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#2024-55
401 Country Club Road – Text Amendment and Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: May 15, 2024

Request: Text Amendment to Article 2 and 10 for a Community Art Center and a Special Use Permit to allow a Community Art Center.

Location: 401 Country Club Road

Acreage: Approximately 10 acres

Existing Zoning: R-1 Single Family Residential

Surrounding Properties:

North:	R-1 Single Family Residential
South:	R-1 Single Family Residential
East:	R-1 Single Family Residential
West:	R-1 Single Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- In 2004, Lakeside Legacy was granted a Special Use Permit for an Institutional Use. When the Unified Development Ordinance (UDO) was adopted in 2009, Institutional Use was no longer a listed use in the UDO.
    - This special use limited the inside uses to art focused uses (visual arts, performing arts, horticulture arts, and culinary arts).
    - This special use granted four annual fundraising events.
- In 2022, Lakeside Legacy was granted an amendment to their Special Use Permit allow community focused annual events and music venues for Dole Porch Music, Farmer's Market, Music under the Trees, and the Listening Room outside music.
- The current request is for a Text Amendment to create a new use category in the UDO for a Community and Art Center and for a Special Use Permit for a Community and Art Center.
- The petitioner has drafted a text amendment to the UDO as detailed below:

Article 2

Section 2-300 Permitted Uses Table

CIVIC																		
Community Facilities																		
		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
Community Facilities	Community and Art Center	S	S	S	S													

The request is for a Community and Art Center. This would be a Special Use in the F Farming, E Estate, RE Residential Estate, and R-1 Single Family Residential.

Section 2-400 Limited and Special Use Criteria

Special Use Permit Criteria specific to Community and Art Center:

1. The subject property must be a minimum of eight acres in area.
2. Office spaces may be utilized as a business incubator program that provides room rentals for the following uses:
    a. Instruction in music, musical instruments, home crafts and arts and dance;
    b. Tutoring;
    c. Offices offering professional services including, but not limited to, accountants, architects, brokers, consultants, counselors, culinary specialists, engineers, insurance agents, lawyers, real estate agents, stockbrokers, financial planners, urban planners, non-for-profits, etc.;
    d. Offices of salesmen, contractors, sales representatives or manufacturers representatives, provided that no retail transaction shall take place on the premises, except through telephone, facsimile, telegraph or mail communication, electronic or wireless communication;
    e. Studios of artists, authors, composers, photographers, sculptors;
    f. Workrooms of dressmakers, seamstresses and tailors;
    g. Workrooms for home crafts, crafts and trade people, including but not limited to model making, rug weaving, lapidary work and cabinet making;
    h. Workrooms for culinary arts;
    i. Limited personal services, including, but not limited to, cosmetology, beauty salon, and barbershop.

3. Indoor Live Music: If live music is to be played, in-wall sound barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.

4. Outdoor Events:
    a. Outdoor events must be limited to the areas designated in the approved site plan.
    b. Amplified music cannot occur after 10:00 p.m. for the events due to the adjacent residential neighborhood.
    c. Outdoor events must end by 11:00 p.m.
    d. Provide annual notification to the City of scheduled community events to be held in the outdoor areas by March 31st of each year, but in any event not less than sixty days prior to the event and include a site plan for staff to review the barrier, entrance and exiting setup.

5. Temporary special event parking shall be allowed on a non-approved surface. Additional event parking may be provided offsite through agreements with third parties.

The proposed criteria would limit a Community and Arts center to properties with a minimum of 8 acres. This would limit other typical single-family residences from also requesting this special use.

The proposed uses inside remove the art focused restriction and adopt many of the home occupation list of uses. Home occupation uses are allowed in any residential zoning district as an ancillary use subordinate to the use of a residence.

The standards also provide provisions for live music inside and clarification on the outdoor events. A site plan is provided that illustrates the location of the outdoor events.

Event parking will be located mostly on the property in the large grass area. Other off-site parking is illustrated in the South Elementary parking lot and a grass lot owned by the Crystal Lake Park District.

Article 10 Definitions

"Community and Art Center". A community and art center is a civic use that that serves as a focal point and activity center for the community with an emphasis on visual arts, performing arts, art instruction, horticultural arts, and culinary arts, community outreach and support for local non-profit organizations. These uses may include areas for art exhibits and performance space, as well as studio and office spaces. An art and community center may also provide indoor and outdoor space for community gatherings and events, which may include ancillary banquet uses in connection with such events.

Development Analysis:

General

- Request: The petitioner is requesting an Amendment to the Special Use Permit for these new events.

- Zoning: The site is zoned R-1 Single Family. When this use was proposed Institutional Uses were allowed in the R-1 zoning district with a Special Use. The new use Community and Art Center is proposed as a Special Use in the R-1 zoning district.
- Land Use: The land use map shows the area as Public/Semi-Public Urban Residential. This land use designation is appropriate for this use.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Public/Semi Public, which allows for existing and future public and private service providers. The following goals are applicable to this request:

Land Use – Public/Semi-Public

Goal: Provide area for high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers, throughout the city to support the diverse and evolving needs of people in the city.

This can be accomplished with the following supporting action:

Supporting Action: The City shall support the school districts, library, park district, neighboring municipalities, private service providers and other public and semi-public agencies.

Success Indicators: The number of zoning approvals for public/semi-public public projects.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow Community and Art Center with modification to the allowable uses and events held at the Lakeside Legacy Foundation. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and

bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and floodplain regulations, Building and Fire Codes and all other applicable City Ordinances.

☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery system.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article **4**, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as federal, state or county statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a special use permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Public Input:

- The City received five emails/letter not in support of The Dole and a package from a group representing 25+ homeowners, which are included in your packet.
- The City received over 220 emails/letters in support of The Dole from neighbors, residents, visitors, and businesses, which are included in your packets.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (LeCoque, received 03/05/24)
   B. Site Plan (Lakeside Legacy Foundation, undated, received 04/25/24)
   C. 2024 Temporary Parking Map (Hampton, Lenzini and Renwick, dated 04/22/24, received 04/23/24)

2. Failure to provide notice as detailed in criterion 4 of the special use permit criteria may result in the event being cancelled or a notice of violation being sent. Repeated violations may result in the possible modification or revocation of the Special Use Permit.

3. The petitioner shall complete Phase II of the Hampton, Lenzini and Renwick Traffic Study scope in the fall of 2024

4. The petitioner shall address all of the review comments and requirements of Community Development Department and adhere to the recommendations of the final traffic study.

PIQ MAP
401 Country Club Road



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Lakeside Legacy Foundation Text Amendment and SUP

Action Requested

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

Petitioner Information

Name: Lakeside Legacy Foundation
Address: 401 Country Club Road
Crystal Lake, IL 60014
Phone: 312-860-5662
Fax: _____
E-mail: JLeCoque@thedole.org

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Petitioner is requesting a Text Amendment to add a Special Use category for a Community and Art Center to the UDO in certain zoning classifications. A copy of the proposed text of the Amendment is attached to this Application. Along with the adoption of the Text Amendment, Petitioner is requesting a Special Use for a Community and Art Center for the subject property.

Project Address/Location: The Dole is located at 401 Country Club Road, Crystal Lake, Illinois. Attached is a drawing of the subject property, indicating parking areas (new and existing) and the proposed areas for the outdoor activities at the subject property.

PIN Number(s): 19-06-451-004

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Lisa M. Waggoner, Esq., Four North Walkup Avenue,Crystal Lake, IL 60014; 815-477-0830(phone); 815-477-0834 (fax); lwaggoner@waggonerlawfirm.com

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Lakeside Legacy Foundation
By:

_____

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Lisa M. Waggoner ,attorney and agent 3/4/24

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

LEGAL NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Lakeside Legacy Foundation

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission for the purposes of seeking UDO Text Amendments to make changes to Article 2 and Article 10, and a Special Use Permit for the subject property commonly known as 401 Country Club Road, Crystal Lake Illinois, 60014, PIN: 19-06-451-004 (the "Dole").

A public hearing before the Planning and Zoning Commission on the request to amend the Unified Development Ordinance for "Community and Art Center" and a Special Use Permit to allow a Community and Art Center in the R-1 zoning district for The Dole, pursuant to Article 2, Article 9 and Article 10. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, May 15, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson

Planning and Zoning Commission

City of Crystal Lake

(Published in the Northwest Herald on April 30, 2024) 2161509

Proposed Text Amendment to UDO

CIVIC																		
Community Facilities																		
		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
Community Facilities	Community and Art Center	S	S	S	S													

"Civic Use" (as opposed to "institutional use") and within the subcategory of "Community facilities"

> "Community and Art Center". A community and art center is a civic use that that serves as a focal point and activity center for the community with an emphasis on visual arts, performing arts, art instruction, horticultural arts, and culinary arts, community outreach and support for local non-profit organizations. These uses may include areas for art exhibits and performance space, as well as studio and office spaces. An art and community center may also provide indoor and outdoor space for community gatherings and events, which may include ancillary banquet uses in connection with such events.

Special Use Permit Criteria specific to Community and Art Center:

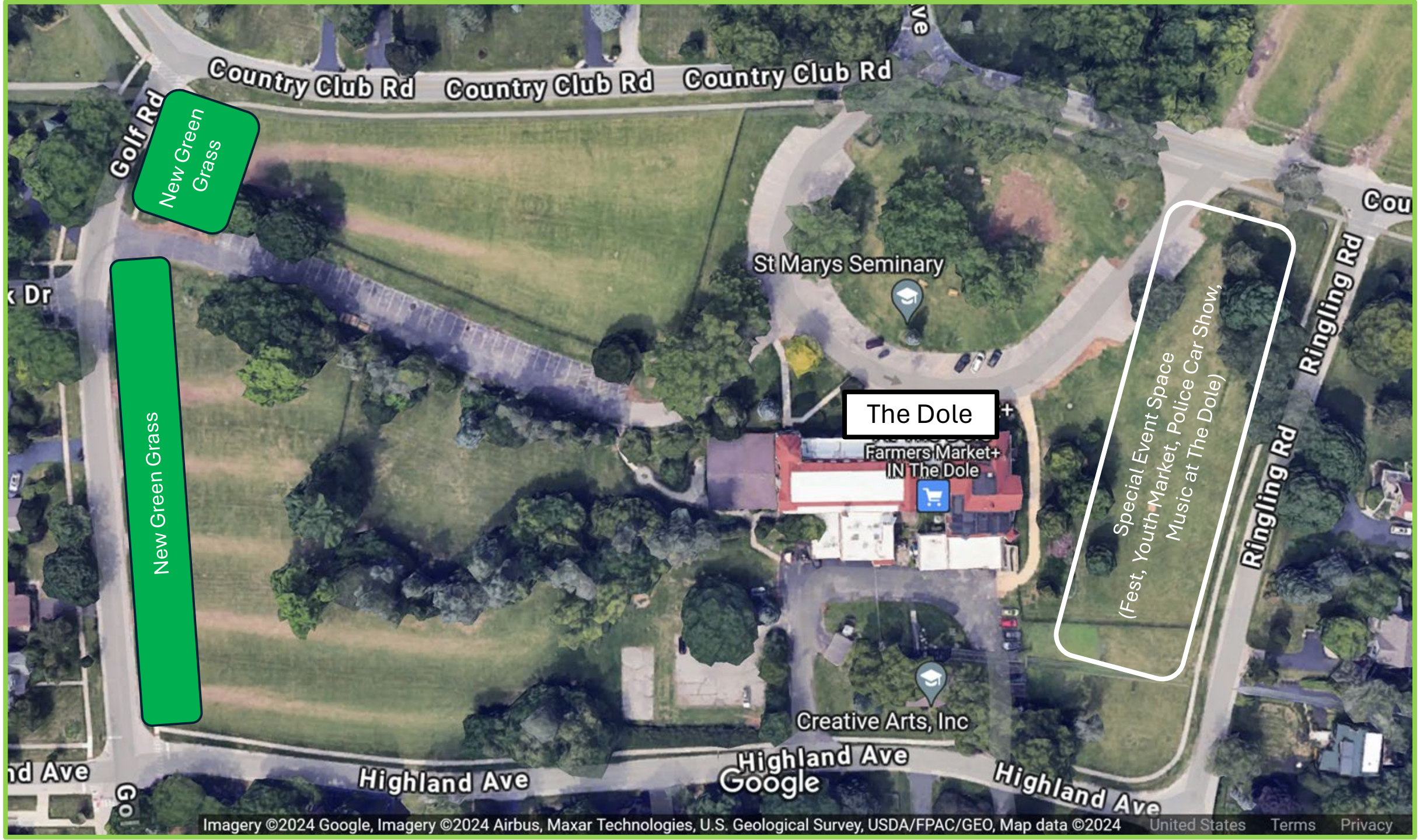
1. The subject property must be a minimum of eight acres in area.
2. Office spaces may be utilized as a business incubator program that provides room rentals for the following uses:
    a. Instruction in music, musical instruments, home crafts and arts and dance;
    b. Tutoring;
    c. Offices offering professional services including, but not limited to, accountants, architects, brokers, consultants, counselors, culinary specialists, engineers, insurance agents, lawyers, real estate agents, stockbrokers, financial planners, urban planners, non-for-profits, etc.;
    d. Offices of salesmen, contractors, sales representatives or manufacturers representatives, provided that no retail transaction shall take place on the premises, except through telephone, facsimile, telegraph or mail communication, electronic or wireless communication;
    e. Studios of artists, authors, composers, photographers, sculptors;
    f. Workrooms of dressmakers, seamstresses and tailors;
    g. Workrooms for home crafts, crafts and trade people, including but not limited to model making, rug weaving, lapidary work and cabinet making;
    h. Workrooms for culinary arts;

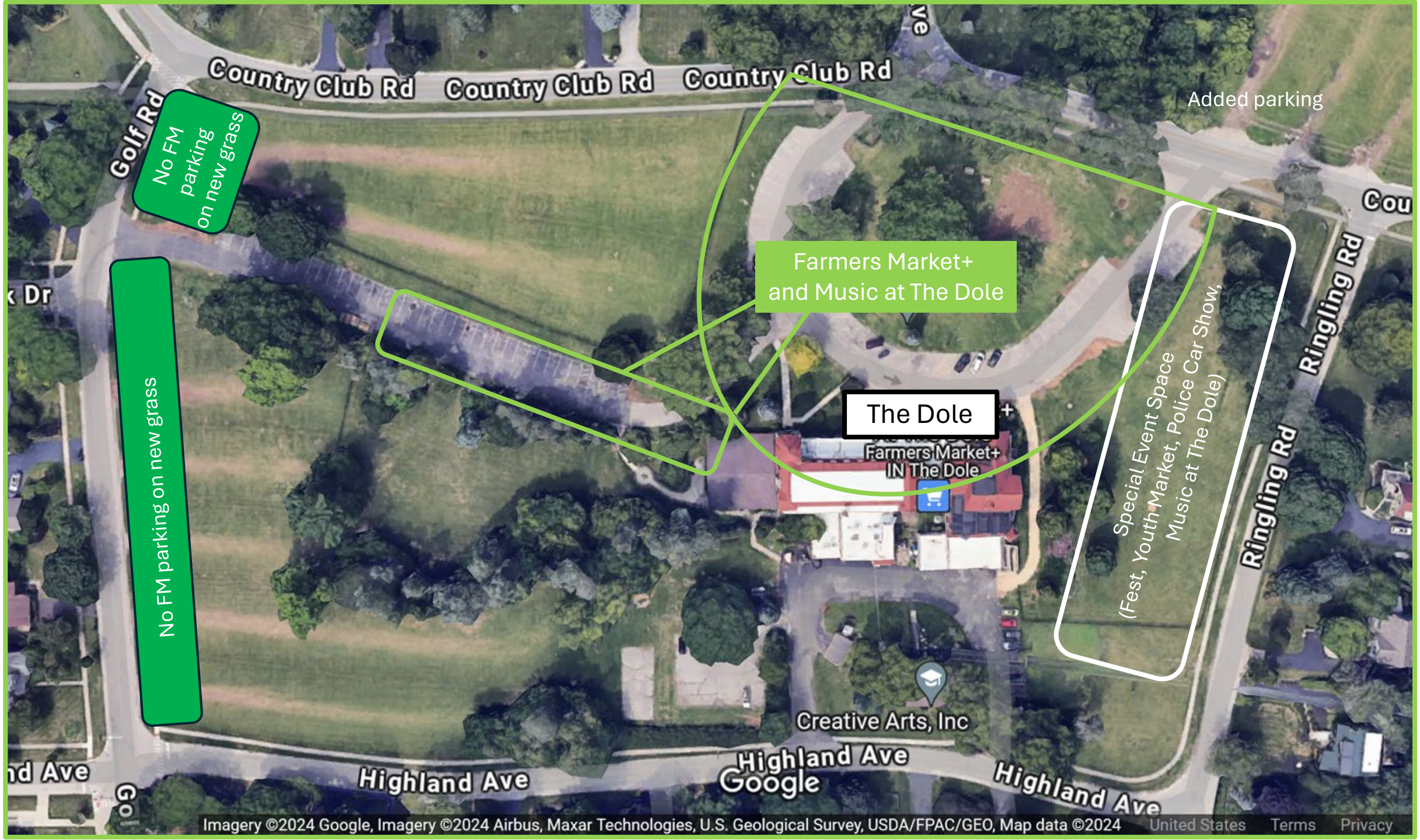
i. Limited personal services, including, but not limited to, cosmetology, beauty salon, and barber shop.

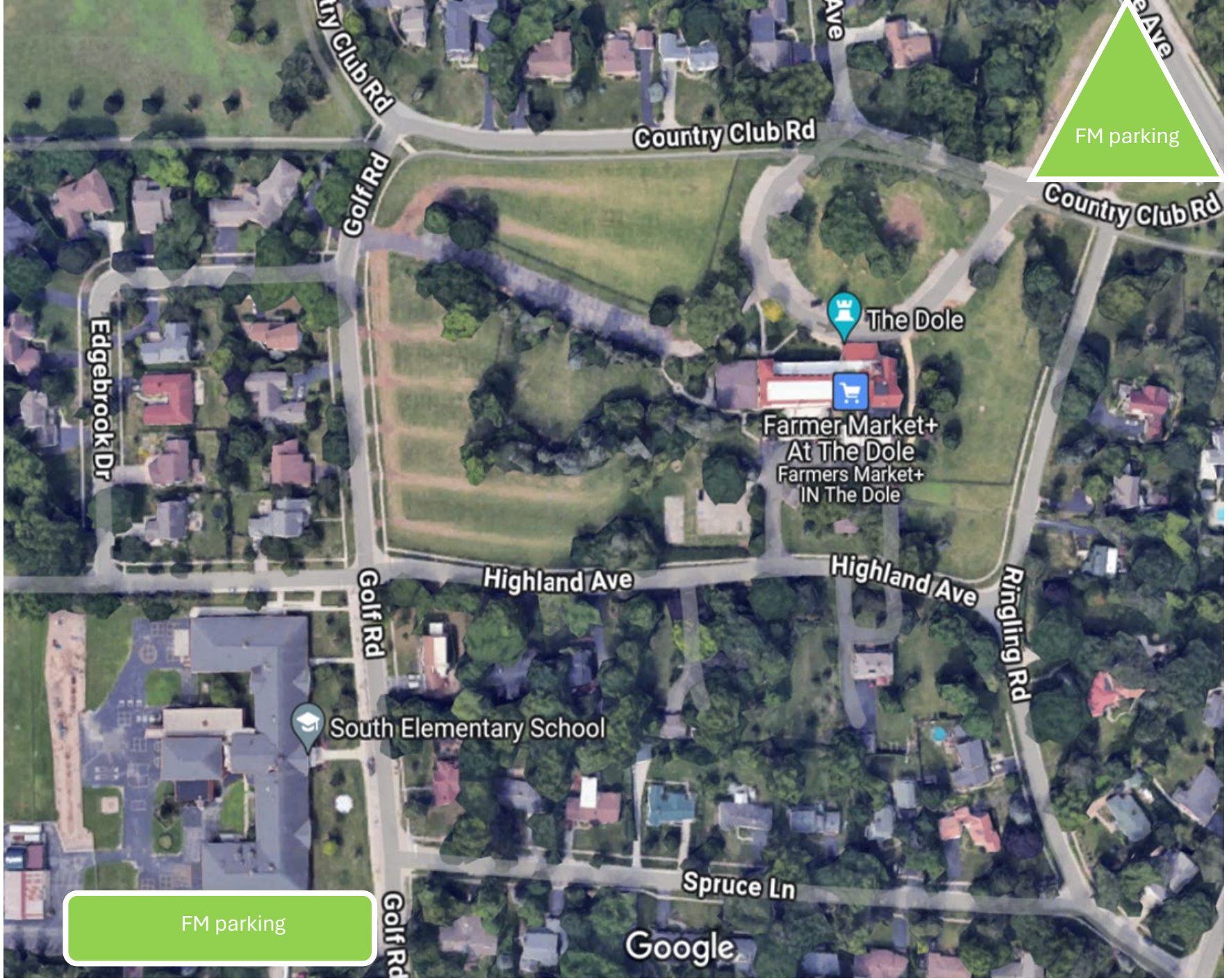
3. Indoor Live Music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.

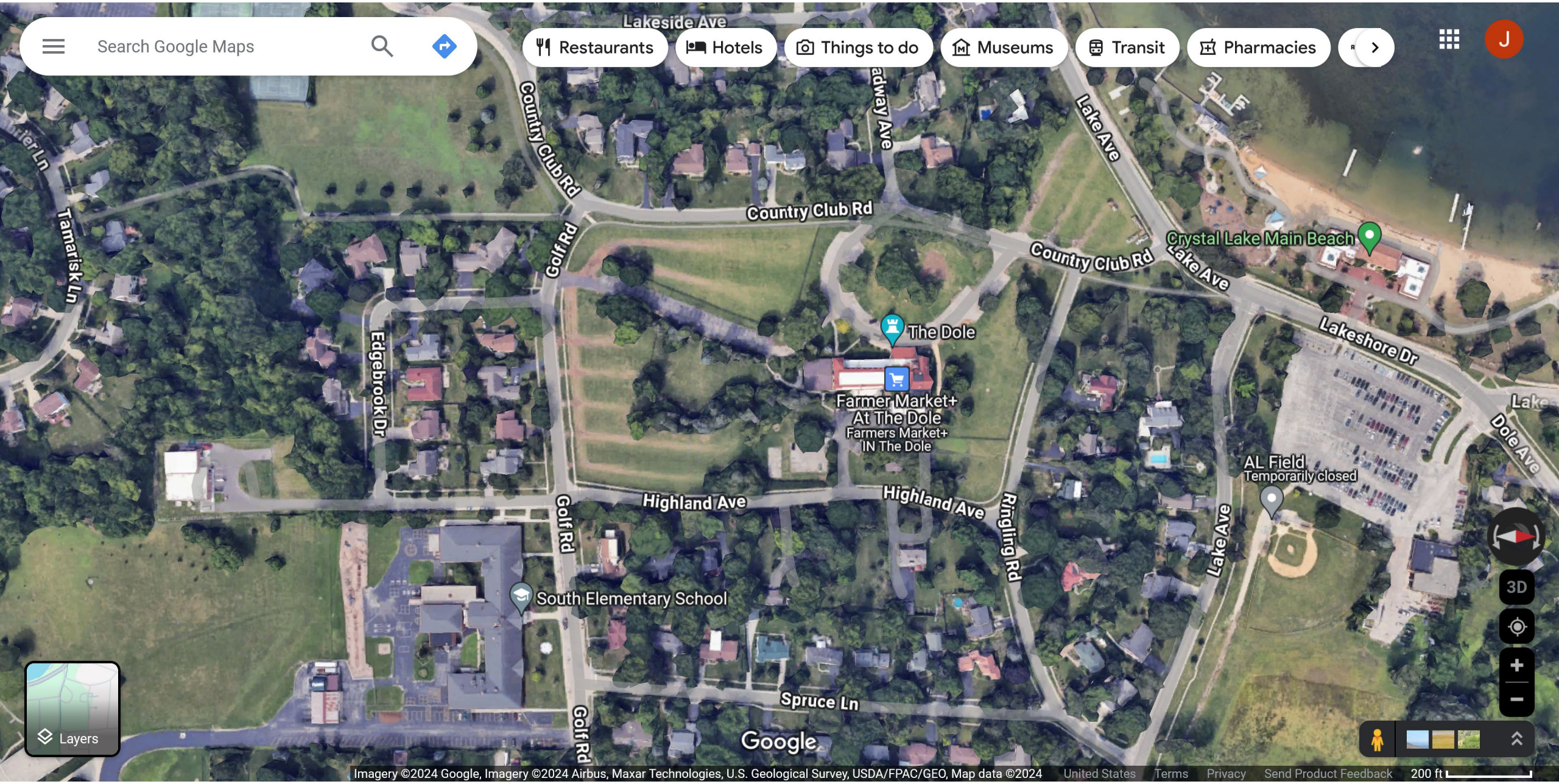
4. Outdoor Events:
    a. Outdoor events must be limited to the areas designated in the approved site plan.
    b. Amplified music cannot occur after 10:00 p.m. for the events due to the adjacent residential neighborhood.
    c. Outdoor events must end by 11:00 p.m.
    d. Provide annual notification to the City of scheduled community events to be held in the outdoor areas by March 31st of each year, but in any event not less than sixty days prior to the event and include a site plan for staff to review the barrier, entrance and exiting setup.

5. Temporary special event parking shall be allowed on a non-approved surface. Additional event parking may be provided offsite through agreements with third parties.


Country Club Rd
Country Club Rd
Country Club Rd
Golf Rd
New Green Grass
New Green Grass
St Marys Seminary
The Dole
Farmers Market+
IN The Dole
Special Event Space
(Fest, Youth Market, Police Car Show,
Music at The Dole)
Ringling Rd
Ringling Rd
Creative Arts, Inc
Highland Ave
Highland Ave
Highland Ave
Google
Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024
United States
Terms
Privacy


Country Club Rd
Country Club Rd
Country Club Rd
Golf Rd
No FM parking on new grass
Added parking
Farmers Market+ and Music at The Dole
The Dole
Farmers Market+ IN The Dole
Special Event Space (Fest, Youth Market, Police Car Show, Music at The Dole)
Ringling Rd
Ringling Rd
No FM parking on new grass
Creative Arts, Inc
Highland Ave
Highland Ave
Highland Ave
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Country Club Rd
Golf Rd
Country Club Rd
FM parking
Country Club Rd
The Dole
Edgebrook Dr
Farmer Market+
At The Dole
Farmers Market+
IN The Dole
Highland Ave
Highland Ave
Golf Rd
Ringling Rd
South Elementary School
Spruce Ln
FM parking
Golf Rd
Google


Search Google Maps
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
Lakeside Ave
Country Club Rd
Golf Rd
Tamarisk Ln
Edgebrook Dr
Broadway Ave
Lake Ave
Crystal Lake Main Beach
The Dole
Farmer Market+ At The Dole
Farmers Market+ IN The Dole
Lakeshore Dr
Dole Ave
AL Field
Temporarily closed
Highland Ave
Ringling Rd
South Elementary School
Spruce Ln
Layers
3D
Google
Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024
United States
Terms
Privacy
Send Product Feedback
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SCALE IN FEET

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Hampton, Lenzini and Renwick, Inc. Civil Engineers • Structural Engineers Land Surveyors • Environmental Services 380 TERRA COTTA ROAD, UNIT G CRYSTAL LAKE, ILLINOIS 60014 184.000959 847.697.6700 www.hlrengineering.com ILLINOIS PROFESSIONAL DESIGN FIRM LS / PE / SE CORPORATION	USER NAME = nhalan	DESIGNED - NAH	REVISED -
		DRAWN - NAH	REVISED -
	PLOT SCALE = 200.0000 ' / in.	CHECKED - ARM	REVISED -
	PLOT DATE = 4/22/2024	DATE - 4/22/2024	REVISED -

CITY OF CRYSTAL LAKE
ILLINOIS

THE DOLE
OFF–SITE PARKING MANAGEMENT

SCALE: | SHEET 1 OF 1 SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCHENRY	1	1
		CONTRACT NO.		
	ILLINOIS	FED. AID PROJECT		

Ord. No. 5888
File No. 440

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
AT 401 COUNTRY CLUB ROAD
Dole Mansion and Lakeside Center

WHEREAS, pursuant to the terms of a Petition (File #2004-89) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested the issuance of a Special Use Permit for an Institutional Use for an art center for Lakeside Legacy located at 401 Country Club Road; and

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

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

Section I: That a Special Use Permit be issued to Lakeside Legacy to allow an Institutional Use for an art center for the property legally described as follows:

> Part of the South Half of Section 6, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: beginning at the Northeast corner of Lot 11 in Block 6 in Country Club additions, a Subdivision of part of the South Half of Section 6, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 8, 1923 as Document No. 61104 in Book 4 of Plats, page 109; thence South 2 degree 16 minutes West, 826 feet; thence North 76 degrees 23 minutes East, 44.58 feet; thence South 85 degrees 52 minutes 12 seconds East, 557.90 feet; thence North 0 degrees 51 minutes West, 923.20 feet; thence North 79 degrees 09 minutes West, 451.60 feet; thence South 35 degrees 41 minutes West, 188.40 feet, more or less, to the place of beginning (excepting roadways as shown on Plat of Subdivision described above), also know as Block "A" in said Country Club Additions, in McHenry County, Illinois.

commonly known as 401 Country Club Road, Crystal Lake, Illinois.

SECTION II: Said Special Use is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

A. Description of Proposed Use (received 12/13/04).

2. All paved parking stalls shall be striped for more efficient use of the parking areas.

3. Traffic circulation on the site shall be clearly indicated.

4. Landscape screening shall be provided for the parking areas within 5 years.

5. A Temporary Use Permit shall be requested when required.

6. The petitioner shall address all comments of the Building, Engineering and Utilities Departments.

7. This Special Use Permit is limited to the current ownership.

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

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

PASSED this 18th day of January, 2005.

MAYOR

ATTEST:

CITY CLERK

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

The Lakeside Legacy Foundation is planning on attracting high-caliber arts education organizations into the complex. The complex includes both the Dole Mansion (circa 1865) and adjoining Lakeside Center (circa 1920's), breathing new life to the historic structure.

Activities may include the following classes and studio space activities:

RECEIVED
DEC 13 2004
2004-89

Visual Arts:
- Painting
- Sculpture
- Ceramics
- Fiber Arts (weaving, etc.)
- Printmaking
- Photography
- Film making
- Computer graphic arts and animation

Performing Arts Training:
- Dance training (various forms)
- Voice & Chorus
- Orchestra
- Individual and group lessons in piano, woodwinds, brass, strings, etc.
- Acting – Individual and group instruction
- Digital sound studio

Horticultural Arts:
- Gardening / outdoors
- Water fountains and water gardens
- Classroom training & workshops
- Greenhouse for growing plants

Culinary Arts:
- Cooking for individual and group instruction

The Lakeside Legacy Foundation plans to convert the first floor of the Dole Mansion (north side of the structure) into an arts gallery. The upstairs of the Dole will be office, classroom and studio space for administration, artists and art instruction.

Hours of operation for the complex will be weekdays from 6:30 a.m. – 9:30 pm. Classes for our various arts tenants will begin as early as 7:30 a.m., and end at 9:30 p.m. However this will vary from tenant to tenant. For instance, one prospective tenant, the McHenry County Music Center, will utilize the building on weekdays 3-9 pm for instruction, Saturdays 8-3, and occasional Sundays from 10 – 5pm for recitals for both private and ensemble usage.

Depending on tenant schedules, staff will vary between 5 – 25 staff (office personnel, teachers/instructors, janitorial, volunteer, administrative personnel)
Students and attendees will very between 25 – 125 people for musical, visual arts, gardening, and culinary instruction

The gallery hours will be:
Weedays: 10:00 am – 8:00 pm
Weekends: 10:00 am – 5:00 pm

Annually, the Lakeside Legacy Foundation will also be hosting four annual fundraising events on the property:

- March/April: Invitational Dinner at the Dole, approximately 125 guests enjoy dinner at the Dole Mansion. This is a new planned fundraising event.

- June/July: Lakeside Festival and Gala Festival (outdoor mainly), an Independence Day celebration with music, local food vendors, carnival, games, and the Dole's arts gallery. This event attracts approximately 30,000 people annually, which runs over the last week of June and the first weekend of July.

- September: OktoberFest, a German festival welcoming approximately 10,000 people over one weekend in late September. German food, music, carnival rides, and the Northwest Area Arts Council's McHenry County Artists Showcase in the Dole Gallery.

- December: Christmas at the Dole, a Victorian-style Christmas event, attracting approximately 2,500 people over the weekend, with tree lighting by the Mayor, horse and carriage rides, visits with Santa and Mrs. Claus, musical entertainment, and an arts show in the Dole Gallery.

Ord. No. 7793
File No. 440

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AMENDMENT FOR LAKESIDE LEGACY FOUNDATION (DOLE MANSION) AT 401 COUNTRY CLUB ROAD

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-36) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit Amendment to allow various community focused annual events for music venues for Dole Porch Music, Farmers Market, Music under the Trees, and the Listening Room outside music at 401 Country Club Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on February 28, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on March 16, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit Amendment; and

WHEREAS, on March 16, 2022, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Special Use Permit Amendment be approved, as documented in the minutes, and

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

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

Section I: That a Special Use Permit Amendment to allow various community focused annual events for music venues for Dole Porch Music, Farmers Market, Music under the Trees, and the Listening Room outside music for the property commonly known as 401 Country Club Road (19-06-451-004), Crystal Lake, Illinois is hereby approved.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (LeCoque, received 02/20/22)
   B. Outdoor Event Map (Lakeside Legacy Foundation, undated, received 02/22/22)

2. The Special Use is granted for the uses listed in the Ordinance No. 5888 and through this amended request.

3. Music under the Trees, Farmers Market, Dole Porch and Listening Room designated outdoor event areas are hereby approved.

4. Amplified music cannot occur after 10:00 p.m. for the events due to the adjacent residential neighborhood.

5. Due to the neighborhood nature of the location, events within the three outdoor areas must end by 11:00 p.m.

6. Provide annual notification to the City of scheduled community events to be held in the outdoor areas by January 1st of each year, but in any event not less than sixty days prior to the event and include a site plan for staff to review the barrier, entrance and exiting setup.

7. Parking shall not overflow onto neighboring streets for these proposed community events.

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

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

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

DATED at Crystal Lake, Illinois, this 5th day of April, 2022.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: April 5, 2022
Approved: April 5, 2022

Ringling Rd
Dole Porch Music
Farmers Market and Music Under the Trees
Farmer Market+ At The Dole
Farmers' market
Creative Arts, Inc
Highland Ave
Country Club Rd
Listening Room
Google
Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Age