CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
April 2, 2024
7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – March 19, 2024 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. **Class 16 Temporary Liquor License Requests – Crystal Lake Park District 2024 Events**
   b. **2024 Independence Day Parade**
   c. **Special Event Request, Street Closure, Parking Restrictions and Fee Waiver – Independence Day Parade – July 7, 2024**
   d. **Special Event Request and Street Closure - St. Thomas the Apostle School Field Day – May 17, 2024**
   e. **County Zoning Request - 3916 Ames Road, Crystal Lake, IL (Unincorporated) - Conditional Use to allow for a commercial solar energy facility**
10. **Ordinance waiving the procurement requirements for professional engineering services under City Code Section 102-8 and awarding the contract for Design Engineering Services for the Relocation of Sanitary Sewer Force Main and Water Main for the IDOT IL Route 31 Project to Patrick Engineering**
11. **Ordinance waiving the procurement requirements for professional engineering services under City Code Section 102-8 and awarding the contract for Design Engineering Services for the Three Oaks Recreation Area Multiuse Path to Clark Dietz**
12. **Proposal Award - Construction Engineering Services for the Highland Avenue and Randall Road Water Main Project**
13. **Bid Award – Construction of the Highland Avenue and Randall Road Water Main Project**

14. Bid Award – Lift Station 14 Rehabilitation

15. Bid Award – Well 19 Transmission Main

16. Hotel/Motel Tax Funding Allocations

17. Council Inquiries and Requests

18. 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

19. Reconvene to Regular Session

20. 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: April 2, 2024

Item: Class 16 Temporary Liquor License Requests – Crystal Lake Park District 2024 Events

Staff Recommendation: Motion to approve issuance of nineteen (19) Class 16 Temporary Liquor Licenses to the Crystal Lake Park District for the Park District's 2024 events.

Staff Contact: Nicholas Hammonds, Assistant City Manager
Melanie Nebel, Executive Assistant

Background:

The City has received a request from the Crystal Lake Park District for the issuance of Temporary Liquor Licenses for the Park District's 2024 events. The Park District is requesting nineteen (19) Class 16 Temporary Liquor Licenses for the scheduled events.

The 2024 events include events at Lippold Park on April 6-7, April 23-25, May 1-3, May 7-9, May 21-23, May 29-31, June 3-5, June 13-15, June 25-27, July 10-12, July 16-18, July 22-24, August 1-3, August 14-16, August 20-22, September 5-7, September 12-14, September 18-20, and September 26-28.

Section 329-5-P of the City Code - Class 16 Temporary Liquor License - authorizes the retail sale of beer and wine for consumption upon the premises specified in the license where sold for a period not to exceed three (3) days for special events sponsored by a not-for-profit organization.

The Park District has submitted the required application forms, certificates of insurance and fees for the nineteen (19) Class 16 Temporary Liquor Licenses.

Votes Required to Pass:

Simple majority

CRYSTAL LAKE PARK DISTRICT

Mayor Haig Haleblian
City of Crystal Lake
100 W. Municipal Complex
Crystal Lake, IL 60014

Dear Mayor Haleblian,

Enclosed please find updated dates of Crystal Lake Park District 2024 for which we are requesting city liquor permits.

We have implemented additional protocols throughout the district to comply with the requirements of The Restore Illinois Plan, the state of Illinois, and the McHenry County Health Department. At all times, there will be Bassett/TIPS trained staff on duty. All participants will be carded, be required to wear a wristband, and follow CLPD guidelines.

We respectfully ask that you grant the Crystal Lake Park District request for the listed dates.

Sincerely,

Kurt Reckamp
Superintendent of Recreation Program and Facility Services

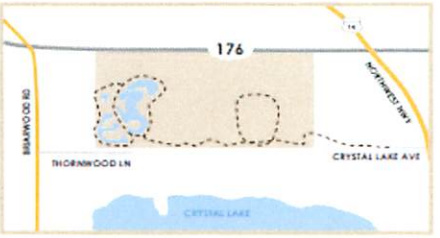
Cc: Jason, Herbster, Executive Director

LIPPOLD PARK



CRYSTAL LAKE PARK DISTRICT
CRYSTALLAKEPARKS.ORG

851 W. ROUTE 176
CRYSTAL LAKE IL 60014



REV 9-21

CERTIFICATE OF LIABILITY INSURANCE

02/14/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Dave Depuy	
RPS Bollinger, Inc. PO Box 1322 Morristown, NJ 07960 Phone: 800-446-5311 Fax: 973-921-8474	PHONE (A/C, No. Ext): 800-446-5311	FAX (A/C, No): 973-921-8474
	EMAIL ADDRESS:	

INSURED	INSURERS AFFORDING COVERAGE	NAIC #
USA Softball and Members of the JO IL - Chicago Metro Individual Registration Program Tom O'Neill PO Box 536 Tinley Park, IL 60477	INSURER A: State National Ins. Co., Inc.	12831
	INSURER B: SiriusPoint American In Co	38776
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
X	GENERAL LIABILITY ☑ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☑ OCCUR ☑ SEXL ABU OCC $1M ☑ SEXL ABU AGG $2M GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☑ LOC ☐ OTHER	☑		OVE-0000914-00 PARTC LGL LIAB OCC $2M PARTC LGL LIAB AGG $2M	09/01/23	09/01/24	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG *Non-Partic	$3,000,000 $1,000,000 $10,000 * $1,000,000 $5,000,000 $2,000,000 $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐ _____ ☐ _____						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE 	 $
	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☐ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
B	ACCIDENT INSURANCE			PHSA-BAM-10537	09/01/23	09/01/24	Limit Ded	$250,000 $500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

COVERAGE UNDER THIS POLICY SHALL APPLY TO LIABILITY OF THE INSURED ARISING OUT OF THE ADMINISTRATION, PLAY OR PRACTICE OF AMATEUR SOFTBALL/BASEBALL, BUT ONLY FOR INCIDENTS INVOLVING BODILY INJURY OR PROPERTY DAMAGE. CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED. THIS CERTIFICATE IS ISSUED ON BEHALF OF: CLGFS

CERTIFICATE HOLDER	CANCELLATION
Crystal Lake Park District Indian Prairie 600 W Miller Rd. Crystal Lake, Il, 60014	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF COVERAGE

Name and Address of Agency	Name and Address of Member
Park District Risk Management Agency 2033 Burlington Avenue Lisle, Illinois 60532-1646 630.769.0332	Crystal Lake Park District One East Crystal Lake Avenue Crystal Lake, IL 60014

SCOPE OF COVERAGE

The Park District Risk Management Agency (PDRMA) is an intergovernmental self-insurance and risk management pool established under the constitution and the statutes of the State of Illinois to provide coverage for its members against certain claims and losses. Each member of PDRMA is entitled to the scope and amounts of coverage set forth below. In addition, PDRMA may extend the same scope of coverage to non-members. However, any coverage extended to a non-member is subject to all of the terms, conditions, exclusions, and amendments that are applicable to the members.

The above named entity is a member in good standing of the Park District Risk Management Agency. The scope of coverage provided by the agency may, however, be revised at any time by the actions of PDRMA's governing body. As of the date this certificate is issued, the information set out below accurately reflects the scope of coverage established for the current coverage year.

Scope of Coverage	Coverage Document	Coverage Dates	Limits Each Occurrence	
General Liability * Commercial general liability * Occurrence * Liquor liability	L010124	01/01/2024 - 12/31/2024	Bodily Injury and Property Damage combined	$1,000,000
			Personal Injury	$1,000,000
Automobile Liability * Any auto	L010124	01/01/2024 - 12/31/2024	Bodily Injury and Property Damage combined	$1,000,000
Workers' Compensation	WC010124	01/01/2024 -		Statutory
Employer's Liability	WC010124	01/01/2024 -		$3,000,000
Property	P0700124	01/01/2024 - 12/31/2024		
Other Liquor Liability Included in GL Coverage		01/01/2024 - 12/31/2024		

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

City of Crystal Lake is/are additionally insured for Crystal Lake Park District's liquor license application.

Coverage is for general liability with respect to the operations of the Crystal Lake Park District. Additional insured coverage shall not apply to any liability resulting from the certificate holder's own negligence or the negligence of its servants agents or employees.

Certificate Holder	Date Issued: 12/1/2023
City of Crystal Lake 100 W. Municipal Complex Crystal Lake, IL 60014	Authorized Representative

CITY OF CRYSTAL LAKE

Class "16"
Temporary Liquor License

General Information:

- A Class "16" **Temporary** Liquor License authorizes the retail sale of beer and wine for consumption upon the premises specified in the license.
- The license applicant must be a **not-for-profit** corporation qualified to do business in the State of Illinois.
- The license is valid for a period not to exceed three (3) days and may only be used for special events sponsored by the not-for-profit corporation requesting the license.
- Patrons of the premises where the beer and wine are to be sold are required to wear a non-transferrable, one use only, disposable wristband or other means of identification identifying them as patrons of the area that is subject to the license.
- Issuance of a Class "16" Temporary Liquor License must be reviewed and approved by the Mayor and City Council of the City of Crystal Lake.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): September 26-28, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

8. **Please attach the following to your application:**
   - ☐ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
   - ☐ **Proof of liquor liability insurance**
   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Signature of President — Date 3-21-2024

Signature of Secretary — Date 3/21/24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days):** September 18-20, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

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   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

[signature] 3-21-2024
Signature of President Date

[signature] 3/21/24
Signature of Secretary Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): September 12-14, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

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   - ☐ **Site plan of area where beer and wine will be sold.**
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Signature of President — Date 5-21-2024

Signature of Secretary — Date 3/21/24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days):** September 5-7, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

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   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Signature of President — Date 3-21-2024

Signature of Secretary — Date 3/21/24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name Crystal Lake Park District
(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Boncosky complex - Lippold

3. Dates of the event (**not to exceed three (3) days**): August 20-22, 2024

4. Hours of operation: 9am - 11pm

5. Describe the type of crowd and traffic control licensee will utilize. Areas are marked and signs posted. Parks staff will be present.

6. Describe plan for refuse pickup. Parks Department staff

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
Matt VanHamm, Melissa Friday, Nikki Biddle, Alexis Provenzano, Elizabeth Frazena, Ali White

8. **Please attach the following to your application:**
   - ☐ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
   - ☐ **Proof of liquor liability insurance**
   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Signature of President 3-21-2024 Date

Signature of Secretary 3/21/24 Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days):** August 14-16, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

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   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Signature of President — Date 3-21-2024

Signature of Secretary — Date 3/21/24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): August 1-3, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF will BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

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   - ☐ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
   - ☐ **Proof of liquor liability insurance**
   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

[signature] 3-21-2024
Signature of President Date

[signature] 3/21/24
Signature of Secretary Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days):** JULY 22-24, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

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Signature of President — Date 3-21-2024

Signature of Secretary — Date 3/21/24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days)**: JULY 16-18, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

6. Describe plan for refuse pickup. PARKS DEPARTMENT STAFF

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.
MATT VAN HAMM, MELISSA FRIDAE, NIKKI BIDDLE, ALEXIS PROVENZANO, ELIZABETH FROZENA, ALI WHITE

8. **Please attach the following to your application:**
   - ☐ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
   - ☐ **Proof of liquor liability insurance**
   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.**
   - ☐ **Site plan of area where beer and wine will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Signature of President — Date 3-21-2024

Signature of Secretary — Date 3/21/24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)

Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days):** JULY 10-12, 2024

4. Hours of operation: 9AM - 11PM

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[signature] 3-21-2024
Signature of President Date

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City of Crystal Lake
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1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): JUNE 25-27, 2024

4. Hours of operation: 9AM - 11PM

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Signature of President — Date 3-21-24

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City of Crystal Lake
Application for Temporary Liquor License

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(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): JUNE 13-15, 2024

4. Hours of operation: 9AM - 11PM

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Application for Temporary Liquor License

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(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): JUNE 3-5, 2024

4. Hours of operation: 9AM - 11PM

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Signature of President Date

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Signature of Secretary Date

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City of Crystal Lake
Application for Temporary Liquor License

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1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 71 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): May 29-31, 2024

4. Hours of operation: 9AM - 11PM

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City of Crystal Lake
Application for Temporary Liquor License

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1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): MAY 21-23, 2024

4. Hours of operation: 9AM - 11PM

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1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event **(not to exceed three (3) days)**: MAY 7-9, 2024

4. Hours of operation: 9AM - 11PM

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City of Crystal Lake
Application for Temporary Liquor License

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(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): MAY 1-3, 2024

4. Hours of operation: 9AM - 11PM

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1. Applicant's full name CRYSTAL LAKE PARK DISTRICT
(Must be not-for-profit organization)
Address 1 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): April 23-25, 2024

4. Hours of operation: 9AM - 11PM

5. Describe the type of crowd and traffic control licensee will utilize. AREAS ARE MARKED AND SIGNS POSTED. PARKS STAFF WILL BE PRESENT.

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(Must be not-for-profit organization)
Address 71 E. CRYSTAL LAKE AVE Phone Number 815-459-0680

2. Location where beer and wine will be sold: BONCOSKY COMPLEX - LIPPOLD

3. Dates of the event (**not to exceed three (3) days**): April 6-7, 2024

4. Hours of operation: 9AM - 11PM

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Signature of President — Date 3-21-2024

Signature of Secretary — Date 3.21.24

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

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

Signature of President

Signature of Secretary

Subscribed and sworn to before me this 21st day of March, 2024.

Rose K. Murphy
Notary Public

OFFICIAL SEAL
ROSE K MURPHY
Notary Public, State of Illinois
My Commission Expires 08/28/2027

CITY OF CRYSTAL LAKE

100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014-5821
(815) 459-2020

03/21/24
Receipt: 0001949679
Cashier: CASHIER
Received Of: CRYSTAL LAKE PARK DISTRCIT

The sum of: 400.00

LIQUOR	TEMP LIQ			400.00
		101-00-0000-42050	400.00	
			Total	400.00

TENDERED: Check 161414 400.00

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: 2024 Independence Day Parade

Staff Recommendation: A motion to adopt a Resolution approving the 2024 Crystal Lake Chamber of Commerce Independence Day Parade and authorizing $19,750 (including trolley rental) or $16,800 (if no trolley rental) to the Crystal Lake Chamber of Commerce for the Independence Day Parade from the Fiscal Year 2024b City Budget.

Staff Contact: Nick Hammonds, Assistant City Manager

Background:

Since 2009, the Crystal Lake Chamber of Commerce has organized and coordinated the annual Independence Day parade. In 2024, the Chamber of Commerce will again coordinate the parade and partner with the Crystal Lake Lions Club and the City to ensure that the parade tradition continues. The Lions Club will provide on-site volunteers to assist with the organization on the day of the parade. It is proposed that the parade occur on Sunday, July 7, 2024. The parade date will also correspond with the last day of the Lakeside Festival and the City's fireworks display.

Funding for the parade will be a combination of sponsorship revenue as well as a contribution from the City of Crystal Lake. The City contributed $15,000 toward the parade in 2022, and the City approved an increase to $16,800 in 2023. The Chamber is requesting $19,750 for the 2024 parade, with the increase including possible trolley rental for veterans participating in the parade.

The Chamber is currently evaluating trolley rental. Should the trolley not be needed for the parade, the amount requested will remain the same as in 2023 ($16,800). This amount will be earmarked in the proposed Fiscal Year 2024b budget and the City Council will formally review the expense during the budget process.

Lakeside Festival and Fireworks

The Lakeside Festival organizers plan to submit their Special Event application for the 2024 Lakeside Festival for City Staff review in spring 2024. The Festival dates are Thursday, July 4th through Sunday, July 7th. Following City staff review, the Lakeside Festival Special Event application will be brought before the City Council for consideration. Fireworks are currently planned for Sunday, July 7th. City staff will work with the fireworks vendor to coordinate the show.

Votes Required to Pass:

Simple majority.

Res. 24R-__

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the July 7, 2024 Crystal Lake Chamber of Commerce Independence Day Parade is hereby approved.

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

BE IT FURTHER RESOLVED that $19,750 (including trolley rental) or $16,800 (if trolley is not rented) is authorized to be disbursed for the 2024 parade, pending the consideration and approval of the FY 2024b City Budget, to the Crystal Lake Chamber of Commerce for Independence Day Parade expenses.

DATED this 2nd day of April, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

CRYSTAL LAKE CHAMBER OF COMMERCE
PROJECT BUDGET FORM

Project Name: Independence Day Parade Project Date: July 7, 2024

Prepared By: Catherine Peterson

Description		Budget 24/25
Project Income		
	Registrations	$10,000.00
	City of Crystal Lake	$19,750.00
	Chamber Allocated Sponsors	$3,000.00
	Saleable Parade Sponsorship	$1,000.00
	Brunch/Grand Marshal Sponsorship	
	Grandstand Sponsorship	$500.00
Total Income		$31,300.00

Expenses		Budget 2024/2025
	Entertainment	$15,950.00
	Parade Brunch Invites (printing & postage)	
	Prize Winners	$1,600.00
	Trophies	$250.00
	Dukes	$900.00
	Radios	Donated
	Lion's Sign	$0.00
	Magnetic Signs/Banners/poles	$150.00
	Program Book Ad- 1/4 page	$0.00
	Port-a-Potties	City
	T-Shirts for PMs	$350.00
	Water	$50.00
	Donuts for Lions	$0.00
	Zip Ties / Rope	$50.00
	Ice, chalk, garbage bags, crowd prizes	$50.00
	Countryside Flowers for GM	$50.00
	Postage (hang tag mailings)	$75.00
	Color Copies (letters, flyers)	$50.00
	bunting cleaning	$80.00
	coolers/ice	$25.00
	Golf Cart	Lions
	Grand Marshal Gift	$50.00
	Parade Parking Passes (hang tags)	$150.00
	misc	$25.00
	Staff time for event	In Salaries
	Chamber Float/Mariachi	$0.00
	Tents & Set-up	$0.00
	Wrap up meeting	$0.00
	refund	$0.00
	Donation to Lion's Club	$1,300.00
Total Expenses		$21,155.00

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Special Event Request, Street Closure, Parking Restrictions and Fee Waiver – Independence Day Parade,– July 7, 2024

Staff Recommendation: Motion to approve the 2024 Independence Day Parade to be held on Sunday, July 7, 2024, pursuant to the recommended conditions listed below and a waiver of the Police Officer Assistance fees (~$11,778.48)

Staff Contact: Elizabeth Maxwell, City Planner
Laurrie Fitzgerald, Support Services Coordinator

Background:

The Crystal Lake Chamber of Commerce is requesting approval to hold the annual Independence Day Parade on Sunday, July 7, 2024. Since they are requesting road closures, establishment of temporary no-parking zones, use of City property, and Police and Public Works Department assistance, this event is classified as a Special Event that requires City Council approval.

Due to Dole Avenue construction, City Staff has coordinated with Chamber of Commerce, School District 47, and St. Thomas Church to establish an alternate route for the 2024 parade. The parade participants and vehicles will line up at City Hall and use the entrance/exit off Woodstock Street into City Hall. The parade will begin on Dole Avenue and proceed west onto Crystal Lake Avenue. At Oak Street, the parade with continue north and end at the Oak Street entrance to St. Thomas Church. The parking lot at St. Thomas will be used as the float unloading area and drive thru pick up of participants. The City has arranged with School District 47 to utilize the parking lots at Bernotas Middle School for day long parking for organizers and participants. A map of the parade route is included for review.

The viewing stand and VIP tent will be placed in the parking lot of Salvation Army, located at 290 W. Crystal Lake Avenue. The Chamber of Commerce has received approval from the property owner.

The following roads will be closed starting at about 11:00 a.m. for the parade route and will open as the route clears.

- Woodstock Street between Walkup Avenue and Marian Parkway
- Dole Avenue between Woodstock Street and Crystal Lake Avenue
- Crystal Lake Avenue between Dole Avenue and Oak Street
- Oak Street between Crystal Lake Avenue and Terra Cotta Avenue

The City of Crystal Lake will place "NO PARKING BY POLICE ORDER" signs along the following streets:

- Both sides of Woodstock Street between Virginia Street and Walkup Avenue
- Both sides of Center Street between Dole Avenue and Walkup Avenue
- Both sides of Dole Avenue between Ash Street and Woodstock Street
- Both sides of Crystal Lake Avenue between Pomeroy Street and Oriole Trail
- Both sides of Oak Street between Hilkert Court and Terra Cotta Avenue
- Both sides of Maplewood Lane between Oak Street and Lincoln Parkway
- West side of Lincoln Parkway between Crystal Lake Avenue and Terra Cotta Avenue
- West side of Evergreen Parkway between Woodstock Street and Terra Cotta Avenue
- West side of Peterson Parkway between Woodstock Street and Terra Cotta Avenue
- West side of Marion Parkway between Woodstock Street and Terra Cotta Avenue
- West side of Pine Court between Crystal Lake Avenue and Woodstock Street
- East side of Francis Avenue between Crystal Lake Avenue and Fairview Park Avenue
- North side of Fairview Park Avenue between Francis Avenue and Oak Street
- South side of Center Street between Elmhurst Street and Walkup Avenue
- South side of Crystal Lake Avenue between Victor Parkway and Virginia Street, and
- South side of Woodstock Street between the Bernotas entrance and Virginia Street

City staff has reviewed the petitioner's request, and does not have concerns regarding the parade and the parking restrictions, providing the following conditions are met:

1) The Chamber of Commerce shall coordinate with the Crystal Lake Police Department, the Crystal Lake Fire Rescue Department, and the Crystal Lake Public Works Department to develop a traffic control plan that includes road closure locations, barricade types and locations, signage locations, and any additional traffic control measures needed on or around the parade route.
2) Dole Avenue between Crystal Lake Avenue and Oak Street will be an active construction site at the time of the parade, with a detour in place for northbound Dole Avenue traffic directing them to utilize Oak Street to Crystal Lake Avenue. Traffic control plan will need to include an alternate detour route for the northbound Dole Avenue traffic.
3) The South leg of Dole Avenue at Crystal Lake Avenue shall not be used for parade staffing or any other parade use, other than barricades, as this is an active construction site.
4) The petitioner must continue to work with City staff on how best to control spectators which may include 3-foot tall metal barricades, additional parade marshals, additional

police assistance, or other acceptable crowd control measures to ensure the safety of all participants and spectators

5) All debris created by the event must be cleaned up during and after the event.
6) If tents or canopies will be used, the petitioner must contact the Fire Rescue Department for further review. Pop up tents or other types of portable tents shall be properly anchored.
7) Barricades shall be placed so that firefighters are able to move them if emergency vehicles need access.
8) All Fire Hydrants shall be accessible.
9) Promotional and informational banners and signage are approved via this approval. Please contact the Building Division regarding the details of the signage to be used in conjunction with the event.
10) Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway if necessary.
11) A weather monitoring person is required during the event and an emergency plan shall be in place in the event of severe weather.
12) In the case of inclement weather, an alternate date can be approved by the City Manager.

The Police Department estimates that the cost for Police Officer assistance for this event is $11,778.48 based on the scope of the event. In previous years, the Crystal Lake Chamber of Commerce charged for the Police Officer assistance. The Crystal Lake Chamber of Commerce has requested that Police Department chargeback be waived.

As in previous years, the Public Works Department will assist in set up and road closures for the parade.

The applicant has been made aware of these recommended conditions and advised to attend the April 2, 2024 City Council meeting to answer any questions.

Votes Required to Pass: Simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME 2024 Independence Parade - July 7th, 2024

EVENT LOCATION Crystal Lake, IL. (See attached parade route)

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

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

2. General Description/Purpose of the event:

Annual Independence Day Parade

3. Will the event require the use of City-owned property?	☑ Yes	☐ No
4. Is a Site Map/Route Map attached?	☑ Yes	☐ No
5. Is the event an annual/recurring event?	☑ Yes	☐ No
6. Will the event require a public street/sidewalk to be blocked or closed?	☑ Yes	☐ No
7. Will the event require use of a public parking lot?	☑ Yes	☐ No

8. Number of persons scheduled to monitor and work the event: 20

9. Estimated attendance: 18,000

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

ORGANIZATION INFORMATION

11. ☑ Organization is registered with the State of Illinois as a Non-Profit Organization
12. Name of Event Manager: Catherine Peterson + Nikki Paolelli
13. Contact Information for Event Manager:

Address: 427 W. Virginia Street
Crystal Lake, IL. 60014

(Please check preferred means of contact)

Daytime phone: 815) 459-1300 ☐

Emergency phone: _____ ☐

Cell phone: Catherine-815) 378-1508 Nikki-815) 219-8048 ☑

Email: Cpeterson@clchamber.com
Npaolelli@clchamber.com ☐

EVENT OPERATION

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

Set Up: 7/6/24 4pm
Event: Tent Assembly
Dismantling: 7/7/24 4pm

15. Hours of the event:

Set Up: 7/7/24 8AM
Event: 1pm - 3pm
Dismantling: 3pm

CITY MANAGER'S OFFICE

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

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

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

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

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

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

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

    Temporary community event signs ☑ Yes ☐ No

    Temporary neighborhood event signs ☑ Yes ☐ No

    Directional signs ☑ Yes ☐ No

    Banner ☑ Yes ☐ No

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

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

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

    Description of Products_____

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

    Name of Company_____
    Address_____
    Phone_____

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

    If yes, please specify the power requirements and plan for provision

    _____

    _____

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

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

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

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

28. Please state what provisions have been made for first aid and emergency medical services, if any:

_____

_____

_____

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

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

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

Catherine Peterson
Signature

February 29, 2024.
Date

Catherine Peterson.
Print Name

STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

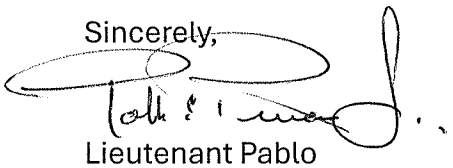
March 4, 2024

Catherine Peterson, President/CEO
Crystal Lake Chamber of Commerce
427 W. Virginia Street
Crystal Lake, IL 60014

Dear Catherine,

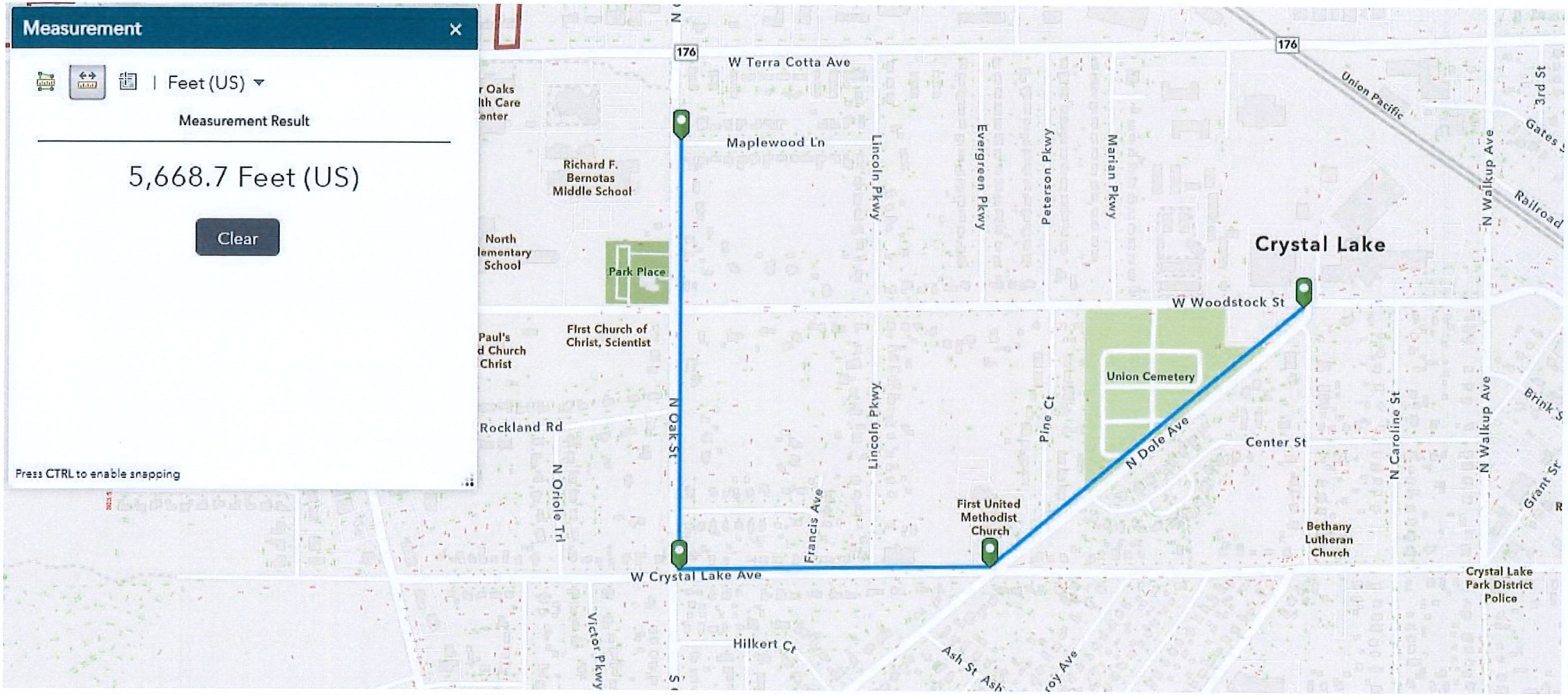
As a follow up to our discussion on Friday, this letter will serve as official notice that the Crystal Lake Chamber of Commerce has permission to erect a tent on the Salvation Army property located 290 W. Crystal Lake Avenue for the Independence Day Parade on Sunday, July 7.

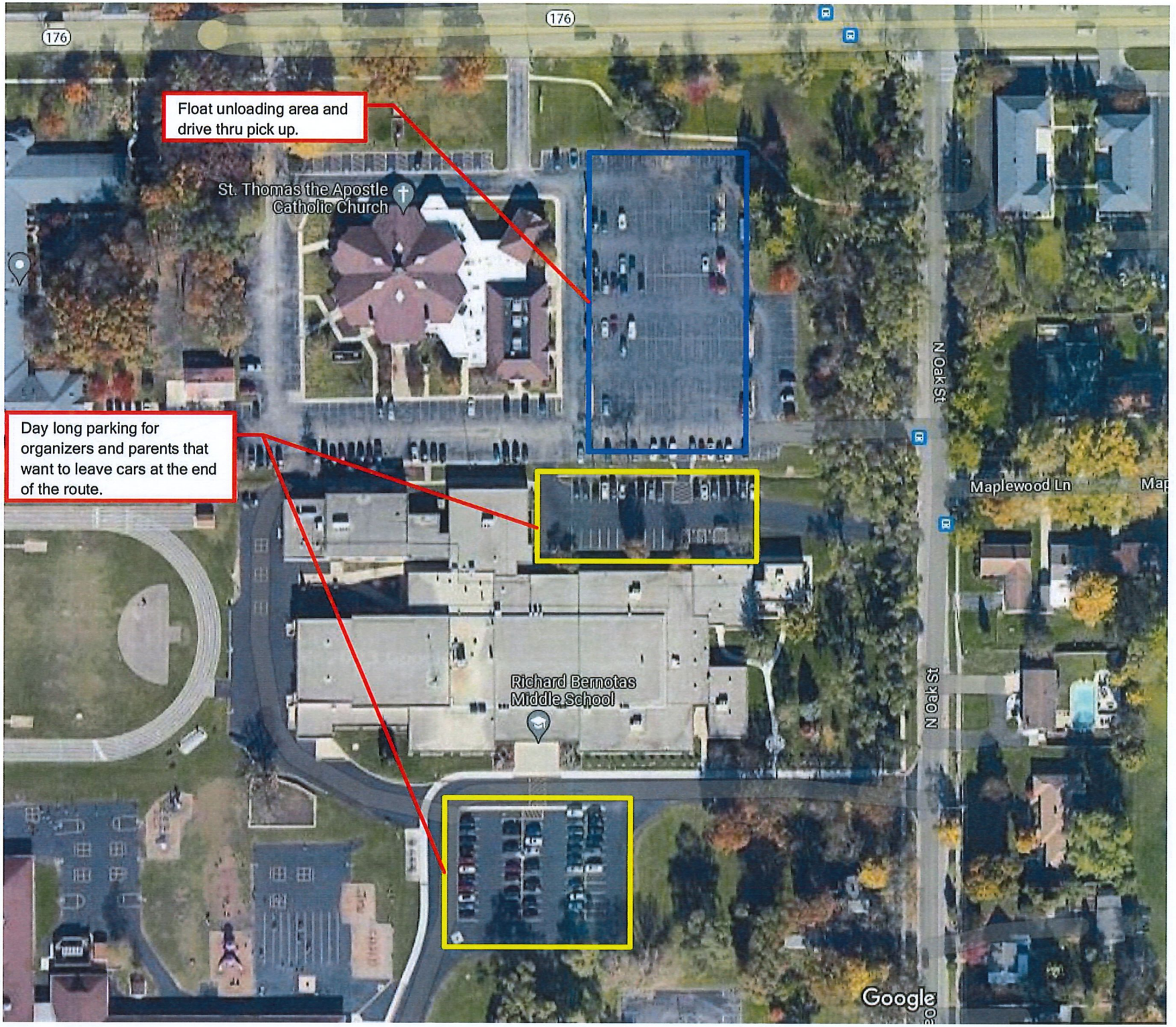
Sincerely,



Lieutenant Pablo
290 W. Crystal Lake Avenue
Crystal Lake, IL 60014
(815) 455-2769

2024 RE-ROUTE OF PARADE




Float unloading area and drive thru pick up.
Day long parking for organizers and parents that want to leave cars at the end of the route.
St. Thomas the Apostle Catholic Church
Richard Bernotas Middle School
176
176
N Oak St
N Oak St
Maplewood Ln
Google

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Special Event Request and Street Closure - St. Thomas the Apostle School Field Day– May 17, 2024

Staff Recommendation: Motion to approve the Special Event Request for St. Thomas the Apostle School's annual Field Day, including street closure, to be held on May 17, 2024 pursuant to the recommended conditions

Staff Contact: Elizabeth Maxwell, City Planner
Laurrie Fitzgerald, Support Service Coordinator

Background:
St. Thomas the Apostle School is requesting to hold its annual Field Day Special Event. This request includes the closure of Lake Street between Washington Street and the western portion of the St. Thomas the Apostle Church property, and Washington Street between Lake Street and Pierson Street, on Friday, May 17, 2024, from 8:00 a.m. until 2:00 p.m. for the St. Thomas Field Day end of school celebration.

During the St. Thomas Field Day, children will be going back and forth from the school to the playing fields, participating in a wide variety of activities. They will be using the parking lot on Washington Street for the Field Day. Closing Lake Street to Washington Street and closing Washington Street between Lake Street and Pierson Street would make it safer for the children to cross from the school to the fields and parking lot, as well as make it easier on the parent volunteers coordinating the St. Thomas Field Day.

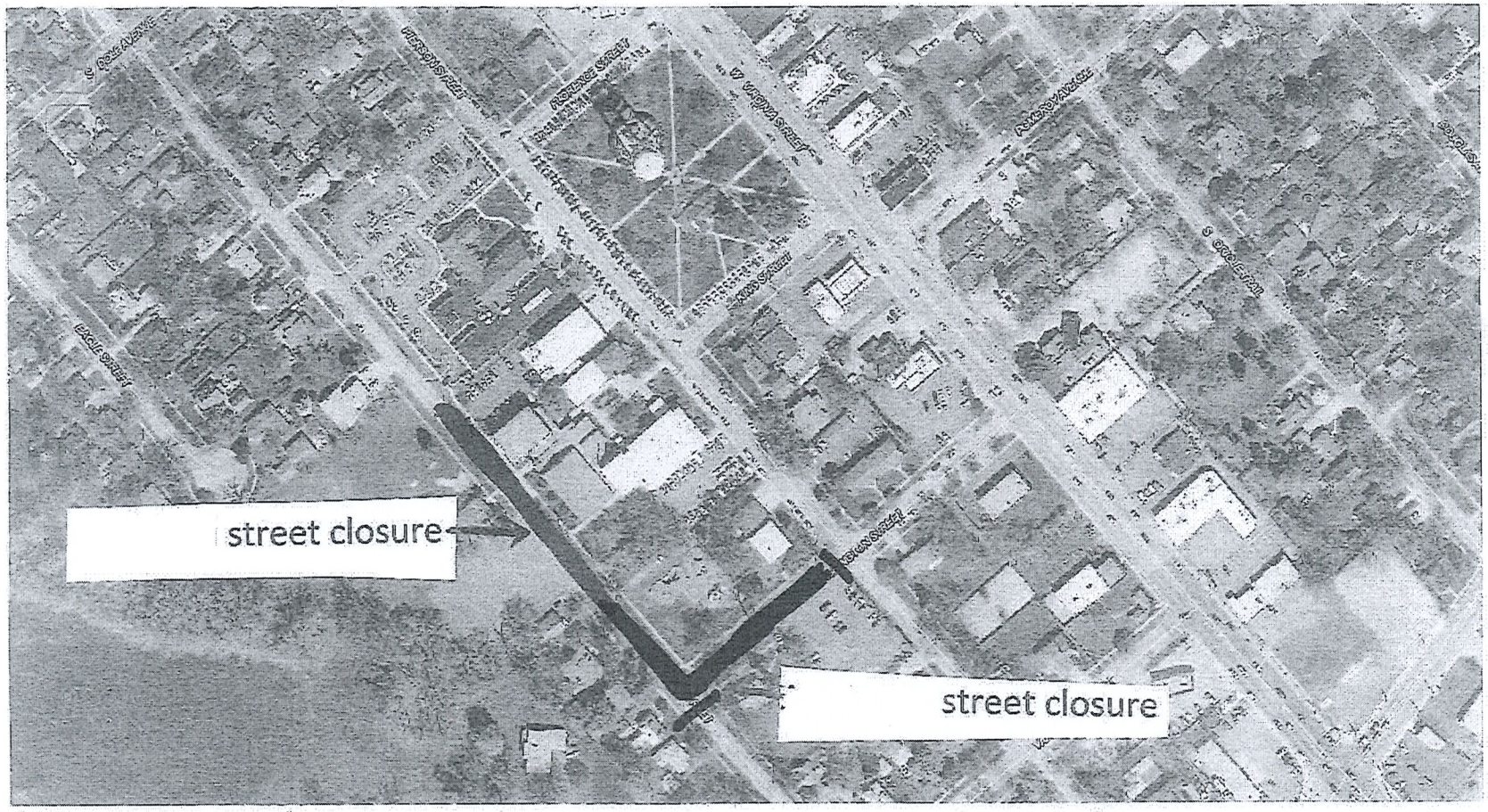
City staff has reviewed the petitioner's request and does not have any concerns regarding the closure of Washington and Lake Streets, providing the following conditions are met:

1. City-owned barricades must be used to block off the street closure sections. Barricades shall be placed to allow access to existing crosswalks. In addition, a "Local Traffic Only" sign must be temporarily placed at the entrance to Lake Street from Dole Avenue. The petitioner has submitted a Barricade Borrowing Application.
2. The petitioner must send a notice to all affected property owners along Lake Street.

3. The petitioner must contact the School Districts in the area in case there are any bus routes that may utilize Lake Street.
4. Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway, if necessary.
5. Emergency access to the School must be maintained throughout the event. The petitioner must provide a plan of the St. Thomas Field Day layout.
6. Local traffic access to Lake Street must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
7. All debris created by the event shall be cleaned up during and after the event.
8. If tents or canopies will be used, the petitioner shall contact the Fire Rescue Department at (815) 356-3640 for further review.
9. Promotional and informational banners and signage may need a limited duration sign permit issued from the Building Division. Please contact the Building Division regarding signage to be used in conjunction with the event.
10. A weather monitoring person is required during the event and an emergency plan shall be in place in the event of severe weather.
11. In the case of inclement weather, an alternate date can be approved by the City Manager.

The City Council has approved this event in the past. The applicant has been made aware of these recommended conditions and advised to attend the April 2, 2024 City Council meeting to answer any questions.

Votes Required to Pass:
Simple majority vote


street closure
street closure

Google Maps 486 Lake St



Image capture: Oct 2022 © 2024 Google



265 King St

Building

Directions Save Nearby Send to phone Share

265 King St, Crystal Lake, IL 60014

Photos

Google Maps 498 Lake St



Image capture: Oct 2022 © 2024 Google



265 King St

Building

Directions Save Nearby Send to phone Share

265 King St, Crystal Lake, IL 60014

Photos

Agenda Item No: 9e

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: COUNTY ZONING REQUEST

3916 Ames Road
Crystal Lake, IL (Unincorporated)

Recommendation: City Council's discretion.

a) Motion to object to the proposed Conditional Use to allow for a commercial solar energy facility, directing staff to proceed with an objection to the County Hearing Officer

b) No action

Staff Contact: Elizabeth Maxwell, City Planner
Katie Rivard, Assistant City Planner

Background:

- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The subject property in question is zoned "A-1" Agriculture District and consists of approximately 71 acres. Currently, the subject property is used partially for agricultural production.
- The subject property is surrounded by:
    - North: Prairie Grove zoning district "T" Transitional
    - South: Prairie Grove zoning districts - "T" Transitional, "E-1" Estate (1 acre) and "R" Residential (1 DU/acre)
    - East: Prairie Grove zoning district "R" Residential (1 DU/acre)
    - West: County zoning district "A-1" Agriculture and Prairie Grove zoning district "T" Transitional
- Agricultural uses are to the north, south, east and west, as well as, single-family residential and vacant uses to the south.

- The County's 2030 Land Use Plan identifies the subject property as Residential. However, the 2030 Comprehensive Plan and 2030 and Beyond Analysis Update supports solar energy facilities within existing agricultural areas.

Request:

- The petitioners are requesting a commercial solar energy facility. The facility will use approximately 38 acres of the total 71 acres.
- The County requires a Conditional Use Permit for Solar Farms in the "A-1" Agriculture, "O" Office/Research, "I-1" Light Industrial and "I-2" Heavy Industrial zoning districts. The City of Crystal Lake requires a Special Use Permit in the F Farming, M-L Limited and M Manufacturing zoning districts.
- Height: The solar array will be no more than 15 feet in height at full tilt.
- Setbacks: The solar panels, structures and electrical equipment will be setback no less than 50 feet from any lot line and no less than 150 feet from any residence, other than a residence on the same ownership parcel. The owner waived the residential setback requirement on the eastern side of their property.
- Safety/Security: There will be a 7-foot high chain-link fence with locked gates around the perimeter.
- Lighting: There is no lighting proposed.
- Noise: The project will comply with the Illinois Pollution Control Board (IPCB), and the solar panels themselves do not produce any noise.
- Screening: Any part of the facility within 500 feet of any non-participating residence or road right-of-way not screened by existing vegetation will be screened by a native scrub screening. The Landscape Plan includes vegetative screening on the south and west sides of the project.
- Decommissioning of the site includes the removal of all structures and restoration of soil and vegetation.
- The City of Crystal Lake requires a Special Use Permit for solar farms in the F – Farming, M-L Manufacturing Limited and M – Manufacturing zoning districts, subject to the following criteria:
    - The entire project site shall be surrounded with landscape and a fabric-wrapped chain link fence, which would screen the property from any roadways or public driveways.
    - The grounds in and around the panels shall be repurposed for wildflowers or agriculture. A landscape plan is required.
    - One ten-foot-wide paved drive shall provide access around the entire site.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

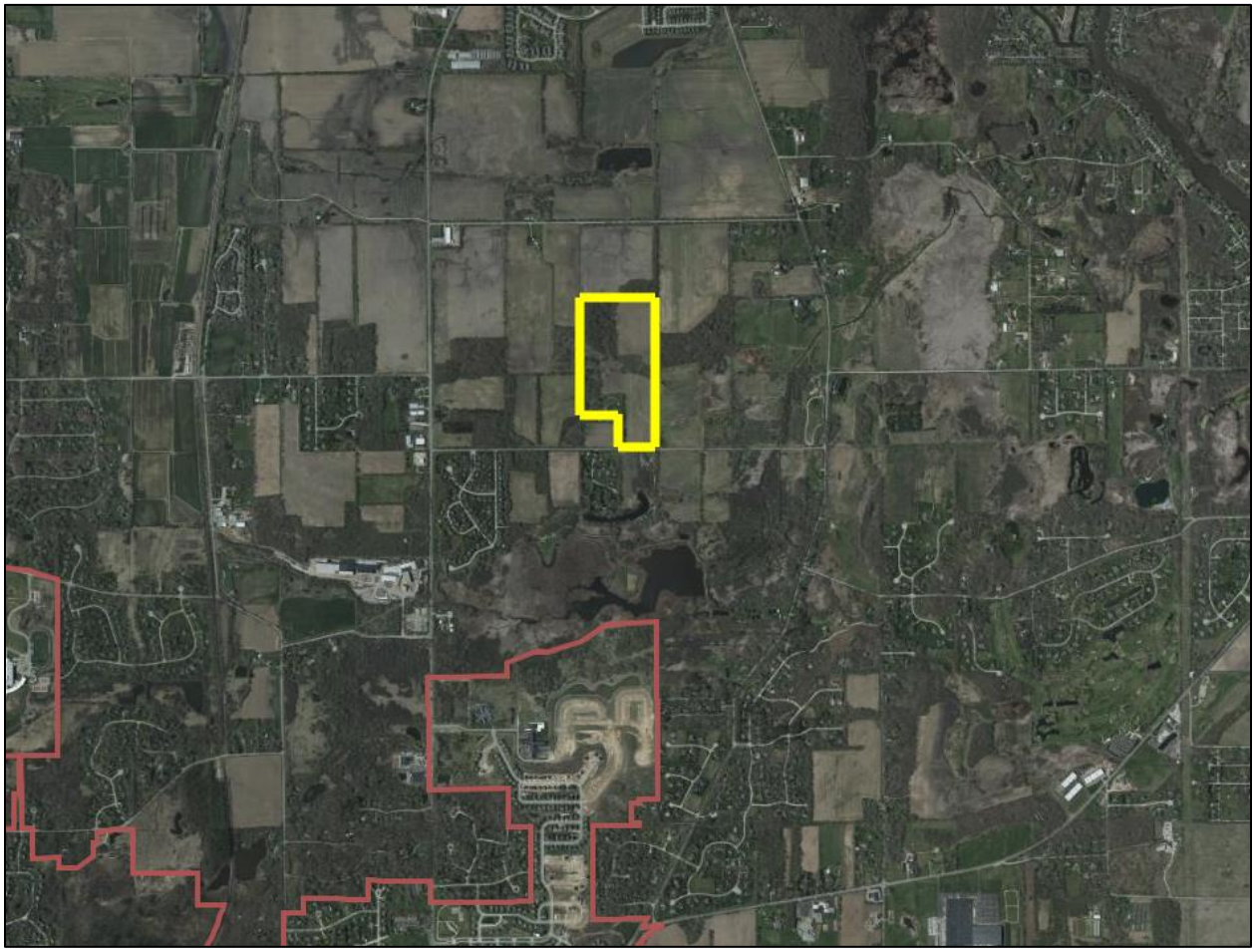
Votes Required to Pass: A simple majority.

PIQ Map

3916 Ames Road, Crystal Lake

Nunda Township

Approximately 0.6 miles outside the City Limits



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

April 10, 2024, 1:30 PM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NEW BUSINESS / PUBLIC HEARING**
   - 3.1 2024-014 TPE IL MH637, LLC, Coral Twp, A1C-A1C — 2
4. **OLD BUSINESS**
5. **PUBLIC COMMENT**
   Topics unrelated to public hearing - 3-minute time limit per speaker
6. **ANNOUNCEMENTS**
7. **ADJOURNMENT**

Staff Report for the McHenry County Zoning Board of Appeals

Application: #2024-014

PIN: #14-23-101-002 and #14-14-300-002

Address: 3916 Ames Road, Crystal Lake, Illinois

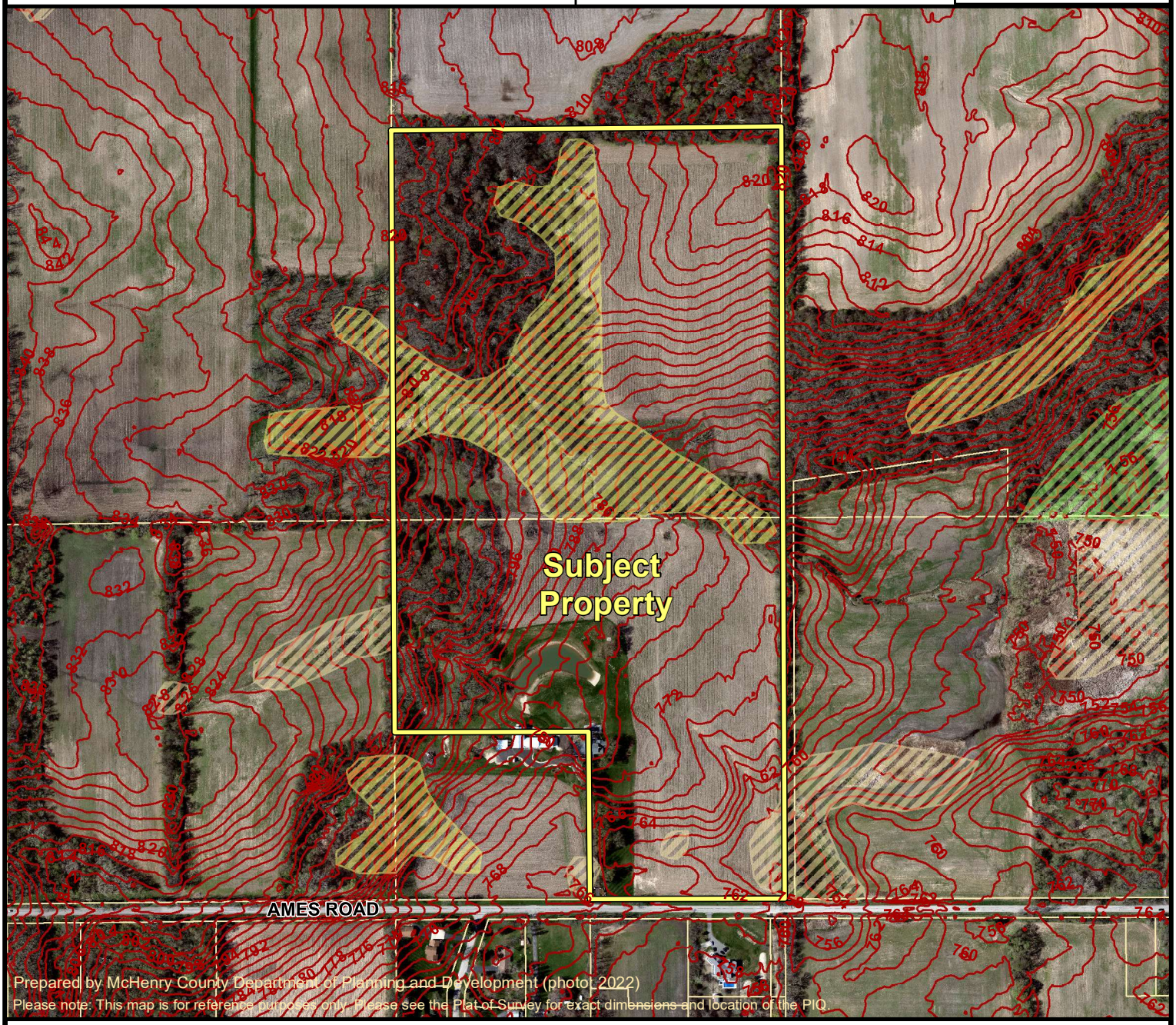
Location: The property consists of approximately 70.935 acres and is located on the north side of Ames Road, approximately 3,300 feet east of the intersection of S. Illinois Route 31 and Ames Road, in Nunda Twp, Illinois.

Hearing: April 10, 2024

Applicant: TPE IL MH637, LLC

Request: Conditional Use Permit to allow for a Commercial Solar Energy Facility

Aerial Map



Elevation
(feet above sea level)
Contours

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

Feet
250 125 0 250 500
1 inch equals 500 feet

STAFF COMMENTS

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

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a Conditional Use Permit to allow for a Commercial Solar Energy Facility. The subject property consists of approximately 70.935 acres and is zoned A-1 Agriculture District. According to the Plat of Survey, the subject property is currently partially in agricultural production.

According to the narrative, the applicant is proposing a 4.99-megawatt commercial solar energy facility, enclosed by a seven (7)-foot security fence, per the regulations of the National Electric Code. The nearest adjacent residence on a nonparticipating parcel is over one hundred fifty (150) feet from the proposed location of the solar array.

Note: On January 27, 2023, the State of Illinois passed Public Act 102-1123 (further modified under trailer bill P.A. 103-0580 on December 8, 2023), which modifies regulations for proposed commercial solar energy facilities. The County of McHenry has amended the Unified Development Ordinance, as of April 18, 2023, in order to comply with the State's regulations.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The applicant must meet the Principal Use Standards for a Solar Farm, listed in County Code Section 16.56.030.PP of the UDO (*with the exception of any changes provided by Public Act 102-1123, as outlined above*).

STAFF ANALYSIS

Current Land Use & Zoning

The property is adjacent to Agricultural uses to the north, south, east and west, as well as Single-Family Residential and Vacant uses to the south. The property is surrounded on the north, east and south by the Village of Prairie Grove and is adjacent to A-1 Agriculture zoning and Village of Prairie Grove to the west.

2030 Comprehensive Plan Future Land Use Map

The proposed conditional use permit is not consistent with the County's future land use designation of Residential.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond Update support the construction of commercial solar energy facilities within existing agricultural areas. *(See analysis below)*

McHenry County 2030 and Beyond, Adopted October 18, 2016

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

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

- The McHenry County Water Resources Division has determined that the panels will not be calculated as an impervious surface for the development permit. This is because the panels are proposed to be elevated above the ground several feet and supported by driven piles. The petitioner will be required to obtain a Stormwater Management Permit which will include calculations for all impervious areas, including but not limited to the piles, access drives, and equipment pads.

Big Idea #2 Let's build on our strengths

"We can make it happen by recognizing the economic and social importance of our agricultural industry." (p. 15)

- The McHenry County Soil and Water Conservation District's Natural Resources Inventory report (#24-021-4577) indicates that the LE score is 77.39 out of a possible 100 regarding soils for crop production. This is due to approximately 73.93% of the site containing prime farmland soils. The concerns that the development of solar facilities in the county will result in the loss of farmland, particularly prime farmland can be remediated because, unlike other forms of development, the land is preserved for future farming. Also, the proposed native vegetation may slow the velocity of runoff, capturing sediments or other pollutants and allowing water to infiltrate into the soil, thereby reducing potential for erosion and sedimentation and improving soil conditions.

Big Idea #3 Let's grow smarter

"The county should also be open to commercial enterprises in the unincorporated areas that are major generators of jobs or tax revenues for which no suitable municipal sites exist elsewhere in the county, or that are dependent upon a direct proximity to agriculture or open space and designed in harmony with these areas." (p. 17 & 21)

- Due to the size and scale of the project, undeveloped acreage is important to the siting and development of a commercial solar energy facility. The applicant should be prepared to address how the proposed use relates to the statement above regarding generation of jobs, tax revenues, and siting of the facility.

Big Idea #4 Let's expand our economy

"We can make it happen by improving infrastructure, including freight and commuter rail, access to major regional and interstate roadways, and access to high-speed internet services." (p.22)

- The proposed commercial solar energy facility will provide a renewable energy source to the electrical grid as an alternative to energy created from sources with a larger carbon footprint.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

No applicable text.

Agricultural Resources

"Encourage owners of parcels with the greatest potential for productive agricultural use, such as parcels with an LE score of 80 or above that are in agricultural use and contiguous with other such parcels, to preserve their parcels for agricultural uses." (p. 38, #7)

- Commercial solar energy facilities typically have a life of approximately thirty (30) to forty (40) years and after that time the property may return to agriculture.

"Continue joint participation with the USDA Natural Resources Conservation Service and McHenry County Soil and Water Conservation District in educational programs regarding best soil conservation practices and improving rural water quality." (p. 38, #20)

- The McHenry-Lake County Soil and Water Conservation District recommends that areas between panels be planted to a native prairie mix to help increase water infiltration and reduce runoff from the site. It is recommended that a planting and maintenance plan be developed with the landowner to ensure that noxious weeds are controlled, and native plantings are properly installed and managed. The petitioner is encouraged to add pollinator species to this planting plan. The Soil and Water Conservation District also recommends, upon decommissioning, that if any underground lines are to remain, they should have at least five (5) feet of cover to adequately allow farming operations to commence after the facility's removal.

Greenways, Open Space & Natural Resources

"Protect environmentally sensitive areas from negative impacts of adjacent land uses." (p.57, #9)

- The IDNR indicated protected resources that may be in the vicinity of the project location, including Stickney Run Conservation Area INAI Site, Thunderbird Lake INAI Site, Black Tern, Black-Crowned Night Heron, Common Moorhen, Least Bittern, Rusty Patched Bumble Bee, and Yellow-Headed Blackbird. The Department evaluated the information provided and concluded that adverse effects are unlikely. They made recommendations, including establishment of a pollinator-friendly habitat as groundcover wherever feasible, as well as a 6-inch gap along the bottom of the fencing to prevent the restriction of wildlife movement. Consultation was terminated.

"Encourage the design of developments to achieve the broader sustainability of human and natural communities, including the social and economic dimensions of sustainability." (p. 57, #15)

- The proposed commercial solar energy facility will contribute to a broader sustainability objective in that it will produce clean energy as a replacement for energy produced by unsustainable means.

Water Resources

"Preserve and enhance the chemical, physical, biological, hydrologic integrity of streams, lakes and wetlands." (p.63)
"…land use and development should be carefully examined and regulated within sensitive groundwater recharge areas to ensure that the water quality, quantity, and natural recharge functions of the area are safely maintained." (p.67)

- The applicant will be required to obtain a Stormwater Management Permit prior to construction.

Economic Development

"Decrease the degree to which the residential sector in the County must pay for services." (p.87)

- The state legislature has approved standards that would regulate how commercial solar energy facilities are assessed for tax purposes. The standards would result in an increase from the current assessed value of agricultural land.

Infrastructure

"It is estimated that every 120 MW of solar power would eliminate 1.7 million tons of carbon dioxide emissions which is the equivalent of removing 310,000 vehicles from the nation's roadways annually. A 1,000 MW coal plant produces approximately 6 million tons of carbon dioxide per year." (p.116)

"Encourage all governmental units in the County to adopt and support ordinances that will enhance all segments of the areas electric grid." (p. 120, #5)

The proposed commercial solar energy facility is consistent with the *Comprehensive Plan* support of more sustainable energy sources.

STAFF ASSESSMENT

The 2030 Comprehensive Plan and the *2030 and Beyond Update* both support the development of commercial solar energy facilities. Once the facility is constructed, there is very little to no traffic generated by the use. There is very minimal risk of noise, lighting, or other nuisances generated by this use. The proposed use is compatible with adjacent uses. As noted within Public Act 102-1123, *a request for a Conditional Use Permit for a commercial solar energy facility shall be approved if the request is in compliance with the standards and conditions imposed within the Act, the zoning ordinance adopted consistent with this Code, and the conditions imposed under State and Federal statutes and regulations. A County may not adopt zoning regulations that disallow commercial solar energy facilities from being developed or operated in any district zoned to allow agricultural or industrial uses*. All construction will be required to meet applicable codes and ordinances for: fire protection, commercial building and electrical construction, and stormwater management.

Staff offers the following conditions for consideration:

1. The Conditional Use shall have no time limit, unless the use is abandoned as specified in 16.56.030.PP.4 of the McHenry County Unified Development Ordinance.

2. Site development shall be in substantial conformance with the Zoning Site Plan and Concept Landscape Plan prepared by Kimley-Horn, dated February 12, 2024 and received by the Department of Planning and Development on February 22, 2024 (attached).

3. The *Decommissioning Plan* shall be applicable in part as well as in whole. If any portion of the commercial solar energy facility ceases to perform its intended function for more than twelve (12) consecutive months, that portion of the facility shall be decommissioned in compliance with all the terms of the *Decommissioning Plan*.

4. A McHenry County Stormwater Management Permit shall be secured prior to construction. Any damaged drainage tiles shall be repaired at the expense of the Petitioner and in a manner satisfactory to the Water Resources Division Manager.

5. A detailed Landscape Plan illustrating compliance with required landscape screening standards shall be approved by the Zoning Enforcement Officer prior to issuance of construction/building permit.

6. Fencing shall be provided in compliance with the National Electrical Code, as applicable. The use of barbed wire is prohibited. Setting fence posts in concrete is prohibited except for gate posts and where otherwise required for stability.

7. Recommendations made by the Illinois Department of Natural Resources in their November 20, 2023 letter to the applicants, with regard to protected resources in the vicinity of the project location, shall be followed.

8. All requirements of McHenry County Unified Development Ordinance §16.56.030.PP (as amended, subject to State of Illinois Public Act 102-1123 and Public Act 103-0580) shall be met or exceeded unless specifically amended by this Conditional Use Permit.

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

16.56.030 Principal Use Standards

PP. **COMMERCIAL SOLAR ENERGY FACILITY**. Conditional use permits for a COMMERCIAL SOLAR ENERGY FACILITY shall have no time limit, unless the use is abandoned as specified in subsection PP.4. below (COMMERCIAL SOLAR ENERGY FACILITY: Abandonment), or the permit is revoked in accordance with § 16.20.040I. (Revocation of Conditional Use Permits).

1. Application.

a. A threatened and endangered species consultation (EcoCAT) from the Illinois Department of Natural Resources is required at the time of conditional use permit application for any site that is five (5) acres or greater in size and currently in agricultural use or undeveloped.

b. A site plan shall be provided showing all improvements, including structures, fencing, power lines (above and below ground), lighting, and landscaping, at a detail sufficient to understand the location, height, appearance, and area.

c. All other application submittal requirements outlined in the *Planning and Development Department Zoning Application Packet* as published on the McHenry County Website.

2. Site design.

a. Solar panels, structures, and electrical equipment, excluding fences and power lines for interconnection, shall be erected no less than fifty (50) feet from any lot line and no less than one hundred fifty (150) feet from any residence, other than a residence on the same ownership parcel.

b. No structures, excluding power lines for interconnection, may exceed twenty (20) feet in height. Power lines shall be placed underground to the maximum extent possible.

c. Lighting must comply with § 16.60.020 (Exterior Lighting).

d. Solar panels shall have a surface that minimizes glare and shall comply with § 16.60.040D. (Lighting and Glare).

e. The facility shall be situated as to minimize impacts to woodlands, savannas, wetlands, drainage tiles, and encroachment into flood plains. All site development shall comply with the Stormwater Management Ordinance. Any damaged drainage tiles shall be repaired.

f. In order prevent erosion, manage run-off, and provide ecological benefit, the facility shall be planted with “low-profile” native prairie species, using a mix appropriate for the region and soil conditions per Illinois Department of Natural Resources (IDNR) standards, as amended from time to time.

g. Fencing shall be provided in compliance with the National Electrical Code, as applicable. The use of barbed wire must comply with § 16.56.050H.1.c. of this Ordinance.

h. Any part of the facility that is within five hundred (500) feet of a NONPARTICIPATING RESIDENCE, or road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County Board, unless the facility is screened from view by existing vegetation.

i. Prior to building permit issuance, the operator shall prepare a landscape monitoring and maintenance plan to ensure the establishment and continued maintenance of the native prairie species, all installed landscape screening, and all existing vegetation that provides required landscape screening.

j. Prior to scheduled public hearing, the operator shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture (IDOA), as required by that department.

k. Prior to building permit issuance, the operator shall provide an executed road use agreement between the Applicant and the appropriate governing road and highway jurisdictions or the Illinois Department of Transportation (IDOT), showing approved entrances.

3. Safety.

a. Prior to construction, the operator shall prepare an emergency management plan acceptable to the County and the local fire district and shall be responsible for training of emergency personnel, as needed.

b. A sign shall be posted providing the name of the operator and a phone number to be used in case of an on-site emergency.

c. Access shall be granted, provided appropriate advance notice, for periodic inspection of the site by the County or the local fire district.

d. Damaged solar panels shall be removed, repaired, or replaced within sixty (60) days of the damage. The ground shall remain free of debris from damaged solar panels at all times.

4. Abandonment.

a. The COMMERCIAL SOLAR ENERGY FACILITY shall be considered abandoned if the operator fails to pay rent as specified in the Agricultural Impact Mitigation Agreement, or it ceases to generate electricity for a period of twelve (12) consecutive months. Reports of electrical power production shall be provided to the County upon request. An abandoned COMMERCIAL SOLAR ENERGY FACILITY must be decommissioned and removed within twelve (12) months from the time it is deemed abandoned. The operator may appeal in writing to the Zoning Enforcement Officer for an extension of time in order to remove the facility or to bring the solar farm back into operation.

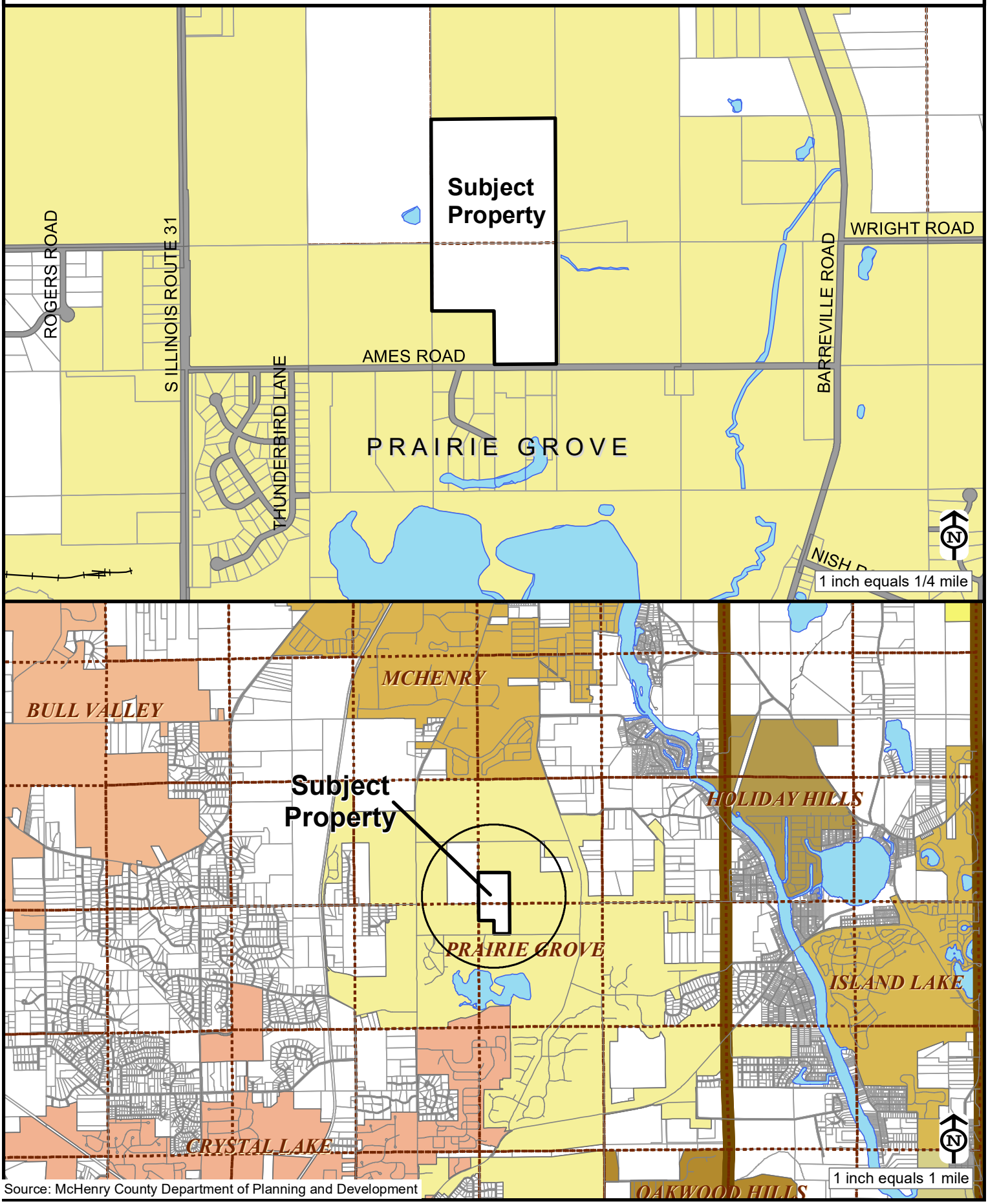
5. Decommissioning. Decommissioning and removal of the COMMERCIAL SOLAR ENERGY FACILITY shall be the responsibility of the operator upon abandonment or revocation of the conditional use permit. All operators shall comply with the following:

a. Prior to building permit issuance, the operator shall prepare a decommissioning plan which shows the final site conditions after the COMMERCIAL SOLAR ENERGY FACILITY has been removed from the property. Decommissioning plans shall require removal of all solar panels, electrical equipment, poles, piles, foundations, and conduits (above and below ground). Access roads, fencing, groundcover, and landscaping may remain only by agreement of property owner.

b. Prior to building permit issuance, the operator shall submit an engineer's estimate of cost for decommissioning the facility and restoring the site in accordance with the approved decommissioning plan. Upon review and approval by the Zoning Enforcement Officer of the estimate, the operator shall obtain a bond, letter of credit, or other form of surety acceptable to the County to be held by the Department of Planning and Development in the amount of one hundred percent (100%) of the estimate. Provision of this financial assurance shall be phased in over the first eleven (11) years of the project's operation or as otherwise provided in accordance with the executed Agricultural Impact Mitigation Agreement.

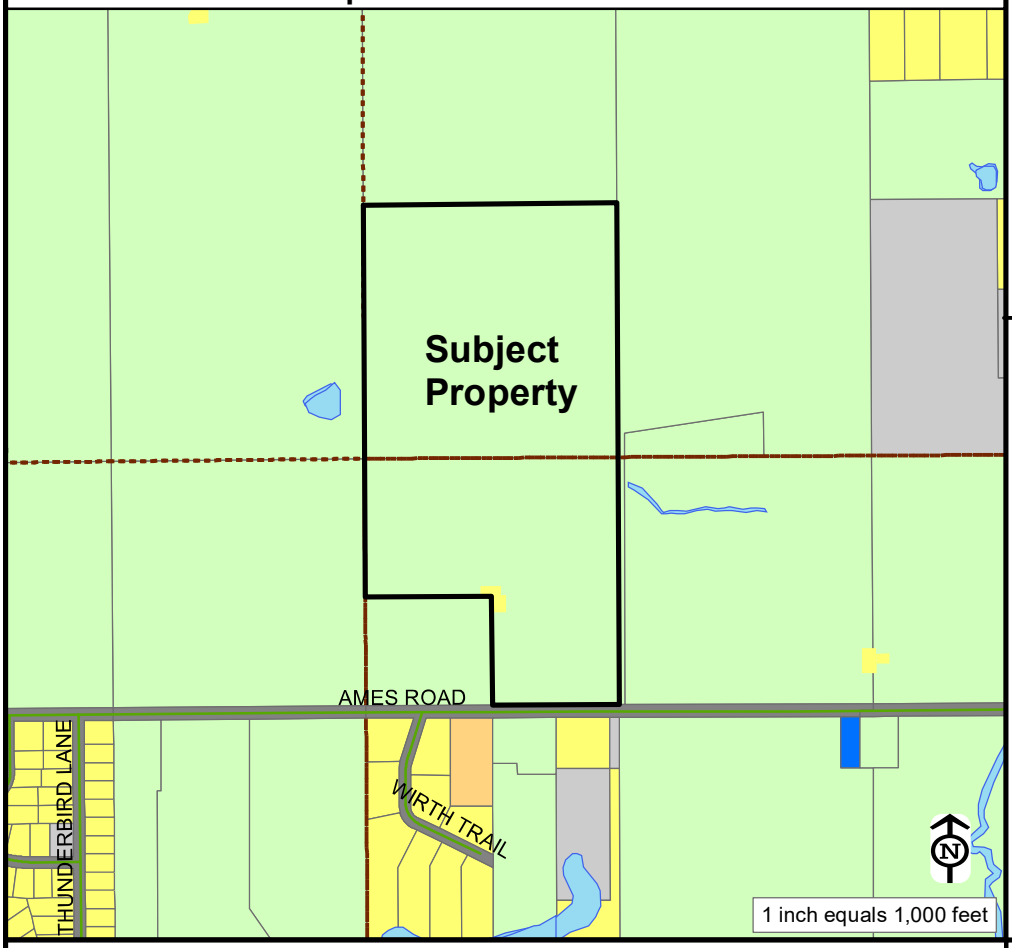
c. During the operation of the facility, a new engineer's estimate of cost for decommissioning shall be submitted every ten (10) years to the Department of Planning and Development. Upon approval of the estimated costs by the Zoning Enforcement Officer, a revised surety shall be provided to the Department of Planning and Development in the amount of one hundred percent (100%) of the new estimate.

Location Map **3916 Ames Road, Crystal Lake, Illinois** **Nunda Township**



Source: McHenry County Department of Planning and Development

Current Land Use Map



Current Land Use

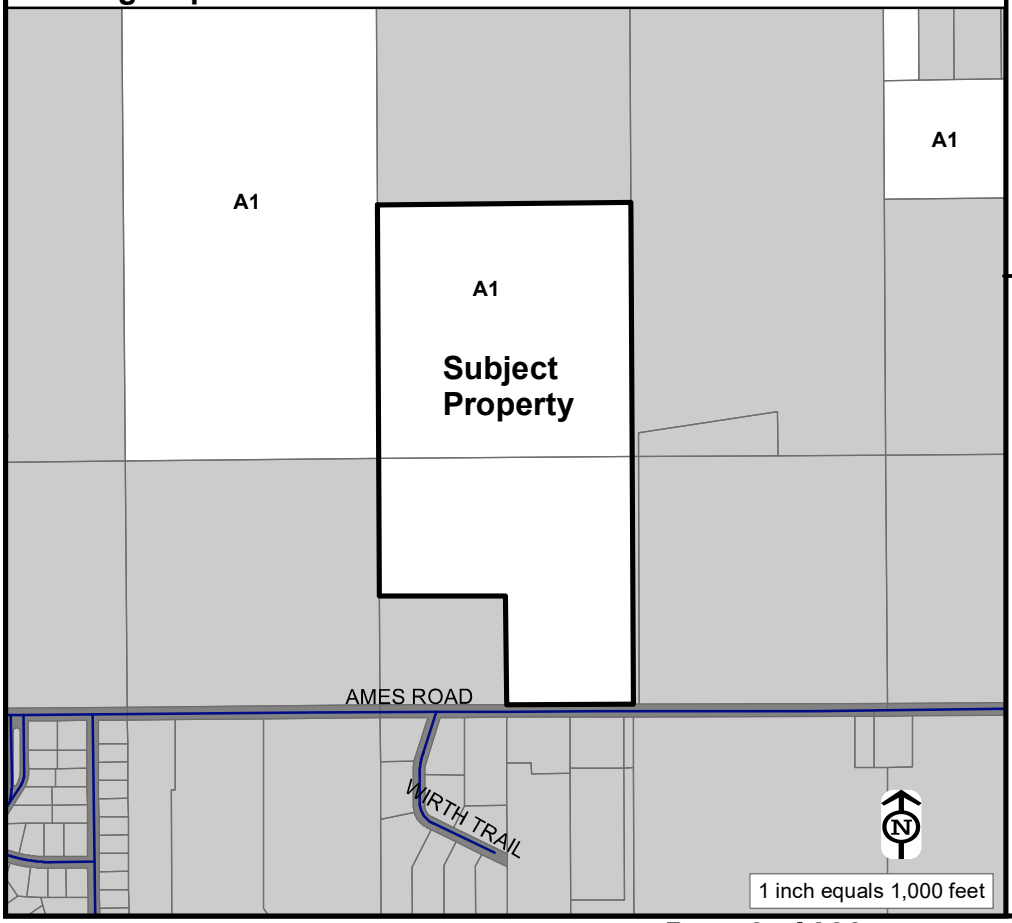
Agriculture and Single-Family Residential

Adjacent Land Use(s)

North: *Agriculture*
South: *Agriculture, Single-Family Residential and Vacant*
East: *Agriculture*
West: *Agriculture*

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

Zoning Map



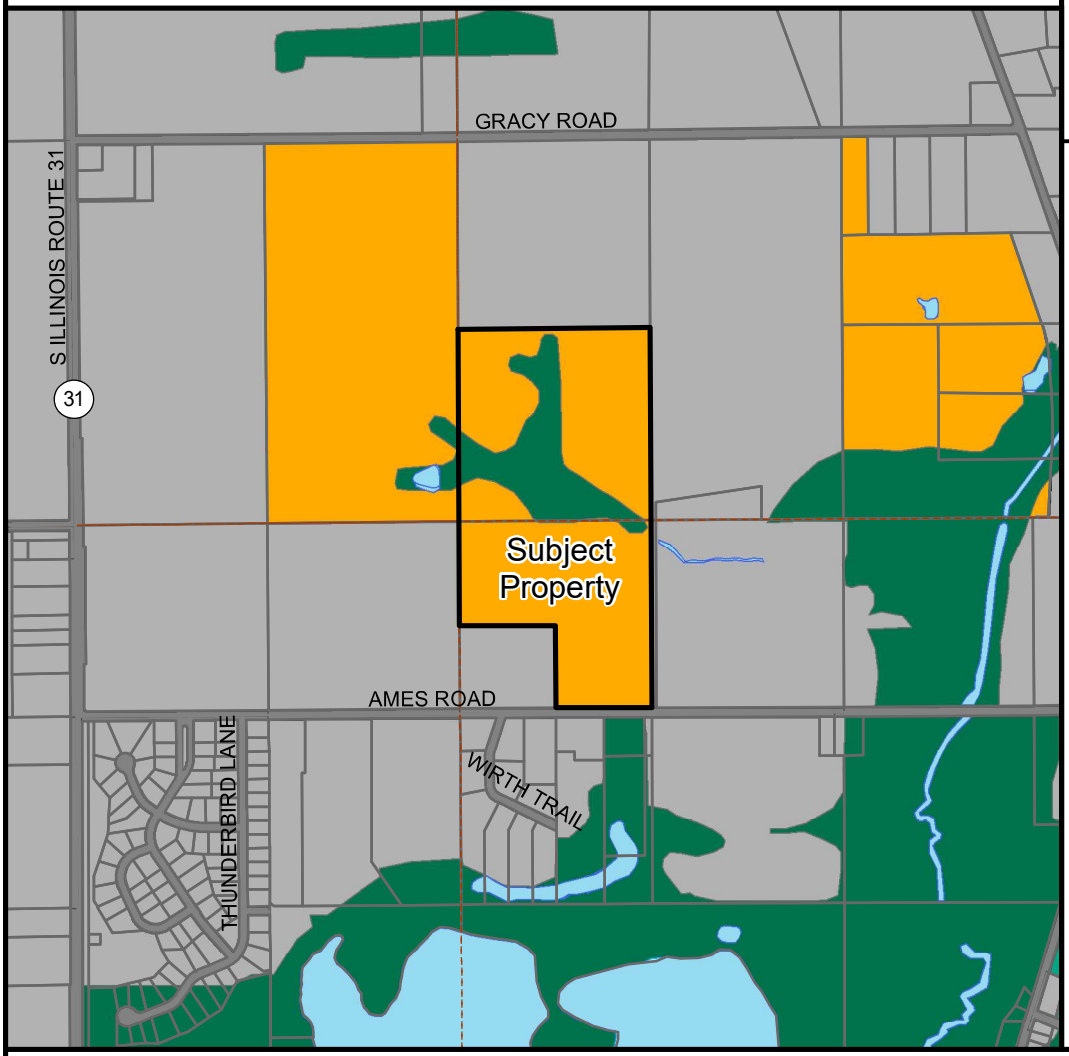
Current Zoning
A-1 Agriculture

Adjacent Zoning

North: Village of Prairie Grove
South: Village of Prairie Grove
East: Village of Prairie Grove
West: A-1 Agriculture and Village of Prairie Grove

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

McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Residential and Environmentally Sensitive Area

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

Scale: 1 inch = 1/4 mile

Municipal / Township Plan Designations

Nunda Township: Residential Conservation Development

Crystal Lake: No Designation McHenry: No Designation Prairie Grove: Single-Family Detached

McHenry County 2030 Comprehensive Plan — Text Analysis

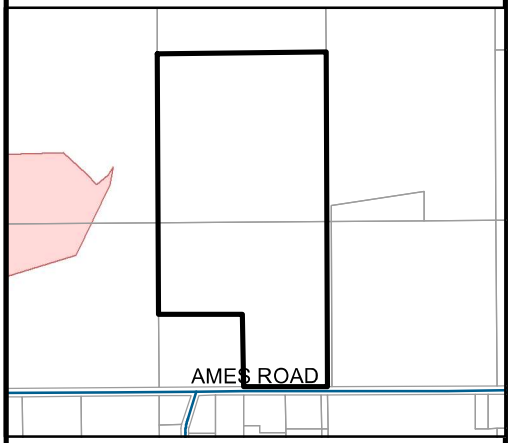
Land Use

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

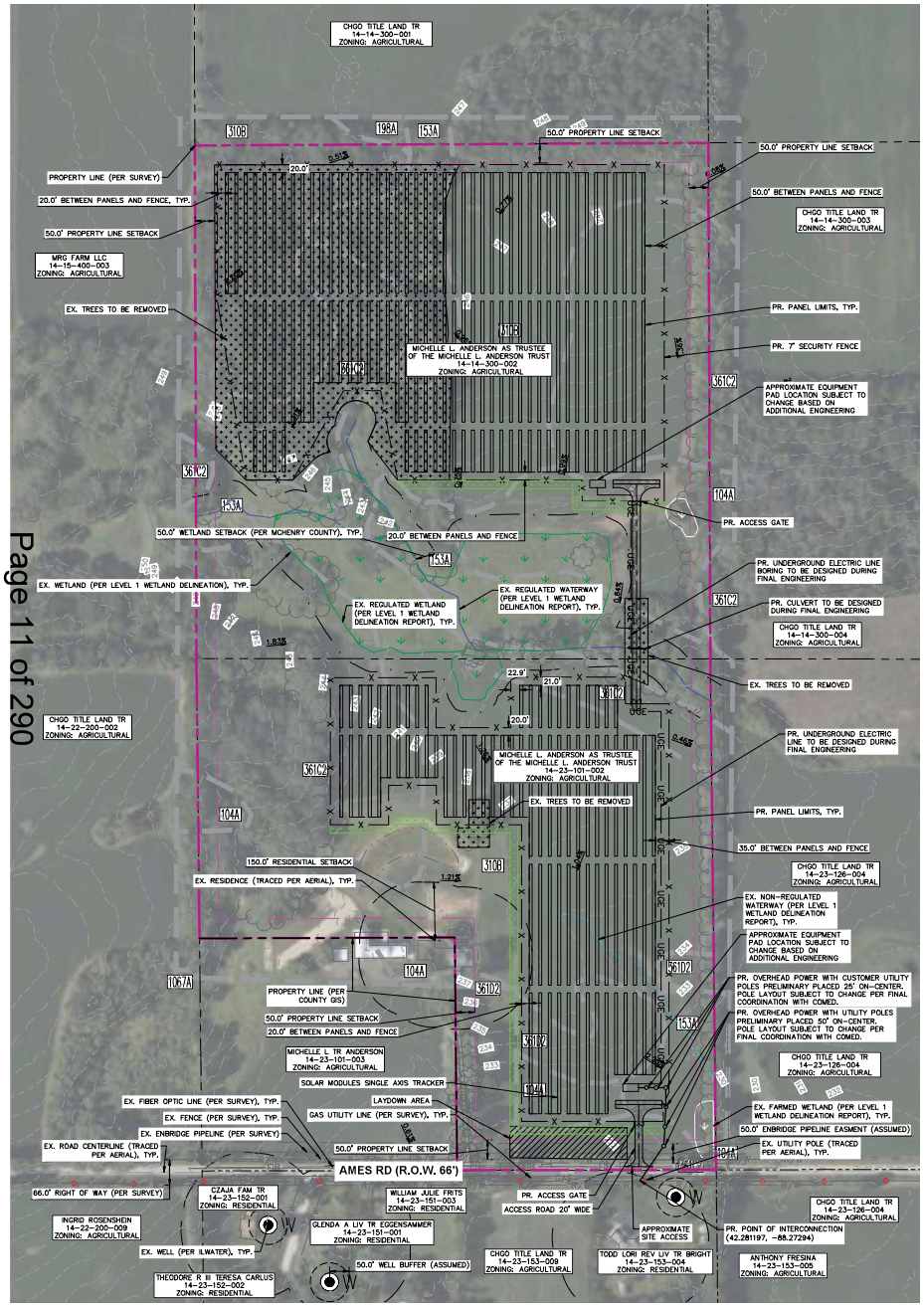
Sensitive Aquifer Recharge Areas

The site is not located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area



NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

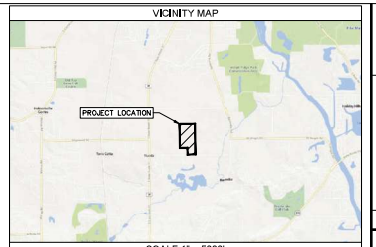
LEGEND

ROAD NAME	N 100 ST.
PROPERTY LINE/PROJECT BOUNDARY	
SECTION LINE	
RIGHT OF WAY	R/W
SETBACK	
EX. OVERHEAD ELECTRIC	EX OHE
EX. GAS PIPELINE	GAS
APPROXIMATE WOODED AREA TO BE REMOVED (TRACED PER AERIAL)	
EX. ROAD CENTERLINE	
EX. EASEMENT	
EX. UTILITY POLE	
EX. RESIDENCE/STRUCTURE	
EX. RESIDENTIAL SETBACK	
WETLAND (PER LEVEL 1 WETLAND DELINEATION BY KIMLEY-HORN)	
EX. REGULATED WATERWAY (PER LEVEL 1 DELINEATION BY KIMLEY-HORN)	
EX. NON-REGULATED WATERWAY (PER LEVEL 1 DELINEATION BY KIMLEY-HORN)	
WETLAND BUFFER (PER MCHENRY COUNTY CODE OF ORDINANCES, ACCESSED ON 11/15/2023)	
EX. FARMED WETLAND (PER LEVEL 1 WETLAND DELINEATION BY KIMLEY-HORN)	
EX. FIBER OPTIC LINE (PER SURVEY)	FIB
EX. ENBRIDGE PIPELINE (PER SURVEY)	
EX. FENCE (PER SURVEY)	X
EX. FLOW (DIRECTION AND SLOPE)	XX%
EX. WELL	W
PR. 7' SECURITY FENCE	X
PR. ACCESS GATE	
PR. LAYDOWN AREA	
PR. PANEL LIMITS	
PR. UNDERGROUND ELECTRIC	UGE UGE
PR. OVERHEAD ELECTRIC	OHE OHE
PR. ACCESS ROAD	
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. LANDSCAPE BUFFER	
PR. CULVERT	
WELL BUFFER	
SOIL BOUNDARY	

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
104A	VIRGIL SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
153A	PELLA SILTY CLAY LOAM 0 TO 2 PERCENT SLOPES	C/D
198A	ELBURN SILT LOAM, COOL, 0 TO 2 PERCENT SLOPES	C
310B	MCHENRY SILT LOAM, 2 TO 4 PERCENT SLOPES	B
361C2	KIDDER LOAM, 4 TO 6 PERCENT SLOPES	B
361D2	KIDDER LOAM, 6 TO 12 PERCENT SLOPES, ERODED	B
1067A	HARPSTER SILT LOAM, 0 TO 2 PERCENT, UNDRAINED	B/D

VICINITY MAP



SCALE 1" = 5000'

SITE DATA TABLE

PIN #	14-14-300-002, 14-23-101-002
PROPERTY OWNER	MICHELLE L. ANDERSON AS TRUSTEE OF THE MICHELLE L. ANDERSON TRUST
SITE ADDRESS	AMES RD., CRYSTAL LAKE, IL 60012
LEGAL DESCRIPTION	DOC 2019R0000560 SW1/4 SW1/4, DOC 2019R0000560 NW1/4 NW1/4 /EX S 60GFT W 675FT
ZONING JURISDICTION	MCHENRY COUNTY
ZONING	A1 – AGRICULTURAL DISTRICT
CURRENT LAND USE	AGRICULTURAL FIELD
PROPOSED USE	COMMERCIAL SOLAR FIELD
TOTAL PARCEL AREA	70.90 ± AC
PRELIMINARY DISTURBED AREA	37.94 ± AC
PRELIMINARY SOLAR AREA	26.67 ± AC
RIGHT OF WAY SETBACK	33 FT
PROPERTY LINE SETBACK	50 FT
RESIDENTIAL SETBACK	150 FT
PROPOSED DISTURBED WETLAND AREA	6.219 ± SQFT

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT AND APPROVAL BY MCHENRY COUNTY TO CONSTRUCT A COMMERCIAL SOLAR FARM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING MCHENRY COUNTY GIS, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17111C0217J) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. SITE WILL HAVE NO DESIGNATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
12. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
13. THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 30 FEET.
14. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
15. COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
16. THERE SHALL BE NO EXTERIOR LIGHTING.
17. SETBACKS SHOWN ON THIS PLAN ARE BASED ON MCHENRY COUNTY CODE OF ORDINANCES, SECTION 16.36.040.
18. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
19. A FINAL LANDSCAPE PLAN WILL BE DESIGNED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE MCHENRY COUNTY ORDINANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
20. PROPERTY LINE INDICATED ON PLAN PER MCHENRY COUNTY GIS.
21. LEVEL 1 WETLAND DELINEATION PREFORMED BY KIMLEY-HORN DATED 01/18/2024.
22. ONCE CONSTRUCTION IS COMPLETE, ALL TEMPORARY DISTURBED WETLAND AREAS WILL BE RETURNED TO THEIR ORIGINAL CONTOUR AND GENERAL SOIL PROFILE AND PLANTED WITH WET MEADOW POLLINATOR SEED MIX TO RESTORE TO A COMPARABLE IWMC COMMUNITY TYPE PER MCHENRY COUNTY CODE OF ORDINANCES.

No.	REVISIONS	DATE
3	ZONING SITE PLAN REVISION	02/28/2024
2	ZONING SITE PLAN REVISION	02/12/2024
1	ZONING SITE PLAN REVISION	02/06/2024

Kimley»Horn

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570 LAKE COOK RD STE 200,
DEERFIELD, IL 60015 (847) 260-7804
WWW.KIMLEY-HORN.COM

KHA PROJECT 269173049

DATE 02/28/2024

SCALE AS SHOWN

DESIGNED BY MK

DRAWN BY DJE

CHECKED BY AH

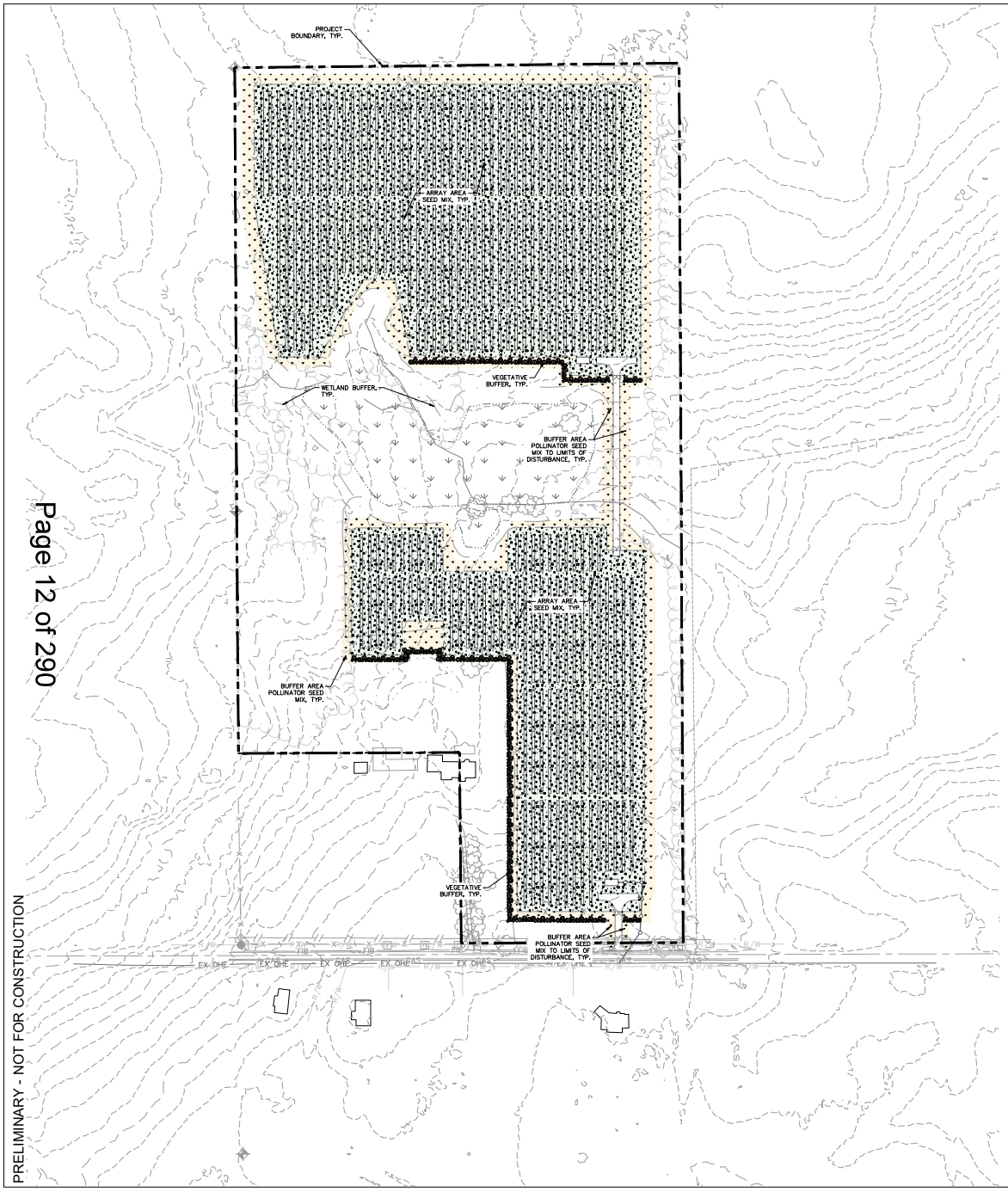
ZONING SITE PLAN

TPE IL MH637, LLC

MCHENRY COUNTY, IL

SHEET NUMBER

Z1.0



CONCEPT PLANT SCHEDULE

EVERGREEN TREE/SHRUB 169

SAWARA CYPRESS 'SOFT SERVE'
JUNIPERUS VIRGINIANA
JUNIPERUS CHINESIS 'MOUNTBATTEN'
JUNIPERUS CHINESIS 'BLUE POINT'
PICEA PUNGENS
PICEA GLAUCA 'DENSATA'

LARGE DECIDUOUS SHRUB 168

ARONIA ARBUTIFOLIA
CORNUS SERICEA CARDINAL
EUONYMUS ALATUS 'COMPACTUS'
ILEX VERTICILLATA
LINDERA BENZOIN
PHYSOCARPOS OPULIFOLIUS
SAMUCUS CANADENSIS
VIBURNUM DENTATUM
VIBURNUM LENTAGO 'MOHICAN'
VIBURNUM PRUNIFOLIUM

BUFFER AREA POLLINATOR SEED MIX

ARRAY AREA SEED MIX

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

BUFFER AREA POLLINATOR SEED MIX

21%	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
17%	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
10%	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
6%	ELYMUS CANADENSIS	CANADA WILDRYE
6%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	DALEA PURPUREA	PURPLE PRAIRIE CLOVER
4%	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
4%	ALLIUM CERNUUM	NODDING WILD ONION
3%	RATIBIDA PINNATA	YELLOW PRAIRIE CONEFLOWER
3%	GERANIUM MACULATUM	WILD GERANIUM
4%	CAREX MOLESTA	FIELD OVAL SEDGE
3%	CAREX VULPINOIDEA	BROWN FOX SEDGE
3%	JUNCUS EFFUSUS	COMMON RUSH
2.5%	JUNCUS DUDLEYI	DUDLEY'S RUSH
1.5%	CAREX STIPATA	COMMON FOX SEDGE

SEEDING RATE: 15 LB PER ACRE
SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 30 LB PER ACRE.

SPECIFIED MIX SUBJECT TO AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.

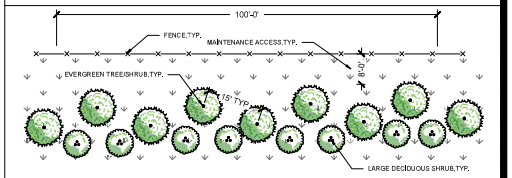
ARRAY AREA SEED MIX

30%	FESTUCA RUBRA	CREEPING RED FESCUE
20%	FESTUCA OVINA	HARD FESCUE
14%	CAREX VULPINOIDEA	FOX SEDGE
10%	FESTUCA RUBRA SSP. COMMUTATA	CHEWINGS FESCUE
8%	POA PRATENSE	KENTUCKY BLUEGRASS
8%	JUNCUS EFFUSUS	SOFT RUSH
5%	TRIFOLIUM PRATENSE	RED CLOVER
5%	TRIFOLIUM REPENS, 'DUTCH'	DUTCH WHITE CLOVER

SEEDING RATE: 20 LB PER ACRE
SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 30 LB PER ACRE.

SPECIFIED MIX SUBJECT TO AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.

VEGETATIVE BUFFER



TYPICAL VEGETATIVE BUFFER PLAN



HEIGHTS SHOWN INDICATE ANTICIPATED SIZE AT MATURITY (5+ YEARS)

TYPICAL VEGETATIVE BUFFER ELEVATION

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DEERFIELD, IL 60015 (847) 260-7854
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE

KHA PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

CONCEPT LANDSCAPE PLAN

TPE IL MH637, LLC
MCHENRY COUNTY, IL

SHEET NUMBER
L-100

PRELIMINARY - NOT FOR CONSTRUCTION

IN THE MATTER OF THE APPLICATION OF	)
TPE IL MH637, LLC, *APPLICANT*	)
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT	) LEGAL NOTICE OF PUBLIC HEARING
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A	) # 2024-014
CONDITIONAL USE	)

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

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE SOUTH 600 FEET OF THE WEST 657 FEET, OF SECTION 23, ALL IN TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PIN 14-23-101-002 & 14-14-300-002

The subject property is located on the north side of Ames Road approximately three thousand three hundred (3,300) feet from the intersection of Ames Road and South Illinois Route 31***, with a common address 3916 Ames Road, Crystal Lake, Illinois, in Nunda Township.***

The subject property is presently zoned ***"A-1" Agriculture District*** and consists of approximately **70.935 acres** with ***the Village of Prairie Grove to the North, East and South and "A-1" Agriculture District and the Village of Prairie Grove to the West.***

The Applicant is requesting **a CONDITIONAL USE** ***of the subject property to allow for a commercial solar energy facility.***

The Applicant, TPE IL MH637, LLC is wholly owned and managed by TPE Development, LLC. TPE Development, LLC members are: Jared Schoch of Turning Point Energy (managing member), LLC; Adam Beal of Lighthouse Advisors, LLC; James Marshall of Marshall Consulting, LLC; Salar Naini of SolCom Energy, LLC; and Bruce Tang of BT Energy Consulting, LLC. They presently can be reached at 3720 S. Dahlia St., Denver, CO 80237. Michelle L. Anderson as trustee of the Michelle L. Anderson Trust, the property owner, can be reached at 8401 IL Rt. 31, Cary, IL 60013.

A hearing on this Petition will be held on the _____day of_____ 2024 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS _____DAY OF_____ 2024.

By: Linnea Kooistra, Chair
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

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

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

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

Office Use Only

Petition #/Permit # _____

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:	**ATTORNEY or AGENT CONTACT INFORMATION** (If Applicable)**:**
Name MICHELLE L TR ANDERSON	Name
Address 8401 IL Rt 31	Address
City, St, Zip Cary, IL 60013	City, St, Zip
Daytime Phone	Phone
Email	Email

APPLICANT (If other than owner)**:**	**TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER** (please use separate page for additional information):
Name TPE IL MH637, LLC	Name
Address 3720 S Dahlia St	Address
City, St, Zip Denver, CO 80237	City, St, Zip
Daytime Phone 646-229-5041	Phone
Email gfoxman@tpoint-e.com	Email

PARCEL INFORMATION:

Address 3916 Ames Rd

City Crystal Lake Zip 60012

Parcel/Tax Number 14-23-101-002 & 14-14-300-002

Number of Acres 70.935

Applying For: (Check all that apply)	☐ Reclassification	Current Zoning: Requested Zoning:
	☒ Conditional Use & Site Plan Review	CUP Request: Solar Farm
	☐ Variation, Administrative ☐ Variation, Zoning	Variation Request:
	☐ Site Plan Review	Type:
	☐ Text Amendment	UDO Section(s):
	☐ Appeal	Type:

Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.
TurningPoint Energy, LLC d/b/a TPE Development through its affiliated entity TPE IL MH637, LLC (the "Applicant")
proposed the development of a 4.99-megawatt (MW) AC solar photovoltaic system on two parcels at Ames Road in
McHenry County, IL (the "Project"). The Project will consist of a single axis tracking ground-mounted solar array,
associated electrical equipment, an access driveway and fence covering up to 38 acres of the 70.935 acre parcels
(ID 14-23-101-002 & 14-14-300-002). The Project intends to participate in the Illinois Adjustable Block Community
Solar Program. Community Solar allows residents of Illinois to purchase bill credits for locally generated clean electricity at
a discount to current electric rates without having to install panels on their roof. The Project's host parcels are located in
the A1 zoning district. The McHenry County's Zoning Code allows for the construction and operation of commercial solar
energy facilities by conditional use permit in the A1 District. All setbacks prescribed in the McHenry County ordinance
("Ordinance") will be complied with to ensure a sufficient buffer is maintained between the trackers and neighboring
property lines and rights-of-way. A complete narrative that includes response to the Standards for Conditional Use will be
included as part of the CUP submittal package to McHenry County.

CONSENT

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

VERIFICATION

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

Michelle Anderson
Owner's Signature

Michelle Anderson
Print Name

Gloria Foxman
Signature

Gloria Foxman
Print Name

SUBSCRIBED and SWORN to before me this 24th day of January, 2024.

RYAN ANDERSON
Official Seal
Notary Public State of Illinois
My Commission Expires Mar 21, 2026

NOTARY PUBLIC

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

Office Use Only

Petition #/Permit # _____

LAND TRUST BENEFICIAL DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by the trustee or beneficiary of any land trust for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify each beneficiary of such land trust by name and address and define his/her interest. All applications shall be verified by the applicant in the applicant's capacity as trustee or by the beneficiary(s) as a beneficial owner(s) of an interest in such land trust.

If a beneficiary of any land trust is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity:			
Name	**Title (officers, directors, shareholders/stockholders)**	**Address (address, city, state, zip)**	**Percent of ownership interest**
Michelle L. Anderson Trust	Trustee	8041 IL Rte 31, Cary, IL 60013	100%

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

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

Office Use Only

Petition #/Permit # _____

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity:			
Name	**Title (officers, directors, shareholders/stockholders)**	**Address (address, city, state, zip)**	**Percent of ownership interest**
List provided on supplementary page			

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

TPE IL MH637, LLC OWNERS

APPLICANT: TPE IL MH637, LLC

OWNERS: TPE Development, LLC (Manager and Sole Member)

Turning Point Energy, LLC (Managing Member, TPE Development, LLC)
Jared Schoch – Managing Member
747 S. Corona St., Denver, CO 80209

Lighthouse Advisers, LLC (Member, TPE Development, LLC)
Adam Beal – Managing Member
3720 S. Dahlia St., Denver, CO 80237

Marshall Consulting, LLC (Member, TPE Development, LLC)
James Marshall – Managing Member
3039 Chicago St., San Diego, CA 92117

SolCom Energy, LLC (Member, TPE Development, LLC)
Salar Naini – Managing Member
3915 East Elm St., Phoenix, AZ 85018

BT Energy Consulting, LLC (Member, TPE Development, LLC)
Bruce Tang – Managing Member
84 Whitney St., San Francisco, CA 94131

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative many inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

Michael Anderson
Owner's Signature

Michael Anderson
Print Name

Gloria Foxman
Signature

Gloria Foxman
Print Name

SUBSCRIBED and SWORN to before me
this 29th day of January, 2024.

RYAN ANDERSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 21, 2026

NOTARY PUBLIC

Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

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

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

   The Conditional Use meets all standards through section 16.56.050 N. Solar Panels. The proposed plan will meet all General Requirements, along with requirements for freestanding solar panels systems. Please see attached narrative for more detailed response.

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

   Yes. The conditional use is compatible with the current zoning of the property (A-1 Agricultural) and future use after decommissioning of the site. Please see attached narrative for more detailed response.

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

   No. The conditional use will not endanger the public due to the design including proper safety and security measures including but not limited to proper erosion management, security fencing, and locked security gates. Please see attached narrative for more detailed response.

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

   No. The conditional use will not be injurious to the other property in the area by following setback, visual buffering, and erosion control standards set by McHenry County. Please see attached narrative for more detailed response.

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

   No. The conditional use will not substantially diminish property value in the area due to reasons stated in the question above. Please see attached narrative for more detailed response.

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

   Yes. See the attached site plan for details regarding utilities, roads, and other facilities. Proper erosion control and drainage measures will be followed per McHenry County guidelines. Please see attached narrative for more detailed response.

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

   Yes. The conditional use operation will require minimal traffic once construction is complete, with minimal traffic impacts only occurring due to transportation of material to and from the site. Please see attached narrative for more detailed response.

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

   Yes. The conditional use operation will conform to the applicable standards of zoning A-1 Agricultural as provided in chapter 16.36 of the McHenry County Code. Please see attached narrative for more detailed response.

9. Will the conditional use be reasonably in the interest of the public welfare?

   Yes. The conditional use will provide clean energy for the interest of public welfare. Please see attached narrative for more detailed response.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

    Yes. Proper erosion control and drainage measures will take place per McHenry County requirements. Please see attached narrative for more detailed response.

Proposed 4.99 Megawatt AC Ground-Mount Community Solar Facility

McHenry County, IL

TPE IL MH637, LLC
c/o TurningPoint Energy, LLC
3720 South Dahlia Street
Denver, CO 80237

Project Manager: Gloria Foxman
Phone: (646) 229-5041
Email: gfoxman@tpoint-e.com

February 20, 2024

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- N – Noise Study
- O – Contaminant and Water Studies
- P – Property Value Impact Study
- Q – AIMA Submission

1.0 INTRODUCTION

1.1 Project Overview

TurningPoint Energy, LLC d/b/a TPE Development (TPE) through its affiliated entity TPE IL MH637, LLC (the Applicant), proposes the development of a 4.99-megawatt (MW) AC solar photovoltaic system on a two adjoining parcels of land at Lucas Road in McHenry County, Illinois (the Project). The Project will consist of a single axis tracking ground-mounted solar array, associated electrical equipment, an access driveway, and fencing covering approximately 38 acres of the 70.935-acre host parcels (ID 14-23-101-002 and ID 14-14-300-002).

The Project intends to participate in the Illinois Adjustable Block Community Solar Program and, if constructed, will power the equivalent of approximately 800-850[1] homes. Community Solar allows residents of Illinois to purchase credits for locally generated clean electricity at a discount to current electric rates without having to install panels on their roof.

The Project's host parcels are located in the A-1 (Agricultural) zoning district within unincorporated McHenry County. The McHenry County Unified Development Ordinance (Ordinance) allows for the construction and operation of commercial solar energy facilities by Conditional Use Permit (CUP) in the A-1 District. The Project is designed to comply with all setbacks prescribed in the Ordinance to ensure a sufficient buffer is maintained between the array and neighboring property lines and rights-of-way. The Project is therefore seeking approval of a CUP to construct, operate and maintain a 4.99 MW AC solar photovoltaic system in the A-1 zoning district.

If approved, the Project will bring significant and consistent benefits to McHenry County and the community surrounding the Project. Specifically, the Project will create approximately 50-75 jobs during the projected 12 to 18-month development period and will generate property tax revenue in amounts estimated at more than $700,000 over 25 years and more than $1,000,000 over 40 years. Property tax revenue in Year 1 of the Project's operations is expected to be over 27 times the amount currently generated for local applicable taxing jurisdictions. Unlike nearly all other forms of development (residential, commercial, or industrial), the local community will benefit from the significant economic benefits mentioned above without straining community infrastructure – no new children in schools, no use of water and sewer systems, extremely limited use of roads, and little to no need for police or fire departments.

1.2 About Turning Point Energy

Formed in 2014, TPE is a privately held, independent company transforming our energy future by creating freedom to choose a smarter, cleaner, more flexible way forward through community solar. As a privately held and independent company, TPE customizes projects to the unique needs of each client. Its team has financed and/or built over 2 Gigawatts (GW) of the solar projects operating in the U.S. today. Since 2017, TPE has focused these services on the expanding community solar market in states including Illinois, Maine, Maryland, Delaware, Pennsylvania, Texas, and Rhode Island. TPE's development and investment

[1] Calculation based on data provided by the U.S. Energy Information Administration (EIA): https://www.eia.gov/energyexplained/use-of-energy/electricity-use-in-homes.php

portfolio now includes over 169MW community solar projects in construction or operation, with an additional 840MW in solar projects under development.

TPE is a "triple bottom line" company; we believe that our business should create financial, environmental, and community value in every project we create. Our intent is to be long-term members of the communities where our projects are developed. Upon successful permitting and utility interconnection, TPE donates to local charities and/or non-profits that support those in need.

2.0 SITE LOCATION & EXISTING CONDITIONS

TPE, in coordination with its engineering consultant, Kimley-Horn and Associates Inc (Kimley-Horn), has prepared and compiled information from numerous sources to form the basis of design for the proposed Project. A summary of existing conditions and the design elements that avoid and or minimize impact to the environment and surrounding community is presented in the following subsections.

2.1 Existing Conditions

If approved, the proposed Project will occupy approximately 38 acres of 70.935 acres of agricultural land (two host parcels) in McHenry County. The site is located at 3916 Ames Road and south of the city of Woodstock. The site is surrounded on the west, north and east sides by agricultural fields, on the south by residential homes across Ames Road, and by a participating residence. Based on the results of a Level 1 Wetland delineation of the subject site, potential agricultural wetlands in the central and southeastern portion of the study area and potential non-agricultural wetlands and waterways in the central portion of the study area were identified. Per the Natural Resources Conservation Services (NRCS), the onsite soils consist primarily of soil group B with some C/D and B/D and C-rated loams.

2.2 Site Control

The landowner and TPE IL MH637, LLC entered into a Real Estate Lease Option Agreement on October 16, 2023. The Agreement grants permission to the Applicant to construct, operate and maintain a solar photovoltaic system on the host parcels.

2.3 Natural Resources and Consultations with State and Federal Authorities

2.3.1 Natural Resource Inventory ("NRI")

Kimley-Horn submitted the Natural Resource Inventory (NRI) packet in January 2024 to the McHenry-Lake County Soil & Water Conservation District (SWCD). The NRI report was finalized on February 16, 2024. A copy of the report is included as **Appendix H**. See **Appendix O** for the beneficial impacts of a solar farm on the soil.

2.3.2 Wetlands and Floodplain

The Project will be designed to avoid impacts to USACE-jurisdictional waters. A Level 1 Wetland Delineation was completed in January 2024 and identified potential agricultural wetlands in the central and southeastern portion of the study area and potential non-agricultural wetlands and waterways in the central portion of the study area. McHenry County requires all development activities

impacting wetlands to comply with Chapter 17.60.060 of the McHenry County Code of Ordinances. The Project is designed to comply with the Ordinance. Please see the Wetland Delineation in **Appendix D** for additional information.

Per FEMA FIRM Map Panel 17111C0200J (effective November 16, 2006), the entire limit of disturbance for the development is in Zone X, an Area of Minimal Flood Hazard. That is, the Project area is not within a FEMA flood zone. Refer to **Appendix L** for a copy of the FEMA FIRMette.

2.3.3 U.S. Fish & Wildlife Service ("USFWS")

The Project will be designed such that no federally listed species will be significantly impacted. Solar projects typically impose only minimal impacts on wildlife species. The Project's potential to impact federally protected species was evaluated as part of an Environmental Constraints Memorandum, which is included as **Appendix E**. The assessment indicated that five (5) federally listed species should be considered in an effects analysis for the Project, including *Myotis septentrionoalis* (Northern Long-Eared Bat), *Grus americana* (Whooping crane), *Danaus plexippus* (Monarch butterfly), *Bombus affinis (Rusty Patched Bumble Bee),* and *Platanthera leucophaea* (Eastern Prairie Fringed Orchid). Due to the highly disturbed nature of the existing use (agricultural field), no impacts are anticipated to the listed species. The Project will be designed to avoid impacts to all jurisdictional wetland and wooded areas; therefore, no impacts are anticipated to the listed species.

2.3.4 Illinois Department of Natural Resources (IDNR) State Ecological Review

The Applicant is in consultation with IDNR for potential impacts to state threatened or endangered species. This consultation is conducted pursuant to IDNR's Ecological Compliance Assessment Tool (EcoCAT). The Applicant submitted an EcoCAT review request to IDNR in November 2023. IDNR concluded that adverse impacts to state listed species or protected resources are unlikely. Accordingly, IDNR terminated consultation pursuant to 17 Ill. Adm. Code Part 1075. The Project comply with all IDNR recommendations where possible.

Refer to **Appendix F** for a copy of the IDNR EcoCAT.

2.3.5 Illinois State Historic Preservation Office

Under the Illinois State Agency Historic Resources Protection Act, the State Historic Preservation Office (SHPO) division at IDNR is responsible for studying possible Project effects on archaeological and/or architectural (cultural) resources. Agencies requiring SHPO evaluation concurrent with their review include the Illinois Environmental Protection Agency (IEPA), IDNR, and the USACE. The Applicant submitted a SHPO project review form for agency review in January, which is included as **Appendix G**. The response letter will be provided once it is received.

2.3.6 Illinois Department of Agriculture (IDOA)

The Illinois Counties Code (ILCS 5/5-12020(c)) requires the owner of a commercial solar energy facility to enter into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture prior to the date of any required public hearing for the Project's permits. The intent of the AIMA is to preserve and/or restore the integrity of affected agricultural land during construction and

decommissioning activities. On January 31, 2024, TPE submitted a signed AIMA to the Department of Agriculture, which is included in this application submittal as **Appendix Q.**

2.4 Community Outreach & Benefits

TPE proactively engages the communities in which we work early in the process to determine what questions and concerns potential neighbors might have and give us adequate time to educate and address them prior to the public process.

We typically place calls, send letters and door knock on adjacent properties to our planned community solar site as well as meet with local officials.

Community solar projects such as TPE IL MH637, LLC enable residents to receive savings on their electricity bills from signing up to participate in a community scale solar project without installing solar on their rooftops.

In 2018, The State of Illinois enacted a statute that imposes a standardized, state assessment of fair cash value for solar energy projects designed to cover both the improvements (Project equipment) and the land. As a result, once constructed and operational, this Project will pay property taxes of more than $650,000 over 25 years split between the McHenry County and applicable school, fire, and other taxing authorities.

The Project will create approximately 50-75 jobs during the development and construction phases of the Project, which should take approximately 12 to 18 months, prior to the start of Project operations. A regional operations and maintenance firm will service the facility over its working life cycle.

Unlike nearly all other forms of development (residential, commercial, or industrial), the community will benefit from the significant economic benefits mentioned above without straining community infrastructure – no new children in schools, no use of water and sewer systems, limited use of roads, and little to no need for police or fire departments.

2.5 Existing Drain Tile Systems

The Applicant has retained Tom Huddleston with Huddleston McBride Professional Land Drainage Services (Drain Tile Consultant) to consult on drain tile issues. The Drain Tile Consultant will complete an existing drain tile survey prior to construction and work closely with the Applicant to ensure proper drainage and maintain and/or improve the existing surface and subsurface drainage to the extent practicable. Any drain tiles that are damaged during construction will be repaired in accordance with the AIMA.

3.0 PERFORMANCE STANDARDS

3.1 Project Description & Design Standards

The Project will consist of a 4.99 MW ground-mounted solar array. The solar array will be comprised of Tier 1 graded solar panels attached to single-axis trackers installed on top of driven steel pier foundations or ground screw foundations, depending on the subsurface composition. An Illinois licensed engineer will certify the foundation and design of the solar racking system is suitable to meet local soil and climate

conditions. At full tilt, the racking system with modules attached will not exceed fifteen feet (15') in height. In addition to the modules and racking, the Project will include the installation of string-inverters and one medium voltage step-up transformers (600V:12.5KV). The point of interconnection for the Project will be located on Ames Road. ComEd will install new utility-owned poles perpendicular to the existing infrastructure. Please refer to the site plan in **Appendix C** for additional detail.

The potential equipment manufacturers include, but are not limited to, Jinko Solar, Silfab Solar, Heliene, AE Solar, or other Tier 1 module manufacturers.

The Project will be constructed by a licensed Engineering Procurement and Construction ("EPC") Contractor. The design and construction process will comply with all federal, state, and local appliable building, electrical and fire codes, as well as the National Electrical Code ("NEC"). All modules, inverters, combiners, and disconnects will have Certificates of Compliance from Underwriters Laboratories ("UL") or an equivalent third party. The EPC Contractor shall also possess all professional and trade licenses required by the state and local authorities.

The EPC Contractor will create and maintain a health and safety manual in accordance with OSHA requirements which establishes appropriate rules and procedures concerning workplace safety.

All solid waste related to the construction, operation and maintenance of the Project shall be removed from the site promptly and disposed of in accordance with all federal, state, and local regulations.

Any hazardous materials related to the construction, operation and maintenance of the Project will be handled, stored, transported, and disposed of in accordance with all applicable local and state laws. The Project will comply with the existing septic and well regulations required by the McHenry County Health Department and the Illinois Department of Public Health. Noise from construction activities will be managed in accordance with all applicable local and state regulations.

There is no proposed lighting for this Project.

The inverter and transformers will be located on one or more concrete pads or piles. Utility poles at the point of interconnection will be above ground. The solar array will cover approximately 27 acres and the total project area will cover approximately 38 acres. The panels will be surrounded by a seven (7) foot-high fence for safety and security purposes, as well as a landscape buffer to provide vegetative screening using native, pollinator-friendly plants. Entry into the fenced areas will be through gates with Knox Boxes for emergency access.

The Project design and planning has focused on minimizing any potential impacts to the surrounding neighborhood, in compliance with the Environmental Performance Standards listed in Section §16.60.040 of the Ordinance. The Project will produce electricity without requiring any combustion of materials. As a result, the community solar array will not cause or emit odors, dust, gas, smoke, or fumes. Further, the Project will have very few moving parts and will generate electricity primarily in a passive manner – collecting the sun's rays and converting energy associated with the rays into electricity. There will be no vibrations generated by the solar panels or racking during the operating period of the Project. There may be de minimis vibrations produced by the inverter, and any such vibrations will not extend beyond the host parcels' property lines. The array was designed to meet all required setbacks from neighboring properties and rights of way in compliance with the Ordinance.

A warning sign shall be provided at the facility entrance and along the perimeter fence including the

facility's 911 address and a 24-hour emergency contact number. No outdoor storage is planned for the Project at this time. In the event outdoor storage is needed, the Project will apply for the necessary approvals for the contemplated storage.

The scope of work for construction of the Project will include, but is not limited to:

- Preservation of existing topsoil onsite;
- Construction of a gravel access road;
- Construction of project equipment pads;
- Construction of a temporary staging area(s); and
- Installation of solar panels and associated support equipment and structures
- Landscape work including pollinator plants, native plants, and landscape buffers.

3.2 Noise

The Project will operate in accordance with the applicable noise limits of the Illinois Pollution Control Board (IPCB). Solar panels themselves do not produce any noise. The only components in the array that generate noise are the inverters and transformers. The inverter pad location and design will ensure that any noise emitting components will be positioned at a sufficient distance and directed away from neighboring parcels. Kimley-Horn prepared a noise study that evaluated the projected sound levels generated by the string inverters that are likely to be deployed for the Project. The Noise Study is included as **Appendix N** in the Application materials. The Noise Study concludes that the Project will comply with the IPCB's noise limitation.

3.3 Environmental Impact

The Project will not emit any air pollution. It will, in fact, provide a net environmental carbon benefit. According to the EPA Clean Energy Equivalencies Calculator the Project will avoid the environmental equivalent of 7,623 metric tons of carbon annually, which is comparable to:

- Carbon sequestered by 9,091 acres of forest
- 857,824 gallons of gasoline consumed each year
- 1,696 passenger vehicles removed from our streets

A commitment to wildlife-sensitive construction and operation practices during and after construction will allow for increased local biodiversity. TPE proposes to use pollinator-friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations. The Project will not use any pesticides for vegetation management.

3.4 Toxic substances

There are no toxic substances in the panels. The Project will incorporate Tier 1 monocrystalline photovoltaic solar modules, which have been analyzed as follows by North Carolina State University:

> Well over 80% (by weight) of the content of a PV panel is the tempered glass front and the aluminum frame, both of which are common building materials. Most of the remaining portion are common plastics, including polyethylene terephthalate in the back

> sheet, EVA encapsulation of the PV cells, polyphenyl ether in the junction box, and polyethylene insulation on the wire leads. The active, working components of the system are the silicon photovoltaic cells, the small electrical leads connecting them together, and to the wires coming out of the back of the panel. The electricity generating and conducting components make up less than 5% of the weight of most panels. The PV cell itself is nearly 100% silicon, and silicon is the second most common element in the Earth's crust. The silicon for PV cells is obtained by high-temperature processing of quartz sand (SiO2) that removes its oxygen molecules. The refined silicon is converted to a PV cell by adding extremely small amounts of boron and phosphorus, both of which are common and of very low toxicity.

Please see **Appendix O** for the full report.

3.5 Fire Safety

The solar panels and racking, which comprise the majority of the Project's equipment, are not flammable. Tempered glass offers protection from heat and the elements, and the panels are designed to absorb heat as solar energy. As concluded by the North Carolina State University:

> …Concern over solar fire hazards should be limited because only a small portion of materials in the panels are flammable, and those components cannot self-support a significant fire. Flammable components of PV panels include the thin layers of polymer encapsulates surrounding the PV cells, polymer backsheets (framed panels only), plastic junction boxes on rear of panel, and insulation on wiring. The rest of the panel is composed of non-flammable components, notably including one or two layers of protective glass that make up over three quarters of the panel's weight.

Please see **Appendix O** for the full report.

3.6 Glare and Heat

As explained in Fire Safety **Section 3.5**, there is no heat generated by the Project.

A glare study was performed by TPE using ForgeSolar software to assess the possible effects of reflectivity created by the Project. ForgeSolar software incorporates GlareGauge, the leading solar glare analysis tool which meets Federal Aviation Administration ("FAA") standards and is used globally for glare analysis. It is based on the Solar Glare Hazard Analysis Tool licensed from Sandia National Laboratories.

A model of the Project was input into the software along with two Route Receptors along the roadway in vicinity of the site. Height was assessed at 5 feet above ground to emulate passengers in cars. Further, 16 Observation Points were modeled at specific dwellings located around the perimeter of the solar array. Heights were modeled at 10 feet above ground to emulate residents on the 1st floor or doorsteps of dwellings and evaluate the glare impact.

A direct line of sight between the Project and the designated Route Receptors and Observation Receptors is required to produce any discernible glint/glare. Therefore, if there is existing or proposed vegetation between the receptor and the project, any glint/glare will be eliminated.

The model assumes the sun is shining 100% of the time it is above the horizon (during laylight hours). That is, it does not account for cloudy or overcast conditions when the sun is not shining. The results, therefore, are the maximum expected glint and glare during any single year. Existing vegetation and topography are taken into account in the simulation. Planned vegetation is not considered in the simulation. The model assumed zero vegetation that may screen the Project, so this must be considered when interpreting the study results.

Based on the above inputs/assumptions, no potential for glint or glare was identified in the analysis at any of the Observation Points or the Route Receptor. No additional mitigation measures are recommended since no glint or glare is anticipated based on the ForgeSolar GlareGauge results.

Please see **Appendix M** for a more detailed analysis of the Forge Solar results as well as a copy of the ForgeSolar Assessment.

3.7 Setback Compliance, Landscape & Buffering Plan

3.7.1 Setback Compliance

This proposed Project will meet the following setback requirements as set forth by the Ordinance:

- Per §16.56.030PP, solar panels, structures, and electrical equipment, excluding fences and power lines for interconnection, shall be erected no less than fifty (50) feet from any lot line and no less than one hundred fifty (150) feet from any residence, other than a residence on the same ownership parcel. The owner has waived the residential setback requirement on the eastern side of their residence. The Project will also provide a 50-foot buffer around the wetland in the southern portion of the site.

3.7.2 Landscape and Buffering Plan

Appendix C includes a Landscape Plan that complies with the following guidelines in the Ordinance:

- Per §16.56.030PP, any part of the facility that is within 500 feet of a nonparticipating residence, or a road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County Board, unless the facility is screened from view by existing vegetation. The Landscape Plan includes vegetative screening on the south and west sides of the project.
- The area underneath the solar array and buffer area will be seeded with a native pollinator-friendly seed mix. Pollinator seed mixes are intended to provide food and shelter for wildlife and should attract a variety of pollinators and songbirds. The wildflowers and grasses in the mix will provide an attractive display of color from spring to fall and will provide nectar and food for pollinators and their larvae. The Project will also maintain all areas within the lease area, including those outside the Project footprint and within the buffer areas, in accordance with the Ordinance.

3.8 FAA Filing

The Project filed using the Notice Criteria Tool with the Federal Aviation Administration (FAA) and the results indicated the Project did not exceed the Notice Criteria. As a result, no additional filings are required with the FAA. Please see **Appendix M** for a copy of the filing.

3.9 Safety and Security

The solar arrays will be enclosed by a seven (7) foot high fence and locked gates, as required by the Ordinance and the National Electrical Code (NEC). Emergency access to the fenced areas will be through Knox-Boxes to provide the required 24-hour access.

3.10 Interconnection

The proposed Project will interconnect to an existing 12 kV ComEd feeder on the distribution system. The utility will install approximately 150' of 12kV line extension along with multiple poles for metering and pole-top equipment.

3.11 Operations and Maintenance

The Operation and Maintenance Plan including a comprehensive vegetative management plan for the Project is included as **Appendix J**. Preventive maintenance will be conducted on a schedule based on manufacturer's recommendations and industry best practices and standards of care. Regular maintenance will include vegetation control, fence inspection and physical inspection of all system components. A mowing schedule will be followed based on the plant species in the seed mix that is properly timed to balance avoiding wildlife and native pollinator-friendly vegetation disturbance with preventing the establishment of weeds. Vegetation underneath and between the solar panels will be well maintained to keep vegetation below the low edge of the solar panels at maximum tilt angle. Mowing and weed trimming schedules will be adjusted as needed to allow for flexibility based on rainfall and vegetation growth. Chemical control will be applied in accordance with county and state noxious weed control regulations. The Project will be remotely monitored continuously for system failures via a Supervisory Control and Data Acquisition (SCADA) system. Qualified and insured technicians will be dispatched to address any system failures, including inverter, transformer, or tracker motor malfunctions.

3.12 Decommissioning Plan

A Decommissioning Plan has been included as **Appendix K**, which has been designed to meet the standards specified in the AIMA as well as the Ordinance. Upon review and approval of the decommissioning cost estimate by the Zoning Enforcement Officer, the required Financial Assurance documentation to cover the estimated costs of decommissioning and site reclamation of the Project will be provided to the McHenry County Department of Planning and Development; a new engineer's estimate will be provided and approved every ten (10) years and the financial assurance amount updated, in accordance with the AIMA and the Ordinance.

Decommissioning will include removal of all structures (including panels, equipment, poles, piles, foundations, conduits, fencing, and roads) and restoration of soil and vegetation, to comply with the Ordinance. At the end of the operational life of the Project, the Project will be safely dismantled using conventional construction equipment. The Project consists of numerous materials that can be resold or recycled for significant scrap value, including steel, aluminum, glass, copper, and plastics. The solar panels are not considered hazardous waste. The panels used in the Project will contain silicon, glass, and aluminum, which have value for recycling. Often, current market salvage values of a Project exceed estimated decommissioning and site restoration expenses.

The site will be restored and reclaimed to approximately the pre-construction condition in conformance with the site lease agreement and the AIMA. It is assumed that the site will be returned to agricultural use after decommissioning and appropriate measures will be implemented to easily transition back to a use for agricultural purposes.

3.13 Avoidance and Mitigation of Damages to Public Infrastructure

Road: Roadways improved in preparation for and during the construction of the commercial solar energy facility will be repaired and restored as required by all applicable ordinances at the reasonable cost of the Project if the roadways have degraded or were damaged as a result of construction-related activities.

Drainage Systems: A drain tile survey will be completed as required by the AIMA. The Project will ensure no permanent adverse impact to existing mutual drains and drainage patterns. Within the footprints of the solar array, the Project will endeavor to maintain or improve drainage over that which currently exists on site by rerouting drainage networks within the project footprint around footprints where necessary and by repairing or replacing damaged drain tiles.

4.0 CONDITIONAL USE REVIEW CRITERIA

4.1 Approval Standards for Conditional Use (McHenry County Unified Development Ordinance §16.20.040E)

a) Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

The Project will meet all applicable standards as follows:

UDO §16.56 (Use Standards)

- The land shall be used or occupied in conformity with the regulations for the zoning district in which it is located.
- The Project shall comply with the requirements of the McHenry County Stormwater Management Ordinance, McHenry County Public Health Ordinance, and McHenry County Access Control and Right-of-Way Management Ordinance.
- The Project shall comply with any applicable state and federal laws and regulations.
- An EcoCAT is included with this submission.
- A site plan is included with this submission showing all improvements, including structures, fencing, power lines (above and below ground), lighting, and landscaping, at a detail sufficient to understand the location, height, appearance, and area.
- The proposed solar panels, structures, and electrical equipment, excluding fences and power lines for interconnection, will be erected no less than fifty (50) feet from any lot line and no less than one hundred and fifty (150) feet from any residence.
- None of the proposed structures, excluding power lines for interconnection, will exceed fifteen (15) feet in height. Power lines will be placed underground to the maximum extent possible.
- There is no lighting planned for the Project.

- The proposed solar panels will have a surface that minimizes glare and shall comply with §16.60.040D. (Lighting and Glare). In addition, please see Section 3.6, above – a glare study (**Appendix M**) was prepared for the Project which shows no glare.
- The Project is situated to minimize impacts to woodlands, savannas, wetlands, drainage tiles, and encroachment into flood plains. The Project will comply with the Stormwater Management Ordinance. Any damaged drainage tiles shall be repaired.
- To prevent erosion, manage run-off, and provide ecological benefit, the Project will be planted with "low-profile" native prairie species, using a mix appropriate for the region and soil conditions.
- The proposed fencing complies with the National Electrical Code.
- Any part of the Project that is within five hundred (500) feet of a residence, other than a residence on the same ownership parcel, or road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County, unless the facility is screened from view by existing vegetation.
- Prior to construction, the Project LLC shall prepare a landscape monitoring and maintenance plan to ensure the establishment and continued maintenance of the native prairie species, all installed landscape screening, and all existing vegetation that provides required landscape screening.
- As discussed in Section 2.3.6 above, the Project s has submitted a signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture (IDOA), as required by the Illinois Counties Code.
- Prior to construction, the Project LLC shall prepare an emergency management plan acceptable to the County and the local fire district and shall be responsible for training of emergency personnel, as needed.
- A sign shall be posted providing the name of the operator and a phone number to be used in case of an on-site emergency.
- Access shall be granted, provided appropriate advance notice, for periodic inspection of the site by the County or the local fire district.
- Damaged solar panels shall be removed, repaired, or replaced within sixty (60) days of the damage. The ground shall remain free of debris from damaged solar panels at all times.
- The solar farm shall be considered abandoned if the operator fails to pay rent as specified in the Agricultural Impact Mitigation Agreement, or it ceases to generate electricity for a period of twelve (12) consecutive months. Reports of electrical power production shall be provided to the County upon request. If abandoned, the Project will be decommissioned and removed within twelve (12) months from the time it is deemed abandoned.
- Decommissioning and removal of the solar farm shall be the responsibility of the Project upon abandonment or revocation of the conditional use permit.
- With this application, the Project has submitted a decommissioning plan that includes removal of all solar panels, electrical equipment, poles, piles, foundations, conduits (above and below ground), access roads, fencing, groundcover, and landscaping. Upon review and approval by the Zoning Enforcement Officer of the decommissioning cost estimate, the operator shall obtain a bond, letter of credit, or other form of surety acceptable to the County to be held by the Department of Planning and Development in the amount of one hundred percent (100%) of the estimate. An updated engineer's decommissioning cost estimate will

be provided and approved every ten (10) years and the financial assurance amount updated, in accordance with the AIMA and the Ordinance.

UDO §16.60 (Site Development Standards)

- No dwelling units or buildings are proposed for the Project.
- The parcel fronts on a public street.
- The Project complies with all setback rules for commercial solar energy facilities, as required in Section §16.56.030PP. See Section 3.7.1 above for additional discussion about compliance with setbacks.
- The Project does not require any encroachments.
- No lighting is proposed for the Project.
- No parking lot is required for the Project.
- No heat, light, glare, or odors will be produced by the Project. Dust will be mitigated during construction and operation. Solar panel waste is not considered hazardous, and the Project will comply with all waste removal best practices. The Project will comply with best practices regarding any potential fire or panel damage.
- The Project will not generate or employ any toxic or hazardous materials. See Section 3.4 above.
- No new streets are proposed for the Project.
- The Project Landscape Plan includes as well as a landscape buffer to provide vegetative screening using native, pollinator-friendly plants on the south and west sides of the project.

b) Is the conditional use compatible with the existing or planned future development of the area?

The Project is designed to be harmonious and compatible with the surrounding agricultural properties. The proposed use will not generate additional traffic, noise, emissions, or erosion during the operation of the Project. Per the Minnesota Rural Water Association, solar installations with native pollinator-friendly ground cover achieve positive impacts similar to soil conservation projects, which reduce soil erosion, reduce soil quality degradation, and improve water quality. This report is included in **Appendix O**. As such, the Project will leave the land ready for farming when the Project reaches the end of its operational life.

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

The Project will not negatively impact the environment by creating air, noise, or water pollution; ground contamination; or unsightly views. Numerous studies have shown that solar arrays and their components do not have a negative environmental impact. Please refer to **Appendix O** for a copy of these studies. The Project will not emit any air pollution of any kind and any sound generated by the Project's operations (which occur only during the day) will more than comply with the Illinois Pollution Control Board's limitations on noise. Also, please refer to IDNR's response to the Project's EcoCat submission in **Appendix F**. The Project will comply with all local, state, and federal regulations and will

be operated in a safe manner at all times. Dust control and E&S measures will be put in place during construction to alleviate potential issues that may arise with construction, operation, and maintenance. A glare study was performed and showed no glare to nearby routes and residences, as shown in **Appendix M**. In addition, the Project will also promote the general welfare of McHenry County by supplying new jobs and new tax revenue to the area.

d) *Will the conditional use be injurious to the use and enjoyment of other property in the area?*

The Project will not interfere with the use and enjoyment of nearby properties. As stated above, the Project will generate clean, renewable electricity while producing no air, noise, or water pollution, ground contamination or unsightly views. The landscape buffer and existing vegetation around the site will be provided and preserved to screen the Project from the view of neighbors and roads. TPE proposes to use pollinator-friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations. Please refer to the Landscape Plan provided in **Appendix C** for more details. The replacement of row crops with a pollinator seed mix will be a net positive for stormwater. As noted in the response to 4.1(b) earlier in this section, per the Minnesota Rural Water Association, solar installations with native pollinator-friendly ground cover achieve positive impacts similar to soil conservation projects, which reduce soil erosion, reduce soil quality degradation, and improve water quality. This report is included in **Appendix O**. The Project will be designed to account for all existing features, environmental features, and the county's Ordinance. Please refer to **Appendix C** for the Site Plan. The Project's Operations and Maintenance Plan (see **Appendix J**) also demonstrates how it will manage vegetation and weed control to prevent any unwanted vegetation from encroaching upon neighboring properties.

e) Will the conditional use substantially diminish and impair property value in the area?

The Project will not be detrimental to the value of other properties or improvements in the vicinity. As indicated by the property value impact study, **Appendix P**, the existence of the Project will have no negative impact on neighboring property values, and therefore will not substantially diminish or impair property values in the vicinity of the Project. The CohnReznick property value impact study indicates that solar facilities located in similar areas, with similar land uses, do not cause any negative impacts to adjacent real estate, based on a review of academic studies, CohnReznick's own paired sales data, and interviews with County Assessors and other Market Participants. The reports further detail how solar facilities are generally harmonious with surrounding uses.

f) Are adequate utilities, access roads, drainage, and other necessary facilities provided?

The Project will have adequate utility interconnections designed in collaboration with ComEd. The Project does not require water, sewer, or any other public utility facilities to operate. The Project will also build all roads and entrances necessary to access its facilities. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to

ensure proper drainage. The Project will also be designed in a manner that will not materially modify existing water drainage patterns around its facilities.

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

The Project will be designed to include all roads and road entrances necessary to provide adequate ingress and egress to its facilities. Construction traffic will include approximately 25 work trucks per day. Considering the low number of work trucks visiting the Project site over the construction phase, traffic patterns in the vicinity of the Project will not be impacted.

The Project will have minimal traffic upon completion of construction. Landscape maintenance and maintenance to the Project components are anticipated to occur on an as-needed basis, consistent with the Maintenance and Operations Plan. Existing traffic patterns will not be impacted in the post-construction, operations phase.

h) Will the conditional use conform to the applicable standards of the underlying zoning district?

The Project will comply with the standards set forth in Section §16.56.030PP as well as all other standards in the agricultural zoning district, and all local, state, and federal regulations and will be operated in a safe manner at all times. In addition, the Project will promote the general welfare of the county by supplying new jobs, new tax revenue and will be a source of generation of local, sustainable, clean, pollution-free renewable electricity. Also, the community will benefit from the significant economic benefit without stressing community infrastructure.

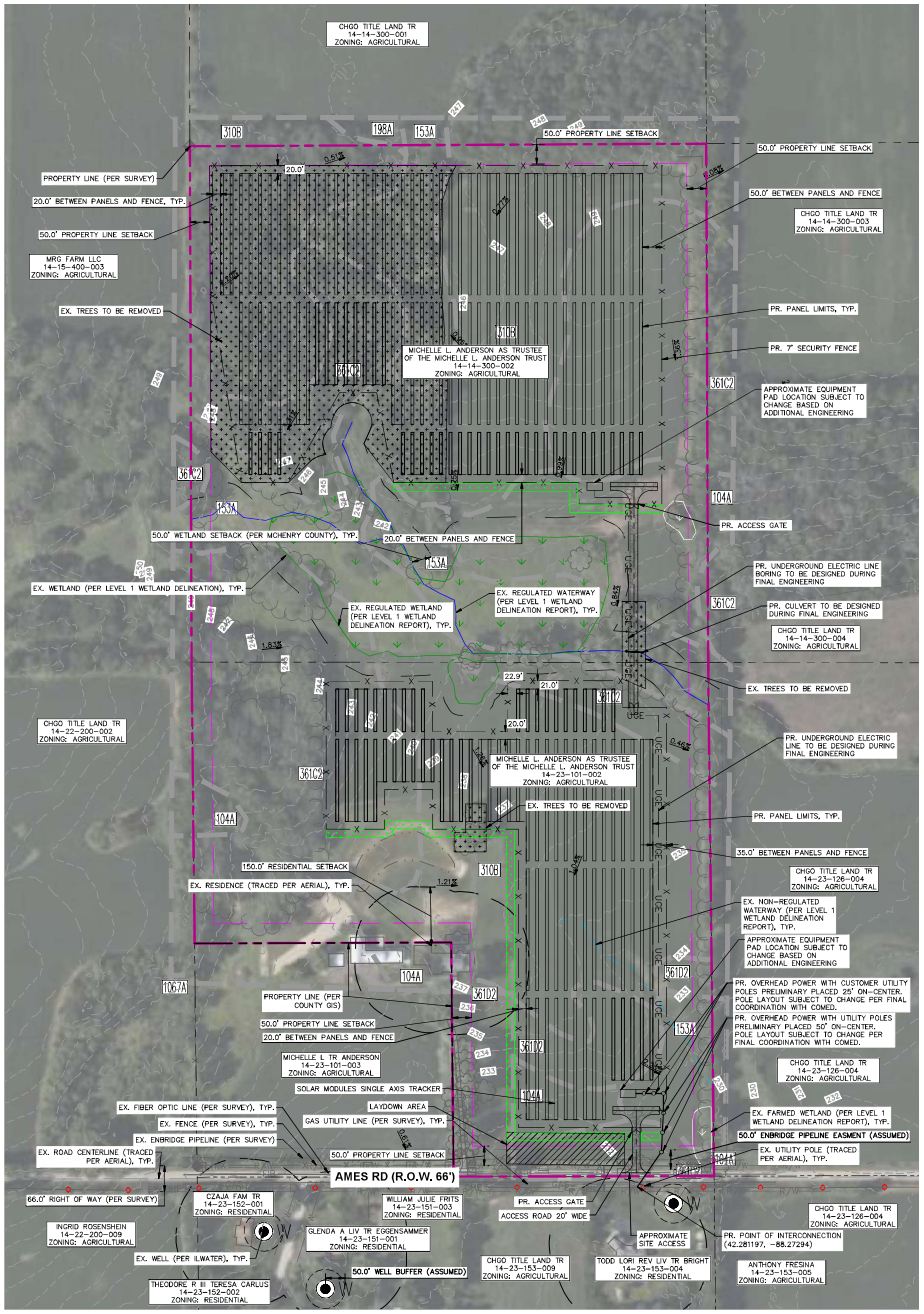
i) Will the conditional use be reasonably in the interest of the public welfare?

The Project will provide a desirable service and facility which will further the public convenience and contribute to the general welfare of the neighborhood or community. The Project will enhance the local electric grid by serving as a new, direct source for electricity generation in the community. The Project will also promote the general welfare of McHenry County by supplying new jobs, new tax revenue and will be a source of generation of local, sustainable, clean, pollution-free renewable electricity. Also, the community will benefit from the significant economic benefit without stressing community infrastructure. The Project will also offer community members an opportunity to subscribe to the delivery of electricity from the Project and potentially enjoy a discount for the purchase of that electricity.

j) Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

The Project will be designed to account for all existing features, environmental features, and the county's Ordinance. Please refer to **Appendix C** for the Zoning Site Plan. TPE proposes to use pollinator

friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations. Please refer to the Landscape Plan provided in **Appendix C**. The replacement of row crops with a pollinator seed mix will be a net positive for stormwater. As noted in in 4.1(b) , according to the Minnesota Rural Water Association, solar installations with native pollinator-friendly ground cover achieve positive impacts similar to soil conservation projects, which reduce soil erosion, reduce soil quality degradation, and improve water quality. This report is included in **Appendix O**. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to ensure proper drainage.



NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

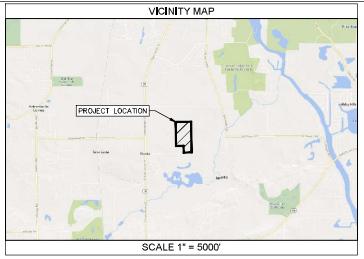
LEGEND

ROAD NAME	N 100 ST.
PROPERTY LINE/PROJECT BOUNDARY	
SECTION LINE	
RIGHT OF WAY	R/W
SETBACK	
EX. OVERHEAD ELECTRIC	EX OHE
EX. GAS PIPELINE	GAS
APPROXIMATE WOODED AREA TO BE REMOVED (TRACED PER AERIAL)	
EX. ROAD CENTERLINE	
EX. EASEMENT	
EX. UTILITY POLE	
EX. RESIDENCE/STRUCTURE	
EX. RESIDENTIAL SETBACK	
WETLAND (PER LEVEL 1 WETLAND DELINEATION BY KIMLEY-HORN)	
EX. REGULATED WATERWAY (PER LEVEL 1 DELINEATION BY KIMLEY-HORN)	
EX. NON-REGULATED WATERWAY (PER LEVEL 1 DELINEATION BY KIMLEY-HORN)	
WETLAND BUFFER (PER MCHENRY COUNTY CODE OF ORDINANCES, ACCESSED ON 11/15/2023)	
EX. FARMED WETLAND (PER LEVEL 1 WETLAND DELINEATION BY KIMLEY-HORN)	
EX. FIBER OPTIC LINE (PER SURVEY)	FIB
EX. ENBRIDGE PIPELINE (PER SURVEY)	
EX. FENCE (PER SURVEY)	X
EX. FLOW (DIRECTION AND SLOPE)	XX%
EX. WELL	W
PR. 7' SECURITY FENCE	X
PR. ACCESS GATE	
PR. LAYDOWN AREA	
PR. PANEL LIMITS	
PR. UNDERGROUND ELECTRIC	UGE UGE
PR. OVERHEAD ELECTRIC	OHE OHE
PR. ACCESS ROAD	
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. LANDSCAPE BUFFER	
PR. CULVERT	
WELL BUFFER	
SOIL BOUNDARY	

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
104A	VIRGIL SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
153A	PELLA SILTY CLAY LOAM 0 TO 2 PERCENT SLOPES	C/D
198A	ELBURN SILT LOAM, COOL, 0 TO 2 PERCENT SLOPES	C
310B	MCHENRY SILT LOAM, 2 TO 4 PERCENT SLOPES	B
361C2	KIDDER LOAM, 4 TO 6 PERCENT SLOPES	B
361D2	KIDDER LOAM, 6 TO 12 PERCENT SLOPES, ERODED	B
1067A	HARPSTER SILT LOAM, 0 TO 2 PERCENT, UNDRAINED	B/D

VICINITY MAP



SCALE 1" = 5000'

SITE DATA TABLE

PIN #	14-14-300-002, 14-23-101-002
PROPERTY OWNER	MICHELLE L. ANDERSON AS TRUSTEE OF THE MICHELLE L. ANDERSON TRUST
SITE ADDRESS	AMES RD., CRYSTAL LAKE, IL 60012
LEGAL DESCRIPTION	DOC 2019R0000560 SW1/4 SW1/4, DOC 2019R0000560 NW1/4 NW1/4 /EX S 60SFT W 675FT
ZONING JURISDICTION	MCHENRY COUNTY
ZONING	A1 – AGRICULTURAL DISTRICT
CURRENT LAND USE	AGRICULTURAL FIELD
PROPOSED USE	COMMERCIAL SOLAR FIELD
TOTAL PARCEL AREA	70.90 ± AC
PRELIMINARY DISTURBED AREA	37.94 ± AC
PRELIMINARY SOLAR AREA	26.67 ± AC
RIGHT OF WAY SETBACK	33 FT
PROPERTY LINE SETBACK	50 FT
RESIDENTIAL SETBACK	150 FT
PROPOSED DISTURBED WETLAND AREA	6.219 ± SQFT

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT AND APPROVAL BY MCHENRY COUNTY TO CONSTRUCT A COMMERCIAL SOLAR FARM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING MCHENRY COUNTY GIS, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17111C0217J) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
12. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
13. THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 30 FEET.
14. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
15. COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
16. THERE SHALL BE NO EXTERIOR LIGHTING.
17. SETBACKS SHOWN ON THIS PLAN ARE BASED ON MCHENRY COUNTY CODE OF ORDINANCES, SECTION 16.36.040.
18. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION
19. A FINAL LANDSCAPE PLAN WILL BE DESIGNED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE MCHENRY COUNTY ORDINANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
20. PROPERTY LINE INDICATED ON PLAN PER MCHENRY COUNTY GIS.
21. LEVEL 1 WETLAND DELINEATION PREFORMED BY KIMLEY-HORN DATED 01/18/2024.
22. ONCE CONSTRUCTION IS COMPLETE, ALL TEMPORARY DISTURBED WETLAND AREAS WILL BE RETURNED TO THEIR ORIGINAL CONTOUR AND GENERAL SOIL PROFILE AND PLANTED WITH WET MEADOW POLLINATOR SEED MIX TO RESTORE TO A COMPARABLE IWMC COMMUNITY TYPE PER MCHENRY COUNTY CODE OF ORDINANCES.

No.	REVISIONS	DATE
3	ZONING SITE PLAN REVISION	02/28/2024
2	ZONING SITE PLAN REVISION	02/12/2024
1	ZONING SITE PLAN REVISION	02/06/2024

Kimley»Horn
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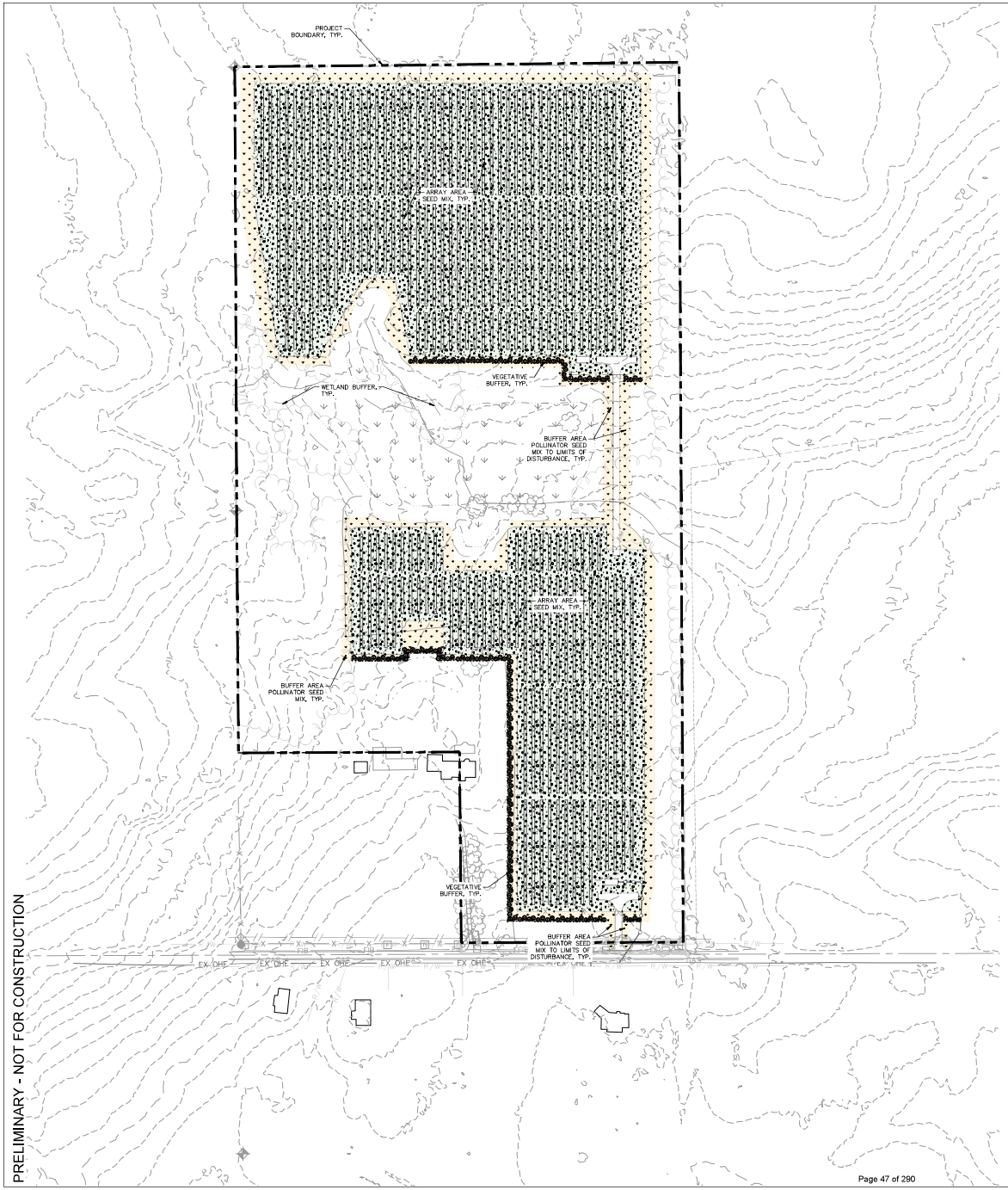
KHA PROJECT 269173049
DATE 02/28/2024
SCALE AS SHOWN
DESIGNED BY MK
DRAWN BY DJE
CHECKED BY AH

ZONING SITE PLAN

TPE IL MH637, LLC

MCHENRY COUNTY, IL

SHEET NUMBER
Z1.0



PRELIMINARY - NOT FOR CONSTRUCTION

CONCEPT PLANT SCHEDULE

EVERGREEN TREE/SHRUB 169

SAWARA CYPRESS 'SOFT SERVE'
JUNIPERUS VIRGINIANA
JUNIPERUS CHINESIS 'MOUNTBATTEN'
JUNIPERUS CHINESIS 'BLUE POINT'
PICEA PUNGENS
PICEA GLAUCA 'DENSATA'

LARGE DECIDUOUS SHRUB 168

ARONIA ARBUTIFOLIA
CORNUS SERICEA CARDINAL
EUONYMUS ALATUS 'COMPACTUS'
ILEX VERTICILLATA
LINDERA BENZOIN
PHYSOCARPOS OPULIFOLIUS
SAMUCUS CANADENSIS
VIBURNUM DENTATUM
VIBURNUM LENTAGO 'MOHICAN'
VIBURNUM PRUNIFOLIUM

BUFFER AREA POLLINATOR SEED MIX

ARRAY AREA SEED MIX

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

BUFFER AREA POLLINATOR SEED MIX

21%	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
17%	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
10%	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
6%	ELYMUS CANADENSIS	CANADA WILDRYE
6%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5%	DALEA PURPUREA	PURPLE PRAIRIE CLOVER
4%	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
4%	ALLIUM CERNUUM	NODDING WILD ONION
3%	RATIBIDA PINNATA	YELLOW PRAIRIE CONEFLOWER
3%	GERANIUM MACULATUM	WILD GERANIUM
4%	CAREX MOLESTA	FIELD OVAL SEDGE
3%	CAREX VULPINOIDEA	BROWN FOX SEDGE
3%	JUNCUS EFFUSUS	COMMON RUSH
2.5%	JUNCUS DUDLEYI	DUDLEY'S RUSH
1.5%	CAREX STIPATA	COMMON FOX SEDGE

SEEDING RATE: 15 LB PER ACRE
SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 30 LB PER ACRE.

SPECIFIED MIX SUBJECT TO AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.

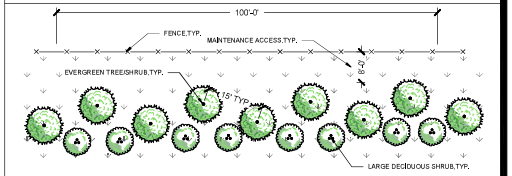
ARRAY AREA SEED MIX

30%	FESTUCA RUBRA	CREEPING RED FESCUE
20%	FESTUCA OVINA	HARD FESCUE
14%	CAREX VULPINOIDEA	FOX SEDGE
10%	FESTUCA RUBRA SSP. COMMUTATA	CHEWINGS FESCUE
8%	POA PRATENSE	KENTUCKY BLUEGRASS
8%	JUNCUS EFFUSUS	SOFT RUSH
5%	TRIFOLIUM PRATENSE	RED CLOVER
5%	TRIFOLIUM REPENS, 'DUTCH'	DUTCH WHITE CLOVER

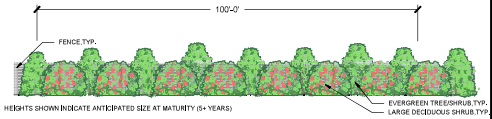
SEEDING RATE: 20 LB PER ACRE
SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 30 LB PER ACRE.

SPECIFIED MIX SUBJECT TO AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.

VEGETATIVE BUFFER



TYPICAL VEGETATIVE BUFFER PLAN



HEIGHTS SHOWN INDICATE ANTICIPATED SIZE AT MATURITY (5+ YEARS)

TYPICAL VEGETATIVE BUFFER ELEVATION

No.	REVISIONS	DATE

Kimley»Horn

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KHA PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

CONCEPT LANDSCAPE PLAN

TPE IL MH637, LLC
MCHENRY COUNTY, IL

SHEET NUMBER
L-100

GROUND COVER MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A FIVE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE FIFTH GROWING SEASON, PROGRAM IS TO BE REDUCED TO TWO VISITS PER YEAR, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETHACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING:
•EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO MAINTENANCE ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER:
•SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
•SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
•SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
•SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:
•SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD, FOURTH, AND FIFTH YEAR

SPRING:
•SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
•SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
•SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE FIFTH YEAR

•SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY AND APPLIED BY A TRAINED PERSONNEL.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

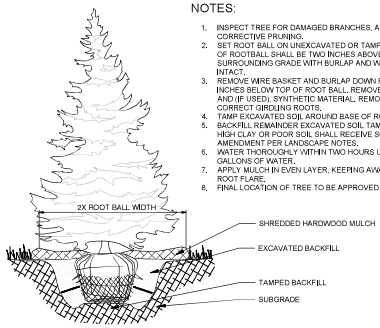
THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

IF PERFORMANCE STANDARD IS NOT MET AT EACH OBSERVATION, LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER AND DEVELOP CORRECTIVE ACTION SUCH AS SEEDING OR HERBICIDE TREATMENT

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE..
5. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
6. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
7. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE.
8. NO GENERAL SPRAY OF HERBICIDES IS TO BE USED FOR ANY SEEDED AREAS.
9. ONLY HERBICIDES FORMULATED FOR ANIMAL SAFETY SHALL BE USED.
10. ALL WORK DEEMED NATURAL AREA TO BE SEEDED OR PLANTED SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE CONTRACTOR.
11. SEED SHALL BE OBTAINED FROM SOURCE SPECIALIZING IN NATIVE SPECIES. WHERE AVAILABLE OR AS APPROVED BY CLIENT OR CLIENT'S REPRESENTATIVE.
12. ALL SEED MIXES SHALL BE INSTALLED WITH A COVER CROP DEPENDENT ON SEASON AND REQUIREMENTS SPECIFIED PER SEED MIX / SEED SUPPLIER.



NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL, TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 EVERGREEN TREE PLANTING — NTS

ESTABLISHMENT NOTES AND STANDARDS

SEED AREA ESTABLISHMENT

PREPARATION

•SOIL IN AREAS OF EXISTING AGRICULTURAL USAGE IS RECOMMENDED TO BE TESTED FOR HIGH LEVELS OF HERBICIDES, AND AMENDED APPROPRIATELY TO BRING CONCENTRATION DOWN TO LEVELS APPROPRIATE FOR COMMON GRASSES. SOILS IDENTIFIED TO BE HIGH IN HERBICIDES OR CONTAMINATES SHOULD BE EVALUATED BY AN ENVIRONMENTAL SPECIALIST OR SOIL SCIENTIST TO DETERMINE REQUIRED METHODS OF REMEDIATION.
-SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, OR RIDGES, AND LOW AREAS WHERE WATER MAY COLLECT.
-SOILS SHOULD BE CLEARED OF TRASH, DEBRIS, AND INVASIVE SPECIES PRIOR TO FINAL SEEDING APPLICATION.
-SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

•TO PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIX, DORMANT SEASON SEED APPLICATION SHOULD BE UTILIZED IF POSSIBLE AND AS CONSTRUCTION TIMELINE PERMITS.
-DORMANT SEASON SEEDING SHOULD UTILIZE WINTER-TOLERANT SEED FROM THE SPECIFIED SEED MIX. ALONG WITH 20-30 LBS PER ACRE OF A WINTER NURSE CROP SUCH AS SECALE CEREALE, PISUM SATIVUM, OR AVENA SATIVA.
-TO APPLY DORMANT SEED, SITE SHOULD BE CLEARED OF INVASIVE WEEDS, LIGHTLY TILLED OR DISKED, THEN DRILL APPLIED ACROSS THE ENTIRE AREA OF AGRICULTURAL SOIL.
-ACTIVE SEASON SEED APPLICATION SHOULD BE PERFORMED BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED, FOR IDEAL ESTABLISHMENT AND MINIMIZING INVASIVE SPECIES COMPETITION.

APPLICATION

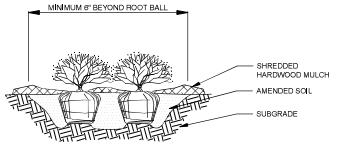
•SEED MIXTURES SHALL BE MECHANICALLY DRILLED.
-NO STRAW MULCH IS REQUIRED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION.
-SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER WHEAT, ANNUAL RYE, OR SPECIFIED CROP DEPENDENT ON SEASON AND SOIL CONDITIONS.
-SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE.
-FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION.
-FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
-IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED.
-SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

•A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS.
-IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED.
-FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
-ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
-TREATMENTS SHOULD BE CONDUCTED ACCORDING TO MAINTENANCE PLANS EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS.
-HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

TREE AND SHRUB INSTALLATION

•ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED, AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
-TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
-THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
-ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
-PLANTS ARE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
-PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
-CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREE AND SHRUB AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4' WIDE TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.



NOTES:
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING — NTS

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE

Kimley»Horn

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KHA PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

MAINTENANCE AND MONITORING PLAN

TPE IL MH637, LLC
MCHENRY COUNTY, IL

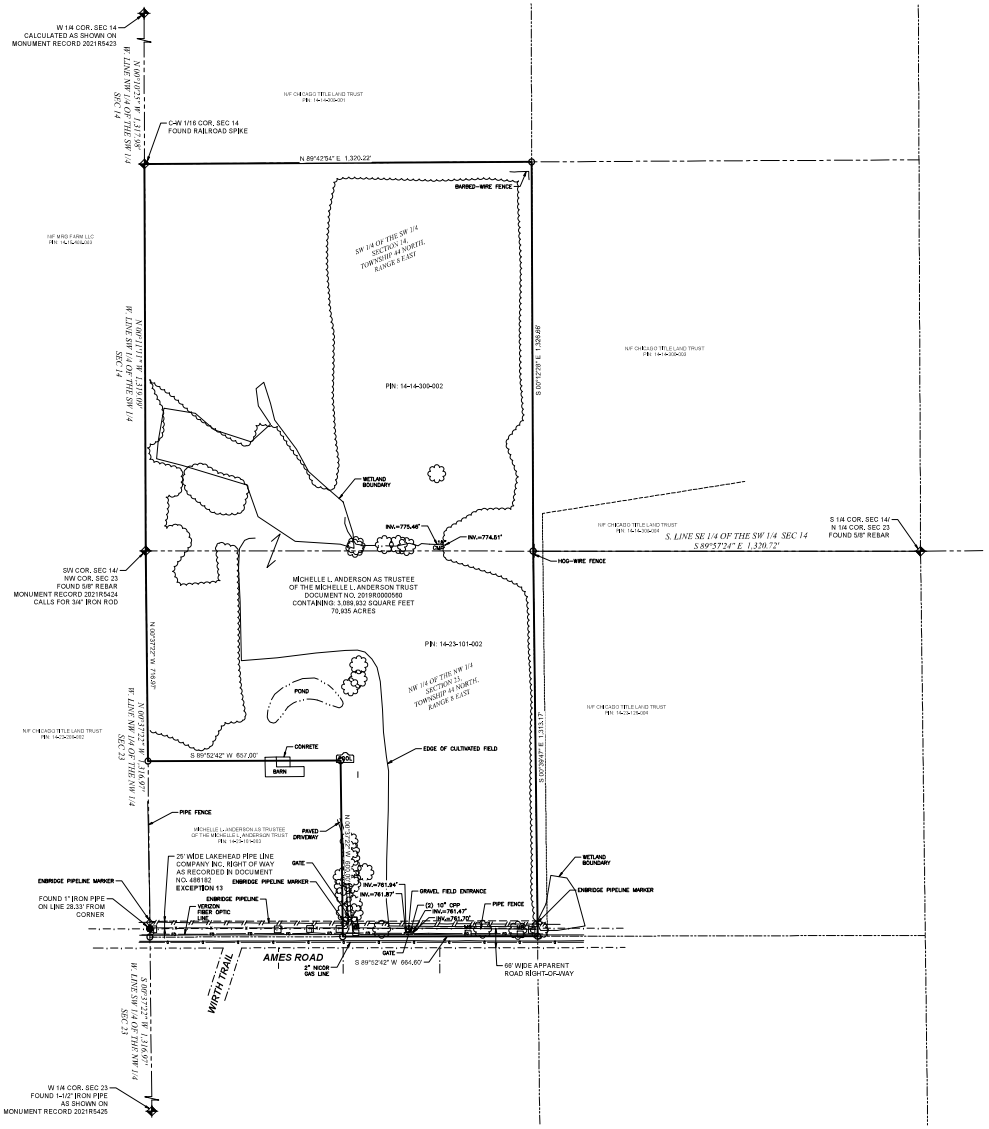
SHEET NUMBER
L-201

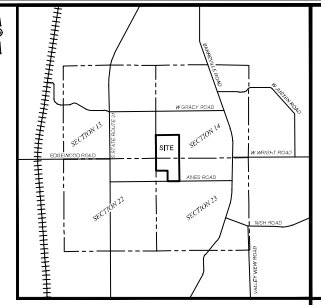
PLAT OF SURVEY

FOR

TPE IL MH637, LLC

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST, THIRD PRINCIPAL MERIDIAN MCHENRY COUNTY, STATE OF ILLINOIS





VICINITY MAP
N.T.S.

SCALE: 1" = 200'

GENERAL NOTES:

1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LW SURVEY COMPANY ON DECEMBER 11-14, 2023.

2. CERTIFICATIONS INDICATED OR IMPLIED HEREIN SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PERFORMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

3. NO ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THOSE ADDITIONAL SURVEYS.

4. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ILLINOIS EAST ZONE.

5. THE PROPERTY IS PARTIALLY LOCATED IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MCHENRY COUNTY, ILLINOIS , MAP NUMBER 17111C0217J, EFFECTIVE DATE NOVEMBER 16, 2006. NO SURVEYING WAS DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. THE LOCATION OF UTILITIES SHOWN HEREON WAS DETERMINED BY OBSERVED EVIDENCE. PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES OR MARKINGS REQUESTED BY THE 811 TICKET NO. **X233401254-001X & X233401255-008X**. THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN , DEVELOPMENT OR CONSTRUCTION.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

8. SITE ADDRESS: 3916 AMES ROAD, PRAIRIE GROVE, ILLINOIS 60012

9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE TIME THE FIELD WORK WAS PERFORMED. THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.

10. LWS IS AWARE OF NO PROPOSED CHANGES IN STREET RIGHT OF WAY WIDTHS.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- UNRECOVERED CORNER
- POWER POLE
- GUY WIRE
- SIGN
- UTILITY MARKER
- FIBER OPTIC BOX
- MAILBOX
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- EDGE OF WATER
- FENCE LINE MATERIAL AS NOTED
- EXISTING PIPELINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE

SCHEDULE B - EXCEPTION II (SPECIAL EXCEPTIONS)

EXCEPTIONS LISTED BELOW WERE TAKEN FROM A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO, NTS-2023024L-*, COMMITMENT DATE: DECEMBER 8, 2023 AT 12:00 AM

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, LW SURVEY CO, DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

SCHEDULE B - I OF THE ABOVE TITLE COMMITMENT CONTAINS REQUIREMENTS REGARDING LIENS, TAXES, MORTGAGES AND LEASES THAT WHERE NOT EXAMINED OR ADDRESSED BY LW SURVEY CO.

EXCEPTION NOS. 1-12 ARE STANDARD EXCEPTIONS AND CONTAIN NO PLOTTABLE INFORMATION. LW MAKES NO DETERMINATIONS IN REGARDS TO OIL AND GAS RECORDS, MINERAL LEASES, ROYALTIES OR RESERVATIONS.

13. RIGHT OF WAY AND EASEMENT GRANT IN FAVOR OF LAKEHEAD PIPE LINE COMPANY, INC, RECORDED ON MARCH 8, 1968 AS INSTRUMENT NO. 486182, IN THE RECORDS OF MCHENRY COUNTY IL. **AFFECTS SUBJECT PROPERTY - AS SHOWN HEREON LWS BELIEVES THAT THE LOCATION OF THE EASEMENT IS ADJACENT TO AND PARALLEL WITH THE ROAD RIGHT-OF-WAY LINE AND NOT THE SOUTH BOUNDARY LINE AS STATED IN THE DOCUMENT.**

14. EASEMENT AND RIGHT OF WAY GRANTED TO NORTHERN ILLINOIS GAS COMPANY IN DOCUMENT TITLED NORTHERN ILLINOIS GAS COMPANY GAS MAIN EASEMENT IN PUBLIC HIGHWAY RIGHT OF WAY, RECORDED ON MARCH 28, 1968 AS INSTRUMENT NO. 487189, IN THE RECORDS OF MCHENRY COUNTY IL. **DOES NOT AFFECT SUBJECT PROPERTY**

15, MORTGAGE GIVEN BY ALLAN J. ANDERSON AND MICHELLE L. ANDERSON IN FAVOR OF COMPEER FINANCIAL, FLCA. IN THE PRINCIPAL SUM OF $375,000.00. RECORDED ON 02/01/2019 AS INSTRUMENT NO. 2019R0002936, IN THE RECORDS OF MCHENRY COUNTY IL.

16, MORTGAGE GRANTED BY ALLAN J. ANDERSON AND MICHELLE L. ANDERSON IN FAVOR OF COMPEER FINANCIAL, PCA. IN THE PRINCIPAL SUM OF $500,000.00. RECORDED ON 02/01/2019 AS INSTRUMENT NO. 2019R0002937, IN THE RECORDS OF MCHENRY COUNTY IL.

RECORDED DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE SOUTH 600 FEET OF THE WEST 657 FEET, OF SECTION 23, ALL IN TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PERMANENT PROPERTY INDEX NO. 14-23-101-002 & 14-14-300-002

SURVEYOR'S CERTIFICATE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED:_____

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CHRISTOPHER D. HIGGINS
ILLINOIS PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035.003776
CJHIGGINS@LWSURVEY.COM
PHONE: (815)420-8914
FOR & ON BEHALF OF LW SURVEY CO.
DESIGN FIRM # 184003103-008

LWS
4266 BELL RD, SUITE 8
NEWBURGH, IN 47630

REVISIONS		
NO.	DATE	DESCRIPTION
1	1/18/2024	ADDED TITLE COMMITMENT
2	2/1/2024	REVISED BOUNDARY TO EXCLUDE PIN: 14-23-101-003

PROJ. NO.	54180
FILE NAME	54180 - HMGT Boundary.dwg
DATE	01/12/2024
SCALE:	1" = 200'
DESIGNED BY:	N/A
DRAWN BY:	RH
CHECKED BY:	ARG
PROJ. MANAGER:	ARG

PLAT OF SURVEY

OF LANDS OF

MICHELE L. ANDERSON, TRUSTEE

FOR TPE IL MH637, LLC

DRAWING NO.

1 OF 1

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Ordinance waiving the procurement requirements for professional engineering services under City Code Section 102-8 and awarding the contract for Design Engineering Services for the Relocation of Sanitary Sewer Force Main and Water Main for the IDOT IL Route 31 Project to Patrick Engineering

Staff Recommendation: Motion to adopt an Ordinance waiving procurement requirements under City Code Section 102-8 and awarding the proposal for Relocation of Sanitary Sewer Force Main and Water Main for the IDOT IL Route 31 Project design engineering services to Patrick Engineering and authorizing the City Manager to execute an agreement with Patrick Engineering for the Relocation of Sanitary Sewer Force Main and Water Main for the Illinois Department of Transportation IL Route 31 Project Design Engineering Consultant Services in the amount of $103,000.00, approve warranted changes for up to 10 percent of the agreement cost, and to approve warranted completion date extensions.

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

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Background:
The Illinois Department of Transportation (IDOT) is completing engineering to widen IL Route 31 from IL Route 176 to IL Route 120 in the City of McHenry. The project consists of widening and reconstruction to add an additional through lane in each direction with a center median, intersection improvements, pedestrian and bicycle accommodations, and drainage improvements. The center island within the City limits will be landscaped similar to the landscaping along US Route 14 within the City limits.

The IDOT IL Route 31 project will require the City to relocate approximately 525 feet of the City's existing sanitary sewer force main and approximately 739 feet of the City's existing water main within IDOT's right-of-way. The City is responsible for all costs associated with relocating the sanitary sewer force main and the water main.

Due to the nature of the work, the relocations cannot occur prior to the IDOT roadway improvements. IDOT has agreed that if the City hires a design engineering consultant to complete the relocation plans per City and IDOT standards, the relocation work can be included in the IDOT IL Route 31 roadway plans. Design engineering will be required to prepare the required plans and specifications for this relocation work.

Consultant Selection Process

Patrick Engineering is currently under contract with IDOT for design engineering of the IL Route 31 improvement. They have the knowledge and expertise as well as direct contact with IDOT to complete the required design engineering for the relocation of the City's sanitary sewer force main and water main. Patrick Engineering can seamlessly design and include the City utility relocation plans in the overall set of roadway plans they are designing for IDOT.

Recommendation:

This contract is being presented with a request to waive the procurement process outlined in section 102-8 of the City Code. The current City Code does not allow for the selection of engineering services based solely on technical expertise or their experience on previous phases of a project (extension of a project). This can lead to increased costs and/or delays by potentially bringing on a new engineering firm that does not have the institutional knowledge of the previous phase of a project or is not as experienced in a particular facet of design. The City Code is also more restrictive than the state statute governing the selection of engineering services for non-home rule communities (the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535). Staff recommends waiving the procurement requirements outlined in Section 102-8 of the City codes for the following reasons:

- Patrick Engineering was selected by IDOT to complete design engineering for the IL Route 31 improvement.
- Staff has reviewed the proposed fee and hourly rates and finds them comparable to what other similar engineering firms charge for these services.
- Patrick Engineering is a large, well known consulting firm and has a good working relationship with the City.

Based upon the factors discussed above, staff believes that awarding the contract to Patrick Engineering would be "the most advantageous to the City" and that Patrick Engineering is most well-suited for this project. The engineering portion of this project is included in the Fiscal Year 2023/2024 Capital Budget and proposed in the Fiscal Year 2024B Capital Budget. IDOT anticipates this project starting construction in 2025, pending funding availability and property acquisition.

Votes Required to Pass:

Two-thirds of the City Council members holding office (four votes) excluding the mayor

Ordinance #:

ORDINANCE APPROVING THE WAIVER OF PROCUREMENT PROCEDURES OF THE CITY CODE SECTION 102-8

WHEREAS, the Illinois Department of Transportation (IDOT) is desirous of constructing an improvement along IL Route 31 from IL Route 176 in the City of Crystal Lake to IL Route 120 in the City of McHenry; and

WHEREAS, Patrick Engineering is under contract with IDOT to complete the design engineering for the IL Route 31 project; and

WHEREAS, the IDOT project along IL Route 31 will require the relocation of approximately 525 feet of the City's existing sanitary sewer force main and approximately 739 feet of the City's existing water main located in IDOT's right-fow-way; and

WHEREAS, in order to ensure the relocation work is designed and constructed in accordance with IDOT and local requirements, specialized consulting engineering services for design engineering are required to augment staff resources; and

WHEREAS, the Mayor and City Counsel have found and determined that waiver of the formal procurement procedures under 102-8 of the City Code would be in the best interest of the City and its residents.

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

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

SECTION TWO. Waiver of Procurement of Architect, Engineer, and Land Surveying Services. The waiver of the formal procurement requirements under Section 102-3 of the Code is approved and the City Manager is hereby authorized to enter into an agreement with Patrick Engineering for design engineering services in the amount of $103,000.00 for the Design

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Engineering Services for the Relocation of Sanitary Sewer Force Main and Water Main for the IDOT Route 31 Improvement and the City Manager is authorized to approve warranted change orders for up to ten percent (10%) of the agreement value and to approve warranted time extensions.

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

DATED this 2nd day of April, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

CITY OF CRYSTAL LAKE
RELOCATION OF SANITARY SEWER (0.12 mile) & WATERMAIN (0.12 mile)
DUE TO IL ROUTE 31 ROADWAY IMPROVEMENTS

MANHOUR ESTIMATE

TASK & DESCRIPTION	Work Hours
1 Data Collection and Evaluation	
Data collection and plotting - Utility atlases	
Field trips to area (1 trip x4 hours/trip x 2 persons)	6
Review IDOT Phase II files	4
Review data from city - Scada data, pumps information, wetwells plans, forcemain model, control structures	24
SUBTOTALS =	**34**
2 Sanitary Sewer Relocation Plans	
CADD set up (12 sheets) - Basefiles and sheets	12
General Notes (1 sheet)	6
Update sewer model with data collected and relocated forcemain (525 ft)	48
Review of model revisions	12
Forcemain connection and Valves/Pumps details sheets (3 sheets)	40
Existing condition and Removals plans (50 scale, 6 sheets)	30
Proposed Sanitary sewer Plan and Profile (50 scale, 6 sheets)	88
Standard Details (2 sheets)	2
SUBTOTALS =	**238**
3 Watermain Relocation Plans	
Existing condition and Removals plans (50 scale, 3 sheets)	30
Proposed Watermain Plan and Profile (50 scale, 3 sheets)	72
Standard Details (2 sheets)	2
SUBTOTALS =	**104**
4 Permit Applications	
IEPA - Watermain Construction Permit, coordination with IDOT phase II	**40**
USACE 404 Permit - Assumed to be part of the IDOT Phase II project	0
IEPA - 401 Certification - Assumed to be part of the IDOT Phase II project	0
IDNR/OWR Floodway Permit - Assumed to be part of the IDOT Phase II project	0
City of Crystal Lake Sanitary Permit (Sewer model, report and Plans)	**64**
SUBTOTALS =	**104**
5 Submittals	
Milestone plan submittals to Utility owners for utility coordination	12
Submit CADD files for inclusion into IDOT CADD system	8
SUBTOTALS =	**20**
6 Meetings/Coordination	
Coordination with City of Crystal Lake	12
Coordination with IDOT	12
SUBTOTALS =	**24**

CITY OF CRYSTAL LAKE
RELOCATION OF SANITARY SEWER (0.12 mile) & WATERMAIN (0.12 mile)
DUE TO IL ROUTE 31 ROADWAY IMPROVEMENTS

MANHOUR ESTIMATE

TASK & DESCRIPTION	Work Hours
7 Specifications and Cost Estimate	
Specifications and Special provisions	32
Quantities	32
Cost Estimate	12
SUBTOTALS =	**76**
8 Phase III - Post contract coordination	
Bid support (RFI, issuance of addendums)	24
SUBTOTALS =	24
9 Progress Reports and Invoices	
Administration	**38**
SUBTOTALS =	**38**
10 QA/QC (4%)	
Review of milestone submittals	**38**
SUBTOTALS =	**38**
TOTAL =	**700**

Estimated Fee **$103,000**

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Ordinance waiving the procurement requirements for professional engineering services under City Code Section 102-8 and awarding the contract for Design Engineering Services for the Three Oaks Recreation Area Multiuse Path to Clark Dietz

Staff Recommendation: Motion to adopt an Ordinance waiving procurement requirements under City Code Section 102-8 and awarding the proposal for Three Oaks Recreation Area Multiuse Path design engineering services to Clark Dietz and authorizing the City Manager to execute an agreement with Clark Dietz for the Three Oaks Recreation Area Multiuse Path Design Engineering Consultant Services in the amount of $169,450.00, approve warranted changes for up to 10 percent of the agreement cost, and to approve warranted completion date extensions.

Staff Contact: Michael P. Magnuson, P.E. Director of Public Works and Engineering
Nick Hammonds, Assistant City Manager

Background:
The Master Plan for the Three Oaks Recreation Area includes a lake loop trail that will connect the existing trails into a contiguous loop surrounding the lake. Completing a lake loop trail is the most frequently requested amenity in annual surveys of Three Oaks guests.

Clark Dietz was selected to complete preliminary engineering to determine the optimum location for the path while minimizing the need for extensive earthwork and retaining walls. The preliminary engineering also refined the cost estimate based on estimated quantities determined during the design process. An eight-foot wide gravel walking path with one-foot shoulders is proposed. Retaining walls will be needed in certain locations with culverts and ditches to convey storm water. The preliminary engineering established seven segments for completion of the path shown in the exhibit below.

Construction will be completed in phases with Segment 3 anticipated to be constructed in the spring of 2024 and Segment 1 anticipated to be constructed in the fall of 2024. Segments 2, 4, 5 and 7 are anticipated to be constructed in 2025. Segment 6 would be constructed when that parcel develops in the future.



Design engineering will be required to prepare the required plans, specifications, and bidding documents to allow this project to be bid out for construction.

Consultant Selection Process

Design of the lake loop trail is extremely unique in nature. Clark Dietz, in working with City staff during preliminary engineering, understands the challenges and complexities with designing the final engineering plans and specifications of this improvement. Utilizing this consultant for the final design plans will save money and time due to their understanding of these challenges. Staff reviewed their proposal, fee, and agrees with the provided cost. When estimating engineering design fees for budgeting purposes, staff uses a widely accepted industry practice of 8-10% of the estimated construction cost for the design fees. Clark Dietz's proposal is within that range. Staff was very pleased with Clark Dietz's performance during the preliminary engineering phase.

Recommendation:

This contract is being presented with a request to waive the procurement process outlined in section 102-8 of the City Code. The current City Code does not allow for the selection of engineering services based solely on technical expertise or their experience on previous phases of a project (extension of a project). Changing consultants during design can lead to increased costs and/or delays by potentially bringing on a new engineering firm that does not have the institutional knowledge of the previous phase of a project or is not as experienced in a particular facet of design. The City Code is also more restrictive than the state statute governing the selection of engineering

services for non-home rule communities (the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535). Staff recommends waiving the procurement requirements outlined in Section 102-8 of the City codes for the following reasons:

- Clark Dietz successfully completed the preliminary engineering. This would be an extension of their previous work.

- Staff has reviewed the proposed scope, fee and hourly rates and finds them comparable to what other similar engineering firms charge for these services.

- Clark Dietz has successfully performed design engineering work and has an existing working relationship with the City.

Based upon the factors discussed above, staff believes that awarding the contract to Clark Dietz would be "the most advantageous to the City" and that Clark Dietz is most well suited for this project. The engineering portion of this project is included in the Fiscal Year 2023/2024 Capital Budget and proposed in the Fiscal Year 2024B Capital Budget.

Votes Required to Pass:
Two-thirds of the City Council members holding office (four votes) excluding the mayor

Ordinance #:

ORDINANCE APPROVING THE WAIVER OF PROCUREMENT PROCEDURES OF THE CITY CODE SECTION 102-8

WHEREAS the CITY OF CRYSTAL LAKE is desirous of developing a continuous multiuse path around the Three Oaks Recreation Area southern lake; and

WHEREAS, on September 5, 2023 the City awarded Clark Dietz proposal for preliminary engineering services to evaluate the feasibility of constructing a multiuse path around the Three Oaks Recreation Area southern lake; and

WHEREAS, Clark Dietz satisfactorily completed the preliminary engineering services and therefore has an existing relationship with the City; and

WHEREAS, Clark Dietz has a detailed understanding of the project constraints and requirements including the complexities associated with the existing topography; and

WHEREAS, the Mayor and City Council have found and determined that waiver of the formal procurement procedures under 102-8 of the City Code would be in the best interest of the City and its residents.

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

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

SECTION TWO. Waiver of Procurement of Architect, Engineer, and Land Surveying Services. The waiver of the formal procurement requirements under Section 102-3 of the Code is approved and the City Manager is hereby authorized to enter into an agreement with Clark Dietz for design engineering services in the amount of $169,450.00 for the Three Oaks Recreation Area Multiuse Path improvement and the City Manager is authorized to approve warranted changes

Draft

orders for up to ten percent (10%) of the agreement value and to approve warranted time extensions.

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

DATED this 2nd day of April, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

CITY OF
CRYSTAL LAKE
ILLINOIS

PROPOSAL PRICE FOR CONSULTANT SERVICES

Project Name: Three Oaks Recreation Area Trail - Phase II Design

Firm: Clark Dietz, Inc. Date: 02/09/24

Bid Authorized By: _____
Signature

Base Scope of Services:

ITEM	MANHOURS/EACH	TOTAL IN-HOUSE COSTS (PAYROLL + OVERHEAD)	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
1. Meetings and Administration	30	6,100.00		**6,100.00**	
2. Supplemental Field Survey	86	14,900.00		**14,900.00**	
3. Value Engineering Analysis	96	15,700.00		**15,700.00**	
4. Structural Analysis and Design	48	7,300.00	10,000.00	**17,300.00**	
5. Drainage Analysis and Design	120	20,400.00		**20,400.00**	
6. Plans	508	75,700.00		**75,700.00**	
7. Technical Specifications	58	13,200.00		**13,200.00**	
8. Cost Estimate	44	6,150.00		**6,150.00**	
TOTAL	**990**	**159,450.00**	**10,000.00**	**169,450.00**	**0.00%**

OPTIONAL TASKS / ADDITIONAL RECOMMENDED SERVICES Beyond the Base Scope of Service:

ITEM	MANHOURS	TOTAL IN-HOUSE COSTS (PAYROLL + OVERHEAD)	SERVICES BY OTHERS	TOTAL
Additional Items (Per Item Cost)				

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Proposal Award - Construction Engineering Services for the Highland Avenue and Randall Road Water Main Project

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an agreement with Mackie Consultants for the Highland Avenue and Randall Road Water Main Construction Engineering Consultant Services in the amount of $89,640.00, approve warranted changes for up to 10 percent of the agreement cost, and to approve warranted completion date extensions

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

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Background:
The City will be improving water main in the Highland Avenue/ Spruce Lane/Golf Road area and looping an existing water main along Randall Road in advance of the County's Randall Road project. Design engineering is complete for these improvements and the project has been bid. The City requires consulting construction engineering services to supplement City staff to ensure the contractor constructs the project to the City's specifications and requirements.

Consultant Selection Process
The Engineering Division followed the City's Purchasing Policy to solicit proposals from consulting engineering firms for construction engineering services for this project. The City received proposals from three firms. The proposals were reviewed based on the consultants' qualifications, experience, proposed staff for this specific project, adequacy of hours and cost. The evaluation is summarized below:

Highland Avenue and Randall Road Water Main Construction Engineering

Proposal Ranking Excellent = 5 Very Good = 4 Good = 3 Acceptable = 2 Poor = 1 Unacceptable = 0	Committee's Relative Weight of Importance	Baxter & Woodman		Clark Dietz		Mackie	
Criteria	(1-10)	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating
Understanding of Project Scope: Did the consultant properly identify key aspects of the project and not submit a generic approach?	8	5.0	40.00	3.3	26.67	4.7	37.33
Lead Inspector / RE demonstrated experience and relevant municipal experience in project examples.	10	5.0	50.00	3.0	30.00	4.7	46.67
Project supporting team and firm examples are pertinent and aligned with the proposed scope.	8	5.0	40.00	5.0	40.00	4.3	34.67
Proposal hours demonstrated understanding of inspection and documentation effort required for this project.	6	4.0	24.00	5.0	30.00	5.0	30.00
Total Weighted Rating	32		154.00		126.67		148.67
PROPOSAL RANKING		4.81		3.96		4.65	
Total Cost		$110,232.00		$103,910		$89,640	
Relative Cost Ranking (Formula) (2.5 = avg. cost, points awarded/deducted for fee compared to avg) Avg. cost = $101,260.67		2.28		2.43		2.79	
TOTAL VALUE RANKING =		3.55		3.20		4.65	

The evaluation resulted in Mackie Consultants proposal as offering the best value to the City. Mackie Consultants proposed a resident engineer who has overseen many water main replacement projects.

Recommendation:

This contract is being presented pursuant to a request for qualification process. Under such process, the contract is to be awarded to the vendor whose proposal "will be the most advantageous to the City." City staff has reviewed the proposals received, and determined that the recommended consultant is the most well-suited for the project.

Based on the proposals received, the City's evaluation criteria and the detailed review by staff, it is the recommendation of staff to select Mackie Consultants for the construction engineering services. Construction will take place in the summer of 2024 and is proposed in the FY 2024B budget.

Votes Required to Pass:

Simple majority

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE is desirous of improving the City's water main system along Highland Avenue and Randall Road; and

WHEREAS, the CITY requires consultant construction engineering services; and

WHEREAS, proposals were publically solicited and reviewed resulting in a determination that Mackie Consultants offered a proposal that is the most advantageous to the City.

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

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement with Mackie Consultants for construction engineering services in the amount of $89,640.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve warranted changes orders for up to ten percent (10%) of the agreement value and to approve warranted time extensions.

DATED this 2nd day of April, 2024.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

City of Crystal Lake - Cost Estimate of Consultant Services

WATERMAIN IMPROVEMENTS PROJECT (Highland/Spruce/Randall)

Firm: Mackie Consultants, LLC

Signature: _____

Date: 20-Mar-24

Element of Work	Manhours	Services by Others	Cost Total by Task	% of Total
1 Project Management and Administration	56		$5,900.00	6.58%
2 Coordination & Communication	56		$5,900.00	6.58%
3a Construction Engineering Services / RE Hours*	620		$65,100.00	72.62%
3b Additional Inspection Hours and Construction Assistance / Non-RE	none			
3c Material Testing		SRN Testing	$7,240.00	8.08%
4 Equipment / Direct Costs (including vehicle/transportation costs)	N/A		$2,000.00	2.23%
5 As-Builts Survey & Project Close-out	24		$3,500.00	3.90%
TOTALS	756		$89,640.00	100.00%

Notes:

* Element of Work #'s 1, 2, 4, and 5 should include enough hours and/or expenses to cover all tasks described in the RFP

* Item 3a - Construction Engineering Services Hours Assumptions:

Task	Dates	Assumption	Hours
Project Setup & Layout	May	1 weeks @ 40 hr	40
Inspection	May, June and July	12 weeks @ 45 hr	540
Punchlist	July/August	40 hr	40
			620

* Item #3b - Optional - Any contruction or field personnel that is not the RE. Please provide back up for assumptions made to arrive at this number of hours

City of Crystal Lake - Cost Estimate of Consultant Services

WATERMAIN IMPROVEMENTS PROJECT (Highland/Spruce/Randall)

Firm: Clark Dietz, Inc.

Signature: _____

Date: March 18, 2024

Element of Work	Manhours	Services by Others	Cost Total by Task	% of Total
1 Project Management and Administration	20	$ -	$ 3,000.00	2.89%
2 Coordination & Communication	60	$ -	$ 8,100.00	7.80%
3a Construction Engineering Services / RE Hours*	620	$ -	$ 82,400.00	79.30%
3b Additional Inspection Hours and Construction Assistance / Non-RE	0	$ -	$ -	
3c Material Testing		$ 3,500.00	$ 3,500.00	3.37%
4 Equipment / Direct Costs (including vehicle/transportation costs)			$ 2,400.00	2.31%
5 As-Builts Survey & Project Close-out	36		$ 4,510.00	4.34%
TOTALS	736	$ 3,500.00	$ 103,910.00	100.00%

Notes:
* Element of Work #'s 1, 2, 4, and 5 should include enough hours and/or expenses to cover all tasks described in the RFP

* Item 3a - Construction Engineering Services Hours Assumptions:

Task	Dates	Assumption	Hours
Project Setup & Layout	May	1 weeks @ 40 hr	40
Inspection	May, June and July	12 weeks @ 45 hr	540
Punchlist	July/August	40 hr	40
			620

* Item #3b - Optional - Any contruction or field personnel that is not the RE. Please provide back up for assumptions made to arrive at this number of hours

City of Crystal Lake - Cost Estimate of Consultant Services

WATERMAIN IMPROVEMENTS PROJECT (Highland/Spruce/Randall)

Firm: Baxter & Woodman

Signature: _____ _____

Date: 3/18/2024

Element of Work	Manhours	Services by Others	Cost Total by Task	% of Total
1 Project Management and Administration	60		$14,400.00	13.37%
2 Coordination & Communication	40		$4,800.00	4.46%
3a Construction Engineering Services / RE Hours*	620		$74,400.00	69.08%
3b Additional Inspection Hours and Construction Assistance / Non-RE	80		$10,000.00	
3c Material Testing		$2,532.00	$2,532.00	
4 Equipment / Direct Costs (including vehicle/transportation costs)	70 ea		$1,400.00	1.30%
5 As-Builts Survey & Project Close-out	20		$2,700.00	2.51%
TOTALS	820	$2,532.00	$110,232.00	90.71%

80 hours entered for Element 3b if work is concurrently occurring on the Randall Road sections as well as Highland/Spruce

Notes:

* Element of Work #'s 1, 2, 4, and 5 should include enough hours and/or expenses to cover all tasks described in the RFP

* Item 3a - Construction Engineering Services Hours Assumptions:

Task	Dates	Assumption	Hours
Project Setup & Layout	May	1 weeks @ 40 hr	40
Inspection	May, June and July	12 weeks @ 45 hr	540
Punchlist	July/August	40 hr	40
			620

* Item #3b - Optional - Any contruction or field personnel that is not the RE. Please provide back up for assumptions made to arrive at this number of hours

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Bid Award – Construction of the Highland Avenue and Randall Road Water Main Project

Staff Recommendation: Motion to award the bid for Construction of the Highland Avenue and Randall Road Water Main project to the lowest responsive and responsible bidder, Berger Contractors, and adopt a Resolution authorizing the City Manager to execute a contract with Berger Contractors in the amount of $1,352,625.00, 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 and Engineering

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Background:
City staff identified two areas in need of water main improvements - Highland Avenue between Golf Road and Ringling Road and the need to loop an existing water main in advance of the County's Randall Road project. Design engineering is complete for these improvements.

Highland Avenue and Spruce Lane have existing four and six-inch water mains located under the street pavement and an additional water main located in the rear yard of the homes along Highland Avenue. The backyard main is difficult to access without impacts to the adjacent properties and would require the Public Works Department to rent equipment to access the area. The existing four-inch water main along Highland Avenue results in limited water flow and fire flow for the area that includes the Dole Mansion. As part of this project, a new 8-inch diameter water main will be constructed along Highland Avenue and Ringling Road to replace the existing four-inch and six-inch water mains. The existing backyard water main will be abandoned and the homes will be serviced from the mains on Highland Avenue and Spruce Lane. This project requires replacement of the water services along the backyard main.

The proposed McHenry County Randall Road improvement will impact the existing City water main along Randall Road from Alexandra Boulevard to Village Road that would need to be relocated at the City's cost as it is located within the existing County right-of-way. In reviewing

the City's water model, a connection can be made between the water main at the Angela Lane shopping center and the multi-family residential development along Carlemont Drive that would eliminate the need to relocate all of the water main along Randall Road.

On March 22, 2024, staff publicly opened and read aloud the bids received. The breakdown of bids are as follows:

Bidder	*Cost*
√ Berger Contractors	$1,352,625.00
Lenny Hoffman Excavating	$1,630,747.40
Concept Plumbing	$2,330,667.43

√ Indicates recommended lowest responsible bidder

Recommendation:

It is the recommendation of City staff to award the Highland Avenue and Randall Road Water Main contract to the lowest responsive and responsible bidder, Berger Contracting, in the amount of $1,352,625.00.

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.

City staff has reviewed the bids and have found them to meet all of the City's requirements. Construction will take place in the summer of 2024 and is proposed in the FY 2024B budget.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE is desirous of improving the City's water main system along Highland Avenue and Randall Road; and

WHEREAS the CITY received and publicly opened bids for the Highland Avenue and Randall Road Water Main project on March 22, 2024; and

WHEREAS the lowest responsive and responsible bidder is Berger Contractors, Wauconda, 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 that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Berger Contractors for the Highland Avenue and Randall Road Water Main project in the amount of $1,352,625.00; and

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

DATED this 2nd day of April, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

Draft

Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

Berger Contractors

SCHEDULE OF PRICES

HIGHLAND AND RANDALL ROAD WATER MAIN REPLACEMENT

ITEM NO.	IDOT NO.	PAY ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	20100110	TREE REMOVAL (6-15 UNITS DIAMETER)	UNIT	70	38.00	2,660.00
2	20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	20	38.00	760.00
3	20101200	TREE ROOT PRUNING	EACH	12	80.00	960.00
4	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	6	40.00	240.00
5	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	6	168.00	1,008.00
6	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	58.00	5,800.00
7	21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	3500	4.50	15,750.00
8	25000100	SEEDING, CLASS 1	ACRE	0.7	3,400.00	2,380.00
9	25100630	EROSION CONTROL BLANKET	SQ YD	3500	2.25	7,875.00
10	28000510	INLET FILTERS	EACH	9	275.00	2,475.00
11	30300011	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	100	95.00	9,500.00
12	40201000	AGGREGATE FOR TEMPORARY ACCESS	L SUM	1	18,000.00	18,000.00
13	42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	1800	12.85	23,130.00
14	42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	160	15.25	2,440.00
15	42400800	DETECTABLE WARNINGS	SQ FT	36	25.00	900.00
16	44000300	CURB REMOVAL	FOOT	30	13.00	390.00
17	44000400	COMBINATION CURB AND GUTTER REMOVAL	FOOT	40	13.00	520.00
18	44000600	SIDEWALK REMOVAL	SQ FT	1200	1.50	1,800.00
19	60600605	CONCRETE CURB, TYPE B	FOOT	30	100.00	3,000.00
20	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	40	100.00	4,000.00
21	66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	100	70.00	7,000.00
22	67100100	MOBILIZATION	L SUM	1	81,000.00	81,000.00
23		TRAFFIC CONTROL AND PROTECTION (SPECIAL)	L SUM	1	95,000.00	95,000.00
24		CONSTRUCTION LAYOUT (SPECIAL)	L SUM	1	14,500.00	14,500.00
25		DUCTILE IRON WATER MAIN, 4"	FOOT	72	222.00	15,984.00
26		DUCTILE IRON WATER MAIN, 6"	FOOT	203	175.00	35,525.00
27		DUCTILE IRON WATER MAIN, 8"	FOOT	962	170.00	163,540.00
28		DUCTILE IRON WATER MAIN, 10"	FOOT	35	215.00	7,525.00
29		DUCTILE IRON WATER MAIN, 8" (HDD)	FOOT	510	194.00	98,940.00
30		4" GATE VALVE AND 4' DIAMETER VALVE VAULT, COMPLETE	EACH	2	5,700.00	11,400.00
31		8" GATE VALVE AND 5' DIAMETER VALVE VAULT, COMPLETE	EACH	6	7,800.00	46,800.00
32		8"X8" PRESSURE CONN AND 5' DIA VALVE VAULT, COMPLETE	EACH	1	14,000.00	14,000.00
33		LINE STOP, 4"	EACH	4	9,000.00	36,000.00
34		LINE STOP, 10"	EACH	2	12,000.00	24,000.00
35		FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX COMPLETE	EACH	5	10,500.00	52,500.00
36		CONNECTION TO EXISTING WATER MAIN, 4"	EACH	3	6,000.00	18,000.00
37		CONNECTION TO EXISTING WATER MAIN, 6"	EACH	2	7,100.00	14,200.00
38		CONNECTION TO EXISTING WATER MAIN, 10"	EACH	4	8,500.00	34,000.00
39		WATER SERVICE, COMPLETE, 1"	EACH	15	4,200.00	63,000.00
40		WATER SERVICE CONNECTION TO EXISTING SERVICE	EACH	6	2,825.00	16,950.00
41		WATER SERVICE PIPE INSTALLATION, TYPE K, 1-INCH,	FOOT	1690	39.00	65,910.00
42		WATER SERVICE CONNECTION AT METER	EACH	6	10,000.00	60,000.00
43		WATER METER INSTALLATION (METER PROVIDED BY CITY)	EACH	1	2,425.00	2,425.00
44		WATER DISTRIBUTION PIPE	FOOT	35	190.00	6,650.00
45		CUT AND CAP EXISTING WATER MAIN	EACH	12	6,000.00	72,000.00
46		VALVE AND VAULT TO BE REMOVED	EACH	4	1,325.00	5,300.00
47		VALVE BOX TO BE REMOVED	EACH	4	470.00	1,880.00
48		FIRE HYDRANT TO BE REMOVED	EACH	2	995.00	1,990.00
49		REMOVE AND REPLACE 8" SANITARY SEWER WITH WMQ PIPE	FOOT	49	154.00	7,546.00
50		REMOVE AND REPLACE 12" STORM SEWER WITH WMQ PIPE	FOOT	22	173.00	3,806.00
51		RELOCATE SEWER SERVICE LATERAL, 6-INCH NOMINAL DIA OR LESS	FOOT	50	99.00	4,950.00
52		CLASS D PATCH, 6"	SQ YD	1500	71.00	106,500.00
53		HMA 2" DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	300	40.00	12,000.00
54		STRUCTURE ADJUSTMENT	EACH	3	1,250.00	3,750.00
55		REMOVE SHRUBS	EACH	8	100.00	800.00
56		HEDGE REMOVAL AND REPLACEMENT	L SUM	1	4,800.00	4,800.00
57		REMOVE AND REINSTATE EXISTING FENCE	FOOT	62	148.00	9,176.00
58		MAILBOX REMOVE AND REPLACE	EACH	4	635.00	2,540.00
59		SIGN WITH TELESCOPING STEEL SIGN SUPPORT	EACH	1	650.00	650.00
60		THERMOPLASTIC PAVEMENT MARKING	L SUM	1	6,500.00	6,500.00
61		OWNER ALLOWANCE	DOLLAR	20000	1.00	20,000.00
					TOTAL	$1,352,625.00

Lenny Hoffman Excavating

PROPOSAL

SCHEDULE OF PRICES

HIGHLAND AND RANDALL ROAD WATER MAIN REPLACEMENT

ITEM NO.	IDOT NO.	PAY ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	20100110	TREE REMOVAL (6-15 UNITS DIAMETER)	UNIT	70	47.50	3,325.00
2	20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	20	83.00	1,660.00
3	20101200	TREE ROOT PRUNING	EACH	12	221.00	2,652.00
4	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	6	170.00	1,020.00
5	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	6	226.50	1,359.00
6	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	35.00	3,500.00
7	21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	3500	0.10	350.00
8	25000100	SEEDING, CLASS 1	ACRE	0.7	24,672.00	17,270.40
9	25100630	EROSION CONTROL BLANKET	SQ YD	3500	2.30	8,050.00
10	28000510	INLET FILTERS	EACH	9	180.00	1,620.00
11	30300011	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	100	75.00	7,500.00
12	40201000	AGGREGATE FOR TEMPORARY ACCESS	L SUM	1	12,050.00	12,050.00
13	42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	1800	12.50	22,500.00
14	42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	160	15.00	2,400.00
15	42400800	DETECTABLE WARNINGS	SQ FT	36	30.50	1,098.00
16	44000300	CURB REMOVAL	FOOT	30	58.00	1,740.00
17	44000400	COMBINATION CURB AND GUTTER REMOVAL	FOOT	40	32.00	1,280.00
18	44000600	SIDEWALK REMOVAL	SQ FT	1200	2.15	2,580.00
19	60600605	CONCRETE CURB, TYPE B	FOOT	30	117.00	3,510.00
20	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	40	119.25	4,770.00
21	66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	100	95.00	9,500.00
22	67100100	MOBILIZATION	L SUM	1	90,000.00	90,000.00
23		TRAFFIC CONTROL AND PROTECTION (SPECIAL)	L SUM	1	170,000.00	170,000.00
24		CONSTRUCTION LAYOUT (SPECIAL)	L SUM	1	25,000.00	25,000.00
25		DUCTILE IRON WATER MAIN, 4"	FOOT	72	267.00	19,224.00
26		DUCTILE IRON WATER MAIN, 6"	FOOT	203	192.00	38,976.00
27		DUCTILE IRON WATER MAIN, 8"	FOOT	962	187.00	179,894.00
28		DUCTILE IRON WATER MAIN, 10"	FOOT	35	415.00	14,525.00
29		DUCTILE IRON WATER MAIN, 8" (HDD)	FOOT	510	340.00	173,400.00
30		4" GATE VALVE AND 4' DIAMETER VALVE VAULT, COMPLETE	EACH	2	4,000.00	8,000.00
31		8" GATE VALVE AND 5' DIAMETER VALVE VAULT, COMPLETE	EACH	6	6,100.00	36,600.00
32		8"X8" PRESSURE CONN AND 5' DIA VALVE VAULT, COMPLETE	EACH	1	13,500.00	13,500.00
33		LINE STOP, 4"	EACH	4	7,950.00	31,800.00
34		LINE STOP, 10"	EACH	2	10,325.00	20,650.00
35		FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX COMPLETE	EACH	5	12,000.00	60,000.00
36		CONNECTION TO EXISTING WATER MAIN, 4"	EACH	3	4,500.00	13,500.00
37		CONNECTION TO EXISTING WATER MAIN, 6"	EACH	2	4,600.00	9,200.00
38		CONNECTION TO EXISTING WATER MAIN, 10"	EACH	4	4,800.00	19,200.00
39		WATER SERVICE, COMPLETE, 1"	EACH	15	12,000.00	180,000.00
40		WATER SERVICE CONNECTION TO EXISTING SERVICE	EACH	6	2,500.00	15,000.00
41		WATER SERVICE PIPE INSTALLATION, TYPE K, 1-INCH,	FOOT	1690	38.00	64,220.00
42		WATER SERVICE CONNECTION AT METER	EACH	6	14,000.00	84,000.00
43		WATER METER INSTALLATION (METER PROVIDED BY CITY)	EACH	1	1,750.00	1,750.00
44		WATER DISTRIBUTION PIPE	FOOT	35	231.00	8,085.00
45		CUT AND CAP EXISTING WATER MAIN	EACH	12	4,400.00	52,800.00
46		VALVE AND VAULT TO BE REMOVED	EACH	4	500.00	2,000.00
47		VALVE BOX TO BE REMOVED	EACH	4	250.00	1,000.00
48		FIRE HYDRANT TO BE REMOVED	EACH	2	200.00	400.00
49		REMOVE AND REPLACE 8" SANITARY SEWER WITH WMQ PIPE	FOOT	49	210.00	10,290.00
50		REMOVE AND REPLACE 12" STORM SEWER WITH WMQ PIPE	FOOT	22	295.00	6,490.00
51		RELOCATE SEWER SERVICE LATERAL, 6-INCH NOMINAL DIA OR LESS	FOOT	50	131.00	6,550.00
52		CLASS D PATCH, 6"	SQ YD	1500	67.00	100,500.00
53		HMA 2" DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	300	50.00	15,000.00
54		STRUCTURE ADJUSTMENT	EACH	3	1,050.00	3,150.00
55		REMOVE SHRUBS	EACH	8	85.00	680.00
56		HEDGE REMOVAL AND REPLACEMENT	L SUM	1	6,800.00	6,800.00
57		REMOVE AND REINSTATE EXISTING FENCE	FOOT	62	132.00	8,184.00
58		MAILBOX REMOVE AND REPLACE	EACH	4	250.00	1,000.00
59		SIGN WITH TELESCOPING STEEL SIGN SUPPORT	EACH	1	745.00	745.00
60		THERMOPLASTIC PAVEMENT MARKING	L SUM	1	8,900.00	8,900.00
61		OWNER ALLOWANCE	DOLLAR	20000	1.00	20,000.00
					TOTAL	$ 1,630,747.40

Concept Plumbing

PROPOSAL

SCHEDULE OF PRICES

HIGHLAND AND RANDALL ROAD WATER MAIN REPLACEMENT

ITEM NO.	IDOT NO.	PAY ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	20100110	TREE REMOVAL (6-15 UNITS DIAMETER)	UNIT	70	$ 61.50	$ 4,305.00
2	20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	20	$ 84.00	$ 1,680.00
3	20101200	TREE ROOT PRUNING	EACH	12	$ 2,016.00	$ 24,192.00
4	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	6	$ 448.00	$ 2,688.00
5	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	6	$ 1,120.00	$ 6,720.00
6	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	$ 77.50	$ 7,750.00
7	21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	3500	$ 13.00	$ 45,500.00
8	25000100	SEEDING, CLASS 1	ACRE	0.7	$ 16,262.50	$ 11,383.75
9	25100630	EROSION CONTROL BLANKET	SQ YD	3500	$ 3.00	$ 10,500.00
10	28000510	INLET FILTERS	EACH	9	$ 347.00	$ 3,123.00
11	30300011	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	100	$ 46.00	$ 4,600.00
12	40201000	AGGREGATE FOR TEMPORARY ACCESS	L SUM	1	$ 4,531.50	$ 4,531.50
13	42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	1800	$ 16.50	$ 29,700.00
14	42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	160	$ 26.00	$ 4,160.00
15	42400800	DETECTABLE WARNINGS	SQ FT	36	$ 45.00	$ 1,620.00
16	44000300	CURB REMOVAL	FOOT	30	$ 10.00	$ 300.00
17	44000400	COMBINATION CURB AND GUTTER REMOVAL	FOOT	40	$ 11.00	$ 440.00
18	44000600	SIDEWALK REMOVAL	SQ FT	1200	$ 4.00	$ 4,800.00
19	60600605	CONCRETE CURB, TYPE B	FOOT	30	$ 59.00	$ 1,770.00
20	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	40	$ 57.00	$ 2,280.00
21	66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	100	$ 140.00	$ 14,000.00
22	67100100	MOBILIZATION	L SUM	1	$ 43,895.00	$ 43,895.00
23		TRAFFIC CONTROL AND PROTECTION (SPECIAL)	L SUM	1	$ 8,550.00	$ 8,550.00
24		CONSTRUCTION LAYOUT (SPECIAL)	L SUM	1	$ 7,560.00	$ 7,560.00
25		DUCTILE IRON WATER MAIN, 4"	FOOT	72	$ 229.00	$ 16,488.00
26		DUCTILE IRON WATER MAIN, 6"	FOOT	203	$ 197.50	$ 40,092.50
27		DUCTILE IRON WATER MAIN, 8"	FOOT	962	$ 238.50	$ 229,437.00
28		DUCTILE IRON WATER MAIN, 10"	FOOT	35	$ 396.00	$ 13,860.00
29		DUCTILE IRON WATER MAIN, 8" (HDD)	FOOT	510	$ 1,109.00	$ 565,590.00
30		4" GATE VALVE AND 4' DIAMETER VALVE VAULT, COMPLETE	EACH	2	$ 8,534.00	$ 17,068.00
31		8" GATE VALVE AND 5' DIAMETER VALVE VAULT, COMPLETE	EACH	6	$ 10,028.00	$ 60,168.00
32		8"X8" PRESSURE CONN AND 5' DIA VALVE VAULT, COMPLETE	EACH	1	$ 20,735.00	$ 20,735.00
33		LINE STOP, 4"	EACH	4	$ 7,974.00	$ 31,896.00
34		LINE STOP, 10"	EACH	2	$ 10,159.00	$ 20,318.00
35		FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX COMPLETE	EACH	5	$ 10,647.00	$ 53,235.00
36		CONNECTION TO EXISTING WATER MAIN, 4"	EACH	3	$ 3,545.00	$ 10,635.00
37		CONNECTION TO EXISTING WATER MAIN, 6"	EACH	2	$ 3,546.50	$ 7,093.00
38		CONNECTION TO EXISTING WATER MAIN, 10"	EACH	4	$ 4,750.00	$ 19,000.00
39		WATER SERVICE, COMPLETE, 1"	EACH	15	$ 11,639.00	$ 174,585.00
40		WATER SERVICE CONNECTION TO EXISTING SERVICE	EACH	6	$ 2,451.00	$ 14,706.00
41		WATER SERVICE PIPE INSTALLATION, TYPE K, 1-INCH,	FOOT	1690	$ 255.94	$ 432,538.60
42		WATER SERVICE CONNECTION AT METER	EACH	6	$ 2,559.00	$ 15,354.00
43		WATER METER INSTALLATION (METER PROVIDED BY CITY)	EACH	1	$ 1,561.00	$ 1,561.00
44		WATER DISTRIBUTION PIPE	FOOT	35	$ 144.00	$ 5,040.00
45		CUT AND CAP EXISTING WATER MAIN	EACH	12	$ 4,274.00	$ 51,288.00
46		VALVE AND VAULT TO BE REMOVED	EACH	4	$ 7,396.00	$ 29,584.00
47		VALVE BOX TO BE REMOVED	EACH	4	$ 2,024.00	$ 8,096.00
48		FIRE HYDRANT TO BE REMOVED	EACH	2	$ 1,300.00	$ 2,600.00
49		REMOVE AND REPLACE 8" SANITARY SEWER WITH WMQ PIPE	FOOT	49	$ 193.50	$ 9,481.50
50		REMOVE AND REPLACE 12" STORM SEWER WITH WMQ PIPE	FOOT	22	$ 231.00	$ 5,082.00
51		RELOCATE SEWER SERVICE LATERAL, 6-INCH NOMINAL DIA OR LESS	FOOT	50	$ 203.50	$ 10,175.00
52		CLASS D PATCH, 6"	SQ YD	1500	$ 102.50	$ 153,750.00
53		HMA 2" DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	300	$ 77.00	$ 23,100.00
54		STRUCTURE ADJUSTMENT	EACH	3	$ 560.50	$ 1,681.50
55		REMOVE SHRUBS	EACH	8	$ 224.50	$ 1,796.00
56		HEDGE REMOVAL AND REPLACEMENT	L SUM	1	$ 1,369.00	$ 1,369.00
57		REMOVE AND REINSTATE EXISTING FENCE	FOOT	62	$ 116.34	$ 7,213.08
58		MAILBOX REMOVE AND REPLACE	EACH	4	$ 576.00	$ 2,304.00
59		SIGN WITH TELESCOPING STEEL SIGN SUPPORT	EACH	1	$ 682.00	$ 682.00
60		THERMOPLASTIC PAVEMENT MARKING	L SUM	1	$ 7,017.00	$ 7,017.00
61		OWNER ALLOWANCE	DOLLAR	20000	$ 1.00	$ 20,000.00
					TOTAL	$2,330,667.43

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Bid Award – Lift Station 14 Rehabilitation

Staff Recommendation:

1. Motion to adopt a Resolution rejecting all bids from the October 13, 2023 bid opening for the Lift Station 14 Rehabilitation project

2. Motion to award the bid for the Lift Station 14 Rehabilitation project to the lowest responsive and responsible bidder, Bolder Contractors, Inc., and adopt a Resolution authorizing the City Manager to execute a contract with Bolder Contractors, Inc. in the amount of $1,936,704.00, 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 and Engineering

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Background:

The Wastewater Division in the Public Works Department is responsible for operating and maintaining a system of sanitary pump stations (lift stations) located through the municipality. These wastewater pump stations operate 24 hours a day, 365 days a year, and are an integral part of the City's overall sanitary sewer system which transports wastewater to the City's wastewater treatment plants. Lift Station 14 began service in the early 1970's. The site does not have a permeant emergency generator, necessitating an emergency response from Wastewater personnel during power outages to connect a portable generator in order to prevent residential sewage backups.

Due to the age of the infrastructure and operational issues associated with the station, City staff, working with outside engineering consultants, Trotter and Associates, Inc., have determined that is it necessary to upgrade the facility. These upgrades are being undertaken to prevent station failure and continue to ensure uninterrupted service to the North Shore area.

The scope of work for the project includes rehabilitating and converting the station from a dry-pit style lift station to a submersible pump lift station similar to the majority of the City's pump station infrastructure. Additionally, there will be upgrades to the control panel and all associated electrical components, the replacement of a gate valve located on the sanitary sewer line leading into the station, and the installation of a natural gas emergency generator. The project also includes adding Supervisory Control and Data Acquisition (SCADA) equipment to connect the station to the City's remote control and monitoring network.

On October 13, 2023, staff publicly opened and read aloud bids received for the Lift Station 14 Rehabilitation project. Two bids were received at this opening, and both were significantly higher than the budget for this project. City staff reviewed and revised the scope of work for the Lift Station 14 Rehabilitation project, subsequently rebidding it. On March 18, 2024, staff publicly opened and read aloud bids received for the revised Lift Station 14 Rehabilitation project. While the City strives to receive multiple bids on projects to compare costs, only one bid was received for the revised and rebid Lift Station 14 Rehabilitation project. Although receiving multiple bids is preferable, the one bid received falls within the planned budget of the project and is from a contractor with whom the City has previously worked. This type of underground construction is specialized work, and there are a limited number of contractors in the Chicagoland area who perform it. Additionally, due to current market conditions (high demand for construction projects with low availability of contractors), some contractors are not bidding new projects so that they can complete their existing work as scheduled.

The bid from the March 18, 2024 opening is listed below.

Lift Staion #14 Rehabilitation	**√ Bolder Contractors, Inc.** Cary, IL
Base Bid	$1,936,704.00

√ Indicates recommended lowest responsible bidder

Recommendation:

The Public Works Department and the City's consultant, Trotter and Associates, Inc., have reviewed the bid for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding the Lift Station 14 Rehabilitation contract to the lowest responsive and responsible bidder, Bolder Contractors, Inc., in the amount of $1,936,704.00.

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 City has previously worked with Bolder Contractors, Inc. and has been satisfied with their services. Funds for this project have been requested in the FY2024B budget and this project is programmed in the City's five-year Capital Improvement Program (CIP).

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS CITY staff have identified the need to rehabilitate and upgrade Lift Station 14 located on North Shore Drive in order to maintain the reliability of the infrastructure, ensure uninterrupted service to the North Shore area, and increase safety for staff that maintain Lift Station 14; and

WHEREAS the CITY received and publicly opened bids for the Lift Station 14 Rehabilitation on October 13, 2023 where the two bids received were greater than the budgeted amount of the project; and

WHEREAS CITY staff reviewed the project, made adjustments to the scope of work to be completed, and determined that the project should be re-bid; and

WHEREAS the CITY then re-bid the project and received and publicly opened bids for the Lift Station 14 Rehabilitation on March 18, 2024; and

WHEREAS the lowest responsive and responsible bidder is Bolder Contractors, Inc., Cary, 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 bids of October 13, 2023 are hereby rejected for the Lift Station 14 Rehabilitation; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Bolder Contractors, Inc. for the Lift Station 14 Rehabilitation in the amount of $1,936,704.00; and

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

DATED this 2nd day of April, 2024.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

THE CITY OF CRYSTAL LAKE

CONTRACT FOR THE

PUMP STATION 14 REHABILITATION

BIDDER'S PROPOSAL

Full Name of Bidder Bolger Contractors, Inc. ("Bidder")

Principal Office Address 316 Cary Point Drive

Local Office Address Cary, IL 60013

Contact Person Doug Abbey Telephone (847) 236-0785

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

Attention: *Michael Wisinski – Public Works Manager*
Pump Station 14 Rehabilitation

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. 1, 2, 3, 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 ***Pump Station 14 Rehabilitation;*** (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. COMBINED LUMP SUM/UNIT PRICE CONTRACT

(1) For providing, performing, and completing all Work related to the Force Main Lining and Site Work as identified below, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item:

	Name	Unit	Approximate Number of Units	Price Per Unit	Extension
1	Bypass Piping/Temporary Operations	LS	1	$ 15,000-	$ 15,000-
2	Dewatering	LS	1	$ 50,000-	$ 50,000-
3	8" DIP Force Main Replacement	LF	30	$ 450-	$ 13,500-
4	Hot-Mix Asphalt Pavement	Sq Yd	267	$ 115-	$ 30,705-
5	HMA Driveway Removal and Replacement	Sq Yd	25	$ 115-	$ 2875-
6	Silt Fence	Ft	728	$ 8-	$ 5824-
7	Topsoil, Seeding & Erosion Control Blanket	LS	1	$ 30,000-	$ 30,000-
8	2" Gas Line and Connection to Existing Gas Main	LF	160	$ 50-	$ 8000-
9	Eastern Arborvitae	Each	24	$ 200-	$ 4800-

(2) For providing, performing, and completing all Work related to the Rehabilitation of Lift Station 14 and all work not covered under the Unit Price Work, described above in (1), the total sum of:

ONE MILLION SEVEN HUNDRED SEVENTY SIX THOUSAND Dollars and ZERO Cents
(in writing) (in writing)

1,776,000 Dollars and 0 Cents
(in figures) (in figures)

TOTAL CONTRACT PRICE (The sum of the extension of (1) plus (2)):

ONE MILLION NINE HUNDRED THIRTY SIX THOUSAND SEVEN HUNDRED FOUR Dollars and ZERO Cents
(in writing) (in writing)

1,936,704 Dollars and 0 Cents
(in figures) (in figures)

D. 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.

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Bid Award – Well 19 Transmission Main

Staff Recommendation: Motion to award the bid for construction of the Well 19 Transmission Main to the lowest responsive and responsible bidder, Berger Contractors, and adopt a Resolution authorizing the City Manager to execute a contract with Berger Contractors in the amount of $2,781,432.10, 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 and Engineering

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Background:
The City relies on a system of deep and shallow wells to provide water to the community. All of the wells in Crystal Lake obtain their source water from geologic layers consisting of sand and gravel (shallow wells) or glacial sandstone (deep wells). The City currently operates eleven water producing wells. As the City has grown and developed, water demand has increased. There is a need to add additional water capacity by constructing a new deep well, transmission main, and control building.

New Deep Well 19 is located at the Wastewater Treatment Plant 2 site and is currently under construction. With the first stage nearly complete, the second stage is the construction of a transmission main, followed by a third stage to construct a control building. The second stage transmission main will convey water pumped from the newly drilled well to recently constructed Water Treatment Plant 2 located on Highland Avenue.

On March 22, 2024, staff publicly opened and read aloud bids received for construction of the Well 19 Transmission Main (second phase). The breakdown of bids is as follows:

Bidder	*Cost*
√ Berger Contractors	$2,781,432.10
Kane Co. Excavating	$2,991,439.50
Lenny Hoffman Excavating	$3,030,462.00
Martam Construction	$3,305,985.00
Bolder Contractors	$3,676,340.00

√ Indicates recommended lowest responsible bidder

Recommendation:

The Public Works Department has reviewed all bids received for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding the Well 19 Transmission Main contract to the lowest responsive and responsible bidder, Berger Contractors, in the amount of $2,781,432.10.

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 City has previously worked with Berger Contractors and has been satisfied with their services. Funds for this project have been requested in the FY2024B budget and this project is programmed in the City's five-year Capital Improvement Program (CIP).

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to construct a new deep well to ensure an adequate supply of potable water to the public; and

WHEREAS the first phase of the project, drilling of the new Well 19, is nearly complete; and

WHEREAS the second phase of the project is needed to construct a transmission main from Well 19 to the Water Treatment Plant 2 located on Highland Avenue; and

WHEREAS the CITY received and publicly opened bids for the Well 19 Transmission Main project on March 22, 2024; and

WHEREAS the lowest responsive and responsible bidder is Berger Contractors, Wauconda, 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 that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Berger Contractors for the construction of the Well 19 Transmission Main in the amount of $2,781,432.10; 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 2nd day of April, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

Draft

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

Berger Contractors

SCHEDULE OF PRICES

Well 19 Transmission Line - Crystal Lake, IL

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	LS	165,000.00	165,000.00
2	Construction Layout and Staking	1	LS	12,000.00	12,000.00
3	Exploratory Excavation	100	CY	1.00	100.00
4	Furnished Excavation	1000	CY	0.01	10.00
5	Asphalt Pavement Removal; Multi-Use Path	555	SY	12.00	6,660.00
6	Hot-Mix Asphalt Pavement, Mix C, 3"; Multi-Use Path	555	SY	55.00	30,525.00
7	Aggregate Base Course Type B, 8"	555	SY	27.00	14,985.00
8	HMA Pavement Removal	80	SY	20.00	1,600.00
9	Curb and Gutter Removal	50	LF	10.00	500.00
10	Class D Patch, 11.5" Type IV	80	SY	200.00	16,000.00
11	Sidewalk Pavement Removal	2700	SF	1.35	3,645.00
12	PCC Sidewalk, 5"	2700	SF	12.50	33,750.00
13	Combination Curb and Gutter, Type B-6.12	50	LF	64.00	3,200.00
14	Concrete Washout Basin	1	LS	780.00	780.00
15	Gate Valve, 12" and 5' Diameter Valve Vault, Complete	16	EA	9,000.00	144,000.00
16	Gate Valve, 12" and 6' Diameter Valve Vault, Complete	2	EA	12,000.00	24,000.00
17	Ductile Iron Water Main, 12"	6700	LF	176.00	1,176,200.00
18	Fire Hydrant and Valve, Complete	10	EA	9,200.00	92,000.00
19	Ductile Iron Water Main in Casing, 12"	296	LF	168.00	49,728.00
20	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Complete	40	LF	280.00	11,200.00
21	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Bored, Complete	450	LF	280.00	126,000.00
22	Steel Casing, Augured and Jacked, 24"	296	LF	830.00	245,680.00
23	Combination Air Release/Vacuum Valve & Vault, Complete	4	EA	7,900.00	31,600.00
24	Handhole, Polymer Concrete, 24"x36"x24"	17	EA	3,030.00	51,510.00
25	Fiber Optic Cable in 2" Conduit (HDPE), Bored, No. 9/125, 12F, SM	820	LF	30.25	24,805.00
26	Fiber Optic Cable in 2" Conduit (HDPE), No. 9/125, 12F, SM	6750	LF	13.55	91,462.50
27	Traffic Control and Protection, Special	1	EA	80,000.00	80,000.00
28	Construction Entrances	7	EA	7,000.00	49,000.00
29	Sanitary Sewer CCTV Televising, Complete	1	LS	14,000.00	14,000.00
30	Storm Sewer Removal	22	LF	26.00	572.00
31	Storm Sewer WMQ Pipe, 12", Complete	110	LF	85.04	9,354.40
32	Metal Flared End Section, 12"	2	LF	665.00	1,330.00
33	Non-Special Waste Disposal	150	CY	40.00	6,000.00
34	Soil Disposal Profile Analysis	1	LS	5,000.00	5,000.00
35	Dewatering	1	LS	500.00	500.00
36	Tree Root Pruning	250	EA	90.00	22,500.00
37	Clearing and Grubbing	0.75	ACRE	34,400.00	25,800.00
38	Tree Removal (6-15 Unit Diameters)	100	UD	32.00	3,200.00
39	Tree Removal (Over 15 Unit Diameters)	100	UD	55.00	5,500.00
40	Wood Fence Removal and Replacement, 6', Complete	20	LF	127.00	2,540.00
41	Chain Link Fence Removal and Replacement, Complete	80	LF	65.69	5,255.20
42	Chain Link Fence Double Swing Gate Rem and Repl, Complete	1	EA	3,790.00	3,790.00
43	Restoration	13300	SY	8.00	106,400.00
44	Restoration, Special, Walking Path	1400	SY	9.00	12,600.00
45	Environmental Protection	1	LS	15,000.00	15,000.00
46	Inlet and Pipe Protection	5	EA	225.00	1,125.00
47	Silt Fence	1500	LF	3.75	5,625.00
48	Orange Heavy Duty Safety Fence at Middle School	1500	LF	7.00	10,500.00
49	Tree Replacement	10	EA	650.00	6,500.00
50	Sodding	2100	SY	14.00	29,400.00
				Total	$2,781,432.10

TOTAL CONTRACT PRICE:

Kane County Excavating

SCHEDULE OF PRICES

Well 19 Transmission Line - Crystal Lake, IL

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	LS	25,000	25,000.00
2	Construction Layout and Staking	1	LS	18,500	18,500.00
3	Exploratory Excavation	100	CY	25.00	2500.00
4	Furnished Excavation	1000	CY	26.50	26,500.00
5	Asphalt Pavement Removal, Multi-Use Path	555	SY	9.50	5272.50
6	Hot-Mix Asphalt Pavement, Mix C, 3"; Multi-Use Path	555	SY	165.50	91,852.50
7	Aggregate Base Course Type B, 8"	555	SY	29.50	16,372.50
8	HMA Pavement Removal	80	SY	9.50	760.00
9	Curb and Gutter Removal	50	LF	10.50	525.00
10	Class D Patch, 11.5" Type IV	80	SY	195.00	15,600.00
11	Sidewalk Pavement Removal	2700	SF	6.50	17,550.00
12	PCC Sidewalk, 5"	2700	SF	13.75	37,125.00
13	Combination Curb and Gutter, Type B-6.12	50	LF	68.00	3400.00
14	Concrete Washout Basin	1	LS	750.00	750.00
15	Gate Valve, 12" and 5' Diameter Valve Vault, Complete	16	EA	8450.00	135,200.00
16	Gate Valve, 12" and 6' Diameter Valve Vault, Complete	2	EA	9650.00	19,300.00
17	Ductile Iron Water Main, 12"	6700	LF	173.50	1,162,450
18	Fire Hydrant and Valve, Complete	10	EA	6700.00	67,000.00
19	Ductile Iron Water Main in Casing, 12"	296	LF	99.50	29,452.00
20	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Complete	40	LF	325.00	13,000.00
21	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Bored, Complete	450	LF	376.00	169,200.00
22	Steel Casing, Augured and Jacked, 24"	296	LF	595.00	176,120.00
23	Combination Air Release/Vacuum Valve & Vault, Complete	4	EA	7100.00	28,400.00
24	Handhole, Polymer Concrete, 24"x36"x24"	17	EA	4200.00	71,400.00
25	Fiber Optic Cable in 2" Conduit (HDPE), Bored, No. 9/125, 12F, SM	820	LF	25.00	20,500.00
26	Fiber Optic Cable in 2" Conduit (HDPE), No. 9/125, 12F, SM	6750	LF	25.00	168,750.00
27	Traffic Control and Protection, Special	1	EA	50,000.00	50,000.00
28	Construction Entrances	7	EA	2200.00	15,400.00
29	Sanitary Sewer CCTV Televising, Complete	1	LS	8500.00	8500.00
30	Storm Sewer Removal	22	LF	15.00	330.00
31	Storm Sewer WMQ Pipe, 12", Complete	110	LF	108.00	7480.00
32	Metal Flared End Section, 12"	2	LF	850.00	1,700.00
33	Non-Special Waste Disposal	150	CY	89.00	13,350.00
34	Soil Disposal Profile Analysis	1	LS	12,000.00	12,000.00
35	Dewatering	1	LS	65,000.00	65,000.00
36	Tree Root Pruning	250	EA	150.00	37,500.00
37	Clearing and Grubbing	0.75	ACRE	60,000.00	45,000.00
38	Tree Removal (6-15 Unit Diameters)	100	UD	75.00	7,500.00
39	Tree Removal (Over 15 Unit Diameters)	100	UD	75.00	7,500.00
40	Wood Fence Removal and Replacement, 6', Complete	20	LF	200.00	4000.00
41	Chain Link Fence Removal and Replacement, Complete	80	LF	135.00	10,800.00
42	Chain Link Fence Double Swing Gate Rem and Repl, Complete	1	EA	5200.00	5200.00
43	Restoration	13300	SY	19.50	259,350.00
44	Restoration, Special, Walking Path	1400	SY	18.50	25,900.00
45	Environmental Protection	1	LS	12,000.00	12,000.00
46	Inlet and Pipe Protection	5	EA	180.00	900.00
47	Silt Fence	1500	LF	7.50	11,250.00
48	Orange Heavy Duty Safety Fence at Middle School	1500	LF	10.50	15,750.00
49	Tree Replacement	10	EA	950.00	9500.00
50	Sodding	2100	SY	20.50	43,050.00
				Total	2,991,439.50

TOTAL CONTRACT PRICE:

Lenny Hoffman Excavating

SCHEDULE OF PRICES

Well 19 Transmission Line - Crystal Lake, IL

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	LS	171,550.00	171,550.00
2	Construction Layout and Staking	1	LS	31,000.00	31,000.00
3	Exploratory Excavation	100	CY	48.25	4,825.00
4	Furnished Excavation	1000	CY	28.00	28,000.00
5	Asphalt Pavement Removal; Multi-Use Path	555	SY	75.00	41,625.00
6	Hot-Mix Asphalt Pavement, Mix C, 3"; Multi-Use Path	555	SY	44.00	24,420.00
7	Aggregate Base Course Type B, 8"	555	SY	21.00	11,655.00
8	HMA Pavement Removal	80	SY	30.00	2,400.00
9	Curb and Gutter Removal	50	LF	20.00	1,000.00
10	Class D Patch, 11.5" Type IV	80	SY	157.50	12,600.00
11	Sidewalk Pavement Removal	2700	SF	2.00	5,400.00
12	PCC Sidewalk, 5"	2700	SF	15.25	41,175.00
13	Combination Curb and Gutter, Type B-6.12	50	LF	159.00	7,950.00
14	Concrete Washout Basin	1	LS	852.00	852.00
15	Gate Valve, 12" and 5' Diameter Valve Vault, Complete	16	EA	7,575.00	121,200.00
16	Gate Valve, 12" and 6' Diameter Valve Vault, Complete	2	EA	9,500.00	19,000.00
17	Ductile Iron Water Main, 12"	6700	LF	161.00	1,078,700.00
18	Fire Hydrant and Valve, Complete	10	EA	9,360.00	93,600.00
19	Ductile Iron Water Main in Casing, 12"	296	LF	213.00	63,048.00
20	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Complete	40	LF	617.00	24,680.00
21	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Bored, Complete	450	LF	313.00	140,850.00
22	Steel Casing, Augured and Jacked, 24"	296	LF	1,100.00	325,600.00
23	Combination Air Release/Vacuum Valve & Vault, Complete	4	EA	5,800.00	23,200.00
24	Handhole, Polymer Concrete, 24"x36"x24"	17	EA	4,220.00	71,740.00
25	Fiber Optic Cable in 2" Conduit (HDPE), Bored, No. 9/125, 12F, SM	820	LF	21.00	17,220.00
26	Fiber Optic Cable in 2" Conduit (HDPE), No. 9/125, 12F, SM	6750	LF	21.00	141,750.00
27	Traffic Control and Protection, Special	1	EA	70,000.00	70,000.00
28	Construction Entrances	7	EA	4,275.00	29,925.00
29	Sanitary Sewer CCTV Televising, Complete	1	LS	11,360.00	11,360.00
30	Storm Sewer Removal	22	LF	11.50	253.00
31	Storm Sewer WMQ Pipe, 12", Complete	110	LF	120.00	13,200.00
32	Metal Flared End Section, 12"	2	LF	712.00	1,424.00
33	Non-Special Waste Disposal	150	CY	90.00	13,500.00
34	Soil Disposal Profile Analysis	1	LS	1,705.00	1,705.00
35	Dewatering	1	LS	140,000.00	140,000.00
36	Tree Root Pruning	250	EA	176.00	44,000.00
37	Clearing and Grubbing	0.75	ACRE	16,600.00	12,450.00
38	Tree Removal (6-15 Unit Diameters)	100	UD	41.00	4,100.00
39	Tree Removal (Over 15 Unit Diameters)	100	UD	51.00	5,100.00
40	Wood Fence Removal and Replacement, 6', Complete	20	LF	145.00	2,900.00
41	Chain Link Fence Removal and Replacement, Complete	80	LF	75.00	6,000.00
42	Chain Link Fence Double Swing Gate Rem and Repl, Complete	1	EA	4,305.00	4,305.00
43	Restoration	13300	SY	7.00	93,100.00
44	Restoration, Special, Walking Path	1400	SY	10.25	14,350.00
45	Environmental Protection	1	LS	5,100.00	5,100.00
46	Inlet and Pipe Protection	5	EA	180.00	900.00
47	Silt Fence	1500	LF	4.00	6,000.00
48	Orange Heavy Duty Safety Fence at Middle School	1500	LF	5.00	7,500.00
49	Tree Replacement	10	EA	570.00	5,700.00
50	Sodding	2100	SY	15.50	32,550.00
				Total	$ 3,030,462.00

TOTAL CONTRACT PRICE:

Martam Construction

PROPOSAL

SCHEDULE OF PRICES

Well 19 Transmission Line - Crystal Lake, IL

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	LS	180 000.00	180,000.00
2	Construction Layout and Staking	1	LS	27000.00	27000.00
3	Exploratory Excavation	100	CY	74.00	7400.00
4	Furnished Excavation	1000	CY	1.00	1000.00
5	Asphalt Pavement Removal; Multi-Use Path	555	SY	26.00	14,430.00
6	Hot-Mix Asphalt Pavement, Mix C, 3"; Multi-Use Path	555	SY	58.00	32190.00
7	Aggregate Base Course Type B, 8"	555	SY	16.00	8880.00
8	HMA Pavement Removal	80	SY	28.00	2240.00
9	Curb and Gutter Removal	50	LF	16.00	800.00
10	Class D Patch, 11.5" Type IV	80	SY	276.00	22080.00
11	Sidewalk Pavement Removal	2700	SF	2.00	5400.00
12	PCC Sidewalk, 5"	2700	SF	13.00	35100.00
13	Combination Curb and Gutter, Type B-6.12	50	LF	81.00	4050.00
14	Concrete Washout Basin	1	LS	2000.00	2000.00
15	Gate Valve, 12" and 5' Diameter Valve Vault, Complete	16	EA	12660.00	202,560.00
16	Gate Valve, 12" and 6' Diameter Valve Vault, Complete	2	EA	14810.00	29620.00
17	Ductile Iron Water Main, 12"	6700	LF	207.00	1,386,900.00
18	Fire Hydrant and Valve, Complete	10	EA	11640.00	116400.00
19	Ductile Iron Water Main in Casing, 12"	296	LF	380.00	112480.00
20	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Complete	40	LF	276.00	11040.00
21	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Bored, Complete	450	LF	294.00	132300.00
22	Steel Casing, Augured and Jacked, 24"	296	LF	680.00	201280.00
23	Combination Air Release/Vacuum Valve & Vault, Complete	4	EA	9120.00	36480.00
24	Handhole, Polymer Concrete, 24"x36"x24"	17	EA	3250.00	55250.00
25	Fiber Optic Cable in 2" Conduit (HDPE), Bored, No. 9/125, 12F, SM	820	LF	22.00	18040.00
26	Fiber Optic Cable in 2" Conduit (HDPE), No. 9/125, 12F, SM	6750	LF	22.00	148500.00
27	Traffic Control and Protection, Special	1	EA	130 000.00	130,000.00
28	Construction Entrances	7	EA	4200.00	29400.00
29	Sanitary Sewer CCTV Televising, Complete	1	LS	7500.00	7500.00
30	Storm Sewer Removal	22	LF	15.00	330.00
31	Storm Sewer WMQ Pipe, 12", Complete	110	LF	136.00	14960.00
32	Metal Flared End Section, 12"	2	LF	450.00	900.00
33	Non-Special Waste Disposal	150	CY	127.00	19050.00
34	Soil Disposal Profile Analysis	1	LS	15000.00	15000.00
35	Dewatering	1	LS	50 000.00	50000.00
36	Tree Root Pruning	250	EA	110.00	27500.00
37	Clearing and Grubbing	0.75	ACRE	25000.00	18750.00
38	Tree Removal (6-15 Unit Diameters)	100	UD	48.00	4800.00
39	Tree Removal (Over 15 Unit Diameters)	100	UD	60.00	6000.00
40	Wood Fence Removal and Replacement, 6', Complete	20	LF	146.00	2920.00
41	Chain Link Fence Removal and Replacement, Complete	80	LF	76.00	6080.00
42	Chain Link Fence Double Swing Gate Rem and Repl, Complete	1	EA	4350.00	4350.00
43	Restoration	13300	SY	7.25	96425.00
44	Restoration, Special, Walking Path	1400	SY	12.00	16800.00
45	Environmental Protection	1	LS	7500.00	7500.00
46	Inlet and Pipe Protection	5	EA	300.00	1500.00
47	Silt Fence	1500	LF	4.00	6000.00
48	Orange Heavy Duty Safety Fence at Middle School	1500	LF	5.50	8250.00
49	Tree Replacement	10	EA	600.00	6000.00
50	Sodding	2100	SY	15.50	32550.00
				Total	

TOTAL CONTRACT PRICE: $3,305,985.00

Bolder Contractors

SCHEDULE OF PRICES

Well 19 Transmission Line - Crystal Lake, IL

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	LS	220,000-	220,000-
2	Construction Layout and Staking	1	LS	25,000-	25,000-
3	Exploratory Excavation	100	CY	200-	20,000-
4	Furnished Excavation	1000	CY	23-	23,000-
5	Asphalt Pavement Removal; Multi-Use Path	555	SY	13-	7215-
6	Hot-Mix Asphalt Pavement, Mix C, 3"; Multi-Use Path	555	SY	30-	16,650-
7	Aggregate Base Course Type B, 8"	555	SY	15-	8325-
8	HMA Pavement Removal	80	SY	25-	2000-
9	Curb and Gutter Removal	50	LF	15-	750-
10	Class D Patch, 11.5" Type IV	80	SY	300-	24,000-
11	Sidewalk Pavement Removal	2700	SF	3-	8100-
12	PCC Sidewalk, 5"	2700	SF	14-	37,800-
13	Combination Curb and Gutter, Type B-6.12	50	LF	80-	4000-
14	Concrete Washout Basin	1	LS	1000-	1000-
15	Gate Valve, 12" and 5' Diameter Valve Vault, Complete	16	EA	12,000-	192,000-
16	Gate Valve, 12" and 6' Diameter Valve Vault, Complete	2	EA	14,000-	28,000-
17	Ductile Iron Water Main, 12"	6700	LF	245-	1,641,500-
18	Fire Hydrant and Valve, Complete	10	EA	15,000-	150,000-
19	Ductile Iron Water Main in Casing, 12"	296	LF	245-	72,520-
20	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Complete	40	LF	245-	9800-
21	Fused HDPE Water Main, 14" SDR 11 D.I.P.S, Bored, Complete	450	LF	360-	162,000-
22	Steel Casing, Augured and Jacked, 24"	296	LF	730-	216,080-
23	Combination Air Release/Vacuum Valve & Vault, Complete	4	EA	15000-	60,000-
24	Handhole, Polymer Concrete, 24"x36"x24"	17	EA	3000-	51,000-
25	Fiber Optic Cable in 2" Conduit (HDPE), Bored, No. 9/125, 12F, SM	820	LF	20-	16,400-
26	Fiber Optic Cable In 2" Conduit (HDPE), No. 9/125, 12F, SM	6750	LF	20-	135,000-
27	Traffic Control and Protection, Special	1	EA	131,000-	131,000-
28	Construction Entrances	7	EA	10,000-	70,000-
29	Sanitary Sewer CCTV Televising, Complete	1	LS	20,000-	20,000-
30	Storm Sewer Removal	22	LF	25-	550-
31	Storm Sewer WMQ Pipe, 12", Complete	110	LF	200-	22,000-
32	Metal Flared End Section, 12"	2	LF	2000-	4000-
33	Non-Special Waste Disposal	150	CY	140-	21,000-
34	Soil Disposal Profile Analysis	1	LS	3000-	3000-
35	Dewatering	1	LS	10,000-	10,000-
36	Tree Root Pruning	250	EA	50-	12,500-
37	Clearing and Grubbing	0.75	ACRE	35,000-	26,250-
38	Tree Removal (6-15 Unit Diameters)	100	UD	40-	4000-
39	Tree Removal (Over 15 Unit Diameters)	100	UD	50-	5000-
40	Wood Fence Removal and Replacement, 6', Complete	20	LF	150-	3000-
41	Chain Link Fence Removal and Replacement, Complete	80	LF	120-	9600-
42	Chain Link Fence Double Swing Gate Rem and Repl, Complete	1	EA	5000-	5000-
43	Restoration	13300	SY	8-	106,400-
44	Restoration, Special, Walking Path	1400	SY	11-	15,400-
45	Environmental Protection	1	LS	5000-	5000-
46	Inlet and Pipe Protection	5	EA	1000-	5000-
47	Silt Fence	1500	LF	9-	13,500-
48	Orange Heavy Duty Safety Fence at Middle School	1500	LF	9-	13,500-
49	Tree Replacement	10	EA	700-	7000-
50	Sodding	2100	SY	15-	31,500-
				Total	[redacted] 3,676,340-

RG

TOTAL CONTRACT PRICE:

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: April 2, 2024

Item: Hotel/Motel Tax Funding Allocations

Staff Recommendation: Motion to adopt a Resolution Allocating Hotel/Motel Tax Funding.

Staff Contact: Jodie Hartman, Director of Finance

Discussion

In 2006, the City launched the distribution program for reinvesting the Hotel/Motel Tax receipts in the community. In December, the City solicited applications covering a two year period from May 2024 through April 2026. The City has received eleven applications from local organizations for the coming cycle, with requests for funding totaling $642,300. Distributions would be eligible to start in May.

Program Funding Level

At the beginning of the current 23/24 fiscal year, the Hotel Tax Funding Program had a reserve balance of about $365,000. Having a reserve allows the City more opportunity to sustain the awarded payment amounts despite fluctuations in the Hotel Tax receipts. Any Hotel/Motel Tax receipts received for the year and not distributed will be reserved for future years of the Hotel/Motel Tax funding program.

The City's Hotel/Motel Tax rate is currently at 7.0%. The Tax is remitted by five establishments. Based on recent receipts and the reserve balance, the recommended funding level for the coming cycle has been set at $330,000 per year. Any distributions will be dependent upon receipts of Hotel Tax preserving a positive reserve balance.

Organization Funding Requests

Below is a summary of requests for Hotel/Motel Tax funding. The summary includes amounts previously allocated and the requested annual amount for the upcoming cycle. The summary also includes a recommendation based on feedback provided by the City Council.

Organization	Allocation 23/24		New Request 24/25 & 25/26	Recommendation May 2023 - April 2025	Change from Current
	Amount	Share			
Crystal Lake Chamber of Commerce	$5,000	1.5%	$15,000	$ **6,800**	1,800.00
Crystal Lake Community Band	$2,000	0.6%	$2,000	$ **2,000**	-
Crystal Lake Soccer Federation	$10,000	2.9%	$50,000	$ **16,100**	6,100.00
Encore Music Academy	$5,000	1.5%	$10,000	$ **4,900**	(100.00)
Girls On The Run[(1)]	$0	0.0%	$3,500	$ **2,200**	2,200.00
Historic Downtown District of CL	$38,500	11.3%	$50,000	$ **38,800**	300.00
Lakeside Legacy Foundation	$49,940	14.7%	$150,000	$ **49,800**	(140.00)
McHenry County Santa Run for Kids	$4,000	1.2%	$4,000	$ **3,000**	(1,000.00)
McHenry County Youth Sports Assoc.	$52,800	15.6%	$52,800	$ **52,800**	-
Raue Center for the Arts	$150,000	44.2%	$300,000	$ **150,400**	400.00
Williams Street Repertory Theater Co.	$2,000	0.6%	$5,000	$ **2,500**	500.00
Total	**$319,240**	**94.1%**	**$642,300**	$ **329,300**	**10,060.00**

As can be seen above, these increases would add $10,060 in distributions annually. A description of each organization and their intended use of the funds has been included as Exhibit A. A separate distribution of $20,000 will be provided to the McHenry County Visitor's Bureau on an annual basis.

Approval of annual funding sets a maximum amount to be requested. Before any funds are disbursed, staff evaluate several criteria. The most notable criteria include 1) availability of Hotel/Motel Tax receipts for disbursement and 2) review of documentation submitted by each organization. Regarding availability of Hotel/Motel Tax receipts, the allocations are all dependent upon Hotel/Motel Tax receipts in sufficient amounts to cover the requests. The City does not supplement the allocations with City revenues. Relating to the review of documentation, each organization must submit qualifying receipts related to the events/activity that was intended to generate hotel stays within Crystal Lake before funds are disbursed. This ensures all disbursements honor the spirit and intentions of the program and support the health of Crystal Lake hotels, as well as restaurants and retail establishments.

The resolution continues to include language affirming the direction of the Council to only disburse allocations after the events or activities have been held and stating that all distributions are dependent on the availability of funds. The Council has the option to allocate additional funds at a later date should the tax receipts total more than anticipated.

Recommendation:

It is the recommendation of the Director of Finance to adopt the proposed Resolution Allocating Hotel/Motel Tax Funding for May 2024 through April 2026.

Votes Required to Pass:

Simple Majority

RESOLUTION

BE IT RESOLVED BY THE ACTING MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE to allocate Hotel/Motel Tax funding for May 2024 through April 2026 as follows:

Organization	Annual Award May 2023 - April 2025
Crystal Lake Chamber of Commerce	$ 6,800
Crystal Lake Community Band	$ 2,000
Crystal Lake Soccer Federation	$ 16,100
Encore Music Academy	$ 4,900
Girls On The Run	$ 2,200
Historic Downtown District of CL	$ 38,800
Lakeside Legacy Foundation	$ 49,800
McHenry County Santa Run for Kids	$ 3,000
McHenry County Youth Sports Assoc.	$ 52,800
Raue Center for the Arts	$ 150,400
Williams Street Repertory Theater Co.	$ 2,500
Total	$ 329,300

Draft

Such allocations are subject to the City having sufficient moneys in its Hotel/Motel Tax Fund to pay fully the amounts hereby allocated and may otherwise be conditioned by the Council. In the event that the City's Hotel/Motel Tax Fund lacks sufficient moneys to pay fully the amounts hereby allocated, the City has the right to reduce each allocation *pro rata* based on moneys actually received in the Hotel/Motel Tax Fund.

In order to qualify for a distribution of Hotel/Motel Tax Funding allocations, the requesting organization must submit documentation showing the qualifying event or activity has occurred as indicated within the program application and a listing of the corresponding expenses incurred to hold the event or activity. Distributions will be limited to first, the approved allocation amount and second, to the amount actually incurred relating to the event or activity.

Dated this 2st day of April, 2024.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, Mayor

ATTEST

_____
Nick Kachiroubas, City Clerk

PASSED: April 2, 2024
APPROVED: April 2, 2024

Draft

CITY OF CRYSTAL LAKE
HOTEL/MOTEL TAX FUNDING PROGRAM APPLICANTS

Funding Periods
May 2024 through April 2025
& May 2025 through April 2026

The information below provides detail for each request. Expected overnight stays at Crystal Lake are self-reported by each organization. Low impact anticipates <100 room nights and/or 1,000 daily visitors. Medium impact anticipates 100-250 room nights and/or 3,000+ daily visitors. High impact anticipates 250+ room nights and/or 5,000+ daily visitors.

(1) Crystal Lake Chamber of Commerce **Total Request $15,000**

a. Fall Concert – Event Request $10,000
Expected Overnight Stays – Low impact

The Crystal Lake Chamber of Commerce is requesting **$10,000** to assist with expenses related to a Fall Concert. Funding would offset the expenses for the cost of bands/entertainment and promotional expenditures. They are hoping to expand the reach of this event and engage more downtown restaurants and businesses to participate. Last year's concert had an attendance of over 300 people. This year's goal is 400 attendees. This event will not likely generate any hotel stays. The Crystal Lake Chamber of Commerce received $5,000 in Hotel/Motel tax funding from the City for the 2022/23 & 2023/24 allocations.

b. Spring Community Expo – Event Request $5,000
Expected Overnight Stays – Low impact

The Crystal Lake Chamber of Commerce is requesting **$5,000** to offset the expenses for facility rental and entertainment/activities associated with the Community Expo. After visiting expos in other communities, the Crystal Lake Expo has been reimagined to include a large indoor space, food from local restaurants, family entertainment and activities, and other opportunities to participate in the community (get a library card, blood donation, prescription drug drop-off, etc.). Attendance for this event is anticipated to be 1,000 people. This event will not likely generate any hotel stays. Hotel/Motel tax funding from the City has not previously been requested for this event.

(2) Crystal Lake Community Band **Total Request $2,000**

a. Two Local Music Concerts – Events request $2,000
Expected Overnight Stays – Low impact

The Crystal Lake Community Band is requesting **$2,000** to help defer some costs associated with the two annual public music concerts. The band performs a spring and a fall concert each year at the Holiday Inn at a cost of $6,000 per year. Attendance for the concerts is in excess

of 300 people. Overnight stays are anticipated to be about 10% of the attendance. The band also plays at many local events throughout the year, including the Main Beach bandstand and at the 4th of July fireworks and parade with a spectator attendance of 10,000. The Crystal Lake Community Band is the only one of its kind in the area. The Crystal Lake Community Band received $2,000 in Hotel/Motel tax funding from the City for the 2023/24 allocations.

(3) Crystal Lake Soccer Federation **Total Request $50,000**

a. Crystal Lake Force Classic Soccer Tournament – Event request $30,000
Expected Overnight Stays – High Impact

The Crystal Lake Soccer Federation (CLSF) is requesting **$30,000** for equipment rentals related to running a multi-day soccer tournament, onsite medical services, referees, trophies and awards, advertising and promotional banners, and field rental at The MAC. The CLSF provides soccer programs at recreational and completive levels. The goal of the CLSF is to give players of all ages and skill level, the opportunity to develop their character and soccer skills. The spectator attendance at the tournament is expected to be 6,500. Overnight stays are anticipated to be 600 guests for two nights. The Crystal Lake Force Classic Soccer Tournament received $5,000 in Hotel/Motel tax funding from the City for the 2022/23 fiscal year & $10,000 for the 2023/24 fiscal year.

b. Crystal Lake Force Annual Summer Kickoff tournament – Event request $20,000
Expected Overnight Stays – High Impact

The Crystal Lake Soccer Federation (CLSF) Annual Summer Kickoff tournament is requesting **$20,000** for equipment rentals related to running a multi-day soccer tournament, onsite medical services, referees, trophies and awards, advertising and promotional banners and field rental at The MAC. The attendance for this tournaments is approximately 2,000. This tournament is expected to general about 100 overnight guests for two nights. This tournament is in its second year and Hotel/Motel tax funding from the City has not previously been requested.

(4) Encore Music Academy **Total Request $10,000**

a. Concert Series – Events request $10,000
Expected Overnight Stays – Low Impact

The Encore Music Academy is requesting **$10,000** for costs related to the many concerts (11-15) that are performed each year. These costs include; guest artist fees ($3,000), music and supplies ($2,000), space rental ($3,000), lighting and sound ($500) and financial aid for qualifying families ($1,500). Encore Music Academy is made up of the Encore Youth Choir, EMA Youth Orchestra, Voices in Harmony and Chamber Ensemble. Encore contributes to the enrichment of the arts and culture in Crystal Lake and surrounding communities. Attendance at each concert averages 400 audience members for a total of almost 5,000 attendees each season. Each concert is projected to need 20-25 rooms for overnight guest stays for a length of 1 or 2 nights. Encore Music Academy received $2,500 in Hotel/Motel tax funding from the City for the 2022/2023 fiscal year & $5,000 for the 2023/2024 fiscal year.

(5) Girls on the Run Northwest Illinois **Total Request $3,500**

a. Crystal Lake Aquathon Event – Event request $3,500
Expected Overnight Stays – Low Impact

The Girls on the Run Northwest Illinois is requesting **$3,500** to cover City fees and any acquired expenses for the Crystal Lake Aquathon event. The Aquathon is a swim/run event that takes place at Three Oaks Recreation Area. The swim portion takes place at the Quarry Cable Park and the run takes place throughout the Three Oaks Recreation Area trails. Funds raised from the Aquathon are used to pay expenses related to the event and funds remaining are donated to the Girls on the Run Program which inspires young girls to be happy and confident through the curriculum provided. In 2022, there were 124 participants and 67 volunteers. In 2023, there were 135 participants and 83 volunteers. This event does not typically generate any overnight visitors. Girls on the Run Northwest Illinois has not previously requested Hotel/Motel tax funding from the City.

(6) Historic Downtown District of Crystal Lake **Total Request $50,000**

a. Luminary Nights – Activity request $3,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting **$3,000** for Luminary Nights. This event takes place every Thursday evening in December. The Downtown area is lit up with candles and lanterns and performers entertain the people waiting in line for Santa House visits. Funding will be used for lanterns, candles, entertainment, marketing, advertising, brochures, signage, Shaw Media ads and facilities. Attendance for this event is estimated at 200-300 people each Thursday night. No hotel stays are likely generated from this event.

b. Sidewalk Sales – Activity request $2,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting **$2,000** for Sidewalk Sales. This event happens twice a year for three days in January and July. Downtown businesses offer discounted items and special sales for this event. Funding will be used for marketing, sponsored content ads with Shaw Media, quarter and half page ads with Shaw Media, signage and bag stuffers. Attendance for the sidewalk sales in January is about 400 people and attendance for the sidewalk sales in July is about 2,000. No hotel stays are likely generated from this event.

c. Christmas Tree Lane – Activity request $3,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting **$3,000** for Christmas Tree Lane. This event turns Depot Park into Peppermint Park with 40 Christmas trees that are decorated by different organizations and businesses that have adopted a tree. Funding will be used for trees, stakes, marketing, advertising, brochures, signage and facilities. Attendance for this event is about 2,500 people. No hotel stays are likely generated from this event.

d. Farmers Market – Activity request $12,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting **$12,000** for the Downtown Crystal Lake Farmers Market. The Farmers Market takes place every Saturday from mid-June through the end of September. All vendors grow, make or bake their products. There is also a child craft area and live music in the gazebo. Funding will be used for marketing, advertising, signage, sponsored content with Shaw Media, quarter and half page ads with Shaw Media, music, radio spots on Star 105.5, entertainment, children's crafts, tents, banners, and barriers. Attendance for this event is about 750 people each Saturday. No hotel stays are likely generated from this event.

e. Festival of Lights Parade – Activity request $7,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting **$7,000** for the Festival of Lights Parade. The Festival of Lights Parade takes place the day after Thanksgiving and is the only night time parade in the area. The parade consists of 40-50 floats that are decorated by different organizations and businesses. Funding will be used for marketing, advertising, signage, quarter and double page ads with Shaw Media, Stay Note in the NW Herald, facilities, entertainment, DJ, banners, barriers and Santa Claus. Attendance for this event is about 6,000 people. No hotel stays are likely generated from this event.

f. Garden Party and Flower Sale – Activity request $3,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting **$3,000** for the Garden Party and Flower Sale. The Downtown Crystal Lake Garden Party and Flower Sale is an annual event that occurs in May to celebrate spring and to enhance the Downtown area with a flower sale for Mother's Day, dancers, crafts, music and demonstrations from McHenry County College and the Sustainability Committee. Funding will be used for marketing, advertising, signage, quarter and half page ads with Shaw Media, sponsored content with Shaw Media, entertainment, DJ, and prize wheel. Attendance for this event is about 1,500 people. No hotel stays are generated from this event.

g. Johnny Appleseed Festival – Activity request $16,000
Expected Overnight Stays – High Impact

The Historic Downtown District of Crystal Lake is requesting $16,000 for the Johnny Appleseed Festival. The Johnny Appleseed Festival is the largest one-day event in Crystal Lake. This event has a petting zoo, inflatables, wagon rides, children's games, pony rides, food vendors, and demonstrations by the Historical Society and the Sustainability Committee. Funding will be used for marketing, advertising, sponsored content with Shaw Media, quarter and half page ads with Shaw Media, Stay note in the NW Herald, signage, live music, entertainment, children's games, stilt walker, Johnny Appleseed, petting zoo, pony rides, inflatables, DJ, tents, banners, and barriers. Attendance for this event is about 9,000 people. Hotel stays are generated from this event. The average stay is one night.

h. Ladies Night Out – Activity request $1,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting $1,000 for Ladies Night Out. The Ladies Night Event happens on a Thursday evening twice a year in April and October. This event promotes the Downtown area as a destination for shopping and dining with many businesses offering promotions and discounts. Funding will be used for marketing, advertising, signage, radio spots on Star 105.5, quarter and half page ads with Shaw Media, sponsored content with Shaw Media, entertainment, DJ, and decorations to designate participating businesses. Attendance for this event is about 500 people for each event. No hotel stays are generated from this event.

i. Santa House – Activity request $3,000
Expected Overnight Stays – Low Impact

The Historic Downtown District of Crystal Lake is requesting $3,000 for the Santa House. The Santa House is a family tradition that takes place in Brink Street Market and is open every Thursday-Sunday during the holiday season for free visits with Santa. Funding will be used for marketing, advertising, brochures, signage, facilities, banners and most importantly Santa. Attendance for this event is about 6,000 people. No hotel stays are generated from this event.

(7) Lakeside Legacy Foundation **Total Request $150,000**

a. Dole Lakeside Festival – Event request $100,000
Expected Overnight Stays – High Impact

The Lakeside Legacy Foundation is requesting **$100,000** for its annual 4th of July Lakeside Festival (FEST). Funding will support contracted entertainers, event supplies, maintenance, marketing and promotional costs associated with the FEST. The FEST has become a destination attraction in McHenry County. The Lakeside Festival attracts over 70,000 people on average over the 4-day holiday celebration. The number of overnight guests has never been tracked but it is estimated that there are about 100 guests that would spend at least one night. The Lakeside Legacy Foundation received $45,400 in Hotel/Motel tax funding from the City for the 2022/23 fiscal year & $49,940 for the 2023/24 fiscal year.

b. Farmers Market – Event request $50,000
Expected Overnight Stays – Low Impact

The Lakeside Legacy Foundation is requesting **$50,000** to support of the Farmers' Market. Funding for the Farmer's Market would be used to support contracted entertainers, event supplies, maintenance, marketing and promotional costs and events and programming associated with the Farmer's Market. This is an open-air Farmers' Market that provides a year-round market where you can find the freshest quality foods, a variety of musical talent, entertainment for children and unique merchandise. The Farmers' Market at the Dole has won the best Farmer's Market award in Illinois for two years in a row. In 2023, the Farmer's Market attracted about 86,153 visitors creating a unique one-of-a-kind experience. This event is expected to generate about 100 overnight visitors with an estimated 1-night stay. Lakeside Legacy Foundation Farmers Market at the Dole has not previously requested Hotel/Motel tax funding from the City.

(8) McHenry County Santa Run for Kids **Total Request $4,000**

a. McHenry County Santa Run for Kids – Event Request $4,000
Expected Overnight Stays – Low Impact

The McHenry County Santa Run for Kids is requesting **$4,000** to buy Santa suits and shirts that the participants wear during the event. The McHenry County Santa Run for Kids raises funds for community groups who enhance the lives of youth in McHenry County. This event provides its participants with Santa style suits and shirts that run/walk through Crystal Lake creating a fun event. The McHenry County Santa Run for Kids had 557 visitors in 2023. This event does not expect to generate overnight visitors. The McHenry County Santa Run for Kids received $2,000 in Hotel/Motel tax funding from the City for the 2022/23 fiscal year & $4,000 for the 2023/24 fiscal year.

(9) McHenry County Youth Sports Association **Total Request $52,800**

a. MCYSA Summer International Championships – Event request $52,800
Expected Overnight Stays – High Impact

The McHenry County Youth Sports Association (MCYSA) is requesting **$52,800** for recruiting teams to come to the tournament, marketing and promoting the Summer International Championship event. The MCYSA has been hosting the Summer International Championship since 1993. Teams from around the United States and the world come and play at this event. Ten international teams have already committed to the 2024 tournament and early registrants from the United States include Tennessee, Missouri, Indian, Wisconsin and North Dakota (the 38th State to be represented at the MCYSA Tournament). In 2023, the tournament had an average daily attendance of 2,148 per day for 8 days and anticipate over 3,000 attendees for the 2024 tournament. It is estimated that 600 rooms will be needed for overnight stays for an average of 5 nights. Teams that come from more than 100 miles away are required to stay at Crystal Lake Hotels. The McHenry County Youth Sports Association (MCYSA) received $52,800 in Hotel/Motel tax funding from the City for the 2022/23 & 2023/24 fiscal years.

(10) Raue Center for the Arts **Total Request $300,000**

a. Artist's Fees and Marketing – Events request $300,000
Expected Overnight Stays – High Impact

The Raue Center for the Arts is requesting **$300,000** for artist's fees and marketing for Mainstage performances. The Mainstage Programming has three areas of focus: Single Day Mainstage performing arts shows, Multi-Day Programs, and Single & Multi Day Educational Programs. Attendance for the Raue Center Mainstage Programs is approximately 32,000 visitors annually. Every Mainstage performance generates overnight stays with an estimated length of 1 night. The Raue Center for the Arts received $150,000 in Hotel/Motel tax funding from the City for the 2022/23 & 2023/24 fiscal year.

(11) William Street Repertory **Total Request $5,000**

a. Artist's Expenses for Four Productions – Events request $5,000
Expected Overnight Stays – Medium Impact

William Street Repertory is requesting **$5,000** for artist expenses for four show productions: Native Gardens, Othello, Act of God and Bandstand. Funding will be used for Artist's expenses (actors, designers, etc.). These shows have an estimated visitor projection of 4,000 attendees. It is anticipated that these productions will generate overnight stays for approximately 400 visitors for 1 or 2 nights. William Street Repertory received $1,000 in Hotel/Motel tax funding from the City for the 2022/23 fiscal year & $2,000 for the 2023/24 fiscal year.

For separate consideration outside of the competitive allocations:

McHenry County Convention & Visitors Bureau **Total Request $20,000**

a. **Destination Marketing** – Request $20,000
Expected Overnight Stays – High Impact
The McHenry County Convention & Visitors Bureau (Naturally McHenry County (NMC)) is requesting **$20,000** for the ongoing marketing and promoting of McHenry County as a regional leisure and overnight visitor destination. Additional advertising/marketing will increase visitors to the businesses and events held in Crystal Lake, which will also generate additional overnight stays. If the City chooses to award the NMC $20,000, the City of Crystal Lake will be guaranteed a voting position on the NMC board of directors and would be considered a community partner. Benefits of being a community partner are being a featured community on NaturallyMcHenryCounty.com, receipt of annual marketing reports and community specific marketing. NMC encourages overnight stays through marketing and promotional efforts. McHenry County Convention & Visitors Bureau (Naturally McHenry County) received $10,000 in Hotel/Motel tax funding from the City for the 2022/2023 fiscal year & $20,000 for the 2023/2024 fiscal year.