Appendix A
Objection Letters

[redacted]
Sent: Tuesday, May 7, 2024 11:02 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Support of the dole

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I support the Dole some what, but I am against how big these venues have gotten they are inconvenience to everyone that lives around them. And they continue to get bigger and bigger with no regard to surrounding neighbors . the congestion the traffic the constant loud noise. You have to remember this is in a residential area. It's easy to for people to say they like the Dole when they live 6 blocks away and don't have to do it deal with anything. The people that live near the dole have a right to peace and tranquility in their homes and that is something that's forgotten. The people that surround the dole are not saying for this to stop they're saying for it to be scaled back to what originally was, and not the biggest farmers market in the state.

[redacted]
Sent: Wednesday, May 8, 2024 7:13 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Dole

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I love the Dole, but understand how the every Sunday Farmers Market can be trying, along with all the other events My best suggestion would be to develop the Dole into CONDOMINIUMS, we have a major shortage of nice condominiums in this area. We are looking to down size and want to stay in the immediate area and see a huge void.
Thank you,
Howard Holiday

[redacted]

Sent: Wednesday, May 8, 2024 5:43 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
[redacted]
Subject: The Dole

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Maxwell,
I read your e mail appeal about the Dole, to bad you haven't bothered to read about our concerns with the traffic mess the activities at the Dole make for the rest of us. No matter how important the Dole was in the development of our area, it is now on the verge of decimating the very beautiful residential area it created. It does not need to continue to expand activities and destroy our quiet residential area and the green areas on their property with the constant weekend high volume traffic and parking.
Please listen and come up with a good plan for all concerned. Best regards.
Sincerely,
Carl F. Peter, Retired PE
[redacted]
Crystal Lake

Fr [redacted]
Sent: Wednesday, May 8, 2024 12:06 PM [redacted]
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: FW: The Dole Needs Your URGENT Support! Please Read..

Ms. Maxwell, I have included a copy of an email I received today concerning the Dole. I would like to point out some errors in it.

First, it is not a few neighbors, it is a least 40!

Second, the City is not "initiating a review of the Special use Permit", the Dole organization is requesting a change to the SUP. They want to increase the activities in and around the Dole. The increase will make the already excess activity even worse. They have ruined the once beautiful grounds around the Dole with parking on the grass. The change in the SUP is to make them legal doing what they are already doing. They are renting to businesses that have nothing to do with the arts. And they are illegally running a bar in the building.

If they get the increases they want, what then will they do? Will illegal activities increase to include small manufacturing?

They have already ruined the local neighborhood with a weekly oversized Farmers Market that includes venders having nothing to do with farmers—such an Andersen Windows vender. The patrons of the market have no regard for the neighbors now. They now are requesting zoning for a business park in the middle of a residential area with a community center hosting events inside and outside, night and day.
This is the scenario that the neighborhood fought against in the early 2000's. And it was determined it should an arts center only, not an events center in the middle of a residential neighborhood.

One of the Dole board members is also a board member of the CCAOPA. That seems to me like a conflict of interest.

Thanks for your time,
Robert Frerichs
[redacted]

[redacted]
Sent: Wednesday, May 8, 2024 2:27 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
[redacted]
Subject: Dole mansion issues

Elizebeth, Very misleading information about the Dole neighbors and what the issues are. It's about parking, safety, not the annual event. How are you going to put 188 cars in front of my house. Have you completed a traffic study? Will you mark lines on the grass to get all those cars in? Will you have police at all intersections during the events? From watching all this traffic from the market the last few years having the exit near the busiest intersection is really not thought out. My driveway continues to be a turnaround for all the Dole events and I'm sick of it. Why not put parking at the elementary school? Or at the main beach grass area? Get creative with this. Let people walk, cars don't have to be stacked on the Dole property. Are you expanding the market? The concerts were a complete bomb and failure, no need to worry about cars for those events. I want to see the profit/ loss statements from the Dole on the 15th. What are the annual expected revenue increases from the market versus the annual event? I think you're in for a real fight after the misleading email was sent out. Let me know your thoughts.



Date: May 8, 2024
To: Crystal Lake Planning and Zoning Commission Members
From: Certain Nearby Residential Zone R1 Single-Family Neighbors of The Dole
RE: Planning and Zoning Commission Hearing Packet - May 15, 2024

WHO WE ARE

We represent 25+ single-family households that encircle and face The Lakeside Legacy Foundation/The Dole property located at 401 Country Club Road, Crystal Lake, IL 60014 (collectively, "The Dole"), or live adjacent to, or on perpendicular roads, which are directly and significantly impacted by the close proximity to The Dole. The property itself has always been important to our residential neighborhood. We have been strong supporters of The Dole as a community oriented "institution", both financially and through volunteer efforts, for many years.

In previous years, The Dole's events and activities have been of the size and scale that could be handled acceptably and in accordance with the law, with the exception of a once-a-year truly "special use" event (the Fest). Currently however, throughout the year and particularly during the summer months, The Dole has ballooned into an illegally operating events center – conducting (and allowing third-parties to conduct) activities that are commercial in nature on the property on a regular basis including, without limitation: retail, shopping, food, and bar services. (The Dole has even gone so far as to now suggest it be granted banquet use as well.)

Put simply, the current scope, size and frequency at which events are taking place at The Dole, and particularly in connection with the Sunday retail market (recently advertised as the best "Farmers Market+" in the State), has created critical concerns for the residential neighborhood we live in and love. The neighborhood has changed significantly, as a result of the events that The Dole is hosting, and not for the better.

We neighbors are overwhelmed by excessive street traffic and a never-ending barrage of cars (entering, exiting, parking, and maneuvering) in front of our homes extensively during precious weekend time, not to mention unsightly views, excessive dust, fumes and noise. The Dole simply cannot be allowed to continue to operate in such manner. We have raised these concerns with the Dole (and the City) continuously over the course of the past months, to no avail. We are now appealing to you as community members (who we believe care about the neighborhood and understand the purpose of zoning) to put a stop to all of this.

The currently applicable ordinances and special use permits must be enforced (and, if anything, future SUPs should be granted at a reduced level). The Dole most certainly should not be granted expanded rights via an attempt to "amend" the Unified Development Ordinance (UDO). The UDO already has substantially similar zoning categories which exist for community facilities covering the arts, and performing arts, as well as categories covering commercial uses (for groceries, specialty food stores, limited-service restaurants, snack bars, patio or outdoor seating, drinking places, banquet halls, etc.), **none of which uses are allowed in residentially zoned areas**.

PURPOSE OF ZONING

This Commission is well aware that zoning rules are in place in the City of Crystal Lake (through the UDO) to help create a more organized and cohesive community by establishing clear guidelines for land use and development. Our zoning regulations improve quality of life by ensuring that incompatible land use activities do not occur in close proximity. For example, zoning can and should regulate the distance between endeavors that appear commercial in nature vs. residential areas, promoting public health, safety and wellbeing. The Dole is located in a residential zone, and has limited "special use" permit rights for good reason.

REQUEST OF COMMISSION

We ask you to consider whether it would be acceptable for one of your neighbors to invite hundreds of people to their property every weekend all day long in the summer, host a loud band, sell food, sell alcohol, allow cars to park on their lawn and all over nearby streets, allow their guests to drive around and around your block and idle their cars, and dirty your neighborhood with dust or mud depending on the weather. We could go on, but we think it is clear you would say no. And, I would bet you would call the city police and they would be out the next week to shut the activities down, or at least to request a reduction of the scope, size and/or frequency of the events.

These same conditions impact our lives, our land use and our property value. The Dole events (and specifically the Farmer's Market+) present numerous serious issues, with traffic and parking concerns foremost. The Dole by its actions have taken away prime summer Sundays from our families who would otherwise enjoy the beautiful and pleasant outdoors of our neighborhood (particularly working parents with children, who see summer weekends as their best days every week to spend outdoors in their neighborhood). Put yourself in our shoes and ask whether events like this would be appropriate next to your home. How would you feel? You would not be happy.

This is how we feel every weekend, all summer long, and during other large scale events at The Dole, and it is why we plead that this Planning and Zoning Commission vote no and put an end to the illegal (and unneighborly) conduct, or at the very least defer any recommendation and take the appropriate time needed to fully review and evaluate what The Dole is attempting to do to our neighborhood by way of this proposed amendment. They are trying to ram an expansion though this Commission and the City Council prior to summer and before the completion of a fully comprehensive parking **AND** traffic survey, which by admission of the hired traffic engineers will not be accurate until and unless proper counts and observations are made when the market is running this summer (albeit, with your support, hopefully on a smaller scale based on what is currently allowed by law).

FURTHER BACKGROUND & SUPPORT

For further background and in support, we are including:

1. **A letter from the Dole, dated May 21, 2021**, indicating initial plans to hold a Farmers Market in the circular driveway of The Dole, as a means to assist The Dole financially coming out of the Covid pandemic. This is the only announcement letter neighbors received about the Dole's plans, and we were comfortable with the minimal scope and reasoning at the time. We did not, however, receive any notice by mail in connection with the 2022 Zoning hearing, by way of which the City expanded The Dole's rights and ultimately granted limited "special use" rights under **relevant ordinances and limited special use permits** (which are publicly available for review).

2. **Photos (included) and videos (available on YouTube at:**

   https://www.youtube.com/watch?v=oBznrO7K4Os

   and https://www.youtube.com/watch?v=q8EcVEZ60ic**)** of the South Lawn areas on typical Sundays in September (2023). This provides tangible examples of the impact of traffic and parking The Dole's events create. We implore you to please view these. They are important for your understanding of the magnitude of the concerns.

3. **Letter to The Dole dated October 10, 2023**, raising and listing numerous neighbors' concerns, as well as a **List of Signatures of Residents who Live in Close Proximity of The Dole and who had Concerns About the Events and Activities at The Dole and their Impact on our Neighborhood, dated November 18, 2023 (with cover letter to the City dated November 22, 2023)**. This was provided to the City at the request of Katie Cowlin (Crystal Lake Community Development Director), and further updated with additional signatures. As neighbors, we asked to meet with the Dole in person and did so on November 17, 2023, at which meeting we explained our concerns related to the violations, as well as unsightly views, excessive traffic, congestion, inadequate parking space, parking overflow, safety matters, dust, noise, fumes, property value, and neighborhood character concerns. The Dole cut our meeting short, never sent the information they promised. The Zoning Hearing will be our first opportunity to hear their proposals to address their numerous legal violations, as well as other community concerns.

4. **A letter from the City of Crystal Lake to the Dole, dated December 29, 2023**, confirming violations by The Dole of its special use permit. Still, no action was taken by the City to enforce the current ordinances and permits regardless of the fact that concerned citizens have continued for months to outreach to the City requesting that it do so.

5. **Letter to the City requesting a formal administrative Complaint be brought against the Dole, dated May 6, 2024**, citing specific violations of the relevant ordinances and permits

by The Dole, lobbying concerns, etc. We are presently awaiting an answer as to whether the City will take action against The Dole. (Note, it may make sense to postpone the May 15, 2024 hearing for this reason to await that outcome.)

6. **Documentation obtained through FOIA requests**, demonstrating that The Dole and the City were meeting behind closed doors to discuss the proposed amendment prior to this hearing (and, in fact, that the City was drafting the language as opposed to The Dole). **Additional FOIA requests** are currently outstanding as well. (Postponement of the Hearing may be additionally warranted for this reason.)

7. **FOIA Appeal documentation**, as certain "private" documents were not produced pursuant to certain FOIA requests (see **FOIA Partial Denial**). The Commission will rightfully need to wait to review any such documentation that may be obtained prior to making any recommendations. (Again, postponement of the Hearing may be warranted for this reason.)

8. **Unified Development Ordinance (UDO)**, all sections (and **The North American Industry Classification System (NAICS) Codes**), demonstrating all existing Crystal Lake zoning categories, which already include identical or substantially similar land uses to those currently requested by The Dole through their amendment proposal.

We also note that we have yet to receive any parking or traffic study. Maybe this is because, per HLR Engineering (the traffic consultant hired to review this matter) November 30, 2023 email to Abigail Wilgreen (Crystal Lake City Engineer): "There is no way to complete an accurate parking and traffic circulation study when the outdoor farmer's market is not happening. Traffic counts and observations are the best way to evaluate what is happening and that cannot be done right now. You will get much better results if you wait until summer to do this study."

On these grounds it would be improper at this time for the Commission to even consider any proposed amendments to the Unified Development Ordinance (UDO), as well as any new special use permits requested by The Dole, based on incomplete information. In the words of HLR Engineering, any such studies would not be accurate. As such, the Commission cannot entertain any discussion regarding changes to the currently existing zoning rules (and certainly not any expansion of the same) until after the report is fully complete, and takes into consideration data related to the outdoor Farmers Market+. The Commission needs to review both a fully baked parking study **AND** a final traffic study. The bifurcated nature of what appears to be forthcoming in "phases" simply will not provide an adequate picture upon which to base any decisions regarding critical issues concerning community zoning.

CONCLUSION

As the traffic engineer so eloquently put it in their email - The Dole has "outgrown their permit and is completely out of hand in the summer." In fact, the Dole has not honored its legal requirements to abide by certain existing ordinances and permits currently in place. As a starting

point, The Dole should do so (and the City should enforce the same). Allowing The Dole to continue to flout the City's zoning rules in this manner, or even worse, to expand their rights through a new (duplicative) land use category, would be improper both on legal grounds, as well as based upon the voluminous number of community concerns (cited herein, in the supporting documents, and which you will listen to at the Hearing).[1] The scope, size and frequency of The Dole's events should in fact be reduced, not expanded.

We sincerely want one of Crystal Lake's most important historical assets to survive and prosper, but not as a horrible neighbor that hosts weekly events all summer long which present significant and difficult to manage traffic and parking problems. The Dole's actions are disrespectful, irresponsible, and frankly unsafe. The property simply does not have the capacity to handle the current (illegal) scope presented by the Farmers Market+, let alone any expansion.

For these reasons, please vote NO to the proposed amendments, any expanded land use, and additional special permits requested by The Dole. Alternatively, we believe it is critical for the Commission to postpone the matter and wait until after all information is gathered, and the parking AND traffic study are both final before making any recommendations to the City Council. In either case the Dole, in the meantime, should be held accountable for operating within the current boundaries of the law (i.e. existing ordinances and permits).

[1] We respectfully ask the Commission to allow those community members located within the neighborhood "noticed" of this Hearing directly by mail (i.e. those in closest proximity to The Dole, and most negatively affected) to be called to speak first (to follow The Dole's presentation). A list of those resident's addresses is on record with the City. Also note that certain "noticed" members have yielded their time (in writing) to certain representatives who will be in attendance at the Hearing to allow such representatives to speak for an extended period of time.

March 25, 2021

Dear Neighbor of The Dole,

This letter is to inform you of the Crystal Lake City Council Meeting on Tuesday, April 6 at 7:00pm. These meetings are held in the City Council Chamber of City Hall at 100 W. Woodstock Street, Crystal Lake.

The Dole has had many requests to utilize the historic neighborhood location of The Dole to create and invite the community to enjoy a small Open Air Farmers' Market in the circular driveway of The Dole. The main objective is to assist The Dole's revenue campaign as we are coming out of the pandemic and invite the community to enjoy a relaxing Sunday at The Dole where you can enjoy the produce of local farmers and artists.

Dates would be weekly on Sunday from June 6th through September 26th, 2021 (except for June 30th and July 4th when we will be preparing for and celebrating the Lakeside Festival) from 10:00am to 2:00pm. The event will be compliant with Phase 4 requirements for social distancing with masks required and approximately 25 to 30 Farmers and artist booths being 6ft apart, with 6ft social distancing markers (for customers in line), placed in front of each booth. Based on an outdoor area of approximately 40,000 square feet we can set up the following:

- Free event for approximately 100 to 150 neighbors who can walk or drive to the event.
- Volunteers & musicians - 20
- Capacity will extend to 200 when we reach the Covid bridge stage and upon reaching stage 5.

Local acoustical and jazz musicians will be solo, duo, or trio groups. Food will be catered by licensed caterers, restaurants or food trucks. There will be an outdoor cash bar serving liquor, soda, and water. Patrons will only be able to access the building to use bathroom facilities which will be monitored/cleaned by volunteers. Green fencing will be put up around the designated area with a clearly defined enter/exit point.

If you have any questions or need additional information about the event please contact Jay LeCoque at 815-455-8000.

If you have any concerns about the event please contact the City of Crystal Lake:
Michelle Rentzsch, Director of Community Development
planning@crystallake.org
815-356-3612

We sincerely hope that you and your family will enjoy our Farmers Market at The Dole as part of our return to summer!

Sincerely,

Ronald Russell
Lakeside Legacy Foundation Board Member

City of Crystal Lake

Planning and Zoning Commission

Request for Special Use Permit Amendment
for The Dole Lakeside Legacy Foundation

March 16, 2022

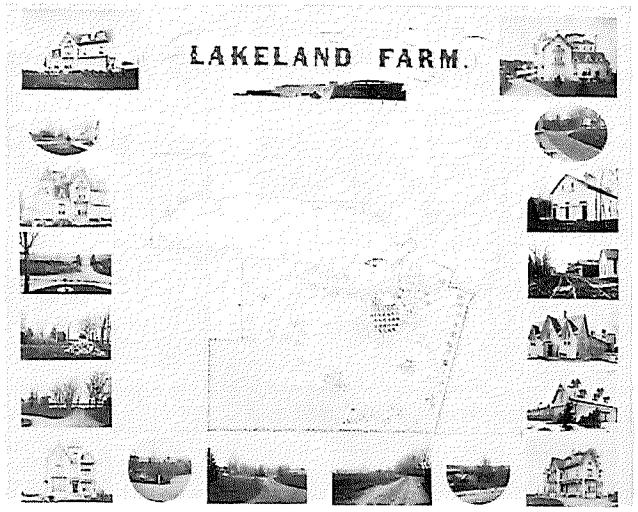
Brief History of The Dole



The Dole
PEOPLE + PURPOSE

Charles Dole – 1860 to 1896

- Purchased 1,000 acres surrounding Crystal Lake to create Lakeland Farm and built what is now The Dole Mansion



Crystal Lake Country Club – 1922 to 1938

- Chicago investors led by Mrs. Lou Ringling purchased the property and built the original Crystal Lake Country Club. CCAPOA was created to subdivide the 1,000 acres for residential homes. Main Beach was sold to City of Crystal Lake

Franciscans – 1944 to 1972

- 1944 Franciscans bought property and converted to Prep Seminary

First Congregational Church – 1976 to 2002

- FCC bought property to create a Community and Learning Center and was the initiator of the Lakeside Festival over 40 years ago



Lakeside Legacy Foundation – 2002 to Today

- Neighbors and the local community purchased the 12-acre property to prevent demolition and development into a condominium retirement community
- Mission to preserve and protect the historic property and to create a public center for the arts, education and community development

Current Uses of The Dole

The Dole is a **501(c)(3) Non-Profit Organization** that **requires continuous fundraising** to remain open

The Mansion and Lakeside plus the 12-acre green space is a **benefit to the community, makes Crystal Lake more desirable and improves property values**

Lakeside Festival

Largest 4th of July Festival in surrounding counties. Brings tens of thousands to Crystal Lake each year.

Farmers Market+ At The Dole

Voted #1 Farmers Market in Illinois in its first year. Woodstock won in 2021

Strong neighborhood and local area community support for the Market

Music Under the Trees+ At The Dole

Acoustical concerts on the lawn every other Wednesday night during the summer months

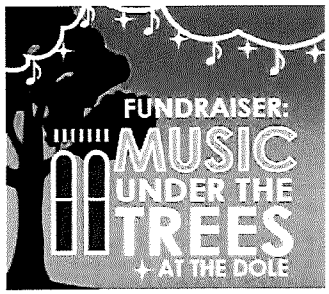
Strong neighborhood and local area support for this and ticket price is $20

Resident Businesses

The Dole is **home to 40+ small business** to support the local entrepreneurial and artist communities







The Dole
PEOPLE + PURPOSE

Proposed SUP Amendment Uses of The Dole

Allows The Dole **sustainable fundraising** opportunities that **benefit the local community** and to **not rely solely on donations**

The Dole has **no interest** in being an **event venue**

The proposed amendment **will allow Lakeside to conduct the following fundraising events:**

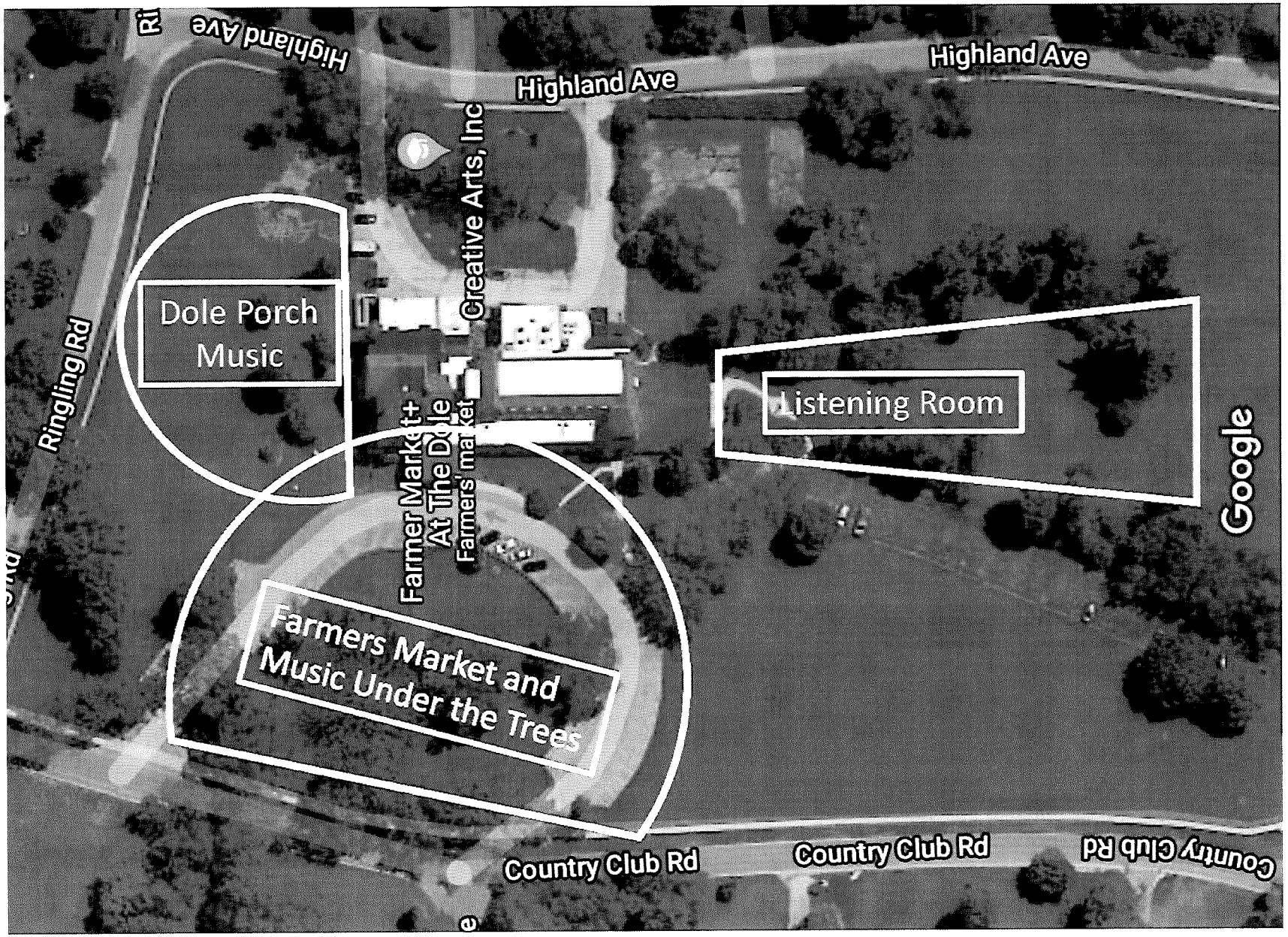
- Dole Porch Music, Farmers Market, Music under the Trees, and the Listening Room
- Dole Centennial Celebration
- CL Chamber and Service League of CL fundraising

These events would **feature music** and would **allow for the sale and consumption of alcohol** by patrons. Tentatively the schedules created so far are:

- Music under the Trees every other Wednesday from 6:00 p.m. to 9:00 p.m.
- Farmers Market every Sunday from Memorial Day until October 31st (except during Lakeside Fest) from 10:00 a.m. to 2:00 p.m.
- Service League Ravinia style evening June 18, 2022
- Dole Centennial and CL Chamber dinners TBD

The **end time** for outdoor alcohol is **10:00PM** and close by **11:00PM**

Proposed Areas of SUP Amendment



Findings of Fact:

- ✓ 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.

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

- ✓ 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.

- ✓ 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.

- ✓ 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 systems.

Findings of Fact (cont.):

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

- ✓ 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.

- ✓ 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.

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

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

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:
    - Application (LeCoque, received 02/20/22)
    - Outdoor Event Map (Lakeside Legacy Foundation, undated, received 02/22/22)
2. The Special Use is 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
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.

The Dole
PEOPLE + PURPOSE

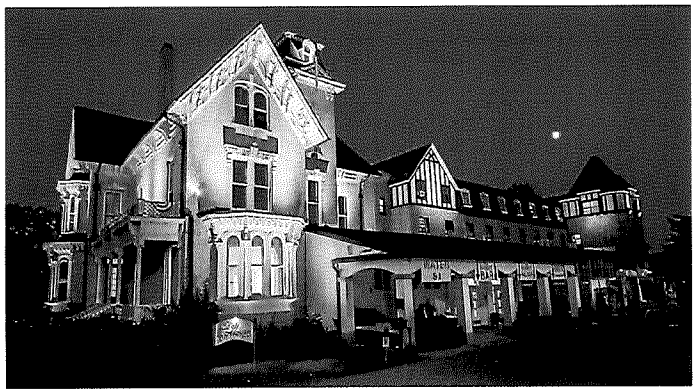
Conclusion

The Dole believes that it **meets all Criteria** for the proposed amendment

The Dole **accepts all Recommended Conditions** and will work with the City to ensure compliance with all items

The Dole has provided evidence and testimony to show that proposed Special Use **will comply with all standards** and will have no impact on the surrounding properties or efforts to do the same in future

The Dole **respectfully request** that you recommend granting of our request to the City Council



Welcome any Questions or Comments…

October 10, 2023

To: Jay Le Coque, President, Board of Directors, Lakeside Legacy Foundation
Linda Wozniak, Leadership Team and Farmers Market, The Dole
401 Country Club Rd,
Crystal Lake, IL 60014

Re: Issues, Concerns and Grievances About Current Events and Activities at the Dole Property

The Dole is a residentially zoned entity in the middle of a residential area that is surrounded on four sides by residential homes. We as neighbors are very concerned about what is happening to the neighborhood we live in and love (and some of us have lived in for over 40 years). The neighborhood has been significantly changed as a result of the big events that the Dole currently runs, or allows, weekly and sometimes bi-weekly, ,over a five-month period from late May to late October.

Our residential neighborhood has always supported the activities and events sponsored by the Dole and the City, particularly the arts, music, and cultural ones that are part of your core vision (including providing voluntary and monetary support at various times). Most of the Dole events and activities, prior to recently, have been of the size and scale that could be handled acceptably by the Dole property and/or were once-a-year events. However, the current size, frequency, and number of weeks per year, particularly the Sunday Retail Market, have created a major problem and set of concerns for our residential neighborhood. We have listed those concerns separately on the next page.

We would like the opportunity to meet and discuss our concerns with you, the Dole Leadership team, and the Lakeside Legacy Foundation Board, and to discuss how you propose to address our concerns in the future. We also have some ideas and suggestions.

Also, we request you notify us of any public meetings or hearings held relative to current or future events, activities, or special permits or zoning changes you request with the city. Be aware that none of us, or any of the Dole's adjacent neighbors we have spoken with, have ever received written notice by mail of the March 16, 2022, special permit and zoning request meeting with the city. Going forward, as concerned, and entitled neighbors, we expect to receive such written notices by mail as you were and are required to do.

Respectfully,

Representatives of The Concerned Neighbors of the Dole

Willard Ander
611 Golf Rd
Crystal Lake, IL 60014
willander@sbcglobal.net

Corey Landry
490 Edgebrook Drive
Crystal Lake, IL 60014
corey.landry@gmail.com

The Current Activities and Events at The Dole-- Our Issues, Concerns and Grievances (October 2023)

The events at the Dole property over the past 5 months have reached a scale and frequency that is inappropriate for a residential area. As a concerned group of over 15 nearby residential neighbors we have discussed these events and have summarized below our issues, concerns, and grievances.

1) **Unsightly Views**—Weekly events held at the Dole have resulted in major eyesores for the residential neighborhood, particularly for the neighbors on the west, south and east sides. On the south side the ropes, flags and signs remain up for 5 months and the excessive use of the lawn as a parking area has resulted in grounds with significantly worn and ugly areas. No screening or landscaping has been provided. You do keep it mowed and mostly cleaned of trash, and we appreciate that.
2) **Excessive Traffic Impacts Existing Off-site Traffic Circulation**—At major events, particularly on Sunday mid-days, Country Club Road, Golf Road and some of the side roads become major transportation routes and no longer behave like residential roadways. This is also true when the park district has its large special events, as significant overflow traffic ends up parking on the west and south side of the Dole property. This use of residential area space for large scale public parking should not be allowed.
3) **Congestion, Inadequate Parking Space, and Parking Overflow**—There is inadequate parking space for the big events, particularly the Sunday Market, and the parking ends up spilling over into the adjacent side streets. And, as the process of parking is of an ongoing, in and out nature, the traffic is also ongoing in front of and by our houses.
4) **Safety Concerns**—We are not experts on traffic safety or disaster safety , but big events in a residential area with limited egress, ingress and space provide potential for accidents, disturbances, and catastrophic occurrences. When you add alcohol to those events, you increase the odds of such occurrences. Numerous times we have seen someone raise the ropes on the south side parking area to exit quicker onto Golf Rd. Also, we are aware of at least one accident involving someone exiting the parking areas in a car and running into a child. The parking areas are not big enough or designed for safe parking for large-scale events, particularly those with continuous in-and- out flow, and they should not be used for such in a residential area.
5) **Negative Impact on the Local Environment of the Excessive Dust, Noise, Fumes** —The dust, noise and car fumes created by the big events has become an unacceptable annoyance for a residential neighborhood. Most of us close-in neighbors have not had major problems with the single events of the past. But now that we have weekly and sometimes even bi-weekly big events, because of the added Park District Events that overflow into the south side parking lot of the Dole, we have become an on-going dust, noise, and fume bowl. And when heavy rains occur during or right before an event, we have a mud bowl in the parking areas and spilling out into the streets. As to noise, the events have gotten bigger and bigger, and significant amplification and/or additional large speakers have increased the music and pulsating music genres we must endure, even in our closed houses and back yards.
6) **Detrimental to the Property Values and Residential Use of Neighbors in the Vicinity**—As residential neighbors of the Dole property, we feel that the big events and the resulting traffic, parking, safety, and other identified issues have and will continue to turn our neighborhood into an eyesore, and a traffic and parking nightmare. The results being a degradation in our property

values and in our residential use and enjoyment of the area. Many of our neighbors with families already feel the loss of the summer Sundays for their families and children due to excessive traffic and visitors and the related safety issues.

7) **Dole Mansion: The Brand, Culture, Character, and Mission**—As one of the most important and historical assets of Crystal Lake, the character of The Dole Mansion and its grounds must be protected. That is very difficult to do if your goal is to have bigger and bigger events in a very limited space and continue it on a weekly and sometimes biweekly basis.

Nov 18, 2023

To Crystal Lake Community Development and the Crystal Lake City Council:

The following is a list of residents who live in close proximity of the Dole and who have concerns about the events and activities at the Dole and their impact on our neighborhood.

NAME	ADDRESS
Judy Wiedenfeld	641 Golf Rd C. Lake
Leo Wiedenfeld	641 Golf Rd C Lake
Bob Fugate	496 Edgebrook C Lake
Lorayne Fugate	496 Edgebrook C Lake
Cary Tinsley	490 Edgebrook C Lake
J. SANDY	490 EDGEBROOK DRIVE C.L.
Kim Reinhard	602 Edgebrook Dr. Crystal Lake
Andy Reinhard	602 Edgebrook Dr Crystal Lake
Carrie Skjerven	615 Edgebrook Dr Crystal Lake
David C Skjerven	615 Edgebrook Dr. Crystal Lake
[illegible]	[illegible] Edgebrook Dr Crystal Lake
Jackie Peloi	[illegible] Edgebrook Dr Crystal Lake
Dale Hankele	629 Edgebrook Dr. Crystal Lake
Alicia Hankele	629 Edgebrook Dr. Crystal Lake
Kathleen Sweeney	621 Golf Rd Crystal Lake
Jim Sweeney	621 Golf Rd Crystal Lake

Nov 18, 2023

To Crystal Lake Community Development and the Crystal Lake City Council:

The following is a list of residents who live in close proximity of the Dole and who have concerns about the events and activities at the Dole and their impact on our neighborhood.

NAME	ADDRESS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Larry + Karen Johnson	440 Country Club Rd
Nancy DeFalco	430 Country Club Rd.
Lorraine Hiett	720 Country club Rd.
Aly + Ryan Gordon	6161 Broadway Ave
Brandi Kane	6141 Highland Ave
Jeff Dankmyer	431 HIGHLAND AVE
[illegible]	[illegible]

Nov 18, 2023

To Crystal Lake Community Development and the Crystal Lake City Council:

The following is a list of residents who live in close proximity of the Dole and who have concerns about the events and activities at the Dole and their impact on our neighborhood.

NAME	ADDRESS
Willard N. Anderson	611 Golf Rd
Robert Zaucha	415 Highland Ave
[illegible]	415 Highland Ave
[illegible]	580 Rivera Ln
Dec. 4, 2023 [illegible]	[illegible]
[illegible]	[illegible]
Andy + Kristin Astala	635 Edgebrook Dr
[illegible]	[illegible]
[illegible]	[illegible]

To Marlene Coelin

Thank you for meeting with us last Fri, 11/17/23.

Enclosed are the signatures that you requested. There are 8 households who are unavailable because of the holiday. We will try to hopefully get these to you next week.

Hope you have a wonderful Thanksgiving.

Sincerely

CITY OF
Crystal Lake
ILLINOIS

December 29, 2023

Lakeside Legacy Foundation
401 Country Club Road
Crystal Lake, IL 60014

Re: Permitted land uses at The Dole

Dear Mr. LeCoque,

Thank you for taking the time to meet with city staff regarding the current uses at The Dole. The City appreciates your willingness to conduct a traffic and parking analysis with a City approved traffic consultant in order to address some of the neighborhood concerns with parking on the neighboring streets. As event parking is not permitted on the streets per the 2022 special use permit amendment the study is a good next step to address the issue, see attached.

At this time, the City also wishes to remind you of the allowable uses at The Dole. The special use permit from 2004 allowed for an Institutional Use for an art center, see attached ordinance. In the description of allowable uses, the Lakeside Legacy Foundation was permitted to host four annual fundraising events on the property, see list below. In 2022, the special use permit was amended to allow for additional outdoor events in designated areas listed below. While the 2022 approval was not specific to the exact outdoor events, it does limit the boundaries.

Artists allowed per SUP Ordinance 5888

Visual Arts
- Painting
- Sculpture
- Ceramics
- Fiber/Weaving
- Printmaking
- Photography
- Film Making
- Computer graphics and animation

Performing Arts Training
- Dance Training
- Voice/Chorus
- Orchestra
- Instrument lessons
- Digital Sound

Horticulture Arts
- Gardening/Outdoor
- Water fountain
- Classroom Wksp
- Greenhouse

Culinary Arts
- Cooking for instruction

Special Events allowed per SUP Ordinance 5888

Invitational Dinner at Dole (March/April)
Lakeside Fest (July)
OktoberFest (September)
Christmas at Dole (December)

Outdoor Special Events allowed per amended SUP Ordinance 7793

Music Under the Trees
Farmer's Market
Dole Porch
Listening Room

In accordance the special use permit approvals, the outdoor Farmers Market+ must be limited to the boundary designated. Vendors cannot be located outside of the boundary. Please ensure the 2024 Farmers Market+ will be in compliance with the restricted area.

The City would like to ensure the property is in compliance with the previous land use approvals. Please provide information on the general uses of the Dole property:

- Floor plan with rooms labeled,
- a list of the 2023 private events held at the property,
- a list of 2023 Lakeside ran events/fundraisers, and
- occupancy information for the studio spaces.

We appreciate your cooperation and assistance in this matter.

Thank you,

Kathryn Cowlin
Director of Community Development

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

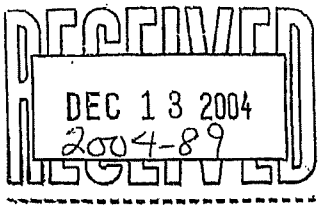
ATTEST:

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:



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

May 7, 2024

BY HAND & BY EMAIL TO:
Crystal Lake City Hall
100 W Woodstock Street
Crystal Lake, IL 60014

ATTENTION:
Director of Community Development / kcowlin@crystallake.org + amaxwell@crystallake.org
City Manager / ehelm@crystallake.org
City Inspector / kpardner@crystallake.org
City Investigator / Lbehning@crystallake.org
Police Chief or Parking Enforcement Officer / jblack@crystallake.org

RE: Land Use/Zoning Concerns

Following an in person meeting with The Lakeside Legacy Foundation/The Dole, located at 401 Country Club Rd, Crystal Lake, IL 60014 ("The Dole"), on October 10, 2023, concerned neighbors of The Dole (including Willard and Vera Ander, and Corey Landry) raised a number of issues in a letter to the Leadership Team and Board of Directors of The Dole, including certain violations of City permits and ordinances concerning land use and zoning. Violations and other land use concerns were also raised by the City of Crystal Lake (the "City") in a letter to The Dole dated December 29, 2023. In such letter the City reminded The Dole of certain parameters and restrictions placed upon allowable uses of The Dole property (located in single-family residential zone), and specifically called out certain violations by The Dole of a special use permit granted by the City.

Numerous neighbors continue to voice ongoing concerns through emails and calls to the City, as violations by The Dole continue to occur. Residents prefer not to call the police for permit violations, so as to be mindful of other community needs, but as the situation has not been addressed, residents may have no choice but to do so going forward.

The City of Crystal Lake's Administration Adjudication Division hears a wide range of cases involving violations of municipal ordinances, including violations related to zoning. Cases heard involve quality of life issues, matters affecting neighborhoods, safety, public health and the welfare of the community. All of these matters are implicated in this instance. In light of the ongoing citizen and community complaints, a case should be initiated by the City against The Dole to enforce compliance with any relevant ordinances, permits and laws.

Zoning, land use, and other violations of law by The Dole include, without limitation:

(1) Failing to properly and timely notice events to be held at The Dole which include a proper site plan as well as entrance and exiting set up – this is a clear violation as the City asked for a list of the **2023** Lakeside run events/fundraisers and private fundraisers in their **December 2023** letter. As such, the City clearly did not have advance notice of the same, nor does it for all relevant 2024 events. (Note, they also requested floor plans showing uses of the space.);
(2) Holding a Farmers Market+ outside of the dates/frequency initially requested by The Dole (between Memorial Day until October 31st);

(3) Engaging in categories of land use outside the City's special use permit, which are strictly commercial in nature (for example, marketing Anderson windows at the Farmer's Market);
(4) Allowing an excessive number of vendors at the Farmer's Market, and in turn operating outside of the allowed space/not within permit boundaries. (The City cites the outdoor Farmers Market in violation in particular, and yet The Dole is currently advertising that it will have even more vendors at the Farmer's Market starting in May.);
(5) Allowing overflow parking onto neighboring streets surrounding The Dole, as paved parking areas (and even the unpaved grass areas) are overflowing and unable to handle the volume of vehicles (causing congestion, lines in and out of the property, safely concerns (an injured child), environmental concerns (car fumes), etc.);
(6) Failing to mark proper traffic circulation patterns, and allowing drivers to lift ropes and exit out of unmarked exits (causing damage to property and persons);
(7) Failing to provide landscape screening for parking areas, and to otherwise generally maintain the land, causing dust bowls, unsafe and unsightly grounds (with ropes, poles and fencing in place throughout the summer, effectively indicating permanent public parking rather than a special use);
(8) Allowing loud, amplified noise, at times as early as 8:30 am on Sunday mornings.
(9) Generally, otherwise operating outside the scope (number of events/size) of any City issued special use permit (SUP).

(Note that we also have safety concerns about the allowance of alcohol use on the property, particularly given the excessive traffic and complicated parking flows.)

These violations are not simply oversights by The Dole. Rather, they are concerted efforts to expand The Dole's rights over time beyond what is legally allowed in a single-family residential zone. In fact, in a January 15, 2024 email from Jay LeCoque the President of The Dole to the City of Crystal Lake (obtained through a FOIA request), Mr. LeCoque admitted himself to the same (i.e. that over time The Dole has expanded their events beyond what is allowed by SUP, stating that if the SUP was "enforced" by the City it would limit The Dole to four events per year).

Given the ongoing nature of these violations, we ask that the City file a formal complaint against the Dole at this time and order The Dole to appear before the Division of Administrative Adjudication for a hearing to adjudicate the current grievances (in advance of any Planning and Zoning Commission hearing to discuss potential future plans of The Dole). To this end, the hearing scheduled for May 15 must undoubtedly be postponed in light of this. The City shall bear the responsibility for presenting the case against The Dole, for which any concerned neighbors shall also provide evidence, and The Dole shall be responsible for legal compliance.

In connection with this complaint, we ask that the City review/investigate the initial permit request made by The Dole in March 2022 (on which any current special use rights are based), as the hearing in such case appears to have taken place without proper written notice to the immediate neighbors of The Dole, as required under City Code (i.e. there is a list of mailing addresses for a notice of hearing on record with the City, but neighbors did not actually receive notice, as required).

We also ask that the City review/investigate whether Mr. LeCoque and The Dole are registered as lobbyists, given their ongoing engagements/meetings/calls/communications/emails of such nature with the City, evidenced by documents produced through recent FOIA requests. We may raise this matter with the Illinois Secretary of State as well, as it does not appear from public databases that such parties are registered.

The City acknowledges The Dole is located in a single-family residential zone surrounded on four sides by residential homes. The City is on notice that Crystal Lake landowners surrounding the Dole (long time taxpayers) are extremely concerned about what is happening to their neighborhood and properties as a result of actions by The Dole. The City should not allow The Dole to disregard the rights of property owners in this way and must hold the Dole accountable in such regard.

Kindly acknowledge receipt of this request for action by email to: willander@sbcglobal.net and corey.landry@gmail.com. In addition, please provide public notice of the Complaint that is prepared by The City and served on The Dole so that concerned residents may provide additional evidence of violations to the City. Finally, kindly confirm that the May 15 hearing will be postponed, in order to first address current ongoing violations by The Dole. We appreciate your assistance and prompt attention to this matter.

Sincerely,

Concerned neighbors of The Dole

Willard Ander

Willard Ander

Corey Landry

Corey Landry

We would like to get this done ASAP so the parking layout can be included in the presentation to the Planning and Zoning Commission and City Council. The layout will also allow you to communicate with your Farmers Market+ staff before the market begins this year.

We look forward to bringing the request through the process.

Thank you,
Katie

Kathryn Cowlin AICP | Director | Community Development

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3798

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City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

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
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

_____

_____

_____

Project Address/Location: _____

_____

_____

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____

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

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

_____

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.

Nick Hammonds

From: kcowlin@crystallake.org
Sent: Monday, February 12, 2024 2:25 PM
To: JLeCoque@thedole.org; LWaggoner@waggonerlawfirm.com
Cc: emaxwell@crystallake.org; ehelm@crystallake.org; awilgreen@crystallake.org
Subject: Dole Follow-up
Attachments: Traffic Task Order.pdf

Hi Jay and Lisa,

Thank you again for meeting with us on Friday and we look forward to receiving the application for the text amendment. Attached is a task order to start the parking analysis portion of the study, at this time we would only require that portion to be completed and we can revisit the scope of the summer/fall traffic counts after the zoning approval process this spring. Please return the completed form with the fee.

We would like to get this done ASAP so the parking layout can be included in the presentation to the Planning and Zoning Commission and City Council. The layout will also allow you to communicate with your Farmers Market+ staff before the market begins this year.

We look forward to bringing the request through the process.

Thank you,
Katie

Kathryn Cowlin AICP | Director | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

This electronic message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies.

TASK ORDER

In accordance with Section 1.2 of the Master Contract dated May 1, 2018 between the City and the Consultant, the Parties agree to the following Task:

Task Name: Dole Mansion

1. **Contracted Services (attach proposal if appropriate)**: See attached – Phase 1 Only

2. **Project Schedule (attach separate schedule if appropriate):** NA

3. **Project Completion Date:** March 15, 2024 (assuming notice to proceed by 2/15/24).

4. **Cost:** $4,630

5. **Additional Changes to the Master Contract (if applicable):** N/A

6. **Consultant's Acknowledgement**

The Consultant acknowledges that it is providing the Services on behalf of the firm or company identified below (the Project Beneficiary as defined in the Master Contract. Payment for the Services will be provided by the Project Beneficiary.

CITY	**CONSULTANT – Hampton, Lenzini & Renwick**
_____	_____
Signature	Signature
City Manager	
	_____
	Name and title (printed or typed)
_____, 20____	_____, 20____
Date	Date

Acknowledgement of Project Beneficiary:

Name of Project Beneficiary: Dole Mansion

The Project Beneficiary acknowledges and agrees that the Services provided by the Consultant under this Task Order for this Task are for the benefit of the Project Beneficiary, that the Project Beneficiary approves the scope and cost of this Task, and that the Project Beneficiary agrees and binds itself to pay to the City that cost.

By: _____

Printed name: _____

Title: _____

Date: _____, 20___

Nick Hammonds

From: kcowlin@crystallake.org
Sent: Tuesday, February 6, 2024 3:38 PM
To: JLeCoque@thedole.org
Cc: LWaggoner@waggonerlawfirm.com; emaxwell@crystallake.org; ehelm@crystallake.org; [redacted]
Subject: RE: Dole Meeting
Attachments: 20240131_DoleMansion_TrafficStudy_HLR Scope.pdf; DRAFT Dole Land Use 2024.docx

Wonderful. See you then!

Katie

Kathryn Cowlin AICP | Director | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Tuesday, February 6, 2024 3:32 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Haig Haleblian [redacted]
Subject: Re: Dole Meeting

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Hi Katie
Yes that works. See you Friday at 11:00am.
Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation, a 501(c)(3) non-profit organization

On Feb 6, 2024, at 2:48 PM, Kathryn Cowlin AICP <kcowlin@crystallake.org> wrote:

Hi Jay,

Great, we would be happy to continue the discussion. Does Friday at 11:00am work for you and Lisa?

Thanks,
Katie

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Monday, February 5, 2024 5:19 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: RE: Dole Meeting

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Hi Katie

Thank you for this draft land use proposal and I am encouraged by the direction the City is taking in recognizing the The Dole as a Community and Arts Center. We should discuss the parking study in more detail, and I was a bit surprised by the cost and scope. One example is the proposed analysis of Music Under the Trees traffic, which only brings 150 to 200 people to The Dole. We are not aware of any parking issues related to this event, so we may not need to include it in the parking study.

In any case, I look forward to meeting with you, Liz and Eric (and the Mayor, if he is available). I would also like to include Lisa Waggoner in our discussion, and I have copied her on this response.

We could meet most time slots on Wednesday or Thursday afternoon, or Friday late morning onward. How do those times work for you?

Thank you and I look forward to a productive discussion and meeting.

Jay

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Sunday, February 4, 2024 10:53 AM
To: Jay LeCoque <JLeCoque@thedole.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>
Subject: RE: Dole Meeting

Hi Jay,

Thank you for providing the additional information that was requested. I would like to schedule a time for us to meet to go over a draft scope of work for the parking/traffic study and the proposal to update the Special Use Permit to better clearly define the land uses so there is no confusion with any parties. We have worked to draft a proposed land use called "Community and Art Center" for us to discuss.

Are there some times that work well for you this week? We would be happy to include the Mayor in our meeting. I know I had spoken to Lisa Waggoner after our last meeting as well, let me know if you would like me to extend the invite to her.

Talk soon!
Katie

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Monday, January 15, 2024 2:20 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: RE: Dole Meeting

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Hi Katie

I hope you had a nice weekend. I wanted to get this to you for first thing Tuesday and suggest that we set up a meeting again soon to discuss how we can work together to bring the codes up to date with respect to The Dole. As you can see from the presentation attached, The Dole has evolved considerably in what it offers the community, and this evolution has taken place slowly over the past 15 years. We believe the original SUP from 2004 should be updated and amended to reflect this as The Dole would be unable to remain viable if the 2004 SUP was suddenly enforced in limiting us to just 4 events per year. We would very much like to work with the City to reinforce to the community on what a success story The Dole is for Crystal Lake. I am confident that we can secure enormous and broad-based support for what The Dole is has become to the City of Crystal Lake.

Let me know your thoughts and I look forward to meeting with you again soon to discuss the further.

Thank you.

Jay

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Tuesday, December 19, 2023 2:56 PM
To: Jay LeCoque <JLeCoque@thedole.org>
Subject: Dole Meeting

Hi Jay,

Thanks again for meeting with us a few weeks ago regarding the Dole. We were hoping to follow-up on our discussion with you. Would you be available for a meeting with myself, Haig and our City Manager Eric Helm sometime in the next few weeks?

Please let me know your availability and I will coordinate everyone's schedules.

Thank you!
Katie

<image001.png> **Kathryn Cowlin AICP | Director | Community Development** <image002.png> <image003.png>

<image004.png> | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

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Hampton, Lenzini and Renwick, Inc.
Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

City of Crystal Lake – Dole Mansion Traffic Study
Scope of Work – Revised 1

The City of Crystal Lake would like to perform a study of the impacts that the events held at the Dole Mansion (401 Country Club Road) have on the surrounding road network and propose solutions to alleviate traffic concerns in the residential area. All included study intersections are under City of Crystal Lake jurisdiction. The study is broken down into two phases. Phase I will be conducted immediately addressing the resident's existing concerns prior to any events taking place in the Spring of 2024. Phase II includes reevaluating conditions once Spring events have started.

Phase I

- **Parking Site Plan –** Utilizing publicly available aerials, a site plan will be developed highlighting proposed parking locations, public signage locations to direct visitors, and carpool/rideshare drop-off/pick-up locations Measurements will be shown on 11"x17" plan sheets.
- **Coordination** – A draft of the site plan will be submitted for review by City staff and their stakeholders. Revisions will be made based on comments received
- **Deliverables –** 11"x17" plan sheets for use by the City.

Phase II

- **Traffic Counts –** HLR will conduct turning movement and pedestrian counts at the intersections listed below on one Wednesday during the "Music Under the Trees" from 5:00pm-12:00am and one Saturday during the "Farmers Market" from 8:00am-3:00pm. Four locations counted by Quality Counts, LLC and two locations by HLR with data processed by StreetLogic Pro.
    - Country Club Road at Lake Avenue
    - Country Club Road at Ringling Road
    - Country Club Road at Broadway Avenue
    - Country Club Road at Golf Road
    - Highland Avenue at Ringling Road
    - Highland Avenue at Golf Road
- **Capacity Analysis –** Using the traffic count data collected, intersection capacity analyses will be performed for the six intersections noted above using the peak hour during each event. Results will be calculated using the latest edition of the Highway Capacity Manual. Final site circulation, parking, and pick-up/drop-off recommendations will be summarized into a memorandum with exhibits showing a site location map and peak traffic counts during each event.
- **Parking Site Plan –** Based on the results of the capacity analyses, site visit notes, and input from City staff, the plan created in Phase I will be revised and submitted for review by the City.
- **Deliverables –** 11"x17" plan sheets for use by the City. Recommendations memorandum addressed to the City.

Quality Assurance and Project Administration

Project management and administration will last throughout the expected 2-month duration of Phase I and 2-month duration of Phase II. Management and administration are necessary to ensure the successful completion of the project. The expected activities within this task include:

- Project schedule/progress monitoring
- Staffing, monitoring, including allocating staff as needed
- Budget monitoring
- Document management
- Staff coordination
- Invoicing

Upon completion, this task also includes project close-out, which includes the delivery of the electronic files.

Design Standards to be Utilized.

- Highway Capacity Manual, Latest Edition
- IDOT Bureau of Local Roads and Streets Manual, Latest Edition
- Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), Latest Adopted by Illinois
- Public Rights-of-Way Accessibility Guidelines, Latest Edition

City of Crystal Lake
Dole Mansion Traffic Study
Scope of Services - Revised 1

Task	Description	Hours by Employee Classification							
		E5	E4	E3	T2		Fee		Direct Costs
I.	**Phase I**								
a.	Parking Site Plan		2	10	1	$	2,205.00	$	-
b.	Coordination	2		2		$	730.00	$	-
c.	Final Deliverables		1	2		$	525.00	$	-
d.	Quality Assurance and Quality Control	4				$	780.00	$	-
e.	Project Administration	2				$	390.00	$	-
	Phase I Sub-Total =	**8**	**3**	**14**	**1**	**$**	**4,630.00**	**$**	**-**
II.	**Phase II**								
a.	Traffic Counts								
	4 intersections by Quality Counts, LLC			1		$	170.00	$	3,640.00
	2 intersections by HLR, processed by StreetLogic Pro ($22/hr)			4		$	680.00	$	308.00
b.	Capacity Analysis			8		$	1,360.00	$	-
c.	Parking Site Plan		1	4	1	$	1,000.00	$	-
d.	Final Deliverables	2	1	6		$	1,595.00	$	-
e.	Quality Assurance and Quality Control	4						$	-
f.	Project Administration	2				$	390.00	$	-
	Phase II Sub-Total =	**8**	**2**	**23**	**1**	**$**	**5,195.00**	**$**	**3,948.00**
	Subtotals Engineering Hours & Fee =	**16**	**5**	**37**	**2**	**$**	**9,825.00**	**$**	**3,948.00**
	TOTAL FEE =					**$**			**13,773.00**

ESTIMATE

QC HUB

DETAIL

BILL TO: HLR Engineering
380 Shepard Drive
Elgin,IL 60123
(847) 697-6700

CLIENT PROJECT #: ESTIMATE DATE: 1/31/2024 ORDER DATE: 1/16/2024

ORDER NO	PROJECT NAME	PAYMENT TERMS	ORDER BY
164578	Dole Mansion Counts	PWP	Nicholas Halan

QTY	DESCRIPTION	RATE	TOTAL
8	**Standard-Turn Count**	$455.00	$3,640.00
	4 Location(s) for time period(s): 5:00 PM - 12:00 AM (Wednesday) - 7 Hrs.		
	-Country Club Rd - Ringling Rd, Crystal Lake, IL		
	-Highland Ave - Ringling Rd, Crystal Lake, IL		
	-Highland Ave - Golf Rd, Crystal Lake, IL		
	-Country Club Rd - Golf Rd, Crystal Lake, IL		
	4 Location(s) for time period(s): 8:00 AM - 3:00 PM (Saturday) - 7 Hrs.		
	-Country Club Rd - Ringling Rd, Crystal Lake, IL		
	-Highland Ave - Ringling Rd, Crystal Lake, IL		
	-Highland Ave - Golf Rd, Crystal Lake, IL		
	-Country Club Rd - Golf Rd, Crystal Lake, IL		
		TOTAL	$3,640.00

Balances unpaid by end of Payment term (listed above) will be charged 1.5% interest per month

Quality Counts, LLC
15615 SW 74th Ave #100
Tigard, OR 97224
(877) 580-2212
qualitycounts.net

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, and horticultural arts. 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 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. 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, provided the total class size does not exceed four students at any time;
    b. Tutoring, limited to four students at any time;
    c. Offices offering professional services including, but not limited to, architects, brokers, engineers, insurance agents, lawyers, real estate agents, accountants, consultants, stockbrokers, financial planners, urban planners, 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. Limited personal services, including, but not limited to, cosmetology, beauty salon, and barber shop.

2. 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.

3. 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 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.

4. Parking shall not overflow onto neighboring streets.

Nick Hammonds

From: kcowlin@crystallake.org
Sent: Sunday, February 4, 2024 10:53 AM
To: JLeCoque@thedole.org
Cc: emaxwell@crystallake.org; ehelm@crystallake.org
Subject: RE: Dole Meeting
Attachments: 20240131_DoleMansion_TrafficStudy_HLR Scope.pdf; DRAFT Dole Land Use 2024.docx

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Kathryn Cowlin AICP | Director | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
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History of The Dole

- The Dole mansion is one of Crystal Lake's most significant landmarked historic properties. It was built in 1865 by Charles Sidney Dole, a wealthy grain merchant from Chicago who also purchased 1,000 acres of property surrounding Crystal Lake.
- In 1922, Eliza Louise (Lou) Ringling purchased the property an added the Lakeside building to create the first Crystal Lake Country Club, sold Main Beach to the City of Crystal Lake and created The Gates in Lakewood.
- Subsequent ownership by the Franciscans and then the FCC kept the building open but there was not much invested into maintaining the buildings and property.

Origins of The Lakeside Legacy Foundation

- The Dole is now owned by The Lakeside Legacy Foundation, a 501(c)(3) non-profit organization, that was founded in 2002 by forward thinking leaders in the local community and purchased the historic Mansion and grounds to prevent the property from being torn down and developed into retirement condominium community.

Mission and Original 501(c)(3) Non-Profit Filing with the IRS

- THE FOUNDATION'S PURPOSE IS TO PRESERVE AND PROTECT THE DOLE MANSION AND LAKESIDE PROPERTY FOR COMMUNITY USE IN A NATURAL AND HISTORIC SETTING.

Delivering on the Mission

- The Dole has evolved since 2002 into an arts and cultural community center that enriches people's lives, helps make Crystal Lake a destination for the region, improves property values, and Farmer's Market generates sizeable tax revenue for the City of Crystal Lake.
- The Dole is a Non-Profit Organization (NPO) that requires continuous funding to remain viable. The Dole receives no funding from the City or the State. The Dole cannot survive solely on donations and four fundraisers per year.
- The Dole requires over $1m per year to simply maintain the Mansion, which as built in 1865 and the Lakeside addition in 1922, plus 12 acres of property. We have just 6 people on staff and The Dole is just above break-even in 2023.
- City Hall and The Dole should work together to properly recognize the value of The Dole as a much needed and well-supported historic gathering place for the Crystal Lake community.

1865



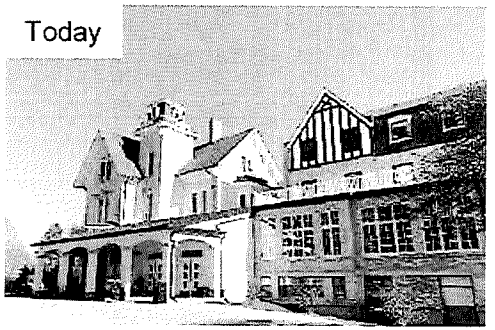
1925



2005



Today



Focus on the Local Community

- The Dole has established itself and become recognized as a significant historic property that offers the local Crystal Lake community much needed artistic, performance and culture events, in addition to supporting many local non-profit organizations.

Lakeside Festival

- Largest 4th of July Festival in surrounding counties. Brings tens of thousands to Crystal Lake each year. Largest fundraiser for The Dole.

Farmers Market+ at The Dole

- Voted #1 Farmers Market in Illinois and Best of the Fox in its first and second years. Farmers Market is our 2nd largest source of funding.

Music Under the Trees

- Acoustical concerts on the lawn twice a month from late spring to early fall

New Year's Eve at The Dole

- Hosted our 2nd year in a row NYE Fundraising Event at The Dole. 250 people at $125 per ticket plus bar sales made this our third largest fundraising event of the year.

Lou's Lounge (formerly the Listening Room)

- Intimate stage venue (75-to-100-person audience) to host local musicians and performing artists. Lou's pays homage to Eliza Louise "Lou" Ringling.

Resident Studios

- The Dole is home to 40+ local artists, musicians, photographers and digital media specialists.

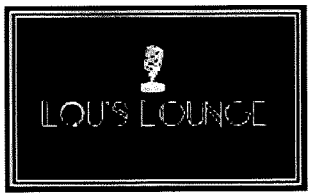
Private Events at The Dole

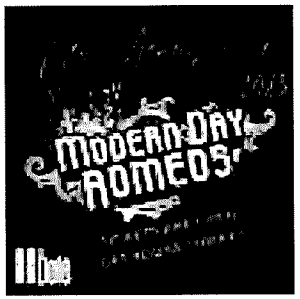
- The Dole hosts many artistic and cultural events for artists, non-profits and local schools.
- NMP's 4th Friday Art Event at The Dole is the largest curated art show in the Midwest and is a much welcomed and attended cultural benefit to the City of Cystal Lake.
- D155 and D47 Art Shows allow hundreds of children and young adults the opportunity to show case their art to the public in a professional gallery setting.











List of 2023 Events at The Dole

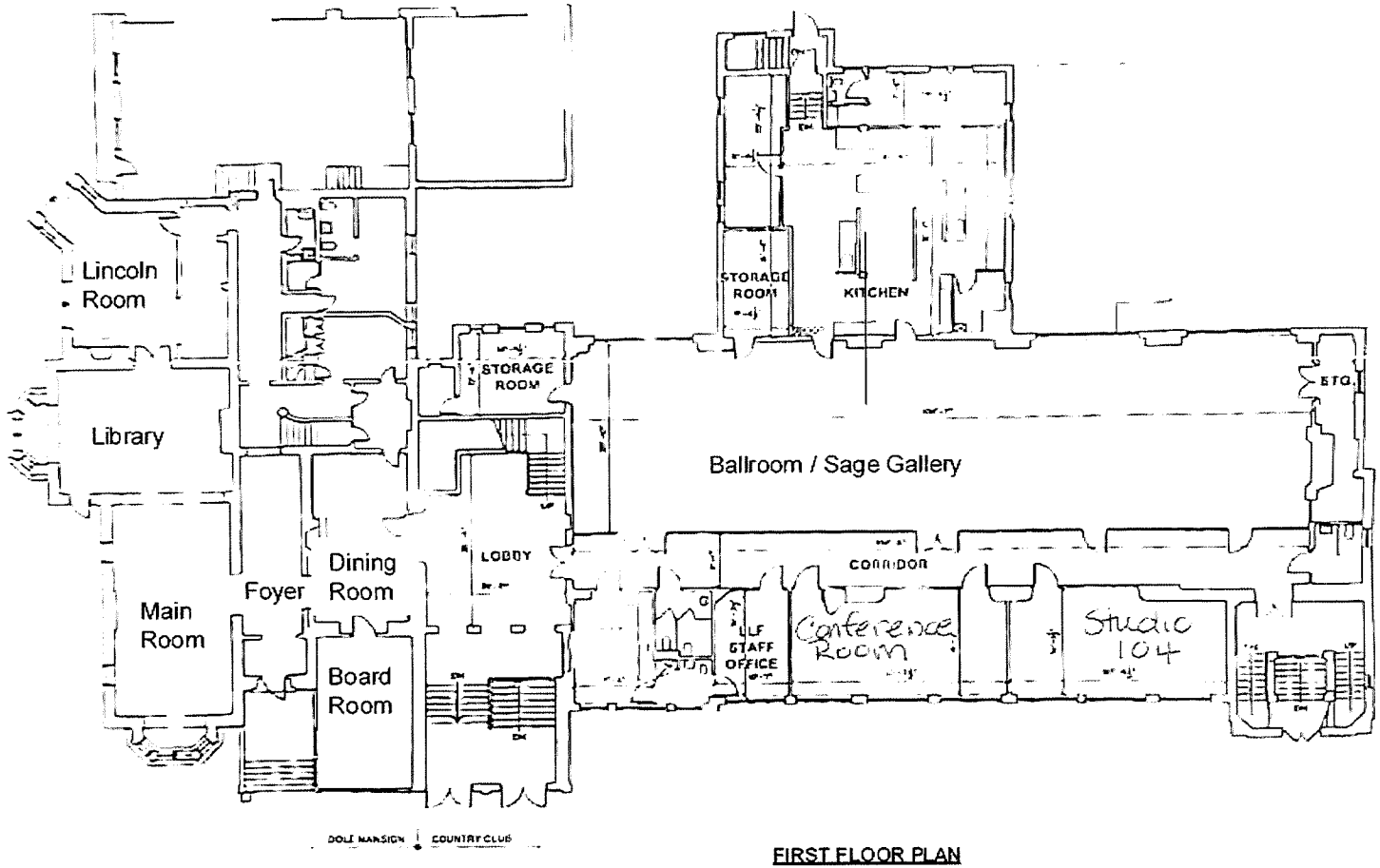
Date	Event Listing	Memo/Description
1/1/2023	Judi Jeffko Memorial	Judi Jeffko Memorial
1/9/2023	Spark - High School District 155 Art Show	On display through 1/20/23
1/17/2023	William & Lynn Gronow	Celebration of Life
1/17/2023	Wozniak, Linda	Family Celebration
1/20/2023	Spark - D155 Art Show Closing Reception	Arts and Education
01/28/2023	Service League of Crystal Lake.	Jan 2023 Casino Night Fundraiser for Service League
02/02/2023	LGMC	Leaders of Greater McHenry County Annual Meeting
02/23/2023	Ashley Klemm Photography	Rental of Facility for Art Show 2/25/23
03/29/2023	Alcoholics Anonymous (AA)	Saturday Night Out Rental of Facility
4/13/2023	Singo in Lou's Lounge	Ticketed Music+ Event
04/20/2023	Service League of Crystal Lake.	Spring Social Fundraiser for Service League
05/02/2023	CCAPOA	Rental of Facility 4/24 Book Club
05/02/2023	CCAPOA	Rental of Facility 3/20 Book Club
5/4/2023	Elementary School District 47	D47 Art Show - On display until 5/16
5/18/2023	Conscious College Planning	Education on Career development and resume writing June 14&15 and July 19&20
5/18/2023	Dole Volunteer Appreciation Dinner	All Dole Events Volunteers
6/7/2023	Erv LeCoque	Celebration of Life
8/4/2023	Local Music Performance at Lou's Lounge	Ticketed Music+ Event with the Throwbacks
08/19/2023	Alcoholics Anonymous (AA)	Saturday Night Out Rental of Facility
08/21/2023	C.L. Lions Club	11/7/23 Rental of Facility for Fundraiser
09/06/2023	Edward Jones	Edward Jones Classroom
09/14/2023	Creative Arts School, Inc.	Event Rental 9/8, 9/15, 9/22, 9/29, 10/6, 10/13, 10/20
09/14/2023	Crystal Lake Rowing Club (d)	New Parent Meeting conference room

List of 2023 Events at The Dole

9/14/2023	Shaw Media	Best of the Fox Awards in Lou's Lounge
9/15/2023	Paint and Sip in Lou's Lounge	Ticketed Art and Music+ Event with BB & the Hive
09/30/2023	Crystal Lake Food Pantry	40th Annual Fundraiser for Food Pantry
09/30/2023	NAMI of McHenry County	Rental of Facility Suicide Prevention Walk
10/07/2023	Hawley Haleblian	10/7 Celebration of Life- Sage
10/13/2023	Service League of Crystal Lake.	10/13 House Walk Farmers Market Pop-Up Shop Fundraiser
10/14/2023	Alcoholics Anonymous (AA)	Saturday Night Out Rental of Facility
10/15/2023	Creative Arts School, Inc.	Art Classes for Adult and Seniors
10/19/2023	Live Music at Lou's Lounge	Ticketed Event (Damien McGinty appeared in Glee + Dancing with the Stars)
10/21/2023	Prairie Ridge H.S. Booster Club	Rental of Facility for PR Annual Fundraiser
10/27/2023	Live Music in Lou's Lounge	Following NMPs 4th Friday Art Event
11/01/2023	CCAPOA	Rental of Facility Book Club
11/01/2023	CCAPOA	Rental of Facility Book Club
11/06/2023	Community High School District 155	D155 Art Show & Improv 11/6 - 11/27 & 11/10/23
12/01/2023	Ronald Roesslein	Celebration of Life
12/02/2023	Fox Hills Music Teachers Assoc.	Rental of Mansion - Piano Recital for 8 teachers and their students
12/06/2023	Timothy Lawrence	12/6 Timothy Lawrence Celebration of Life
12/09/2023	Alcoholics Anonymous (AA)	Saturday Night Out Rental of Facility
12/15/2023	Wine and Cheese Pairing	Ticketed Music+ Event with the Corner Boys
Outside	2023 Music Under the Trees	5/25, 6/8, 7/13, 7/27, 8/10, 97, 9/21
12/31/2023	New Year's Eve at The Dole	Dole Fundraiser - Full Facility
Outside	Annual 4th of Juy Lakeside Festival	Dole Fundraiser - June 29 - July 2
	Open Air Farmers Market+ at The Dole	Dole Fundraiser - Sunday's weekly from May 28 to October 31st (except two weeks around Fest)
Winter	Farmers Market+ Indoors at The Dole	Dole Fundraiser - Every other Sunday from mid November through end of March

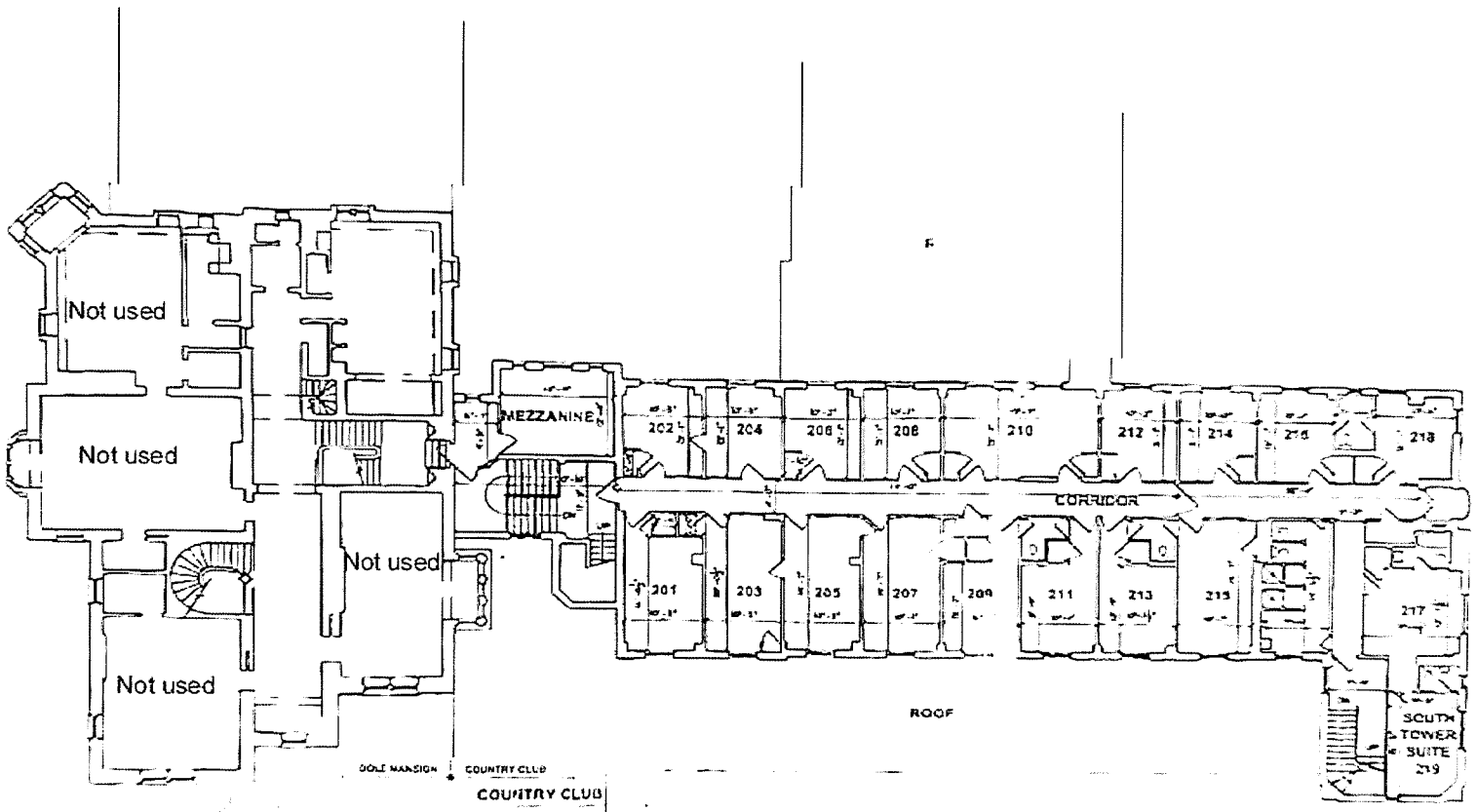
Studio Rental Occupancy Information

NAME	Area of Focus	Studio Num.
Benett Bootz dba Reflective Equilibrium	Digital Creative Media Design	201
Terri Leman	Singing	202
Linda Cannizzo	Art	203
Tom & Katie Space		204
Michelle Mathis	Entertainment/Music	205
The Dole - Storage		206
Brad Mathis	Art	207
VACANT		208
Michael Bailey	Entertainment/ Music	209
Kristi Kellerman	Entertainment/Music	210
VACANT		211 - 213
SERVER ROOM		212
Cathy Grochowski dba Making the Grade Solutions	Entertainment/Music	214
Sarah Finer dba Lowry Creatives	Custom designer bridal dresses	215
Royal Pitchford	Writer/Photography	216
Kelly Jo Sanchez dba Salon by KJ	Hair and Beauty Specialists	217
Kelly Jo Sanchez dba Salon by KJ		217
Kristen Bennett	Spanish tutor	218
Haley Kruger Photos	Photography	301-303
Julia (Jules) Fisher DBA Sacred Heart	Teaching Assistant Sacred Heart	302
VACANT		304
VACANT		305
Pamela Sage	Photography	306
Cathy Grochowski dba Making the Grade Solutions	Entertainment/Music	307
Daniel Trujillo	Photography	308-310
Dominic & Kathalina Galto	Culinary Specialists	309
Melanie Perry dba Perry Coaching & Consulting	Education and Training	311
Sara Jean Stevens dba Moth and Moon Interiors	Musician, Murialist & Painter	312
VACANT		313-315
VACANT		314
William Gotfryd	Art	316-318
Eric Thiegs	Board Director for Theatre 121	317
VACANT - TOWER		319
VACANT		320
Sam Sieber dba Creative Arts, Inc.	Art School for Children through Adults	Highland House
Nancy Merkling	Photography	Studio 104
Kim Suedbeck	Photography	Studio 104
Mike Muggli	Entertainment/Music	Studio A
Kalee Spitzock & Annalise Kalamatas	Hair and Beauty Specialists	Studio B
Crystal Lake Rowing Club	Fitness Education and Training	Studio C
Kevin & Karen Ray	Digital Creative Media Design	Studio E



FIRST FLOOR PLAN

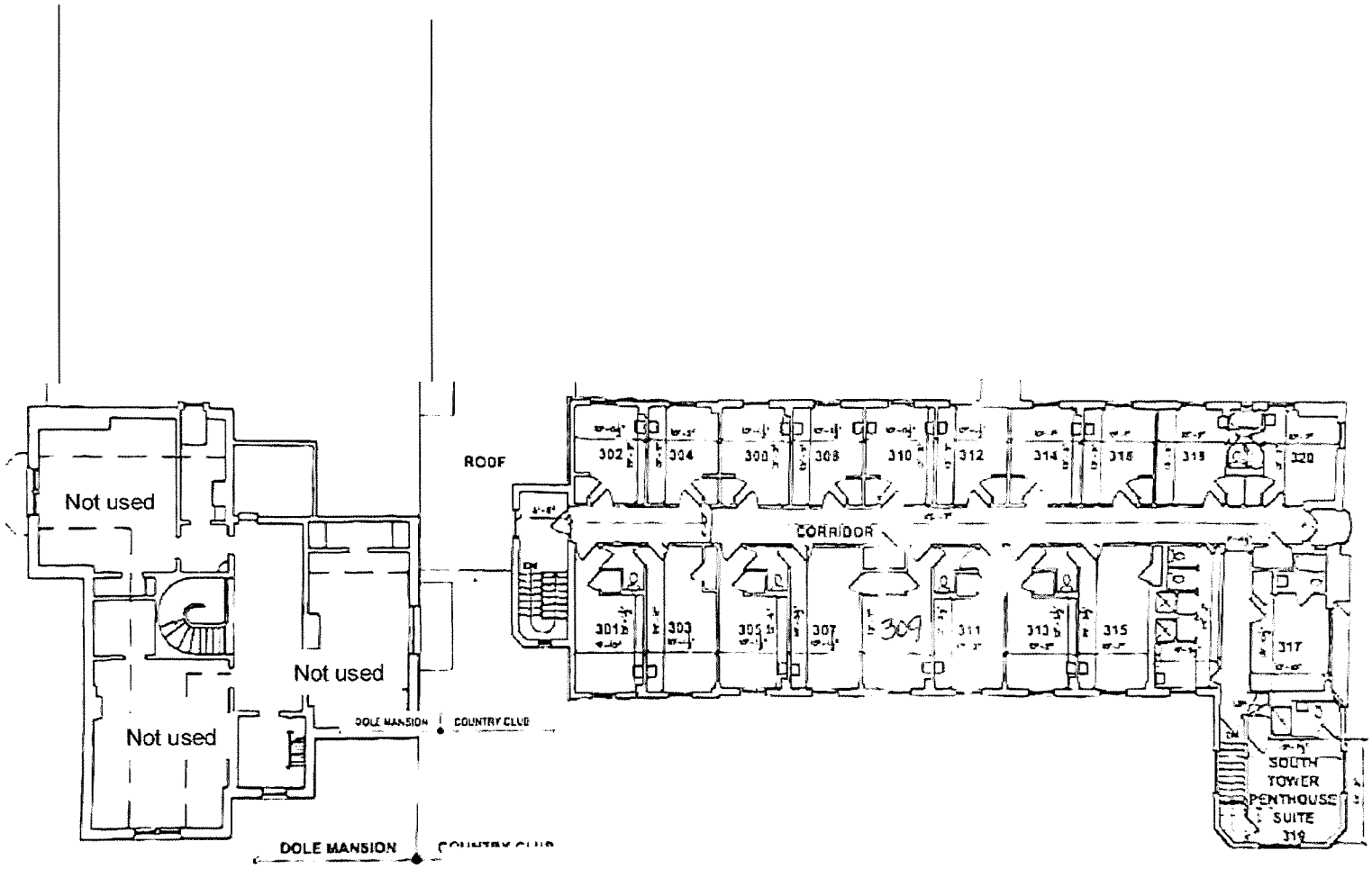
DOLE MANSION/ COUNTRY CLUB FACILITY- EXISTING CONDITIONS



Not used areas are not renovated

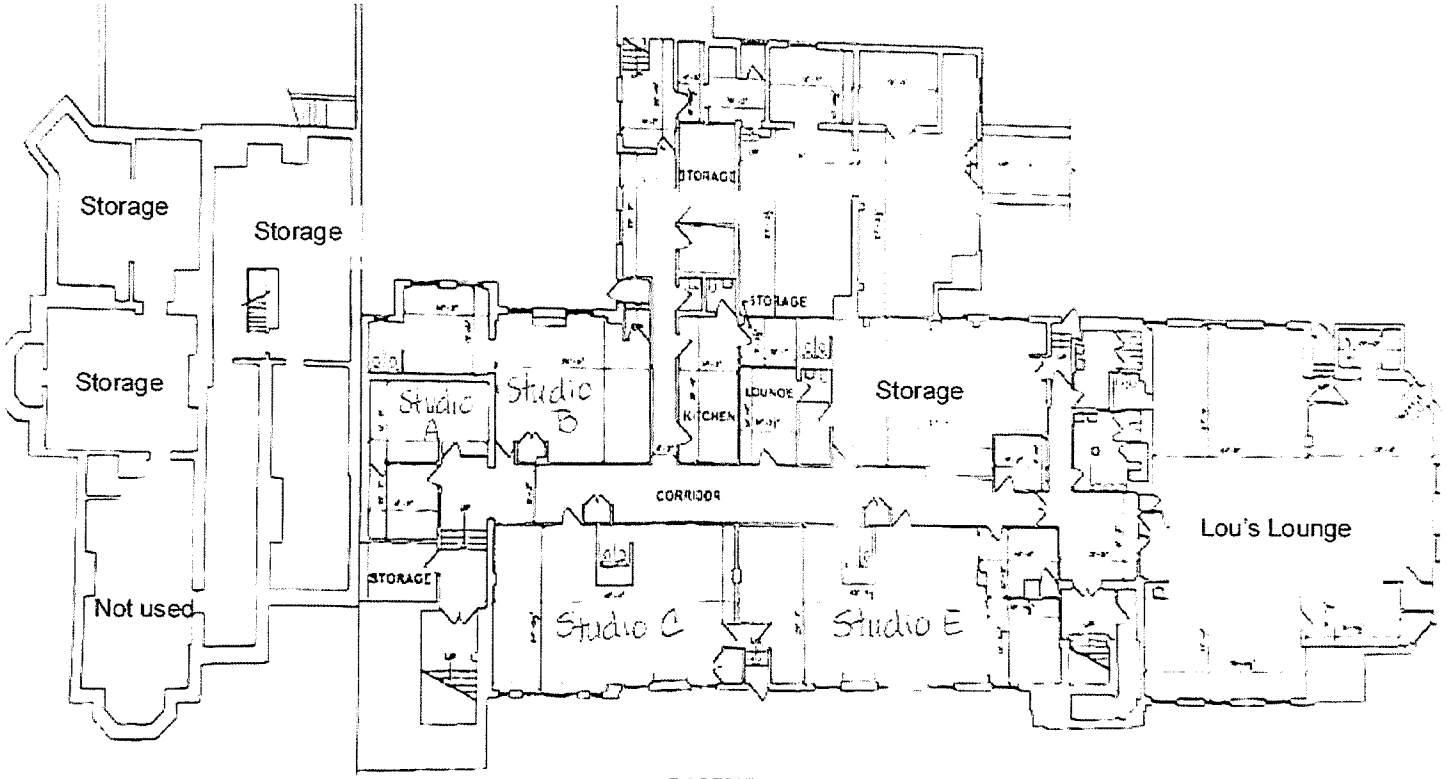
SECOND FLOOR PLAN

DOLE MANSION/ COUNTRY CLUB FACILITY- EXISTING CONDITIONS



THIRD FLOOR PLAN

DOLE MANSION/ COUNTRY CLUB FACILITY- EXISTING CONDITIONS



"BASEMENT FLOOR PLAN

DOLE MANSION/ COUNTRY CLUB FACILITY- EXISTING CONDITIONS

Nick Hammonds

From: Sheri Franse <sfranse@thedole.org>
Sent: Wednesday, January 24, 2024 12:31 PM
To: Stephanie Wrolson
Cc: Jay LeCoque
Subject: RE: Hotel/Motel Application 2024-2026
Attachments: Budget Overview FY2024 FY24 PL Report - The Dole.pdf

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Stephanie,

Thank you for your patience while we finalized the attached 2024 Budget for your consideration.

This document is being sent to you in confidence as it pertains to our request for the 2024-2026 Hotel Motel Grant Application. Please recall that we have submitted 2-Grant Applications for the 2024-2026 Term.

One Application is requesting $100K for Lakeside Festival (FEST) and the other Application is requesting $50K for Farmers Market+. The attached Budget has taken into consideration our receiving a $55K Grant from The City of Crystal Lake (based upon our prior Grant approval) for Farmers Market+ for this new Term, so any Grant Award for Lakeside Festival would be a bonus for us and the community at large.

In Summary, the Grant Award monies would help us to further promote these highly anticipated events here at The Dole in Crystal Lake with the goal of attracting more visitors to hotels/motels in the area, local businesses and to further help support and grow our community at large.

If you should you have any additional questions, please feel free to let me know.

We *thank you* for your consideration and we look forward to your continued support.

Stay well and safe Stephanie…. We're only 55-days away from Spring! ☺

Sincerely,
Sheri

Sheri Franse
Community Relations Manager
815-455-8000 x102

The Dole

Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

From: Stephanie Wrolson <swrolson@crystallake.org>
Sent: Thursday, January 18, 2024 11:26 AM
To: Sheri Franse <sfranse@thedole.org>
Cc: Jay LeCoque <JLeCoque@thedole.org>
Subject: RE: Hotel/Motel Application 2024-2026

Good Morning Sheri,

Would you be able to forward me a copy of the budget for the entire organization?

Thank you.
Stephanie

Stephanie Wrolson | Accounting Manager | Finance
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: Sheri Franse <sfranse@thedole.org>
Sent: Friday, December 22, 2023 11:25 AM
To: Stephanie Wrolson <swrolson@crystallake.org>
Cc: Jay LeCoque <JLeCoque@thedole.org>
Subject: Hotel/Motel Application 2024-2026
Importance: High

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Good morning Stephanie.

Attached, please find our 2024-2026 Application and supporting documentation, expressing our interest in being considered by the City of Crystal Lake for the Hotel/Motel Tax Funding Application for 2024-2026.

Thank you Stephanie for always being so kind and helpful answering my questions regarding the Application process. If you should have any questions or need additional information or clarification, please feel free to contact me anytime.

From all of us at Lakeside Legacy Foundation and The Dole, we look forward to your decision in the upcoming weeks.

Wishing you Happy Holidays and a Happy and Healthy 2024!

Sincerely,
Sheri

Sheri Franse
Community Relations Manager
C:815-354-4076

The Dole

Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

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intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies.

Nick Hammonds

From: Sheri Franse <sfranse@thedole.org>
Sent: Thursday, January 18, 2024 12:39 PM
To: Stephanie Wrolson
Subject: RE: Hotel/Motel Application 2024-2026

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Sheri Franse reacted to your message:

From: Stephanie Wrolson <swrolson@crystallake.org>
Sent: Thursday, January 18, 2024 6:38:01 PM
To: Sheri Franse <sfranse@thedole.org>
Subject: RE: Hotel/Motel Application 2024-2026

Great. Thank you.

From: Sheri Franse <sfranse@thedole.org>
Sent: Thursday, January 18, 2024 12:38 PM
To: Stephanie Wrolson <swrolson@crystallake.org>
Subject: RE: Hotel/Motel Application 2024-2026

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Thank you for letting me know.

As soon as I receive the budget for the entire organization, I'll be sure to pass that along too. ☺

Sincerely,
Sheri

Sheri Franse
Community Relations Manager
815-455-8000 x102

The Dole

Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

From: Stephanie Wrolson <swrolson@crystallake.org>
Sent: Thursday, January 18, 2024 12:36 PM
To: Sheri Franse <sfranse@thedole.org>
Subject: RE: Hotel/Motel Application 2024-2026

Yes. Thank you.

From: Sheri Franse <sfranse@thedole.org>
Sent: Thursday, January 18, 2024 12:33 PM
To: Stephanie Wrolson <swrolson@crystallake.org>
Subject: RE: Hotel/Motel Application 2024-2026

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Stephanie,

Would the attached 990 Form work for 2022? We don't have 2023 ready yet.

Sincerely,
Sheri

Sheri Franse
Community Relations Manager
815-455-8000 x102

Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

From: Stephanie Wrolson <swrolson@crystallake.org>
Sent: Thursday, January 18, 2024 11:31 AM
To: Sheri Franse <sfranse@thedole.org>
Cc: Jay LeCoque <JLeCoque@thedole.org>
Subject: FW: Hotel/Motel Application 2024-2026

I also need a copy of your Federal Tax Form 990 Income Tax Return.

Thank you.
Stephanie

Stephanie Wrolson | Accounting Manager | Finance
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: Stephanie Wrolson
Sent: Thursday, January 18, 2024 11:26 AM
To: 'Sheri Franse' <sfranse@thedole.org>
Cc: Jay LeCoque <JLeCoque@thedole.org>
Subject: RE: Hotel/Motel Application 2024-2026

Good Morning Sheri,

Would you be able to forward me a copy of the budget for the entire organization?

Thank you.
Stephanie

From: Sheri Franse <sfranse@thedole.org>
Sent: Friday, December 22, 2023 11:25 AM
To: Stephanie Wrolson <swrolson@crystallake.org>
Cc: Jay LeCoque <JLeCoque@thedole.org>
Subject: Hotel/Motel Application 2024-2026
Importance: High

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Good morning Stephanie,

Attached, please find our 2024-2026 Application and supporting documentation, expressing our interest in being considered by the City of Crystal Lake for the Hotel/Motel Tax Funding Application for 2024-2026.

Thank you Stephanie for always being so kind and helpful answering my questions regarding the Application process. If you should have any questions or need additional information or clarification, please feel free to contact me anytime.

From all of us at Lakeside Legacy Foundation and The Dole, we look forward to your decision in the upcoming weeks.

Wishing you Happy Holidays and a Happy and Healthy 2024!

Sincerely,
Sheri

Sheri Franse
Community Relations Manager
C:815-354-4076

The Dole

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thedole.org

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Nick Hammonds

From: awilgreen@crystallake.org
Sent: Wednesday, January 3, 2024 2:28 PM
To: amcswane@hlreng.com
Subject: RE: Request for Quote

We are switching gears on this and wanted to have a quick discussion to discuss our thoughts on a plan of attack. Would you or Nick have time next week for a 30 min call to run our thoughts by you?

From: Amy McSwane <amcswane@hlreng.com>
Sent: Thursday, November 30, 2023 2:25 PM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: Request for Quote

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Hi Abby.

We aren't going to submit a quote for this since we can't get it done by the end of January with our current workload. We also think there's no way to complete an accurate parking and traffic circulation study when the outdoor farmer's market isn't happening. Traffic counts and observations are the best way to evaluate what is happening and that can't be done right now. You will get much better results if you wait until summer to do this study. I asked Nick Halan about this since he's a Crystal Lake resident and he agrees with the neighborhood that the farmer's market has out-grown their permit and is completely out of hand during the summer.

Thanks!

HLR
Amy McSwane, PE, PTOE
Preliminary/Traffic Engineering Manager
Hampton Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 630.254.1884
hlrengineering.com
Work Hard • Have Fun • Give Back

On Wed, Nov 29, 2023 at 4:38 PM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

The Lakeside Group has started hosting basically festivals at the Dole Mansion (400 Highland Avenue) on a weekly basis. We would like to have a study completed to review the parking and traffic circulation for the area. Attached are a few maps: The first is where they are approved to host outdoor events and the second is how they handling parking for the events. The summer Farmers Market is the driver of the complaints and

occurred on Sundays from 10am-2pm from May 28th to October 29th this year. The market then moves indoors and has the same hours of operation until April 2024.

We have received neighbor complaints about cars parking on the residential streets (Edgebrook Drive and people dropping off friends/family on Broadway Avenue). A solution could be to have an agreement with South Elementary for parking or the use of Seminary Park (south of Country Club Rd and west of Edgebrook Drive). The also currently use the grass area at the southwest corner of Lake Avenue and Country Club Road during the Lakeside Festival so maybe that could become a permanent parking area.

I'm not sure if this is enough information for you to provide a scope to complete this report or if you have more questions. If you could provide the scope by the middle of December and let me know an appropriate timeframe for the study. With the holidays and everyone being very busy, a completion in January is acceptable. I also have pictures but they are 22 MB so if you would like them, let me know but you can see the same thing just 'driving' on google.

Let me know what I am missing providing.

Thanks!
Abby

Abigail Wilgreen PE CFM | City Engineer | Public Works

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3605

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Nick Hammonds

From: tpolizzi@crystallake.org
Sent: Wednesday, December 13, 2023 2:27 PM
To: JLeCoque@thedole.org
Cc: dbarszcz@thedole.org
Subject: RE: Highland Water Main Project

Thanks for the quick response Jay. I'll let Dennis know when we have more information and we can schedule a time to meet up then. Things are still in the preliminary phase, but I wanted to reach out to you guys sooner than later. Your site is a bit more complex than others since it's such a large service, so let me get more info before we coordinate anything. Talk to you guys soon!

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Wednesday, December 13, 2023 2:12 PM
To: Tony Polizzi <tpolizzi@crystallake.org>
Cc: Dennis Barszcz <dbarszcz@thedole.org>
Subject: Re: Highland Water Main Project

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Tony

This is the first I'm hearing of this project. I'm also copying in Dennis Barszcz who is our Head of Facilities at the Dole. Dennis will be the one who will coordinate this project with you, and yes, we would like to connect into the new water main, if possible.

Please keep me posted Tony and Dennis, could you please reach out to Tony and make sure you can meet with his crew when they're in the area to determine the state of our current main and how feasible it would be to connect to the new one.

Thank you both.

Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation, a 501(c)(3) non-profit organization

On Dec 13, 2023, at 7:41 AM, Tony Polizzi <tpolizzi@crystallake.org> wrote:

Good morning Mr. LeCoque. I'm an engineering inspector with the City of Crystal Lake and I'm reaching out to in regards to the water main project that we will be performing next spring behind the Dole Mansion on Highland Avenue. Long story short, we are replacing the existing 4" water main with a new 8" main. It will be located on the East side of Highland basically at the edge of pavement. We are offering all residents and businesses in the area the ability to tie their existing water service onto the new water main during this project. We will have a crew in your area soon to locate your existing service line, just to update our records and to draw up a quick diagram of where you are connected to the current main and options to where you could connect to the new main. Depending on the existing service conditions, the city is offering this new service replacement at no cost to the homeowner as it will fall under a capital improvements project grant in order to offer residents a better service. Has anyone contacted you about this yet? Either way, this is my email so shoot me an email back and we can discuss further. Thank you and have a great day.

Anthony Polizzi

Tony Polizzi | Engineering Inspector | Public Works

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3614

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Nick Hammonds

From: kcowlin@crystallake.org
Sent: Monday, November 20, 2023 4:37 PM
To: [redacted]
Subject: RE: Thank you

Hi Corey,

Thank you for meeting with me, it was helpful to hear more details than the letter had provided. In regards to your question below, the Dole received a special use permit amendment to allow the new annual events. The amendment was of the original special use permit that the Dole has to operate at the property, which also called out annual events that could occur.

The permitted use table is used to identify principal uses of properties, so the principal use of the property per the special use permit was to allow an Institutional Use. While the principal use of "Institutional Use" is no longer listed in the current ordinance, the Dole's special use permit is still valid.

As I shared in our meeting, the City will review the concerns and provide an update to you.

Thanks,
Katie

Kathryn Cowlin AICP | Director | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Corey Landry [redacted]
Sent: Friday, November 17, 2023 2:36 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: Thank you

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi. Katie.

I wanted to thank you again for your time today to discuss the Lakeside Legacy Foundation events.

I do also have one follow-up item. You made the distinction in our meeting between a special use and special event permit which I did not fully understand. The April 5, 2022 ordinance (#7793) you shared indicates it is a "**Special Use Permit** to allow various community focused events". Given Ordinance 7793 is a special use permit, one would assume the Permitted Use Table (2-300) in the Unified Development Ordinance would have been applicable in the approval process for the permit --

- *[650 Article 2:2] - "Permitted upon approval of a special use permit, known as special uses. Special uses require review and approval by the City Council following recommendations from the Planning and Zoning Commission, prior to initiation of the use. Special uses are indicated with an "S" in Table 2-300, Permitted Use Table".*
- Related to this is an excerpt from the Article 1 Zoning Districts which states "*Uses: These districts are planned for residential neighborhoods, with a range of housing types to meet all residential needs. Complementary uses such as certain civic and open uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.*"

The above referenced language indicates properties designated as Civic (or Institutional) are still subject to the Unified Development Ordinance, which includes the Permitted Use Table. Am I interpreting this correctly?

Thanks in advance.

-Corey Landry

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Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Monday, November 20, 2023 9:40 AM
To: Kathryn Cowlin AICP
Cc: Elizabeth Maxwell AICP
Subject: RE: Dole Liquor License Question

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Thanks for sending those to me so quickly.
Lisa

THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] Walkup Ave.
Crystal Lake, IL 60014
Phone: 815-477-0830 Fax: 815-477-0831

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Monday, November 20, 2023 8:46 AM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: FW: Dole Liquor License Question

FYI

Kathryn Cowlin AICP | Director | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Melanie Nebel
Sent: Friday, October 13, 2023 2:50 PM
To: 'Jay LeCoque' <JLeCoque@thedole.org>
Subject: RE: Dole Liquor License Question

Hi Jay –

It was good talking to you. Per our conversation, attached are the Class 21 Liquor License ordinance and the SUP for the Dole. In addition, I have included the BASSET requirements for liquor license holders. If you have any questions, please do not hesitate to reach out.

Have a good weekend!

Melanie

BASSET:

For the purposes of this ordinance.[1] all liquor license holders must comply with the provisions of the Illinois Liquor Control Act of 1934 (235 ILCS 5/1 et seq.). including but not limited to the provisions of 235 ILCS 5/6-27.1 with respect to certification of individuals for completion of training by a licensed Beverage Alcohol Sellers and Servers Education and Training (BASSET) provider and shall comply with each of the following:

(1)

Each licensee shall at all times have available for inspection by the City on the licensed premises a copy of the current certification of completion of BASSET training. issued by a BASSET training provider licensed by the Illinois Liquor Control Commission. to all servers at the licensed premises as well as all managers and persons checking identification at the licensed establishment.

(2)

Except as otherwise provided herein. no licensee. manager or other employee of an establishment covered under the provisions of this chapter shall serve. vend or check identification unless such licensee. manager or other employee possesses a current certification of completion of BASSET training from a BASSET training provider licensed by the Illinois Liquor Control Commission.

(3)

Employees hired by licensed establishments after passage of this ordinance[2] shall obtain BASSET certification issued by a BASSET training provider. licensed by the Illinois Liquor Control Commission. within 90 days of beginning such employment. and until certified. shall not serve. vend or check identification for alcoholic beverages except under the supervision of a BASSET certified manager or employee of the licensed establishment.

[2]

Editor's Note: "This ordinance" refers to Ord. No. 7655. adopted 10-6-2020.

(4)

The requirements of this § 329-3B shall not apply to a special event for which a Class 16. 19 or 20 liquor license that has been issued.

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Thursday, October 12, 2023 10:47 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: RE: Dole Liquor License Question

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie

Steve is no longer with The Dole. I am Board President and would be happy to help with any questions on our liquor license. I will try and reach you tomorrow. My phone is 312 860 5662 for your contact information.

Thank you.

Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation,
a 501(c)(3) non-profit organization

From: Melanie Nebel <mnebel@crystallake.org>
Sent: Tuesday, October 10, 2023 12:05 PM
To: Steven Slagle <SSlagle@thedole.org>
Subject: Dole Liquor License Question

Hi Steve –

I hope you are doing well! I have question for you about the Dole Liquor License. Would you please give me a call when you can? I tried to leave a message for you, but your voicemail is full.

Thank you!

Melanie

Melanie Nebel | Executive Assistant | City Manager's Office
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

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Nick Hammonds

From: kcowlin@crystallake.org
Sent: Monday, November 20, 2023 8:46 AM
To: LWaggoner@waggonerlawfirm.com
Cc: emaxwell@crystallake.org
Subject: FW: Dole Liquor License Question
Attachments: Signed Ordinance Lakeside SUP.pdf; 04.05.2022, Amending City Code Class 21 Liquor License Dole, 401Country Club Rd, Ordinance 7794, File 255L.pdf

FYI

Kathryn Cowlin AICP | Director | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Melanie Nebel
Sent: Friday, October 13, 2023 2:50 PM
To: 'Jay LeCoque' <JLeCoque@thedole.org>
Subject: RE: Dole Liquor License Question

Hi Jay –

It was good talking to you. Per our conversation, attached are the Class 21 Liquor License ordinance and the SUP for the Dole. In addition, I have included the BASSET requirements for liquor license holders. If you have any questions, please do not hesitate to reach out.

Have a good weekend!

Melanie

BASSET:

For the purposes of this ordinance,[1] all liquor license holders must comply with the provisions of the Illinois Liquor Control Act of 1934 (235 ILCS 5/1 et seq.), including but not limited to the provisions of 235 ILCS 5/6-27.1 with respect to certification of individuals for completion of training by a licensed Beverage Alcohol Sellers and Servers Education and Training (BASSET) provider and shall comply with each of the following:
(1)
Each licensee shall at all times have available for inspection by the City on the licensed premises a copy of the current certification of completion of BASSET training, issued by a BASSET training provider licensed by the Illinois Liquor Control Commission, to all servers at the licensed premises as well as all managers and persons checking identification at the licensed establishment.
(2)
Except as otherwise provided herein, no licensee, manager or other employee of an establishment covered under the provisions of this chapter shall serve, vend or check identification unless such licensee, manager or other

employee possesses a current certification of completion of BASSET training from a BASSET training provider licensed by the Illinois Liquor Control Commission.

(3)

Employees hired by licensed establishments after passage of this ordinance[2] shall obtain BASSET certification issued by a BASSET training provider, licensed by the Illinois Liquor Control Commission, within 90 days of beginning such employment, and until certified, shall not serve, vend or check identification for alcoholic beverages except under the supervision of a BASSET certified manager or employee of the licensed establishment.

[2]

Editor's Note: "This ordinance" refers to Ord. No. 7655, adopted 10-6-2020.

(4)

The requirements of this § 329-3B shall not apply to a special event for which a Class 16, 19 or 20 liquor license that has been issued.

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Thursday, October 12, 2023 10:47 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: RE: Dole Liquor License Question

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie

Steve is no longer with The Dole. I am Board President and would be happy to help with any questions on our liquor license. I will try and reach you tomorrow. My phone is 312 860 5662 for your contact information.

Thank you.

Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation,
a 501(c)(3) non-profit organization

From: Melanie Nebel <mnebel@crystallake.org>
Sent: Tuesday, October 10, 2023 12:05 PM
To: Steven Slagle <SSlagle@thedole.org>
Subject: Dole Liquor License Question

Hi Steve –

I hope you are doing well! I have question for you about the Dole Liquor License. Would you please give me a call when you can? I tried to leave a message for you, but your voicemail is full.

Thank you!

Melanie

Melanie Nebel | Executive Assistant | City Manager's Office

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-459-2020

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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.

Ord. No. 7793
File No. 440

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

Ord. No. 7794
File No.255L

The City of Crystal Lake, Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

WHEREAS, Chapter 329 of the City Code sets forth classifications for the licensing of establishments for the sale of alcoholic liquor; and

WHEREAS, certain license classifications which allow for on premises consumption of alcoholic liquor provide that the premises upon which such alcoholic liquor may be sold and consumed may include outdoor seating within "open unroofed areas", subject to certain conditions set forth within each license classification, and

WHEREAS, the Class 21 liquor license classification allows for the sale and on premises consumption of alcohol where the major and primary business is that of a cultural/performing arts facility; and

WHEREAS, Class the Class 21 liquor license classification currently does not provide for the sale and consumption of liquor in open, unroofed areas of the property upon which the licensed premises is located; and

WHEREAS, the Mayor and City Council have found and determined that it would be in the best interest of the City and its residents to amend the language of the Class 21 liquor license classification to allow for the sale and consumption of liquor in open and unroofed areas of property on which the licensed premises is located.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE

CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION ONE: Amendment to Section 329-5(U) (Class 21 Licenses)

Section 329-5-U of the City Code is hereby amended and shall hereinafter read as follows:

[Deletions are shown as strikethroughs, additions are underlined and in bold font]

U. Class 21 license which shall authorize the retail sale of alcohol for consumption on the licensed premises where the major and primary business is that of a cultural/performing arts facility as defined herein, subject to the following conditions:

(1) Sale of alcohol shall be limited to regularly scheduled art shows, exhibits, theatrical, musical or live performances ~~or during~~, contracted rentals that are not open to the general public and ~~at~~ **during** such other ~~times as~~ **events which may be authorized to take place pursuant to a Special Use Permit granted by** the Mayor and City Council ~~shall approve~~ **or Special Event Permit issued in accordance with Chapter 453 of the City Code**.

2) The facility may not be promoted as a drinking establishment. Sale of alcohol shall not be allowed ~~at any time a regularly scheduled performance or activity is not in actual operation.~~ **except as permitted pursuant to the terms of this classification**.

3) To the extent that events or activities at which the sale and consumption of alcohol are authorized pursuant to this classification are to take place upon any open and unroofed areas of the property on which the licensed premises are located, the licensed premises shall include not only the interior or any building but also such open and unroofed areas upon which alcoholic beverages are sold or consumed, provided that such open and unroofed areas conform to the following:

(a) The open unroofed areas shall be particularly described by the license holder and approved by the Liquor Commissioner and shall have obtained all permits or approvals required by the ordinances of the City Code, City or other governmental authority.

(b) Any part of the open unroofed areas not blocked by a building shall be surrounded by a fence or other barrier approved by the Liquor Commissioner which shall contain the required number of fire exits. All fences or other barriers shall comply with the ordinances of the City regarding vision, clearance and required distances from corners.

(c) All electrical wiring shall comply with the codes of the City.

(d) All combustible rubbish shall be stored in a noncombustible container, and the license holder shall be responsible for keeping the area in a clean and sightly condition.

(e) The noise emanating from any open unroofed area where alcoholic beverages are served pursuant to this license shall not violate any of the provisions of the City Code of Ordinances pertaining to noise.

(f) The license holder shall be responsible for preventing violations of this chapter.

4) The fee for such license shall be the sum of $500 effective January 1, 2009.

SECTION TWO: Effective Date.

This Ordinance shall be in full force and effect from and after is passage, approval and publication in pamphlet form in the manner provided 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

Nick Hammonds

From: rhagenow@crystallake.org
Sent: Thursday, November 9, 2023 9:56 AM
To: mmoister@thedole.org
Cc: emaxwell@crystallake.org
Subject: RE: Occupancy Application - 401 Country Club Road - Lou's Lounge

Hello Martin-

Yes, I have started the review process for the canopy with no logo.
This review process can take 10-15 business days.

You will be notified when the permit is ready or if any additional information will be required.

Have a good day!

Rebecca

From: Marty Moister <mmoister@thedole.org>
Sent: Wednesday, November 8, 2023 6:25 PM
To: Rebecca Hagenow <rhagenow@crystallake.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Jay LeCoque <JLeCoque@thedole.org>
Subject: Re: Occupancy Application - 401 Country Club Road - Lou's Lounge

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Rebecca:
Thanks for your time earlier today to discuss the canopy sign permit application I had submitted for The Dole at 401 Country Club Road. During our conversation you had transferred me to the City Planner, Liz Maxwell, to further discuss the reasoning and prerequisite requirement for the occupancy application.

I just wanted to confirm that, after conversing with Liz Maxwell, I agreed to delete the logo on the canopy to clarify our specific desire and primary reasoning for the canopy which is to protect guests and visitors from the weather when using the south tower entrance at The Dole. Liz had indicated that she would review our discussion with you at the conclusion of our call and suggested that this change would allow the permit application process to proceed without the requirement for the occupancy application.

Assuming I have accurately represented the discussion and agreement from the conversation with Liz Maxwell and the permit request can proceed, please let me know if there is any other information needed to process the permit request. Thanks so much for your help!

Best Wishes,
Marty

Martin Moister
Board Vice-President

People + Purpose
Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

On Nov 7, 2023, at 11:16 AM, Rebecca Hagenow <rhagenow@crystallake.org> wrote:

Hello Martin-

Attached is the occupancy application form to be completed for Lou's Lounge.
When completed, please return both pages to me.

If you have any questions, please let me know.

Also – please clarify if any work will be done to the space so that it can be determined if any building permits will be needed.

Thank you!

Rebecca

Rebecca Hagenow | Development Services Representative | Community Development

City Of Crystal Lake

| 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

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Nick Hammonds

From: kcowlin@crystallake.org
Sent: Thursday, November 2, 2023 9:50 AM
To: #TrafficSafetyCommittee@crystallake.org
Subject: FW: Issues and Concerns About Current and Future Events and Activities at the Dole Property
Attachments: Our Issues Dole Revised Oct 10 2023.docx; Dole Document Oct 10 2023 Signed.jpg

Let's discuss at our next meeting.

Kathryn Cowlin AICP | Director | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Willard Ander [redacted]
Sent: Thursday, October 19, 2023 1:18 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Corey Landry [redacted] Willard Ander [redacted]
Subject: Issues and Concerns About Current and Future Events and Activities at the Dole Property

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Kathryn,

Per our phone call, I have attached the letter with our list of concerns. It was mailed on October 10, 2023 by certified mail to the President of the Board of the Lakeside Legacy Foundation and to the person in charge of the Farmers Market at the Dole.

Corey Landry, who is working with me as concerned neighbors of the Dole, and I would be happy to discuss our group's issues and concerns in more detail or answer any questions you might have. Our focus is on the future, and we want to make sure we are included in any future public meetings or hearings (zoning, special permits, etc.) relative to the Dole property. (Note I also attached the signed version of the letter if that is important to you.)

Thank you,

Willard Ander
611 Golf Rd
Crystal Lake, IL
[redacted]

Nick Hammonds

From: kcowlin@crystallake.org
Sent: Friday, October 20, 2023 5:00 PM
To: [redacted]
Cc:
Subject: RE: Issues and Concerns About Current and Future Events and Activities at the Dole Property

Hello Willard,

Thank you for sharing your letter with us. We will also review your concerns and get a response to you.

Have a wonderful weekend,
Katie

Kathryn Cowlin AICP | Director | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Willard Ander [redacted]
Sent: Thursday, October 19, 2023 1:18 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Corey Landry [redacted]; Willard Ander [redacted]
Subject: Issues and Concerns About Current and Future Events and Activities at the Dole Property

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Kathryn,

Per our phone call, I have attached the letter with our list of concerns. It was mailed on October 10, 2023 by certified mail to the President of the Board of the Lakeside Legacy Foundation and to the person in charge of the Farmers Market at the Dole.

Corey Landry, who is working with me as concerned neighbors of the Dole, and I would be happy to discuss our group's issues and concerns in more detail or answer any questions you might have. Our focus is on the future, and we want to make sure we are included in any future public meetings or hearings (zoning, special permits, etc.) relative to the Dole property. (Note I also attached the signed version of the letter if that is important to you.)

Thank you,

Willard Ander

611 Golf Rd
Crystal Lake, IL
[redacted]

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Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Monday, April 22, 2024 11:55 AM
To: Abigail Wilgreen PE CFM
Subject: RE: Dole Mansion Parking Plan

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Thanks Abby – I sent to Jay for a look.

Would the City be OK with an exit over the sidewalk on to Country Club? It would likely relieve some traffic on Golf Rd.

THE
WAGGONER
LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] Walkup Ave.
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Sent: Monday, April 22, 2024 11:27 AM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: Dole Mansion Parking Plan

Is this what you guys were thinking?

Abigail Wilgreen PE CFM | City Engineer | Public Works
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

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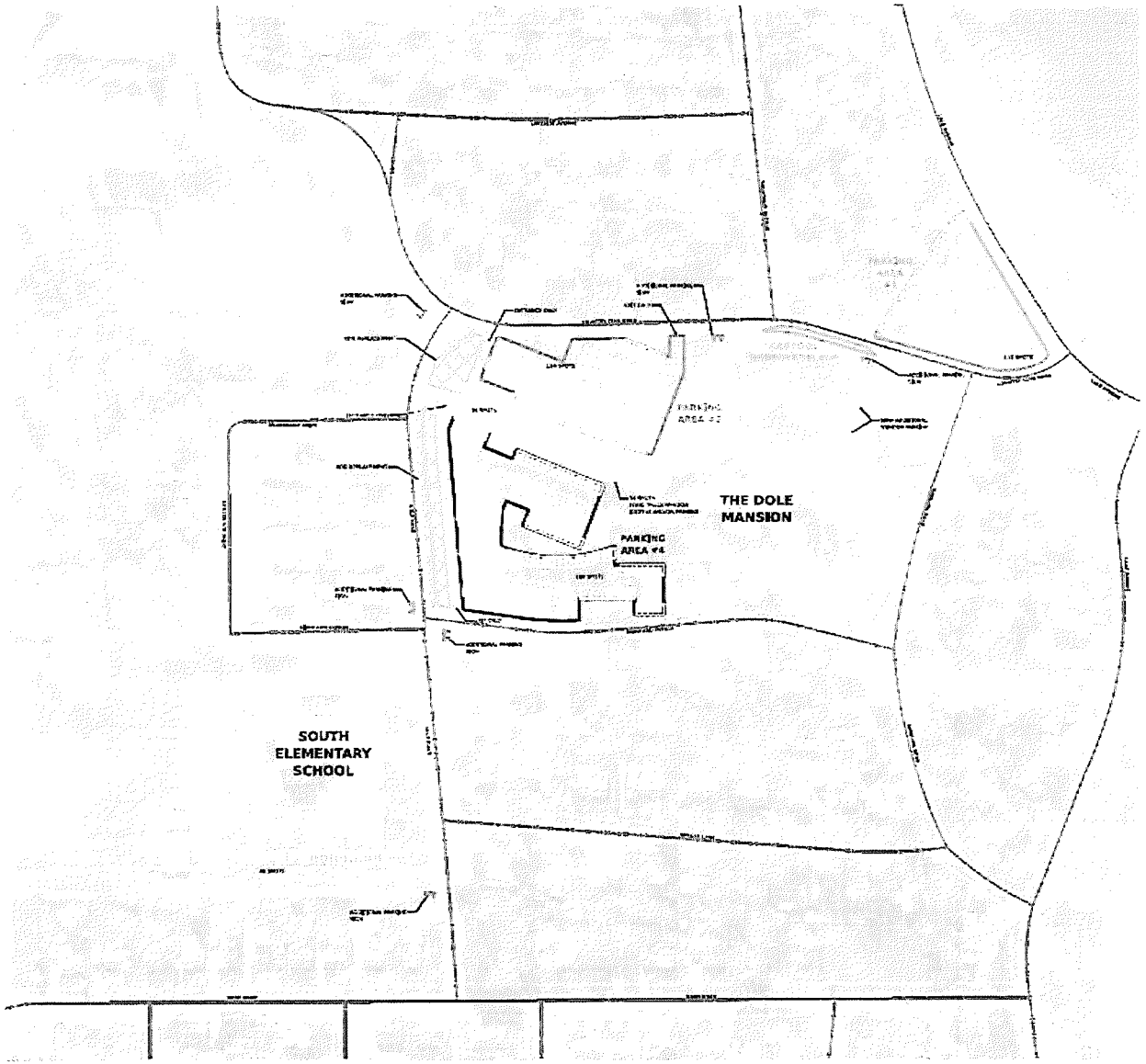
Nick Hammonds

From: awilgreen@crystallake.org
Sent: Monday, April 22, 2024 11:27 AM
To: LWaggoner@waggonerlawfirm.com
Subject: Dole Mansion Parking Plan
Attachments: 240125-sht-Exhibit 1-20240422.pdf

Is this what you guys were thinking?

Abigail Wilgreen PE CFM | City Engineer | Public Works
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

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CITY OF CRYSTAL LAKE
ILLINOIS

THE DOLE
OFF-SITE PARKING MANAGEMENT

Nick Hammonds

From: awilgreen@crystallake.org
Sent: Monday, April 22, 2024 11:26 AM
To: nhalan@hlreng.com
Subject: RE: DRAFT Dole Land Use 2024

Awesome, thanks! I'll send it over to them and see what they think.

From: Nicholas Halan <nhalan@hlreng.com>
Sent: Monday, April 22, 2024 11:08 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: DRAFT Dole Land Use 2024

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Correct. there will be a row of vehicles blocking access between the two areas. Area #2 is only accessed via Country Club Road. Area #3 is only accessed via Golf Road.

-Nick

HLR
Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
Work Hard • Have Fun • Give Back

On Mon. Apr 22. 2024 at 11:06 AM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

I like it. So Parking Area 2 would be completely independent of Parking area 3, correct?

From: Nicholas Halan <nhalan@hlreng.com>
Sent: Monday, April 22, 2024 10:23 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: DRAFT Dole Land Use 2024

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Abby,

How does this version look? I incorporated a one-way style flow.

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
Work Hard · Have Fun · Give Back

On Fri. Apr 19. 2024 at 2:26 PM Nicholas Halan <nhalan@hlreng.com> wrote:

Good afternoon Abby,

I will work on getting this completed on Monday. I also do not remember that being discussed.

Have a great weekend.

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer

Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
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On Thu. Apr 18. 2024 at 3:09 PM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

This project....i spoke with the attorney and Jay asked why we didn't draw any parking in the area between parking area 2 and Country Club Road. I don't remember ever talking about that area. Can you add an area 4 and draw some parking in that area? Think it should be one-way and exist off Country Club?

From: Abigail Wilgreen PE CFM
Sent: Friday, April 12, 2024 11:15 AM
To: 'Nicholas Halan' <nhalan@hlreng.com>
Subject: FW: DRAFT Dole Land Use 2024

Small change. Thanks!

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, April 12, 2024 11:05 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Jay LeCoque <JLeCoque@thedole.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: RE: DRAFT Dole Land Use 2024

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Abby – My apologies. I think I sent you off on the wrong path with my message below.

We have discussed at our meetings that the northern one-half of Parking Area No. 2 will be used for Farmer's Market vendor booths/food trucks. Can we mark those 34 spots as "food truck/vendor booths and/or parking."

Thanks!

Lisa

THE
WAGGONER
LAW FIRM PC

Lisa M. Waggoner, Esq.
[illegible]

From: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Sent: Friday, April 12, 2024 9:16 AM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Jay LeCoque <JLeCoque@thedole.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: RE: DRAFT Dole Land Use 2024

Is the attached okay?

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Wednesday, April 10, 2024 11:44 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Jay LeCoque <JLeCoque@thedole.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: Re: DRAFT Dole Land Use 2024

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Thanks. Abby. our only comment is that at our meeting. we did discuss that the Farmer's market vendors will park in approximately one half of the Parking Area No. 2. so we would prefer that at least that aspect of the Traffic Consultant drawing could be modified to show that change.

Can that modification be made?

Lisa

THE
WAGGONER
LAW FIRM P.C.

Lisa M. Waggoner, Esq.
[illegible]

From: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Sent: Tuesday, April 9, 2024 10:43 AM
To: Jay LeCoque <JLeCoque@thedole.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: RE: DRAFT Dole Land Use 2024

Good morning.

I spoke with the Traffic Consultant and his concern with moving the access to the parking area 3 to the north (where that open area is with the trees) is that cars will back up onto County Club Road as they wait for people to pull into the parking stalls or unload, etc. It also creates a safety issue as all vehicles trying to access parking area 3 will be passing the cars in parking area 2 with people walking down that aisle. I understand your concern regarding the dust but you are providing that nice buffer area this year which will help.

I hope this makes sense but please moving forward utilize the parking plan provided by the Traffic Consultant for the temporary parking lots for your events.

Let me know if you have any questions.

Abby

Abigail Wilgreen PE CFM | City Engineer | Public Works
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Friday, March 29, 2024 3:19 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Re: DRAFT Dole Land Use 2024

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All

Just a quick update. the first outdoor farmers market is May 26. So it's after the PZC and hopefully after the City Council meeting.

Thank you for meeting with us today Liz and Abby. It was good to get your to get your perspectives on this and I hope the parking consultant agrees with our "less dust" approach. It would be great to have us all aligned on that at the meeting.

Have a great Easter's!

Jay

Jay LeCoque

Board President

The Dole

Lakeside Legacy Foundation, a 501(c)(3) non-profit organization

On Mar 29, 2024, at 1:48 PM, Elizabeth Maxwell AICP <emaxwell@crystallake.org> wrote:

Great thanks for this.

Have a happy Easter weekend

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, March 29, 2024 12:19 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Jay LeCoque <JLeCoque@thedole.org>
Subject: RE: DRAFT Dole Land Use 2024

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello All, to follow up on our discussion today, I have attached another draft of the Text, with the change made to section 5 about the parking. I wanted to make that change while it was fresh in our minds.

I believe we discussed that the "best efforts to restore to grassed condition" could be made a condition of the SUP approval, rather than be built into the ordinance.

Thanks for meeting with us today.

Lisa

<image006.jpg>

From: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Sent: Thursday. March 21. 2024 2:53 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: DRAFT Dole Land Use 2024

Hi Lisa.

I found Katie's language and added in your changes as well. I have a comment about the street parking. Let's discuss that as I would like to keep that in. provided that people do not park on the streets. to keep the neighbors happy.

Also is the site plan you submitted March 5th still accurate based on any changes from the traffic analysis. Abby is getting that traffic analysis tomorrow for her review.

I will need Lakeside to sign the application or submit a signed Owner Acknowledgement Form.

Thanks

<image008.png>

Elizabeth Maxwell AICP | City Planner | Community Development <image009.png>
<image007.png>

<image010.png> | 100 W. Woodstock St. | Crystal Lake. IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

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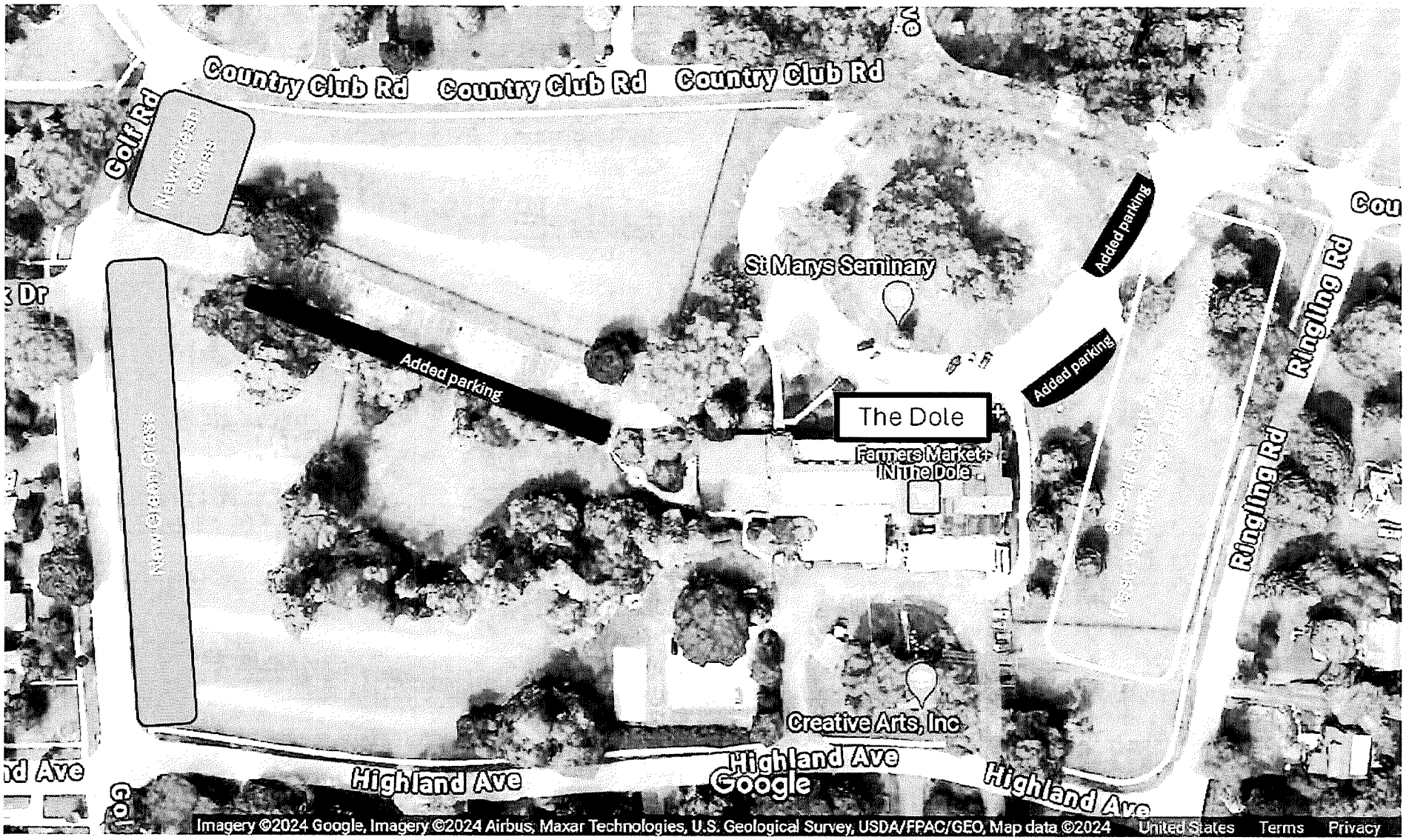
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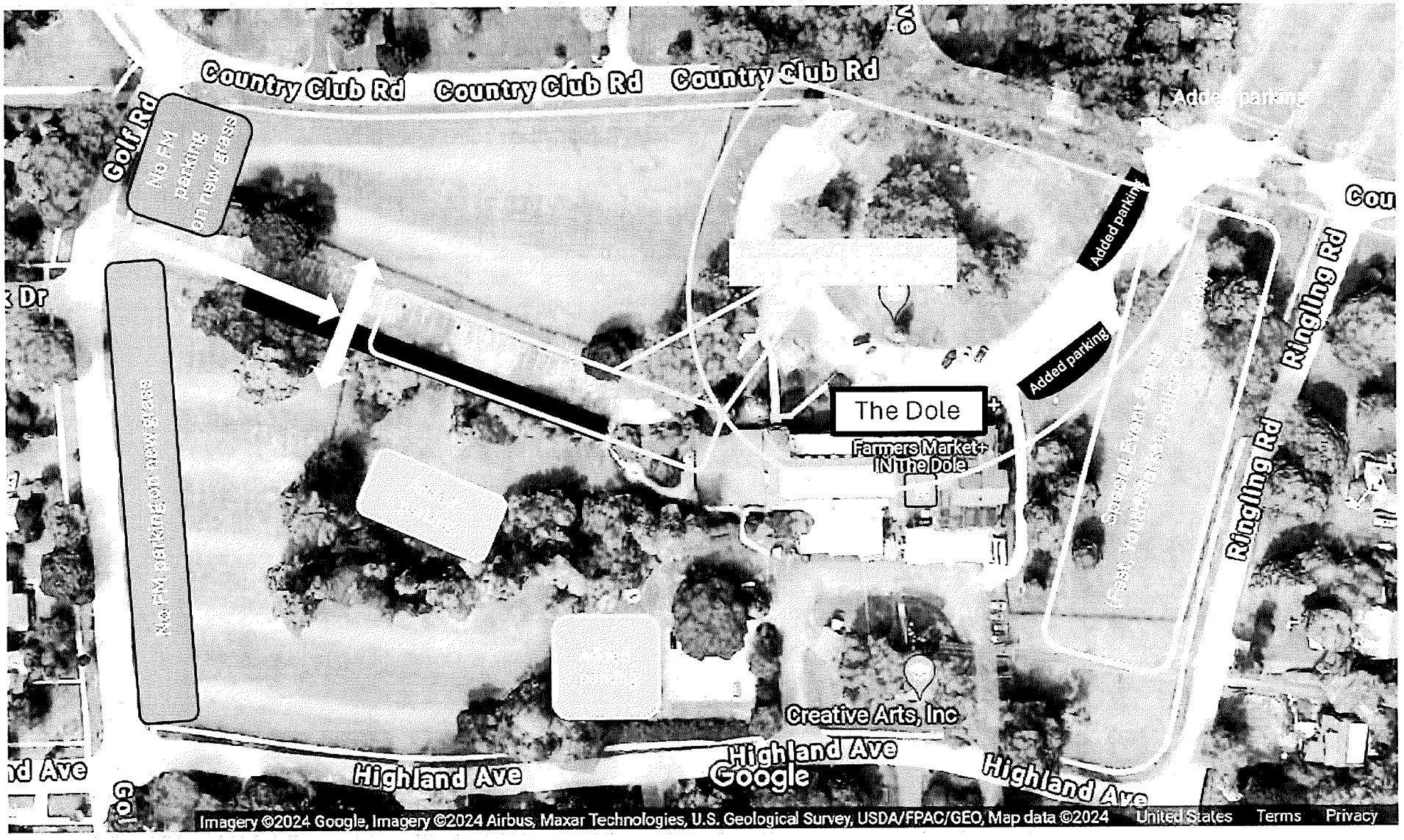
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Country Club Rd
Country Club Rd
Country Club Rd
Golf Rd
Added parking
St Marys Seminary
Added parking
Added parking
The Dole
Farmers Market
IN The Dole
Ringling Rd
Ringling Rd
Creative Arts, Inc
Highland Ave
Highland Ave
Highland Ave
Google
Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024
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Country Club Rd
Country Club Rd
Country Club Rd
Golf Rd
No F/M parking on new grass
Added parking
Added parking
Ringling Rd
Ringling Rd
The Dole
Farmers Market+ IN The Dole
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
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Country Club Rd
Country Club Rd
Golf Rd
Edgebrook Dr
The Dole
Farmer Market+
At The Dole
Farmers Market+
IN The Dole
Highland Ave
Highland Ave
Golf Rd
Ringling Rd
South Elementary School
Spruce Ln
Google


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

Nick Hammonds

From: mnebel@crystallake.org
Sent: Friday, April 19, 2024 4:43 PM
To: pbell@thedole.org
Subject: RE: Mayor Letter for the Lakeside Festival - Program Guide
Attachments: 2024 Lakeside Letter.pdf

Importance: High

Hi Patty – Just wanted to confirm you received this.

Thank you!

Mel

Melanie Nebel | Executive Assistant | City Manager's Office
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: Melanie Nebel
Sent: Wednesday, March 20, 2024 9:35 AM
To: 'Patty Bell' <pbell@thedole.org>
Subject: RE: Mayor Letter for the Lakeside Festival - Program Guide

Good morning Patty –

2024 Letter attached. If you need anything else, please let us know.

Mel

From: Patty Bell <pbell@thedole.org>
Sent: Tuesday, March 5, 2024 4:22 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Mayor Letter for the Lakeside Festival - Program Guide

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Melanie,

I hope you are doing well! It's time again for our annual fundraiser –Lakeside Festival.

I have attached your letter from the 2023 year's Program Book. Please send a new or slightly revised copy by Friday, May 3rd. If you're able to send it sooner, we would appreciate it! ☺

Thank you for your assistance! Please contact me with questions.

Sincerely,
Patty Bell
Lakeside Festival Coordinator



Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

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CITY OF
Crystal Lake
ILLINOIS

Dear Crystal Lake Friends and Neighbors,

As we celebrate the birth of our nation, we gather for our community's cherished Independence Day traditions. The festivities surrounding the holiday include the much-anticipated Lakeside Festival, Independence Day parade and the awe-inspiring fireworks over our namesake lake.

On behalf of the City of Crystal Lake, I want to thank the many volunteers who have donated their time and talents to bring these events to life. On behalf of all who will come to celebrate, we thank the individuals and businesses who contribute to the success of these events year after year.

Please join me for the Independence Day festivities as we celebrate this special holiday and our beautiful community. Crystal Lake is truly a good place to live, to work and to enjoy the friendship of our neighbors.

Sincerely,

Mayor Haig Haleblian

Nick Hammonds

From: swrolson@crystallake.org
Sent: Friday, April 19, 2024 11:03 AM
To: sfranse@thedole.org
Subject: Hotel-Motel Tax Allocation for May 2024 through Apr 2026
Attachments: Hotel-Motel Tax Grant Post Event Summary 2024.04.16.pdf; Hotel Tax Reimbursement Post Event Expenditure Log.xlsx; Lakeside Legacy Foundation.pdf

Good Morning Ms. Franse,

Attached is a letter with the Hotel/Motel Tax allocation that was given to the Lakeside Legacy Foundation for the May 2024 to April 2025, and May 2025 to April 2026, time period. I have also attached a copy of the post event summary pdf fillable document and the post event expenditure log that will need to be submitted to the City in order to receive a reimbursement for the program/event expenditures. You will also need to attach receipt copies to support the expenditures.

Please let me know if you have any questions.
Stephanie

Stephanie Wrolson | Accounting Manager | Finance
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

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CITY OF CRYSTAL LAKE

HOTEL/MOTEL TAX GRANT - POST EVENT SUMMARY

Please submit a completed Post Event Summary form **within 90 days of the program or event completion** to Stephanie Wrolson, Accounting Manager, by email to Swrolson@crystallake.org or returning the completed form to 100 W. Woodstock St, Crystal Lake, IL 60014. **Copies of receipts for project or event expenditures must be attached in order to be eligible for reimbursement.**

I. General Information			
Organization:			
Name of Project/Event:			
Date of event:			
Contact person:		Title:	
Business address:			
City/State/Zip:			
Telephone:		Email Address:	
Estimated attendance:		Estimated hotel stays:	
Method for estimating attendance:			

II. Provide a description of your project or event.

III. Do you collect attendee demographic information? If so, please explain what information is collected.

IV. Provide a general assessment of your project or event. What were the successes of the project or event? Are there any concerns or recommendations for changes for future programs or events?

V. How did the actual outcome of the program or event compare to original expectations? How did the program or event compare to the proposal and concept initially presented to the City?

VI. Did the program or event generate overnight stays? If so, how many do you estimate?

VII. Provide a brief description of expenses being reimbursed for this project or event.

VII. Describe your organization's long-term plans for funding this project or event.

CITY OF
Crystal Lake
ILLINOIS

April 12, 2024

Lakeside Legacy Foundation
Attn: Sheri Franse
401 Country Club Road
Crystal Lake, IL 60014

Dear Ms. Franse:

This letter will serve as formal notification that the allocations for the May, 2024, to April, 2026, Hotel/Motel Tax funding were considered and approved by the Mayor and City Council at the April 2, 2024, City Council meeting.

Please note that these allocations are for two years. Each organization will be eligible to receive their allocated amount during each of the two years that this allocation covers.

The Mayor and City Council approved Hotel/Motel Tax funding allocations for the next fiscal year for your organization of $49,800.

It should be noted that allocated Hotel/Motel Tax funding for each year is contingent on the annual budget being formally adopted by the Mayor and City Council. We request that organizations submit their requests for release of allocated 2024/25 funding after May 1, 2024. Any requests for release of allocated Hotel/Motel Tax funding should be forwarded to:

BY MAIL
City of Crystal Lake – Finance Department
Attn: Stephanie Wrolson, Accounting Manager
100 W Woodstock Street
Crystal Lake, IL 60014

OR BY EMAIL
Stephanie Wrolson: swrolson@crystallake.org

Hotel/Motel Tax funding allocations are subject to the City having sufficient moneys in its Hotel/Motel Tax Fund to pay fully the amounts 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 program or event has occurred as indicated within the program application and a list of the corresponding expenses incurred to hold the event or activity. Each organization will need to fill out a Hotel/Motel Tax Grant Post Event Summary form and Post Event Expenditure Log (included). These forms will also be available on the City's website. Receipts for the program or event expenditures will need to be included with the post event summary form. Distributions will be limited to first, the approved allocation amount, and second, to the amount actually incurred relating to the program or event. In the event that the qualifying program or event does not take place in any given year, funds will not be disbursed.

If you should have any questions regarding the allocated Hotel/Motel Tax funding, please do not hesitate to contact Stephanie Wrolson, Accounting Manager, by phone at 815-444-5963 or by email at swrolson@crystallake.org.

Sincerely,

Jodie Hartman
Director of Finance

CITY OF CRYSTAL LAKE

HOTEL TAX POST PROGRAM/EVENT EXPENDITURE LOG WORKSHEET

I. GENERAL INFORMATION	
Organization Name	
Program/Event Name	

II. TRANSACTION DETAILS (attached supporting documentation)			
Date of Purchase	Supplier Name	Description of Items Purchased	Item Amount
REFUNDS OR CREDITS SHOULD BE ENTERED AS NEGATIVE AMOUNTS			$0.00

Cardholder Signature

Department Director Approval:

Nick Hammonds

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Tuesday, April 16, 2024 10:26 PM
To: Elizabeth Maxwell AICP; Kathryn Cowlin AICP; Eric Helm
Cc: Lisa Waggoner
Subject: 2024 Open Air Farmers Market+ Dates

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All:

Given we will not be in front of the PZC until mid-May, I wanted to send the dates below for the 2024 Open Air Farmers Market+ at The Dole. These dates mirror last year's dates and we are looking forward to another successful season. We are planning this year based on the recommendations from the Parking Study.

May 26
June 2, 9,16, 23
July 14, 21, 28
August 4, 11,18, 25
September 1, 8, 15, 22, 29
October 6, 13, 20, 27

If there are any questions, please let me know.

Thank you.

Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation,
a 501(c)(3) non-profit organization

Nick Hammonds

From: awilgreen@crystallake.org
Sent: Monday, April 1, 2024 11:33 AM
To: nhalan@hlreng.com
Subject: RE: Dole Mansion

2:30 sounds good. Thanks!

From: Nicholas Halan <nhalan@hlreng.com>
Sent: Monday, April 1, 2024 10:05 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: Dole Mansion

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Good morning Abby.

I am available after 2pm today to discuss further. Let me know what time works best for you and I'll get a Google Meeting set up.

Best,
-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
Work Hard · Have Fun · Give Back

On Mon, Apr 1, 2024 at 9:25 AM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

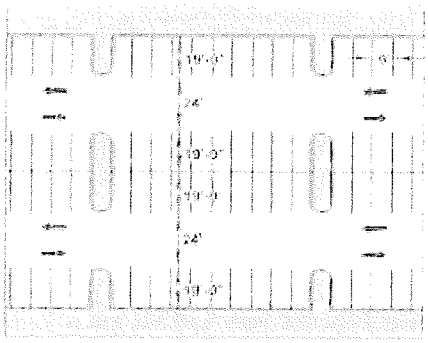
Good morning! Do you have time this afternoon for a quick 10 min call to discuss? I met with them on Friday and have some questions. I'm free all afternoon so whatever works best for you. Thanks!

From: Nicholas Halan <nhalan@hlreng.com>
Sent: Friday, March 22, 2024 1:36 PM

To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: Dole Mansion

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Here is the revised version following the figure below. I did 10' wide spots due to the variations in parking on the grass.



Regards,

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
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On Fri, Mar 22, 2024 at 12:45 PM Nicholas Halan <nhalan@hlreng.com> wrote:

Those spots are based on what typically is able to fit in the space during events. I will create a version that follows the City standards for spacing and get that to you in the next hour.

Regards,

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
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On Fri, Mar 22, 2024 at 12:38 PM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

You can fit that many spots with our parking standards? It seems like a lot!

From: Nicholas Halan <nhalan@hlreng.com>
Sent: Friday, March 22, 2024 9:55 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: Dole Mansion

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Abby,

Here is a revised version for your review. We removed a couple of spots to provide for better circulation in Lot 1 and 3.

Regards,

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
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On Thu. Mar 21. 2024 at 5:40 PM Nicholas Halan <nhalan@hlreng.com> wrote:

Hi Abby.

Here is the latest draft of the exhibit. I still need someone to review it internally. but I wanted to get this to you ASAP to get your thoughts on it.

Regards.

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
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On Thu. Mar 21. 2024 at 8:32 AM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

Okay perfect, thank you. I am off next Mon – Wed and I know they want to get it to PZC and City Council soon.

From: Nicholas Halan <nhalan@hlreng.com>
Sent: Thursday, March 21, 2024 8:31 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Re: Dole Mansion

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Good morning Abby,

Yes, it is on my agenda for this afternoon to finish it up and have someone review it prior to sending it out to you.

Best,

-Nick

Nicholas Halan, P.E., PTOE
Project Engineer
Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 815.404.6660
hlrengineering.com
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On Thu, Mar 21, 2024 at 8:23 AM Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

Were you going to be able to get me that by tomorrow?

Abigail Wilgreen PE CFM | City Engineer | Public Works
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

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Nick Hammonds

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Friday, March 29, 2024 3:19 PM
To: Lisa Waggoner; Abigail Wilgreen PE CFM; Elizabeth Maxwell AICP
Subject: Re: DRAFT Dole Land Use 2024

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

All

Just a quick update, the first outdoor farmers market is May 26. So it's after the PZC and hopefully after the City Council meeting.

Thank you for meeting with us today Liz and Abby. It was good to get your to get your perspectives on this and I hope the parking consultant agrees with our "less dust" approach. It would be great to have us all aligned on that at the meeting.

Have a great Easter's!

Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation, a 501(c)(3) non-profit organization

On Mar 29, 2024, at 1:48 PM, Elizabeth Maxwell AICP <emaxwell@crystallake.org> wrote:

Great thanks for this.

Have a happy Easter weekend

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, March 29, 2024 12:19 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Jay LeCoque <JLeCoque@thedole.org>
Subject: RE: DRAFT Dole Land Use 2024

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello All. to follow up on our discussion today. I have attached another draft of the Text. with the change made to section 5 about the parking. I wanted to make that change while it was fresh in our minds.

I believe we discussed that the "best efforts to restore to grassed condition" could be made a condition of the SUP approval. rather than be built into the ordinance.
Thanks for meeting with us today.

Lisa

<image006.jpg>

From: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Sent: Thursday, March 21, 2024 2:53 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: DRAFT Dole Land Use 2024

Hi Lisa.

I found Katie's language and added in your changes as well. I have a comment about the street parking. Let's discuss that as I would like to keep that in. provided that people do not park on the streets. to keep the neighbors happy.

Also is the site plan you submitted March 5th still accurate based on any changes from the traffic analysis. Abby is getting that traffic analysis tomorrow for her review.

I will need Lakeside to sign the application or submit a signed Owner Acknowledgement Form.

Thanks

<image008.png>

Elizabeth Maxwell AICP | City Planner | Community Development

<image009.png>

<image007.png>

<image010.png> | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3738

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please reply to the sender either by email or telephone (815.477.0830) immediately and delete the original Message and any copy of it from your computer system. Thank you.
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Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, March 29, 2024 8:46 AM
To: Elizabeth Maxwell AICP
Cc: Abigail Wilgreen PE CFM
Subject: RE: Dole Mansion

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, could you send me the complete draft traffic study, please?

See you at 10 am.

Thanks
Lisa

THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] Walkup Ave
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Sent: Friday, March 22, 2024 2:33 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: FW: Dole Mansion

Hi Lisa.

Here is an exhibit from the draft traffic analysis. Can we set up a quick meeting next week Thursday or Friday. Abby and I are available Thursday afternoon before 3:30. And Friday anytime.

Thanks

Elizabeth Maxwell AICP | City Planner | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
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Nick Hammonds

From: emaxwell@crystallake.org
Sent: Wednesday, March 27, 2024 9:37 AM
To: LWaggoner@waggonerlawfirm.com
Subject: dole legal notice
Attachments: 2014-XX Dole Lakeside Text Amd summary.xlsx; DoleLakesideTextAmdSUP.docx; Affidavit2.docx

Hi Lisa.

I am attaching the legal notice and next steps.

- Review the legal notice for accuracy. Send the notice to mchenrylegals@shawlocal.com by tomorrow March 28th for a one-time publication on or before Tuesday April 2nd.
- Mail the legal notice by regular mail to the attached list of surrounding property owners by Tuesday April 2nd.
- Pick up and post a sign on the site, visible from the right-of-way, by Tuesday April 2nd.
- Complete the Affidavit after you completed the legal notification requirements and return to us by April 10th.

I will have the staff report and agenda ready for you by April 12th.

Thanks

Elizabeth Maxwell AICP | City Planner | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

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Parcel Number	Owner	Mail To Address 1
19-06-451-004	LAKESIDE LEGACY FOUNDATION	401 COUNTRY CLUB RD
19-06-403-010	WH EM REV LIV TR BUTMAN	604 RINGLING RD
19-06-403-012	ROBERT J JULIE C NELSON	580 RINGLING RD
19-06-403-013	ROBERT J JULIE C NELSON	580 RINGLING RD
19-06-452-004	THOMAS P NANETTE M GILL	395 HIGHLAND AVE
19-06-457-003	VERA H TR ANDER	611 GOLF RD
19-06-329-007	ANDREW KALYN MACCHIA	664 BROADWAY AVE
19-06-379-006	MCCARTHY AC GORDON RJ	661 BROADWAY AVE
19-06-379-008	NANCY TR DEPALMA	430 COUNTRY CLUB RD
19-06-402-002	DAVID JERRILYNN REV TR MAZURK	656 BROADWAY AVE
19-06-402-003	ADEE MJ WEST CG	671 LAKE AVE
19-06-452-009	WILLIAM BERNADETTE TR LOWE	441 HIGHLAND AVE
19-06-456-008	LEO JUDITH REV TR WIEDENFELD	641 GOLF RD
19-06-457-001	JANICE CADIEUX	475 EDGEBROOK DR
19-06-379-012	AMY DOUGLAS KANANEN	664 COUNTRY CLUB RD
19-06-452-019	ROBT D CONSTANCE FRERICHS	415 HIGHLAND AVE
19-06-457-006	NORMA TR WACASER	620 EDGEBROOK DR
19-06-379-007	KENT LORRIE J HIATT	420 COUNTRY CLUB RD
19-06-402-005	CRYSTAL LK PARK DIST	1 E CRYSTAL LAKE AVE
19-06-403-011	DEBORAH L REV TR SPEECHLEY	596 RINGLING RD
19-06-452-008	DIANE R TR SAFIN	437 HIGHLAND AVE
19-06-454-001	TRS OF SCHOOL DISTRICT 47	300 COMMERCE DR
19-06-457-002	KELLIROSE SAMUEL SWEENEY	621 GOLF RD
19-06-379-009	JOHNSON KE TR JOHNSON LK TR	440 COUNTRY CLUB RD
19-06-379-011	ROLANDO JR TRACY A IZQUIERDO	460 COUNTRY CLUB RD
19-06-452-001	THOMAS P NANETTE M GILL	395 HIGHLAND AVE
19-06-452-002	PAUL F BRITTANY LEECH	567 RINGLING RD
19-06-452-010	LAURA PHILLIPS	580 GOLF RD
19-06-457-005	JJ 2023 TR ET AL BOBROWICZ	630 EDGEBROOK DR
19-06-380-003	CRYSTAL LK PARK DIST	1 E CRYSTAL LAKE AVE
19-06-403-017	SWEN KYLE MILLER PATRICIA	615 LAKE AVE
19-06-403-018	BAYNON FAM 2011 TR	610 RINGLING RD
19-06-452-020	CRYSTAL LK HOME ST BK TR 2173	415 HIGHLAND AVE
19-06-457-004	CASSIDY FAYER CL FAYER JC	603 GOLF RD
19-06-379-005	CC SR SPREHE	670 COUNTRY CLUB RD
19-06-379-001	DUSTIN RAMSEY	671 BROADWAY AVE
19-06-379-002	BRANDY QUANCE	425 LAKESIDE RD
19-06-379-003	ROBERT S III CINDY J ROBINSON	433 LAKESIDE AV
19-06-379-004	SCOTT A TEMPLEMAN	441 LAKESIDE RD
19-06-456-003	COREY JODY LANDRY	490 EDGEBROOK DR
19-06-457-008	AB KB REINHARD	602 EDGEBROOK DR
19-06-457-007	CARL JACKIE PETER	610 EDGEBROOK DR
19-06-452-013	THOMAS E SUSAN LEVIN PERDUE	414 SPRUCE LN
19-06-452-003	TRAVIS SCHMIT	555 RINGLING RD
19-06-452-016	KATHRYN MARIE TR NEAL	444 SPRUCE LN
19-06-452-015	ADAM WENDY GUSS	434 SPRUCE LN

19-06-452-014	BLACK RICHARD T LIV TR	420 SPRUCE LN
19-06-452-017	MICHAEL A KRISTIN L SCHUPPERT	560 GOLF RD
19-06-452-011	SUSAN M TR 101 GAVLE	394 SPRUCE LN
19-06-452-012	SEARLES RD TR SEARLES DF TR	404 SPRUCE LN
19-06-403-004	MARGARET TIMOTHY COUGHLIN	591 LAKE AVE
19-06-403-007	ARNOLD D CAROLYN P TR SCHAPER	559 LAKE AVE
19-06-403-005	DZIELSKI LA JOHNSON D	583 LAKE AVE
19-06-403-006	CRYSTAL LK HOME ST BK TR 2049	573 LAKE AVE
19-06-329-008	ADEE MJ WEST CG	671 LAKE AVE
19-06-329-009	STEVEN D PATRICIA G BANDOLIK	691 LAKE AVE

Mail To Address 2	Mail To City	Site Address Street
	CRYSTAL LAKE, IL 60014	401 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 600145629	604 RINGLING RD
	CRYSTAL LAKE, IL 60014	NA
	CRYSTAL LAKE, IL 60014	580 RINGLING RD
	CRYSTAL LAKE, IL 60014	395 HIGHLAND AVE
	CRYSTAL LAKE, IL 60014	611 GOLF RD
	CRYSTAL LAKE, IL 60014	664 BROADWAY AVE
	CRYSTAL LAKE, IL 60014	661 BROADWAY AVE
	CRYSTAL LAKE, IL 60014	430 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	656 BROADWAY AVE
	CRYSTAL LAKE, IL 600145623	NA
	CRYSTAL LAKE, IL 60014	441 HIGHLAND AVE
	CRYSTAL LAKE, IL 600145650	641 GOLF RD
	CRYSTAL LAKE, IL 60014	475 EDGEBROOK DR
	CRYSTAL LAKE, IL 60014	664 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	NA
	CRYSTAL LAKE, IL 60014	620 EDGEBROOK DR
	CRYSTAL LAKE, IL 60014	420 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	LAKESHORE DR
	CRYSTAL LAKE, IL 60014	596 RINGLING RD
	CRYSTAL LAKE, IL 60014	437 HIGHLAND AVE
	CRYSTAL LAKE, IL 60014	NA
	CRYSTAL LAKE, IL 60014	621 GOLF RD
	CRYSTAL LAKE, IL 600145606	440 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	460 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	NA
	CRYSTAL LAKE, IL 60014	567 RINGLING RD
	CRYSTAL LAKE, IL 600145652	580 GOLF RD
	CRYSTAL LAKE, IL 60014	630 EDGEBROOK DR
	CRYSTAL LAKE, IL 60014	671 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	615 LAKE AVE
	CRYSTAL LAKE, IL 600145629	610 RINGLING RD
	CRYSTAL LAKE, IL 60014	415 HIGHLAND AVE
	CRYSTAL LAKE, IL 60014	603 GOLF RD
	CRYSTAL LAKE, IL 60014	670 COUNTRY CLUB RD
	CRYSTAL LAKE, IL 60014	671 BROADWAY AVE
	CRYSTAL LAKE, IL 60014	425 LAKESIDE RD
	CRYSTAL LAKE, IL 60014	433 LAKESIDE DR
	CRYSTAL LAKE, IL 60014	441 LAKESIDE RD
	CRYSTAL LAKE, IL 60014	490 EDGEBROOK DR
	CRYSTAL LAKE, IL 60014	602 EDGEBROOK DR
	CRYSTAL LAKE, IL 600145614	610 EDGEBROOK DR
	CRYSTAL LAKE, IL 600145636	414 SPRUCE LN
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	CRYSTAL LAKE, IL 600145636	444 SPRUCE LN
	CRYSTAL LAKE, IL 60014	434 SPRUCE LN

CRYSTAL LAKE, IL 60014	420 SPRUCE LN
CRYSTAL LAKE, IL 60014	560 GOLF RD
CRYSTAL LAKE, IL 60014	394 SPRUCE LN
CRYSTAL LAKE, IL 600145636	404 SPRUCE LN
CRYSTAL LAKE, IL 60014	591 LAKE AVE
CRYSTAL LAKE, IL 60014	559 LAKE AVE
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CRYSTAL LAKE, IL 600145623	671 LAKE AVE
CRYSTAL LAKE, IL 60014	691 LAKE AVE

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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.

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. 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. April 17. 2023. 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

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE APRIL 2. 2024)

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
_____(NAME);

AFFIDAVIT

_____(Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on April 17, 2024, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on _____(date)

B. That the posting requirements of the Zoning Ordnance have been complied with by placing the customary public notice sign on the subject property on _____(date)

_____
(name) (Signature)

Subscribed and Sworn to me before
This _____ day of _____, 20____

_____
Notary Public

Nick Hammonds

From: emaxwell@crystallake.org
Sent: Monday, March 25, 2024 1:11 PM
To: LWaggoner@waggonerlawfirm.com
Subject: RE: Dole Mansion

I am sure you got Abby's out of office email. I do not know if the analysis is ready. I set up the meeting just in case.

I will be sending you the legal notice tomorrow.
Thanks

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Monday, March 25, 2024 11:11 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: RE: Dole Mansion

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Hi Liz. just checking to see if we are meeting Friday at 10 am To review the traffic analysis?

Can you share the narrative in advance. too?

Thanks.
Lisa

THE WAGGONER LAW FIRM P.C.

Lisa M. Waggoner, Esq.
[illegible]

From: Lisa Waggoner
Sent: Friday, March 22, 2024 3:40 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: RE: Dole Mansion

HI Liz. Jay is out of town thru Thursday. Would Friday at 10 am work for you two?

Also, is there a narrative in the draft report as well?

Thanks.

Lisa

THE WAGGONER LAW FIRM PC

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[illegible]

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Thanks

Elizabeth Maxwell AICP | City Planner | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

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Nick Hammonds

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THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
4 N. Walkup Ave
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

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Sent: Friday, March 22, 2024 3:40 PM
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Lisa M. Waggoner, Esq.
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Crystal Lake, IL 60014
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Sent: Friday, March 22, 2024 2:33 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: FW: Dole Mansion

Hi Lisa.

Here is an exhibit from the draft traffic analysis. Can we set up a quick meeting next week Thursday or Friday. Abby and I are available Thursday afternoon before 3:30. And Friday anytime.

Thanks

Elizabeth Maxwell AICP | City Planner | Community Development

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3738

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Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, March 22, 2024 4:19 PM
To: Elizabeth Maxwell AICP
Subject: RE: DRAFT Dole Land Use 2024
Attachments: Owner Acknowledgement rev2.pdf

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Hi Liz. Attached is the signed owner authorization.

Also. I looked at the Text Amendment. It looks good.

As it relates to the parking, generally the neighborhood streets are all posted with NO Parking signs and police tape. So the Parking shall not overflow on to neighboring streets should be OK.

Lisa

THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] Walkup Ave
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Sent: Thursday, March 21, 2024 2:53 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: DRAFT Dole Land Use 2024

Hi Lisa.

I found Katie's language and added in your changes as well. I have a comment about the street parking. Let's discuss that as I would like to keep that in, provided that people do not park on the streets, to keep the neighbors happy.

Also is the site plan you submitted March 5th still accurate based on any changes from the traffic analysis. Abby is getting that traffic analysis tomorrow for her review.

I will need Lakeside to sign the application or submit a signed Owner Acknowledgement Form.

Thanks

Elizabeth Maxwell AICP | City Planner | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

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City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: LAKESIDE LEGACY FOUNDATION

Address: 401 COUNTRY CLUB ROAD

CRYSTAL LAKE, IL 60014

Phone: [redacted]

E-mail: JLeCoque@thedole.org

Project Name & Description: Lakeside Legacy Foundation Text Amendment and SUP: 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. Along with this, Petitioner is requesting a Special Use for a Community and Art Center at the property.

Project Address/Location: 401 Country Club Road, Crystal Lake, IL 60014

Signature

Lakeside Legacy Foundation
By: Its President, Jay LeCoque

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, March 22, 2024 3:40 PM
To: Elizabeth Maxwell AICP
Cc: Abigail Wilgreen PE CFM
Subject: RE: Dole Mansion

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
HI Liz. Jay is out of town thru Thursday. Would Friday at 10 am work for you two?

Also, is there a narrative in the draft report as well?

Thanks.

Lisa

THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible]
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Sent: Friday, March 22, 2024 2:33 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: FW: Dole Mansion

Hi Lisa.

Here is an exhibit from the draft traffic analysis. Can we set up a quick meeting next week Thursday or Friday. Abby and I are available Thursday afternoon before 3:30. And Friday anytime.

Thanks

Elizabeth Maxwell AICP | City Planner | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

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Nick Hammonds

From: emaxwell@crystallake.org
Sent: Friday, March 22, 2024 2:33 PM
To: LWaggoner@waggonerlawfirm.com
Cc: awilgreen@crystallake.org
Subject: FW: Dole Mansion
Attachments: Dole Mansion Exhibit DRAFT 3.22.24.pdf

Hi Lisa.

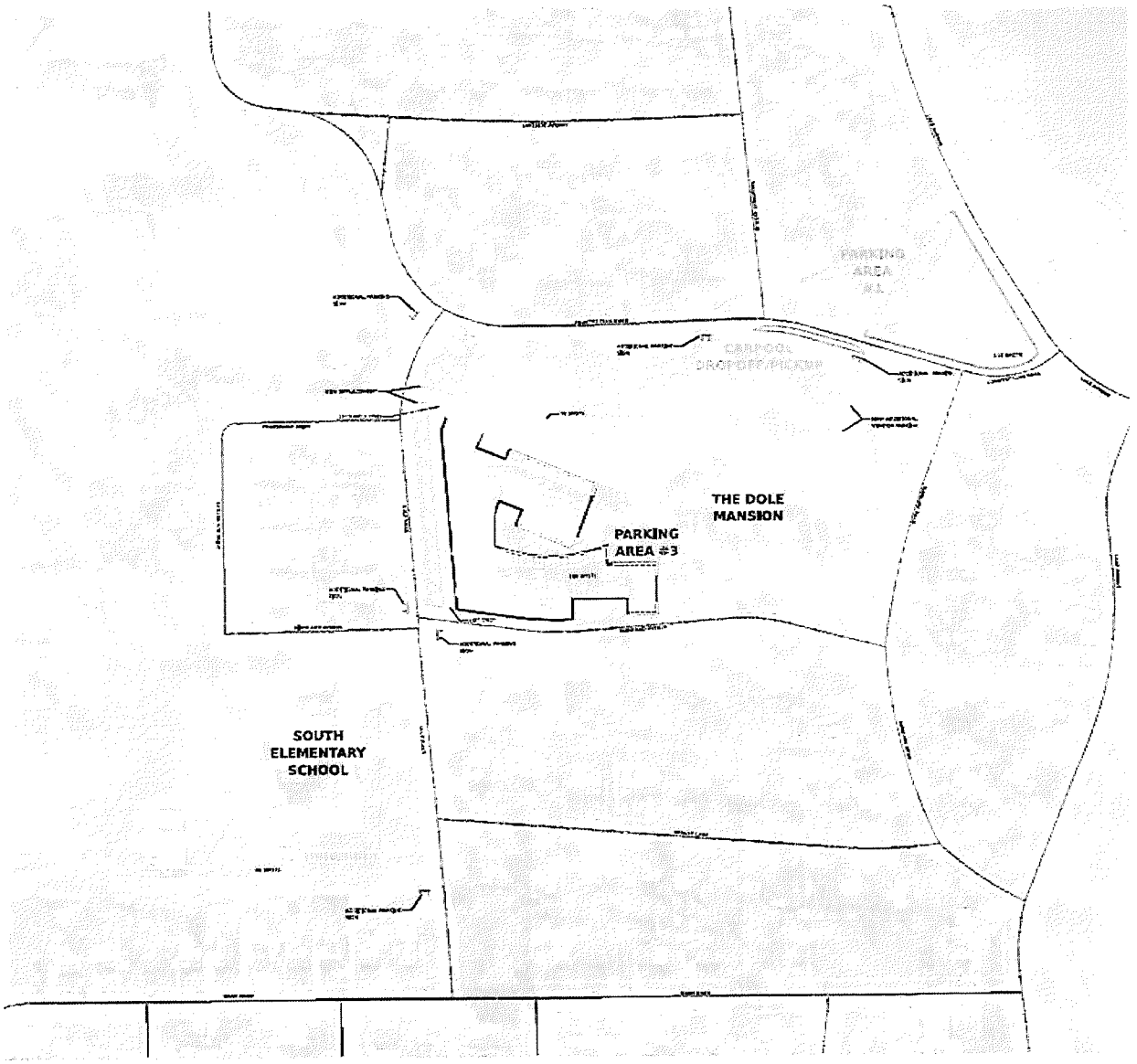
Here is an exhibit from the draft traffic analysis. Can we set up a quick meeting next week Thursday or Friday. Abby and I are available Thursday afternoon before 3:30. And Friday anytime.

Thanks

Elizabeth Maxwell AICP | City Planner | Community Development
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

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DRAFT



CITY OF CRYSTAL LAKE
ILLINOIS

THE DOLE
OFF-SITE PARKING MANAGEMENT

Nick Hammonds

From: mnebel@crystallake.org
Sent: Wednesday, March 20, 2024 9:35 AM
To: pbell@thedole.org
Subject: RE: Mayor Letter for the Lakeside Festival - Program Guide
Attachments: 2024 Lakeside Letter.pdf

Good morning Patty –

2024 Letter attached. If you need anything else, please let us know.

Mel

Melanie Nebel | Executive Assistant | City Manager's Office
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: Patty Bell <pbell@thedole.org>
Sent: Tuesday, March 5, 2024 4:22 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Mayor Letter for the Lakeside Festival - Program Guide

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Melanie,

I hope you are doing well! It's time again for our annual fundraiser –Lakeside Festival.

I have attached your letter from the 2023 year's Program Book. Please send a new or slightly revised copy by Friday, May 3rd. If you're able to send it sooner, we would appreciate it! ☺

Thank you for your assistance! Please contact me with questions.

Sincerely,
Patty Bell
Lakeside Festival Coordinator
The Dole
Lakeside Legacy Foundation, a 501(c)3 charitable organization.
thedole.org

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CITY OF
Crystal Lake
ILLINOIS

Dear Crystal Lake Friends and Neighbors,

As we celebrate the birth of our nation, we gather for our community's cherished Independence Day traditions. The festivities surrounding the holiday include the much-anticipated Lakeside Festival, Independence Day parade and the awe-inspiring fireworks over our namesake lake.

On behalf of the City of Crystal Lake, I want to thank the many volunteers who have donated their time and talents to bring these events to life. On behalf of all who will come to celebrate, we thank the individuals and businesses who contribute to the success of these events year after year.

Please join me for the Independence Day festivities as we celebrate this special holiday and our beautiful community. Crystal Lake is truly a good place to live, to work and to enjoy the friendship of our neighbors.

Sincerely,

Mayor Haig Haleblian

Nick Hammonds

From: vsantana@crystallake.org
Sent: Monday, March 18, 2024 9:28 AM
To: lbehning@crystallake.org; shagen@crystallake.org
Cc: vwojcik@crystallake.org; lfitzgerald@crystallake.org
Subject: Lakeside Festival - Special Event
Attachments: Barricade Application.pdf; Site Plan.pdf

Good Morning –

Please see attached the Lakeside Special Event site plan and barricade app.

Event dates will be July 4th-July 7th, 2024.

If you have any questions or concerns, please let me know.

Please provide conditions by next Monday 3/25.

Thanks!

Vanessa

Vanessa Santana | Development Services Specialist | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815 356-3605

City of Crystal Lake
Barricade & Cone Borrowing/ Block Party Application

Individuals wanting to borrow barricades or cones from the City of Crystal Lake are required to provide the information requested and agree to all of the conditions stated in the following application.

Applicant and Event Information:

Lakeside Legacy Foundation (Ron Russell)
First Name Middle Last

401 Country Club Road Crystal Lake IL 60014
Residential Address City State Zip

( ) - [redacted] [redacted]
Home Phone Cell Phone Email

Date of Event: 07/09/2024 Time of Event: 12 noon to 11 pm
07/07/2024

Number of Barricades Needed (at least two per intersection): 24

Number of Cones Needed:

Date & Time when barricades/cones will be picked up:

Street(s) to be closed to non-emergency traffic: Country Club between Ringling and Broadway

Ringling between Highland and Country Club
Name Name Name

Applicant agrees to:

- Return barricades and cones in the same condition as received.
- Return barricades and cones to the City Garage on the following business day after completion of the event.
- Reimburse the City of Crystal Lake for barricades or cones which are damaged or missing at a rate of $55 per barricade and $18 per cone.

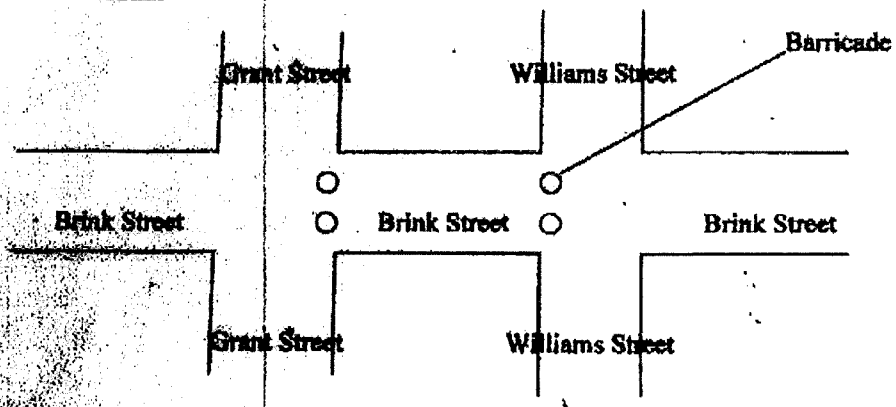
Ronald W. Russell
Borrower Signature

/ / 03/01/24
Date

Please return application to Public Works Department at:
City of Crystal Lake • 100 W. Woodstock Street, Crystal Lake, IL 60014 • (815) 356-3614

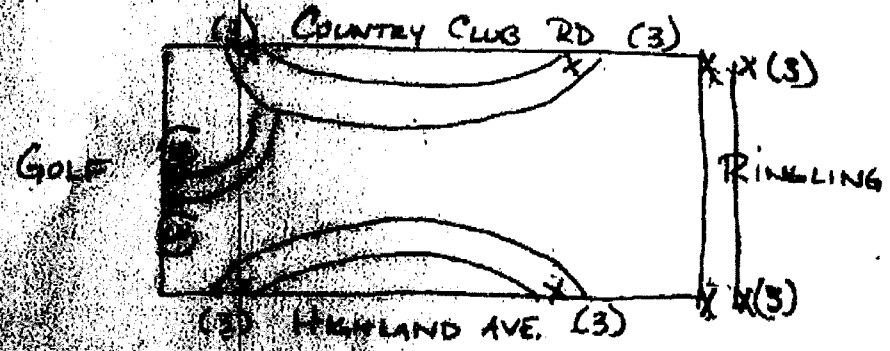
Prior to approval for the use of City barricades, the applicant is <u>required</u> to identify the exact placement of the barricades. In the space provided below, please draw a map indicating the location of the barricades to be used for the event and provide a description of the street(s) to be closed to non-emergency traffic (see example below).

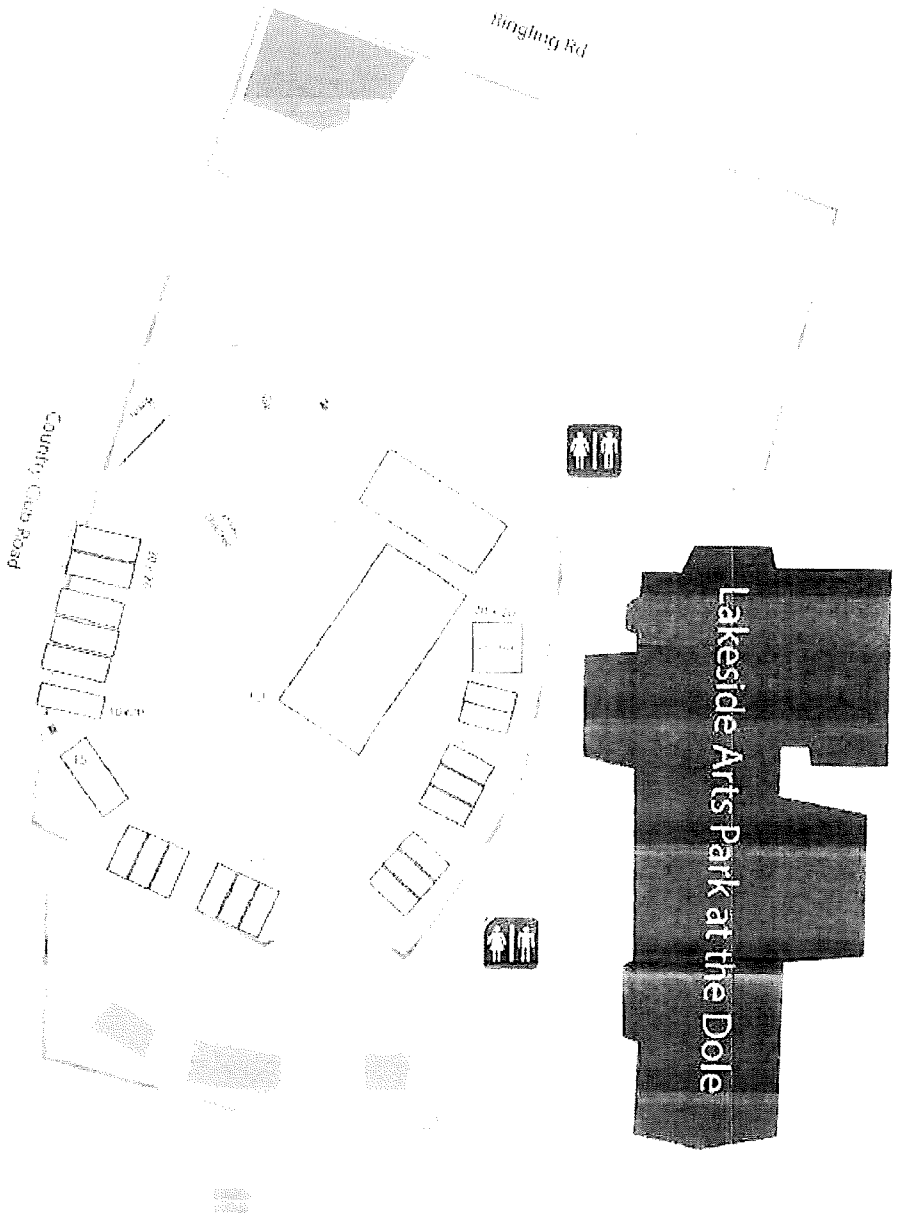
Example:



Description:
Access to Brink Street between Grant Street and Williams Street will be closed to non-emergency traffic.

Map showing the Location of the Barricades:





Carnival

- Stages
- Baggo Area
- Carnival Ticket Sales
- Family Program Area

LLF Tents

- Taste by the Lake Enterances
- Drink Tickets
- Tent for Baggo

- Fencing

Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Monday, March 11, 2024 2:05 PM
To: Elizabeth Maxwell (emaxwell@crystallake.org)
Cc: Eric Helm; Haig Haleblian; Jay LeCoque; AbigailWilgreen PE CFM
Subject: RE: Lakeside Legacy Foundation application of Text Amendment/SUP

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Hello Liz – if we are assigned a PZC date of April 3, 2024, we would need to get the notice to the NW Herald by this coming Thursday, to be published on Saturday in the NW Hera.d

How are you doing on the Text Amendment changes?

THE
WAGGONER
LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] Walkup Ave
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Lisa Waggoner
Sent: Tuesday, March 5, 2024 10:26 AM
To: Elizabeth Maxwell (emaxwell@crystallake.org) <emaxwell@crystallake.org>
Cc: Eric Helm <ehelm@crystallake.org>; Haig Haleblian <haig@exceedfloorandhome.com>; Jay LeCoque <JLeCoque@thedole.org>; Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Lakeside Legacy Foundation application of Text Amendment/SUP

Hello Liz.

To follow up on our meeting. I have attached the Development Application as well as the new site plan for the application. Based upon my discussion with Katie, the plan was to update the Text Amendment language in accord with changes we discussed at our meeting on February 9, 2024. The updated Text Amendment language would then be attached to our Application and be reviewed at the same time as our application for the SUP under this new category of use. Do you have the updated Text Amendment language?

We also would like to meet with the traffic consultant hired by the City at the site and show them our proposed site plan that includes a different parking plan than existing, as well as the addition of new parking/expanded areas. I have copied Abby in this email so perhaps she can give us an update on the consultant's schedule. The contract and check were delivered to the City on February 15, 2024. At the meeting, we discussed that ideally the traffic study would be concluded before any public hearing was held on this application.

Let me know the next steps and if you have any questions.

Thanks.
Lisa

THE
WAGGONER
LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] N. Walkup Ave.
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Tuesday, February 6, 2024 2:49 PM
To: Jay LeCoque <JLeCoque@thedole.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Haig Haleblian <haig@exceedfloorandhome.com>
Subject: RE: Dole Meeting

Hi Jay,

Great, we would be happy to continue the discussion. Does Friday at 11:00am work for you and Lisa?

Thanks,
Katie

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Monday, February 5, 2024 5:19 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: RE: Dole Meeting

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Hi Katie

Thank you for this draft land use proposal and I am encouraged by the direction the City is taking in recognizing the The Dole as a Community and Arts Center. We should discuss the parking study in more detail, and I was a bit surprised by the cost and scope. One example is the proposed analysis of Music Under the Trees traffic, which only brings 150 to 200 people to The Dole. We are not aware of any parking issues related to this event, so we may not need to include it in the parking study.

In any case, I look forward to meeting with you, Liz and Eric (and the Mayor, if he is available). I would also like to include Lisa Waggoner in our discussion, and I have copied her on this response.

We could meet most time slots on Wednesday or Thursday afternoon, or Friday late morning onward. How do those times work for you?

Thank you and I look forward to a productive discussion and meeting.

Jay

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Sunday, February 4, 2024 10:53 AM

To: Jay LeCoque <JLeCoque@thedole.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>
Subject: RE: Dole Meeting

Hi Jay,

Thank you for providing the additional information that was requested. I would like to schedule a time for us to meet to go over a draft scope of work for the parking/traffic study and the proposal to update the Special Use Permit to better clearly define the land uses so there is no confusion with any parties. We have worked to draft a proposed land use called "Community and Art Center" for us to discuss.

Are there some times that work well for you this week? We would be happy to include the Mayor in our meeting. I know I had spoken to Lisa Waggoner after our last meeting as well, let me know if you would like me to extend the invite to her.

Talk soon!
Katie

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Monday, January 15, 2024 2:20 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: RE: Dole Meeting

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Hi Katie

I hope you had a nice weekend. I wanted to get this to you for first thing Tuesday and suggest that we set up a meeting again soon to discuss how we can work together to bring the codes up to date with respect to The Dole. As you can see from the presentation attached. The Dole has evolved considerably in what it offers the community. and this evolution has taken place slowly over the past 15 years. We believe the original SUP from 2004 should be updated and amended to reflect this as The Dole would be unable to remain viable if the 2004 SUP was suddenly enforced in limiting us to just 4 events per year. We would very much like to work with the City to reinforce to the community on what a success story The Dole is for Crystal Lake. I am confident that we can secure enormous and broad-based support for what The Dole is has become to the City of Crystal Lake.

Let me know your thoughts and I look forward to meeting with you again soon to discuss the further.

Thank you.

Jay

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Tuesday, December 19, 2023 2:56 PM
To: Jay LeCoque <JLeCoque@thedole.org>
Subject: Dole Meeting

Hi Jay,

Thanks again for meeting with us a few weeks ago regarding the Dole. We were hoping to follow-up on our discussion with you. Would you be available for a meeting with myself, Haig and our City Manager Eric Helm sometime in the next few weeks?

Please let me know your availability and I will coordinate everyone's schedules.

Thank you!
Katie

Kathryn Cowlin AICP | Director | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

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Nick Hammonds

From: mnebel@crystallake.org
Sent: Friday, March 8, 2024 10:43 AM
To: ehelm@crystallake.org; awilgreen@crystallake.org
Subject: RE: Lakeside Legacy Foundation application of Text Amendment/SUP

Will Do! Thanks!

Melanie Nebel | Executive Assistant | City Manager's Office
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: Eric Helm <ehelm@crystallake.org>
Sent: Friday, March 8, 2024 10:40 AM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Cc: Melanie Nebel <mnebel@crystallake.org>
Subject: RE: Lakeside Legacy Foundation application of Text Amendment/SUP

Thanks Abby for the update. Please put an update in next week's CCB. Eric

Eric Helm | City Manager | City Manager's Office
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3663

From: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Sent: Friday, March 8, 2024 10:39 AM
To: Jay LeCoque <JLeCoque@thedole.org>
Cc: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Eric Helm <ehelm@crystallake.org>; Haig Haleblian <haig@exceedfloorandhome.com>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: RE: Lakeside Legacy Foundation application of Text Amendment/SUP

That was very productive, thank for taking the time to discuss with us. To summarize, you will be moving forward with obtaining a permit from the City to add additional parking stalls in the circle drive and along the east side of the north-south road that has the driveway off Golf Road. You hope to complete this work as soon as possible. If you need help submitting the permit, please just let me know.

I will work with HLR to finish up the options for additional temporary parking that can be utilized this summer. We will have another discussion once we have that complete. Would you like to get something on the calendar now for March 21 or 22? We can do another electronic meeting.

We also discussed the City's nearby construction improvements along Highland/Spruce and in front of Lundahl Middle School.

I spoke with Liz and it sounds like April 2nd for PZC and April 16th for City Council. She will be in touch if she needs anything else from you to move forward.

Hope you have a great weekend. If you need anything further, please let me know.
Abby

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Thursday, March 7, 2024 10:42 PM
To: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Cc: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Eric Helm <ehelm@crystallake.org>
Subject: RE: Lakeside Legacy Foundation application of Text Amendment/SUP

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Thank you.

Attaching our potential site map of The Dole for the upcoming SUP for discussion tomorrow at 9:00 AM.

I look forward to a productive meeting.

Jay

From: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Sent: Thursday, March 7, 2024 9:29 PM
To: Jay LeCoque <JLeCoque@thedole.org>
Cc: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Eric Helm <ehelm@crystallake.org>
Subject: Re: Lakeside Legacy Foundation application of Text Amendment/SUP

Yes we will change it to 9 am tomorrow morning when we all get into work.

Sent from my iPhone

Abigail Wilgreen PE CFM | City Engineer | Public Works
City of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

On Mar 7, 2024, at 6:19 PM, Jay LeCoque <JLeCoque@thedole.org> wrote:

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Abigail/All

I apologize for the confusion. I've got a funeral at 10 AM tomorrow, so could we move the meeting to 9 AM and hopefully we can be done in 45 minutes. I definitely think we need to call as soon as we cancel. Let's try to do it tomorrow at 9 AM.

Abigail. I think we can use the same teams dial-in or maybe you need to modify it to start at 9. I don't know.

Hopefully everybody can make 9 AM.

Jay

Jay LeCoque
Board President

The Dole
Lakeside Legacy Foundation, a 501(c)(3) non-profit organization

On Mar 7, 2024, at 12:42 PM, Abigail Wilgreen PE CFM <awilgreen@crystallake.org> wrote:

Good afternoon,

To keep costs down we didn't include an onsite meeting with the consultant; however, this consultant was chosen because the gentleman working on it lives in the area and has attended some of your events. We would be open to a Teams meeting though. Are you available between 9-11 am tomorrow morning? We are both free anytime between those hours.

Let me know and I'll ask the consultant to set up a link for the meeting.
Thanks,
Abby

From: Haig Haleblian <haig@exceedfloorandhome.com>
Sent: Tuesday, March 5, 2024 8:31 PM
To: Jay LeCoque <JLeCoque@thedole.org>
Cc: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>; Eric Helm <ehelm@crystallake.org>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Re: Lakeside Legacy Foundation application of Text Amendment/SUP

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Certainly conduct the meeting as you see fit. I'm out of town 3/6-3/13. hh

On Tue, Mar 5, 2024 at 5:54 PM Jay LeCoque <JLeCoque@thedole.org> wrote:

Hi Abigail

I was going to suggest meeting at The Dole to discuss rather than a Teams meeting as it would be easier to explain what we have developed and Lisa has just sent over for review.

If that makes sense, could we meet sometime Thursday or Friday afternoon this week? If you prefer a Teams I can so the same times and can hopefully explain the aerials.

Let me know and thank you.

Jay

From: Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Sent: Tuesday, March 5, 2024 1:42 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Eric Helm <ehelm@crystallake.org>; Haig Haleblian <haig@exceedfloorandhome.com>; Jay LeCoque <JLeCoque@thedole.org>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: RE: Lakeside Legacy Foundation application of Text Amendment/SUP

Good afternoon – Yes we would be happy to discuss the existing traffic and I had previously asked Mr. LeCoque for some days and times that would work for an online discussion. Could you facilitate some days and times on your end and I'll ask HLR what would work for them. Thanks! Abby

<image002.png>

<image001.png> **Abigail Wilgreen PE CFM | City Engineer | Public Works** <image003.png>

<image004.png> | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3605

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Tuesday, March 5, 2024 10:26 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Cc: Eric Helm <ehelm@crystallake.org>; Haig Haleblian <haig@exceedfloorandhome.com>; Jay LeCoque <JLeCoque@thedole.org>; Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Lakeside Legacy Foundation application of Text Amendment/SUP

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Hello Liz,

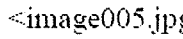
To follow up on our meeting, I have attached the Development Application as well as the new site plan for the application. Based upon my discussion with Katie, the plan was to update the Text Amendment language in accord with changes we discussed at our meeting on February 9, 2024. The updated Text Amendment language would then be attached to our Application and be reviewed at the same time as our application for the SUP under this new category of use. Do you have the updated Text Amendment language?

We also would like to meet with the traffic consultant hired by the City at the site and show them our proposed site plan that includes a different parking plan than existing, as well as the addition of new parking/expanded areas. I have copied Abby in this email so perhaps she can give us an update on the consultant's schedule. The contract and check were delivered to the City on February 15, 2024. At the meeting, we discussed that ideally the traffic study would be concluded before any public hearing was held on this application.

Let me know the next steps and if you have any questions.

Thanks,

Lisa



From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Tuesday, February 6, 2024 2:49 PM
To: Jay LeCoque <JLeCoque@thedole.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Haig Haleblian <haig@exceedfloorandhome.com>
Subject: RE: Dole Meeting

Hi Jay.

Great, we would be happy to continue the discussion. Does Friday at 11:00am work for you and Lisa?

Thanks.

Katie

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Monday, February 5, 2024 5:19 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Subject: RE: Dole Meeting

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Hi Katie

Thank you for this draft land use proposal and I am encouraged by the direction the City is taking in recognizing the The Dole as a Community and Arts Center. We should discuss the parking study in more detail, and I was a bit

surprised by the cost and scope. One example is the proposed analysis of Music Under the Trees traffic, which only brings 150 to 200 people to The Dole. We are not aware of any parking issues related to this event, so we may not need to include it in the parking study.

In any case, I look forward to meeting with you, Liz and Eric (and the Mayor, if he is available). I would also like to include Lisa Waggoner in our discussion, and I have copied her on this response.

We could meet most time slots on Wednesday or Thursday afternoon, or Friday late morning onward. How do those times work for you?

Thank you and I look forward to a productive discussion and meeting.

Jay

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Sunday, February 4, 2024 10:53 AM
To: Jay LeCoque <JLeCoque@thedole.org>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>
Subject: RE: Dole Meeting

Hi Jay,

Thank you for providing the additional information that was requested. I would like to schedule a time for us to meet to go over a draft scope of work for the parking/traffic study and the proposal to update the Special Use Permit to better clearly define the land uses so there is no confusion with any parties. We have worked to draft a proposed land use called "Community and Art Center" for us to discuss.

Are there some times that work well for you this week? We would be happy to include the Mayor in our meeting. I know I had spoken to Lisa Waggoner after our last meeting as well. let me know if you would like me to extend the invite to her.

Talk soon!

Katie

From: Jay LeCoque <JLeCoque@thedole.org>
Sent: Monday, January 15, 2024 2:20 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: RE: Dole Meeting

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Katie

I hope you had a nice weekend. I wanted to get this to you for first thing Tuesday and suggest that we set up a meeting again soon to discuss how we can work together to bring the codes up to date with respect to The Dole. As you can see from the presentation attached. The Dole has evolved considerably in what it offers the community. and this evolution has taken place slowly over the past 15 years. We believe the original SUP from 2004 should be updated and amended to reflect this as The Dole would be unable to remain viable if the 2004 SUP was suddenly enforced in limiting us to just 4 events per year. We would very much like to work with the City to reinforce to the community on what a success story The Dole is for Crystal Lake. I am confident that we can secure enormous and broad-based support for what The Dole is has become to the City of Crystal Lake.

Let me know your thoughts and I look forward to meeting with you again soon to discuss the further.

Thank you.

Jay

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Tuesday, December 19, 2023 2:56 PM
To: Jay LeCoque <JLeCoque@thedole.org>
Subject: Dole Meeting

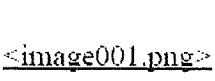
Hi Jay.

Thanks again for meeting with us a few weeks ago regarding the Dole. We were hoping to follow-up on our discussion with you. Would you be available for a meeting with myself, Haig and our City Manager Eric Helm sometime in the next few weeks?

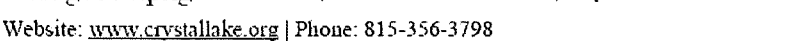
Please let me know your availability and I will coordinate everyone's schedules.

Thank you!

Katie




Kathryn Cowlin AICP | Director | Community Development


| 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

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--

Haig Haleblian
Owner, Founder, Mover, and Shaker since 11/4/1987
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815-459-3113 O
815-459-1699 F
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Nick Hammonds

From: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Sent: Friday, February 23, 2024 11:12 AM
To: Kathryn Cowlin AICP; Jay LeCoque
Cc: Elizabeth Maxwell AICP; Eric Helm; Abigail Wilgreen PE CFM
Subject: RE: Dole Follow-up
Attachments: Development Application draft.pdf

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello Liz, Katie, Eric and Abby –

Attached is a draft of the Development Application draft that I have prepared for Jay's signature. In the application, I am stating that the Text Amendment proposed language would be an attachment to this document, as well as a new site plan indicating the outdoor areas of the property that would be used for the activities.

Katie, you indicated that you would be revising the Text Amendment language and we are to prepare the updated site plan, correct?

If this draft of the development application is OK, let us know and Jay can sign it and I will bring it over.

It looks like the application fee would be $1255 - $350 for text amendment and 905 for the SUP app for 10 acres). Can you confirm?

Thanks
Lisa

THE
WAGGONER
LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
[illegible] Wakop Ave
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0831

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Monday, February 12, 2024 2:25 PM
To: Jay LeCoque <JLeCoque@thedole.org>; Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Eric Helm <ehelm@crystallake.org>; Abigail Wilgreen PE CFM <awilgreen@crystallake.org>
Subject: Dole Follow-up

Hi Jay and Lisa,

Thank you again for meeting with us on Friday and we look forward to receiving the application for the text amendment. Attached is a task order to start the parking analysis portion of the study, at this time we would only require that portion to be completed and we can revisit the scope of the summer/fall traffic counts after the zoning approval process this spring. Please return the completed form with the fee.

FOIA – REQUEST FOR REVIEW BY PUBLIC ACCESS COUNSELOR (PAC)

Name of Requester: Corey Landry

Street Address: 490 Edgebrook Dr Crystal Lake IL 60014 United States

E-mail Address: corey.landry@gmail.com

Telephone Number: 919-260-6692

Preferred Method of Contact: U.S. Mail ☐ E-mail ☒

Name of the Public Body: City of Crytstal Lake, Illinois

Date on Which the Public Body Denied the FOIA request: May 3, 2024 *

***A Request for Review must be filed within 60 calendar days of the date on which the public body denied the FOIA request. If no response, the Request for Review must be filed within 60 days of the date the response was due. (Typically, 5 business days after receipt by the public body.)**

Attach the following documents:

1. ☒ **Copy of the FOIA Request.**
   AND
2. ☒ **Copy of any Response(s) from the Public Body.** In order to facilitate the PAC's review, please include all documents or correspondence from the public body, as well as a written summary of any oral communications.
   OR
   ☐ Please mark if you allege the public body **did not respond** to your request.

Note: The PAC cannot review denials of FOIA requests made to the General Assembly or submitted for a "commercial purpose" (5 ILCS 140/2(c-10)). 5 ILCS 140/9.5(a), (b).

You may identify particular issues for the PAC to review, if applicable. Attach additional pages as necessary: I received a partial denial for (FOIA) Request: W044677-042224, indicating "Private Information". Since unique personal identifiers can be redacted within a record to allow it to be submitted, I am requesting a review to determine if any denied records should not have been excluded. If it is found that any records should have been included, I ask these be provided as soon as possible.

I hereby submit this request for the PAC to review the denial of my FOIA request.

Signature of Requester: Corey Landry Date: May 5, 2024

Subject: Non-Commercial Freedom of Information (FOIA) Request :: W044677-042224

Crystal Lake Citizen Support Center <crystallakeil@mycusthelp.net> Fri, May 3, 12:46 PM (2 days ago)
to corey.landry@gmail.com

You are viewing an attached message. Gmail can't verify the authenticity of attached messages.

Attachments:
10.01.2023_-_04.22.2024_Emails.pdf

--- Please respond above this line ---

CITY OF CRYSTAL LAKE
REQUEST FOR PUBLIC RECORDS
NOTICE OF PARTIAL DENIAL

Corey Landry
490 Edgebrook Dr
Crystal Lake, IL 60014-8383

Dear Corey Landry,

Commercial Freedom of Information (FOIA) Request 39 minutes ago

99-050524

In Progress

request a copy of all records related to complaints (letters, emails, phone complaints and related /transcripts, ...) made to the City about activities of the Lakeside Legacy Center (The Dole), including t limitation those related to noise, dust, parking, traffic, etc, from January 1, 2022 through May 5, 2024.
: New Request

rey Landry

etails

Commercial Freedom of Information (FOIA) Request about an hour ago

98-050524

In Progress

or FOIA submission (W043858-021324), I requested the results and all related detail of the City's legal of activities of the Lakeside Legacy Foundation (The Dole), conducted between October 2023 and ry 2024, of the activities of the Lakeside Legacy Foundation. However, the artifact provided in response request was merely a letter to The Dole dated 12/29/2023 from Kathryn Cowlin, reminding The Dole of ameters of ordinance 5888 and 7793. I kindly ask for the all artifacts related to this legal review, ng: 1. Internal or external correspondence initiating the legal review 2. Names of the persons who ted the review 3. Final legal review report, including the completion date all findings 4. All ondence (emails, letters, memos, ...) related to or sharing the results (internally and externally) the view.
: New Request

rey Landry

6. How can I get a new NAICS code created for my type of business?
   - Every five years NAICS is reviewed for potential revisions, so that the classification system can keep pace with the changing economy. This is the only time that new NAICS codes can be considered. The Office of Management and Budget (OMB), through its Economic Classification Policy Committee (ECPC), will solicit public comments regarding changes to NAICS through a notice published in the **Federal Register**. The notice will provide details of the format in which comments should be submitted, how and to whom they should be submitted, and the deadline for submission. During the public comment period, suggestions for new and emerging industries can be submitted to the ECPC. The next scheduled review of NAICS will be for a potential 2027 revision.

7. What is the relationship between NAICS and the Small Business Administration's (SBA) size standards?
   - NAICS categories do not distinguish between small and large business, or between for-profit and non-profit. The Small Business Administration (SBA) develops size standards for each NAICS category. To find more information about the SBA size standards, or when the SBA will update their size standards to reflect 2022 NAICS revisions, visit the SBA Web site at www.sba.gov/federal-contracting/contracting-guide/size-standards. You may also contact SBA's Office of Size Standards Answer Desk on 800-827-5722 or via email to answerdesk@sba.gov.

8. How do the NAICS codes affect federal procurement and regulatory activities, such as those carried out by the Environmental Protection Agency, OSHA, the Department of Defense, and the General Services Administration?
   - NAICS was developed specifically for the collection and publication of statistical data to foster the comparability of economic estimates for Canada, Mexico, and the United States. The NAICS categories and definitions were not developed to meet the needs of procurement and/or regulatory applications. However, other federal agencies and other organizations have adopted NAICS for procurement and regulatory purposes even though it does not entirely fit their specific needs. For questions regarding these agencies' use of the NAICS system, contact the specific agency.

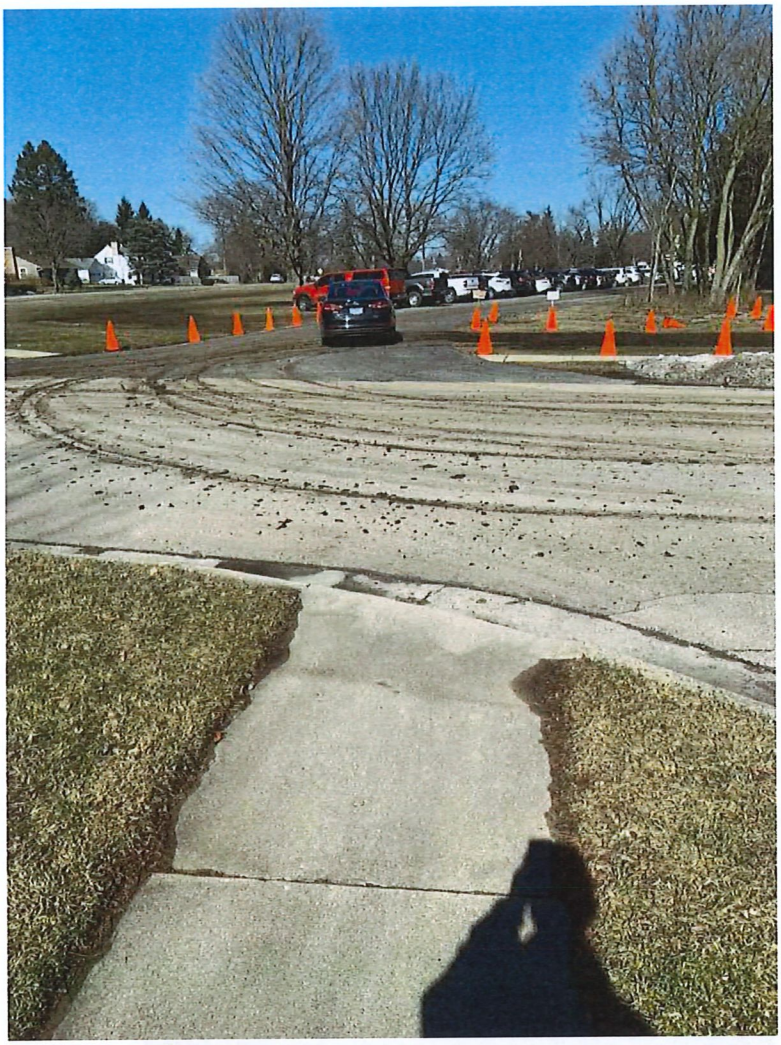
For answers to other NAICS questions, visit the NAICS Web site at www.census.gov/naics.






PORTA POTS





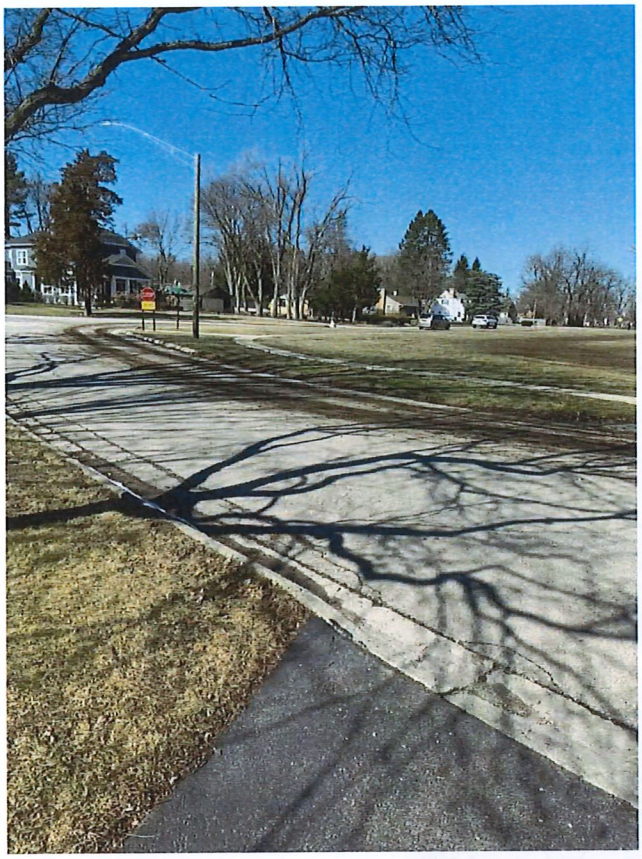








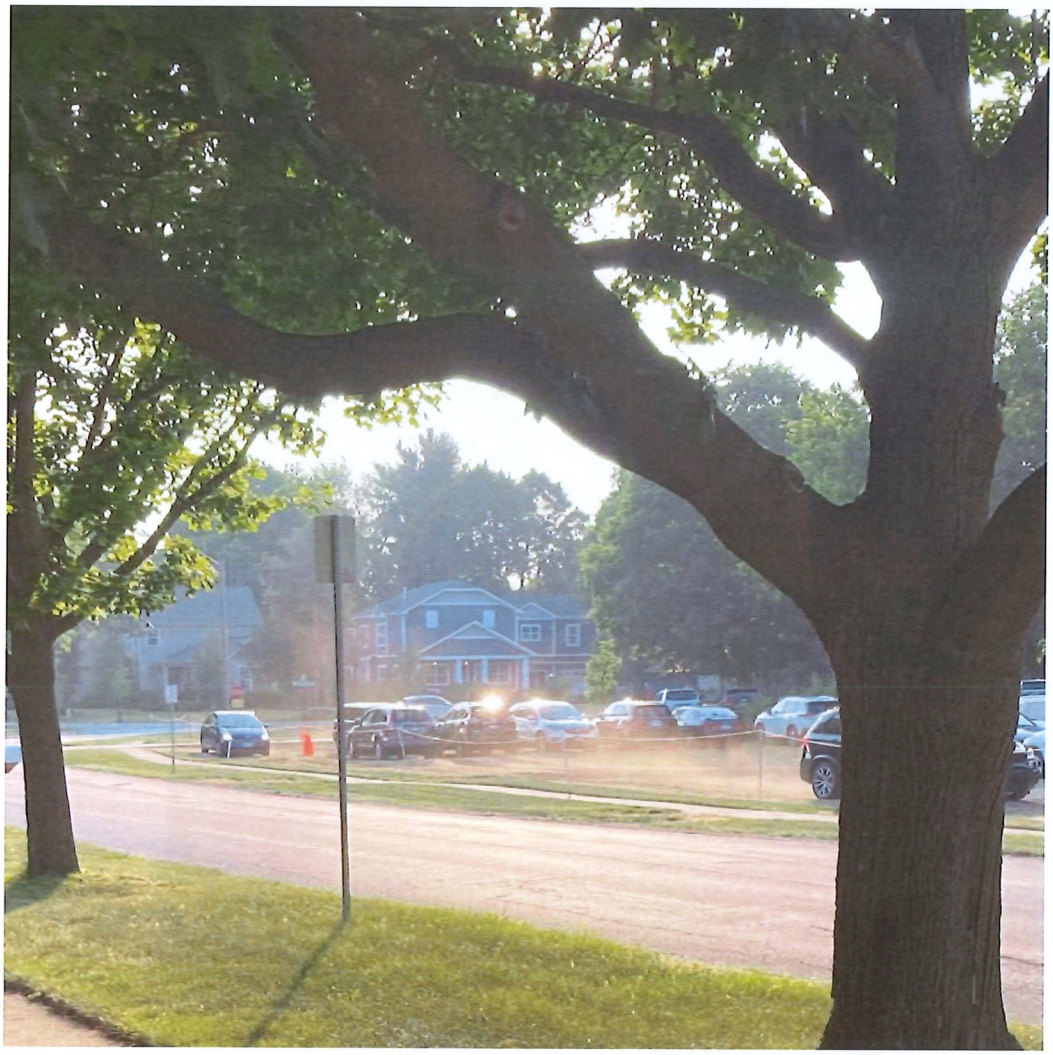






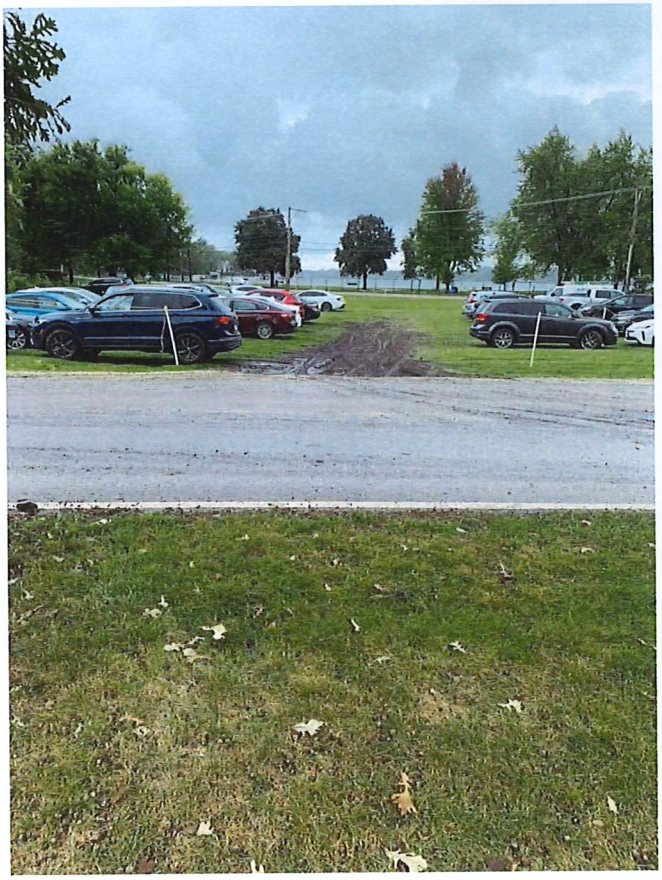



J
Dole Mansion in Crystal Lake, IL
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EXPRESS
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