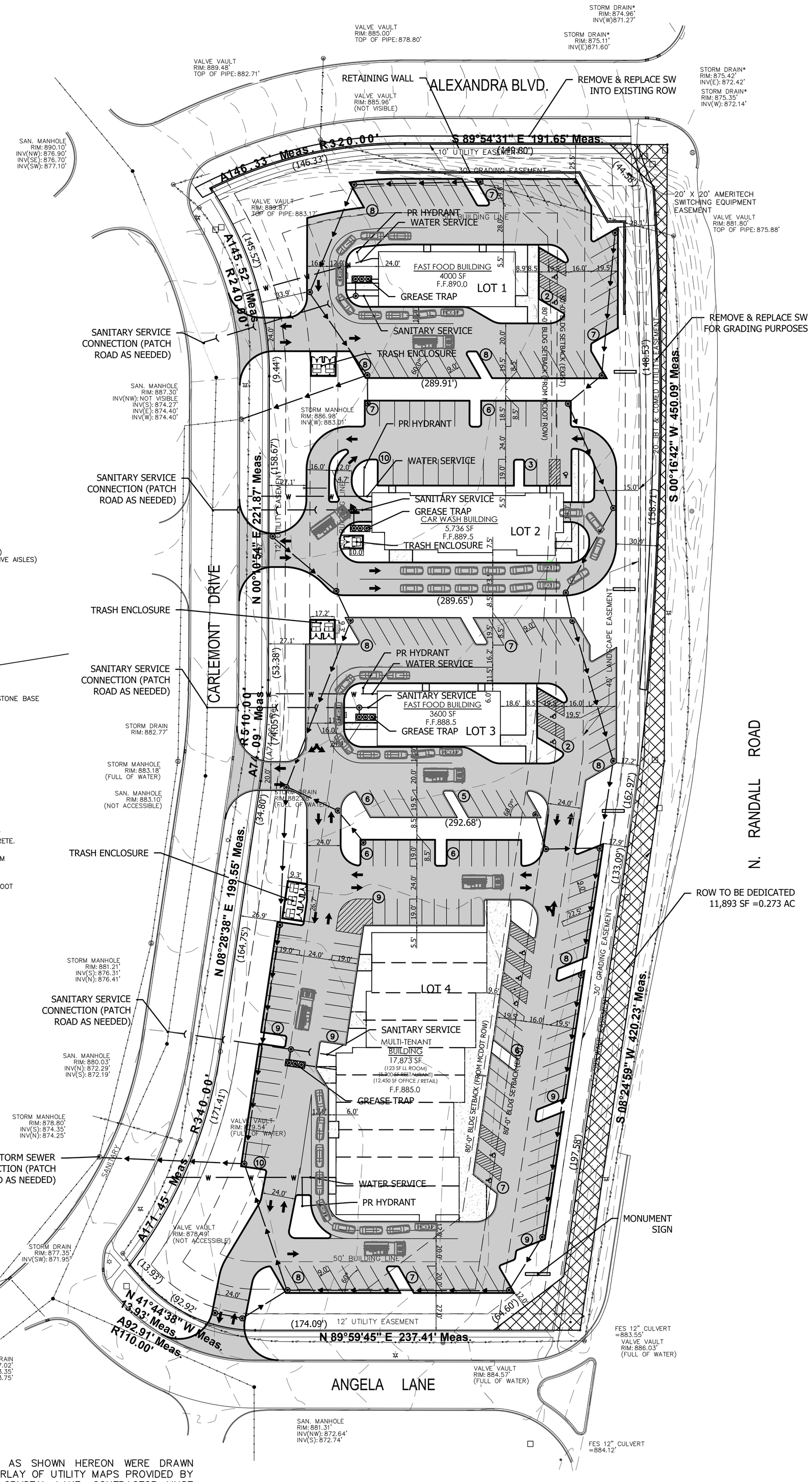
PARKING INFORMATION

LOT 1 = 38 STANDARD ; 2 ADA

LOT 2 = 24 STANDARD ; 2 ADA

LOT 3 = 34 STANDARD ; 2 ADA

LOT 4 = 98 STANDARD ; 5 ADA



NOTE!
1. UNDERGROUND AS SHOWN HEREON WERE DRAWN USING AN OVERLAY OF UTILITY MAPS PROVIDED BY THE CITY OF CRYSTAL LAKE. CONTRACTOR MUST VERIFY EXACT LOCATION, MATERIAL AND SIZE OF ALL UNDERGROUND IN THE FIELD.
2. ALL VISIBLE INVERTS HAVE BEEN SHOWN HEREON.
3. STORMWATER MANAGEMENT BASIN INCLUDED IN ORIGINAL SUBDIVISION. NO ADDITIONAL STORAGE IS REQUIRED.

DRAWN BY: --
CHECKED BY: NV
APPROVED BY: --

ENGINEERING RESOURCE ASSOCIATES
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2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

DATE: OCTOBER 4, 2023
DATE: SEPTEMBER 12, 2023
DATE: AUGUST 30, 2023
DATE: AUGUST 14, 2023

40 0 40 80 120
Scale: 1" = 40'

G:\PROJECTS\DaRosa, C\W23090.00 1501 Carlemont Dr, Crystal Lake\CADD\W23090 Exhibit_Prelim Engineering 2023-10-04.dwg Updated by: ksack 10/5/2023

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PROPOSED PLANNED UNIT DEVELOPMENT
1501 CARLEMONT DRIVE
CRYSTAL LAKE, ILLINOIS 60014



ABBREVIATIONS LEGEND

AB	ANCHOR BOLT	HB	HOSE BIBB	R	RISER
ABV	ABOVE	HC	HOLLOW CORE	RAD	RADIUS
A/C	AIR CONDITIONING	HD	HEAT DETECTOR	RD	ROOF DRAIN
ACT	ACOUSTICAL CEILING TILE	HDR	HEADER	REF	REFERENCE
ADH	ADHESIVE	HDW	HARDWARE	REFR	REFRIGERATOR
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL	REG	REGISTER
ALT	ALTERNATE	HP	HIGH POINT	REINF	REINFORCE / REINFORCING
ALUM	ALUMINUM	HR	HOUR	REQD	REQUIRED
ANOD	ANODIZED	HT	HEIGHT	RET	RETURN
APPROX	APPROXIMATE	HTG	HEATING	REV	REVISION
ARCH	ARCHITECTURAL	HVAC	HEATING, VENTILATION, A/C	RH	RIGHT HAND
BD	BOARD	HWD	HARDWOOD	RM	ROOM
BLDG	BUILDING	HW	HOT WATER	RO	ROUGH OPENING
BLKG	BLOCKING	HWH	HOT WATER HEATER	ROW	RIGHT OF WAY
BM	BEAM	ID	INSIDE DIAMETER	RWB	RUBBER WALL BASE
BRG	BEARING	IN	INCH	SC	SOLID CORE
BSMT	BASEMENT	INCL	INCLUDED / INCLUDING	SCH	SCHEDULE
BTM	BOTTOM	INSUL	INSULATION / INSULATING	SF	STOREFRONT WINDOW SYSTEM
BW	BOTH WAYS	INT	INTERIOR	SHWR	SHOWER
CF	CUBIC FOOT	INV	INVERT	SH	SPRINKLER HEAD
CI	CONTINUOUS INSULATION	JAN	JANITOR	SHT	SHEET
CIP	CAST IN PLACE	JC	JANITOR'S CLOSET	SIM	SIMILAR
CJ	CONTROL JOINT	JST	JOIST	SD	SMOKE DETECTOR
CLG	CEILING	JT	JOINT	SPEC	SPECIFICATION
CLR	CLEAR / CLEARANCE	LAB	LABORATORY	SPL	SPECIAL
CM	CENTIMETER	LAM	LAMINATE	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SS	STAINLESS STEEL
COL	COLUMN	LB	POUND	STD	STANDARD
CONC	CONCRETE	LBL	LABEL	STL	STEEL
CONST	CONSTRUCTION	LGTH	LENGTH	STOR	STORAGE
CONT	CONTINUOUS	LH	LEFT HAND	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LL	LIVE LOAD	SUSP	SUSPENDED
CORR	CORRIDOR	LS	LIMESTONE	SVF	SHEET VINYL FLOORING
CPT	CARPET	LP	LOW POINT	SYN	SYNTHETIC
CT	CERAMIC TILE	LT	LIGHT	SYS	SYSTEM
CTR	CENTER	LTL	LINTEL	T	TOP
CW	COLD WATER	LVL	LOUVER	T+B	TOP AND BOTTOM
CY	CUBIC YARD	MAX	MAXIMUM	T+G	TONGUE AND GROOVE
DBL	DOUBLE	MB	MOP BASIN	TELE	TELEPHONE
DEMO	DEMOLISH / DEMOLITION	MECH	MECHANICAL	THK	THICK / THICKNESS
DTL	DETAIL	MED	MEDIUM	TLT	TOILET
DF	DRINKING FOUNTAIN	MFR	MANUFACTURER	TR	TREAD
DH	DOUBLE HUNG	MH	MANHOLE	TV	TELEVISION
DIA	DIAMETER	MIN	MINIMUM	TYP	TYPICAL
DIM	DIMENSION	MIR	MIRROR	UNF	UNFINISHED
DISP	DISPENSER	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
DIV	DIVISION	MM	MILLIMETER	UR	URINAL
DN	DOWN	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	MTD	MOUNT / MOUNTED	VERT	VERTICAL
DW	DOMESTIC WATER	MTL	METAL	VEST	VESTIBULE
DWG	DRAWING	MULL	MULLION	VIF	VERIFY IN FIELD
EA	EACH	MWK	MILLWORK	VWB	VINYL WALL BASE
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT	W/	WITH
EL	ELEVATION	NO	NUMBER	W/O	WITHOUT
ELEC	ELECTRIC / ELECTRICAL	NOM	NOMINAL	WC	WATER CLOSET
ELEV	ELEVATOR	NRC	NOISE REDUCTION COEFFICIENT	WD	WOOD
EM	EMERGENCY	NTS	NOT TO SCALE	WH	WALL HUNG
EQ	EQUAL	OA	OVERALL	WIN	WINDOW
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WP	WATER PROOFING
EST	ESTIMATE	OFF	OFFICE	WS	WATER STOP
EWC	ELECTRIC WATER COOLER	OH	OVERHEAD	WTW	WALL TO WALL
EXH	EXHAUST	OPNG	OPENING	WWF	WELDED WIRE FABRIC
EXIST	EXISTING	OPP	OPPOSITE	YD	YARD
FB	FLOOR BEAM	OPP HD	OPPOSITE HAND		
FBO	FURNISH BY OTHERS	PAR	PARALLEL	°	DEGREE
FD	FLOOR DRAIN	PC	PRECAST CONCRETE	Ø	DIAMETER
FDN	FOUNDATION	PCF	POUNDS PER CUBIC FOOT	±	PLUS OR MINUS
FE	FIRE EXTINGUISHER	PERF	PERFORATED	∠	ANGLE
FEC	FIRE EXTINGUISHER CABINET	PL	PLATE	℄	CENTERLINE
FF	FINISHED FLOOR	PLAM	PLASTIC LAMINATE		
FIN	FINISH	PLAS	PLASTER		
FJ	FLOOR JOIST	PLF	POUNDS PER LINEAL FOOT		
FLR	FLOOR	PLYWD	PLYWOOD		
FP	FIREPLACE	PNL	PANEL		
FS	FLOOR SINK	PNT	PAINT		
FT	FOOT / FEET	PR	PAIR		
FTG	FOOTING	PREFAB	PREFABRICATED		
G+N	GLUED AND NAILED	PSF	POUNDS PER SQUARE FOOT		
GA	GAUGE	PSI	POUNDS PER SQUARE INCH		
GALV	GALVANIZED	PT	PORCELAIN TILE		
GB	GRAB BAR	PVC	POLYVINYL CHLORIDE		
GC	GENERAL CONTRACOR	PVMT	PAVEMENT		
GL	GLAZING	QT	QUARRY TILE		
GLB	GLASS BLOCK				
GND	GROUND				
GR	GRADE				
GYP	GYPSUM				

SYMBOLS LEGEND

EXISTING WALL/DOOR/WINDOW

DEMO WALL/DOOR/WINDOW

NEW WALL/DOOR/WINDOW

ROOM NAME
101
(100 SF)
ROOM IDENTIFICATION INDICATOR

1
DRAWING REVISION INDICATOR

CLG
WALL
BASE
FLOOR
ROOM FINISHES INDICATOR

N
DIRECTIONAL INDICATOR (NORTH)

TOP FDN
0'-0"
ELEVATION INDICATOR

1 / A1
SECTION INDICATOR

1 / A1
DETAIL INDICATOR

1 / A1
EXTERIOR ELEVATION INDICATOR

1 / 2 / 3 / 4 / A1
INTERIOR ELEVATION INDICATOR

001 / W1
DOOR / WINDOW TAG

A
INTERIOR PARTITION TAG

K1
EQUIPMENT TAG

NOTES
DRAWING NOTE

1
DRAWING KEYNOTE

MATERIALS LEGEND

PLAN / SECTION	PLAN / SECTION	ELEVATION
EARTH (UNDISTURBED)	ROUGH LUMBER	SHINGLES
EARTH (BACKFILL)	FINISH WOOD TRIM	STANDING SEAM
GRAVEL	PLYWOOD	HORIZ SIDING
CONCRETE	RIGID INSULATION	GYPSUM BOARD / PLASTER / EIFS
ASPHALT	RIGID INSULATION (TAPERED)	CONCRETE MASONRY UNIT
CONCRETE MASONRY UNIT	BATT INSULATION	BRICK
BRICK	GYPSUM BOARD / PLASTER / EIFS	STONE
STONE	STEEL	GLAZING
SAND / GROUT / MORTAR		

CODE INFORMATION

DRAWING INDEX

A0 COVER SHEET
A1 OVERALL ARCHITECTURAL SITE PLAN
A2 CAR WASH SITE PLAN
A3 CAR WASH FLOOR PLAN
A4 CAR WASH ROOF PLAN
A5 CAR WASH EXTERIOR ELEVATIONS

CONSTRUCTION NOT FOR

SITE LOCATION MAP



ADAMS DESIGN GROUP, LTD
2243 Pepper Valley Drive
Geneva, Illinois 60134
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630 . 244 . 7294

PROPOSED PUD DEVELOPMENT
1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
30SEP23	OWNER PUD REVIEW
04OCT23	OWNER PUD REVIEW

PROJECT NO. 23-010

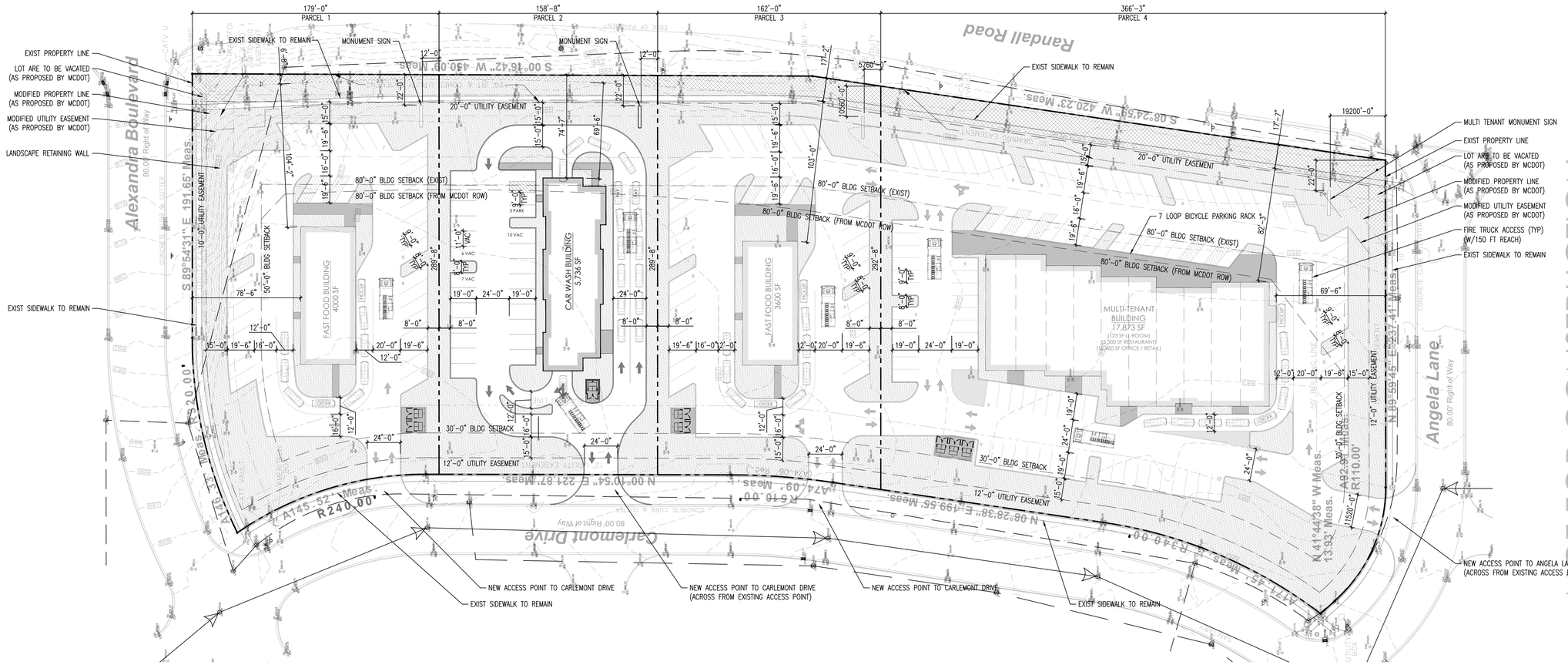
COVER SHEET

A0

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PARCEL 1 VARIANCE REQUESTS	PARCEL 2 VARIANCE REQUESTS	PARCEL 3 VARIANCE REQUESTS	PARCEL 3 VARIANCE REQUESTS
NONE	RANDALL RD BLDG SETBACK 74'-4" FROM EXIST PROPERTY LINE 69'-6" FROM NEW MCDOT PROPERTY LINE BUILDING SIGNAGE (SEE DWG A5) COLORED SIDING AREA 404 TOTAL AREA (EAST FACADE) 1034 TOTAL AREA (NORTH FACADE) 404 TOTAL AREA (WEST FACADE) 512 TOTAL AREA (SOUTH FACADE) WALL SIGNS ONE 75 SF SIGN (EAST FACADE) TWO 75 SF SIGNS (NORTH FACADE) ONE 75 SF SIGN (WEST FACADE) ONE 75 SF SIGN (SOUTH FACADE)	IMPERVIOUS COVERAGE 65.4% (USING NEW MCDOT PROPERTY LINE)	IMPERVIOUS COVERAGE 68.5% (USING NEW MCDOT PROPERTY LINE)



1 OVERALL ARCHITECTURAL SITE PLAN
1"=40'-0"

SITE DATA

PUD DESIGN DATA (** ITEM REQUIRES A VARIANCE)

	B-2 REQUIREMENTS	PROPOSED PUD
MIN LOT AREA	20,000 SF	20,000 SF
MIN LOT WIDTH	100'-0"	100'-0"
MAX BLDG COVER	50%	50%
MAX IMPRV COVER	65%	65%
MAX FAR	1.5	1.5
BLDG HEIGHT	28'-0" - 2 STORIES	28'-0" - 2 STORIES
ACSY BLDG HEIGHT	25'-0" - 2 STORIES	25'-0" - 2 STORIES
BLDG SETBACKS	80'-0" (RANDALL RD)	80'-0" (RANDALL RD) (EXCL PARCEL 2) **
	50'-0" (ALEXANDRIA BLVD)	50'-0" (ALEXANDRIA BLVD)
	30'-0" (CARLEMONT DR)	30'-0" CARLEMONT DR)
	30'-0" (ANGELA LN)	30'-0" (ANGELA LN)
	0'-0" (INTERIOR)	0'-0" (INTERIOR)
LANDSCAPE SETBACKS (+ UTILITY EASEMENT)	15'-0" (RANDALL RD)	15'-0" (RANDALL RD)
	15'-0" (ALEXANDRIA BLVD)	15'-0" (ALEXANDRIA BLVD)
	15'-0" (CARLEMONT DR)	15'-0" CARLEMONT DR)
	15'-0" (ANGELA LN)	15'-0" (ANGELA LN)
	8'-0" (INTERIOR)	8'-0" (INTERIOR)
LANDSCAPE @ BLDG	5'-0" MIN	5'-0" MIN
PARKING PER PARCEL	1 PER 100 GSF (FAST FOOD)	1 PER 100 GSF (FAST FOOD)
	1 PER 250 GSF (OFFICE/RETAIL)	1 PER 250 GSF (OFFICE/RETAIL)
	1 PER EMPLOYEE (CAR WASH)	1 PER EMPLOYEE (CAR WASH)
PARKING STALL	9'-0" X 19'-0" (90°)	9'-0" X 19'-0"(90°)
	9'-0" X 19'-6" (60°)	9'-0" X 19'-6"(60°)
DRIVE AISLE	24'-0" (TWO WAY TRAFFIC)	24'-0" (TWO WAY TRAFFIC)
	16'-0" (ONE WAY TRAFFIC)	16'-0" (ONE WAY TRAFFIC)
	12'-0" (DRIVE THRU LANE)	12'-0" (DRIVE THRU LANE)
DRIVE THRU STACKING	5 + 4 (FOOD SERVICE)	5 + 4 (FOOD SERVICE)
	5 (AUTOMATIC CAR WASH)	5 (AUTOMATIC CAR WASH)

LOT AREA USAGE (EXIST)

PARCEL 1 - FUTURE FAST FOOD	
LOT AREA	53,697 SF
BLDG AREA	4,000 SF (7.4%)
PAVED AREA	26,570 SF
LANDSCAPE AREA	23,127 SF
IMPERVIOUS AREA	30,570 SF (56.9%)
PARKING COUNT	40

PARCEL 2 - CAR WASH	
LOT AREA	45,977 SF
BLDG AREA	5,736 SF (12.5%)
PAVED AREA	21,669 SF
LANDSCAPE AREA	18,572 SF
IMPERVIOUS AREA	27,405 SF (59.6%)
PARKING COUNT	3 PARKING STALLS 23 VACUUM STALLS

PARCEL 3 - FUTURE FAST FOOD	
LOT AREA	47,131 SF
BLDG AREA	3,600 SF (7.6%)
PAVED AREA	25,963 SF
LANDSCAPE AREA	17,568 SF
IMPERVIOUS AREA	29,563 SF (62.7%)
PARKING COUNT	36

PARCEL 4 - FUTURE MULTI-TENANT	
LOT AREA	159,977 SF
BLDG AREA	17,873 SF (16.3%)
PAVED AREA	53,592 SF
LANDSCAPE AREA	38,512 SF
IMPERVIOUS AREA	71,465 SF (65.0%)
PARKING COUNT	103

LOT AREA USAGE (AFTER MCDOT R.O.W.)

PARCEL 1 - FUTURE FAST FOOD	
LOT AREA	52,080 SF
BLDG AREA	4,000 SF (7.7%)
PAVED AREA	26,459 SF
LANDSCAPE AREA	21,623 SF
IMPERVIOUS AREA	30,458 SF (58.5%)
PARKING COUNT	40

PARCEL 2 - CAR WASH	
LOT AREA	45,236 SF
BLDG AREA	5,736 SF (12.7%)
PAVED AREA	21,669 SF
LANDSCAPE AREA	17,831 SF
IMPERVIOUS AREA	27,405 SF (60.6%)
PARKING COUNT	3 PARKING STALLS 23 VACUUM STALLS

PARCEL 3 - FUTURE FAST FOOD	
LOT AREA	44,916 SF
BLDG AREA	3,600 SF (8.0%)
PAVED AREA	25,759 SF
LANDSCAPE AREA	15,557 SF
IMPERVIOUS AREA	29,359 SF (65.4%) **
PARKING COUNT	36

PARCEL 4 - FUTURE MULTI-TENANT	
LOT AREA	159,654 SF
BLDG AREA	17,873 SF (17.4%)
PAVED AREA	52,446 SF
LANDSCAPE AREA	32,335 SF
IMPERVIOUS AREA	70,319 SF (68.5%) **
PARKING COUNT	103

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Geneva, Illinois 60134
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630 . 244 . 7294

PROPOSED PUD DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
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PROJECT NO. 23-010

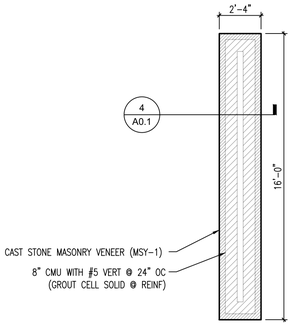
OVERALL ARCHITECTURAL SITE PLAN

A1

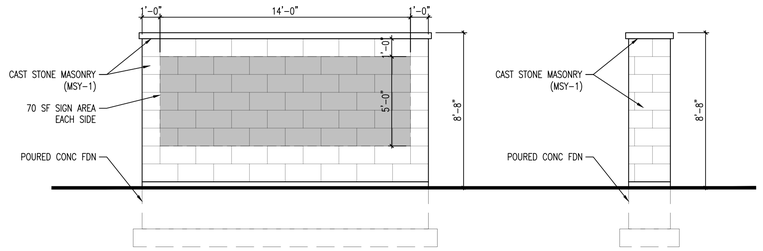
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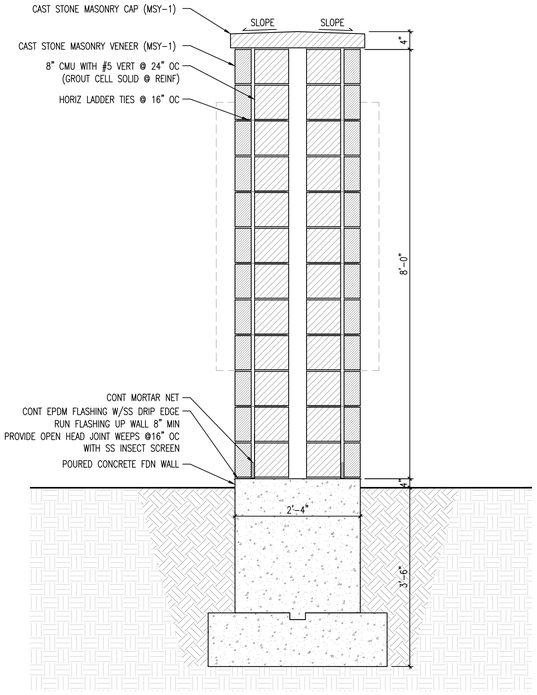
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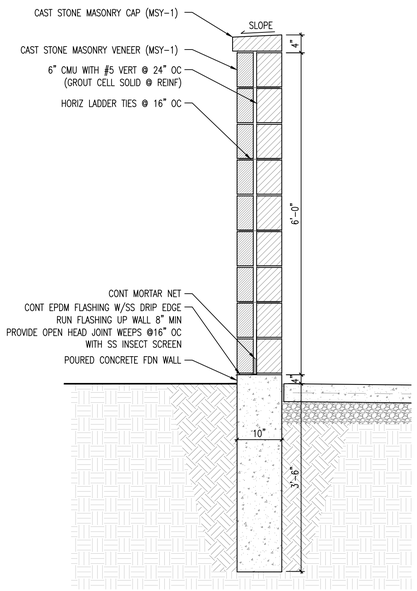
6 MONUMENT SIGN PLAN
1/4"=1'-0"



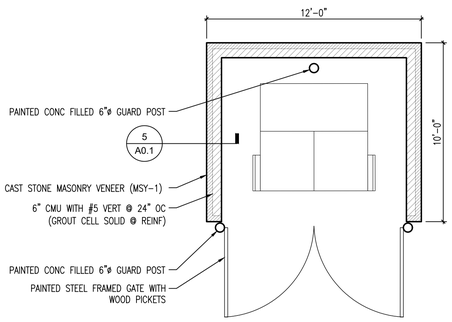
7 MONUMENT SIGN PLAN
1/4"=1'-0"



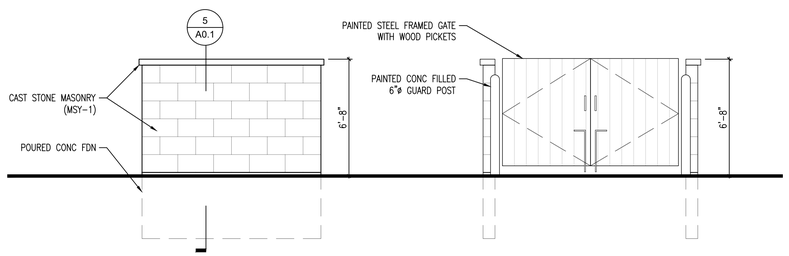
4 MONUMENT SIGN SECTION
3/4"=1'-0"



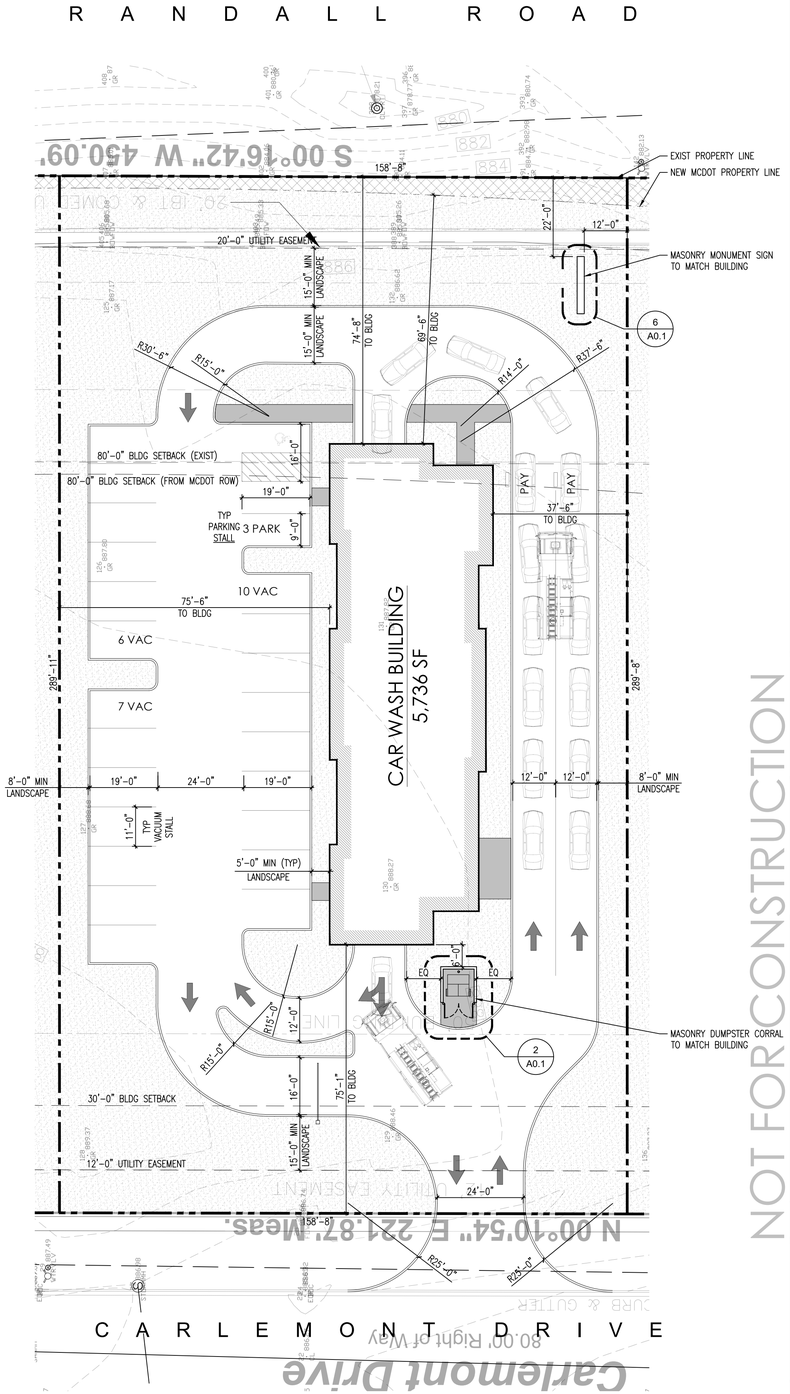
5 DUMPSTER ENCLOSURE SECTION
3/4"=1'-0"



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



3 DUMPSTER ENCLOSURE ELEVATIONS
1/4"=1'-0"



1 SITE PLAN
1"=20'-0"

NOTES

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2243 Pepper Valley Drive
Geneva, Illinois 60134
adamsdesigngroup.net
630 . 244 . 7294

PROPOSED PUD DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
30SEP23	OWNER PUD REVIEW
04OCT23	OWNER PUD REVIEW

PROJECT NO. 23-010

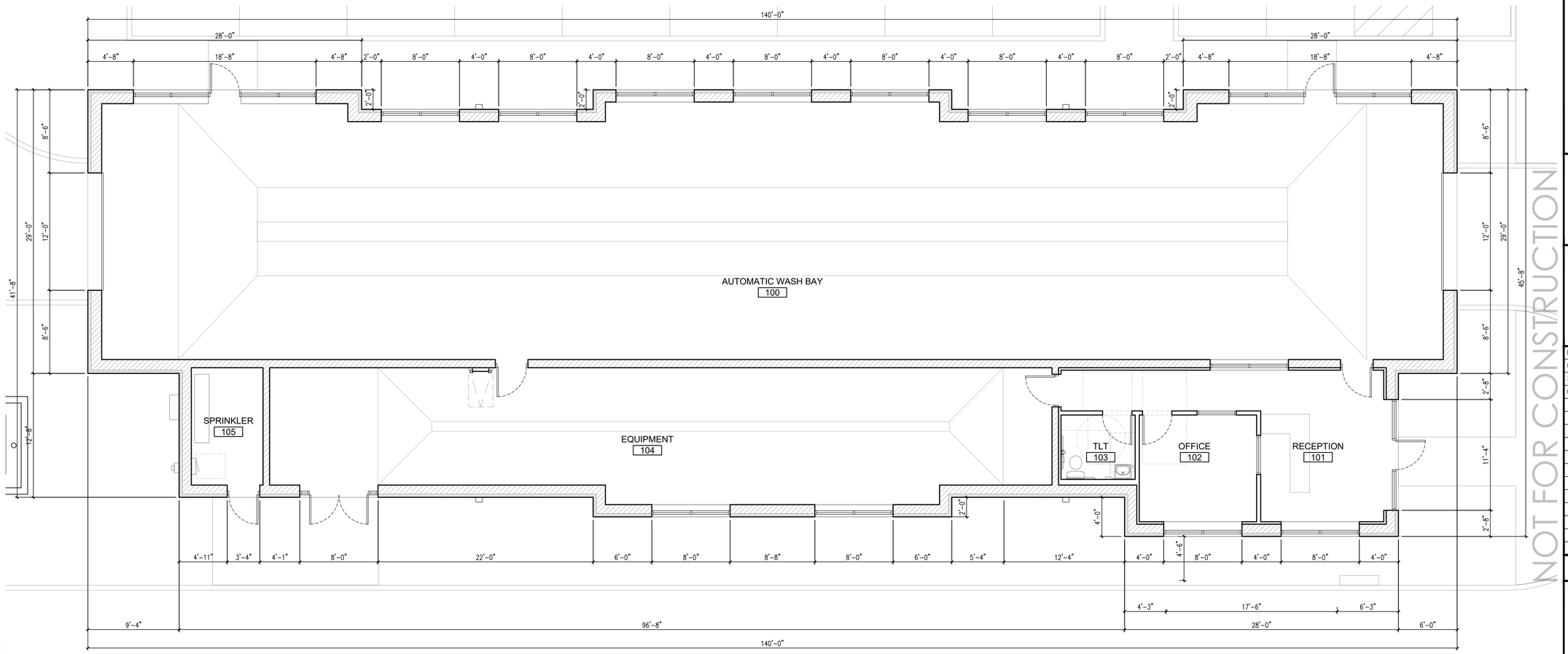
CAR WASH SITE PLAN

NOT FOR CONSTRUCTION

A2

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1 FIRST FLOOR PLAN
3/16"=1'-0"

NOTES

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PROJECT NO. 23-010

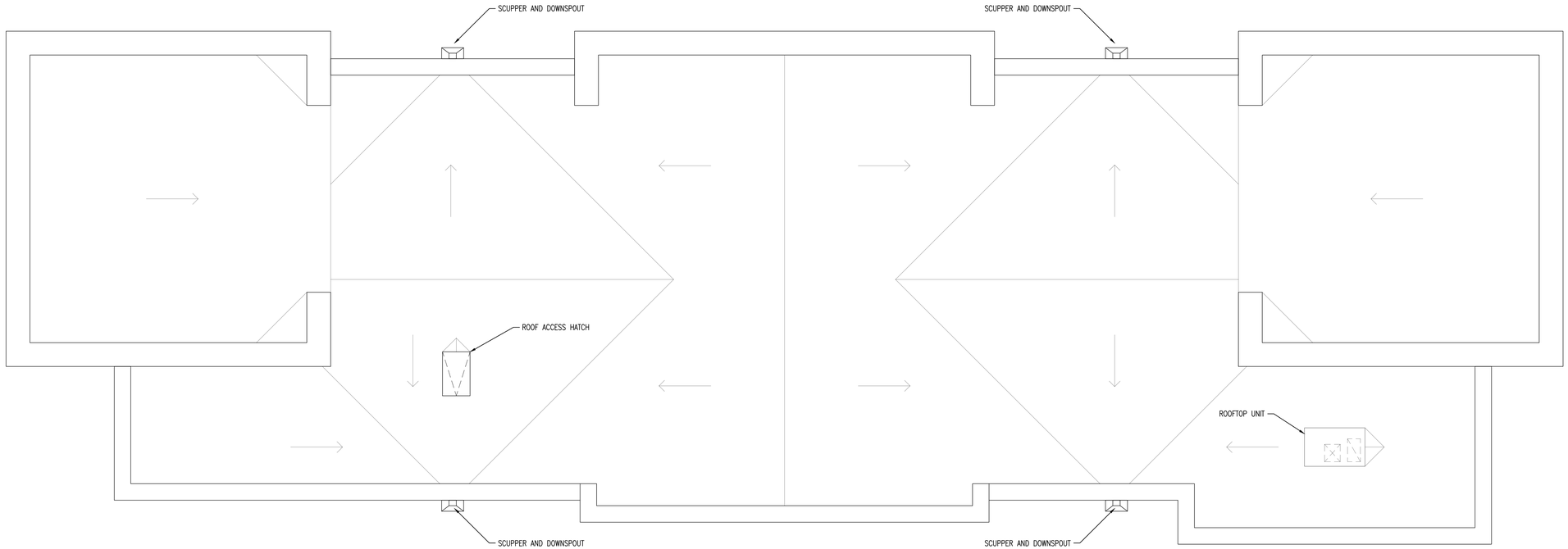
CAR WASH FLOOR PLAN

A3

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1 ROOF PLAN
3/16"=1'-0"

NOTES

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04OCT23	OWNER PUD REVIEW

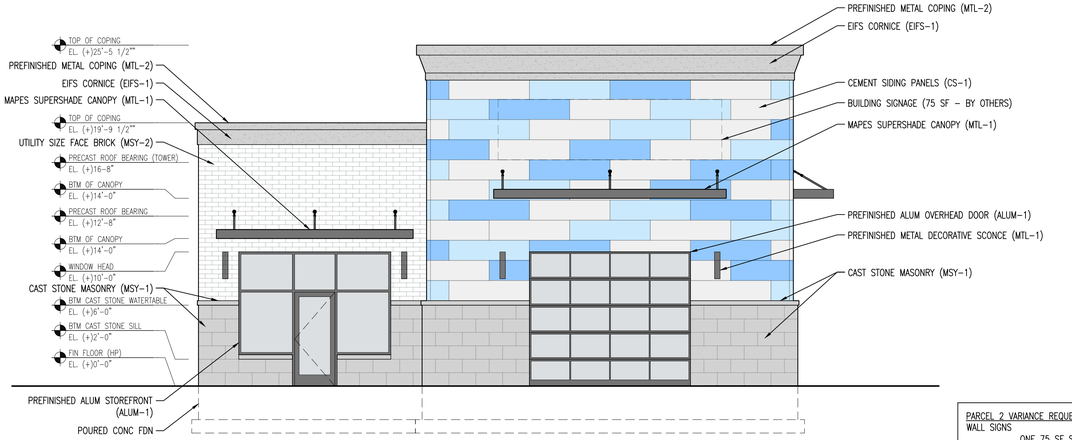
PROJECT NO. 23-010

NOT FOR CONSTRUCTION

CAR WASH ROOF PLAN

A4

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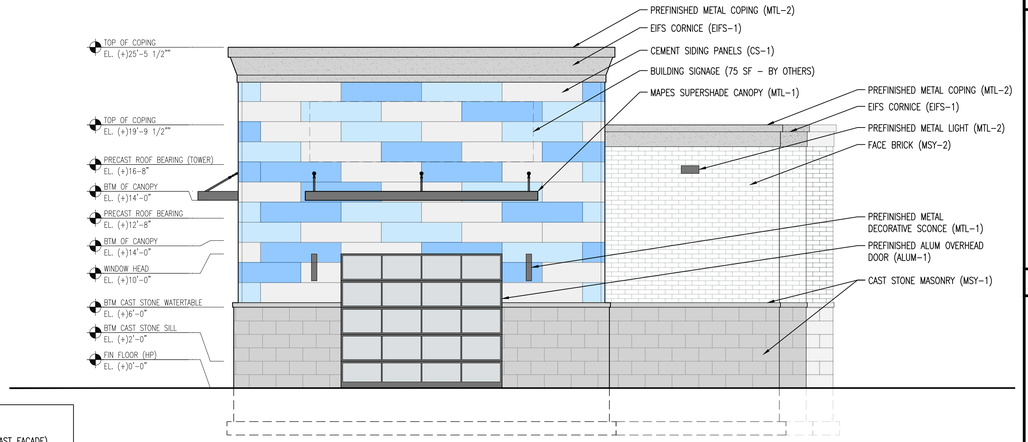


3 EXTERIOR ELEVATION - EAST (OPTION A)
3/16"=1'-0"

PARCEL 2 VARIANCE REQUEST

BUILDING FACADE CEMENT SIDING AREA
404 TOTAL AREA (EAST FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)

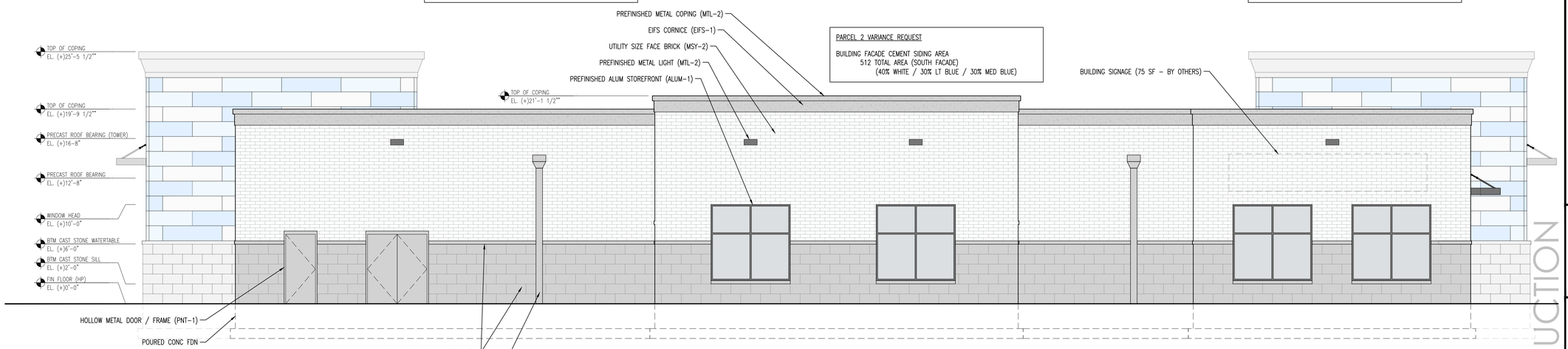
PARCEL 2 VARIANCE REQUEST
WALL SIGNS
ONE 75 SF SIGN (EAST FACADE)
TWO 75 SF SIGNS (NORTH FACADE)
ONE 75 SF SIGN (WEST FACADE)
ONE 75 SF SIGN (SOUTH FACADE)



4 EXTERIOR ELEVATION - WEST (OPTION A)
3/16"=1'-0"

PARCEL 2 VARIANCE REQUEST

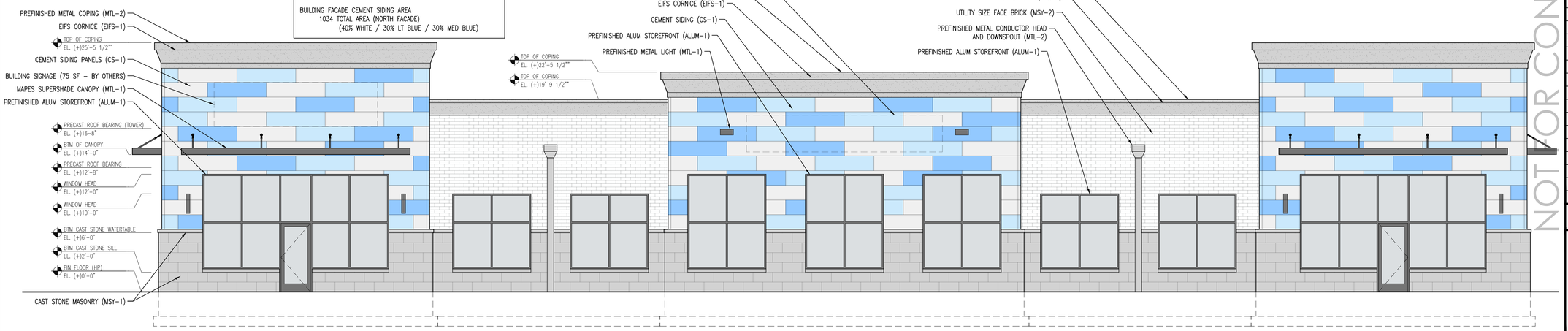
BUILDING FACADE CEMENT SIDING AREA
404 TOTAL AREA (WEST FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)



PARCEL 2 VARIANCE REQUEST

BUILDING FACADE CEMENT SIDING AREA
512 TOTAL AREA (SOUTH FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)

2 EXTERIOR ELEVATION - SOUTH (OPTION A)
3/16"=1'-0"



PARCEL 2 VARIANCE REQUEST

BUILDING FACADE CEMENT SIDING AREA
1034 TOTAL AREA (NORTH FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)

1 EXTERIOR ELEVATION - NORTH (OPTION A)
3/16"=1'-0"

EXTERIOR FINISH LEGEND

ALUM-1	SLATE GREY
EIFS-1	SLATE GREY
MTL-1	SLATE GREY
MTL-2	LIGHT GREY
MSY-1	INDIANA CAST STONE, LIGHT GREY, S SMOOTH (12X24)WITH BACH-3625 (WATERTABLE)
MSY-2	UTILITY FACE BRICK, WHITE, WIRECUT
CS-1	NICHIHA, ILLUMINATION, CUSTOM COLOR MIX 40% WHITE, 30% MED BLUE, 30% LIGHT BLUE (18W X 72L PANELS)
PNT-1	LIGHT GREY

EXTERIOR NOTES

1. ALL JOINTS BETWEEN DISSIMILAR MATERIALS (EXCLUDING OPEN JOINTS INTENDED INTENDED FOR DRAINAGE) TO HAVE CONTINUOUS SEALANT. PROVIDE BACKER ROD FOR ANY GAPS LARGER THAN $\frac{1}{2}$" IN WIDTH.
2. PROVIDE PREFINISHED FLASHING WITH DRIP EDGE AT ALL HORIZONTAL INTERRUPTIONS ON VERTICAL SURFACES.
3. PAINT ALL EXPOSED SURFACES OF NEW STEEL LINTELS. PROVIDE FLASHING WITH WEEP HOLES IN NEW MASONRY FOR GRAVITY DRAINAGE.
4. BUILDING SIGNAGE WILL BE SUBMITTED SEPARATELY BY INDIVIDUAL TENANTS
5. PROVIDE PT FT $\frac{5}{8}$" PLYWOOD SHEATHING IN LIEU OF GLASS MAT GYP BD SHEATHING AT ALL SIGNAGE LOCATIONS WITH JUNCTION BOX CENTERED WITHIN SIGN BOARD AREAS SHOWN.
6. ALL NEW CONSTRUCTION ASSEMBLIES THAT MAKE UP THE THERMAL ENVELOPE OF THE STRUCTURE SHALL MEET THE FOLLOWING ENERGY CODE ZONE 5 MINIMUM REQUIREMENTS:

ROOF DECK	R-30 CI
MASS WALL	R-11.4 CI
CONC SLAB ON GRADE	R-10 (2FT DEPTH)

7. EIFS SYSTEM SHALL BE DRAINAGE TYPE SYSTEM WITH VERTICAL CHANNELS IN FRONT OF A FLUID APPLIED WATERPROOFING MEMBRANE WITH A CONTINUOUS WEEP CHANNEL AT BOTTOM OF EIFS. SEE WALL SECTIONS AND PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. PROVIDE KNOX BOX LOCATION(S) AS REQUIRED BY LOCAL FIRE OFFICIAL.

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PROPOSED PUD DEVELOPMENT

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DATE	
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30SEP23	OWNER PUD REVIEW
04OCT23	OWNER PUD REVIEW

PROJECT NO. 23-010

CAR WASH EXTERIOR ELEVATIONS

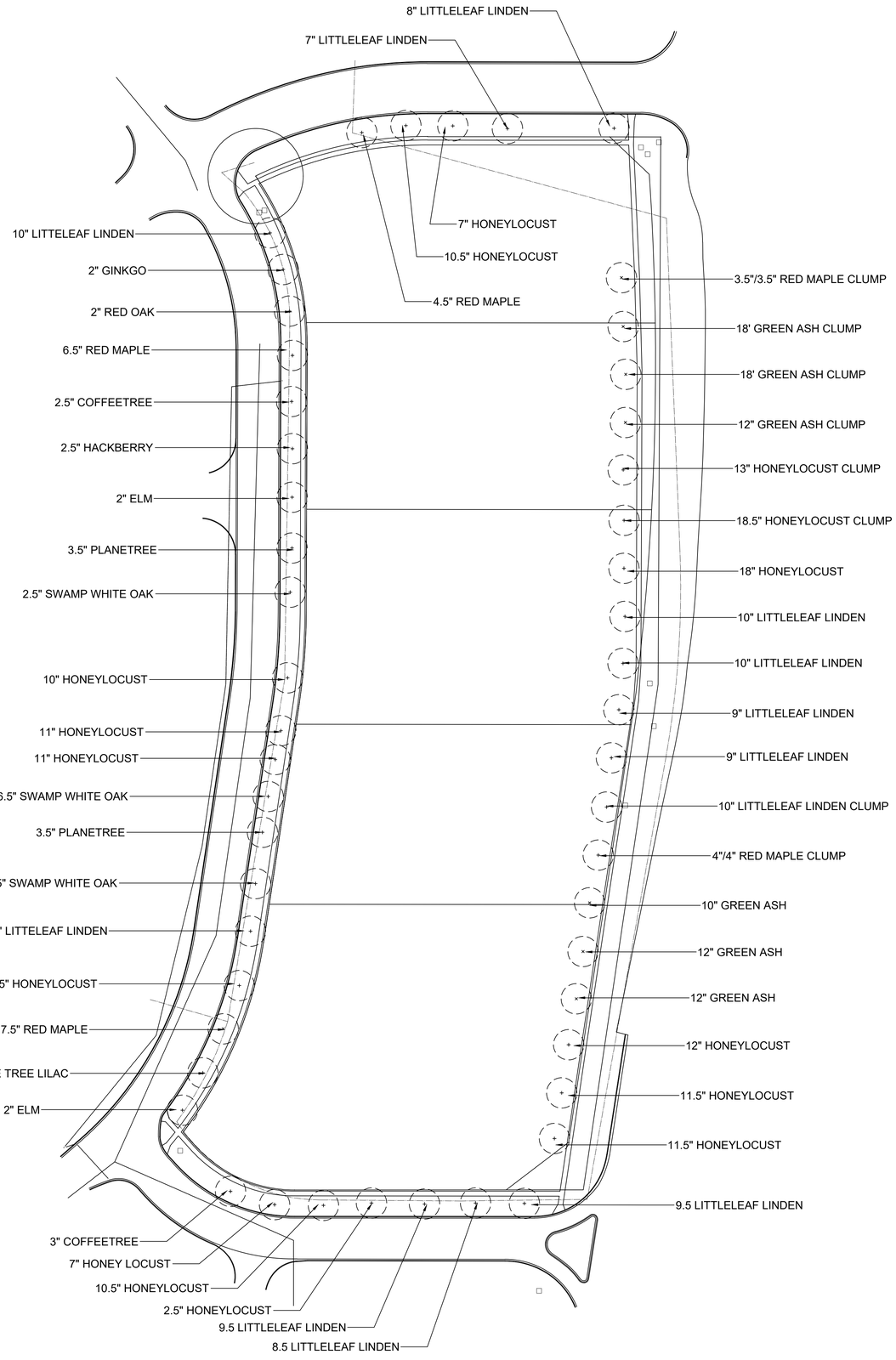
A5

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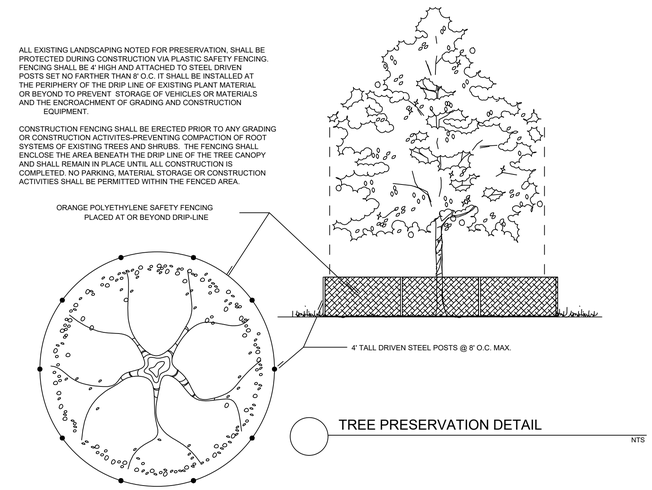
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CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



TREE PRESERVATION DETAIL
NTS

LEGEND

EXISTING TREE

NOTE: Trees to be preserved or removed may vary pending final site layout, individual lot layout, final grading, final utility layout, etc.

Know what's below. Call before you dig.

SCALE 1" = 50'
0 50 100

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REVISIONS

1 Rev. Per CL Review 9-14-23

MULTI-USE DEVELOPMENT

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Crystal Lake, IL

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PHONE: 630.738.0726

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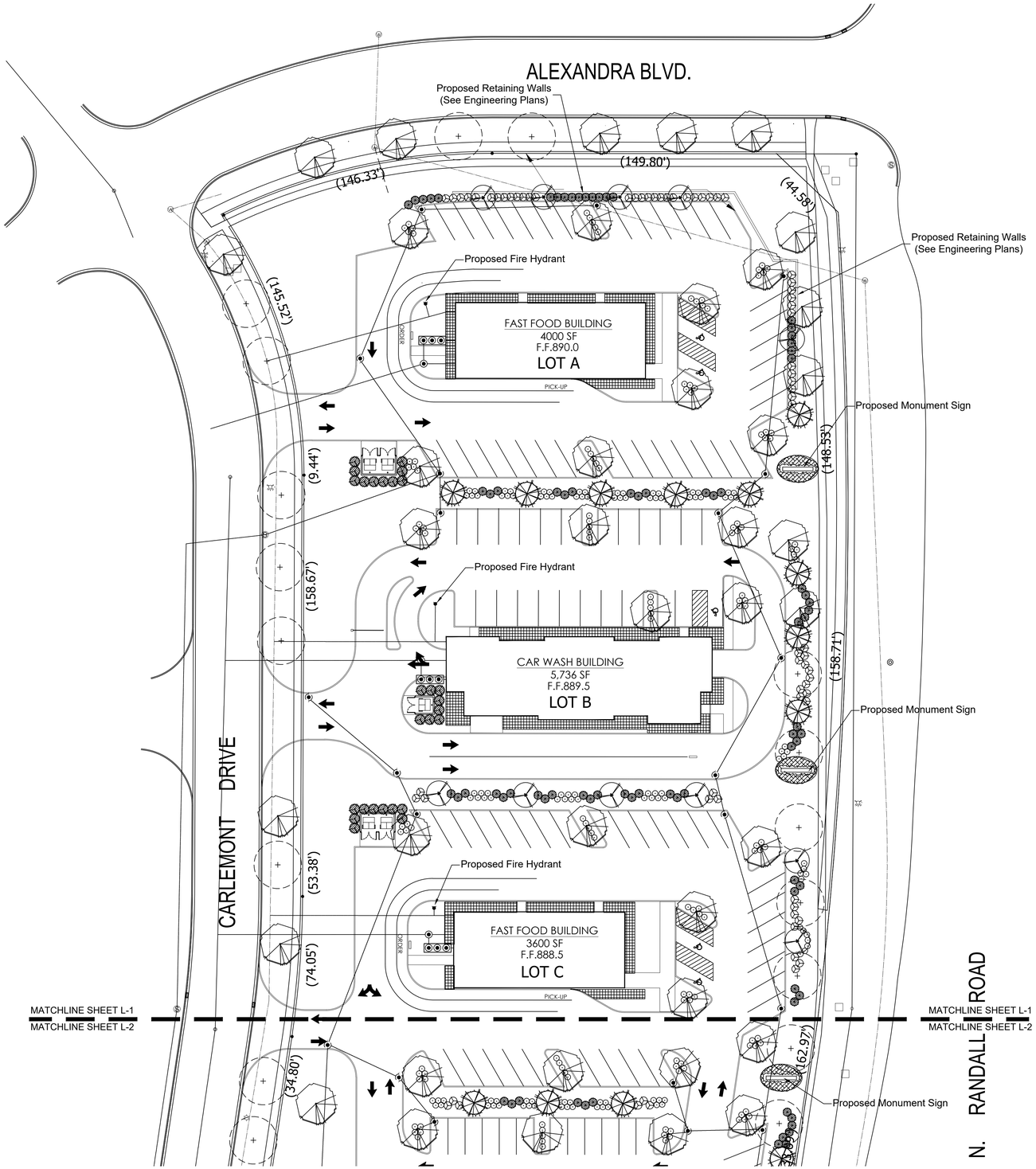
PRELIMINARY
TREE
SURVEY

PROJECT NO.: L1523
JOB NO.: 9393

DATE: 2023-08-15
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
TP-1

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE - 2.5"
- ORNAMENTAL TREE - 2.5"/6' cl.
- EVERGREEN TREE - 6'
- LARGE DECIDUOUS SHRUB - 36/42"
- DWARF DECIDUOUS SHRUB - 24"
- EVERGREEN SHRUB - 24"
- FOUNDATION PLANTING BEDS (Deciduous shrubs, Evergreen Shrubs, Perennials, Ornamental Grasses & Groundcovers)
- UPRIGHT EVERGREEN SHRUB - 5'
- MONUMENT SIGN PLANTING BEDS

NOTE: This landscape plan is Preliminary in nature and may vary pending final site layout, individual lot layout, final grading, final utility layout, etc.

NOTE: Street trees must be planted at least 25' fromany lightpoles, 8' from drives, 5' from manholes and B-boxes and 15' from stop signs. Exceptions may be made for existing trees pending final utility layout and existing conditions.

LANDSCAPE CALCULATIONS:

Alexandra Blvd. Street Trees.: 296 LF

Requirement: 1- Tree/40 LF
Calculation: 7.4- Trees
Provided: 7- Trees
Note: 2- Existing Trees + 5- Proposed Trees

Randall Road Street Trees.: 800 LF

Requirement: 1- Tree/40 LF
Calculation: 20- Trees
Provided: 20- Trees
Note: 11- Existing Trees + 9- Proposed Trees

Angela Lane Street Trees.: 281 LF

Requirement: 1- Tree/40 LF
Calculation: 7- Trees
Provided: 7- Trees
Note: 5- Existing Trees + 2- Proposed Trees

Carlemont Drive Street Trees.: 813 LF

Requirement: 1- Tree/40 LF
Calculation: 20- Trees
Provided: 7- Trees
Note: 15- Existing Trees + 5- Proposed Trees
(1- Proposed Tree On Lot Side Of Building Lot D)

Building Lot A Parking Screening Alexandra Blvd.: 167 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 4- Trees & 41- Shrubs
Provided: 4- Trees & 42- Shrubs

Building Lot A Parking Screening Randall Road: 73 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 2- Trees & 18- Shrubs
Provided: 2- Trees & 18- Shrubs

Building Lot B Car Wash Exit Screening Randall Road: 123 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 3- Trees & 33- Shrubs
Provided: *3- Trees & 31- Shrubs

Building Lot C Parking Screening Randall Road: 84 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 2- Trees & 21- Shrubs
Provided: *2- Trees & 26- Shrubs

*Denotes Evergreen Trees And/Or Ornamental Trees

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Know what's below. Call before you dig.

SCALE 1" = 30'
0 30 60

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REVISIONS

1 Rev. Per CL Review 9-14-23

MULTI-USE DEVELOPMENT

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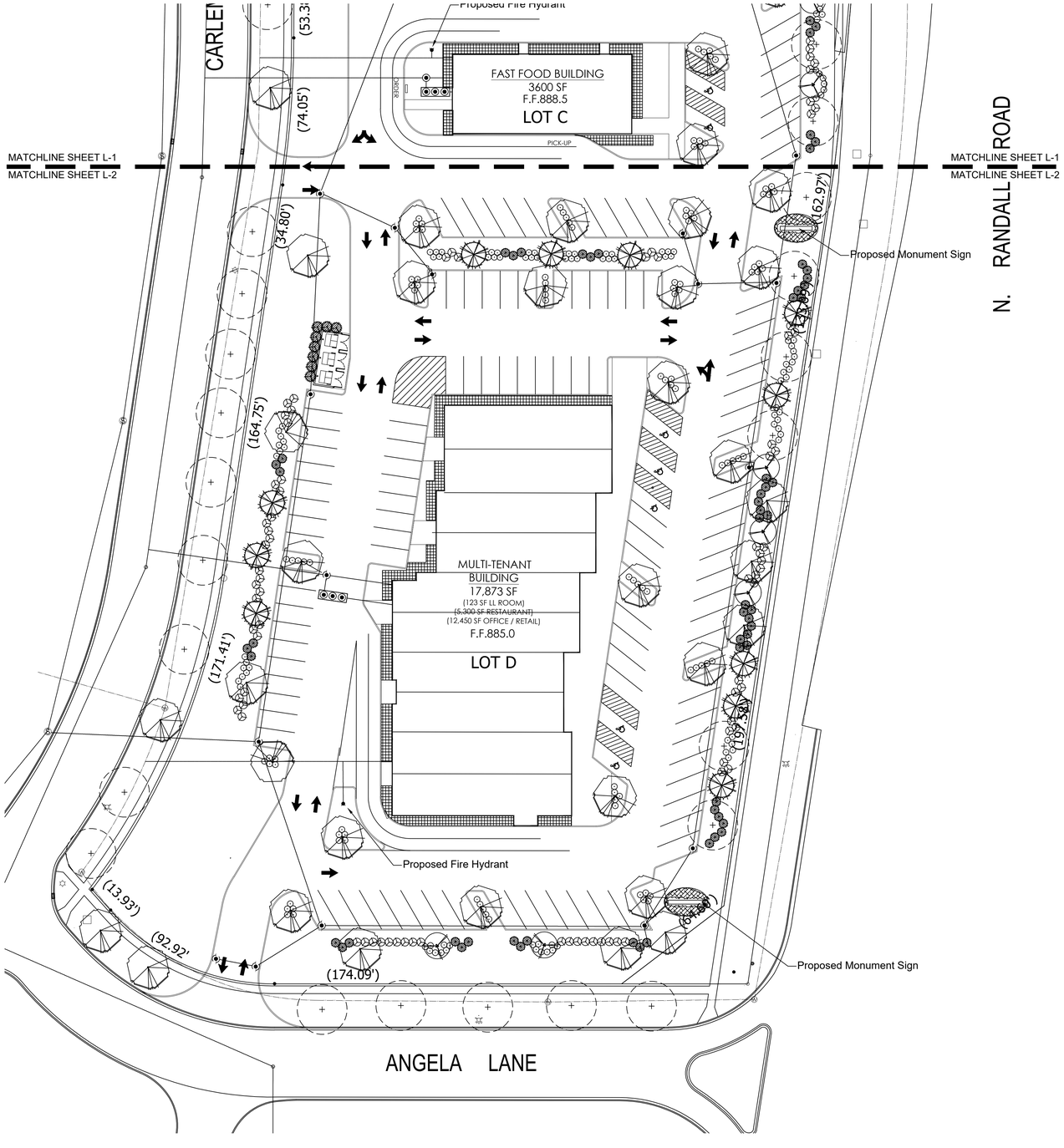
NORTH HALF PRELIMINARY LANDSCAPE PLAN

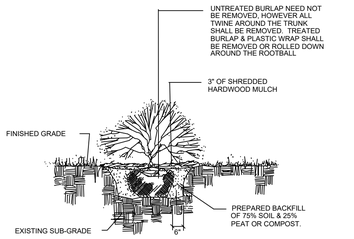
PROJECT NO.: L1523 JOB NO.: 9393

DATE: 2023-08-15
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET L-1

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.





SHRUBS
NTS

LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE - 2.5"
- ORNAMENTAL TREE - 2.5"/6' cl.
- EVERGREEN TREE - 6'
- LARGE DECIDUOUS SHRUB - 36/42"
- DWARF DECIDUOUS SHRUB - 24"
- EVERGREEN SHRUB - 24"
- FOUNDATION PLANTING BEDS (Deciduous shrubs, Evergreen Shrubs, Perennials, Ornamental Grasses & Groundcovers)
- UPRIGHT EVERGREEN SHRUB - 5'
- MONUMENT SIGN PLANTING BEDS

NOTE: This landscape plan is Preliminary in nature and may vary pending final site layout, individual lot layout, final grading, final utility layout, etc.

NOTE: Street trees must be planted at least 25' fromany lightpoles, 8' from drives, 5' from manholes and B-boxes and 15' from stop signs. Exceptions may be made for existing trees pending final utility layout and existing conditions.

LANDSCAPE CALCULATIONS:

Building Lot D Parking Screening Randall Road: 302 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 8- Trees & 76- Shrubs
Provided: *8- Trees & 79- Shrubs

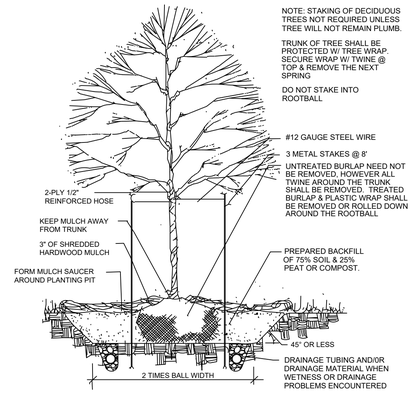
Building Lot D Parking Screening Angela Drive: 167 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 4- Trees & 42- Shrubs
Provided: *4- Trees & 46- Shrubs

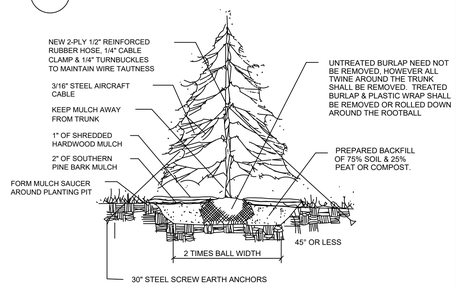
Building Lot D : Parking Screening Carlemont Drive: 180 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 5- Trees & 45- Shrubs
Provided: *5- Trees & 48- Shrubs

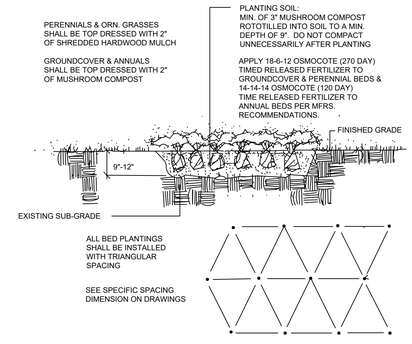
* Denotes Evergreen Trees & Ornamental Trees



DECIDUOUS TREE
NTS



EVERGREEN TREE
NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)
NTS

Know what's below. Call before you dig.

SCALE 1" = 30'
0 30 60

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SOUTH HALF PRELIMINARY LANDSCAPE PLAN

PROJECT NO.: L1523
JOB NO.: 9393

DATE: 2023-08-15
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET L-2

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PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 6-24-24
Nitrogen..... 6%
Phosphorous..... 24%
Potash..... 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9
Nitrogen..... 18%
Phosphorous..... 5%
Potash..... 9%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
10% ..... CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
40% ..... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% ..... CREEPING RED FESCUE
20% ..... KENTUCKY BLUEGRASS
10% ..... PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

1. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

NOTE: These specifications may vary pending final site design and individual site design

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REVISIONS

1 Rev. Per CL Review 9-14-23

MULTI-USE DEVELOPMENT

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Park & Recreation Design
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LANDSCAPE SPECIFICATIONS

PROJECT NO.: L1523 JOB NO.: 9393

DATE: 2023-08-15
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET L-3

ENGINEERING RESOURCE ASSOCIATES

September 7, 2023

SUBJECT: 1501 Carlemont Drive, Crystal Lake – DaRosa
4-Lot Commercial Subdivision
ERA Project Number: W23090.00

Memorandum

Existing Conditions

The project site is currently listed as Lot 1 in Kaper's Business Park with parcel number 19-18-477-001 and common address 1501 Carlemont Dr, Crystal Lake, IL 60014. The existing subdivision was constructed to include a detention facility that provides site detention for the complete subdivision.

Proposed Conditions

The proposed 4 commercial lots will include site stormwater management either by overflow routes or in the form of a storm sewer system to convey the 10-year storm event to the existing detention facility. The 4 commercial lots shall also convey the 100-year storm events through site overflow routes to existing detention facility. Individual lot detention shall not be constructed on the 4 proposed commercial lots.

Prepare By: Nick Varchetto
Project Manager

Date: September 7, 2023

Executive Summary

The following documents our approach, methodology and findings for a Traffic Impact Study of the proposed development of the multi-use facility located at 1501 Carlemont Drive. The formerly vacant plot is being developed via a car wash, two multi-use buildings, and two fast-food restaurants.

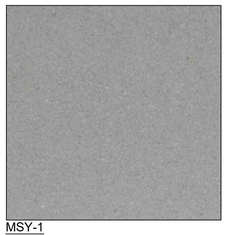
Some key considerations and findings of the updated study include:

- Traffic has been projected out to 2032 to reflect a 5-year buildout beyond the estimated buildout of the proposed 2027 development.
- The proposed development is expected to generate significant peak hour traffic on the existing site roadways.
- Recommendations to accommodate traffic impacts have been made as part of our analyses and include:
  - Provide dual eastbound left turn-lanes along Alexandra Boulevard at Randall Road.
  - Stripe a separate southbound left-turn lane along Skyridge Drive at Alexandra Boulevard.
  - Shift the proposed site driveway on Carlemont Drive further south and stripe a three-lane section (two travel lanes separated by a flush median) on Carlemont Drive between Alexandra Boulevard and Angela Lane.

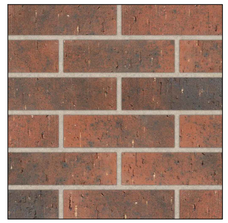
This Summary and Study have been prepared by

Matthew Turk, P.E.
Transportation Director
mturk@gha-engineers.com

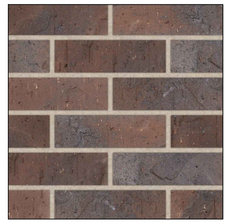
David W. Westergreen, EIT
Traffic / Project Engineer
dwestergreen@gha-engineers.com



MSY-1



MSY-2



MSY-3



MSY-4



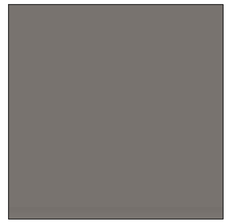
CS-1



EIFS-1



MTL-1



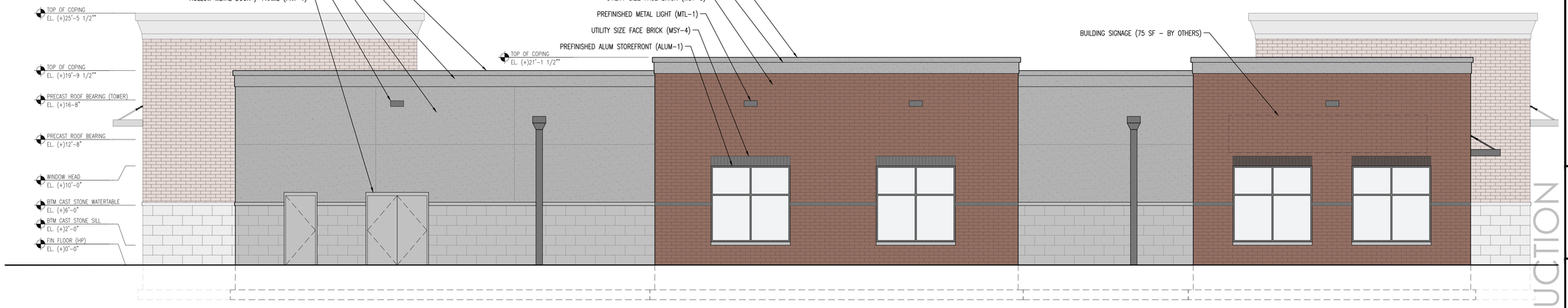
MTL-2



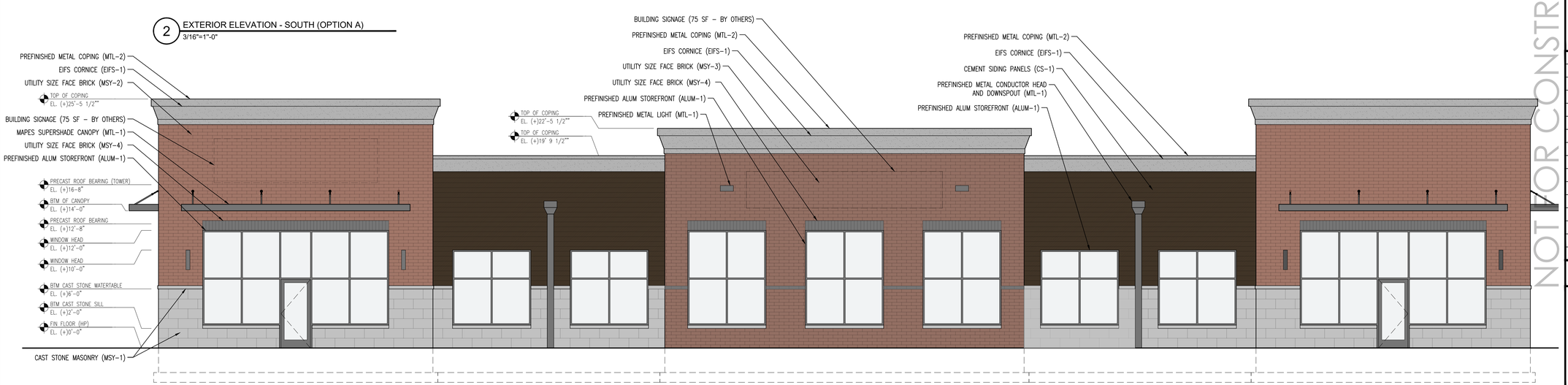
MSY-1 (ALT)



CS-1 (ALT)



2 EXTERIOR ELEVATION - SOUTH (OPTION A)
3/16"=1'-0"



1 EXTERIOR ELEVATION - NORTH (OPTION A)
3/16"=1'-0"

EXTERIOR FINISH LEGEND

ALUM-1	CHARCOAL GREY
EIFS-1	MEDIUM GREY
MTL-1	CHARCOAL GREY
MTL-2	MEDIUM GREY
MSY-1	INDIANA CAST STONE, LIMESTONE, SMOOTH (12X24)WITH BACH-3625 (WATERTABLE)
MSY-2	CLOUD CERAMICS, 530MM, UTILITY BRICK
MSY-3	CLOUD CERAMICS, FORT DODGE, UTILITY BRICK
MSY-4	CLOUD CERAMICS, BLACK DIAMOND, UTILITY BRICK
CS-1	NICHIHA, ROUGH SAWN, ESPRESSO (18W X 120L PANELS)
PNT-1	MATCH MSY-1

EXTERIOR NOTES

1. ALL JOINTS BETWEEN DISSIMILAR MATERIALS (EXCLUDING OPEN JOINTS INTENDED INTENDED FOR DRAINAGE) TO HAVE CONTINUOUS SEALANT. PROVIDE BACKER ROD FOR ANY GAPS LARGER THAN $\frac{1}{4}$" IN WIDTH.
2. PROVIDE PREFINISHED FLASHING WITH DRIP EDGE AT ALL HORIZONTAL INTERRUPTIONS ON VERTICAL SURFACES.
3. PAINT ALL EXPOSED SURFACES OF NEW STEEL LINTELS. PROVIDE FLASHING WITH WEEP HOLES IN NEW MASONRY FOR GRAVITY DRAINAGE.
4. BUILDING SIGNAGE WILL BE SUBMITTED SEPARATELY BY INDIVIDUAL TENANTS
5. PROVIDE PT FT $\frac{5}{8}$" PLYWOOD SHEATHING IN LIEU OF GLASS MAT GYP BD SHEATHING AT ALL SIGNAGE LOCATIONS WITH JUNCTION BOX CENTERED WITHIN SIGN BOARD AREAS SHOWN.
6. ALL NEW CONSTRUCTION ASSEMBLIES THAT MAKE UP THE THERMAL ENVELOPE OF THE STRUCTURE SHALL MEET THE FOLLOWING ENERGY CODE ZONE 5 MINIMUM REQUIREMENTS:

ROOF DECK	R-30 CI
MASS WALL	R-11.4 CI
CONC SLAB ON GRADE	R-10 (2FT DEPTH)

7. EIFS SYSTEM SHALL BE DRAINAGE TYPE SYSTEM WITH VERTICAL CHANNELS IN FRONT OF A FLUID APPLIED WATERPROOFING MEMBRANE WITH A CONTINUOUS WEEP CHANNEL AT BOTTOM OF EIFS. SEE WALL SECTIONS AND PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. PROVIDE KNOX BOX LOCATION(S) AS REQUIRED BY LOCAL FIRE OFFICIAL.

ADAMS DESIGN GROUP, LTD
2243 Pepper Valley Drive
Geneva, Illinois 60134
adamsdesigngroup.net
630 . 244 . 7294

PROPOSED PUD DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
30SEP23	OWNER PUD REVIEW
04OCT23	OWNER PUD REVIEW

PROJECT NO. 23-010

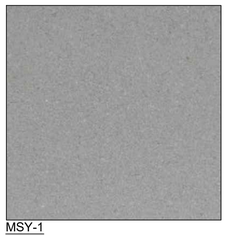
CAR WASH EXTERIOR ELEVATIONS

A5

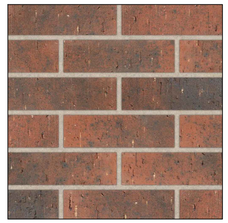
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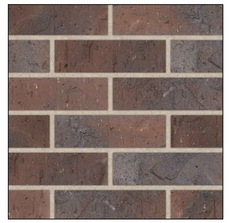
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MSY-1



MSY-2



MSY-3



MSY-4



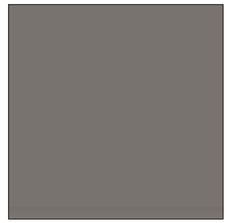
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EIFS-1



MTL-1



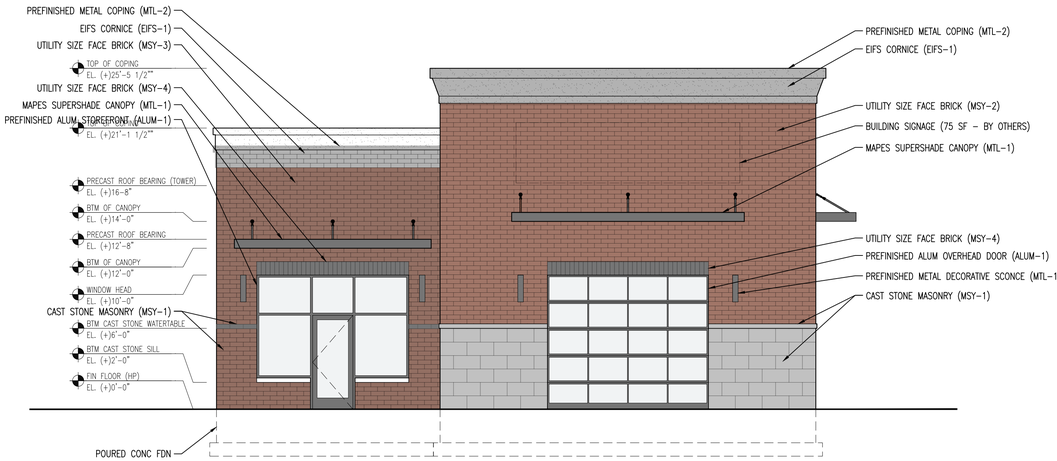
MTL-2



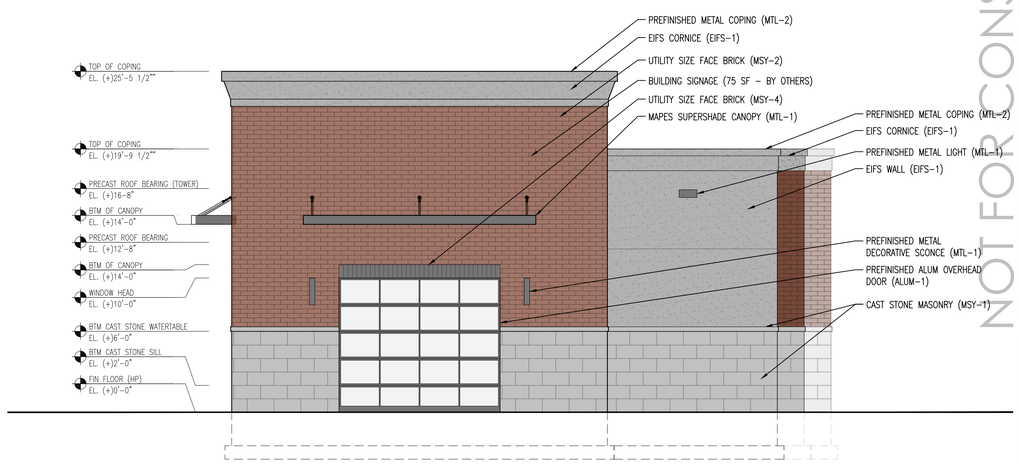
MSY-1 (ALT)



CS-1 (ALT)



1 EXTERIOR ELEVATION - EAST (OPTION A)
3/16"=1'-0"



2 EXTERIOR ELEVATION - WEST (OPTION A)
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PROJECT NO. 23-010

CAR WASH EXTERIOR ELEVATIONS

A6

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Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Bid Award – 57 Clover Drive Home Demolition and Grading Project

Staff Recommendation: Motion to adopt a Resolution awarding the contract for the 57 Clover Drive Home Demolition and Grading Project to the lowest responsive and responsible bidder, Fowler Enterprises, LLC, in the amount bid, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract.

Staff Contact: Kathryn Cowlin, Director of Community Development
Michael Magnussen, Building Commissioner

Background:

The house at 57 Clover has been abandoned for approximately 10 years and has fallen into a state of major disrepair. City staff has worked with the City attorney to obtain an order to repair or demolish the building. There are many aspects of the building in need of repair. The most pressing issue is the roof. There are holes that are allowing water to enter the building. It is estimated that the cost of replacing the roof framing and installing new shingles would cost in excess of $20,000. The exterior property area is also in need of clear cutting of the overgrowth. This also will be a substantial cost.

The neighbors have submitted numerous complaints regarding the condition of the property. A record search of property ownership has identified an owner who lives out of state and appears to have abandoned the property. Citations have been issued for the condition of the property which have resulted in fines that have been assessed as liens, but do not resolve the outstanding issues. Recently, a neighbor requested that the structure be boarded up to secure the building until the issues have been resolved.

The City has obtained and followed through with an order for demolition one other time. That property address was 240 First Street. This was an ongoing enforcement case dating back to 1998. The demolition was performed August of 2010. A bid proposal was sent out and bids were received.

On October 31, 2023, the City of Crystal publicly opened and read aloud the bids received for the 57 Clover Drive Home Demolition and Grading Project. The following is a breakdown of the bids received:

Contractor	Total Bid Cost
✓ Fowler Enterprises, LLC	$29,700.00
Midwest Excavators	$37,442.26

✓ *Indicates lowest responsive and responsible bidder*

Total Project Costs

In order to consider and complete the demolition of the property, the following summarizes the expended and anticipated costs:

Asbestos Analysis	$875
Asbestos Allowance for Contractor	$6,000
Home Demolition and Grading	$29,700.00
Total	**$36,575**

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 Community Development Department has reviewed the bids received for completeness and accuracy in accordance with the invitation to bid document. Staff recommends that the contract for 57 Clover Home Demolition and Grading project be awarded to the lowest responsive and responsible bidder, Fowler Enterprises, LLC. in the amounts bid.

A lien would be filed against the property to recover the costs of demolition upon the eventual sale of the property. The property would remain under private ownership after the demolition and grading. A property tax sale would be more attractive to buyers once the building is demolished.

Votes Required to Pass:

Simple Majority.

DRAFT

Res. 23R-xx

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE is desirous of addressing a nuisance property at 57 Clover Drive by demolition of the home and site restoration; and

WHEREAS the CITY received and publicly opened bids for 57 Clover Home Demolition and Grading project on October 31, 2023; and

WHEREAS the lowest responsive and responsible bidder is Fowler Enterprises, LLC, Elgin, 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 Fowler Enterprises, LLC for the 57 Clover Home Demolition and Grading project in the amount bid; 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 November, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

DRAFT

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023
APPROVED: November 7, 2023

Current Conditions of 57 Clover:









Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Bid Award – Blower Rotating Assembly Purchase and Installation

Staff Recommendation: Motion to award the bid for the Blower Rotating Assembly Purchase and Installation to the lowest responsive, responsible bidder, Aerzen USA Corporation, and adopt a Resolution authorizing the City Manager to execute a contract with Aerzen USA Corporation in the amount of $48,916.82, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract.

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

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Background:
The City's wastewater treatment plants operate twenty-four hours a day, 365 days a year, running a variety of mechanical equipment (pumps, motors, blowers, etc.) At Wastewater Treatment Plant #3 (400 Knaack Blvd.) there are three blowers, a piece of equipment that is responsible for moving air through mixing tanks and aerobic digesters, requires replacement of its critical operating components referred to as a rotating assembly. Two of blowers operate at a given time and they are rotated into and out of operation to provide redundancy. One of the blower's rotating assembly (core) recently failed. Staff evaluated the cost of replacing the current equipment with an alternative blower system. This would require additional piping and electrical modifications, and therefore staff determined it is more cost effective to bid out a direct replacement of the current blower rotating assembly.

Bids were advertised publically and opened and read out loud on October 12, 2023. One bid was received and is presented in the table below:

	Aerzen USA Corporation
Bid Amount	$48,916.82

Aerzen USA Corporation is the only manufacturer of the blower assembly and there are no "generic" replacement parts that would result in additional bidders. As noted above, the cost to replace the entire blower system would be more expensive than just replacing the core.

Recommendation:

The contract award amount of $48,916.82 includes the purchase and installation of a rotating assembly for blower number three at Wastewater Treatment Plant #3 (400 Knaack Blvd.)

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 and checked references for Aerzen USA Corporation. Therefore, it is the recommendation of staff to award the contract to the lowest responsive, responsible bidder, Aerzen USA Corporation to perform the Blower Rotating Assembly Purchase and Installation, in accordance with the terms and conditions of the bid document.

There are FY2023/2024 budget funds available for this project.

Votes Required to Pass:

Simple Majority

DRAFT

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to replace the blower rotating assembly for blower number three at Wastewater Treatment Plant #3, 400 Knaack Boulevard, to ensure an adequate availability of wastewater treatment capacity; and

WHEREAS the CITY received and publicly opened bids for the Blower Rotating Assembly Purchase and Installation on October 12, 2023; and

WHEREAS the lowest responsive and responsible bidder is Aerzen USA Corporation, located in Romeoville, IL.

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 the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Aerzen USA Corporation for the Blower Rotating Assembly Purchase and Installation in the amount of $48,916.82; 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.

DRAFT

DATED this 7th day of November, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023
APPROVED: November 7, 2023

THE CITY OF CRYSTAL LAKE

CONTRACT FOR THE

BLOWER ROTATING ASSEMBLY PURCHASE AND INSTALLATION

BIDDER'S PROPOSAL

Full Name of Bidder Aerzen USA Corp ("Bidder")

Principal Office Address 108 Independence Way, Coatesville, PA 19320

Local Office Address 142 S. Pinnacle Rd., Romeoville, IL 60466

Contact Person Doug Cagney Telephone (815) 407-7841

TO: The City of Crystal Lake ("Owner")
100 W. Woodstock Street
Crystal Lake, Illinois 60045

Attention: ***Michael Wisinski – Public Works Manager***
Blower Rotating Assembly Bid

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. _____, which are securely stapled to the end of this Bidder's Proposal [if none, write "NONE"] ("Bid Package").

Bidder acknowledges and agrees that all terms capitalized in this Bidder's Proposal shall have the meaning given to them in the documents included in the Bid Package.

1. **Work Proposal**

A. Contract and Work. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will contract with Owner, in the form of the Contract included in the Bid Package: (1) to provide, perform and complete at the site or sites described in the Bid Package ("Work Site") and in the manner described and specified in the Bid Package all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the Blower Rotating Assembly Purchase and Installation; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract included in the Bid Package; (3) to procure and furnish all Bonds and all certificates and policies

of insurance specified in the Bid Package; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by or pursuant to, the Contract; all of which is herein referred to as the "Work."

B. Manner and Time of Performance. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will perform the Work in the manner and time prescribed in the Bid Package and according to the requirements of Owner pursuant thereto.

C. General. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will do all other things required of Bidder or Contractor, as the case may be, by the Bid Package.

2. **Contract Price Proposal**

If this Bidder's Proposal is accepted, Bidder will, except as otherwise provided in the Contract, take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth on the following "Schedule of Prices" ("Price Proposal"), which Schedule of Prices Bidder understands and agrees will be made a part of the Contract:

SCHEDULE OF PRICES

A. LUMP SUM CONTRACT

For providing, performing, and completing all Work, the total Contract Price of:

Forty-eight thousand, nine hundred and sixteen Dollars and eighty-two Cents
(in writing) (in writing)

48,916 Dollars and 82 Cents
(in figures) (in figures)

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract;

2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits are included in this Schedule of Prices; and

4. All costs, royalties, and fees arising from the use on, or the incorporation into, the Work of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions are included in this Schedule of Prices.

All claim or right to dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be provided or performed, or to claim any additional compensation by reason of the payment of any such tax, contribution, or premium or any such cost, royalty or fee is hereby waived and released.

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Bid Award - Sewer Lining Services

Staff Recommendation: Motion to award the contract for sewer lining services to the lowest responsive and responsible bidder, Visu-Sewer of Illinois, LLC, and to adopt a Resolution authorizing the City Manager to execute a contract with Visu-Sewer of Illinois, LLC in the amount of $290,000.25 with a 10% contingency for unforeseen expenses and to approve warranted completion date extensions.

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

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Background:
Sewer lining is an annual program in the Public Works Department. This program addresses structural deficiencies (broken or cracked pipe) and infiltration that has been detected by Public Works crews as part of our sewer assessment operations throughout the year. Infiltration is the flow of groundwater into the sanitary sewer system through cracks or other defects that are caused by age, tree roots, etc. Infiltration can overload the sanitary sewer system (cause backups) and result in operational issues at wastewater treatment facilities.

The City's sewer condition assessment and maintenance program, conducted by City staff, consists of methodically assessing sewers using an acoustic condition assessment tool, cleaning, and televising the sewers on a periodic basis. Based on these assessments and inspections, City staff annually develops a list of sewer locations for lining. Lining is significantly less expensive and more efficient than traditional open-cut excavation and pipe replacement methods. The lining is normally installed with minimal surface disruption.

Once the sewer lines in need of lining have been identified by staff, the contractor then performs an additional cleaning, and televising prior to installing the new liner and discusses the results with City staff prior to installing the liner.

On October 30, 2023, the City of Crystal Lake publicly opened and read aloud the bids received for the lining of sewers at various locations throughout the City. The following is a breakdown of the base bids received:

Bidder	√ Visu-Sewer of Illinois, LLC Pewaukee, WI	Hoerr Construction, Goodfield, IL	National Power Rodding, Chicago, IL	Insituform Technologies Romeoville, IL	Performance Pipelining, Ottawa, IL
Bid Amount	**$290,000.25**	**$294,428.00**	**$326,929.50**	**$368,705.25**	**$403,035.00**

√ Indicates 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 bids received for completeness and accuracy in accordance with the invitation to bid document. City staff has worked with Visu-Sewer of Illinois, LLC previously with satisfactory results. Therefore, the Public Works Department recommends that the contract for Sewer Lining Services be awarded to the lowest responsive and responsible bidder, Visu-Sewer of Illinois, LLC, in the amount of $290,000.25. Sufficient funds are available for this project in the FY2023/2024 Budget.

Votes Required to Pass:

Simple majority

DRAFT

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need for sewer lining to address structural deficiencies and infiltration; and

WHEREAS the CITY received and publicly opened bids for lining of various sewers in the City on October 30, 2023; and

WHEREAS the lowest responsive and responsible bidder is Visu-Sewer of Illinois, LLC

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 the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Visu-Sewer of Illinois, LLC for the lining of sewers in various locations in the amount of $290,000.25; 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 November, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

DRAFT

SEAL

ATTEST

_____

Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023
APPROVED: November 7, 2023

Visu-Sewer

SEWER TELEVISING AND LINING BID SHEET
REVISED WITH ADDENDUM #2 OCTOBER 24, 2023

Description of Work	$ (per Unit)	Unit	Est. Qty.	Total $
Section 1				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	34.45	ft.	3,570	122,986.50
Section 2				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	34.45	ft.	1,455	50,124.75
Section 3				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	34.45	ft.	2,645	91,120.25
Cured-in Place Pipe lining of 10" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	36.25	ft.	435	15,768.75
Additional Grouting & Testing and Short Liner Point Repair (See Specifications/Special Provisions)	$1.00	$	10,000	$10,000.00
TOTAL BID	290,000.25			
TOTAL BID IN WRITING	Two Hundred Ninety Thousand Dollars and Twenty Five Cents			

Hoerr Construction

SEWER TELEVISING AND LINING BID SHEET
REVISED WITH ADDENDUM #2 OCTOBER 24, 2023

Description of Work	$ (per Unit)	Unit	Est. Qty.	Total $
Section 1				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	34.70	ft.	3,570	$123,879.00
Section 2				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	35.70	ft.	1,455	$51,943.50
Section 3				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	34.40	ft.	2,645	$90,988.00
Cured-in Place Pipe lining of 10" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	40.50	ft.	435	$17,617.50
Additional Grouting & Testing and Short Liner Point Repair (See Specifications/Special Provisions)	$1.00	$	10,000	$10,000.00
TOTAL BID				$294,428.00

TOTAL BID IN WRITING two hundred ninety four thousand four hundred twenty eight Dollars and zero Cents

National Power Rodding

SEWER TELEVISING AND LINING BID SHEET
REVISED WITH ADDENDUM #2 OCTOBER 24, 2023

Description of Work	$ (per Unit)	Unit	Est. Qty.	Total $
Section 1				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	$ 38.95	ft.	3,570	$ 139,051.50
Section 2				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	$ 38.95	ft.	1,455	$ 56,672.25
Section 3				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	$ 38.95	ft.	2,645	$ 103,022.75
Cured-in Place Pipe lining of 10" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	$ 41.80	ft.	435	$ 18,183.00
Additional Grouting & Testing and Short Liner Point Repair (See Specifications/Special Provisions)	$1.00	$	10,000	$10,000.00
TOTAL BID	$326,929.50			
TOTAL BID IN WRITING	Three Hundred Twenty Six Thousand Nine Hunderd Twenty Nine Dollars and fifty Cents			

Insituform Technologies

SEWER TELEVISING AND LINING BID SHEET
REVISED WITH ADDENDUM #2 OCTOBER 24, 2023

Description of Work	$ (per Unit)	Unit	Est. Qty.	Total $
Section 1				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	44.90	ft.	3,570	160,293.00
Section 2				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	43.32	ft.	1,455	63,030.60
Section 3				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	43.90	ft.	2,645	116,115.50
Cured-in Place Pipe lining of 10" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	44.29	ft.	435	19,266.15
Additional Grouting & Testing and Short Liner Point Repair (See Specifications/Special Provisions)	$1.00	$	10,000	$10,000.00
TOTAL BID				$368,705.25
TOTAL BID IN WRITING Three hundred sixty eight thousand, seven hundred five Dollars and twenty five Cents				

Performance Pipe lining, Inc.

SEWER TELEVISING AND LINING BID SHEET
REVISED WITH ADDENDUM #2 OCTOBER 24, 2023

Description of Work	$ (per Unit)	Unit	Est. Qty.	Total $
Section 1				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	47.50	ft.	3,570	169,575.00
Section 2				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	47.50	ft.	1,455	69,112.50
Section 3				
Cured-in Place Pipe lining of 8" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	47.50	ft.	2,645	125,637.50
Cured-in Place Pipe lining of 10" diameter clay Sanitary Sewer, Including cleaning & Televising and end seals.	166.00	ft.	435	28,710.00
Additional Grouting & Testing and Short Liner Point Repair (See Specifications/Special Provisions)	$1.00	$	10,000	$10,000.00
TOTAL BID				403,035.00
TOTAL BID IN WRITING Four hundred three thousand thirty-five dollars & 00/cents Dollars and Cents				

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: The Interlocal Purchasing System (TIPS) Purchasing Cooperative for Council Chambers Audio/Video Upgrade

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an agreement with Conference Technologies, Inc., for the purchase of audio equipment, video equipment and professional services in the amount of $162,899.43 through TIPS Purchasing Cooperative with a 10% contingency for unforeseen expenses and to approve warranted completion date extensions

Staff Contact: Steve Weishaar, Director of Information Technology

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Background:

In March of 2023, city staff commissioned Conference Technologies, Inc. to design an upgrade to the audio and video equipment in the Council Chambers. The equipment is essential to record, stream and present information during meetings held in the Council Chambers. City Council, Planning and Zoning Commission, Adjudication and other miscellaneous meetings are all held in this room. Over the years, the equipment has become obsolete and is no longer supported under a maintenance contract, making failures in equipment extremely costly and, often times, non-repairable.

Conference Technologies provided an original proposal in May of 2023 in the amount of $214,263. After discussion with City Council at the 2022/2023 budget workshop, City staff implemented suggestions made by the City Council and revised the scope of work. The updated proposal includes the following:

- Reduction of two matrix video wall displays
- Removal of six ptz cameras
- Removal of ten dais monitors
- Reconfiguration of digital equipment needed in AV rack

The updated proposal, as of September 2023, is $162,899.43, reducing the project cost by more than $50,000 from the original proposal.

Original Proposal – May 2023

Description	Price
Equipment	$132,921
Implementation/Shipping Services	$81,342
Total	$214,263

Update Proposal – September 2023

Description	Price
Equipment	$101,193.13
Implementation/Shipping Services	$61,706.30
Total	$162,899.43

The equipment replacement cost is detailed below. The table also shows the various audio and video equipment included in this project with current age and estimated end of life date.

Equipment	Current Age of Existing Equipment	End of Life Date of Existing Equipment	Replacement Cost
Projector – Replace with display screens	Unknown	Unknown	$13,750
Control Screen	20+	Unknown	$450
Analog PTZ cameras – Replace with 3 total	15+	2013	$10,000
Analog video equipment (Switches, signal processors, controllers)	15+	2013	$35,000
Audio amplifier	15 +	2013	$1,750
Wireless combo set/microphones	10+	2017	$10,000
Analog Signal processor	20+	2013	$8,000
Analog audio equipment (equalizers, controller)	15+	2013	$20,000
Rack equipment and furniture	20+	Unknown	$750
System licensing	Unknown	Unknown	$1,500
TOTAL	-	-	$101,200

Implementation services include the installation, configuration, tuning, training and one year of maintenance.

The City will utilize TIPS Purchasing Cooperative for this project. TIPS has awarded a competitive RFP 200904 to Conference Technologies for audio visual equipment, supplies and services. This Purchasing Cooperative provides very competitive pricing and excellent service through nationally sourced RFP programs. The average price offered through this contract is well below the retail price (approximately 27% off the retail price) of the audio and visual equipment.

Sufficient funding is available in the FY2023-2024 budget for this project.

Council Chambers Audio Video Upgrade - 2023

Audience view – 98” Samsung display



Council view – 110” 2X2 Video wall display



Recommendation:

It is the staff recommendation to purchase audio equipment, video equipment and professional services in the amount of $162,899.43 through TIPS Purchasing Cooperative.

Votes Required to Pass:

Simple Majority

DRAFT

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City is authorized to participate in The Interlocal Purchasing System (TIPS) Purchasing Cooperative and that the City Manager is authorized to execute a contract with Conference Technologies, Inc., for the purchase of audio equipment, video equipment and professional services in the amount of $162,899.43, through TIPS Purchasing Cooperative with a 10% contingency for unforeseen expenses and to approve warranted completion date extensions.

DATED this 7th day of November, 2023.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: November 7, 2023
APPROVED: November 7, 2023

PROPOSAL

City of Crystal Lake

Council Chambers Technology Upgrades – Updated 9.7.23

DATE

Thursday, 07 September 2023

PREPARED BY

Gina Skrip-Surowiak

Design Consultant

Scope of Work

Proposal Number: J22140411

Proposal Date: 9/7/2023

Prepared for: City of Crystal Lake
Attn: Steve Weishaar
Phone:
Email: sweishaar@crystallake.org

Prepared by: Gina Skrip-Surowiak
Phone: 872-806-1712
Email: Gina.Skrip@cti.com

Bill to: City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL
60014

Ship to: City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL
60014

1 Video Wall, 4 Cameras and No Council Member Displays

TIPS Documentation Will be Provided for Submittal

Prevailing Wage Quoted

Scaffold Required and included in the proposal.

Related existing hardware will be removed and returned to client.

One Year Warranty Included

Objective
Upgraded the existing Council Chambers with new, digital technology, to support conferencing, streaming and events within the space.

1- 55” 2x2 Video Wall

Display

- Remove existing wall mounted projector.
- Furnish and install four 55” displays and calibrate for a video wall. There will be one location. Wall mounted on the back wall where the existing screen is located. Features to include non glare, 24/7 operation, bezel thickness of .88mm (bottom, right, top, left). NOTE: Wall Backing is required to support the displays. Only one video wall option for this proposal.
- Furnish and install a new 98” flat panel display on the front wall, just under the existing projector location. NOTE: Wall Backing is required to support the display.
- Existing ceiling mounted screen will remain.
- Furnish and install a 27” LCD touch screen desktop monitor for the Control Workstation.

Video

- Furnish and install two wall plates with HDMi and XLR input to replace existing wall plates at both sides of the Dias..
- Furnish and install a whip connection for HDMi at the Control Workstation for dedicated PC and Laptop Connections.
- Furnish and install three PTZ cameras for conferencing and streaming. Two of the cameras at each side of the Dais will be retrofitted to be installed in the existing locations. One camera is located above the main entrance doorway for wide shot of the space.
- Furnish and install a controllable bluray player. Plays Blu-Ray, DVD, CD, and files from SD/USB media.
- Furnish and install a wireless presentation system for Council Chambers.
- Furnish and install an audio, video, and control processor for related equipment.

RACK Room:

- Furnish and install a dual 8” display for viewing the live stream.
- Furnish and install convertors for the existing Comcast and AT&T Cable feeds.

RACK in Council Chambers:

- Furnish and install switching, encoding, and streaming to support cable feeds and Facebook Live or YouTube.
- Furnish and install NDI signal convertor for camera feeds.
- Furnish and install a TCP/IP convertor with POE.
- Furnish and install an 8x8 matrix switcher.

CONTROL Workstation in Council Chambers:

- Furnish and install a dual 8” display for viewing the live stream.
- Control workstation PC will be set up for any in room conferencing.
- Furnish Chamber app for client PC to manage camera workflow.
- Provide 10 hours of professional training on cameras, switching, streaming and Chamber app.

Audio

- Furnish and install a digital sound processor supporting all audio sources. All microphones used for conferencing will utilize the echo canceling component of the DSP. The DSP will be configured to maximize audio quality for all applications. The DSP will include a VOIP telephone system interface for conferencing.
- Furnish and install a 4-channel network amplifier.

Furnish and install 24 cardioid, 18" gooseneck microphones to replace existing microphones. Features include desktop base, mic mute, push to talk and on/off. Twenty-one to be located at the Dais, Two for the Presenter Desk, One for the Control Workstation. **Dais, Council Members microphones will be programmed "push to mute."**

- Furnish and a wireless microphone system. Included are two wireless handheld and two wireless lavaliers.
- Furnish and install an antenna system for the wireless microphones.
- Furnish and install four wall mounted, column line array speakers. Features include attractive design, heavy duty extruded PVC enclosure. The vertical directivity works well in reverberant spaces for excellent intelligibility. Speaker placement to be determined.
- Furnish and install an assistive listening system.

Control

- Furnish and install a control system to allow ease of use of the A/V equipment.
- Furnish and install a 10" wired color touch screen user interface with a desktop base. A graphical user interface (GUI) will include the following functionality:
    a. Source routing for all sources for audio & video
    b. Volume controls – program audio, audio conference, microphones in room
    c. Streaming controls
    d. Display controls
- GUI will be provided for approval prior to installation of the programming.
- The client representative is required to sign-off on the GUI design.
- Responsible for coordinating any WAP usage, IP addresses & VoIP configuration, with the client if needed. .

Equipment Rack and Accessories

- Furnish and install an equipment rack for all A/V equipment to be located in the existing Council Chamber closet. AV rack will include dual fans, power strips required and drawer to house any components.
- ***Proper heat dissipation and venting for the equipment in this system will be the responsibility of others. Powered venting utilizing thermostatically controlled quiet fans should be utilized in enclosed spaces where convection cooling is not possible.***

Project Plan

Equipment Location Plan

Reviewed prior to installation.

System Training

- An on-site system overview is included.
- 10 hours of professional training on cameras, switching, streaming and Chamber app

Please note that all electrical power, network, phone, and structural requirements are to be provided and installed by others. All cables and connectors necessary for integration will be provided.

Installation will occur according to an agreed upon schedule with on-site work performed during normal business hours. Project delays due to either or both incomplete infrastructure requirements and unavailable site access once scheduled and confirmed will be added to the cost of the project.

A dedicated Project Manager will be assigned for coordination of all work and will schedule a training session with users at a mutually agreed upon time. Protective coverings will be utilized with all work around owner furnishings and care will be taken with ceiling tiles to prevent damage.

Responsibilities	CTI	Electrical Contractor	Low Voltage Contractor	General Contractor	Owner
ELECTRICAL & NETWORK					
Provide and install conduit, raceways, back boxes and floorboxes					X
Provide and install power					X
Provide and install LAN					X
Provide IP addresses					X
CABLING					
Provide low voltage permits					X
Provide all cabling	X				
Pull all audio-visual cables	X				
EQUIPMENT & MATERIALS					
Provide projectors, displays, and mounting brackets	X				
Provide above ceiling unistrut and hardware to support displays					X
Provide electric projection screens	NA				
Provide floor and credenza vertical equipment racks	X				
Provide all remaining A/V equipment	X				
MOUNTING					
Install all ceiling and wall mounted flat screen displays	X				
Provide any required wall backing to support displays					X
Install electric projection screens	NA				
Ceiling grid trim work around projection screens	NA				
Install projector mounts	NA				
Install projectors	NA				
Install ceiling and/or wall speakers	X				
Install any custom wall plates	X				
Install rack mounted equipment in vertical equipment racks/testing	X				
Place loaded and tested equipment racks	X				
Install all remaining AV field devices	X				

Your Investment

Below is the cost of this solution based on the outlined scope of work. If you have questions about the complete solution, please let us know how we can help align this investment with additional needs or changes in scope.

Proposal Summary

Description	Price
Equipment	$90,084.40
Implementation Services	$72,805.03
Subtotal	$162,889.43
Tax	$0.00
Grand Total	**$162,889.43**

Recommended

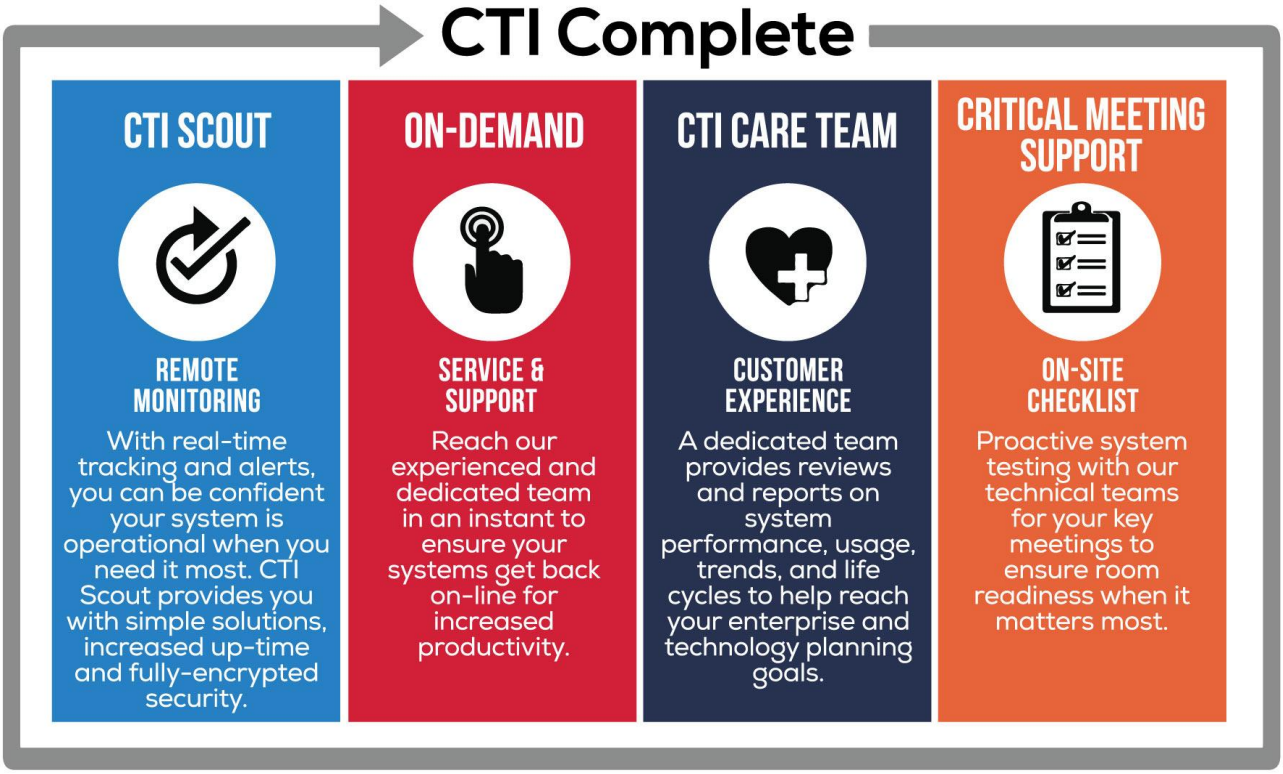
Description	Price
2 Additional Years CTI Complete Service Agreement	$13,396.91
4 Additional Years CTI Complete Service Agreement	$26,793.83

Down Payment Requirements

Down payment of 40% required to initiate order.

Why Us?

Our CTI Complete service is there for you 24/7 through our dedicated CTI Care customer experience team. Through on-site technical service, recommended programming upgrades, and quarterly reliability checks, your system is covered for the unexpected, as well as planned maintenance. Your teams will be trained to operate equipment with confidence. When critical meetings arise, we help ensure system performance with proactive system testing and an on-site checklist, so your systems will be ready when it matters most. Our managed services staff does more than diagnose and repair failures, they help plan for system life cycles.



Bill of Materials

9.6.23- 55 Inch Video Wall Option for Council Chambers Technology Upgrades

Manufacturer	P/N	Description	Qty	Unit Price	Ext. Price
Display Systems Equipment: **$15,918.09**					
CHIEF	XTM1U	Micro-Adjust Tilt Wall Mount, X-Large	1	$269.89	$269.89
Samsung	VM55B-U	VIDEO WALL 55IN ULTRA-NARROW MNTR BEZEL COMMERCIAL LED LCD DISPLAY Country of Origin: MX Weight: 64.00 Dim Weight: 18,150.00	4	$1,648.83	$6,595.32
Samsung	QB98T-B	98IN COMMERCIAL 4K UHD LED LCD MNTR DISPLAY 350 NIT 24/7 MI S6 SSSP 6.0 Country of Origin: VN Weight: 236.00 Dim Weight: 70,497.00	1	$6,100.67	$6,100.67
Planar	997-6848-00	PCT2785, 27" Touch Display for Control Workstation	1	$496.41	$496.41
CHIEF	LVS1U	CONNEXSYS VIDEO WALL SYSTEM WITH RAILS	4	$613.95	$2,455.80
Video Systems Equipment: **$43,348.99**					
CTI	WPCUST	Two Gang Plate with HDMi and XLR	2	$95.69	$191.38
Black Magic Design	BMD-CONVMAAS2	Mini Converter - Analog to SDI 2 for Comcast and AT&T View	2	$215.31	$430.62
Netgear	NETCUT	POE Plus Managed Switch	1	$1,660.29	$1,660.29
NewTek	TC1	Tricaster	1	$13,392.94	$13,392.94
NewTek	PSP-10HOUR	10 Hour Professional Services Plan - A minimum of 3 weeks-notice required; PSPs are prepaid and will be invoiced upon receipt of the order. Bundled blocks of time for Professional Services including, Training, Product Commissioning, Workflow	1	$2,387.56	$2,387.56

		Design and Commissioning, Installation Oversight, Interface Customization, System Automation, and Solution Support. Currently, services are being delivered remotely. A PSP has a 12-month expiration date. A minimum of 3 weeks-notice required.			
Global Cache	IP2CC-P	Global Cache iTach IP2CC with PoE Option	2	$140.55	$281.10
DENON PROFESSIONAL	DN-500BDMKII	Blu-Ray, DVD & CD/SD/USB Player	1	$418.66	$418.66
Liberty	DL-HDE100-H2	100M HDBT VLC 18G EXTENDER SET	3	$414.29	$1,242.87
NewTek	PTUTC1	ProTek Ultra for TriCaster TC1	1	$1,586.72	$1,586.72
Mersive	SP-8100-E3	Solstice Pod Gen3 with perpetual Small Group Edition Enterprise software license (4 simultaneous users), 3 years Solstice Subscription, and 3 years limited hardware warranty (power supply and HDMI cable sold separately)	1	$1,430.98	$1,430.98
Liberty	DL-1H1A-WPKT-W	70M HDBT HDMI EXTENDER SET Wall Plate Locations	2	$251.44	$502.88
Liberty	DL-HDE100-H2	100M HDBT VLC 18G EXTENDER SET for PC and Laptop in put at control desk, from Rack to Projector	3	$414.29	$1,242.87
NewTek	NCA	NewTek Chamber App Application for controlling PTZ cameras and titles for meeting rooms or council chambers workflows. Requires a supported TriCaster system and works with any PTZ camera that TriCaster can control. The Chamber interface runs in a web browser on another system with a screen resolutions of 1920x1080	1	$4,779.90	$4,779.90
NewTek	NDIHX-PTZ3BH222P	NDI|HX PTZ3 Camera - Black H2	3	$2,794.26	$8,382.78
Black Magic Design	BMD-HDL-SMTVDUO2	SmartView Duo 2 One for Control Workstation and One for Rack	2	$521.53	$1,043.06
Mersive	SP-8301-E	Power supply for the Solstice Pod Gen3 console including international plug adapters	1	$21.52	$21.52

AVPro Edge	AC-MX-88	18Gbps HDMI 8x8 Matrix w/ Dual Audio Deembedding/Matrix with built in scalers and audio delay (Full HDR, 4K60 4:4:4); Updated EDID management and Audio Features	1	$2,989.23	$2,989.23
Black Magic Design	BMD-CONVMASA	Mini Converter - SDI to Analog Comcast and AT and T	2	$205.74	$411.48
NewTek	NSP4KIO	Spark Plus I/O 4K Converter (HDMI)	1	$952.15	$952.15
Audio Systems Equipment: **$25,658.45**					
QSC	CX-Q 2K4	4-Channel 500W/CH Q-SYS Network Amplifier, Lo-Z, 70V, 100V direct drive, FlexAmpÂ™, Mic/line Inputs, 100-240V.	1	$2,017.05	$2,017.05
Sennheiser	EW-D ME2/835-S SET (R1-6)	Digital wireless lavalier/vocal combo set. Includes (1) EW-D EM digital 19 1/2" single channel receiver?, (1) EW-D SK digital bodypack transmitter, (1) new ME2 lavalier (omnidirectional, condenser), (1) EW-D SKM digital handheld transmitter with mute switch ?, (1) MMD 835 microphone module ?, (1) MZQ1 microphone clip ?, (1) NT 12-5 CW+ power supply with country adapters?, (1) rack mount kit and AA batteries, frequency range: (520 - 576 MHz)	2	$860.17	$1,720.34
Shure	MX418D/C	Cardioid-18" Desktop Gooseneck Condenser Microphone, Attached 10Â´ XLR Cable, Logic Functions, Programmable Switch and LED Indicator, Attached Desktop Base	24	$271.59	$6,518.16
QSC	COL4	Four channels of balanced, line-level analog output.	1	$270.45	$270.45
QSC	CIML4	Four channels of microphone / line-level analog audio input with 48V phantom power.	7	$301.14	$2,107.98
LISTEN TECHNOLOGIES	LS-57-216	Listen iDSP Advanced Level II Stationary	1	$1,903.07	$1,903.07
QSC	Core 510i Kit	Integrated Core with eight I/O card slots, 256 x 256 networked audio channels, dual redundant media LAN ports, one Auxiliary LAN port, 16 configurable GPIO,	1	$6,590.91	$6,590.91

		2RU.Â Rear plates are included.			
QSC	I/O USB Bridge	Q-SYS PoE bridging endpoint for AV-to-USB Bridging. Delivers driverless USB 2.0 connection. Includes dual LAN connections.	1	$1,420.45	$1,420.45
Biamp	563.9	Column Line Array Speakers White ENT212	4	$777.51	$3,110.04
Control Systems Equipment: **$3,569.32**					
QSC	TSC-101-G3	Q-SYS 10.1Â" PoE Touch Screen Controller for In-Wall Mounting. Color - Black only	1	$2,159.09	$2,159.09
QSC	SLMST-510-P	Q-SYS Core 510 license for Microsoft Teams Room software features, enables both Q-SYS Scripting and UCI Deployment, Perpetual	1	$1,100.00	$1,100.00
QSC	TSC-710t-G3	Table top mounting accessory for TSC-70-G3 and TSC-101-G3.	1	$310.23	$310.23
Rack Accessories and Furniture: **$1,589.55**					
Atlas	AP-S15A	For CABLE TV RACK 15A Power Conditioner and Distribution Unit with IEC Power Cord	1	$109.23	$109.23
Atlas	RX21-30	30 inch Deep, 21RU Mobile Equipment Rack Includes: Casters, and Side Handles	1	$740.11	$740.11
Atlas	RR21	Extra Rack Rails for 200, 500, & RX Series - 21 RU	1	$74.95	$74.95
Atlas	AP-2410-15S	15A - 24 inch, 10 Outlet Vertical Power Strip	2	$127.55	$255.10
Atlas	CFT-125	Fan Thermostat	1	$84.64	$84.64
Atlas	SD2-14	Storage Drawer - Recessed 2RU w/ 14 inch Extension	1	$154.08	$154.08
Atlas	EFP3-2	19 inch Dual Fan Panel Recessed Mount	1	$171.44	$171.44

Standard Disclaimer

CTI provides for twelve (12) months of **CTI Complete** on all system purchases. CTI warrants the system implemented is free from defects in material and workmanship, in accordance with the contract, drawings, specifications, alterations and additions thereto, for a period of twelve (12) months from the date of commencement of use, substantial completion, or date of notice of completion, whichever occurs first. This coverage does not protect against consumables, severe weather, and acts of God.

Terms

Terms are NET 30 with approved credit. For orders that exceed ten thousand dollars; 40% to initiate order, progress billing based on purchase agreement at time of order. Payments made by credit card are subject to a 3.0% fee.

All applicable taxes are the responsibility of the purchaser and will be added to the final invoice. Any cancelled orders or returns are subject to manufacturer acceptance; shipping and restocking fees may apply. This proposal is valid for fourteen (14) days.

Installation Description and Requirements

Provided by CTI: If installation is purchased, CTI will install all A/V components. CTI will also perform all programming, alignments, and end-user training. CTI will provide A/V project management, and provide drawings as required. This install price assumes a Monday through Friday 8:00am to 5:00pm install time. Room availability must be in consecutive 8-hour blocks. Any required changes or rushes may affect the final price.

Provided by Others

Electrical requirements are to be provided by others unless specifically included in CTI Scope of Work.

Statement

This system proposal is the property of CTI and is delivered with the sole intent of being viewed by management of City of Crystal Lake for evaluation purposes only. This proposal or any part of this proposal is not to be presented to, or viewed by any other party, vendor, or CTI competitor without the written consent of CTI Any effort to do so will be considered a violation of copyright law.

Next Steps

1. Upon Notice to Proceed, CTI will begin executing the project plan with an internal handoff of the project to our operations team.

2. If you have questions about the process as we move forward, please contact me at Gina.Skrip@cti.com or 872-806-1712.

3. You will be contacted by a CTI Project Manager to schedule a project kickoff meeting to review the project scope and schedule.

Total
J22140411 - $162,889.43

	Gina Skrip-Surowiak
Customer Signature	CTI Signature
	Gina Skrip-Surowiak
Printed Name	Printed Name
	Senior Design Consultant
Title	Title
	9.7.23
Date	Date

Manufacturer	P/N	Description	Qty.		MSRP	MSRP Total	Discount off MSRP
General:							
LISTEN TECHNOLOGIES	LS-57-216	Listen iDSP Advanced Level II Stationary	1		$2,631.00	$2,631.00	48%
Display Systems Equipment:							
CHIEF	XTM1U	Micro-Adjust Tilt Wall Mount, X-Large	1		$494.00	$494.00	35%
Samsung	VM55B-U	VIDEO WALL 55IN ULTRA-NARROW MNTR BEZEL COMMERCIAL LED LCD DISPLAY	4		$2,308.00	$9,232.00	30%
Samsung	QB98T-B	98IN COMMERCIAL 4K UHD LED LCD MNTR DISPLAY 350 NIT 24/7	1		$10,000.00	$10,000.00	30%
Planar	997-6848-00	PCT2785, 27" Touch Display for Control Workstation	1		$479.00	$479.00	15%
CHIEF	LVS1U	CONNEXSYS VIDEO WALL SYSTEM WITH RAILS	4		$1,035.00	$4,140.00	35%
Video Systems Equipment:							
Liberty	WPCUST	Two Gang Plate with HDMi and XLR	2		$180.00	$360.00	45%
Black Magic Design	BMD-CONVMAAS2	Mini Converter - Analog to SDI 2 for Comcast and AT&T View	2		$225.00	$450.00	10%
Netgear	NETCUT	POE Plus Managed Switch	1		$1,599.00	$1,599.00	10%
NewTek	TC1	Tricaster	1		$22,995.00	$22,995.00	15%
NewTek	PSP-10HOUR	10 Hour Professional Services Plan - A minimum of 3 weeks-notice required;	1		$7,995.00	$7,995.00	15%
Global Cache	IP2CC-P	Global Cache iTach IP2CC with PoE Option	2		$179.99	$359.98	10%
DENON PROFESSIONAL	DN-500BDMKII	Blu-Ray, DVD & CD/SD/USB Player	1		$499.00	$499.00	10%
Liberty	DL-HDE100-H2	100M HDBT VLC 18G EXTENDER SET	3		$767.52	$2,302.56	45%
NewTek	PTUTC1	ProTek Ultra for TriCaster TC1	1		$1,895.00	$1,895.00	10%
Mersive	SP-8100-E3	Solstice Pod Gen3 with perpetual Small Group Edition Enterprise software license (4 simultaneous users), 3 years Solstice Subscription, and 3 years limited hardware warranty (power supply and HDMI cable sold separately)	1		$1,709.00	$1,709.00	10%
Liberty	DL-HDE100-H2	100M HDBT VLC 18G EXTENDER SET for PC and Laptop in put at control desk, from Rack to Projector	3		$767.52	$2,302.56	45%

NewTek	NCA	NewTek Chamber App Application for controlling PTZ cameras and titles for meeting rooms or council chambers workflows. Requires a supported TriCaster system and works with any PTZ camera that TriCaster can control.	1		$4,995.00	$4,995.00	10%
NewTek	NDIHX-PTZ3BH222P	NDI|HX PTZ3 Camera - Black H2	3		$2,795.00	$8,385.00	10%
Black Magic Design	BMD-HDL-SMTVDUO2	SmartView Duo 2 One for Control Workstation and One for Rack	2		$545.00	$1,090.00	10%
Mersive	SP-8301-E	Power supply for the Solstice Pod Gen3 console including international plug adapters	1		$25.99	$25.99	10%
AVPro Edge	AC-MX-88	18Gbps HDMI 8x8 Matrix w/ Dual Audio Deembedding/Matrix with built in scalers and audio delay (Full HDR, 4K60 4:4:4); Updated EDID management and Audio Features	1		$5,499.00	$5,499.00	10%
Black Magic Design	BMD-CONVMASA	Mini Converter - SDI to Analog Comcast and AT and T	2		$225.00	$450.00	10%
NewTek	NSP4KIO	Spark Plus I/O 4K Converter (HDMI)	1				10%
Control Systems Equipment:							
QSC	TSC-101-G3	Q-SYS 10.1Â” PoE Touch Screen Controller for In-Wall	1		$2,629.99	$2,629.99	32%
QSC	SLMST-510-P	Q-SYS Core 510 license for Microsoft Teams Room	1		$960.00	$960.00	32%
QSC	TSC-710t-G3	Table top mounting accessory	1		$399.00	$399.00	32%
Audio Systems Equipment:							
QSC	CX-Q 2K4	4-Channel 500W/CH Q-SYS Network Amplifier, Lo-Z, 70V, 100V	1		$2,527.99	$2,527.99	32%
Sennheiser	EW-D ME2/835-S	Digital wireless lavalier/vocal combo set.	2		$999.00	$1,998.00	5%
Shure	MX418D/C	Cardioid-18" Desktop Gooseneck Condenser Mic. Attached Desktop Base	24		$478.00	$11,472.00	25%
QSC	COL4	Four channels of balanced, line-level analog output.	1		$375.00	$375.00	32%
QSC	CIML4	Four channels of microphone / line-level analog audio input with 48V phantom power.	7		$349.99	$2,449.93	32%
QSC	Core 510i Kit	Integrated Core with eight I/O card slots, 256 x 256 networked audio	1		$9,670.00	$9,670.00	32%
QSC	I/O USB Bridge	Q-SYS PoE bridging endpoint for AV-to-USB Bridging.	1		$2,209.99	$2,209.99	32%

Biamp	563.9	Column Line Array Speakers White ENT212	4		$1,300.00	$5,200.00	43%
Rack/Furniture Systems Equipment:							
Atlas	AP-S15A	For CABLE TV RACK 15A Power Conditioner and Distribution Unit with IEC Power Cord	1		$180.99	$180.99	41%
Atlas	RX21-30	30 inch Deep, 21RU Mobile Equipment Rack Includes: Casters	1		$1,442.99	$1,442.99	41%
Atlas	RR21	Extra Rack Rails for 200, 500, & RX Series - 21 RU	1		$124.99	$124.99	41%
Atlas	AP-2410-15S	15A - 24 inch, 10 Outlet Vertical Power Strip	2		$296.99	$593.98	41%
Atlas	CFT-125	Fan Thermostat	1		$140.99	$140.99	41%
Atlas	SD2-14	Storage Drawer - Recessed 2RU w/ 14 inch Extension	1		$253.99	$253.99	41%
Atlas	EFP3-2	19 inch Dual Fan Panel Recessed Mount	1		$226.99	$226.99	41%

Conference Technologies Inc.

Audio Visual Equipment, Supplies and Services Contract 200904

TIPS Customer: City of Crystal Lake

TIPS Member # 00000529615

Project Name: Council Chambers AV Upgrades

Customer Quote # J22140411

Conference Technologies Inc. Designed Conferencing Room Systems

Karen Walton
Purchase Order Compliance
TIPS - The Interlocal Purchasing System
4845 US Hwy 271 N ~ Pittsburg, TX 75686
Phone: 866-839-8477
www.tips-usa.com

Please email this file to TIPS for approval : tipspo@tips-usa.com

SERVICES PRICING TIPS CONTRACT # 200904

System Proposal	Descritpion	MSRP	TIPS Discount	Final Cost with Discount
Equipment- Conference Technologies Inc. AV Design		$132,744.91	Based on MSRP Discount Per Product (See Atttached)	$101,193.13
Implementation of Services (Breakdown Below)	Labor & Service, Warranty (Breakdown Below)	N/A	TIPS Labor Rate	$56,022.35
Freight	Freight	N/A	N/A	$5,683.95
Tax	Non-Taxable	N/A	N/A	$0.00
Conference Technologies Inc. Designed Turnkey System Total	**Total System Cost:**			**$162,899.43**

Catagories

- Equipment
- Labor & Services
- Freight
- Bonding (If Required)

Service or Travel type	Description	Hourly Fee	% Discount	TIPS Price	Maximum price increase.	Hours/Units	Total
Installation/ Training	Installation (2 Hour Minimum) Does not include travel costs. Travel costs are from nearest Conference Technologies Inc. office location to site destination, billed per hour.	$99.00	3.00%	$96.00	2.00%	160	$15,360.00
Engineering & Design	Engineering & Design	$129.00	3.00%	$125.00	2.00%	20	$2,500.00
Drafting	Drafting	$99.00	3.00%	$96.00	2.00%	7	$672.00
Consulting	Consulting	$129.00	3.00%	$125.00	2.00%	0	$0.00
Touchpanel & Graphic Design	Touchpanel & Graphic Design	$99.00	3.00%	$96.00	2.00%	8	$768.00
Project Management	Project Management	$129.00	3.00%	$125.00	2.00%	40	$5,000.00
Travel (Install Labor)	Travel from nearest Conference Technologies Inc. office location to site destination	$99.00	3.00%	$96.00	2.00%	16	$1,536.00
Field Programming & Commissioning	Field Programming & Commissioning	$129.00	3.00%	$125.00	2.00%	48	$6,000.00
DSP Programming	DSP Programming	$129.00	3.00%	$125.00	2.00%	22	$2,750.00
IT Services	IT Services	$129.00	3.00%	$125.00	2.00%	0	$0.00
Corp Mock Up/Rack Build	Corp Mock Up/Rack Build	$99.00	3.00%	$96.00	2.00%	7	$672.00
Rack Certification/Base Code	Rack Certification/Base Code	$129.00	3.00%	$125.00	2.00%	28	$3,500.00

Rack Build/Mock Up	Service Technician (2 hour minimum) Does not include travel costs. Travel costs are from nearest Conference Technologies Inc. office location to site destination, billed per hour.	$99.00	3.00%	$96.00	2.00%	22	$2,112.00
Training On-Site (Provide number of individuals that can be trained on-site per class)	Training Groups of 2 -20. (More can be included depending on enviorment) Does not include travel costs. Travel costs are from nearest Conference Technologies Inc. office location to site destination, billed per hour.	$99.00	3.00%	$96.00	2.00%	0	$0.00
Air Travel	Round trip travel from nearest Conference Technologies Inc. office location to site destination by Air	$600.00	10.00%	$540.00	2.00%	0	$0.00
Food and Lodging	Travel cost per day basis. Price is not to exceed	$200.00	10.00%	$180.00	2.00%	0	$0.00
Service Technician	Service Technician (2 hour minimum) Does not include travel costs. Travel costs are from nearest Conference Technologies Inc. office location to site destination, billed per hour.	$129.00	3.00%	$125.00	2.00%	0	$0.00
Training On-Line Tutorial	Remote Training Via Remote Source /Voice and or Video Conferencing	$99.00	3.00%	$96.00	2.00%	0	$0.00
Individual (Vendor site)	Training Does not include travel costs. Travel costs are from nearest Conference Technologies Inc. office location to site destination, billed per hour.	$99.00	3.00%	$96.00	2.00%	0	$0.00
Job Related Costs	Additional Job Related Costs	$1,982.00	0.00%	$1,982.00	0.00%	0	$1,982.00
CTI Imaterials	Misc. Installation Materials	$6,890.35	0.00%	$6,890.35	0.00%	0	$6,890.35
CTI Complete	System Warranty	$6,280.00	0.00%	$6,280.00	0.00%	0	$6,280.00
					Implementation of Services:		
						Labor Total:	**$56,022.35**

Price Summary

Description	Price
Equipment	$101,193.13
Implementation Services	$56,022.35
Freight	$5,683.95
Tax	$0.00
Grand Total	**$162,899.43**

Bonding (If Required)	$0.00
Grand Total With Bonding	$0.00

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: November 7, 2023

Item: Depot Park Public Place Project – Concept Discussion

Recommendation: For Discussion Only

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

This item is for discussion only. Gewalt Hamilton, Teska Associates and city staff will provide a presentation on the Depot Park Public Place Project. The presentation will review the public feedback gathered on the different concepts for Depot Park. City staff will ask for the City Council's feedback and preferences on the various concepts and design elements.

There are three concept site plans and design elements for review. The proposals include themes from Crystal Lake's heritage – ice harvesting and terra cotta tile. Please keep in mind that the site plans are not tied to the themes. If one site plan concept is preferred and another theme is desired, then the final plan can be designed to incorporate the feedback.

City Council Discussion Points:

1. Site Planning: What is the preferred site plan layout?
    - Terra Cotta Concept (page 4)
    - Pergola Concept (page 6)
    - Ice Harvesting Concept A (page 8)
    - Ice Harvesting Concept B (page 9)
2. Open Space Theme: Which theme complements Downtown Crystal Lake and would enhance Depot Park?
    - Ice Harvesting
    - Terra Cotta Tile
    - Contiguous Pergola

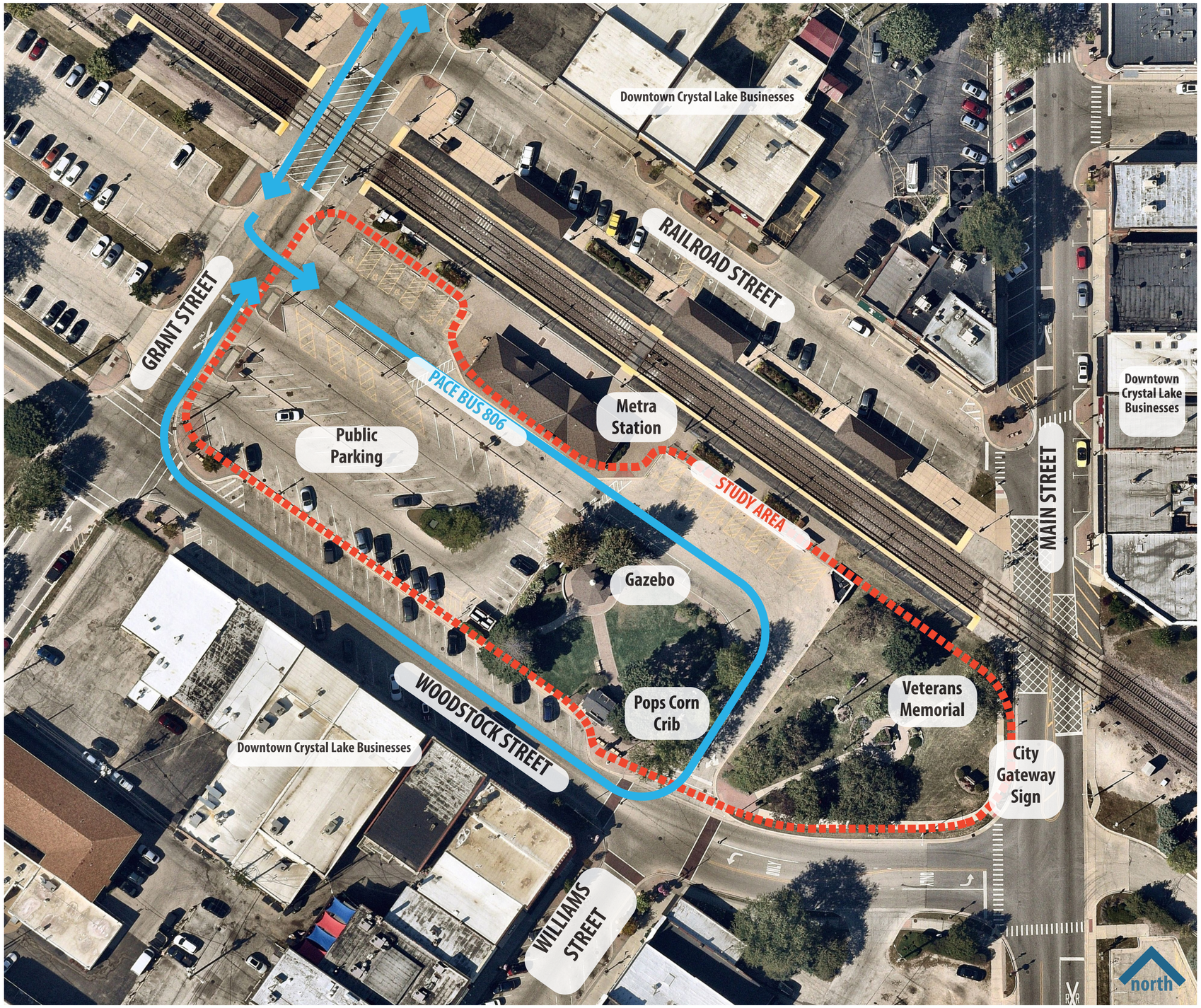
3. Amenities: Which version of the following amenities is preferred?
    - Water (page 11)
        i. Jets + falls
        ii. Raised basin + reflecting pool
        iii. Runnels + low basins
        iv. Zero grade plaza jets
    - Pavement Design (page 12)
        i. Geometic + patterned
        ii. Blended colors + textures
    - Plantings (page 13)
        i. Formal + geometric
        ii. Naturalistic + flowy
    - Bandshell (page 14)
        i. Terra Cotta Mounded Structure
        ii. Continuous Pergola Structure
        iii. Glass Structure + Cantilevered Roof
        iv. Open Strucutre + Metallic Roof
    - Seasonal Events (page 15)
        i. Christmas Tree Lane
        ii. Holiday markets
        iii. Live music + dancing
        iv. Outdoor dining
        v. Pocket park/playground
        vi. Public art
        vii. Fitness classes
        viii. Shuffleboard/outdoor games

Next Steps:

Following the meeting, the consultants will refine a single site plan and design elements for Depot Park. This would then be presented to the City Council. The final item for the scope of work would be the delivery of preliminary drawings and an engineer's estimate of probable costs.

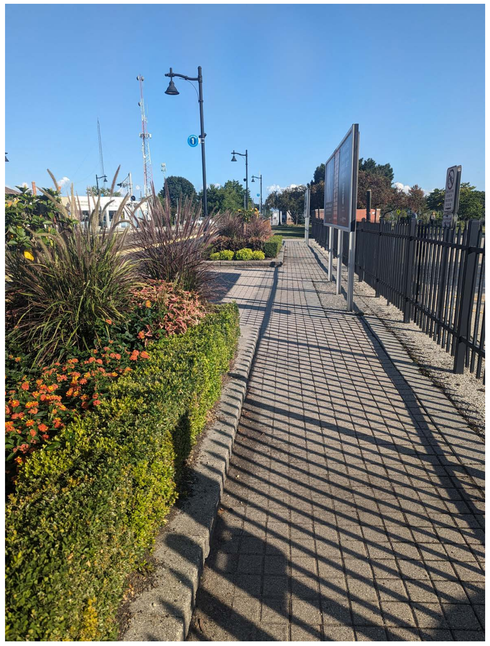
PROJECT INTRODUCTION

Depot Park will foster a wider range of public uses, gatherings, fests and events. The project will continue to accommodate public parking, Pace Bus, Pops Corn Crib, Veterans Memorial, City Gateway Sign and Gazebo or Pavilion Structure. New functions may include plaza spaces, green spaces, a fountain feature, bandshell, and multi-seasonal uses.



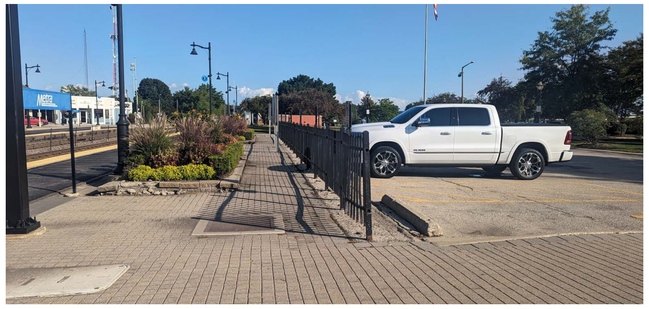
What opportunities do you see?
Use the post-its to post your comments below.

SITE PHOTOGRAPHS

















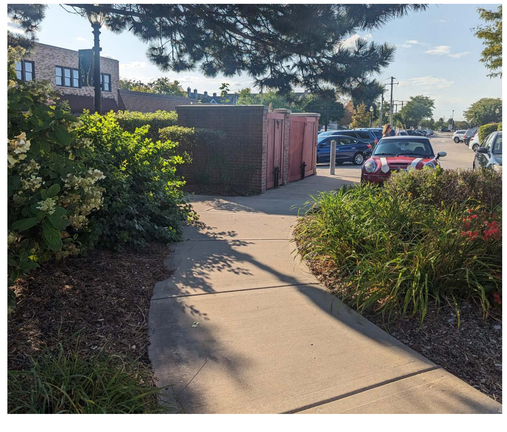












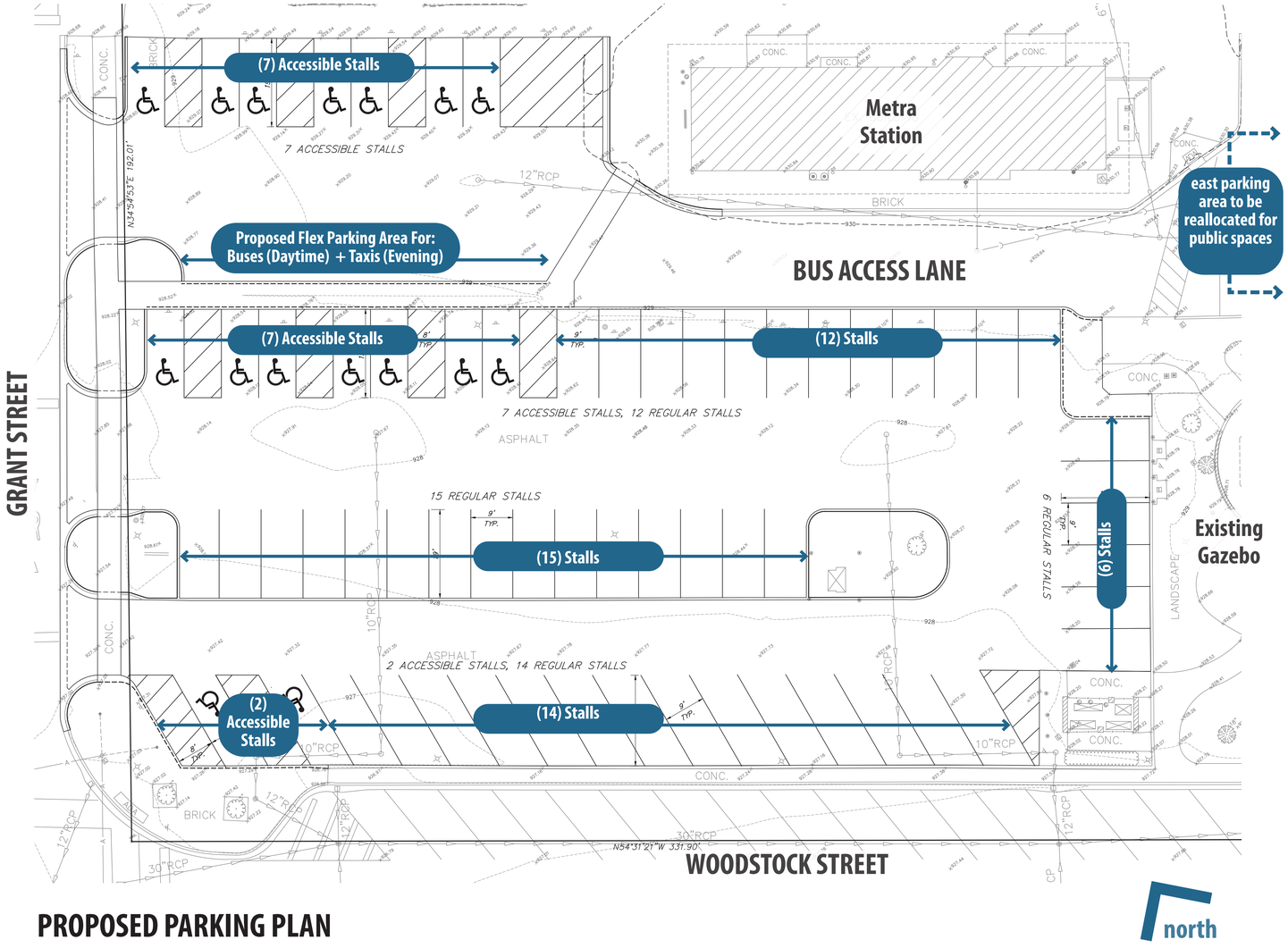
EXISTING + PROPOSED PARKING

PARKING SUMMARY TABLE

	existing conditions	proposed plan
Accessible Parking Spaces	16	16
Regular Parking Spaces	46	47
TOTAL	62	63



EXISTING PARKING CONDITIONS



PROPOSED PARKING PLAN

TERRA COTTA CONCEPT | INSPIRATION, IMAGERY + VIEWS

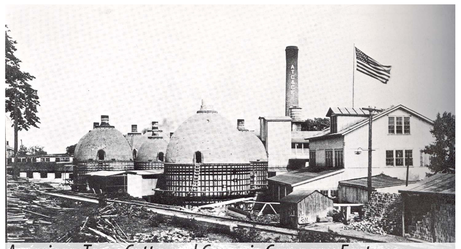
This concept celebrates Crystal Lake's historic connection to the local American Terra Cotta and Ceramic Company Factory which supplied building materials to the region and adorns Crystal Lake's historic downtown buildings.



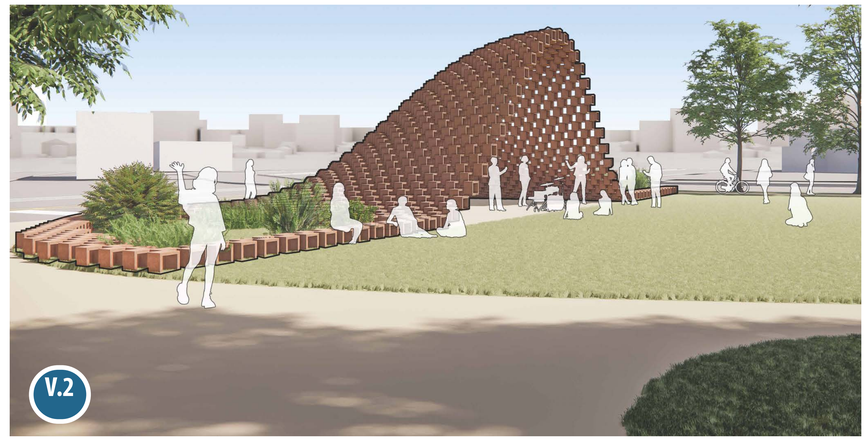




Downtown Crystal Lake Building Facades and Terra Cotta Accents



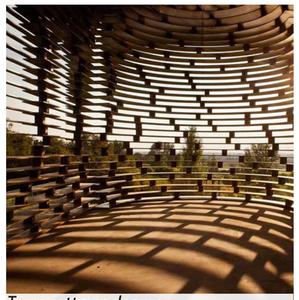
American Terra Cotta and Ceramic Company Factory
image credit: Crystal Lake Historical Society



What opportunities do you see?
Use the post-its to post your comments below.

TERRA COTTA CONCEPT | MATERIALS + PRODUCTS

This concept celebrates Crystal Lake's historic connection to the local American Terra Cotta and Ceramic Company Factory which supplied building materials to the region and adorns Crystal Lake's historic downtown buildings.



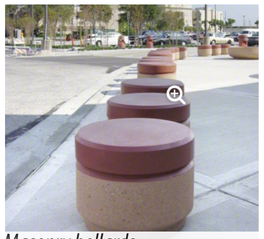
Terra cotta enclosure



Terra cotta material detail



Terra cotta fountain



Masonry bollards



Masonry sculpture



Clay brick pavers



Masonry + terra cotta screen wall



Terra cotta planter pot



Wood or composite wood bench with back and arms



Clay brick pavers, terra cotta planters + masonry / wood pergola structures

What do you like about this concept?
Use the post-its to post your comments below.

PERGOLA CONCEPT | INSPIRATION, IMAGERY + VIEWS

This concept is defined by a continuous pergola structure. The structure houses a variety of functions, including the bandshell, seating areas, dining areas, bench swings and gathering spaces.





Pergola Swings



Pergola Seating + Amenities

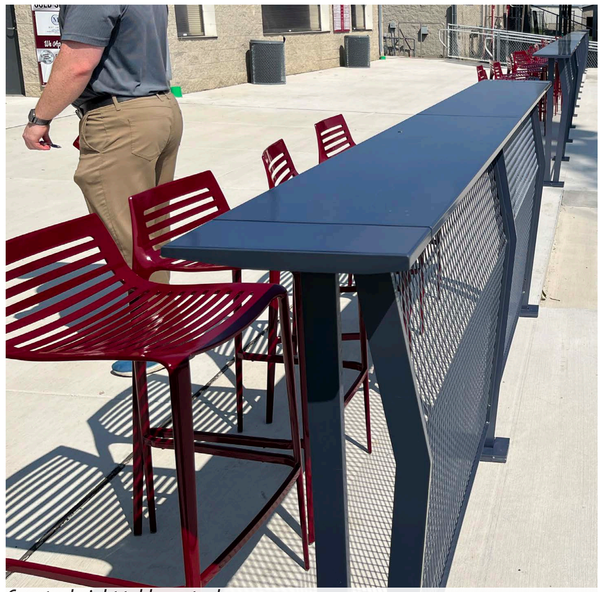




What opportunities do you see?
Use the post-its to post your comments below.

PERGOLA CONCEPT | MATERIALS + PRODUCTS

This concept is defined by a continuous pergola structure. The structure houses a variety of functions, including the bandshell, seating areas, dining areas, bench swings and gathering spaces.



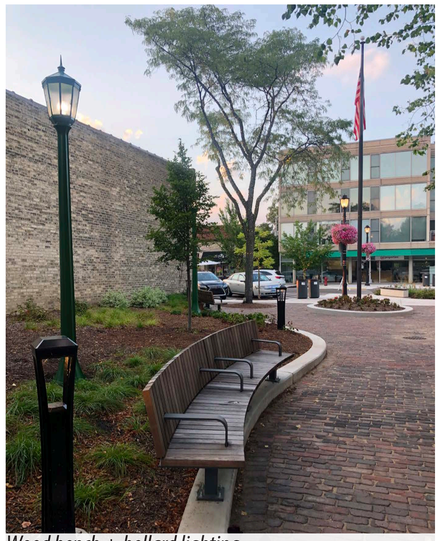
Counter height table + stools



Perforated metal bench



Pergola + swings



Wood bench + bollard lighting



Precast concrete bench + wood topper with native plantings



Pergola + picnic tables

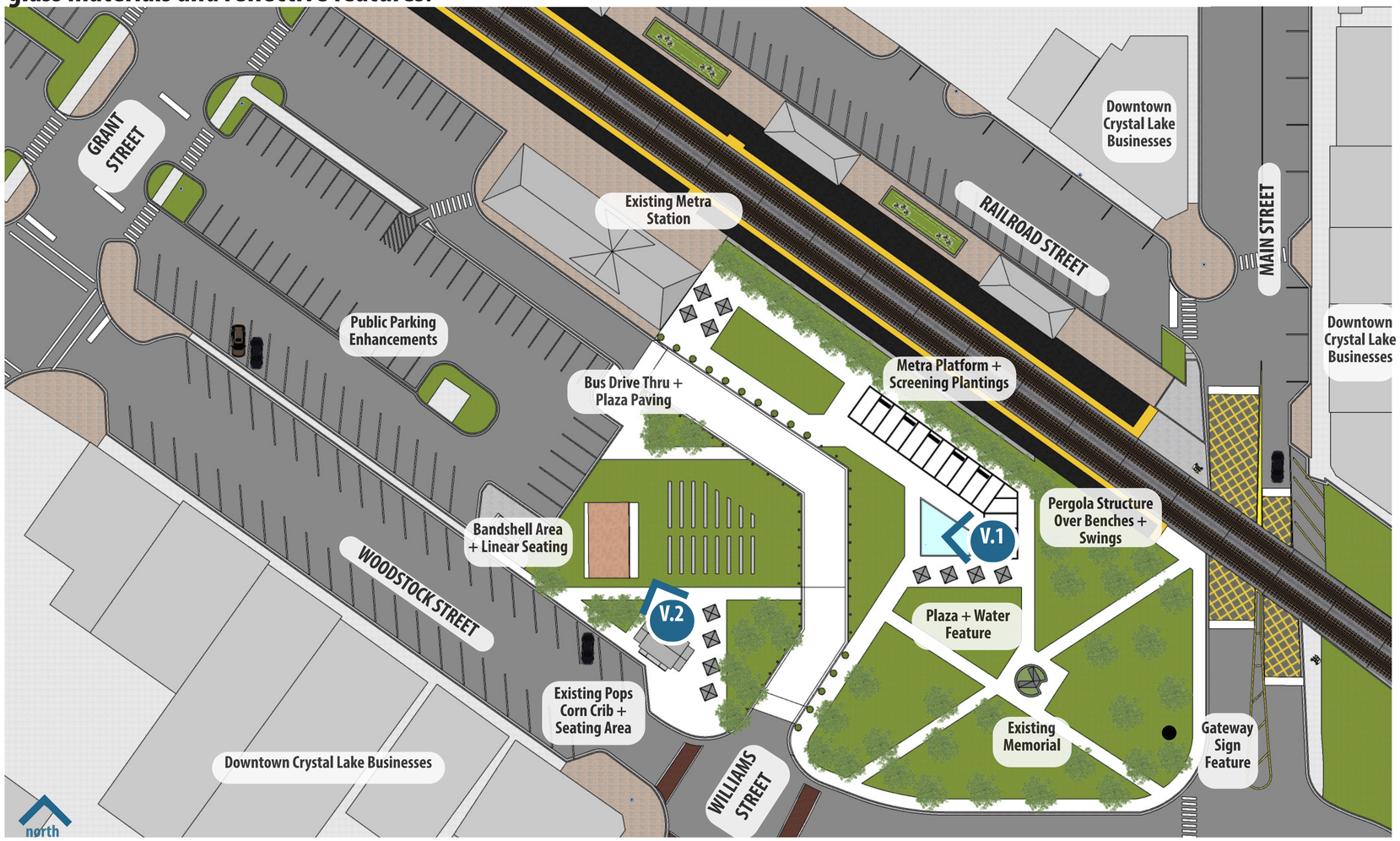


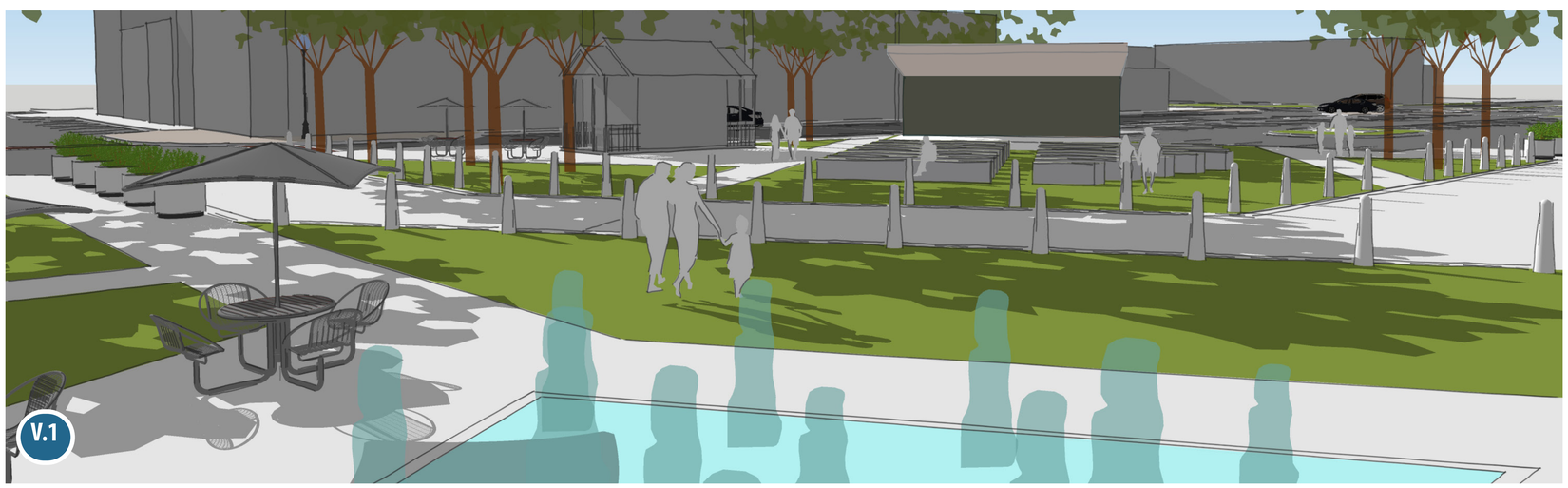
Pergola + fountain feature

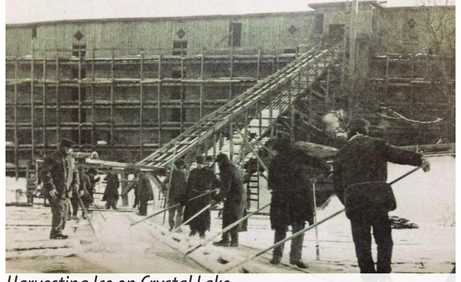
What do you like about this concept?
Use the post-its to post your comments below.

ICE HARVESTING CONCEPT (A) | INSPIRATION, IMAGERY + VIEWS

This concept honors Crystal Lake's history as an ice harvesting community and incorporates angular shapes, glass materials and reflective features.

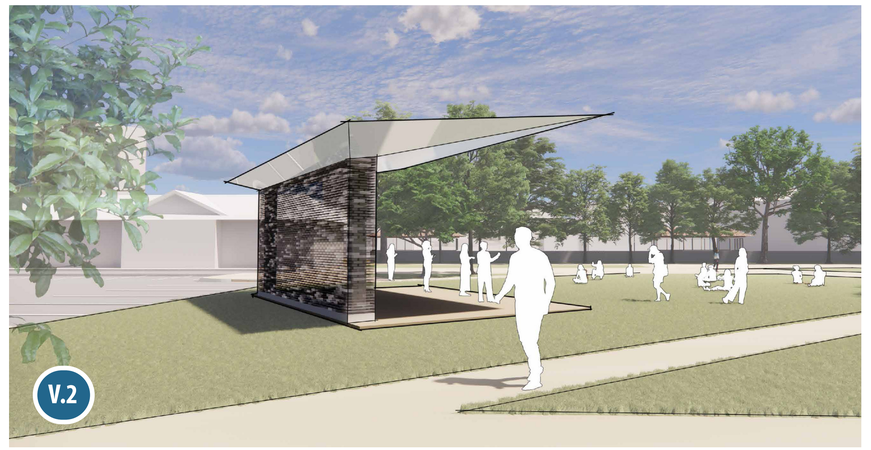








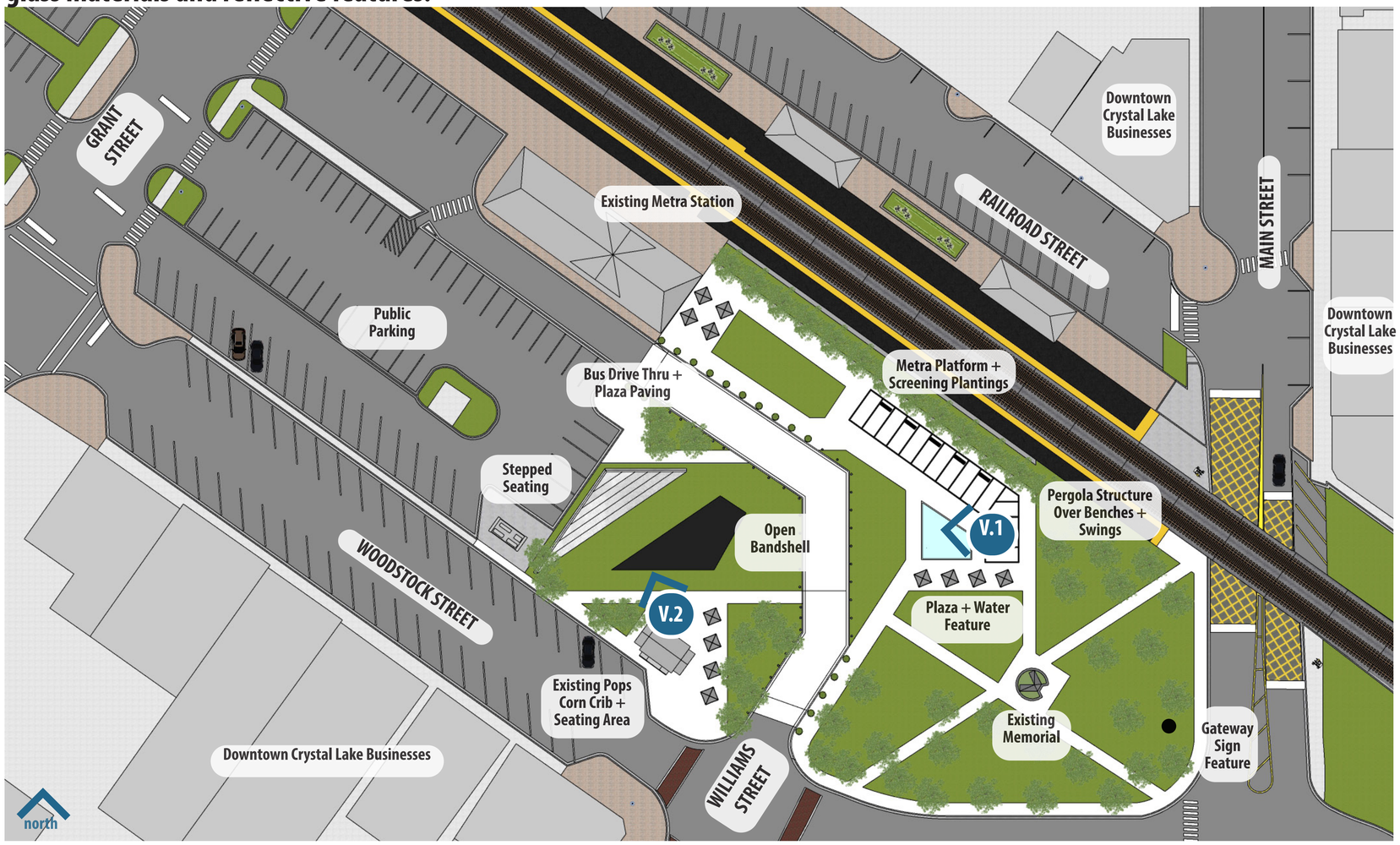
Harvesting Ice on Crystal Lake
image credit: McHenry County Historical Society (at left); image credit: Crystal Lake Historical Society (at right)



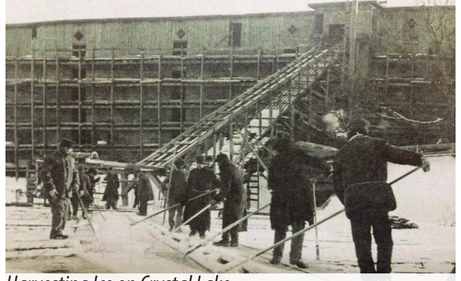
What opportunities do you see?
Use the post-its to post your comments below.

ICE HARVESTING CONCEPT (B) | INSPIRATION, IMAGERY + VIEWS

This concept honors Crystal Lake's history as an ice harvesting community and incorporates angular shapes, glass materials and reflective features.

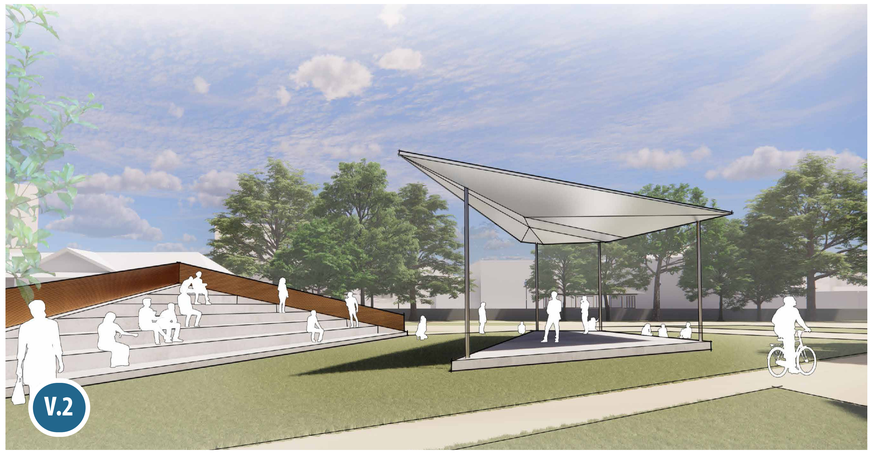








Harvesting Ice on Crystal Lake
image credit: McHenry County Historical Society (at left); image credit: Crystal Lake Historical Society (at right)



What opportunities do you see?
Use the post-its to post your comments below.

ICE HARVESTING CONCEPT | MATERIALS + PRODUCTS

This concept honors Crystal Lake's history as an ice harvesting community and incorporates angular shapes, glass materials and reflective features.



Pavilion with reflective metal canopy



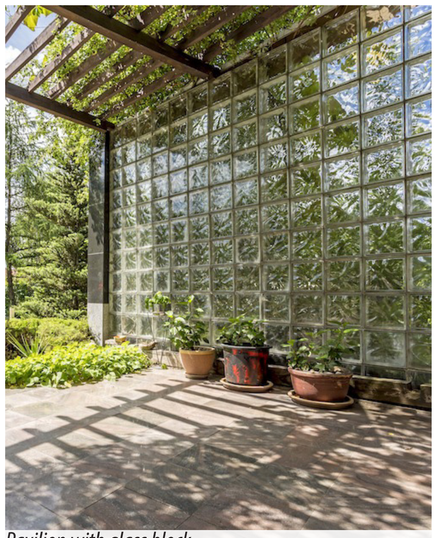
Sculptural seating



Cube seating



Pavilion with fritted glass



Pavilion with glass block



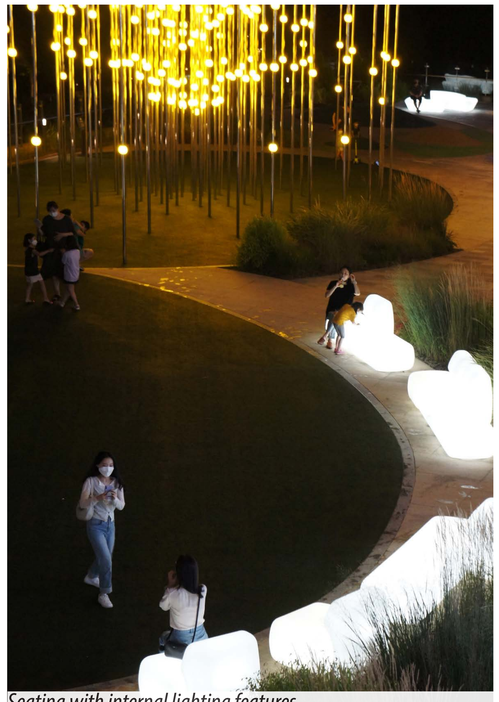
Cube seating



Dichroic glass changes colors with different lighting condtiions



Glass brick



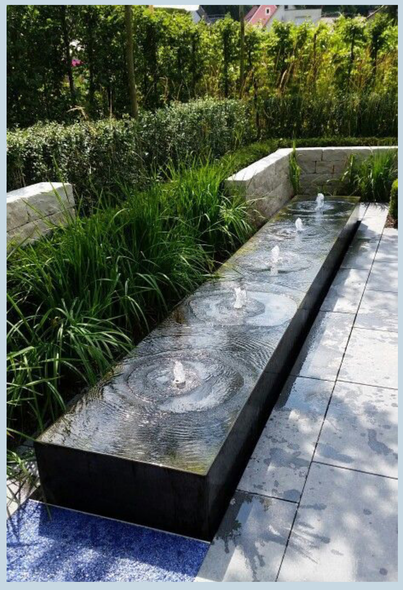
Seating with internal lighting features

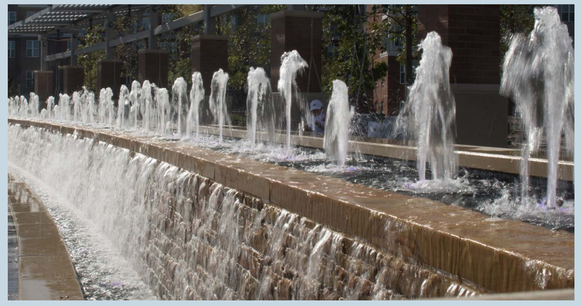
What do you like about this concept?
Use the post-its to post your comments below.

PARK + PLAZA AMENITIES CONCEPTS | FOUNTAINS

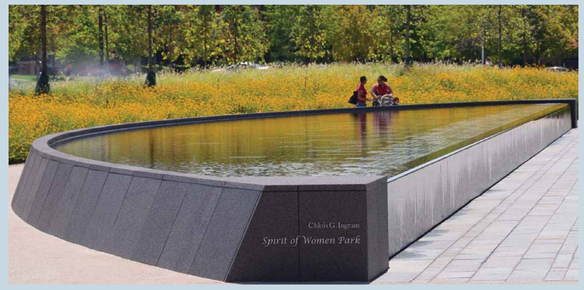
USE YOUR STICKERS TO SELECT YOUR PREFERRED FOUNTAIN FEATURE TYPE

JETS + FALLS





RAISED BASIN + REFLECTING POOL





RUNNELS + LOW BASINS



ZERO GRADE PLAZA JETS

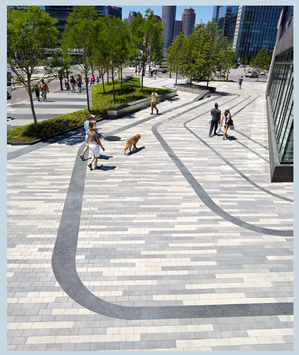
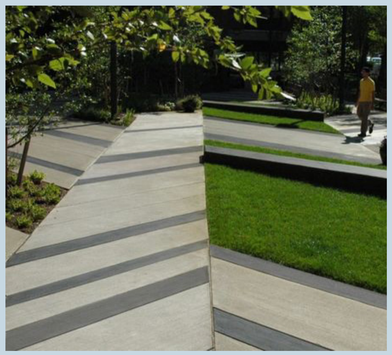




PARK + PLAZA AMENITIES CONCEPTS | PAVING

USE YOUR STICKERS TO SELECT YOUR PREFERRED PAVING THEME

GEOMETRIC + PATTERNED


BLENDED COLORS + TEXTURES





PARK + PLAZA AMENITIES CONCEPTS | PLANTINGS

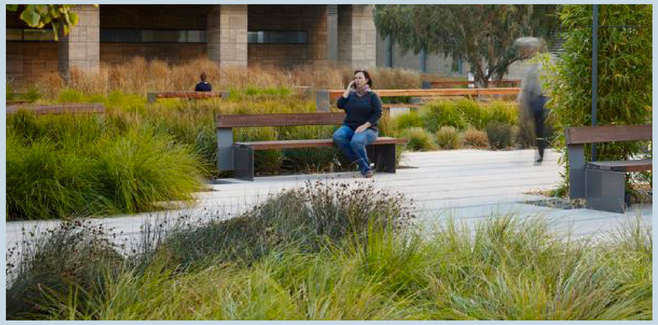
USE YOUR STICKERS TO SELECT YOUR PREFERRED PLANTING THEME

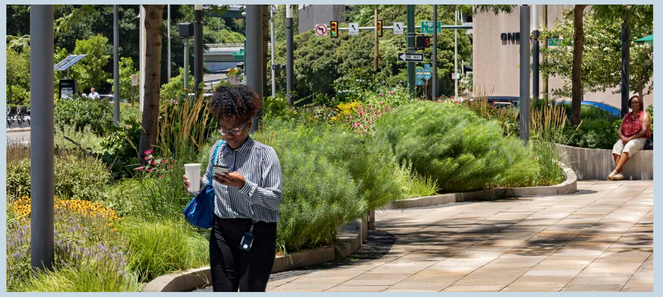
FORMAL + GEOMETRIC





NATURALISTIC + FLOWY

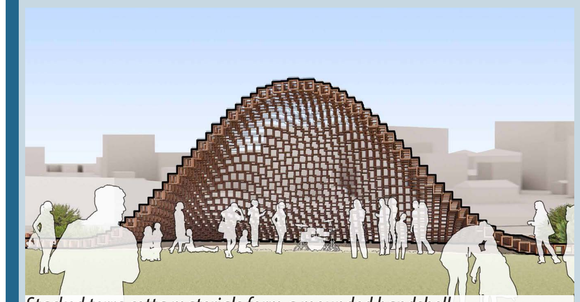




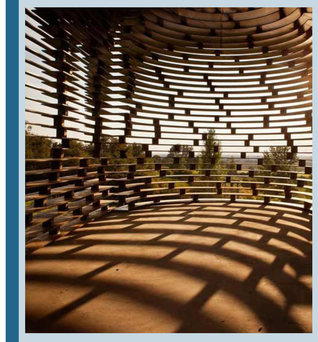
PARK + PLAZA AMENITIES CONCEPTS | BANDSHELLS

USE YOUR STICKERS TO SELECT YOUR PREFERRED BANDSHELL CONCEPT

TERRA COTTA MOUNDED STRUCTURE



Stacked terra cotta materials form a mounded bandshell





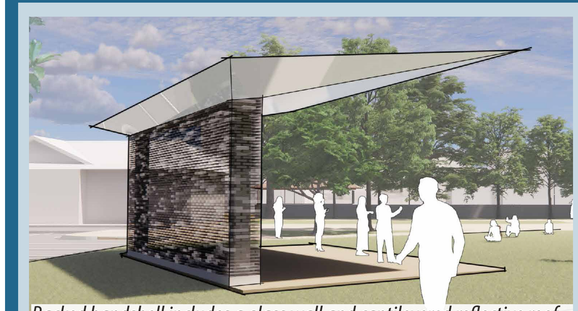
CONTINUOUS PERGOLA STRUCTURE



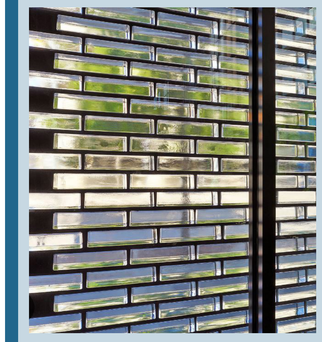
The bandshell includes an overhead pergola roof and screening panels

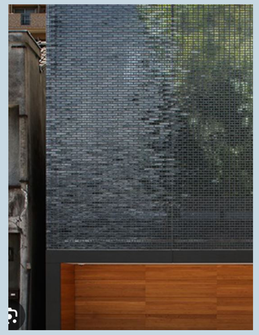


GLASS STRUCTURE + CANTILEVERED ROOF

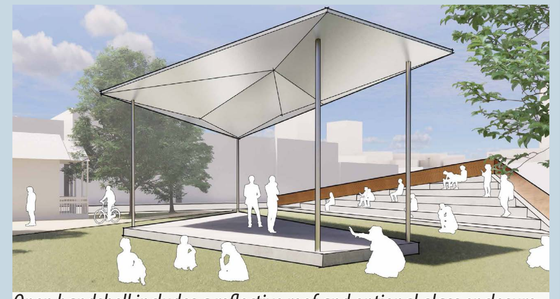


Backed bandshell includes a glass wall and cantilevered reflective roof



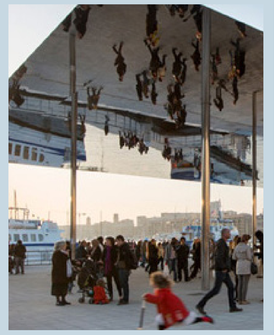


OPEN STRUCTURE + METALLIC ROOF



Open bandshell includes a reflective roof and optional glass enclosure





PARK + PLAZA AMENITIES CONCEPTS | SEASONAL EVENTS + ACTIVITIES

USE YOUR STICKERS TO SELECT YOUR PREFERRED ACTIVITIES + EVENTS

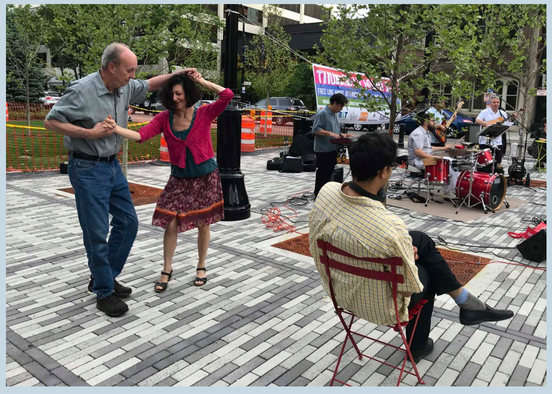
CHRISTMAS TREE LANE



HOLIDAY MARKET



LIVE MUSIC + DANCING



OUTDOOR DINING



POCKET PARK / PLAYGROUND



PUBLIC ART



FITNESS CLASSES



SHUFFLEBOARD / OUTDOOR GAMES



CRYSTAL LAKE DEPOT PARK

PUBLIC OPEN HOUSE MEETING SUMMARY

October 23, 2023 | City Hall | 4:00 – 6:00 pm

The purpose of the Public Open House was to present Depot Park design concepts to the community and receive feedback. Concept plan materials developed to date were based on outcomes of the Downtown Public Place Plan (2022) planning and outreach activities and coordination with City staff.

Prior to the Public Open House, meeting announcements were provided via the following:

1. Invitations emailed to the Downtown businesses
2. Invitations emailed to the 300+ respondents who provided their emails during the Downtown Public Place Poll (November 2022)
3. Village Social Media Posting
4. Announcements on the Village Website and Webpage dedicated to the Depot Park project. https://www.crystallake.org/your-government/departments/community-development/downtown-enhancement

Approximately 20 people attended the Public Open House Meeting. The following staff and consultant team members were present to assist participants with interpreting the exhibits, to answer questions and to hear feedback.

City of Crystal Lake	Kathryn Cowlin Abigail Wilgreen
Gewalt Hamilton Associates	Brian Wesolowski Janet Cherbak
Teska Associates	Jodi Mariano Christen Little Greta Diaz
Woodhouse Tinucci Architects	Andy Tinucci Chase Jordan Meg Fitzpatrick

A list of meeting exhibits, and associated input activities, presented at the Public Open House follows below:

EXHIBIT #	TITLE	INPUT ACTIVITIES
1	Project Introduction	Post it notes
2	Site Photographs	Informational
3	Existing + Proposed Parking	Informational
4	Terra Cotta Concept | Inspiration, Imagery + Views	Post it notes
5	Terra Cotta Concept | Materials + Products	Post it notes
6	Pergola Concept | Inspiration, Imagery + Views	Post it notes
7	Pergola Concept | Materials + Products	Post it notes
8	Ice Harvesting Concept (A) | Inspiration, Imagery + Views	Post it notes
9	Ice Harvesting Concept (B) | Inspiration, Imagery + Views	Post it notes
10	Ice Harvesting Concept | Materials + Products	Post it notes
11	Park + Plaza Amenities Concepts | Fountains	Voting Stickers / Post it notes
12	Park + Plaza Amenities Concepts | Paving	Voting Stickers / Post it notes
13	Park + Plaza Amenities Concepts | Plantings	Voting Stickers / Post it notes
14	Park + Plaza Amenities Concepts | Bandshells	Voting Stickers / Post it notes
15	Park + Plaza Amenities Concepts | Seasonal Events + Activities	Voting Stickers / Post it notes

A summary of comments received via post-it notes and verbal comments are organized below by topic:

Terra Cotta Concept + Materials

1. Program + management
    a. How is the band controlled?
    b. Small music venues
    c. Visual Art
2. Bandshell
    a. Like the bandshell and that it is facing the park
    b. Will people crawl onto the top of the bandshell?
    c. Consider raising the floor of the bandshell to improve visibility
    d. Like the artistic expression and openness of the structure
    e. Consider orienting the bandshell to face the street to attract people
    f. Make this weatherproof
    g. Can the color be changed?
    h. Love the terra cotta
    i. Questions about the maintenance and durability of terra cotta
    j. Will this look like a big stack of flower pots?
    k. The shape reminded one resident favorably of the Lincoln Park pavilion and potential destination for taking selfies.
3. Pops Corn Crib
    a. Like that Pop's remains in place
4. Transportation
    a. Encourage all modes of transportation, especially walking
5. Paving
    a. Reconstruct flush pavement by proposed water feature
6. Furnishings
    a. Like the fixed tables and chairs from the pergola concept
    b. Like this layout and incorporate the seating provided in the pergola concept

Pergola Concept + Materials

1. Layout
    a. Like the layout and circulation of this plan and combine with the terra cotta elements
    b. Too much pergola closes in the space and reduces the area and openness (comment repeated multiple times)
    c. Seems expensive and unnecessary – would prefer to see trees instead of so much structure
    d. Too formal and not free flowing
2. Bandshell
    a. Too close to the street
    b. Comments that this scheme would be preferred if the bandshell area were more pronounced

    c. Concern that the character image shown feels too enclosed (like a cage)
3. Furnishings
    a. Like that the tables are fixed to the chairs – the chairs at DORA are moved too often
    b. Love the wood and native plants
    c. Provide more wood and less steel to make this space more warm and inviting

Ice Harvesting Concept (A)

1. Need the gazebo
2. Must have a bandshell

Ice Harvesting Concept (B)

1. Nice open concept
2. Combine permanent seating with terra cotta materials
3. Like the gathering and interactive space

Ice Harvesting Materials

1. I don't prefer glass
2. Doesn't feel warm enough for Crystal Lake
3. Glass is reflective in conjunction with water and illumination
4. Cube seating allows for flexibility in spaces
5. Sculptural seating looks community oriented

General Comments

1. Performing arts
    a. Preference that the bandshell supports a range of dance and music events, accommodating several youth and adult arts groups in town that would make use of it. Concerns noted about floor coverings (can a marley be rolled out?); and acoustics (can design support a classical music concert?)
    b. Provide outdoor performance spaces for dance, music, and theater, for all ages
    c. Connect with local performance-based organizations such as the ballet/dance school across the street, Encore Music, and Raue Center
    d. The gazebo is not necessary if a bandshell is provided.
    e. Crystal Lake's local institutions should be involved in the Depot Park programming to offer a variety of dance types and performances, such as: folk dance, Irish dancing, childrens performances, ballet, Charleston, Ragtime, Jazz, and others.

2. Sound and acoustics
    a. Concerns raised about impact of sound/noise from events on surrounding businesses. Down-projecting speakers in audience area, as opposed to projecting speakers.
3. Memorial
    a. Some concerns about moving the memorial
    b. Some noted that the proposed reconfiguration is more prominent than the existing location
4. Performance space and programming
5. Landscaping
    a. Keep landscaping affordable and able to survive large crowds

A summary of community preferences related to *fountain features, paving themes, planting themes, bandshells and community events* follow below:

Fountain Features – Community preferences for fountain features are shown below in order of preferences:

1. Jets + Falls – 10 votes
2. Zero Grade Plaza Jets – 7 votes
3. Raised Basin + Reflecting Pool – 3 votes
4. Runnels + Low Basins – 1 vote

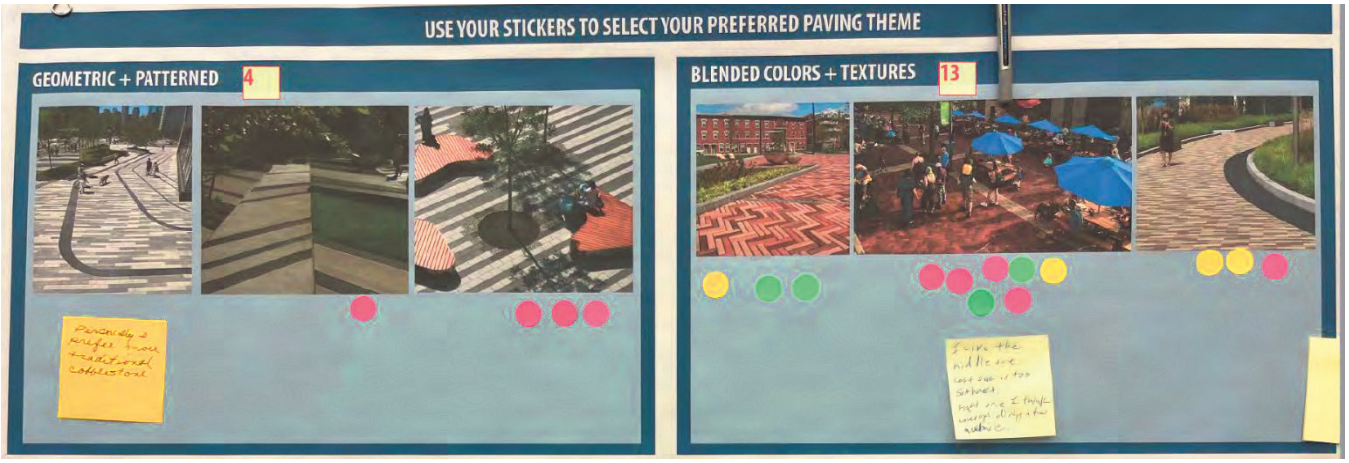


Paving Theme – Community preferences for paving themes are shown below in order of preferences:

1. Blended Colors + Textures – 13 votes
2. Geometric + Patterned – 4 votes

Additional comments related to paving themes follow below:

- *preferences for more traditional cobblestone pavers*
- *preferences for pavers with less contrast as shown in the middle of the 'blended colors' photo examples*

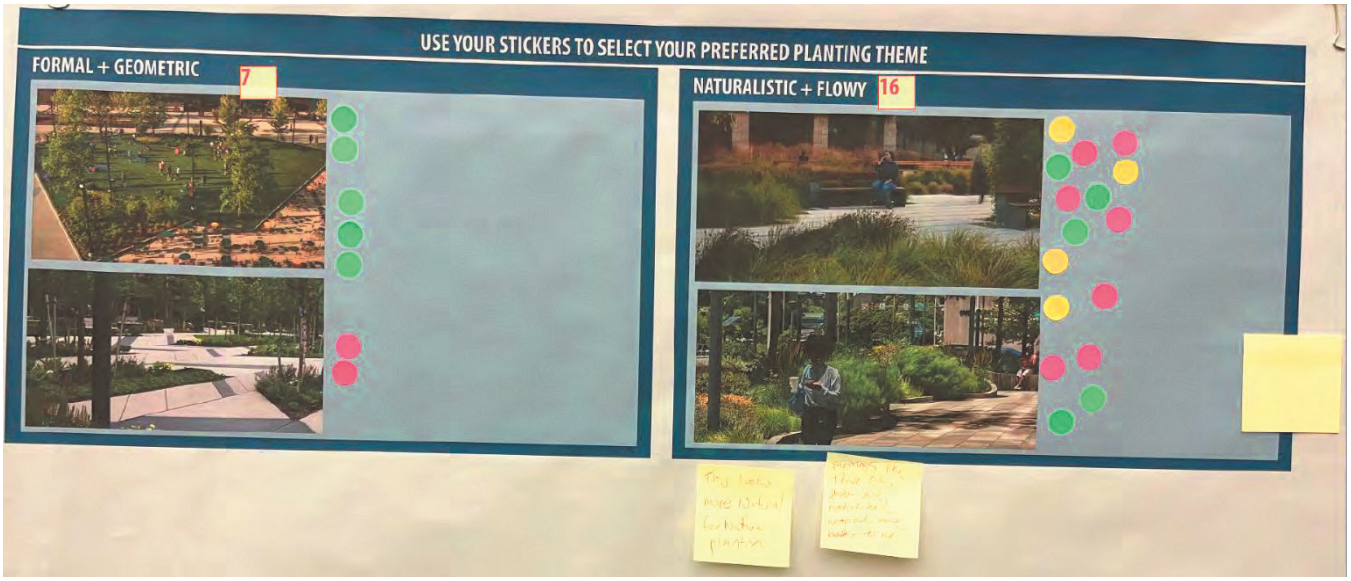


Planting Theme – Community preferences for planting themes are shown below in order of preferences:

1. Naturalistic + Flowy – 16 votes
2. Formal + Geometric – 7 votes

Additional comments related to planting themes follow below:

- *More natural native plantings are preferred*
- *Mimic the naturalistic plantings at Three Oaks Park*



Bandshells - Community preferences for bandshell concepts are shown below in order of preferences:

1. Terra Cotta Mounded Structure – 11 votes
2. Glass Structure + Cantilevered Roof – 7 votes
3. Continuous Pergola Structure – 1 vote
4. Open Structure + Metallic Roof – 1 vote

Additional comments related to bandshells follow below:

- *Terra Cotta Comments*
    - *provide a raised platform for the bandshell stage*
    - *consider combining the terra cotta concept with tiered seating*
    - *consider a solid roof for weather protection*
- *Pergola / Glass Structure Comments*
    - *These modern concepts need traditional elements*
- *Open Structure Comments*
    - *Like the tiered seating*



Events + Activities - Community preferences for events + activities are shown below in order of preferences:

1. Christmas Tree Lane – 15 votes
2. Public Art – 14 votes
3. Live Music + Dancing – 13 votes
4. Holiday Market – 11 votes
5. Outdoor Dining – 9 votes
6. Pocket Park / Playground – 5 votes
7. Fitness Classes – 5 votes
8. Shuffleboard / Outdoor Games – 3 votes

Additional comments related to events + activities follow below:

- *Pocket Park – Downtown Crystal Lake should have a neighborhood park*
- *Shuffleboard / Outdoor Games – Big Chess, Gaga Ball, Jenga, Shuffleboard*



Next steps include the following:

- The public meeting exhibits are posted to the Village's webpage. Comments are due November 3, 2023. https://www.crystallake.org/your-government/departments/community-development/downtown-enhancement
- The consultant team will present the public meeting exhibits and a summary of responses at the November 7, 2023 Council Meeting for Council direction to proceed with one final concept plan.
- The consultant team will produce a final concept plan for staff review and approval.
- Following approval of the final concept plan, the consultant team will prepare and submit prefinal plans as a final deliverable for this assignment.
- The next phase of work (not included in the current contract) would be construction documents for public bidding.

The meeting adjourned at 6:00 pm.

Meeting Photos




EXIT


WTA
DEPOT PARK PUBLIC PLACE PLAN | PUBLIC OPEN HOUSE



Encl: meeting exhibits, sign in sheets, comments sheets

COMMENT FORM

Project:	Crystal Lake Depot Park	Date:	October 23, 2023
Event:	Public Open House Meeting	Time:	4:00 – 6:00 P.M.
Location:	Crystal Lake City Hall		

Name	Judith Svalander
Address	1422 White Oak Ln. on 83 E. Woodstock St C.L.
Email	[redacted]
Phone	
Affiliation	owner Svalander School of Ballet/ JS Dance Theatre

Comments: *(the backside of this page may be used for additional comments)*

I would love to see an outdoor performing arts space for dance, music, musical theatre, voice Childrens presentation — to professional Ravinia like moments

You have a ballet/Dance school across the street as well as Encore Music The Rave center 25'-30' plus wide 25'-30'+ deep. Good sound quality for orch., bands, soloists

If this goes we don't need the Gazebo because the bandshell will be adequat.

Thank you for taking the time to share your insights!

Your comments are important to us, and they can be shared any of the following ways:

- Drop the comments form into the input box, or hand to a staff member in the room.
- Send comments via regular mail:

  City of Crystal Lake
  Attn: Kathryn Cowlin, Director of Community Development
  100 W. Woodstock St. Crystal Lake, IL 60014.

To be included in the public record, **comments due November 10, 2023**

Note: I would keep landscaping affordable It's a small area so between the general businesses the arts organizations bring in 500+ FAMILIES each week to downtown.

Södra Teatern / Vaut Stockholm Sweden
Göteborg

Oslo / Bergen Norway

Copenhagen / Aarhus Denmark

Kungstradgarden

Types of dance done in CL

- Folk Dance
  Swedish
  Danish
  all Nationalities
- Irish Dance
  (groups)
- Childrens performances of various types of dance (except tap on bricks does not work) Ballet, charleston, ragtime
- JAZZ
- Garden party dances w/flowers

CRYSTAL LAKE DEPOT PARK | **SIGN-IN SHEET** **PUBLIC OPEN HOUSE MEETING** | **CITY HALL, OCTOBER 23, 2023**

Name	Email	Would you like to receive project updates via email?
Jim Tomasek	[redacted]	Yes ✓ No ____ Already Am____
Patti Noby		Yes ✓ No ____ Already Am____
Mike Wheeland		Yes ✓ No ____ Already Am____
Emilie Hoffman		Yes ✓ No ____ Already Am____
Alisyn + Ana Hoffman		Yes ✓ No ____ Already Am____
Robert Wyman		Yes ____ No ____ Already Am____
Simon Gibson		Yes ✓ No ____ Already Am____
JULIE GIBSON		Yes ✓ No ____ Already Am____
		Yes ____ No ____ Already Am____
		Yes ____ No ____ Already Am____
		Yes ____ No ____ Already Am____
		Yes ____ No ____ Already Am____
		Yes ____ No ____ Already Am____
		Yes ____ No ____ Already Am____
		Yes ____ No ____ Already Am____

CRYSTAL LAKE DEPOT PARK | **SIGN-IN SHEET** **PUBLIC OPEN HOUSE MEETING** | **CITY HALL, OCTOBER 23, 2023**

Name	Email	Would you like to receive project updates via email?
Judith Svalander	[redacted]	Yes ✓ No ~~✓~~ Already Am ____
Lori McConville		Yes ✓ No ____ Already Am ____
Jim Thorpe		Yes ____ No ____ Already Am ✓
Rachel Skubiszewski		Yes X No ____ Already Am ____
Rosie Cermak		Yes ____ No ____ Already Am ____
Rosera Kosin		Yes ____ No ✓ Already Am ____
LINDA REINHOLD		Yes ____ No ____ Already Am ____
Amy Olson		Yes ✓ No ____ Already Am ____
Jen Oliver		Yes ✓ No ____ Already Am ____
Sara & Larry Joswiak		Yes X No ____ Already Am ____
		Yes ____ No ____ Already Am ____
		Yes ____ No ____ Already Am ____
		Yes ____ No ____ Already Am ____
		Yes ____ No ____ Already Am ____
		Yes ____ No ____ Already Am ____

Depot Park Additional Public Feedback via email:

10/30/2023

Hello,

In regards to the depot park plans. I really enjoyed the continuous pergola concept, as it provides more seating options, as well as an open park area for flex uses, relaxing and different events. The wrap around pergola would also keep pedestrians / children in the park area vs some of the other concepts that appeared completely open to main street. I feel this would be much safer and give the park more of an special vibe. I would also be strongly against a permanent seating area in front of a bandshell, because it can only be used for one purpose. People enjoy bringing a blanket and or chairs for picnics and concerts and it makes it a more fun atmosphere. I would also recommend above head string lights as well for the ambiance. It makes spaces much more enjoyable in the evenings or dusk.

I know there was talk about an ice rink in the plans, but I did not see that rendering. Is this still an option the city is exploring?

Lastly, are there renderings of the plaza and brewery plans?

I apologize for the follow up email. I did not see the events / activities page until just now. I would love to see more outdoor dining / drinking options, live music and a holiday market at the park. I am not sure where it would fit in the concepts, but a smaller children's play area / fountains would be great as well if possible.

Thanks,

Brian Buchek [redacted]

10/28/2023

Kathryn:

Thank you for sending the concept designs for the city. They do look quite nice.

Just as a spokesperson for the garden club, I will relate a few opinions/observations about Depot Park.

The garden club has been planting and maintaining gardens downtown since the 1960's. From the albums I have seen, the club had window boxes on the Metra station and they did wreaths at Christmas time.

Currently, our club plants all the perennials and annuals around the memorial, the surrounding garden, the flagpole, the "Crystal Lake" sign and the redbud tree. I'm there once or twice a week either watering or pruning. We also have several shrubs that were planted in memory of members who have passed. We adorn the gardens with flags on Memorial Day and Veteran's Day and put holiday wreaths around the memorial at Christmas.

I see a lot of families enjoying the gardens, people walking their dogs and getting water at the pump, veterans and others stopping to read the names of the fallen soldiers, individuals enjoying lunch, teenagers gathering with friends, and people seeking some solitude at Depot Park.

Although I see the need to use the park in another way for entertainment and easier garden maintenance, I did want to let you know how many people come up to me and tell me how much they love the gardens and how important it is to honor our military.

I am attaching a few photos. I appreciate you allowing me to reply. Please keep in mind, if there is construction, our club would like to be able to remove the memorial shrubs and roses.

Ann DiNatale

Green Gate Garden Club

815-529-7893







