From: **Corey Landry** [redacted]
Subject: Question Re Proposed SUP for the Dole
Date: May 17, 2024 at 3:16 PM
To: Kathryn Cowlin AICP kcowlin@crystallake.org
Cc: Willard Ander [redacted] Elizabeth Maxwell AICP emaxwell@crystallake.org

Hi, Katie.

I have a follow-up question to the PZC meeting this week. During the meeting, the Dole's legal counsel said the new SUP "does not expand or do more" than the two current ordinances and that it merely "encapsulates" the two existing ordinances (5888 and 7793).

If the above were to be true, the restrictions you indicated in your Dec 29 letter to the Dole would still apply if this new SUP and text amendment was passed.

Do you agree with Ms. Waggoner's assessment?

Thanks in advance.

-Corey Landry

From: **Willard Ander** [redacted]
Subject: Follow-up to May 15 Planning and Zoning Commission Meeting
Date: June 13, 2024 at 8:35 AM
To: Lisa Waggoner lwaggoner@waggonerlawfirm.com
Cc: Corey Landry [redacted] Vera Ander [redacted] Jody Heisler [redacted]

Dear Lisa,

Thank you for your email. Just following-up as we have not had a further response from you on this matter. As the Commissioners mentioned at the meeting, we had hoped that you would outreach to arrange a time that neighbors, the Dole and the City could meet jointly in advance of the next Commission meeting to collaborate on any proposed amendment your client is preparing, any new/proposed SUP conditions or other conditions, and temporary mitigation efforts with regards to parking, traffic, safety, and unsightly view concerns in advance of a fully baked study being released this Fall (after data is collected through the entire summer and into the fall). We were interested in meeting for those purposes. Please let us know when your client returns, as it appears that there will be additional time to meet (or speak by phone), given that we were informed by the City today that the meeting on the 19th will be rescheduled.

Best,

Will Ander
611 Golf Rd
Crystal Lake, IL 60014
[redacted]

From: Lisa Waggoner <lwaggoner@waggonerlawfirm.com>
To: Willard Ander <[redacted]
Cc: Kathryn Cowlin AICP <kcowlin@crystallake.org>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Corey Landry <[redacted]
Sent: Friday, June 7, 2024 at 09:34:39 AM CDT
Subject: RE: Follow-up to May 15 Planning & Zoning Commission Meeting

Good Morning, Mr. Ander:

My client is out of town on vacation this week, so we would be unable to attend a meeting or a call. The representatives of your group were clear on your concerns at the Public Hearing, as well as in your lengthy letter/email sent after the Public Hearing. Therefore, I do not know if a meeting to "further discuss your concerns" would be fruitful or necessary. My clients are currently using best efforts to address some of the items raised at the Public Hearing.

As I am sure you are aware, the City's traffic consultant is continuing to take traffic counts and will prepare a report regarding the traffic related to the outdoor Sunday Farmers' Markets. Incidentally, although the consultant will report to the City, they are being paid for by the Dole, an expense of over $16,000.00.

I will obtain my client's direction concerning a meeting or call upon his return.

THE
WAGGONER
LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
4 N. Walkup Ave.
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0834

From: Willard Ander[redacted]
Sent: Friday, June 7, 2024 7:56 AM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Kathryn Cowlin AICP <kcowlin@crystallake.org>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Corey Landry <[redacted]
Subject: Re: Follow-up to May 15 Planning & Zoning Commission Meeting

Dear Lisa,

We are writing to follow up on our May 20 email and letter, as we have not had a response from you or your client, other than confirmation of receipt. As we explained, we, as the impacted neighbors, would like to be at the table for any discussions you may have with the City.

We had requested a call or meeting with you and the City this first week of June, to further discuss our concerns. Can you please let us know when you are available for a call, as we have heard nothing from you, your client or the City about the status of any new draft proposed amendment language, proposed conditions, or otherwise.

It seems appropriate that you would provide proper notice of any such updated/proposed amendment text and proposed conditions at least two weeks in advance of the upcoming meeting. For the record, we did not receive anything today (no notice, no new proposed text, no new proposed conditions or otherwise).

Thank you.

Willard Ander

611 Golf Rd

Crystal Lake, IL 60014

[redacted]

On Tuesday, May 21, 2024 at 09:30:33 AM CDT, Lisa Waggoner <lwaggoner@waggonerlawfirm.com> wrote:

Received.

THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.

4 N. Walkup Ave.

Crystal Lake, IL 60014

Phone: 815.477.0830 Fax: 815.477.0834

From: Corey Landry <[redacted]>
Sent: Monday, May 20, 2024 9:00 PM
To: Lisa Waggoner <LWaggoner@waggonerlawfirm.com>
Cc: Kathryn Cowlin AICP <kcowlin@crystallake.org>; Elizabeth Maxwell AICP <emaxwell@crystallake.org>; [redacted] Willard Ander [redacted]>
Subject: Follow-up to May 15 Planning & Zoning Commission Meeting

Hello, Ms. Waggoner.

Please find the attached letter as follow-up to last Wednesday's Planning & Zoning Commission Meeting (also copying Katie Cowlin and Elizabeth Maxwell for their reference).

Best,

-Corey Landry

This email (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is privileged and confidential under the attorney/client privilege and/or attorney work product privilege. It is intended only for the use of the Recipient(s) named above. If the Reader of this message is not the intended Recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this Communication, or any of its contents, is STRICTLY PROHIBITED. If you have received this Communication in error, 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.

THE WAGGONER LAW FIRM, P.C.

Lisa M. Waggoner, Esq.
4 N. Walkup Ave.
Crystal Lake, IL 60014
Phone: 815.477.0830 Fax: 815.477.0834

Nick Hammonds

From: Corey Landry [redacted]
Sent: Monday, May 20, 2024 9:00 PM
To: LWaggoner@waggonerlawfirm.com
Cc: Kathryn Cowlin AICP; Elizabeth Maxwell AICP; [redacted] Willard Ander
Subject: Follow-up to May 15 Planning & Zoning Commission Meeting
Attachments: Letter to Dole_20240520.pdf; City_Letter_12-29.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.

Hello. Ms. Waggoner.

Please find the attached letter as follow-up to last Wednesday's Planning & Zoning Commission Meeting (also copying Katie Cowlin and Elizabeth Maxwell for their reference).

Best.

-Corey Landry

May 20, 2024

BY US MAIL & BY EMAIL TO:
Ms. Lisa Waggoner
4 North Walkup Ave.
Crystal Lake, Il 60014
LWaggoner@waggonerlawfirm.com

RE: Land Use/Zoning Concerns

Dear Lisa,

We are writing following the City of Crystal Lake Hearing on May 15, 2024 (the "Hearing") regarding (1) the proposed text amendment to the UDO, requesting the creation of a new special use classification in R1 for a "Community and Art Center", and (2) the proposed SUP which, contrary to your assertions at the Hearing, would expand the rights of your client The Lakeside Legacy Foundation/The Dole ("The Dole"), beyond what is currently allowed under existing City ordinances, permits and the law.

Although we support the Mission of the Dole, as expressed during the Hearing, we believe the size, scale, frequency and intensity of certain events at The Dole, especially the weekend "FarmersMarket+", have negatively impacted our quality of life, neighborhood, safety, health and welfare. For these reasons, it is important that The Dole act in compliance with existing ordinances, permits and laws.

By this letter, we would like to ensure that The Dole follows existing restrictions placed upon current allowable uses of their property (located in a single-family residential zone) during **ALL** upcoming Farmers Markets (and other events) held at The Dole. Local residents prefer not to call the police for permit violations, so as to be mindful of other community needs.

We are attaching the City's letter to the Dole requiring compliance, dated December 29, 2023 (which includes the current SUP requirements for your reference). Per existing ordinances, permits and laws, please ensure that The Dole:

(1) Operate within the boundaries of the attached event map (i.e. reduce number of vendors to ensure the current boundaries are enforced);[1]
(2) Restrict uses of the property to the uses listed in Ordinances 5888 and 7793;
(3) Limit outside events to Music Under the Trees, Farmers Market, Dole Porch & Listening Room only (excluding the Fest), i.e., operate within the scope of the existing SUP in terms of number of events;
(4) Prohibit amplified music at improper times (i.e., not after 10pm, nor would we expect before 10am on Sunday mornings);
(5) Ensure such events end by 11pm;

---

[1] The Dole indicated at the Hearing there will be 20% less vendors at each Farmers Market this summer, in order to remain within the boundaries shown in the attached document. By our count, The Dole had approximately 80 vendors last year, so this year we would expect 64 (not the 100+ currently being advertised by The Dole online).

(6) Provide notice of such events by January 1 each year, and in any event no later than 60 days prior (including a site plan as well as entrance and exiting set up);
(7) Restrict overflow parking so as not to spill into neighboring streets (as the City notes that event parking is not permitted on the streets);
(8) Follow liquor license rules (i.e., not promote, advertise, market alcohol or otherwise act contrary to the law);[2]
(9) Only hold Farmers Markets between Memorial Day - October 31 (as originally requested by The Dole);
(10) NOT negatively impact offsite traffic (and we look forward to working with The Dole, City officials and the traffic engineers to arrange an **immediate plan** to address neighbors' concerns in this regard, even in advance of the data and evidence obtained through the traffic study, which shall inform any potential SUP);
(11) Mark proper traffic circulation patterns;
(12) Prohibit drivers from lifting ropes and leaving the property out of unmarked exits (causing safety concerns and damage to property and persons);
(13) Maintain the land, to avoid dirt, dust bowls, unsafe and unsightly grounds;
(14) Remove signage, ropes, poles and fencing immediately following any Farmers Market or other event so as not to indicate permanent public parking and prevent unsightly views all week long;
(15) Ensure compliance with UDO parking standards (including but not limited to those pertaining to landscaping, off-street parking and control of off-site facilities); and
(16) Generally, otherwise, follow all laws.

The Dole must at this time, as the Commission also made clear, abide by these existing rules and not operate beyond what is legally allowed. We will be checking to ensure your client's compliance. We understand the City will as well.

We have asked the City to confirm that the Commissioners (and the public, including you) be provided with a copy of our slide presentation from the Hearing (which we were unable to show on the screen due to City technical difficulties), but have not yet had a response from the City as to when that will be made available online. If you would kindly provide us with a copy of your slide presentation ASAP (which we were not able to see on the screen), we would appreciate that. The Commission and the public have a right to access both presentations. We would prefer not to submit additional FOIA requests to the City in such regards.

As you are aware from the Hearing, it is our position that:

(1) There are no grounds for an amendment to the UDO, as there is already a zoning category for an "Arts, Performing Arts Center", as well as numerous other zoning categories encompassing the activities of The Dole (such as a "Flea Market", "Drinking Place", etc.), none of which categories of activities are allowed in a residential neighborhood. It is unclear to us why The Dole would be entitled to an exception in this regard, where other land owners in Crystal Lake would not.

---

[2] As explained at the Hearing, we have safety concerns about the allowance of alcohol use on the property, particularly given the excessive traffic and complicated parking flows.

(2) Notwithstanding, for **any** SUP, The Dole must demonstrate through evidence and data that it can meet all Findings of Fact, which in this case it cannot (see our presentation on all relevant items). As such, for the time being the Dole certainly must live within the scope of its current SUP, and should not be allowed to expand beyond that. The Dole should not be allowed to expand its footprint on the map to add more vendors or other activities. The Dole should not be allowed to add more parking areas bringing in additional cars. The Dole should not be allowed to add additional land uses, such as incubator space or additional events not allowed under the current SUP, etc. **(To this end, please confirm immediately under what rights or permit the "Play-Day at The Dole" being advertised for Friday May 24, 2024 is legal, and provide us with a copy of such documentation including any notice to the City. Such an outdoor event should not be taking place without an appropriate permit, which is properly noticed.)**

As the traffic engineers advised, the Farmers Market in particular has already outgrown current ordinances and permits. Any newly proposed SUP would need to be based on evidence and data obtained through the formal traffic study being conducted (at minimum from May-October, with specific focus on July-August as the busiest months). Once all information is collected that would be required to inform the scope of any proposed SUP, as well as the conditions that would need to be placed upon The Dole to control the size, scope, intensity and frequency of events (including detailed provisions for notice of neighbors, parking, traffic circulation, the environment, types of events, land use, scope, scale, footprint, as well as stringent enforcement requirements, etc.), only then could any new SUP be considered. And, even then, all conditions from the earlier ordinances and permits would certainly need to be included in such SUP criteria as a starting point.

We, as the impacted neighbors, would like to be at the table for discussions on all of the above items in order to come to an amicable resolution. As suggested at the hearing, solutions might include further reducing the size (footprint and vendors), scope (number of activities) and frequency (less weekends a month) of events such as the Farmers Market, entirely moving parking offsite, providing a trolley service or public transport to the Farmers Market, moving the market to a commercial zone while still managed/operated by The Dole, etc.

Kindly acknowledge receipt of this letter by email to: [redacted] and [redacted] We would like to set up a call or meeting with you and the City following the holiday (the first week in June), to further discuss our concerns. Thank you.

Sincerely,

Concerned neighbors of The Dole

Willard Ander

Corey Landry

Willard Ander

Corey Landry

ATTACHMENT
CC BY EMAIL: Director of Community Development (+ direct to Planning & Zoning Commissioners)
kcowlin@crystallake.org
emaxwell@crystallake.org

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. 5883
File No. 440

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED this 18th day of January, 2005.

MAYOR

ATTEST:

CITY CLERK

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

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

Activities may include the following classes and studio space activities:

RECEIVED
DEC 13 2004
2004-89
RECEIVED

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.

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

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

From: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
To: Willard Ander [redacted]
Cc: Corey Landry [redacted] Vera Ander [redacted]
Sent: Monday, June 3, 2024 at 04:22:41 PM CDT
Subject: RE: Next steps re Dole and Jan 19th PZC meeting

Hello Willard,

I hope you both had a nice trip. The next steps are to modify the text amendment language and get traffic info prior to the June 19th PZC date. We are working on that now.

Corey's presentation was added to their packet materials. The Dole representatives brought their presentation to the meeting so it was not uploaded ahead of time. I will see if I can get a copy of that.

You may want to reach out directly to the Dole representatives if you are looking for an open forum discussion with them.

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

From: Willard Ander [redacted]
Sent: Monday, June 3, 2024 7:59 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Cc: Corey Landry [redacted]; Vera Ander [redacted]
chicagojody@gmail.com
Subject: Next steps re Dole and Jan 19th PZC meeting

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.

Elizabeth, Vera and I are back from England, and we listened to the full video of the May 15 PZC meeting last night. We, including Judy and Corey and our nearby neighbors' group, would like to get information from you on the next steps in the process: what is

Jody and Corey and our nearby neighbors' group, would like to get information from you on the next steps in the process. What is currently going on with the Dole and the City, what is the timing for the various updates from the Dole and the City, has the date been confirmed for the meeting, what will be the agenda at the PZC meeting, when will we receive information about any new proposals, are there any changes to the SU and its related conditions, any adjustments to the petition, any plans that the Dole has to continue to remediate the traffic issues this summer until we have a final traffic report at the end of the summer, etc.

We also have not heard back from you about whether the Dole Presentation document and our final presentation document were received by the PZC. Plus, we would like to see the Dole presentation document as well, as Jay mentioned a number of planned changes to improve the traffic for the summer, including reduction of vendors and food trucks (and we hope that reduction is from vendors not located in our county).

And thirdly, Mr. Greenman mentioned at the meeting he thought that we may be getting close to some type of mutual agreement that might appeal to all parties. And we feel that is possible based upon some of Jay's comments. We would like to follow up on Mr. Greenman's suggestion that we work together, move out of adversarial roles, have a joint meeting or forum to develop some compromises that meets the McHenry County vendors' needs, the Dole's mission and goals, the City's needs to protect the zoning laws, and our close by neighbors' key concerns, particularly as it relates to traffic and parking.

Can you respond to our above questions and issues, and if need be, we can set up a call early this week.

Thanks,

Willard Ander

611 Golf Rd

Crystal Lake, IL 60014

[redacted]

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City Of Crystal Lake

To: Willard Ander [redacted]
Cc: Corey Landry [redacted]
Sent: Friday, June 14, 2024 at 03:00:55 PM CDT
Subject: RE: PZC Meeting

Hello Willard,

We are planning to hold a special meeting July 8, 2024 at 7:00 pm. I have attached the notice. The website will be updated and the new date added and items moved to that calendar item.

The text amendment is in review and any changes will be sent back to the petitioner. Once we have the final documents we will get that on the website and out to everyone.

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

From: Willard Ander [redacted]
Sent: Friday, June 14, 2024 8:36 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: PZC Meeting

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.

Elizabeth, I told our group that there will be no PZC meeting next week for the Dole continuance hearing. I have seen no confirmation of that, and they are asking about it before changing plans. I know you haven't got a new date, but can you confirm again there will be no Dole continuance meeting next Wednesday, June 19th so I won't mess up peoples' schedule.

Thanks.

Willard Ander

611 Golf Rd

Crystal Lake, IL 60014

[redacted]

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City Of Crystal Lake

PZC Special Meetin...4.docx

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Special Meeting for the Crystal Lake Planning and Zoning Commission is scheduled for Monday July 8, 2024 at 7:00 p.m. at the Crystal Lake City Hall located at 100 W. Woodstock Street, Crystal Lake, IL 60014 at which time and place any person determining to be heard may be present. The purpose of the special meeting is to hear Petition 2024-55 401 Country Club Road - The Dole Text Amendment and Special Use Permit and Petition 2023-206 475 Virginia Street – Lake Roots Rezoning and Variations and the regularly scheduled meeting at 7:00 p.m. July 3, 2024 is hereby cancelled.

Jeff Greenman, Chair
City of Crystal Lake
Planning and Zoning Commission

PLEASE PUBLISH IN THE NORTHWEST HERALD ON OR BEFORE JUNE 20, 2024

From: Corey Landry <[redacted]
Date: June 17, 2024 at 5:11:37 PM CDT
To: Corey Landry [redacted]
Subject: Fwd: Non-Commercial Freedom of Information (FOIA) Request :: W045378-061024

Sent from my iPhone

Begin forwarded message:

From: Crystal Lake Citizen Support Center <crystallakeil@mycusthelp.net>
Date: June 17, 2024 at 5:08:02 PM CDT
To: corey.landry@gmail.com
Subject: Non-Commercial Freedom of Information (FOIA) Request :: W045378-061024

Attachments:
Approval_Letter-Revised.pdf
Signed_Ordinance_Lakeside_SUP.pdf

--- Please respond above this line ---

CITY OF CRYSTAL LAKE
NOTICE OF APPROVAL OF REQUEST FOR PUBLIC RECORDS

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

Dear Corey Landry,

On 6/10/2024, the City of Crystal Lake received your written request for the inspection or copying of certain City public records, to wit:

"The Lakeside Legacy Foundation ("The Dole") is conducting a weekly farmers market event where public parking is taking place on non-paved, grass surfaces.

Please provide the legal provisions that permits The Dole to allow public parking on non-paved surfaces during the farmers market (a.) If permitted by a special use permit (SUP), please provide the permit reference and specific text covering this. (b.) If permitted by the Unified Development Ordinance (UDO), please provide the section reference and specific text covering this. (c.) If not permitted through SUP or UDO, please provide the basis by which parking on non-paved surfaces is allowed."
Request.

1. Decision on Request

Your request is hereby approved in its entirety.

2. Availability of Records

The Specified Records are included with this notice.

3. Copying Fees

No copies of the Specified Records will be provided to you until the following applicable fees have been paid. Fees must be paid in cash, by cashier's or certified check, or by money order.

Details of Fees Charged:

Total Amount of Fees Due: $0.00

Dated: 06/17/2024

City of Crystal Lake
Nick Hammonds
Freedom of Information Officer

From: Willard Ander [redacted]
Subject: PZC meeting agenda and schedule
Date: June 27, 2024 at 12:51 PM
To: Elizabeth Maxwell AICP emaxwell@crystallake.org
Cc: Corey Landry [redacted]

Elizabeth, when will we get an agenda and advance material for the July 8 PZC meeting and when do we need to get our presentation to you.

Willard Ander
611 Golf Rd
Crystal Lake, IL 60014
[redacted]

From: Michael Magnuson P.E. <mmagnuson@crystallake.org>
To: [redacted]
Cc: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Sent: Tuesday, June 11, 2024 at 10:45:32 AM EDT
Subject: Dole Farmer's Market Data

Mr. Ander,

I am following up on our discussion from Sunday. Staff is very interested in the data you have collected. Would it be possible to send it over this week?

Regards,

Mike

Michael Magnuson P.E. | Director | Public Works
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3611

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by return electronic message or telephone, and destroy the original message without making any copies.

City Of Crystal Lake

----- Forwarded Message -----
From: Michael Magnuson P.E. <mmagnuson@crystallake.org>
To: Willard Ander [redacted]
Cc: Corey Landry [redacted] Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Tuesday, June 18, 2024 at 02:50:05 PM CDT
Subject: RE: Traffic Study and Your Email

Mr. Ander,

The City will be collecting traffic volume data throughout the summer. We have also been observing traffic during the last several markets and just as I spoke to you during the market, I have spoken with representatives of the Dole during the market and they continue to make adjustments to improve their traffic management efforts. As I noted in my last e-mail, any data you have regarding seasonal peaks during the summer would be welcomed.

I spoke with Kathryn Cowlin regarding the Planning and Zoning Commission meeting and understand that staff has sent you the notice that the meeting will be held on Monday, July 8 at 7:00 pm.

Regards,

Mike

Michael Magnuson P.E. | Director | Public Works
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3611

From: Willard Ander [redacted]
Sent: Thursday, June 13, 2024 7:28 AM
To: Michael Magnuson P.E. <mmagnuson@crystallake.org>
Cc: Corey Landry [redacted]
Subject: Traffic Study and Your Email

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 Mr. Magnuson,

Thank you for your note, and apologies for the delayed response. It has been a busy week as I have been traveling to my son's house in Central Illinois. I learned today that the meeting on the 19th will be rescheduled (date to be determined). I would be interested in hearing from you (or the Dole) in the meantime as to the temporary mitigative measures that will be taken with regards to traffic and parking, prior to completion of the final parking and traffic study in the Fall. Of course, as we discussed, the study will need to run through the summer for accurate data, as I indicated when we last spoke the numbers of people and cars/traffic significantly increase through the summer and are particularly overwhelming in late August.

There are numerous reasons for this increase in late summer, including without limitation: produce for the Farmers' Market which comes in much heavier after mid-July, families taking vacations in June and July (when kids are out of school), warmer weather over time, heavy ongoing marketing by the Dole, and word of mouth which builds during the summer. Given the intensity of the numbers last week however, we have every reason to believe that this August off site cars/traffic in the vicinity of the Dole will be incredibly oppressive/complete gridlock during the FarmersMarket+.

Because of this order of magnitude increase, it is essential that the traffic consultants conduct their studies throughout the summer at the markets and particularly in late August. I know that the consultants themselves indicated this would be necessary in their email to the City.

I would welcome a call from you to provide details as to what temporary measures will be taken this summer in advance of completion of a fully baked report. Once we have an idea of when the next meeting will be scheduled we can look at the calendar and set a time.

Willard Ander

611 Golf Rd

Crystal Lake, IL 60014

[redacted]

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City Of Crystal Lake

From: Willard Ander [redacted]
Subject: Response to your email request
Date: June 18, 2024 at 5:44 PM
To: Michael Magnuson P.E. mmagnuson@crystallake.org
Cc: Corey Landry [redacted]

Michael, I just got back from my son's place south of Chicago (was babysitting his dogs), so I wasn't around this weekend. I will have to organize my data and get back with you. We tried to get a meeting with Jay, Elizabeth and the Dole's attorney to discuss ways we might be able to work this out as some kind of compromise, but they never got back with us. Jeff Greenman had asked us to do that, and at least we tried twice. So, it makes it difficult for me to provide you data unless you plan to show me your traffic study data as well. Maybe you and I could work something out. No body else seems to want to.

I don't see how we can fix this for both parties without either a significant reduction in cars parking on the lawn (say only vendors, staff, sponsors, handicap and elderly, and a very limited and controlled number of super VIPS, who donate a significant amount to the Dole in advance for seasonal parking. They would be provided a special permit to put in front of their car window. No cash has to be handled). Everyone else would park free at South Elem, Lundahl, and possibly bussed in from South High and the downtown train station if there are too many cars. Busing from the train station might limit a lot those out-of-town cars. (I do have sample data on percent of cars in 2023 parking in the south Dole lots that were from out of Crystal Lake or Lakewood, and that percent is between 82 and 92 in my three large samples, with an average of 86%.) So, the focal point on traffic and parking reduction needs to be on the out-of-town cars.

Also, I think once people know they have to pay they will go directly to these outside lots and that should help traffic some on our local streets around the Dole. You should be able to find that out, but your # of sample days are small, and weather and seasonality probably provide more variability than shifts in traffic flow due to attendees going direct to free parking areas.

I assume you have plenty of traffic counts for the various intersections and roads during the events. The most important to us are at the intersection of the Dole internal road and Golf Rd, and the 2nd at Country Club and Broadway. I do have late morning samples in mid-June of last year and late August of last year and some videos. That is what I based my seasonality estimates on. They are not large sample sizes, but the differences are clearly large and directional. I also have samples last year and early this year on typical Sundays when the market was not going on. I don't know if you collected that data earlier or not, but that data shows to be an order of magnitude higher on event Sundays than non-event Sundays (and that is what is so negatively impactful to our neighbors facing the Dole.) As you probably noticed, we hardly have any traffic mid-day on Saturdays or Sundays in summer (when no school or construction is going on and when there are no Farmers Market events or other large events going on).

You should have fun collecting data on July 28th as the Dole has added another event (a very good event for young people that should be on a different day) on top of the Farmers Market that day. Given season growth and we are already way overloaded with cars, why not just add another event in the North area of the Dole? And how did the city ever approve it on that day?

And finally, you might already know an interesting sampling technique I learned while teaching courses in statistics many years ago. It is much easier and much shorter than counting cars, especially if you don't have special equipment. I learned a long time ago that car minutes or percent of time a car is in front of an observer is equally and maybe more important for people viewing cars in front of their house. If you are driving on Kennedy and cars have slowed way down, maybe even not moving, and you sample for an hour, you are not going to get many counts, but a lot of car minutes and % of time cars are in your face. You may have better equipment these days to measure that, but those are the measurements I took.

I did do some comparison counts to get a rough feel for traffic, but I trust your equipment counts will be in line with mine, but more statistically accurate. Given the number of cars I viewed all morning on

June 9th, my videos tell the story quite well. I don't know that you will need more counts other than late August (unless you are planning something significantly different), but that is your money (or rather the tax money of my neighbors and I, since the Dole pays no property taxes, and the city gives them back over $75,000 per year over the next two years via grant type funding.

Thanks for letting me rant, I wonder how you would feel if you lived where my nearby neighbors and I live during the 20+ Farmers' markets on the best summer days? For our working parents, that is half the summer days they can spend with their families!

Willard Ander
611 Golf Rd
Crystal Lake, IL 60014
[redacted]

McHenry County Circuit Court Clerk

CASE INFORMATION SEARCH | ZOOM APPEARANCE CHECK-IN | COURT DATE REMINDERS

HOME > 2022LA000002

2022LA000002

GRIFFITH, DAVID, ET AL VS EASTY, JANICE M, ET AL

Filed **01/03/2022**
Type **LAW > $50,000 - TROVER - OVER $50,000.00**
Status **OPEN - 01/03/2022**

Court Dates Documents Parties Charges / Sentences Summons Judgments Financial Summary

Future Court Dates

Sign up for Reminders

Date	Time	Room	Type	Judge
08/21/2024	10:30 AM	COURTROOM 204	HEARING - SUMMARY JUDGMENT	COSTELLO
08/21/2024	10:30 AM	COURTROOM 204	MOTION - AMEND COMPLAINT	COSTELLO

Previous Court Dates

Date	Time	Room	Type	Result	Judge
06/25/2024	9:00 AM	COURTROOM 204	STATUS - CHECK	SET - DATE FOR HEARING	COSTELLO
06/25/2024	9:00 AM	COURTROOM 204	MOTION - AMEND COMPLAINT	CONTINUED - AGREEMENT	COSTELLO
06/18/2024	9:00	COURTROOM	MOTION -	CONTINUED -	COSTELLO

	AM	204	SUMMARY JUDGMENT	AGREEMENT - STATUS	
06/18/2024	9:00 AM	COURTROOM 204	LEAVE - FILE	ALLOWED	COSTELLO
05/23/2024	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - COURTS MOTION - STATUS	COSTELLO
04/04/2024	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
01/25/2024	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
01/09/2024	9:00 AM	COURTROOM 204	LEAVE - FILE COUNTER CLAIM	ALLOWED	COSTELLO
11/16/2023	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
08/03/2023	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
04/27/2023	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
02/09/2023	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - COURTS MOTION - STATUS	COSTELLO
01/10/2023	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
11/01/2022	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - COURTS MOTION - STATUS	COSTELLO
09/20/2022	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - DEFENDANTS MOTION - STATUS	COSTELLO
08/30/2022	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - COURTS MOTION - STATUS	COSTELLO
05/24/2022	9:00 AM	COURTROOM 204	STATUS - CHECK	CONTINUED - AGREEMENT - STATUS	COSTELLO
05/24/2022	9:00 AM	COURTROOM 204	MOTION - EXTEND TIME	ALLOWED	COSTELLO
04/20/2022	9:00	COURTROOM	STATUS - CHECK	CONTINUED - COURTS	COSTELLO

	AM	204		MOTION - STATUS	
04/04/2022	9:00 AM	COURTROOM 201	CONFERENCE - SCHEDULING	CONTINUED - COURTS MOTION - STATUS	MEYER

Contact Us

22nd Judicial Circuit Clerk
2200 N. Seminary Ave
Woodstock, IL 60098
Rooms 136 & 353

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McHenry County Circuit Court Clerk

CASE INFORMATION SEARCH | ZOOM APPEARANCE CHECK-IN | COURT DATE REMINDERS

HOME > CASE SEARCH > '2022LA000002' RESULTS > 2022LA000002

2022LA000002

GRIFFITH, DAVID, ET AL VS EASTY, JANICE M, ET AL

Filed **01/03/2022**
Type **LAW > $50,000 - TROVER - OVER $50,000.00**
Status **OPEN - 01/03/2022**

Court Dates | Documents | **Parties** | Charges / Sentences | Summons | Judgments | Financial Summary

Parties

Type	Full Name	Last	First	Year of Birth
COUNTER-DEFENDANT	LAKESIDE LEGACY FOUNDATION			
COUNTER-DEFENDANT	EASTY, JANICE	EASTY	JANICE	
COUNTER-PLAINTIFF	LAKESIDE LEGACY FOUNDATION			
COUNTER-PLAINTIFF	EASTY, JANICE M	EASTY	JANICE	
DEFENDANT	EASTY, JANICE M	EASTY	JANICE	
DEFENDANT	LAKESIDE LEGACY FOUNDATION			

DOING BUSINESS AS - COUNTER DEF.	DOLE			
DOING BUSINESS AS - COUNTER PLAIN.	DOLE			
DOING BUSINESS AS - DEFENDANT	DOLE			
PLAINTIFF	GRIFFITH, DAVID	GRIFFITH	DAVID	1976
PLAINTIFF	GRIFFITH, JENNIFER	GRIFFITH	JENNIFER	
THIRD PARTY DEFENDANT	FARMERS MARKET AT THE DOLE			
THIRD PARTY PLAINTIFF	EASTY, JANICE M	EASTY	JANICE	

Officials

Type	Full / Business Name	Last	First
ATTORNEY FOR DEFENDANT	AMUNDSEN DAVIS	EBENER	BRIAN
ATTORNEY FOR DEFENDANT	HEYL ROYSTER VOELKER & ALLEN	MCCLENATHAN	MARK
ATTORNEY FOR PLAINTIFF	ZUKOWSKI ROGERS FLOOD & MCARDLE	STEWART	BRADFORD
CO-COUNSEL - DEFENDANT	DOWNEY & LENKOV	SINGLER	KRISTY
JUDGE ASSIGNED	COSTELLO, KEVIN G	COSTELLO	KEVIN

Contact Us

22nd Judicial Circuit Clerk
2200 N. Seminary Ave
Woodstock, IL 60098
Rooms 136 & 353

About

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Nick Hammonds

From: Kathryn Loprino [redacted]
Sent: Wednesday, May 22, 2024 9:18 AM
To: kcowlin@crystallake.org
Cc: Jay LeCoque
Subject: Play Date at the Dole
Attachments: Play Day Letter to City 2024.docx

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 Katie ~
Please see attached letter regarding Play Date at the Dole Friday May 24th to celebrate the children's last day of school with family.

Warmly,
Kathryn Loprino
Director of Community Relations & Events
The Dole
People + Purpose
Lakeside Legacy Foundation, a 501(c)3 Charitable Organization
www.thedole.org
O: 815-455-8000
C: [redacted]

May 21, 2024

Kathryn Cowlin
Director of Community Development
City of Crystal Lake
100 Woodstock St.
Crystal Lake, IL 60014

Via email to kcowlin@crystallake.org

RE: 3rd Annual Play Day at the Dole

Dear Ms. Cowlin:

On May 24, 2024 The Dole will host the 3rd Annual Play Day for District 47 families to celebrate the last day of school. This is a free event and is presented by Gassensmith Group – Compass Real Estate. Children can enjoy games, races, DJ and dancing, a photo booth, bubbles, and chalk art. The event will be held in the circular drive outdoor space known as the Farmers Market area between the hours of 11 am and 2 pm. Last year we had approximately 800 people at this event with approximately 150 cars.

The event benefits Kids in Need of McHenry County that has partnered with Toys For Tots to collect essential items that foster children need most. The Dole is one of 5 collection site for clothing, diapers, wipes, and more that is in the Toys For Tots collection box in the Dole foyer through May 31st. Attendees have been asked to bring a donation item for this worthy cause, in part to recognize National Foster Care Month.

Please let me know if you have any questions or would like further information.

Thank you,

Very truly yours,

Kathryn Loprino

Director, Community Relations & Events

The Dole - Lakeside Legacy Foundation

Nick Hammonds

From: kcowlin@crystallake.org
Sent: Wednesday, May 22, 2024 4:49 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Play Date at the Dole
Attachments: Signed Ordinance Lakeside SUP.pdf

Hello Kathryn,

Thank you for providing the notice of the community event in the designated "Farmers Market" outdoor space. We acknowledge that you will be holding the event. In the future, please be sure to notify the City of outdoor events 60 days prior to the event as required in the special use permit approval.

We have received a list of the dates for the Farmers Market, are there any other planned outdoor events? Please provide a list with the locations indicated.

Kindly,
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: Kathryn Loprino <kloprino@thedole.org>
Sent: Wednesday, May 22, 2024 9:18 AM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Jay LeCoque [redacted]
Subject: Play Date at 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.

Good Morning Katie ~
Please see attached letter regarding Play Date at the Dole Friday May 24th to celebrate the children's last day of school with family.

Warmly,
Kathryn Loprino
Director of Community Relations & Events
The Dole

People + Purpose
Lakeside Legacy Foundation, a 501(c)3 Charitable Organization
www.thedole.org
O: 815-455-8000
C: [redacted]
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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.

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

Nick Hammonds

From: Kathryn Loprino [redacted]
Sent: Wednesday, May 22, 2024 4:55 PM
To: Kathryn Cowlin AICP
Subject: Re: Play Date at 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.

Thank you very much Katie - much appreciated, I've recently accepted this position with the Dole and will take full responsibility for this one! Moving forward I will keep you informed of all community-based events with plenty of notice!
Thanks again for your understanding in this special event for the kids! Have a nice Memorial Day Weekend.

Warmly,
Kathryn Loprino
Director of Community Relations & Events
The Dole
People + Purpose
Lakeside Legacy Foundation, a 501(c)3 Charitable Organization
www.thedole.org
O: 815-455-8000
C: [redacted]

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Wednesday, May 22, 2024 4:48 PM
To: Kathryn Loprino [redacted]
Cc: Jay LeCoque [redacted]
Subject: RE: Play Date at the Dole

Hello Kathryn,

Thank you for providing the notice of the community event in the designated "Farmers Market" outdoor space. We acknowledge that you will be holding the event. In the future, please be sure to notify the City of outdoor events 60 days prior to the event as required in the special use permit approval.

We have received a list of the dates for the Farmers Market, are there any other planned outdoor events? Please provide a list with the locations indicated.

Kindly,
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: Kathryn Loprino [redacted]
Sent: Wednesday, May 22, 2024 9:18 AM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Cc: Jay LeCoque [redacted]
Subject: Play Date at the Dole

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Good Morning Katie ~
Please see attached letter regarding Play Date at the Dole Friday May 24th to celebrate the children's last day of school with family.

Warmly,
Kathryn Loprino
Director of Community Relations & Events

The Dole
People + Purpose
Lakeside Legacy Foundation, a 501(c)3 Charitable Organization
www.thedole.org
O: 815-455-8000
C: [redacted]

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Nick Hammonds

From: Kathryn Loprino [redacted]
Sent: Tuesday, May 28, 2024 7:25 PM
To: Kathryn Cowlin AICP
Subject: 60 day Notice for Event at 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.

Good evening please find the attached letter with regards to a children's Entrepreneur Market the Dole will be hosting on July 28th - today is 62 days out from the event.

May 28th.2024
Kathryn Cowlin
Director of Community Development
City of Crystal Lake
100 Woodstock St
Crystal Lake, IL 60014

via email to kcowlin@crystallake.org

RE: Children's Entrepreneur Market

Dear Ms. Cowlin:
On July 28th, 2024 The Dole will host a children's market. This is an award-winning program that teaches young people about the power of entrepreneurship, innovation and leadership through experiential learning. This program started in Utah in 2017 and has been so successful it has expanded to 24 States.
The event is planned to be held in the Dole porch Music area between the hours of 10-2pm. In the event we are granted Arts and Community Center Status, we would host a portion of the space next to the Farmer's Market area.
We are excited to bring this program to the Dole for the young people in our community.
Please let me know if you have any questions or would like further information.

Thank You for your Time,

Warmly,

Kathryn Loprino
Director of Community Engagement & Events
The Dole
401 Country Club Rd Crystal Lake 60014

Warmly,
Kathryn Loprino
Director of Community Relations & Events

The Dole
People + Purpose
Lakeside Legacy Foundation, a 501(c)3 Charitable Organization
www.thedole.org
O: 815-455-8000
C: [redacted]

Nick Hammonds

From: Kathryn Loprino [redacted]
Sent: Thursday, May 30, 2024 9:01 AM
To: Kathryn Cowlin AICP
Subject: 60 Day Notice for Event at the Dole
Attachments: Children's Entrepreneur Market Letter to City.docx

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 Katie ~

Just circling back around to make sure you received our request for the outdoor event regarding the Children's Entrepeneur Market on July 28th 2024! I can call you this morning to confirm as well - appreciate your time!

Warmly,
Kathryn Loprino
Director of Community Relations & Events
The Dole
People + Purpose
Lakeside Legacy Foundation, a 501(c)3 Charitable Organization
www.thedole.org
O: 815-455-8000
C: [redacted]

Nick Hammonds

From: kcowlin@crystallake.org
Sent: Thursday, May 30, 2024 12:24 PM
To: [redacted]
Subject: RE: 60 day Notice for Event at the Dole

Hi Kathryn,

Thank you for the notice and the explanation and we have no concerns at this time. Please ensure sufficient parking is available for the attendees.

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: Kathryn Loprino [redacted]
Sent: Tuesday, May 28, 2024 7:25 PM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: 60 day Notice for Event at 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.

Good evening please find the attached letter with regards to a children's Entrepreneur Market the Dole will be hosting on July 28th - today is 62 days out from the event.

May 28th.2024
Kathryn Cowlin
Director of Community Development
City of Crystal Lake
100 Woodstock St
Crystal Lake, IL 60014

via email to kcowlin@crystallake.org

RE: Children's Entrepreneur Market

Dear Ms. Cowlin:
On July 28th, 2024 The Dole will host a children's market. This is an award-winning program that teaches young people about the power of entrepreneurship, innovation and leadership through

experiential learning. This program started in Utah in 2017 and has been so successful it has expanded to 24 States.
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We are excited to bring this program to the Dole for the young people in our community.
Please let me know if you have any questions or would like further information.

Thank You for your Time,

Warmly,

Kathryn Loprino
Director of Community Engagement & Events
The Dole
401 Country Club Rd Crystal Lake 60014

Warmly,
Kathryn Loprino
Director of Community Relations & Events



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This Affects YOU



Dear Neighbors,

Rarely do we as a Board and a Community have the opportunity to shape our way of life for the future - now is the time. Please take just a few moments to read on and educate yourself about an issue that **YOU ARE NOT AWARE OF,** but is happening right in front of you.

Recently, a resident within The Gates applied to the Village of Lakewood's planning and zoning commission to amend the current Village ordinance regarding short term rentals. **They are seeking adjustments that would allow for short term vacation rentals, similar to Airbnb and VRBO properties.**

The CCAPOA Homeowners Association firmly stands against approving short term rentals within the Village of Lakewood, and with more certainty within the boundaries of the Gates Neighborhood.

The CCAPOA Board has researched this issue extensively and has found MULTIPLE cities and communities that are actively revoking their legislation to remove these types of short term rental properties from their communities. The issues and concerns revolve around the below topics;

- **Disrupting the Peace and quiet** within the neighborhood
- **Safety for children and elderly,** particularly since there are no sidewalks and

children often play and bike in the streets.

- Potential for **increased trash and litter**
- Renters **don't care about the neighborhood**
- **Unvetted strangers** in the neighborhood
- **Parking problems,** specifically along public streets and private parking at Association beaches
- Decrease in quality of life, related to **increased noise, disturbances and potential confrontations** from 'partying' vacationers
- Repeat of any or all of the above concerns ***with each new renter.*** This is a key difference between a "resident" and a "short term renter."

The below articles outline these growing concerns on various communities;

https://www.businessinsider.com/cities-fighting-airbnbs-with-regulations-for-short-term-rentals-2022-5

https://shelterforce.org/2024/02/22/how-short-term-rentals-affect-communities-with-loose-restrictions/

So What Can We As a Community Do To Stop This?

The Planning and Zoning Commission will be meeting in June to review this application and hear comments from the Community. **The CCAPOA Board strongly encourages you to attend this meeting if you value your current way of life.** We fear the character of our close knit community will be damaged by short term rental properties.

Date: Monday June 17th

Time: 7pm

Where: 2500 Lake Ave, Lakewood

Please do not make the mistake of thinking this is just one person wanting to change the code and it doesn't matter in the grand scheme of things. It only takes one person to set a precedent and then the variance becomes almost impossible to overturn. One person is all it takes to open the floodgates. This could be YOUR NEIGHBOR renting out their property - this could happen next to you.

We thank you for your help to keep our community way of life that we as a Board strive so hard to maintain

Lenneka McCallam, CCAPOA President
president@ccapoa.org

Delivered by _____

1350 Rayford Park Rd. Suite A, Spring, TX 77386