Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: January 16, 2024

Item: Downtown Improvement Projects

Recommendation: For Discussion Only

Staff Contact: Kathryn Cowlin, Director of Community Development

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Depot Park Concept Update:

This item is for discussion only. Gewalt Hamilton, Teska Associates and City staff will provide an update on the Depot Park Public Place Project. Utilizing the feedback from the public and City Council, a revised concept plan is ready for review and a choice between two concepts for the performance area design feature.

There are two concepts for the performance area. The first is a "theater in the round" concept and the second being a band shell. The proposals include themes from Crystal Lake's heritage – ice harvesting and terra cotta tile.

Next Steps:
Following the City Council meeting, the consultants will create preliminary engineering plans and final design elements for Depot Park. The engineering plans will also include an updated engineer's estimate of probable costs.

Downtown Parking Signs:

This item is for discussion only. The City conducted a parking study in Downtown Crystal Lake in 2022 following concerns raised about the availability of parking. The study identified action steps that would be beneficial to the downtown area.

- **Updated Parking Wayfinding Signage – The existing signage often lacks visibility due to location or the signage color.** ***Status: All existing signage was reviewed and specific locations were updated to allow for better visibility and to provide appropriate direction. It is desired to update all of the related parking signage, see request below.***

- Parking Space Addition along Grant Street between Brink Street and Woodstock Street – An additional 5 parking spaces can be added by changing the existing parallel parking spaces on the west side to angled and narrowing up the one way street to one lane instead of two. *Status: The project was completed in 2022.*

- Parking Space Addition along Williams Street at Crystal Lake Avenue – An additional 3 parking spaces can be added by removing the center median on Williams Street and changing the one-way road with two lanes to one lane. The concept plan is attached as Exhibit F. *Status: The project was completed in 2022.*

- Education – Continually educate the existing businesses as well as patrons through the use of downtown parking maps, social media, kiosks, website, etc. *Status: The Downtown Association provides applications and notices to z-lot pass holders every six months. A mailer was also sent to 139 addresses. The City in cooperation with the Downtown Association continues to provide education. A revised Downtown Parking Map was created to allow for a quick understanding of available parking. This map was printed on cardstock and handed out at businesses.*

- Targeted Enforcement – Work the Police Department to complete targeted enforcement in the Brink Street Marketplace Parking Lot and Depot Parking Lot. *Status: Ongoing as needed. The Police Department continually monitors the downtown area and provides enforcement of the parking restrictions.*

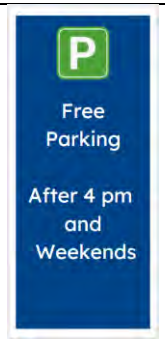
- Additional Z-Lot Parking – Convert the Main Street parking lot to permit parking. *Status: Complete, the parking lot at the corner of Crystal Lake Avenue and Main Street was converted to allow both 4-hour parking and overflow Z-Lot parking passes.*

- Commuter Parking Lots - Work with Metra to convert the time frame of the free parking to earlier in the day. *Status: Under review.*

- Railroad Street Parking – Convert existing Metra parking spaces to 2-hour parking. *Status: Completed in 2023.*

As part of the upcoming capital plan, City staff has reviewed the current signage in downtown relating to public parking. The City desires to update the parking signs to address the action item identified in the parking study. The proposed signs would be designed to be quicker to read and ensure they provide adequate direction to residents and visitors. Additional signs would also be added throughout the downtown to provided more visibility. An example would be directional signage from the exits of the Brink Street lot directing vehicles towards the City lot next to Metrobowl since the Brink Street lot is one of the most popular and once vehicles are in the lot, they may not know to travel past Williams Street for additional parking.

Below is a summary of the type and quantity of parking signage in Downtown. The proposal would include updating all signs.

Type	Existing Quantity	Proposed Quantity	Existing Image	Proposed Sign
Freestanding Parking Lot Sign	11	13		
Directional Sign	6	8+		
Banner Sign	11	13		



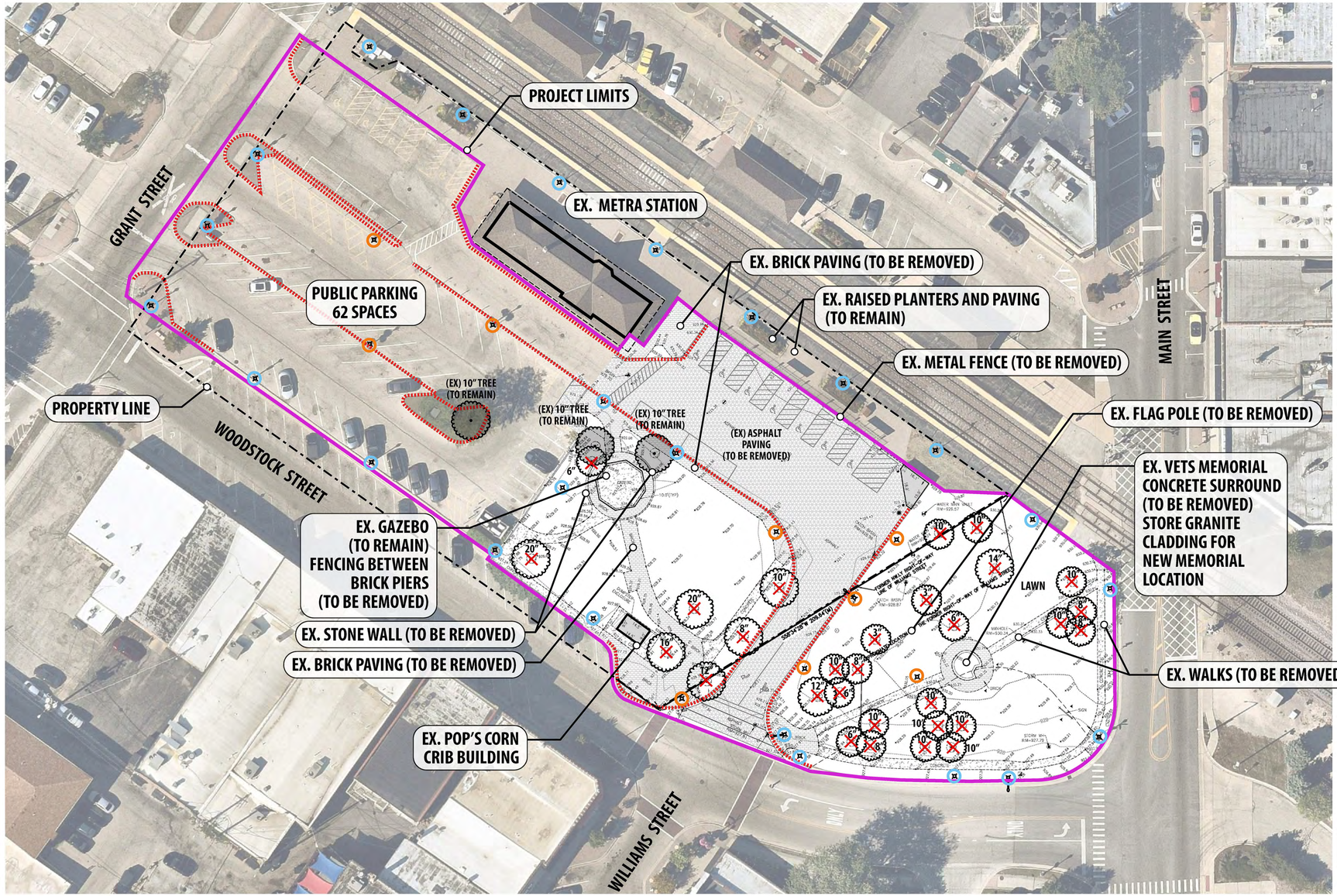
City of Crystal Lake, Illinois

Depot Park Concept Plan

Preferred Site Plan

0' 15' 30' 60' 120'

January 8, 2024



Legend

- Property Line (City)
- Project Limits
- Existing Curbs (To Be Removed)
- Existing Light Pole (To Remain)
- Existing Light Pole (To Be Relocated)
- Existing Tree (To Remain)
- Existing Tree (To Be Removed)

0′ 15′ 30′ 60′ 120′

City of Crystal Lake, Illinois

Depot Park Concept Plan

Existing Conditions

January 8, 2024

Existing Section



Proposed Concept Section



City of Crystal Lake, Illinois

Depot Park Concept Plan

Section Elevation Northeast/Southwest

GHA teska WTA Woodhouse Tinucci Architects

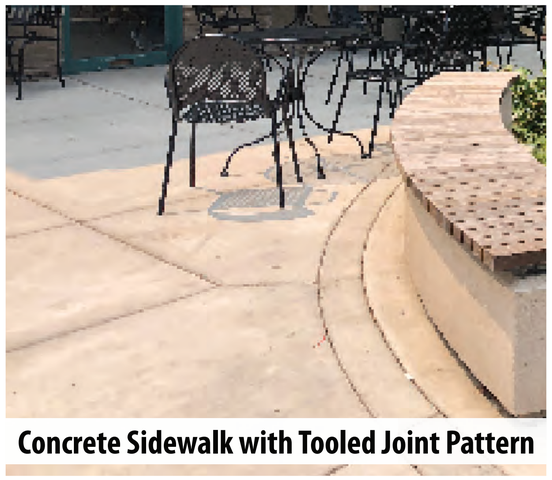
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Native Landscaping


Bollards



Picnic Tables (City Standard)


Concrete Sidewalk with Tooled Joint Pattern


Blended Color Paving


Table and Chairs


Bike Racks (City Standard)


Water Feature



City of Crystal Lake, Illinois

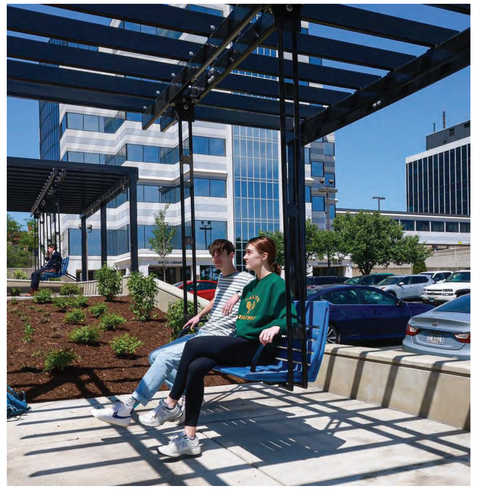
Depot Park Concept Plan

Character + Product Images

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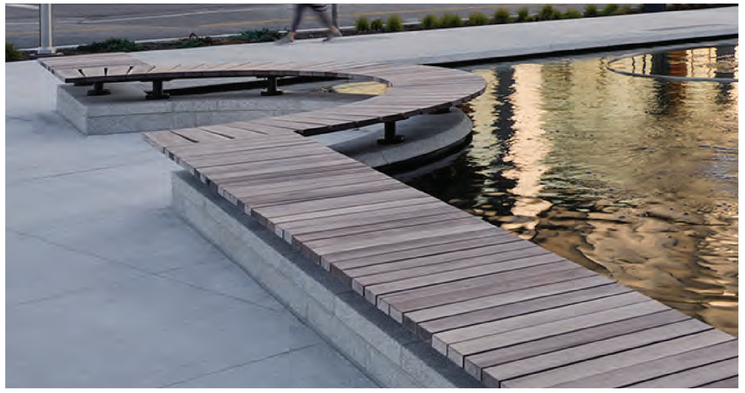

Bandshell


Pegola w/Swings




Wood Topper on Limestone Seatwall






Wood Cladding Seatwall


Curved Bench Seating


Limestone Seatwall - Curved/Circular (Brink Street Market)

SHRUBS



Dwarf Bush Honeysuckle
Diervilla lonicera

Mature Height: *1'-3'*
Mature Width: *3'-5'*

Flower Color: *Red/Orange/Yellow*
Pollinators:
Butterflies & Hummingbirds





Kalm's St. John's wort
Hypericum kalmianum

Mature Height: *2'-3'*
Mature Width: *3'-4'*

Flower Color: *Yellow*
Pollinators: *Bees*





New Jersey Tea
Ceanothus americanus
Mature Height: *2'-3'*
Mature Width: *2'-3'*

Flower Color: *White*
Pollinators: *Bees, Butterflies/Moths, & Hummingbirds*





Arctostaphylos uva-ursi
Bearberry
Mature Height: *1'*
Mature Width: *3'-6'*

Flower Color: *White/Pink*
Pollinators: *Bees, Butterflies/Moths, & Hummingbirds*



PERENNIALS, GRASSES, GROUNDCOVERS



Butterflyweed
Asclepias tuberosa

Mature Height: *1'*
Mature Width: *2'*

Flower Color: *Orange*
Pollinators: *Bees & Butterflies/Moths*



Lance-Leaf Coreopsis
Coreopsis lanceolata

Mature Height: *2'*
Mature Width: *1'-2'*

Flower Color: *Yellow*
Pollinators: *Bees, Butterflies/Moths & Flies*



Narrow-Leaf Mountain Mint
Pycnanthemum tenuifolium

Mature Height: *2'*
Mature Width: *2'-3'*

Flower Color: *White*
Pollinators: *Bees, Butterflies/Moths, Flies, & Wasps*



Nodding Wild Onion
Allium cernuum

Mature Height: *1'-2'*
Mature Width: *1'*

Flower Color: *Pink*
Pollinators: *Bees, Butterflies/Moths, & Hummingbirds*



Palm Sedge
Carex muskingumensis

Mature Height: *1'-3'*
Mature Width: *1'-3'*



Prairie Dropseed
Sporobolus heterolepis

Mature Height: *1'-2'*
Mature Width: *2'-3'*



Prairie Junegrass
Koeleria macrantha

Mature Height: *1'-2'*
Mature Width: *1'-2'*



Prairie Sedge
Carex bicknellii

Mature Height: *1'-3'*
Mature Width: *1'-3'*



Sideoats Grama
Bouteloua curtipendula

Mature Height: *1'-2.5'*
Mature Width: *1'-2'*

Pollinators: *Butterflies/Moths*



Smooth Blue Aster
Aster laevis

Mature Height: *2'-3'*
Mature Width: *2'-4'*

Flower Color: *Blue*
Pollinators: *Butterflies/Moths*



Black-eyed Susan
Rudbeckia hirta

Mature Height: *2'-3'*
Mature Width: *2'*

Flower Color: *Yellow*
Pollinators: *Butterflies/Moths*



Wild Columbine
Aquilegia canadensis

Mature Height: *2'*
Mature Width: *1'-2'*

Flower Color: *Red/Yellow*
Pollinators: *Butterflies/Moths & Hummingbirds*



Wild Geranium
Geranium maculatum

Mature Height: *1'-2'*
Mature Width: *1'-2'*

Flower Color: *Lavender*
Pollinators: *Bees, Butterflies/Moths, & Flies*

City of Crystal Lake, Illinois

Depot Park Concept Plan

Native and Salt Tolerant Plant List

January 8, 2024

SHADE TREES



American Hornbeam
Carpinus caroliniana

Mature Height: *25'*
Mature Width: *25'*

Pollinators: *Butterflies/Moths*



Black Tupelo
Nyssa sylvatica

Mature Height: *40'*
Mature Width: *50'*

Pollinators: *Bees*



Common Hackberry
Celtis occidentalis

Mature Height: *60'*
Mature Width: *50'*

Pollinators: *Butterflies/Moths*



Kentucky Coffeetree
Gymnocladus dioicus

Mature Height: *50'*
Mature Width: *50'*

Pollinators: *Butterflies/Moths*

NOTE: Mature tree heights and widths are dependent on soil conditions and maintenance practice.



Ohio Buckeye
Aesculus glabra

Mature Height: *30'*
Mature Width: *30'*

Pollinators:
Bees & Hummingbirds



Red Maple
Acer rubrum

Mature Height: *45'*
Mature Width: *40'*

Pollinators: *Bees & Butterflies/ Moths*



Swamp White Oak
Quercus bicolor

Mature Height: *50'*
Mature Width: *40'*

Pollinators: *Butterflies/Moths*



Yellowwood
Cladrastis kentukea

Mature Height: *40'*
Mature Width: *40'*

Pollinators: *Butterflies/Moths*

ORNAMENTAL TREES



Prairie Crabapple
Malus ioensis

Mature Height: *15'-20'*
Mature Width: *20'*

Flower Color: *Deep pink-red/ Light Pink/White*
Pollinators: *Bees*





Serviceberry
Amelanchier arborea

Mature Height: *20'*
Mature Width: *15'*

Flower Color: *White*
Pollinators: *Bees, Beetles, & Flies*





Nannyberry
Viburnum lentago

Mature Height: *12'*
Mature Width: *12'*

Flower Color: *White*
Pollinators: *Bees, Butterflies/ Moths, Flies, & Wasps*





Witch Hazel
Hamamelis virginiana

Mature Height: *15'*
Mature Width: *15'*

Flower Color: *Yellow*
Pollinators: *Bees & Flies*



City of Crystal Lake, Illinois

Depot Park Concept Plan

Native and Salt Tolerant Plant List

GHA teska WTA Woodhouse Tinucci Architects

January 8, 2024

Scheme 1 - Theater in the Round



Scheme 1 - Theater in the Round



Scheme 1 - Theater in the Round

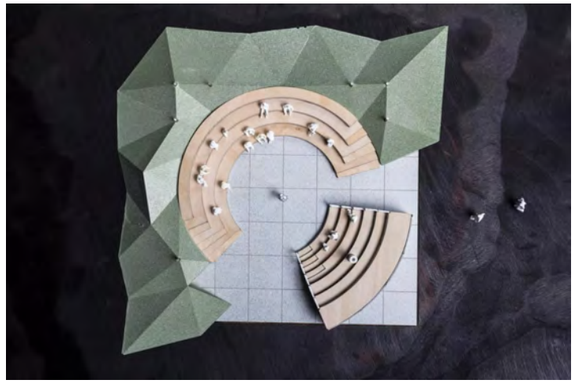


Scheme 1 - Theater in the Round

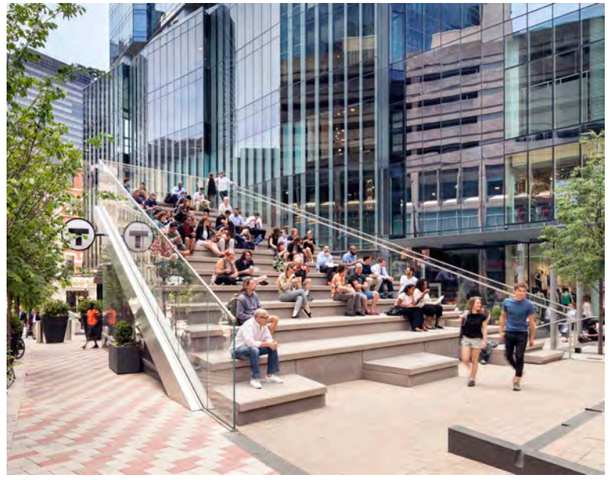
Amphitheaters & Raised Public Seating



“Theater in the Round”



Model of theater pavilion

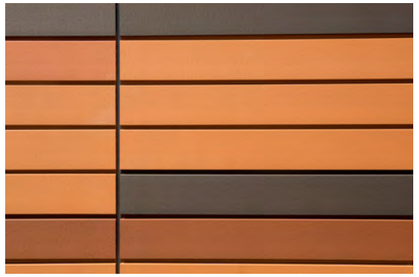


Downtown Crossing Plaza, Boston

Terracotta Tile



FDNY Fire Rescue, Brooklyn





Palomar college, San Marcos



Willis Tower Entry

Scheme 2A - Terracotta Bandshell



Scheme 2A - Terracotta Bandshell

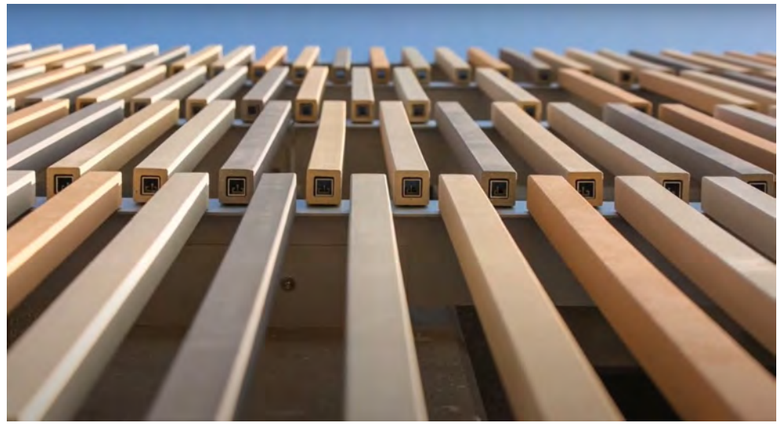


Scheme 2A - Terracotta Bandshell



Scheme 2A - Terracotta Bandshell

Terracotta “Baguettes”





560 Garage, Washington University in St. Louis



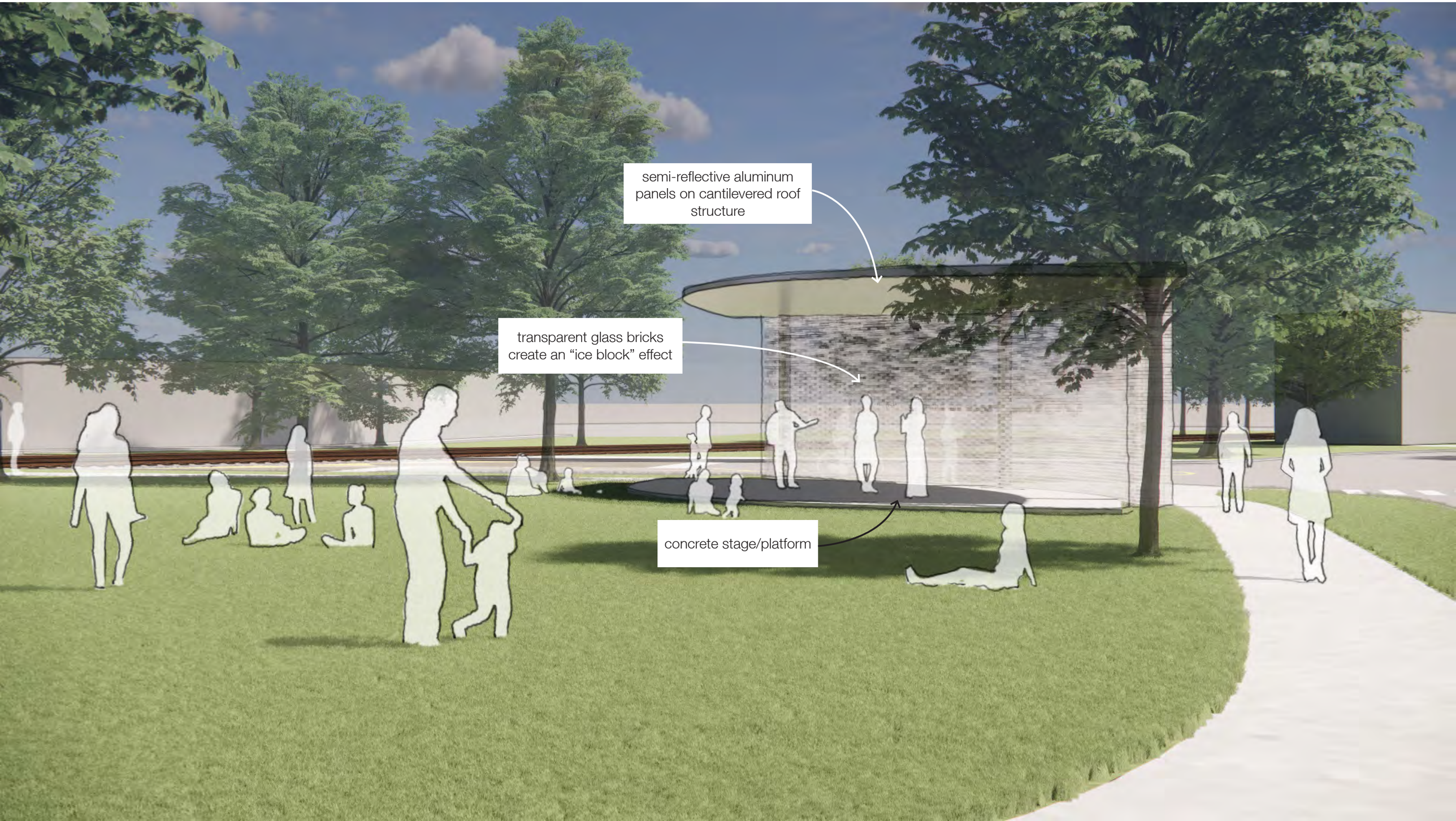
Albion Branch Library, Toronto



Scheme 2B - “Ice” Bricks Bandshell



Scheme 2B - “Ice” Bricks Bandshell

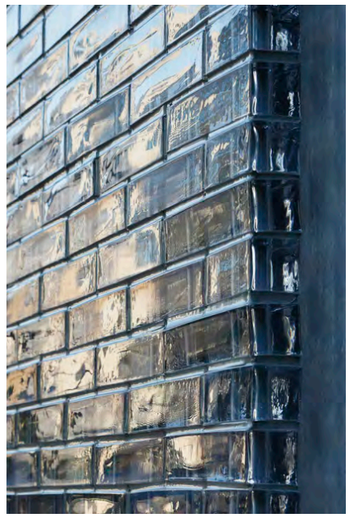


Scheme 2B - “Ice” Bricks Bandshell



Scheme 2B - “Ice” Bricks

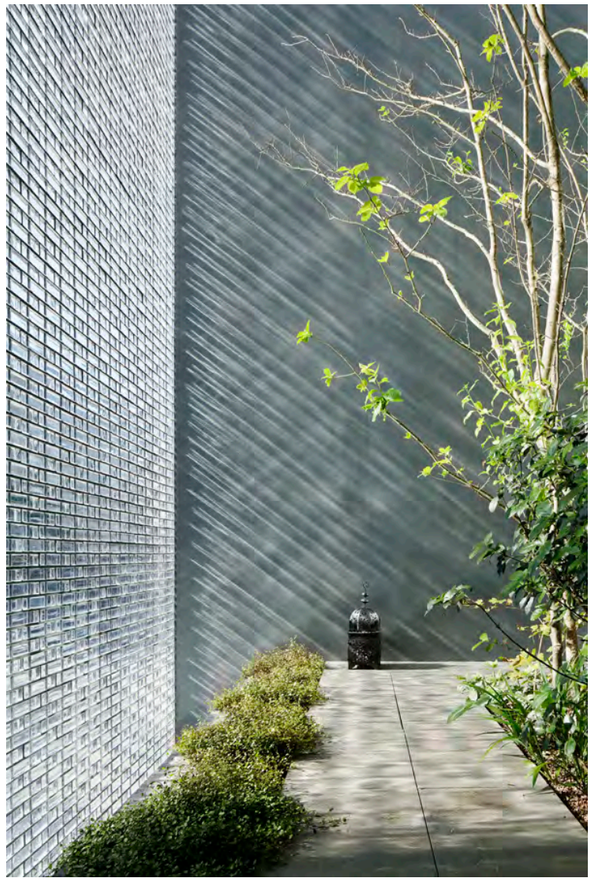








“Optical House”





Enlace Chicago, Little Village neighborhood