City of Crystal Lake

Planning and Zoning Commission

Jay LeCoque
Board President

May 15, 2024

Brief History of The Dole Mansion

Charles Sidney Dole – 1860 to 1896

- Dole purchased 1,000 acres surrounding Crystal Lake to create Lakeland Farm and built the famous Dole Mansion which is one of the most historic properties in Crystal Lake

Crystal Lake Country Club – 1922 to 1938

- Mrs. Eliza “Lou” Ringling and investors purchased the property and created the original Crystal Lake Country Club in 1922. CCAPOA (The Gates) was created to subdivide the 1,000 acres for residential homes. Main Beach was sold to City of Crystal Lake in 1922.

Franciscans – 1944 to 1972

- 1944 Franciscans bought property and converted to Prep Seminary

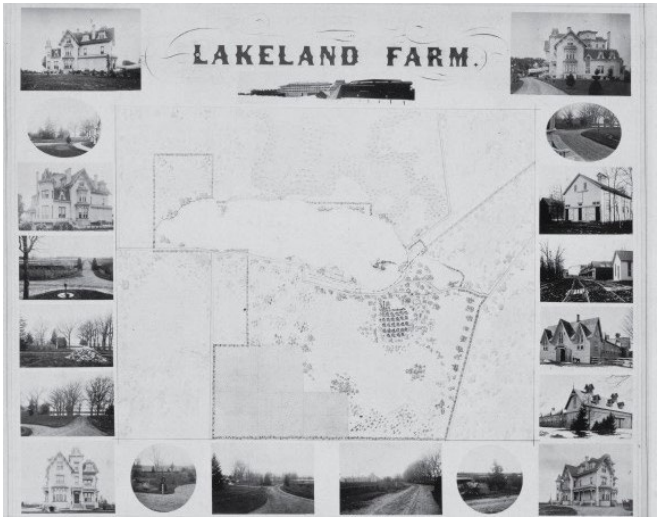
First Congregational Church – 1976 to 2002

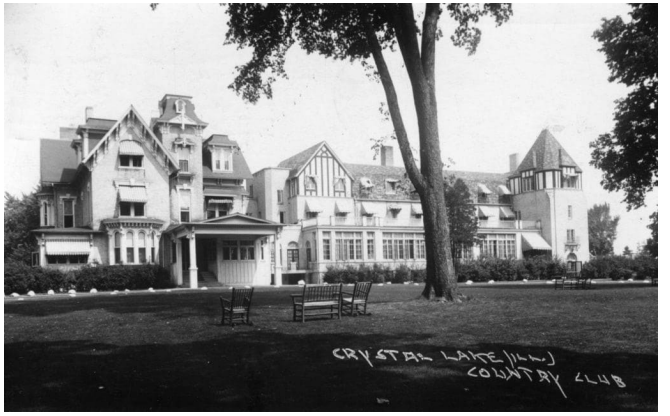
- FCC bought property to create a Community and Learning Center and was the initiator of the Lakeside Festival over 40 years ago
- Over the years the FCC did not have adequate funding to maintain the property. It fell into a poor state of repair and could no longer pass code to remain open.

Lakeside Legacy Foundation – 2002 to Today

- The neighborhood rallied uniting many local community groups and civic leaders to raise the funds to purchase the 12-acre property and prevent its demolition and development into a condominium retirement community







The Dole Today

Lakeside Legacy Foundation

- Founded in 2002 by forward thinking neighbors and many leaders in the local community to save the historic Dole mansion from being torn down and its 12-acres of property developed into a retirement condominium community.

Original 501(c)(3) Non-Profit Filing with the IRS in 2002

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

Mission Statement

- The Dole's mission is to preserve and protect the historic mansion and surrounding properties, by creating a welcoming community destination, delivering high-quality artistic and cultural events, and supporting local non-profit organizations.

Focus on the Local Community

- **Events at The Dole**, such as the annual Lakeside Festival, Farmers Market+, NMP's 4th Friday Art Show at The Dole, art exhibits for all local district schools, outdoor music and other events, **greatly enrich the lives of the Crystal Lake and surrounding communities.**
- **The Dole also provides support to many local Non-Profits** such as Service League of Crystal Lake, CASA, Big Brothers Big Sisters, etc.
- **Events at The Dole also serve as an economic engine for our community drawing people to Crystal Lake who support many of our local businesses.** Additionally, the Farmers Market+ gives local farmers and small businesses an opportunity to showcase their products.
- **The Dole is home to 25+ local small businesses…**artists, musicians, photographers and digital media specialists.

Before



After





Supporting the Local Community

Club of Illinois- Valor Awards

- This 501(c)(3) awards 100 recipients across the state to first responders who have gone above and beyond the call of duty to save a life. They also support the families of those killed in the line of duty.

Crystal Lake Food Panty

- Held their 40th Anniversary Celebration for their volunteers and the community. Almost 400 people attended to celebrate this community event.
- Farmers and bakers at our market donate any produce or goods that weren't sold to the CL Food Pantry. Marilyn & Paul Georgy come to the market with a truck to pick up the donations each Sunday. This is an ongoing program between our farmers/food purveyors, and the Food Pantry.

D47 & D155 Multiple Events

- Student Art Shows, Hilarity for Charity, Spring Jazz Concert, Visit with Santa, CLC CLS & PR Prom photos, CLC & PR Booster Club Fundraisers

Service League of Crystal Lake

- 501c3 serving families in need/crisis in Crystal Lake.
- The Dole was on their Housewalk as a home to tour and educate the community on their history, and their beginnings at The Dole in 1925.
- Casino Night annual fundraiser

CASA of McHenry County, BBBS, Family Health Partnership Clinic, Pioneer Center, Service League of CL-

- The Dole donates to all these non-profits and more by sharing proceeds from events or donating items to their silent auctions at their fundraisers.

Lions Club

- Held their annual Raffle event at The Dole and have it scheduled again for the fall.

Supporting the Local Community

Nancy Merkling Productions 4th Fridays Art Show

- 10 Juried Art Show Exhibits per year. Nancy left Starline and moved her Art Show to The Dole in 2019.

Shaw Media

- Women of Distinction Celebration & Best of the Fox Awards Celebration for all recipients

Kids In Need

- May is National Foster Care Month.
- Kids in Need reached out to The Dole to be 1 of 5 collection locations in McHenry County for essential items needed for Foster children in McHenry County.
- **We have combined this effort with Play Day At The Dole**

Play-Day at The Dole

- A FREE event at The Dole on the lawn on the last day of school. All D47 families are invited to attend. A day of games, races, food, dancing, ice cream and more! This year The Dole is asking families to bring a donation for the Kids In Need Collection Drive, and The Dole is offering a gift to those who donate. It's a win-win for all kids.
- Big Brothers Big Sisters was contacted to let them know that "Bigs" could bring their "Littles" to Play-Day if parents weren't able to bring the kids.

Countryside Garden Club of Illinois

- Celebrated their 75th Anniversary this year at The Dole.
- The Garden Club and The Dole have collaborated on creating a Monarch Waystation at The Dole. The Garden Club is also helping beautify our gardens and flower beds as well, with the help of Gold Fern Farms, a vendor from our Farmers Market who is donating plants to The Dole

All of these, and more, represent what The Dole is to the community. The Dole is a Non-Profit Organization (NPO) that needs and enjoys continuous support from many NPOs and other organizations in the local community to remain viable.

The Dole Today

Improvements made by the Lakeside Legacy Foundation to The Dole

Before



After



Lights to Highlight the Beauty of the Mansion at Night



Before



After



Addressing Neighbor Concerns

In good faith, we have made the following unilateral decisions based on feedback from some neighbors:

- We have reduced the size and number of vendors at The Farmers Market.
- We have created a green grass buffer zone along Golf Road where cars will be prohibited from parking during Farmers Market reducing dust and congestion.
- We are adding temporary help to remove the rope lines for parking each week that had been in place and visible during past summers.
- We are adding more parking attendants at Farmers Market to more quickly manage cars coming onto the property.
- We have worked with the City on a plan for parking that better manages traffic flow.
- We are looking at landscape options to reduce the visibility of cars on the property for all events.

Summary

The Dole
PEOPLE + PURPOSE

Following tonight's discussion, The Dole and an overwhelming majority of the local community **respectfully request** that you recommend granting of our request to the City Council



Welcome Questions or Comments…