CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
September 3, 2024
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – August 20, 2024**

5. **Accounts Payable**

6. **Public Presentation**
   The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.

7. **Mayor's Report**

8. **City Council Reports**

9. **Consent Agenda**
   a. **Special Event Request and Street Closure - St. Thomas the Apostle School Trunk or Treat, October 25, 2024**
   b. **Special Event Request and Police Assistance Fee Waiver – Break Spooktacular 5K Fun Run and Walk, October 12, 2024**
   c. **Special Event Request, Street Closure for Pierson Street and Class 16 Temporary Liquor License – St. Thomas the Apostle Church Oktoberfest, Saturday, October 5, 2024**
   d. **Cable Franchise Renewal Agreement**

10. **840 Country Club Road - Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback**

11. **4 E. Terra Cotta Avenue, Monster Ink Tattoo - Comprehensive Land Use Plan Map Amendment from O Office to Commerce, rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development, and a Preliminary/Final Planned Unit Development for a tattoo studio**

12. **410 Main Street, City of Crystal Lake - Rezoning the site to M Manufacturing**

13. **1100 Coventry Lane, City of Crystal Lake - Rezoning the site to M Manufacturing and Special Use Permit for a City Utility Facility**

14. Groundwater Restriction Ordinance for 280 North Route 31 (northwest corner of Illinois Route 176/ East Terra Cotta Avenue and Illinois Route 31)

15. Proposal Award - Various Physical Examinations, Immunizations, Substance Screening, Annual On-site Wellness Screenings and Flu Shots, and CDL Drug/Alcohol Testing

16. Council Inquiries and Requests

17. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel

18. Reconvene to Regular Session

19. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Nebel, Executive Assistant, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No: 9a

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: Special Event Request and Street Closure – St. Thomas the Apostle School Trunk or Treat, October 25, 2024

Staff Recommendation: Motion to approve the Special Event Request for St. Thomas the Apostle School's Trunk or Treat, including street closure, to be held on October 25, 2024 pursuant to the recommended conditions

Staff Contact: Kathryn Cowlin, Director of Community Development
Laurrie Fitzgerald, Support Service Coordinator

Background:
St. Thomas the Apostle School is requesting to hold a Trunk or Treat Special Event. This request includes the closure of Lake Street between Washington Street and the western portion of the St. Thomas the Apostle Church property, on Friday, October 25, 2024, from 4:30 p.m. until 6:00 p.m.

The event will be held in the parking lot located at 265 King Street. The organizers are requesting to close Lake Street to ensure the safety of children crossing from the school to parking lot.

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

1. The approval is valid on October 25, 2024 from 4:30 p.m. to 6:00 p.m.
2. City-owned barricades must be used to block off the street closure sections. Barricades shall be placed to allow access to existing crosswalks. In addition, a "Local Traffic Only" sign must be temporarily placed at the entrance to Lake Street from Dole Avenue. The petitioner has submitted a Barricade Borrowing Application.
3. The petitioner must send a notice to all affected property owners along Lake Street.
4. Signs indicating the road closure shall be posted a minimum of 7 days prior to the event.

5. The petitioner must contact the School Districts in the area in case there are any bus routes that may utilize Lake Street.
6. Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway, if necessary.
7. Emergency access to the School must be maintained throughout the event.
8. Local traffic access to Lake Street must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
9. All debris created by the event shall be cleaned up during and after the event.
10. Pop up tents, tents, or other types of portable tents shall be properly anchored.
11. No signs for the event can be placed so they block vehicle sight lines for cars on the road or leaving the driveway.
12. A weather monitoring person is required during the event and an emergency plan shall be in place in the event of severe weather.
13. In the case of inclement weather, an alternate date can be approved by the City Manager.

The City Council has approved this event in the past. The applicant has been made aware of these recommended conditions and advised to attend the September 3, 2024 City Council meeting to answer any questions.

Votes Required to Pass:
Simple majority vote

Office Use Only:
Application #: _____

City of Crystal Lake
Simplified Special Event Permit Application

Please submit the application at least two (2) weeks prior to event.

Name of Event: Saint Thomas the Apostle School - Trunk or Treat

Type of Event:

☐ Outdoor Plant Sale
☐ Holiday Greenery Sale Event
☐ Outdoor Sales Event or Promotion
☒ Other Outdoor Trunk or Treat

Do you have permission from the property owner to operate on this property? ☑ Yes ☐ No
(Note: Please include written permission from the property owner. An e-mail from the owner is acceptable)

Applicant: Kate Lane
Address: 1004 Ridgewood Ln. Crystal Lake, IL 60014
Telephone: [redacted]
E-mail: [redacted]

Owner: Samantha Anderson
Address: 265 King St. Crystal Lake, IL. 60014
Telephone: 815-459-0496
E-mail: Sandersone@stthomascl.org

Location of Event: Behind 265 King St.

Date(s) of Event: 10/25/2024 Hours of Event: 4:30 to 6:00 PM

General Description of the Event (Attach a separate page if necessary):

Will you be using tents or canopies at your event? ☐ **YES** ☑ **NO**

Will you have temporary lighting or need temporary electricity outlets for this event? ☐ **YES** ☑ **NO**

Are you planning to put up signs to promote your event? ☐ **YES** ☑ **NO**
If yes, include a description of the types of signs you will use for this event and show their location on the site plan.

Applicant: Kate Lane Kate Lane 7/22/2024
(Print & Sign name) *Date*

Owner: Samantha Anderson 7/22/24
(Print & Sign name) *Date*

RECEIVED
AUG 05 2024
BY: .....

Revised: August 2021

Scanned with CamScanner

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: Special Event Request and Police Assistance Fee Waiver – Break Spooktacular 5K Fun Run and Walk, October 12, 2024

Staff Recommendation: Motion to approve the application for a Special Event for the Break Spooktacular 5K Fun Run and Walk to be held on October 12, 2024 pursuant to the recommended staff conditions listed, and waiver of the Police Department chargeback fees (~$1,635.90)

Staff Contact: Kathryn Cowlin, Director of Community Development
Laurrie Fitzgerald, Support Services Coordinator

Background:
This is a request to hold the Spooktacular 5K Fun Run and Walk in Crystal Lake. The event is planned for Saturday, October 12, 2024. The Run/Walk will begin at 5:00 p.m. and finish at approximately 7:00 p.m. at the Break Crystal Lake Teen Center, 6292 Northwest Highway. The Break Teen Center is focused on providing adolescents and young adults a safe and stimulating environment for connecting, having fun, and finding acceptance among peers and adults in the community. This event is designed to be a fun Halloween experience for members and the community. This is the same set-up as last year's event.

The proposed route will have the walkers and runners begin in the back parking lot at the Break Teen Center. Participants will continue behind the Hobby Lobby store towards Teckler Blvd, where course patrol will be stationed. The course will proceed north along Teckler Blvd to the Main Street McHenry County Conservation District Prairie Path, and continue along the path to the Main Street pedestrian crossing at the Three Oaks Recreation Area Entrance. It will continue along the path to the Three Oaks guard house where they will turn around and reverse the course to return to the starting location.

The organizers have obtained a permit for the use of the path from the McHenry County Conservation District. They will have volunteers stationed at the following intersections:

- Main Street and Walkup Avenue
- Main Street pedestrian crossing at the Three Oaks Entrance

- The Three Oaks Guard House turnaround and water station.

In addition to the volunteers, the Crystal Police Department will assist with traffic control at the above locations. The Police Department has determined that the chargeback fee will be approximately $1,635.90.

The walk organizers are requesting a waiver of the Police assistance fees.

The organizers must also ensure that the participants are aware of them walking with, against, and crossing normal direction of vehicle traffic in various locations on the course.

If the request is approved, the following conditions are recommended:

1) Items must be not located so as to block sidewalks.
2) Sidewalks are not to be marked with paint or any permanent materials.
3) The volunteers must carry cellular phones or radios to contact 911 in case of an emergency. Volunteers are not to direct traffic.
4) The event organizers must coordinate with the Crystal Lake Police regarding assistance during the event. Please contact the Police Department by September 16, 2024, to determine/arrange for police officers for traffic control.
5) Tents having an area exceeding 400 square feet (700 square feet with open sides) shall require a permit in accordance with (2018) IFC Section 3103.2. Please contact the Fire Rescue Department (815-356-3640) if utilizing a tent that shall require a permit.
6) A weather monitoring person is required during the event and an emergency plan shall be in place in the event of severe weather.
7) All debris created by the event must be cleaned up during and after the event.
8) Petitioner must adhere to the required City insurance provisions for the use of City-owned property. A certificate of insurance naming the City as additional insured is on file.
9) Promotional banners and signage were not included with this request. Any temporary signage/banner requires a Limited Duration sign permit through Community Development Department.
10) All food trucks must meet the requirements listed in City Code Chapter 385-35, including a permit and an inspection of the truck by the Crystal Lake Fire Prevention Bureau. The petitioner shall contact Community Development for permit requirements and the Fire Prevention Bureau to arrange for an inspection prior to the event.
11) In the case of inclement weather, an alternate date can be approved by the City Manager.

The applicant has been made aware of these recommended conditions and advised to attend the September 3, 2024 City Council meeting to answer any questions.

Votes Required to Pass: Simple majority vote

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Break Spooktacular

EVENT LOCATION 6293 NW Highway, Northwest Highway, Crystal Lake

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

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

GENERAL EVENT INFORMATION

RECEIVED
AUG 07 2024
By

1. TYPE OF EVENT (Check all that apply)

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

2. General Description/Purpose of the event:
5K benefitting the Crystal Lake Teen Center (The Break)
Participants may be in costume

3. Will the event require the use of City-owned property? ☒ Yes ☐ No
4. Is a Site Map/Route Map attached? ☒ Yes ☐ No
5. Is the event an annual/recurring event? ☒ Yes ☐ No
6. Will the event require a public street/sidewalk to be blocked or closed? ☐ Yes ☐ No
7. Will the event require use of a public parking lot? ☐ Yes ☒ No
8. Number of persons scheduled to monitor and work the event: 10
9. Estimated attendance: 100

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

ORGANIZATION INFORMATION

11. ☒ Organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of Event Manager: Brenda Napholz

13. Contact Information for Event Manager:

Address: 6292 NW Highway
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ☐

Emergency phone: ☐

Cell phone: ☐

Email: brenda@dbreak.com ☐

EVENT OPERATION

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

Set Up: October 12, 2024

Event: Spooktacular 5K

Dismantling: October 12, 2024

15. Hours of the event:

Set Up: 3:30 p.m.

Event: 5:00 p.m.

Dismantling: 7:00 p.m

CITY MANAGER'S OFFICE

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

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

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

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

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

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

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

    Temporary community event signs ☒ Yes ☐ No

    Temporary neighborhood event signs ☒ Yes ☐ No

    Directional signs ☒ Yes ☐ No

    Banner ☒ Yes ☐ No

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

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

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

    Description of Products_____

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

    Name of Company_____
    Address_____
    Phone_____

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

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

    _____

    _____

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

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

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

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

28. Please state what provisions have been made for first aid and emergency medical services, if any:
Our staff is trained in CPR, FirstAid & Mental Health First Aid

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

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

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

Brenda Napholz
Signature

August 5, 2024
Date

Brenda Napholz
Print Name

STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

BREAK

CRYSTAL LAKE TEEN CENTER

Mission: To provide adolescents and young adults with a safe and stimulating environment for connecting, having fun, and finding acceptance among peers and adults in the community.

Core Values: Creativity, Inspiration, Integrity, History, Our Future, Inclusion

July 17, 2024

To Whom It May Concern:

I am writing this letter to request assistance for our teen center 5K run/walk event to be hosted on October 12, 2024 from 5 P.M. - 7 P.M. We understand that there is a fee that is involved with securing police officers to assist. I humbly request that the fees be waived or significantly reduced. We will work with the police in any way needed in order to hold this event for our members and community supporters. This event has been a collaborative effort with our members and our board. It has been very gratifying to see our young members work alongside our board and community members to make this event happen.

The majority of the course is contained on the Prairie Trail and the path to Three Oaks Recreation Center. I am attaching the course map with this request as well.

Below is a list of our key volunteer stations that require assistance. All of which will also have 1-2 volunteers stationed along with the City of Crystal Lake Police:

- Light at Main Street and Ace Hardware:
- Main street at pedestrian crossing into Three Oaks: 1 volunteers
- End of path before entrance of 3 Oaks (turnaround): 1-2 volunteers + water station

Thank you for your consideration and time. If you have any questions, please feel free to contact me at any time.

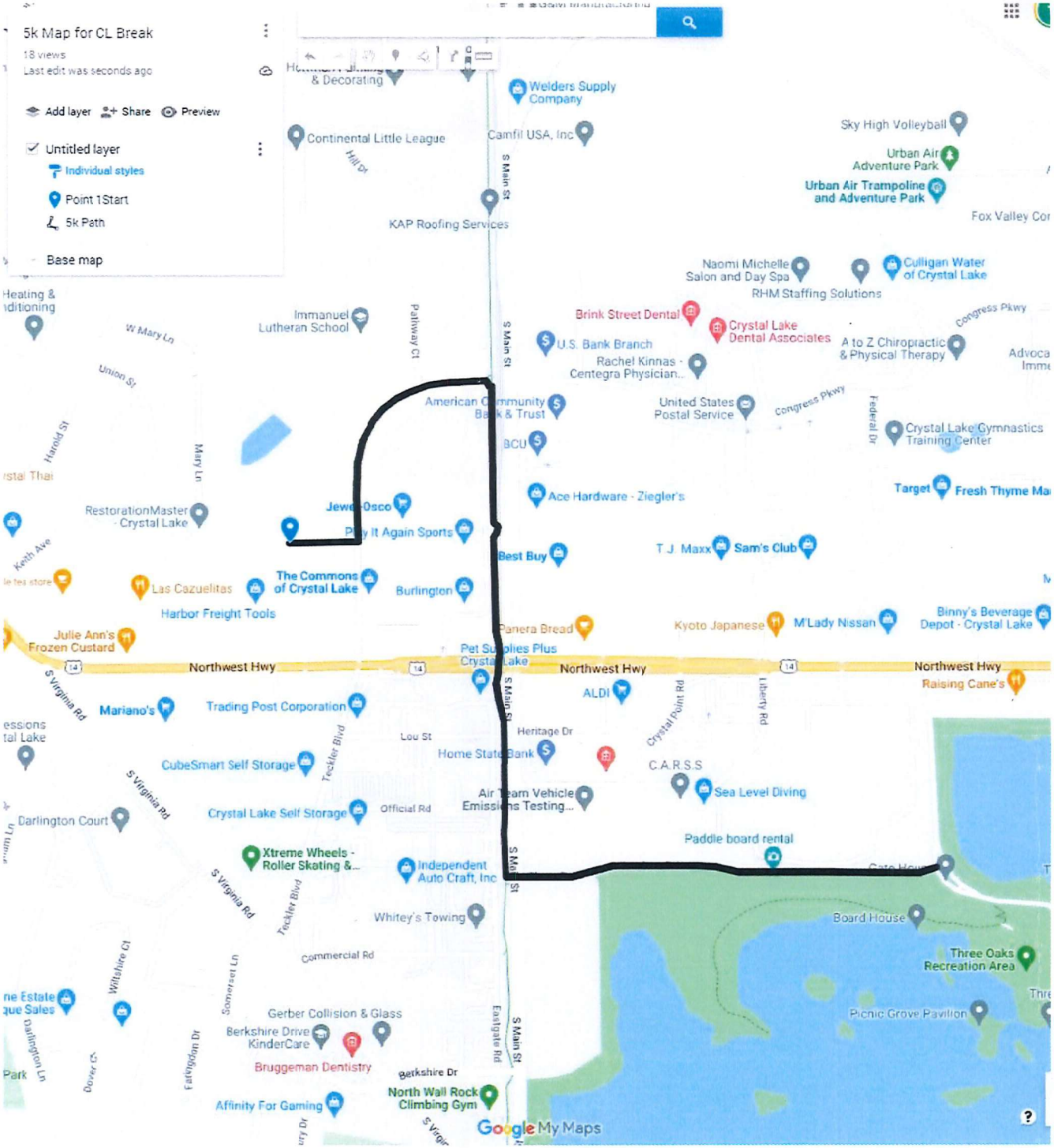
Sincerely,

Brenda Napholz

Brenda Napholz, Break Executive Director

[redacted]

brenda@clbreak.com


5k Map for CL Break
18 views
Last edit was seconds ago
Add layer
Share
Preview
Untitled layer
Individual styles
Point 1Start
5k Path
Base map
Welders Supply Company
Continental Little League
Camfil USA, Inc
Sky High Volleyball
Urban Air Adventure Park
Urban Air Trampoline and Adventure Park
KAP Roofing Services
Naomi Michelle Salon and Day Spa
RHM Staffing Solutions
Culligan Water of Crystal Lake
Immanuel Lutheran School
Brink Street Dental
Crystal Lake Dental Associates
U.S. Bank Branch
Rachel Kinnas - Centegra Physician...
A to Z Chiropractic & Physical Therapy
American Community Bank & Trust
United States Postal Service
BCU
Crystal Lake Gymnastics Training Center
Ace Hardware - Ziegler's
Target
Fresh Thyme Ma
RestorationMaster - Crystal Lake
Play It Again Sports
Best Buy
T.J. Maxx
Sam's Club
Las Cazuelitas
The Commons of Crystal Lake
Burlington
Harbor Freight Tools
Julie Ann's Frozen Custard
Panera Bread
Kyoto Japanese
M'Lady Nissan
Binny's Beverage Depot - Crystal Lake
Pet Supplies Plus Crystal Lake
Northwest Hwy
Raising Cane's
Mariano's
Trading Post Corporation
ALDI
CubeSmart Self Storage
Home State Bank
C.A.R.S.S
Sea Level Diving
Crystal Lake Self Storage
Air Team Vehicle Emissions Testing...
Darlington Court
Paddle board rental
Xtreme Wheels - Roller Skating &...
Independent Auto Craft, Inc
Whitey's Towing
Board House
Three Oaks Recreation Area
Picnic Grove Pavilion
Gerber Collision & Glass
Berkshire Drive KinderCare
Bruggeman Dentistry
North Wall Rock Climbing Gym
Affinity For Gaming
Google My Maps

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: St. Thomas the Apostle Church, Oktoberfest Special Event Request, Street Closure for Pierson Street and Class 16 Temporary Liquor License, Saturday, October 5, 2024

Staff Recommendation: Motion to approve the following requests for St. Thomas the Apostle Church's Oktoberfest to be held on Saturday, October 5, 2024:

a. Issuance of a Class 16 Temporary Liquor License for the St. Thomas the Apostle Oktoberfest.
b. The application for a special event pursuant to staff recommended conditions, including the closure of part of Pierson Street and King Street.

Staff Contact: Kathryn Cowlin, Director of Community Development
Laurrie Fitzgerald, Support Services Coordinator

Background: St. Thomas the Apostle Church has requested a Special Event approval to hold an Oktoberfest. This event will be similar to their annual outdoor mass and picnic. The event is scheduled for Saturday, October 5, 2024 from 5:00 p.m. until 10:00 p.m. The request includes permission to close Pierson along the limits of the St. Thomas the Apostle Church property, as well as a portion of King Street. This is the same set-up as last year's event.

The City has also received a request from the St. Thomas the Apostle Catholic Church for the issuance of a Class 16 Temporary Liquor License in order to sell beer and wine at their Oktoberfest event being held on Saturday, October 5, 2024 from 5:00 p.m. to 10:00 p.m.

Section 329-5-P of the City Code permits the issuance of a Class 16 Temporary Liquor License for the retail sale of beer and wine for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

City staff has reviewed the petitioner's request and does not have concerns regarding the event and the closure of Pierson Street, providing the following conditions are met:

1) City-owned barricades must be used to block off the street closure sections. Barricades must be placed to allow access to existing crosswalks. In addition, a "Local Traffic Only" sign must be placed temporarily at the entrance to King Street from Virginia Street and along Pierson Street at Washington Street and Florence Street.

2) The petitioner must send a notice to all affected property owners along Pierson Street and post a notice of street closures a minimum of 5 days before the event along the street.

3) Signs indicating the road closure shall be posted a minimum of 7 days prior to the event.

4) Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway, if necessary.

5) Local traffic access to Pierson Street must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.

6) All debris created by the event must be cleaned up during and after the event.

7) Provide 20-foot access lane(s) for emergency vehicles to gain access to the building, Fire Department Connection, and the event site.

8) Fire hydrants located on or near the property of the event must remain unobstructed and "No Parking" signs posted.

9) Tents and canopies used for this event must comply with City's tent requirements.

10) Generators, if used, must be a minimum of 20 feet from any tents/canopies and protected from the public by fencing, enclosure, or other approved means.

11) Any barricades used to restrict traffic or pedestrians must be easily moveable or manned by event staff should an emergency occur during the event hours.

12) The applicant needs to contact the Fire Prevention Bureau three days prior to the event to schedule a site/tent inspection, or if you have any questions or concerns regarding this review.

13) A raffle license must be obtained from the City of Crystal Lake.

14) Promotional and informational banners and signage may need a limited duration sign permit issued from the Building Division. Please contact the Building Division regarding signage to be used in conjunction with the event.

15) Obtain a Special Event Retailers Liquor License from the Illinois Liquor Control Commission. The application can be found at https://ilcc.illinois.gov/content/dam/soi/en/web/ilcc/sitecollectiondocuments/special-event-retailer-liquor-license-nfp.pdf.

16) All food vendors must obtain approval from the McHenry County Health Department.

17) Food Trucks will be individually responsible for obtaining a certificate of operation from the McHenry County Health Department Permit and a City of Crystal Lake Permit, and scheduling an inspection with the Fire Rescue Department. To schedule an inspection please contact the Fire Rescue Department at (815)356-3640.

18) A weather monitoring person is required during the event and an emergency plan shall be in place in the event of severe weather.
19) In the case of inclement weather, an alternate date can be approved by the City Manager.

The applicant has been made aware of these recommended conditions and advised to attend the September 3, 2024 City Council meeting to answer any questions.

Votes Required to Pass: Simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Oktoberfest

EVENT LOCATION 265 King Street

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival	☐ General use of City-owned property
☐ Circus	☐ Parade
☐ Festival	☐ Outdoor Sales
☐ Filming	☐ Run/Walk Event
☑ Other Outdoor Fundraiser for St. Thomas School	

2. General Description/Purpose of the event:
Fundraising effort for St. Thomas the Apostle School. Parents, staff and parishioners will attend.
Will be held on the parish grounds, with food, beverages, silent auction, 50/50 raffle and DJ.

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

8. Number of persons scheduled to monitor and work the event: 25-30

9. Estimated attendance: 250

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

ORGANIZATION INFORMATION

11. ☑ Organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of Event Manager: Kristin Blake

13. Contact Information for Event Manager:

Address: 673 Exmoor Ct
Crystal Lake IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ☐
Emergency phone: ☐
Cell phone: ☐
Email: ☐

EVENT OPERATION

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

Set Up: 10/4/2024 - 10/5/2024
Event: 10/5/2024
Dismantling: 10/6/2024

15. Hours of the event:

Set Up: Noon - 5 pm
Event: 5 pm - 10 pm
Dismantling: Noon - 2 pm

CITY MANAGER'S OFFICE

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

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

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

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

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

If yes, what type of alcoholic beverages will be served?
Beer and Wine to be sold by our Knights of Columbus

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

Temporary community event signs ☑ Yes ☐ No

Temporary neighborhood event signs ☐ Yes ☐ No

Directional signs ☑ Yes ☐ No

Banner ☑ Yes ☐ No

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

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

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

Description of Products

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

Name of Company
Address
Phone

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

If yes, please specify the power requirements and plan for provision
Electricity from the parish buildings on King Street

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

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

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

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

28. Please state what provisions have been made for first aid and emergency medical services, if any:
Nurses will be in attendance at the event, and first aid from the parish/school is available.

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

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

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

Robert W. Jones — Signature

Aug. 8, 2024 — Date

Robert W. Jones — Print Name

STAFF USE ONLY

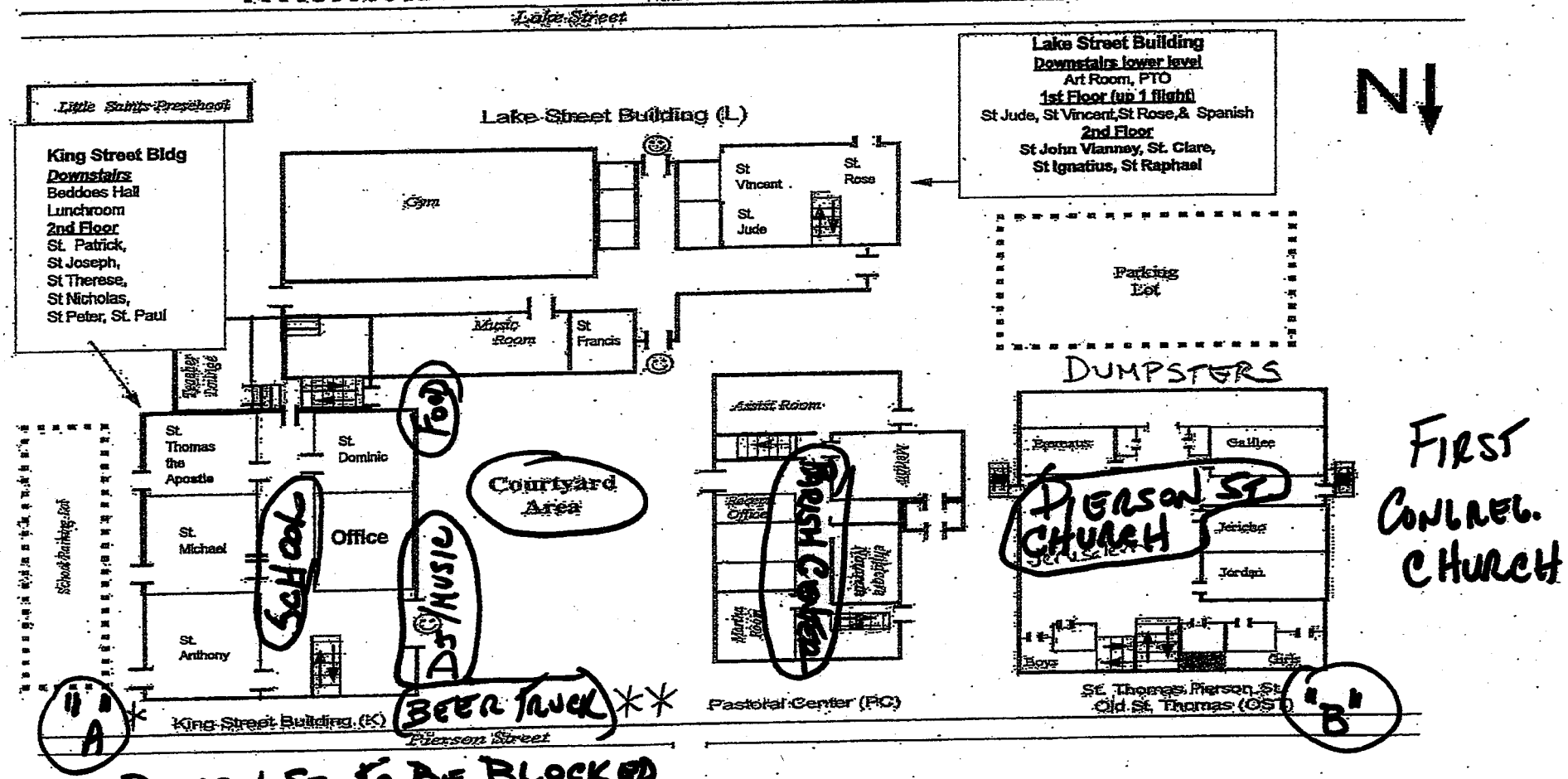
Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

* ST. THOMAS SCHOOL
265 KING ST
** ST. THOMAS PARISH CENTER
272 KING ST



FIRST CONGREG. CHURCH

PIERSON ST. TO BE BLOCKED FROM 'A' TO 'B'

TABLES/CHAIRS IN COURTYARD AREA

LAKE ST
LAKE ST
PECKHAM ST
PECKHAM ST
PECKHAM ST
PECKHAM ST
PECKHAM ST
W VIRGINIA ST
W VIRGINIA ST
W VIRGINIA ST
W VIRGINIA ST
W WASHINGTON AVE
W WASHINGTON AVE
265
453

ST. THOMAS THE APOSTLE
CATHOLIC CHURCH

August 5, 2024

Mayor Haig Haleblian
City Council Members
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Mayor Haig Haleblian and City Council Members,

With this letter we are requesting your permission to serve beer and wine at our Parish/School Oktoberfest. This event will be held at our St. Thomas the Apostle School Grounds, 265 King Street, Crystal Lake, on Saturday, October 5, 2024.

The Oktoberfest will be held between 5:00 pm and 10:00 pm with participation of approximately 200 people. Wrist bands will be issued for those ages 21 and older. Set up will begin on October 5, 2024 at approximately 10:00 am.

We are planning this activity to be a fun activity which will help strengthen our community.

Thank you for your consideration of this request, and please contact us if you have any questions.

Sincerely in Christ,

Robert W. Jones

Rev. Robert W Jones, Pastor
St. Thomas the Apostle Church

272 King St, Crystal Lake, IL 60014 *(Parish Office)*
451 W. Terra Cotta Ave, Crystal Lake, IL 60014 *(Oak Street Church)*
453 Pierson St, Crystal Lake, IL 60014 *(Pierson Street Church)*

Phone 815-455-5400
Fax 815-455-2733
www.stthomascl.church

CITY OF CRYSTAL LAKE

Class "16"
Temporary Liquor License

General Information:

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

City of Crystal Lake
Application for Temporary Liquor License

CLASS "16"
Beer and Wine

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

1. Applicant's full name St. Thomas the Apostle Parish & School
(Must be not-for-profit organization)

Address _____ Phone Number _____

2. Location where beer and wine will be sold:
St. Thomas School Courtyard along ~~Lake~~ Pierson St & King St.

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

4. Hours of operation: ~~4pm to 10:30pm~~ 5pm - 10pm (AS)

5. Describe the type of crowd and traffic control licensee will utilize. _____

6. Describe plan for refuse pickup. On-site dumpster

7. Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.

See Attached

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

Robert W. Jones 8/8/24
Signature of President Date

Donna Kolstad 8/8/24
Signature of Secretary Date

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

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

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

Robert W. Jones
Signature of President

Donna Rothwell
Signature of Secretary

Subscribed and sworn to before me this 8th day of August, 2024.

John Paul Dickson
Notary Public

OFFICIAL SEAL
JOHN PAUL DICKSON
Notary Public, State of Illinois
Commission No. 991411
My Commission Expires
May 28, 2028

St. Thomas the Apostle Parish & School – October 5, 2024

Names and Addresses of the members of the organization who will be selling beer and wine are:

Michael Bradley	8311 Prospect St., Woodstock, IL 60098
John M. Orso	1076 Abbey Drive, Crystal Lake, IL 60014
Joshua M. Turk	866 Chasefield Ln, Crystal Lake, IL 60014

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/8/2024

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

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

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
2850 Golf Rd
Rolling Meadows IL 60008

CONTACT NAME: Gallagher Bassett Services, Inc.
PHONE (A/C, No, Ext): 414-203-4053 **FAX (A/C, No):** 414-258-1250
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Catholic RRG , Inc	10083
INSURER B : Midwest Employers Casualty Company	23612
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED DIOCOFR-01
Diocese of Rockford
Finance & Administration Office
P.O. Box 7044
Rockford IL 61125

COVERAGES **CERTIFICATE NUMBER:** 1761211844 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			RRG02620241 XS02620241	7/1/2024 7/1/2024	7/1/2025 7/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ Included $ Included $ Included $ 2,000,000 $ Included $
A A	AUTOMOBILE LIABILITY ANY AUTO X OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			RRG02620241 XS02620241	7/1/2024 7/1/2024	7/1/2025 7/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 5,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			RRG02620241	7/1/2024	7/1/2025	EACH OCCURRENCE AGGREGATE $	$ 4,000,000 $ 4,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		EWC010256	7/1/2024	7/1/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	Statutory $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Liability and Auto Liability limits inclusive of $250,000 Self-Insured Retention.
If Additional Insured status noted herein, coverage afforded by Form #TNC-G118 (ed. 01/01/12).
FOR: St Thomas The Apostle Church - DIOCESE OF ROCKFORD - 451 W Terra Cotta Avenue, Crystal Lake, IL 60014
REASON: Parish/School Oktoberfest to be held on grounds at St Thomas School. 265 King St, Crystal Lake, IL Sunday 10/5/24 5pm-1000pm
City of Crystal Lake is listed as an additional insured

CERTIFICATE HOLDER
City of Crystal Lake
100 W Woodstock St
Crystal Lake IL 60014
USA

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jeffrey P. Fuscaldo

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: Cable Franchise Renewal Agreement

Staff Recommendation: Motion to adopt an Ordinance approving the renewal of a cable franchise agreement and authorizing the City Manager to execute an agreement with Comcast of Northern Illinois for a cable franchise agreement.

Staff Contact: Nick Hammonds, Deputy City Manager

Background:
As allowed by State law, the City of Crystal Lake has franchise agreements with the various utilities that operate in the City's right-of-way. The City's current cable franchise agreement, which was executed in 2019, expires in September 2024. The attached renewal agreement is based on a franchise agreement template provided by the Metropolitan Mayors Caucus and the previous franchise agreement between the City and Comcast (the "Grantee").

With the assistance of the City's legal counsel, the template was modified and tailored to the City's needs. This basic agreement template has been utilized by numerous municipalities, including Lake in the Hills, Cary, Huntley, Algonquin and Lakewood. The benefits to the City match the benefits proposed in franchise agreements utilized in these communities. The proposed agreement is the same as the 2024 agreement, except for minor updates in accordance with revised State Audit Statutes.

A summary of the terms of the attached agreement, along with the Grantee's requirements, are listed below:

- The term of the agreement is five (5) years. The franchise is non-exclusive.
- Grantee shall abide by the City's existing Right-of-Way Use Ordinance, Chapter 427.
- Grantee shall abide by installation requirements for new residential development.
- Grantee agrees to provide minimum programming service standards.
- Grantee shall provide complimentary basic cable service to school and governmental buildings in the franchise area.

- Grantee shall pay a franchise fee of five percent (5%) of annual Gross Revenues received from the operation of cable service to the franchise area. On average, the City receives $400,000 to $450,000 per year in franchise fee payments.
- Grantee shall provide capacity for noncommercial public, education and government access (PEG) programming through one channel.

Attached to this supplement is the proposed ordinance and agreement. The City's Legal Counsel, Information Technology Director, City Engineer, and Public Works Director have reviewed and approved the attached agreement.

Votes Required to Pass:

Simple majority vote of the City Council

Ord. ____
File No. ___

AN ORDINANCE APPROVING A CABLE FRANCHISE AGREEMENT

WHEREAS, the City of Crystal Lake (the "City of Crystal Lake" or "City") is an Illinois home rule municipal corporation and unit of government organized and operating pursuant to Article VII, Section 6(a) of the Illinois Constitution and the Laws of the State of Illinois; and

WHEREAS, pursuant to its home rule authority, the City of Crystal Lake may exercise any power and perform any function pertaining to its government and affairs, including promoting the health, safety, and welfare of its citizens; and

WHEREAS, Section 11-42-11 of the Illinois Municipal Code, 65 ILCS 5/11-42-11, grants municipalities authority to license, franchise and tax cable operators; and

WHEREAS, Chapters 195 and A700 of the Code of Ordinances, City of Crystal Lake, Illinois, control and govern cable television franchising within the City of Crystal Lake; and

WHEREAS, the City of Crystal Lake is a "franchise authority," as defined in the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. §§521, et seq.; and

WHEREAS, the City of Crystal Lake City Council desires, and finds it is in the best interest of the health, safety, morals and welfare of the City, to grant a cable franchise, pursuant to all of the foregoing authority, to Comcast of Northern Illinois, Inc. or an affiliate thereof, for the purpose of operating a cable system within the City's boundaries; and

Draft

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crystal Lake, as follows:

Section One: Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated into the text of this ordinance as its findings to the same extent as if each such recital had been set forth herein in its entirety. It is the City Council's intent for the actions described herein to be interpreted as an exercise of the foregoing authorities to the fullest extent permitted by law.

Section Two: Grant of Franchise. Pursuant to Section 621(a) of the Cable Act, 47 U.S.C. § 541 (a), and 65 ILCS 5/11-42-11(a) of the Illinois Municipal Code, the Illinois Constitution, and Chapters 195 and A700 of the Code of Ordinances, City of Crystal Lake, Illinois, the City Council hereby approves and grants to Comcast of Northern Illinois, Inc. (the "Grantee") a nonexclusive Cable Television Franchise Agreement (the "Franchise"), in the form attached hereto as Exhibit "A" and, further, subject to the Grantee's strict compliance with the terms and conditions of such Franchise, authorizes the Grantee to construct and operate a cable system in the public ways within the Franchise area, and for that purpose to erect, install, construct, repair, replace, reconstruct, maintain, or retain in any public way such poles, wires, cables, conductors, ducts, conduits, vaults, manholes, pedestals, amplifiers, appliances, attachments, and other related property or equipment

as may be necessary or appurtenant to the cable system, and to provide such services over the cable system as may be lawfully allowed.

Section Three: Term. The Franchise granted herein shall be for a term of five (5) years.

Section Four: Effective Date. This Ordinance and the Franchise granted herein shall be effective as of September 3, 2024.

Section Five: The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City of Crystal Lake to the extent of any conflicts. Except for the foregoing limitations, the Grantee's operation of its cable system pursuant to the Cable Television Franchise Agreement remains subject to all terms and conditions of applicable codes and ordinances of the City of Crystal Lake, including, without limitation, building codes and regulations concerning the construction and design of public improvements. All ordinance or parts of ordinance in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith. Each section, subsection, subdivision and provision of this ordinance is hereby declared to be an independent division and subdivision and, not withstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provisions of said chapter, or the application thereof to any person or circumstance is held to be invalid, the remaining sections or provisions and the application of such sections and provisions to any person or circumstances other than those to which it is held invalid, shall not be affected thereby, and it is hereby declared that such sections and provisions would have been passed independently of such section or provision so known to be invalid.

Section Six: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City of Crystal Lake and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

DATED at Crystal Lake, Illinois, this 3rd day of September, 2024.

APPROVED:

_____

MAYOR

SEAL
ATTEST:

_____

CITY CLERK

PASSED: September 3, 2024
APPROVED: September 3, 2024

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

Draft

CABLE TELEVISION FRANCHISE AGREEMENT BY AND BETWEEN
The CITY OF CRYSTAL LAKE
And
COMCAST OF NORTHERN ILLINOIS, INC.

This Franchise Agreement (hereinafter, the "Agreement" or "Franchise Agreement") is made between the City of Crystal Lake, Illinois (hereinafter, the "City") and Comcast of Northern Illinois, Inc. (hereinafter, "Grantee") this _____ day of _____, 2024 (the "Effective Date").

The City, having determined that the financial, legal, and technical abilities of the Grantee are reasonably sufficient to provide the services, facilities, and equipment necessary to meet the future cable-related needs of the community, desires to enter into this Franchise Agreement with the Grantee for the construction, operation and maintenance of a Cable System on the terms and conditions set forth herein.

This Agreement is entered into by and between the parties under the authority of the Cable (as hereinafter defined), the Illinois Constitution of 1970, including the City's home rule powers, and the Illinois Municipal, as amended from time to time, and shall be governed by the Cable Act and the Illinois Municipal Code, as amended from time to time; provided that any provisions of the Illinois Municipal Code that are inconsistent with the Cable Act shall be deemed to be preempted and superseded.

Draft

SECTION 1: Definition of Terms

For the purpose of this Franchise Agreement, capitalized terms, phrases, words, and abbreviations shall have the meanings ascribed to them in the Cable Act, unless otherwise defined herein.

"Cable Act" or "Act" means the Cable Communications Policy Act of 1984, as amended by the Cable Consumer Protection and Competition Act of 1992 and the Telecommunications Act of 1996, 47 U.S.C. §§ 521 et seq., as the same may be amended from time to time.

"Cable Operator" means any Person or group of Persons who provides Cable Service over a Cable System and directly or through one or more affiliates owns a significant interest in such Cable System; or who otherwise controls or is responsible for, through any arrangement, the management and operation of such a Cable System.

"Cable Service" or "Service" means the one-way transmission to Subscribers of Video Programming or Other Programming Service and Subscriber interaction, if any, which is required for the selection or use of such Video Programming or Other Programming Service.

"Cable System" or " System," has the meaning set forth in 47 U.S.C. § 522 of the Cable Act, and means Grantee's facilities, consisting of a set of closed transmission paths and associated signal generation, reception and control equipment, that is designed to provide Cable Service which includes Video Programming and which is provided to multiple Subscribers within the Franchise Area, but such term does not include (i) a facility that serves only to re-transmit the television signals of one or more television broadcast stations; (ii) a facility that serves Subscribers without using any public right-of-way, (iii) a facility of a common carrier which is subject, in whole or in part, to the provisions of Title II of the Communications Act of 1934, as amended, except that such a facility shall be considered a Cable System (other than for purposes of section 621(c) of the Cable Act) to the extent such facility is used in the transmission of Video Programming directly to Subscribers, unless the extent of such use is solely to provide Interactive On-Demand Services; (iv) an open video system that complies with

section 653 of the Cable Act; or (v) any facilities of any electric utility used solely for operating its electric utility systems.

"Channel" or "Cable Channel" means a portion of the electromagnetic frequency spectrum which is used in a Cable System and which is capable of delivering a television channel as a television channel is defined by the Federal Communications Commission by regulation.

"Customer" or "Subscriber" means a Person who lawfully receives and pays for Cable Service with the Grantee's express permission.

"FCC" means the Federal Communications Commission or successor governmental entity thereto.

"Franchise" means the initial authorization, or renewal thereof, issued by the City, whether such authorization is designated as a franchise, agreement, permit, license, resolution, contract, certificate, ordinance or otherwise, which authorizes the construction or operation of the Cable System.

"Franchise Agreement" or "Agreement" shall mean this Agreement and any amendments or modifications hereto.

"Franchise Area" means the present legal boundaries of the City as of the Effective Date, and shall also include any additions thereto, by annexation or other legal means as provided in this Agreement.

"Grantee" shall mean Comcast of Northern Illinois, Inc.

"Gross Revenue" means the Cable Service revenue received by the Grantee from the operation of the Cable System in the Franchise Area to provide Cable Services, calculated in accordance with generally accepted accounting principles. Cable Service revenue includes monthly Basic Cable Service, cable programming service regardless of Service Tier, premium and pay-per-view video fees, advertising and home shopping revenue, installation fees and equipment rental fees. Gross revenues shall also include such other revenue sources from Cable Service delivered over the Cable System as may now exist or hereafter develop, provided that such revenues, fees, receipts, or charges may be lawfully included in the gross revenue base for purposes of computing the City's permissible franchise fee under the Cable Act, as amended from time to time. Gross Revenue shall not include refundable deposits, bad debt, investment income, programming launch support payments, third party advertising sales commissions and agency fees, nor any taxes, fees or assessments imposed or assessed by any governmental authority. Gross Revenues shall include amounts collected from Subscribers for Franchise Fees pursuant to *City of Dallas, Texas v. FCC,* 118 F.3d 393 (5th Cir. 1997), and amounts collected from non-Subscriber revenues in accordance with the Court of Appeals decision resolving the case commonly known as the "Pasadena Decision," *City of Pasadena, California et. al., Petitions for Declaratory Ruling on Franchise Fee Pass Through Issues, CSR 5282-R, Memorandum Opinion and Order, 16 FCC Red. 18192 (2001),* and *In re: Texas Coalition of Cities for Utility Issues v. F.CC,* 324 F.3d 802 (5th Cir. 2003).

"Initial Franchise Service Area" means that portion of the Franchise Area served by the Grantee's Cable System as of the Effective Date of this Franchise Agreement.

"Person" means any natural person or any association, firm, partnership, joint venture, corporation, or other legally recognized entity, whether for-profit or not-for profit, but shall not mean

Draft

the City.

"Public Way" shall mean, pursuant and in addition to the City's Right of Way Ordinance chapter 427, the surface of, and the space above and below, any street, alley, other land or waterway, dedicated or commonly used for pedestrian or vehicular traffic or other similar purposes, including, but not limited to, public utility easements and other easements dedicated for compatible uses, now or hereafter held by the City in the Franchise Area, to the extent that the City has the right and authority to authorize, regulate, or permit the location of facilities other than those of the City. Public Way shall not include any real or personal City property that is not specifically described in this definition and shall not include City buildings, fixtures, and other structures and improvements, regardless of whether they are situated in the Public Way.

"Standard Installation" means those installations to Subscribers that are located up to one hundred twenty-five (125) feet from the existing distribution system (Cable System).

"City" means the City of Crystal Lake, Illinois or the lawful successor, transferee, designee, or assignee thereof.

"Video Programming" or "Programming" means programming provided by, or generally considered comparable to programming provided by, a television broadcast station.

SECTION 2: Grant of Authority

2.1. Pursuant to Section 621(a) of the Cable Act, 47 U.S.C. § 541 (a), and 65 ILCS 5/11-42-ll (a) of the Illinois Municipal Code, the Illinois Constitution, and Ordinance No. 7052 the City hereby grants to the Grantee a nonexclusive Franchise authorizing the Grantee to construct and operate a Cable System in the Public Ways within the Franchise Area, and for that purpose to erect, install, construct, repair, replace, reconstruct, maintain, or retain in any Public Way such poles, wires, cables, conductors, ducts, conduits, vaults, manholes, pedestals, amplifiers, appliances, attachments, and other related property or equipment as may be necessary or appurtenant to the Cable System, and to provide such services over the Cable System as may be lawfully allowed.

2.2. Term of Franchise. The term of the Franchise granted hereunder shall be five (5) years from the Effective Date, unless the Franchise is renewed or is lawfully terminated in accordance with the terms of this Franchise Agreement and/or applicable law. From and after the Effective Date of this Franchise Agreement, the Parties acknowledge that this Franchise Agreement is intended to be the sole and exclusive Franchise Agreement between the Parties pertaining to the Grantee's Franchise for the provision of Cable Service.

2.3. Renewal. Any renewal of this Franchise shall be governed by and comply with the provisions of Section 626 of the Cable Act, as amended, and any applicable State law which may exist at the time of renewal and which is not superseded by the Cable Act.

2.4. Police Powers. Nothing in this Franchise Agreement shall be construed as an abrogation by the City of any of its police powers to adopt and enforce generally applicable ordinances deemed necessary for the health, safety, and welfare of the public, and the Grantee shall comply with all generally applicable laws and ordinances enacted by the City pursuant to such police power.

2.5 Reservation of Authority. Nothing in this Franchise Agreement shall (A) abrogate the right of the City to perform any public works or public improvements of any description, (B) be

Draft

construed as a waiver of any codes or ordinances of general applicability promulgated by the City, or (C) be construed as a waiver or release of the rights of the City in and to the Public Ways.

2.6 Competitive Equity.

2.6.1. In the event the City grants an additional Franchise to use and occupy any Public Way for the purposes of operating a Cable System, the additional Franchise shall only be granted in accordance with the Illinois Level Playing Field Statute, 65 ILCS 5/11-42-11.

2.6.2. In the event an application for a new cable television franchise or other similar authorization is filed with the City proposing to serve the Franchise Area, in whole or in part, the City shall to the extent permitted by law promptly notify the Grantee, or require the Grantee to be notified, and include a copy of such application.

SECTION 3: Construction and Maintenance of the Cable System

3.1. Except as may be otherwise provided in this Franchise Agreement, Grantee shall comply with all generally applicable provisions of the City's Right of Way Ordinance Chapter 427 of the Code of Ordinances of the City of Crystal Lake, Illinois as may be amended from time to time.

3.2. Aerial and Underground Construction. At the time of Cable System construction, if all of the transmission and distribution facilities of all of the respective public or municipal utilities in any area of the Franchise Area are underground, the Grantee shall place its Cable Systems' transmission and distribution facilities underground, provided that such underground locations are actually capable of accommodating the Grantee's cable and other equipment without technical degradation of the Cable System's signal quality. In any region(s) of the Franchise Area where the transmission or distribution facilities of the respective public or municipal utilities are both aerial and underground, the Grantee shall have the discretion to construct, operate, and maintain all of its transmission and distribution facilities or any part thereof, aerially or underground. Nothing in this Section shall be construed to require the Grantee to construct, operate, or maintain underground any ground-mounted appurtenances such as customer taps, line extenders, system passive devices, amplifiers, power supplies, pedestal s, or other related equipment.

3.3. Undergrounding and Beautification Projects.

3.3.1. In the event the City requires users of the Public Way who operate aerial facilities to relocate such aerial facilities underground, Grantee shall participate in the planning for relocation of its aerial facilities, if any, contemporaneously with such users. Grantee shall be reimbursed its relocation costs from public or private funds allocated for the project to the same extent as such funds are made available to other users of the Public Way, if any, provided that any utility's exercise of authority granted under its tariff to charge consumers for the said utility's cost of the project that are not reimbursed by the City shall not be considered to be public or private funds.

3.3.2. The Grantee shall not be required to relocate its facilities unless it has been afforded at least sixty (60) days notice of the necessity to relocate its facilities. Upon adequate notice the Grantee shall provide a written estimate of the cost associated with the work necessary to relocate its facilities. In instances where a third party is seeking the relocation of the Grantee' s facilities or where the Grantee is entitled to reimbursement pursuant to the preceding Section, the Grantee shall not be required to perform the relocation work until it has received payment for the relocation work.

SECTION 4: Service Obligations

Draft

4.1. Initial Service Obligations. As of the Effective Date of this Agreement, Grantee's Cable System has been designed to provide, and is capable of providing, Cable Service to residential Customers throughout the Initial Franchise Service Area. The Grantee shall continue to make Cable Service available in the Initial Service Area throughout the term of this Agreement and Grantee shall extend its Cable System and provide service consistent with the provisions of this Franchise Agreement.

4.2. General Service Obligation. The Grantee shall make Cable Service available beyond the Initial Franchise Service Area to every residential dwelling unit within the Franchise Area where the minimum density is at least thirty (30) dwelling units per mile and within one (1) mile of the existing Cable System's technically feasible connection point. Subject to the density requirement, Grantee shall offer Cable Service to all new homes or previously unserved homes located within one hundred twenty-five (125) feet of the Grantee's distribution cable (e.g., a Standard Installation).

4.2.1. The Grantee may elect to provide Cable Service to areas not meeting the above density and distance standards. The Grantee may impose an additional charge in excess of its regular installation charge for any service installation requiring a drop or line extension in excess of a Standard Installation. Any such additional charge shall be computed on a time plus materials basis plus a reasonable rate ofreturn.

4.3. Programming. The Grantee agrees to provide cable programming services in the following broad categories:

Children	General Entertainment	Family Oriented	
Ethnic/Minority	Sports	Weather	
Educational	Arts, Culture and Performing Arts	News & Information	

Pursuant and subject to federal law, all Video Programming decisions, excluding PEG Access Programming, are at the sole discretion of the Grantee.

Draft

4.4. Technical Standards. The Grantee shall comply with all applicable technical standards of the FCC as published in 47 C.F.R., Part 76, Subpart K, as amended from time to time. The Grantee shall cooperate with the City in conducting inspections related to these standards upon reasonable prior written request from the City based on a significant number of Subscriber complaints.

4.5. Annexations and New/Planned Developments. In cases of annexation the City shall provide the Grantee written notice of such annexation. In cases of new construction, planned developments or property development where undergrounding or extension of the Cable System is required, the City shall provide or cause the developer or property owner to provide notice of the same. Such notices shall be provided at the time of notice to all utilities or other like occupants of the City's Public Way. If advance notice of such annexation, new construction, planned development or property development is not provided, the Grantee shall be allowed an adequate time to prepare, plan and provide a detailed report as to the timeframe for it to construct its facilities and provide the services required under this Franchise Agreement.

4.6. Service to School Buildings and Governmental Facilities.

4.6.1. The City may request that Grantee provide Cable Service and the corresponding equipment to the location(s) specified in Attachment A and shall specify the requested level of services and number of outlets for each location. Upon written notice to Grantee, the City may unilaterally amend Attachment A to add or remove locations provided any additional locations are "eligible" under 220 ILCS.

5/22 501(f). The City shall notify Grantee in writing whether it wishes to be invoiced at standard rates as disclosed by Grantee for these services and equipment or to have the charges deducted from the franchise fee payment due pursuant to this franchise. Eligible buildings shall not include buildings leased to non-governmental third parties or buildings such as storage facilities at which government employees are not regularly stationed.

4.6.2. Long Drops. The Grantee may impose an additional charge in excess of its regular installation charge for any service installation requiring a drop or line extension in excess of a Standard Installation. Any such additional charge shall be computed on a time plus materials basis to be calculated on that portion of the installation that exceeds a Standard Installation.

4.7. Emergency Alerts. At all times during the term of this Franchise Agreement, the Grantee shall provide and maintain an "Emergency Alert System" ("EAS") consistent with applicable Federal law and regulation – including 47 C.F.R., Part 11 and the "State of Illinois Emergency Alert System State Plan" – as may be amended from time to time. The City must become qualified and authorized to activate the EAS, through the authorized State EAS plan. The City agrees to indemnify and hold the Grantee harmless from any damages or penalties arising out of the negligence of the City, its employees or agents in using such system.

4.8. Customer Service Obligations. The City and Grantee acknowledge that the customer service standards and customer privacy protections are set forth in the Cable and Video Customer Protection Law, 220 ILCS 5/22-501 *et seq.,* Enforcement of such requirements and standards and the penalties for non-compliance with such standards shall be consistent with the Cable and Video CustomerProtection Law, 220 ILCS 5/22-501 *et seq.*

SECTION 5: Oversight and Regulation by City

5.1 Franchise Fees. The Grantee shall pay to the City a Franchise Fee in an amount equal to five percent (5%) of annual Gross Revenues received from the operation of the Cable System to provide Cable Service in the Franchise Area; provided, however, that Grantee shall not be compelled to pay any higher percentage of fees than any other video service provider, under state authorization or otherwise, providing service in the Franchise Area. The payment of Franchise Fees shall be made on a qualterly basis and shall be due forty-five (45) days after the close of each calendar quarter. If mailed, the Franchise Fee shall be considered paid on the date it is postmarked. Each Franchise Fee payment shall be accompanied by a report prepared by a representative of the Grantee showing the basis for the computation of the franchise fees paid during that period. Any undisputed Franchise Fee payment which remains unpaid in whole or in part, after the date specified herein shall be delinquent. For any delinquent Franchise Fee payments, Grantee shall make such payments including interest at the prime lending rate as quoted by Chase Bank U.S.A or its successor, computed from time due until paid. Any undisputed overpayments made by the Grantee to the City shall be credited upon discovery of such overpayment until such time when the full value of such credit has been applied to the Franchise Fee liability otherwise accruing under this Section.

5.1.1. The Parties acknowledge that, at present, the Cable Act limits the City to collection of a maximum permissible Franchise Fee of five percent (5%) of Gross Revenues. In the event that a change in the Cable Act would allow the City to increase the Franchise Fee above five percent (5%), the City shall hold a public hearing and determine if the City should collect the additional amount. Following the determination, the City shall notify the Grantee of its intent to collect the increased Franchise Fee and Grantee shall have a reasonable time (not to be less than ninety (90) days from receipt of notice from the City to effectuate any changes necessary to begin the

Draft

collection of such increased Franchise Fee or notify the Grantee of its intent to not collect the increased fee. In the event that the City increases said Franchise Fee, the Grantee shall notify its Subscribers of the City's decision to increase said fee prior to the implementation of the collection of said fee from Subscribers as required by law.

5.1.2. In the event a change in state or federal law requires the City to reduce the franchise fee percentage that may be collected, the parties agree the Grantee shall reduce the percentage of franchise fees collected to the lower of: i) the maximum permissible franchise fee percentage; or ii) the lowest franchise fee percentage paid by any other Cable Operator granted a Cable Franchise by the City pursuant to the Cable Act, and Section 11-42-11 of the Illinois Municipal Code; provided that: (a) such amendment is in compliance with the change in state or federal law; (b) the City approves the amendment by ordinance; and (c) the City notifies Grantee at least ninety (90) days prior to the effective date of such an amendment.

5.1.3. Taxes Not Included. The Grantee acknowledges and agrees that the term "Franchise Fee" does not include any tax, fee, or assessment of general applicability (including any such tax, fee, or assessment imposed on both utilities and Cable Operators on their services but not including a tax, fee, or assessment which is unduly discriminatory against Cable Operators or Cable Subscribers).

5.2. Franchise Fees Subject to Audit. The City and Grantee acknowledge that the audit standards are set forth in the Illinois Municipal Code at 65 ILCS 5/11-42-11.05. Any audit shall be conducted in accordance with generally applicable auditing standards.

5.2.1. In accordance with 65 ILCS 5/11-42-11.05 (k), the City shall provide on an annual basis, a complete list of addresses within the corporate limits of the City. If an address is not included in the list or if no list is provided, the Grantee shall be held harmless for any franchise fee underpayments (including penalty and interest) from situsing errors.

5.3. Proprietary Information. Notwithstanding anything to the contrary set forth in this Agreement, the Grantee shall not be required to disclose information which it reasonably deems to be proprietary or confidential in nature, with the exception of the information directly related to an audit of Franchise Fees as set forth in Section 5.2. The City agrees to treat any information disclosed by the Grantee as confidential and only to disclose it to those employees, representatives, and agents of the City that have a need to know in order to enforce this Franchise Agreement and who agree to maintain the confidentiality of all such information. For purposes of this Section, the terms "proprietary or confidential" include, but are not limited to, info1mation relating to the Cable System design, customer lists, marketing plans, financial information unrelated to the calculation of Franchise Fees or rates pursuant to FCC rules, or other information that is reasonably determined by the Grantee to be competitively sensitive. Grantee may make proprietary or confidential information available for inspection but not copying or removal by the Franchise Authority's representative. In the event that the City has in its possession and receives a request under the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.),* or similar law for the disclosure of information the Grantee has designated as confidential, trade secret or proprietary, the City shall notify Grantee of such request and cooperate with Grantee in opposing such request. Grantee shall indemnify and defend the City from and against any claims arising from the City opposition to disclosure of any information Grantee designates as proprietary or confidential. Compliance by the City with an opinion or directive from the Illinois Public Access Counselor or the Illinois Attorney General under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.,* or with a decision or order of a court with jurisdiction over the City, shall not be a violation of this Section.

SECTION 6: Transfer of Cable System or Franchise or Control of Grantee

Draft

6.1. Neither the Grantee nor any other Person may transfer the Cable System or the Franchise without the prior written consent of the City, which consent shall not be unreasonably withheld or delayed.

6.2. No transfer of control of the Grantee, defined as an acqms1tion of fifty-one percent (51%) or greater ownership interest in Grantee, shall take place without the prior written consent of the City, which consent shall not be unreasonably withheld or delayed.

6.3. No consent shall be required, however, for (i) a transfer in trust, by mortgage, hypothecation, or by assignment of any rights, title, or interest of the Grantee in the Franchise or in the Cable System in order to secure indebtedness, or (ii) a transfer to an entity directly or indirectly owned or controlled by Comcast Corporation.

6.4. The Grantee, and any proposed transferee under this Section 6, shall submit a written application to the City containing or accompanied by such information as is required in accordance with applicable law and FCC regulations, specifically including a completed Form 394 or its successor, and in compliance with the processes established for transfers under FCC rules and regulations, including Section 617 of the Cable Act, 47 U.S.C. §537. Within thirty (30) days after receiving a request for consent, the City shall, in accordance with FCC rules and regulations, notify the Grantee in writing of the additional information, if any, it requires to determine the legal, financial and technical qualifications of the transferee or new controlling party. If the City has not taken final action on the Grantee's request for consent within one hundred twenty (120) days after receiving such request, consent shall be deemed granted. As a condition to granting of any consent, the City may require the transferee to agree in writing to assume the obligations of the Grantee under this Franchise Agreement.

6.5. Any transfer of control resulting from or after the appointment of a receiver or receivers or trustee or trustees, however denominated, designated to take over and conduct the business of the grantee, whether in a receivership, reorganization, bankruptcy or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of a one hundred twenty (120) day period, shall be treated as a transfer of control pursuant to 47 U.S.C. §537 and require the City' s consent thereto in the manner described in Section 6 above.

Draft

SECTION 7: Insurance and Indemnity

7.1. Insurance. Throughout the term of this Franchise Agreement, the Grantee shall, at its own cost and expense, maintain such insurance and provide the City certificates of insurance in accordance with Chapter 427, Section 8 of the Code of Ordinances of the City of Crystal Lake, Illinois.

7.2. Indemnification. The Grantee shall indemnify, defend and hold harmless the City, its officers, employees, and agents (the "Indemnitees") from and against any injuries, claims, demands, judgments, damages, losses and expenses, including reasonable attorney's fees and costs of suit or defense (the "Indemnification Events"), arising in the course of the Grantee constructing and operating its Cable System within the City. The Grantee's obligation with respect to the Indemnitees shall apply to Indemnification Events which may occur during the term of this Agreement, provided that the claim or action is initiated within the applicable statute of limitations, notwithstanding that the claim may be made or action filed subsequent to the termination or expiration of this Agreement. The City shall give the Grantee timely written notice of its obligation to indemnify and defend the City after the City's receipt of a claim or action pursuant to this Section. For purposes of this Section, the word "timely" shall mean within a time period that does not cause prejudice to the respective positions of the Grantee and/or the City. If the

City elects in its own discretion to employ additional counsel, the costs for such additional counsel for the City shall be the responsibility of the City.

7.2.1. The Grantee shall not indemnify the City for any liabilities, damages, costs or expense resulting from any conduct for which the City, its officers, employees and agents may be liable under the laws of the State of Illinois.

7.2.2. Nothing herein shall be construed to limit the Grantee's duty to indemnify the City by reference to the limits of insurance coverage described in this Agreement.

SECTION 8: Public, Educational and Governmental (PEG) Access

8.1 Provision of PEG Capacity. The Grantee shall provide capacity for the City's noncommercial public, education and governmental access ("PEG") programming through one Channel (the "Channel") on the Grantee's Cable System. Unless otherwise agreed to by the City and the Grantee to the extent required by applicable law, the Channel may be carried on the Grantee's digital basic service tier. The City's PEG programming shall be provided consistent with Section 611 of the Cable Act and Chapter 51 of the Code of Ordinances of the City of Crystal Lake, Illinois, as amended from time to time.

8.2 The Grantee does not relinquish its ownership of or ultimate right of control over a channel by designating it for PEG use. However, the PEG channel is, and shall be, operated by the City, and the City may at any time allocate or reallocate the usage of the PEG channel among and between different non-commercial uses and Users.

8.3 At such time that the City determines that it wants to establish capacity to allow its residents who subscribe to Grantee's Cable Service to receive PEG access programming originated from Schools and/or city facilities; or at such time that the City determines that it wants to change or upgrade a location from which PEG access programming is originated; the City will give the Grantee written notice detailing the point of origination and the capability sought by the City. The Grantee agrees to submit a cost estimate to implement the City's plan within a reasonable period of time. After an agreement to reimburse the Grantee for its expenditure, the Grantee will implement any necessary system changes within a reasonable period of time.

8.4 Because the City and Grantee agree that a blank or underutilized Access Channel is not in the public interest, in the event the City does not completely program a Channel, Grantee may utilize the Channel for its own purposes; Grantee may program unused time on the Channel subject to reclamation from the City upon no less than sixty (60) days' notice. The programming of the Access Channel with text messaging or playback of previously aired programing shall not constitute fallow time. Text messaging containing out of date or expired information for a period of thirty (30) days shall be considered fallow time. A programming schedule that contains playback of previously aired programming that has not been updated for a period of ninety (90) days shall be considered fallow time. Fallow time shall be considered to be a period of time, in excess of six (6) hours, where no community produced programming of any kind can be viewed on an access Channel. Fallow time shall not include periods of time where programming cannot be viewed that are caused by technical difficulties, transition of broadcast media, signal testing, replacement or repair or equipment, or installation or relocation of facilities.

SECTION 9: Enforcement of Franchise

Draft

9.1. Notice of Violation or Default. In the event the City believes that the Grantee has not complied with a material term of the Franchise, it shall notify the Grantee in writing with specific details regarding the exact nature of the alleged noncompliance or default.

9.2. Grantee's Right to Cure or Respond. The Grantee shall have thirty (30) days from the receipt of the City's written notice: (A) to respond to the City, contesting the assertion of noncompliance or default; or (B) to cure such default; or (C) in the event that, by nature of the default, such default cannot be cured within the thirty (30) day period, initiate reasonable steps to remedy such default and notify the City of the steps being taken and the projected date that the cure will be completed.

9.3. Enforcement. Subject to applicable federal and state law, and following notice and an opportunity to cure and respond pursuant to the provisions of Section 9.2 above, in the event the City determines that the Grantee is in default of any material provision of the Franchise, the City may:

9.3.1. seek specific performance of any provision that reasonably lends itself to such remedy or seek other relief available at law, including declaratory or injunctive relief; or

9.3.2. in the case of a substantial or frequent default of a material provision of the Franchise, declare the Franchise Agreement to be revoked in accordance with the following:

(i) The City shall give written notice to the Grantee of its intent to revoke the Franchise on the basis of a pattern of noncompliance by the Grantee. The notice shall set forth with specificity the exact nature of the noncompliance. The Grantee shall have ninety (90) days from the receipt of such notice to object in writing and to state its reasons for such objection. In the event the City has not received a response from the Grantee or upon receipt of the response does not agree with the Grantee's proposed remedy or in the event that the Grantee has not taken action to cure the default, it may then seek termination of the Franchise at a public hearing. The City shall cause to be served upon the Grantee, at least ten (10) days prior to such public hearing, a written notice specifying the time and place of such hearing and stating its intent to request termination of the Franchise.

(ii) At the designated hearing, the City shall give the Grantee an opportunity to state its position on the matter, present evidence and question witnesses, after such the City shall determine whether or not the Franchise shall be terminated. The public hearing shall be on the record. A copy of the transcript shall be made available to the Grantee at its sole expense. The decision of the City shall be in writing and shall be delivered to the Grantee in a manner authorized by Section 10.2. The Grantee may appeal such determination to any court with jurisdiction within thirty (30) days after receipt of the City's decision.

9.4. Remedies Not Exclusive. In addition to the remedies set forth in this Section 9, the Grantee acknowledges the City's ability pursuant to Section 4.8 of this Franchisee Agreement to enforce the requirements and standards, and the penalties for non-compliance with such standards, consistent with the Illinois Cable and Video Customer Protection Law and the City's Right of Way Ordinance Chapter 427, to enforce the Grantee's compliance with the City's requirements regarding "Construction of Utility Facilities in the Rights-Of-Way." Notwithstanding the foregoing, nothing in this Agreement shall be interpreted to permit the City to exercise such rights and remedies in a manner that permits duplicative recovery from, or payments by, the Grantee. Such remedies may be exercised from time to time and as often and in such order as may be deemed expedient by the City.

Draft

SECTION 10: Miscellaneous Provisions

10.1. Force Majeure. The Grantee shall not be held in default under, or in noncompliance with, the provisions of the Franchise, nor suffer any enforcement or penalty relating to noncompliance or default (including termination, cancellation or revocation of the Franchise), where such noncompliance or alleged defaults occurred or were caused by strike, riot, war, earthquake, flood, tidal wave, unusually severe rain or snow storm, hurricane, tornado or other catastrophic act of nature, labor disputes, failure of utility service necessary to operate the Cable System, governmental, administrative or judicial order or regulation or other event that is reasonably beyond the Grantee' s ability to anticipate or control. This provision also covers work delays caused by waiting for utility providers to service or monitor their own utility poles on which the Grantee's cable or equipment is attached, as well as unavailability of materials or qualified labor to perform the work necessary. Non-compliance or default shall be corrected within a reasonable amount of time after force majeure has ceased.

10.2. Notice. Any notification that requires a response or action from a party to this franchise within a specific time-frame, or that would trigger a timeline that would affect one or both parties' rights under this franchise, shall be in writing and shall be sufficiently given and served upon the other party by hand delivery, first class mail, registered or certified, return receipt requested, postage prepaid, or by reputable overnight courier service and addressed as follows:

To the City:

City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, Illinois 60014
ATTN: City Manager's Office

To the Grantee:

Comcast of Northern Illinois, Inc.
2001 York Road
Oak Brook, Illinois 60523
ATTN: Director of Government Affairs

Draft

Recognizing the widespread usage and acceptance of electronic forms of communication, emails and faxes will be acceptable as formal notification related to the conduct of general business amongst the parties to this contract, including but not limited to programming and price adjustment communications. Such communication should be addressed and directed to the person of record as specified above. Either party may change its address and addressee for notice by notice to the other party under this Section.

10.3. Entire Agreement. This Franchise Agreement embodies the entire understanding and agreement of the City and the Grantee with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and communications, whether written or oral. Except for ordinances adopted pursuant to Sections 2.4 and 2.5 of this Agreement, all ordinances or parts of ordinances related to the provision of Cable Service that are in conflict with or otherwise impose obligations different from the provisions of this Franchise Agreement are superseded by this Franchise Agreement.

10.3.1. The City may adopt a cable television/video service provider regulatory

ordinance that complies with applicable law, provided the provisions of any such ordinance adopted subsequent to the Effective Date of this Franchise Agreement shall not apply to the Grantee during the term of this Franchise Agreement.

10.4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Franchise Agreement is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body, or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect. If any material provision of this Agreement is made or found to be unenforceable by such a binding and final decision, either party may notify the other in writing that the Franchise has been materially altered by the change and of the election to begin negotiations to amend the Franchise in a manner consistent with said proceeding or enactment; provided, however, that any such negotiated modification shall be competitively neutral, and the parties shall be given sufficient time to implement any changes necessitated by the agreed-upon modification.

10.5. Governing Law. This Franchise Agreement shall be deemed to be executed in the State of Illinois, and shall be governed in all respects, including validity, interpretation and effect, and construed in accordance with, the laws of the State of Illinois and/or Federal law, as applicable.

10.6. Venue. Except as to any matter within the jurisdiction of the federal courts or the FCC, all judicial actions relating to any interpretation, enforcement, dispute resolution or any other aspect of this Agreement shall be brought in the Circuit Court of the State of Illinois, McHenry County, Illinois. Any matter brought pursuant to the jurisdiction of the federal court shall be brought in the United States District Court of the Northern District of Illinois.

10.7. Modification. Except as provided in Sections 5.1.1 and 5.1.2, no provision of this Franchise Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by the City and the Grantee, which amendment shall be authorized on behalf of the City through the adoption of an appropriate ordinance or resolution by the City, as required by applicable law.

10.8. No Third-Party Beneficiaries. Nothing in this Franchise Agreement is intended to confer third-party beneficiary status on any person, individual, corporation or member of the public to enforce the terms of this Franchise Agreement.

10.9. No Waiver of Rights. Nothing in this Franchise Agreement shall be construed as a waiver of any rights, substantive or procedural, Grantee may have under Federal or state law unless such waiver is expressly stated herein.

10.10. Validity of Franchise Agreement. The parties acknowledge and agree in good faith on the validity of the provisions, terms and conditions of this Franchise Agreement, in their entirety, and that the Parties have the power and authority to enter into the provisions, terms, and conditions of this Agreement.

10.11. Authority to Sign Agreement. Grantee warrants to the City that it is authorized to execute, deliver and perform this Franchise Agreement. The individual signing this Franchise Agreement on behalf of the Grantee warrants to the City that s/he is authorized to execute this Franchise Agreement in the name of the Grantee.

Draft

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below, as of the date set forth below:

For the City of Crystal Lake	For Comcast of Northern Illinois, Inc.
By: _____	By: _____
Name: Eric Helm	Name: _____
Title: City Manager	Title: _____
Date: _____	Date: _____

Draft

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Simplified Residential Zoning Variations to allow an addition:

1. Five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback,

2. Five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and

3. A second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback

Petitioner: Michael and Susan Schendl
840 Country Club Road

PZC Recommendation: To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback at 840 Country Club Road

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

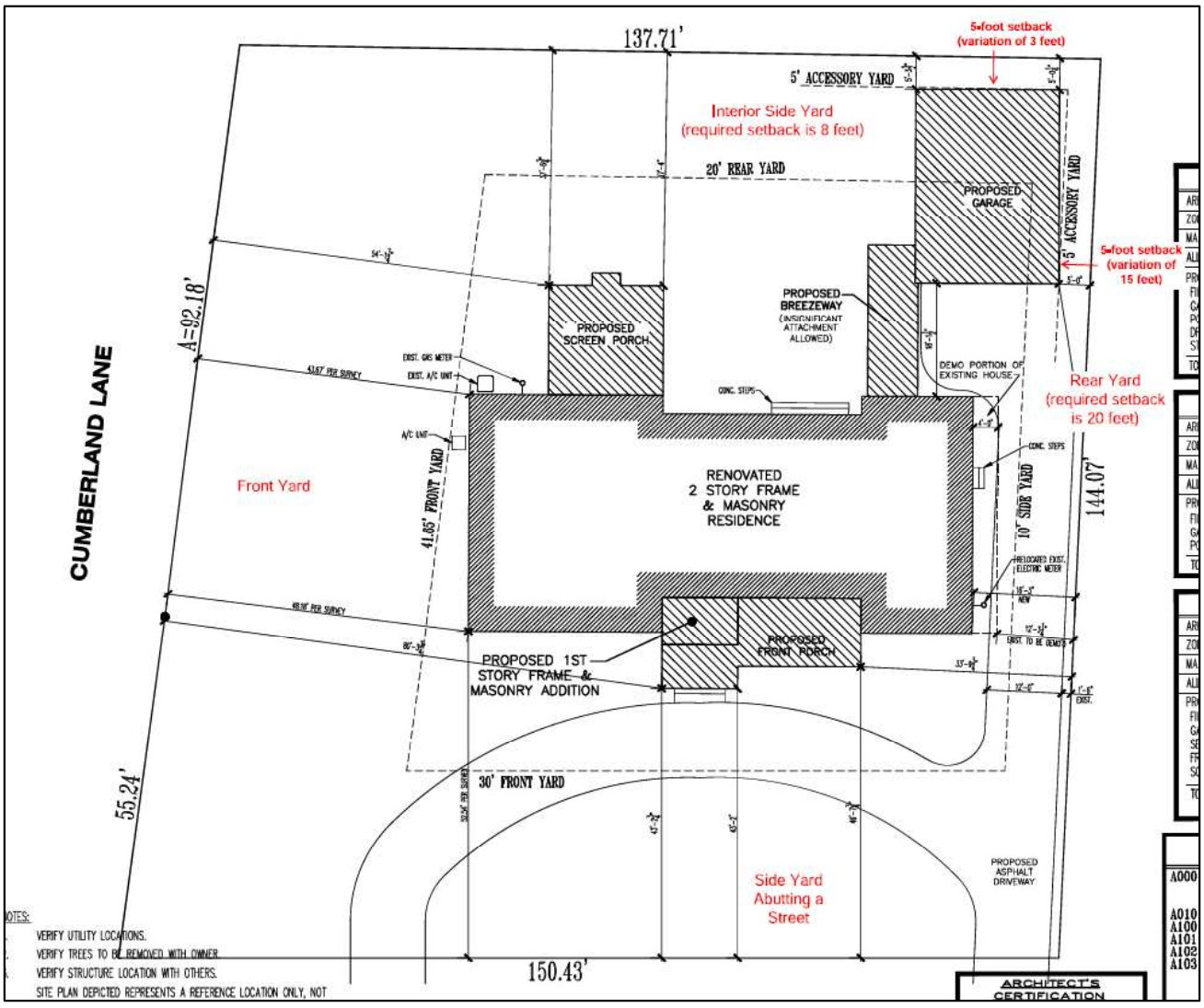
Background:

- Request: The petitioners are requesting to construct an addition (enclosed breezeway and garage) five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback. The request also includes a variation for a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.

- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-1 Single Family and used as a single-family home.

Key Points:

- The R-1 zoning district requires a minimum interior yard setback of 8 feet and a rear yard setback of 20 feet. The legal front yard is Cumberland Lane.



- The request also includes a variation for a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.
- The petitioners are proposing a second-story addition to most of the existing footprint. They will remove a portion of the existing footprint on the east side, which if the variation is granted, will increase the setback from approximately 12 feet to 16.25 feet.

- The addition/enlargement to a nonconforming structure, which does not increase the nonconformity into the setback could be approved through an Administrative Variation. If the other variations were not required for this project, the second-story addition would be approved administratively.
- If the petitioner were to remove the breezeway connecting the house to the garage and instead propose a detached garage, the same setback variations would still be required. Accessory structures over 600 square feet must meet the principal structure setbacks.

PZC Highlights:

- The petitioners stated they recently purchased the home and would like to construct an addition and second story on the existing foundation. It is a unique lot and they would like to utilize it as it is. There are several trees they would like to preserve. They would like to fit their large vehicles inside the garage.
- The PZC expressed concerns with the side yard setback and its proximity to the adjacent property. There was discussion on reducing the size or moving the garage forward three (3) feet to meet the required setback. The petitioner explained they need the three (3) feet to turnaround. They noted that vehicles is not a hardship. The petitioners stated the garage would be two (2) cars wide, but the driveway is not.
- The PZC was generally supportive of the request. It was suggested they move the garage forward three (3) feet.
- The PZC found that the petition met the Findings of Fact.

The PZC recommended **approval (5-1)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Schendl, dated 07/24/24, received 07/26/24)
    B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Simplified Residential Variations for an addition at 840 Country Club Road. Please check one of the choices and sign below.

☒ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

Petitioner's Name: _____ Date: 8/23/24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schendl, dated 07/24/24, received 07/26/24)
   B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

Acknowledgement Form

Regarding the Simplified Residential Variations for an addition at 840 Country Club Road. Please check one of the choices and sign below.

☑ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

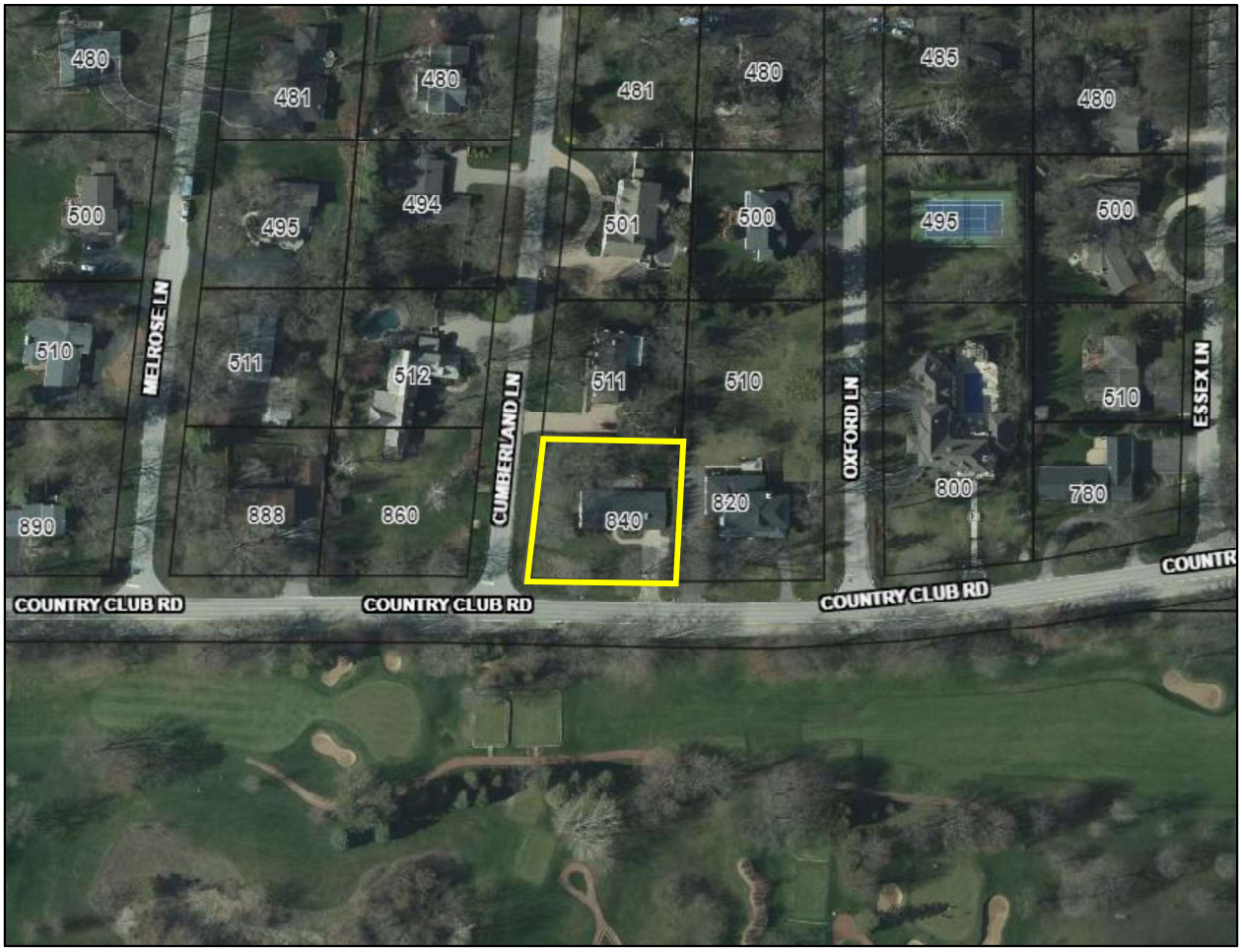
Petitioner's Name: Susan Schendl Date: 8.23.24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schendl, dated 07/24/24, received 07/26/24)
   B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

PIQ Map
840 Country Club Road



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL ZONING VARIATIONS TO ALLOW AN ADDITION FIVE (5) FEET FROM THE INTERIOR SIDE YARD, AN ENCROACHMENT OF THREE (3) FEET INTO THE REQUIRED 8-FOOT SIDE YARD SETBACK, AND FIVE (5) FEET FROM THE REAR YARD, AN ENCROACHMENT OF 15 FEET FROM THE REQUIRED 20-FOOT REAR YARD SETBACK, AND A SECOND-STORY ADDITION TO A NON-CONFORMING STRUCTURE 16.25 FEET FROM THE REAR YARD SETBACK, AN ENCROACHMENT OF 3.75 FEET INTO THE REQUIRED 20-FOOT REAR YARD SETBACK AT 840 COUNTRY CLUB ROAD

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-138) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback at 840 Country Club Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on August 3, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 21, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Variations; and

WHEREAS, on August 21, 2024, 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 Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variations 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 Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an

Draft

encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback at 840 Country Club Road (19-06-353-006), Crystal Lake, Illinois is hereby approved.

Section II: Said Variations are issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schendl, dated 07/24/24, received 07/26/24)
   B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

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 Variations 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.

Draft

DATED at Crystal Lake, Illinois, this 3rd day of September, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Ord. No.
File No.

Passed: September 3, 2024
Approved: September 3, 2024

Draft

#2024-138
840 Country Club Road – Variations
Project Review for Planning and Zoning Commission

Meeting Date: August 21, 2024

Request: Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.

Location: 840 Country Club Road

Acreage: 20,903.9 square feet

Existing Zoning: R-1 Single Family Residential

Surrounding Properties:

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

Staff Contact: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is currently improved with a single-family residence.

Development Analysis:

General:

- Zoning: The site is zoned R-1 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Request Overview:

- The petitioners are requesting to construct an addition (enclosed breezeway and garage) five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback.

- The R-1 zoning district requires a minimum interior yard setback of 8 feet and a rear yard setback of 20 feet. The legal front yard is Cumberland Lane.
- The request also includes a variation for a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.
- The petitioners are proposing a second-story addition to most of the existing footprint. They will remove a portion of the existing footprint on the east side, which if the variation is granted, it will increase the setback from approximately 12 feet to 16.25 feet.
- The addition/enlargement to a nonconforming structure, which does not increase the nonconformity into the setback could be approved through an Administrative Variation. If the other variations were not required for this project, the second-story addition would be approved administratively.
- If the petitioner were to remove the breezeway connecting the house to the garage and instead propose a detached garage, the same setback variations would still be required. Accessory structures over 600 square feet must meet the principal structure setbacks.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioners are requesting variations from Article 3-200 to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional

narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☒ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☒ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☒ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☒ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schendl, dated 07/24/24, received 07/26/24)
   B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

MICHAEL AND SUSAN SCHENDL

Name

840 COUNTRY CLUB ROAD

Street

CRYSTAL LAKE ILLINOIS 60014

City State Zip Code

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 840 COUNTRY CLUB ROAD

   b. PIN #: 19-06-353-006

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

THE PROPERTY IS A CORNER LOT WITH AN EXISTING RESIDENCE AND 100 YEAR OLD TREES WHICH LIMIT THE ABILITITY TO RENOVATE REMODEL WITH A BREEZWAY AND DETACHED GARAGE WITHIN THE CURRENT REAR AND SIDE YARD REQUIREMENTS WITHOUT ADVERSLY EFFECTING THE CHARACTER OF THE NEIGHBORHOOD.

IS THE HARDSHIP SELF-CREATED?

NO. THE HARDSHIP IS AS A RESULT OF THE CURRENT HOME ORIGINALLY BEING BUILT FACING THEREBY SVVING THE TREES THAT ARE NOW RESTRICTING THE PLACEMENT OF THE NEED SPACE TO REMODEL THE HOME AND ADDING THE PROPOSED DETACHED GARAGE ON THE AVAILABLE BUILDABLE LAND WITHOUT ADVERSELY EFFECTING THE SURROUNDING NEIGHBORHOOD.

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

NO

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

NO, IT WILL ENHANCE THE CHARACTER OF THE NEIGHBORHOOD

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

NO

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

NO

3. List any previous variations that are approved for this property:

NONE

IV. 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.

Susan Schendel Susan Schendel Michael Schendel

OWNER: Print and Sign name Date 7.24.24 7/24/24

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.

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: Michael and Susan Schendl
Address: 840 Country Club Road
Crystal Lake, IL 60014
Phone: [redacted]
Fax: _____
E-mail: [redacted]

Owner Information (if different)

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

Property Information

Project Description: Planned remodeling of an existing ranch house including renovating the existing structure, adding a second floor, screen porch, with a breezway and detached garage while saving the 100 year old trees and the character of the neighborhood

Project Address/Location: 840 Country Club Road

PIN Number(s): 19-06-353-006

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA Architects and Planners, Inc., 2600 Behan Rd., Crystal Lake, IL, 815-788-9200

Attorney: Michael C. Poper, 105 E. Main St., Cary IL, 815-245-0213

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: Luco Construction Co., 847-658-8537

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.

Susan Schendl Susan Schendl Michael Schendl Michael Schendl

OWNER: Print and Sign name **Date** 7.24.24 7/24/24

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.

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: Michael Schendl and Susan Schendl

Address: 840 Country Club Road
Crystal Lake, IL 60014

Phone:

E-mail:

Project Name & Description: Home Addition; Planned remodeling of existing structure, adding second floor,screened porch, breezway and detached garage while saving the 100 year old trees and the character of the neighborhood.

Project Address/Location: 840 Country Club Road

Signature Susan Schendl

Susan Schendl Michael Schendl

Owner: Print and Sign name Date 7.24.24

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.

2024-138 – 840 COUNTRY CLUB ROAD – VARIATIONS

Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.

Michael Poper, attorney, and Michael and Susan Schendl, petitioners, were present to represent the petition.

Mr. Poper stated the petitioners recently purchased the home and would like to construct an addition on a ranch house. He stated a portion of the existing garage will be removed to accommodate a driveway on the west side. He referenced several photos of the property. While the property faces Country Club Road the ordinance says the front yard is Cumberland because of the shape of the lot. The entire west side is landscaped with a number of mature trees and shrubbery. The petitioners do not want to affect any of the trees in order to keep the area looking the way it is. Therefore, they need a few variations. The east side is existing nonconforming because the home is currently encroaching in the required rear yard setback. There will be a proposed detached garage in the rear. The garage would encroach into the required rear

and side yard setbacks. There would still be an encroachment if Country Club Road was the front yard. The garage will be 660 square feet; and, even without the breezeway, a variation would still be required due to its size. Mr. Schendl stated the next door neighbors built a new house, and the neighbors have no concerns with the location of the new driveway. Mr. Poper stated the utility pole is the corner of the lot. Mr. Schendl stated they cannot build on the other side due to the front yard setback. It shrinks the lot. Mr. Poper explained the garage would require a three-foot variation from the required side yard. This area abuts neighbors' driveway to the north. They have a letter of support from the property owner to the east. Their driveway ends where the proposed garage would start. The neighbors bought the lot behind their house, and they use it for a yard. Mr. Poper explained the existing house is 12 feet from the rear lot line. The petitioners are actually moving the house away from the neighbors. Mr. Schendl stated being a corner lot, we have to keep the foundation the way it is without leveling it There is not a lot they can do with it due to the shape of the lot considering the side of the house is Cumberland. They are trying to utilize it the way it is with the second-story and addition. The extra square footage is to fit their cars in the garage. Mr. Poper stated the neighborhood is old and everyone has garages with the vehicles inside. The petitioners are trying to keep the same look as the neighborhood. Mr. Schendl noted most houses in the neighborhood are a lot larger than ours. Mr. Poper stated they are trying to fit in with the existing homes.

Mr. Greenman opened the public hearing. There being no one who wished to speak, Mr. Greenman closed the public hearing.

Ms. Rivard spoke to the request. She noted the second-story addition would qualify for an administrative variation because it is not increasing the conformity of the existing home. The administrative variation request would be approved.

Mr. Poper stated there are engineering requirements because the home is in the watershed, and they will meet those requirements.

Mr. Smith asked if the proposed footprint of the primary structure is expanding. Mr. Poper stated it will shrink. Mr. Schendl stated, as Katie noted previously, without the garage, there would be no concerns with the second-story addition. As we are getting older, we do not want to have to walk through the rain and snow so we thought a breezeway would work. Mr. Smith stated the vehicles cannot be considered as a cause for the variations. A point of hardship could be the uniqueness of the lot. Being a corner lot and the fact that much of this area the setback is based on the average of neighboring houses. He stated there is enough of a buildable area to have a reasonably sized house, but not do everything you want to do. Mr. Smith stated he does believe it is enhancing the character of the neighborhood, which he appreciates. Ms. Rivard explained the detached accessory structure setback requirements. Mr. Smith stated he does not object to what you are trying to do, and can find reasons to support. Mr. Poper noted they also are trying to keep the trees. Mr. Smith is not clear if trees create a hardship. Mr. Poper it doesn't, but they are trying to keep with the neighborhood.

Ms. Mason noted she had similar questions related to the breezeway, and similar feelings with the shape of lot being the hardship. Ms. Mason had no questions, and appreciates what the petitioners are trying to do.

Ms. Repholz asked the petitioners if they gave consideration to attaching the garage. Ms. Rivard clarified the garage is considered attached, per the UDO. Ms. Repholz clarified she meant attached without the

breezeway. Mr. Schendl stated he talked to his neighbors when designing the home. Currently, the garage is a small, one-car garage. Ms. Repholz asked if they could it attach without the breezeway. Mr. Schendl stated when you look at the rest of the neighbors, no one sees garage doors. We thought about connecting it, but there is not enough room for the vehicles to turn around. It would also affect the backyard. Ms. Repholz asked if the massive tree in the front yard will stay with the proposed front porch. Mr. Schendl responded yes. Mr. Poper stated the plan was designed so no trees were touched. Ms. Repholz stated she is torn but leaning in favor because of the neighbor support letters. Mr. Poper stated they went to every neighbor except a few who were not home. Ms. Repholz stated Lakewood is special, and she has a tendency to protect that. It's like an Oakbrook Terrace effect where people buy lots like this and put up out-of-scale homes. She noted she is not in favor of that. She can see the petitioners are saving trees, which is useful. Ms. Repholz stated she does not get object because she personally feels it is squeezing too much on a lot. She noted they purchased this lot knowing the shape is is in, but it does provide restrictions to work around. She noted she could support pronounced vacations because of that hardship. Mr. Schendl stated they were shocked after meeting with Katie to find out their front yard was not their front yard.

Mr. Gronow stated what they are proposing seems to make sense. He has some concerns with the garage. Mr. Gronow asked for the dimensions of the garage. Mr. Poper stated is it 22'x30'. Mr. Gronow asked staff to clarify that with the breezeway, the garage is considered attached. Ms. Rivard replied yes. Mr. Gronow clarified the garage would be 5 feet from lot line. Mr. Schendl stated he could not get a signature from the neighbor to the north due age and health conditions. Mr. Gronow asked if the men's grill room will be on the existing garage slab. Mr. Schendl replied yes, they are not going to change foundation. Mr. Gronow asked if it was basically another garage, and if there would be overhead doors. Mr. Schendl replied no. It would be a French door. Mr. Gronow asked if this could be used as another garage. Mr. Schendl responded no. Mr. Gronow asked if they will work with Engineering. Mr. Schendl responded yes. Mr. Gronow stated he feels the same as other Commissioners had previously noted. He understands what they are looking for. He would like the petitioners to shorten up the garage a few feet, it would make a huge difference.

Mr. Skluzacek asked how much they are cutting off of the existing home. Mr. Schendl responded three feet. Mr. Skluzacek asked if they will have to fill part of the crawl space and pour another foundation. Mr. Schendl yes. The garage part is just a slab. Mr. Skluzacek noted the driveway is almost on the lot line, and asked what would happen to the existing trees. Mr. Schendl stated he has already worked with neighbor to add shrubs to replace the arborvitaes. This will serve as a walkway for the kids. There are no trees there only arborvitaes.

Mr. Greenman stated it sounds like a majority of the Commissioners support what you are doing, and there is general agreement on the hardship. Mr. Greenman asked why the garage could not be moved up three feet. Mr. Schendl responded they need room to turn around, and the extra three feet will help. Mr. Greenman stated he is good with everything but not in favor of the northern variation for three feet. He stated he thinks what the petitioners are doing is incredible. It will help the community. He appreciates the petitioners reached out to neighbors. He wishes all petitioners would do that. He understands what the petitioners are trying to accomplish, and that they would like to take full advantage of the property. He reiterated that if it was a 600 square foot garage, the petitioners would not be before us. Mr. Greenman stated he would still like the petitioners to move the garage forward three feet. Mr. Poper explained the garage is two cars wide, but the driveway is one car wide. They need enough room to fit in the one-car driveway. Mr. Greenman stated it is driven by what they want to do. The Commissioners have to find a

balance between what you want to do and the ordinances. He appreciates what they are doing. He would like to see the petitioners come before City Council with the garage pushed up three feet, or present to the City Council that there is no way to push forward. Mr. Greenman stated he would like more information than just the anecdotal information. He wants to make sure the Commissioners are doing their due diligence and looking at all pieces. Mr. Greenman stated he has no data that would reflect it's what you need based on large cars and radius. Mr. Schendl asked staff if the garage was ok if reduced in size. Ms. Rivard stated that if the garage was 600 square feet or less, the setback would be five feet. Mr. Greenman stated all he can do is go with what is presented.

Mr. Smith asked what the advisory board is as noted in the recommended conditions. Ms. Rivard clarified that is Planning and Zoning Commission.

Ms. Repholz asked if Lakewood still has an architectural review committee. Mrs. Schendl replied yes, but they are Crystal Lake. They are the last street before Lakewood.

Mr. Gronow would like to clarify the size of the garage. Mr. Gronow stated the foundation is shown as 31'x23'. Mr. Smith asked what square footage is based on. Mr. Gronow stated foundation wall to foundation wall. For the record, it is approximately 713 square feet, and not 660 square feet.

Mr. Schendl stated that for the record, one of the neighbors they approached was Mr. Gronow. Mr. Gronow told the petitioners it was a conflict of interest, and could not speak to the petition until the PZC hearing.

Mr. Smith made a motion to approve the request for Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback, with the recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Schendl, dated 07/24/24, received 07/26/24)
    B. Application Plans (ALA Architects and Planners, Inc., dated 02/01/24 last revised 07/29/24, received 06/23/23)

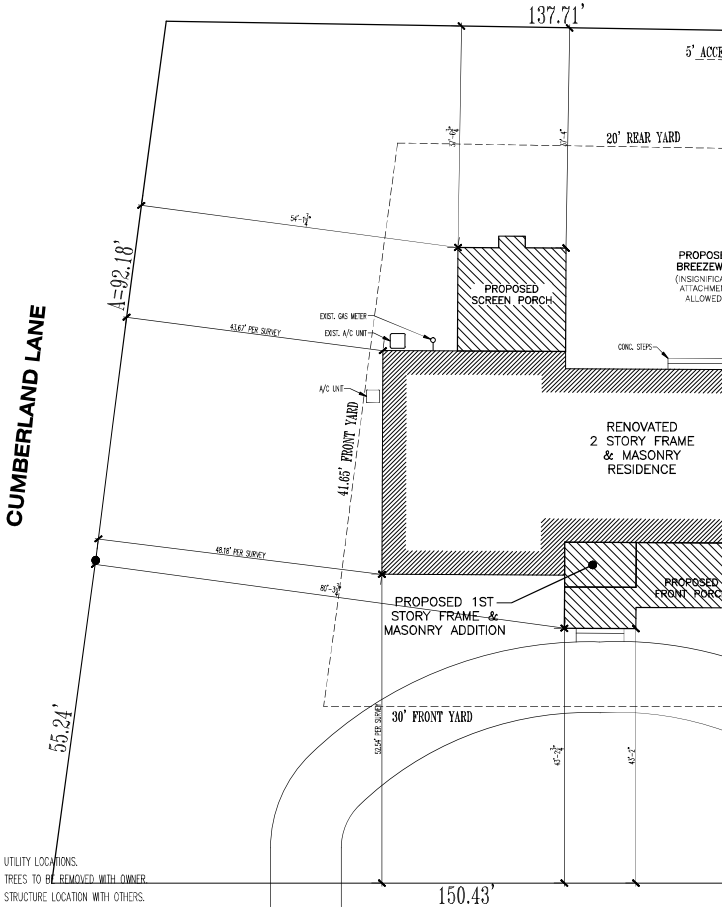
2. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

Ms. Mason seconded the motion. On roll call, members Mr. Greenman, Mr. Gronow, Ms. Repholz and Mr. Smith voted yes. Mr. Skluzacek voted no. Motion passed (4-1).

Mr. Greenman asked that it is on record that he is not necessarily in favor of the northern variation but accepts the petition overall.

SCHENDL RESIDENCE

840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014



NOTES:
1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.

SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.

4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE

COUNTRY CLUB ROAD

1E / A000 SITE PLAN 1"=10'-0"

N

CRYSTAL LAKE SPECIFIC NOTES:

NOTE:
SOME NOTES LISTED IN THIS SECTION MAY NOT APPLY TO THE THIS SPECIFIC PROJECT DRAWING SET. ALL NOTES LISTED SHALL BE ACKNOWLEDGED WHETHER RELEVANT TO THIS PROJECT OR NOT.

NOTE:
PROVIDE 1½" X 36" FLOOR-TO-FLOOR FLAT STRAP TIES @ 2ND FLOOR DECK WITHIN 6'-0" OF CORNERS & 12'-0" ON CENTER.

NOTE:
ANY PORTION OF EAVES & WALLS SHOWN WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE A MINIMUM FIRE RATING OF 1-HR, TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PORTION OF SOFFITS & FASCIA WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE ⅝" TYP-X (TYP. RD. UNDER THE NORMAL WEATHER PROTECTIVE MATERIAL SPECIFIED.

IMPERVIOUS SURFACE COVERAGE

AREA OF LOT	20,903.9 S.F.
ZONING DISTRICT	R-1
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	10,451.9 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+2878 S.F.
GARAGE FOOTPRINT	+713 S.F.
PORCHES/BREEZEWAY	+827 S.F.
DRIVEWAY/WALKWAY	+2952 S.F.
STEPS/ AC UNITS	+32 S.F.
TOTAL IMPERVIOUS COVERAGE	7402 S.F.

BUILDING LOT COVERAGE

AREA OF LOT	20,903.9 S.F.
ZONING DISTRICT	R-1
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	8361.6 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+2878 S.F.
GARAGE FOOTPRINT	+713 S.F.
PORCHES/BREEZEWAY	+827 S.F.
TOTAL BLDG. LOT COVERAGE	4418 S.F.

FLOOR AREA RATIO

AREA OF LOT	20,903.9 S.F.
ZONING DISTRICT	R-1
MAXIMUM F.A.R.	40%
ALLOWABLE FLOOR AREA	8361.6 S.F.
PROPOSED FLOOR AREA	
FIRST FLOOR	+2878 S.F.
GARAGE	+713 S.F.
SECOND FLOOR	+992 S.F.
FRONT PORCH	NOT COUNTED S.F.
SCREEN PORCH	+330 S.F.
TOTAL FLOOR AREA	4913 S.F.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010 FIRST FLOOR DEMOLITION PLAN
A100 FOUNDATION PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 GARAGE FLOOR PLAN, GARAGE FOUNDATION PLAN, FOUNDATION SECTIONS, O.H. GARAGE DOOR DETAIL
A200 FRONT ELEVATION, REAR ELEVATION
A201 LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A202 GARAGE ELEVATIONS
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTION, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE
A301 WALL SECTIONS
A302 LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
E101 FIRST FLOOR ELECTRICAL PLAN
E102 SECOND FLOOR ELECTRICAL PLAN

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

SCOTT P. FOLIT 001-018291 — STATE OF ILLINOIS — A.L.A. ARCHITECTS & PLANNERS, INC. — PROFESSIONAL DESIGN FIRM

Scott Solit

001-018291 11/30/24 07/29/24
Cert. No. Exp. Date

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

—NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS:—

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 77 IL ADM. CODE 800 SUPPORT BY BY SUBMITTING, AS REQUIRED BY SECTION 103.5 OPTION 1, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .
* AS SPECIFIED BY THE CODE, 401.2 OPTION 1, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404. OPTION 1 MAKES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE.
* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

*** IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE ***
NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

5S 5 SHELVES — 15SR 1 SHELF & 1 ROD — SPR SPRINKLER HEAD — GAS HOOKUP — WH WATER HOOKUP — FPRH FROST PROOF HOSE BIBB — SHOWER HEAD FAUCET — SHOWER RAIN HEAD — FD FLOOR DRAIN — PRE-FAB FIREPLACE FLUE — MASONRY FIREPLACE FLUE — FD/HR — CEILING DETAIL DIAGRAM — WORK POINT — RP ROOF PITCH — SECTION/ VIEW MARKER — ELEVATION MARKER — REVISION MARKER — V.I.F. VERIFY IN FIELD — V.W.O. VERIFY WITH OWNER

FACE BRICK — HORIZONTAL SIDING — PLYWOOD & BATTEN SIDING — ASPHALT SHINGLES ROOFING — STONE — SHAKE SIDING — STAMP SHAKE ROOFING — CONCRETE — FIELD STONE — STUCCO E.I.F.S. — METAL ROOFING — GRAVEL

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) — SWITCH (1) — TELEVISION JACK — DUPLEX OUTLET (2) — DOOR ACTUATED SWITCH — TELEPHONE JACK — QUAD. OUTLET (4) — MOTION ACTUATED SWITCH — HDMI JACK — SWITCHED DUPLEX OUTLET (2) — THERMOSTAT CONTROLS — CEILING MOUNTED LIGHT FIXTURE — EXHAUST FAN, VENTED TO EXTERIOR — 110V SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT — RECESSED CAN LIGHT — EXHAUST FAN/LIGHT, VENTED TO EXTERIOR — DIRECTIONAL RECESSED CAN LT. — FLOOD LIGHT W/ MOTION DETECTOR — 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO HARD W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT — WALL MOUNTED LIGHT FIXTURE — CEILING MOUNTED FAN/LIGHT — RECESSED WATER PROOF LED CAN LIGHT DIMMING — LED LIGHT STRIP — EXTERIOR LAMP AT POST — P.C. = PULL CHAIN LIGHT — GFI = GROUND FAULT CIRCUIT INTERRUPTER — FLUORESCENT LIGHT FIXTURE — W.P. = WATER PROOF

WALL TYPES

NEW FRAME WALL — NEW FOUNDATION WALL & FOOTING — DRYWALL, ATCHED OR CASED OPENING — DEPRESSED FOUNDATION WALL — BEARING WALL ABOVE — TR. SILL PLATE @ FDTN. WALL

NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SMALL HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 1ST AIR CHAMBERS.
  - ABOVE GROUND WASTE – SCHEDULE 40 PVC, TOSD SERIES
  - BELOW GROUND WASTE – SCH 40 PVC OR CAST IRON
  - ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  - BELOW GROUND WATER – TYPE K COPPER
* COLORED PRIMER AND STACH TEST REQUIRED ON ALL PVC PIPING.
* 25 LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING.
* UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
* HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION. UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D.
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH P/W & AUTO SHUT OFF VALVE (FOR DRAIN BACK OF) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
* DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
* PROVIDE MIN. 30" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

FINISHES:

* ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOULDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DESIGN LOADING VALUES:

ROOF 30 PSF LIVE LOAD — WALLS 20 PSF WND FOR 0-20 FT. HEIGHT
CEILING 20 PSF LIVE LOAD — 25 PSF WND FOR 21-29 FT. HEIGHT
FLOOR 40 PSF LIVE FOR EXTERIOR BALCONY — 30 PSF WND FOR 30 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, DECKS, STAIRS — SOIL 3000 PSF ASSUMED MINIMUM
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60, (4)# CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULLY MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ~~ALL CONCRETE MORTAR TO ENTER MASONRY FRAME WALLS 8" (24 W/ 12" HEATING).~~
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3500 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND INTERIOR CONDITIONS.
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
* FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
* CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
* NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED.
* TOP OF WINDOWS IN REMODELED AREAS OF ADDITION TO MATCH EXISTING.
* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 10'0" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* ~~FOR 9'-0" PLATES TOP OF WINDOWS @ 9'-0" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.~~
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 8'0" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
  EXAMPLES: 2'-0" = 2'-0" X 5'-0" TO BE 1" WITHIN 2" OR EXCEEDED.
  3'-0" PAIR (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
* VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE ENGINEERED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR.
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
  WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
* WINDOW & DOOR TAGS: TWO WINDOW =(T), EGRESS WINDOW =(E), TEMPERED GLASS =(T)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
* ALL INTERIOR PARTITIONS 2⅝" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
* ~~ALL EXTERIOR WALLS 6" (2 X 6 STUD W/ ½" SHEATHING).~~
* ~~ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER – 11" (2 X 6 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).~~
* ALL EXTERIOR WALLS 6" (2 X 6 STUDS W/ ½" SHEATHING).
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER – 11" (2 X 6 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR DIMENSIONS ARE SHAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO CONCRETE WITH EXTERIOR OF FOUNDATION CODE DIMENSIONS ARE NEVER SHAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/ADDITIONAL STEEL TO BE A-36 & STRUCTURAL STEEL RES.TO BE A-325.
* ~~PROVIDE 6" (2 X 6") @ 16" O.C. WITH LVL ABOVE OPENINGS FOR 6'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE 8" (2 X 8") @ 16" O.C. WITH LVL ABOVE OPENINGS FROM 6'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE 10" (2 X 10") @ 16" O.C. WITH LVL ABOVE OPENINGS FROM 16'-0" TO 20'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE 12" (2 X 12") @ 16" O.C. WITH LVL ABOVE OPENINGS FROM 20'-0" TO 24'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH ½" BOLTS @ 32" O.C. AND (2) @ EACH END.
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
* WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
* ALL HEADERS TO BE (2) 2 X 12 SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED ⅓ THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
* ■ = (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
* ■ = (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 @16" O.C. STUD WALLS.
* ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT, FATEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
* FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORZ. AT 10'-0" INTERVALS.
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:

* WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
  ** ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
  ** ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
  ** ALL OUTLETS IN GARAGE TO BE GFI.
* ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ALTERED, UPGRADED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
* WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
  ** (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
  ** (1) SMOKE DETECTOR IN EACH BEDROOM
  ** (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
* ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
* ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
* ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
* RECESSED LIGHTING OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 4,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 4,000 SF.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

2018 INTERNATIONAL RESIDENTIAL CODE — 2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE — 2000 NFPA LIFE SAFETY CODE
2018 INTERNATIONAL FUEL GAS CODE — 2018 ILLINOIS ILLINOIS ACCESSIBILITY CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY OF CRYSTAL LAKE CODE OF ORDINANCES

COPYRIGHT AS DATED © A.L.A. Architects & Planners, Inc.

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	DATE
PRELIMINARY DESIGN	10-27-23
PRELIMINARY DESIGN	11-16-23
DESIGN DEVELOPMENT	12-05-23
RELEASE FOR PERMIT	07-29-24
RELEASE FOR PERMIT	08-26-24
REVISION	09-26-24

Architects & Planners, Inc.
Il Telephone: 815-788-9200 WI Telephone: 262-594-6802
2360 Bolton Road at Rt. 176 — 56 W. Main St.
Crystal Lake, IL 60014 — Lake Geneva, WI 53147
40 Crystal St. — 1700 E. Rotter Ave.
Crys. Lk., IL 60014 — Waukesha, WI 53186

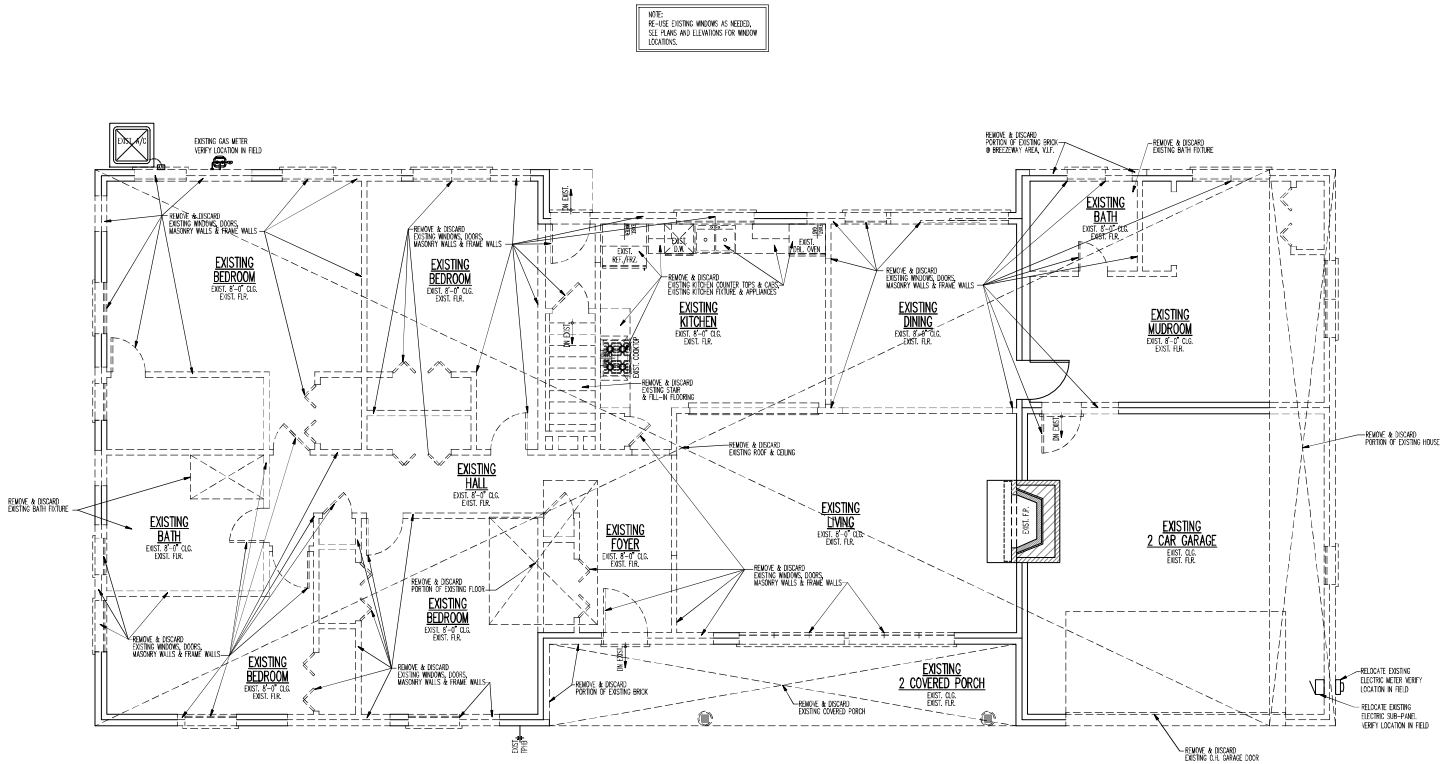
SCHENDL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

SITE PLAN
GENERAL NOTES
DRAWING INDEX

Job Number: 23330

Sheet Number: A000

File Name: 23330000



1E/A010 FIRST FLOOR DEMOLITION PLAN

1/4"=1'-0"

DEMOLITION PLAN LEGEND

EXISTING FRAME WALLS & OTHER ITEMS

WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

NOTE:
VERIFY CONDITIONS OF EXISTING DRAIN TILE @ FOUNDATION FOOTINGS. TIE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM, V.I.F.

NOTE:
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.

NOTE:
TOP OF PROPOSED FOUNDATION TO BE SET AN ELEVATION THAT ALLOWS NEW FINISHED FLOOR TO ALIGN WITH EXISTING, V.I.F.

NOTE:
VERIFY EXISTING RADON MITIGATION SYSTEM MEETS STATE ADOPTED CODES. PROVIDE REPAIRS OR REPLACEMENTS TO RADON VENTING SYSTEM AS REQ'D. VERIFY EXISTING CONDITIONS IN FIELD.

NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE. VERIFY IN FIELD

REVISIONS		
1	10-7-23	PRELIMINARY DESIGN
2	11-16-23	PRELIMINARY DESIGN
3	12-13-23	DESIGN DEVELOPMENT
4	1-22-24	FINAL REVIEW
5	02-07-24	FINAL REVIEW
6	02-15-24	REVISIONS FOR PERMIT

SCHENDL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

FIRST FLOOR DEMOLITION PLAN

Architects & Planners, Inc.
IL Telephone: 815-788-0100 WI Telephone: 262-542-0402
2600 Belvar Road at Rt. 176, Crystal Lake, IL 60014
40 Crystal St., Cary, IL 60013
99 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT

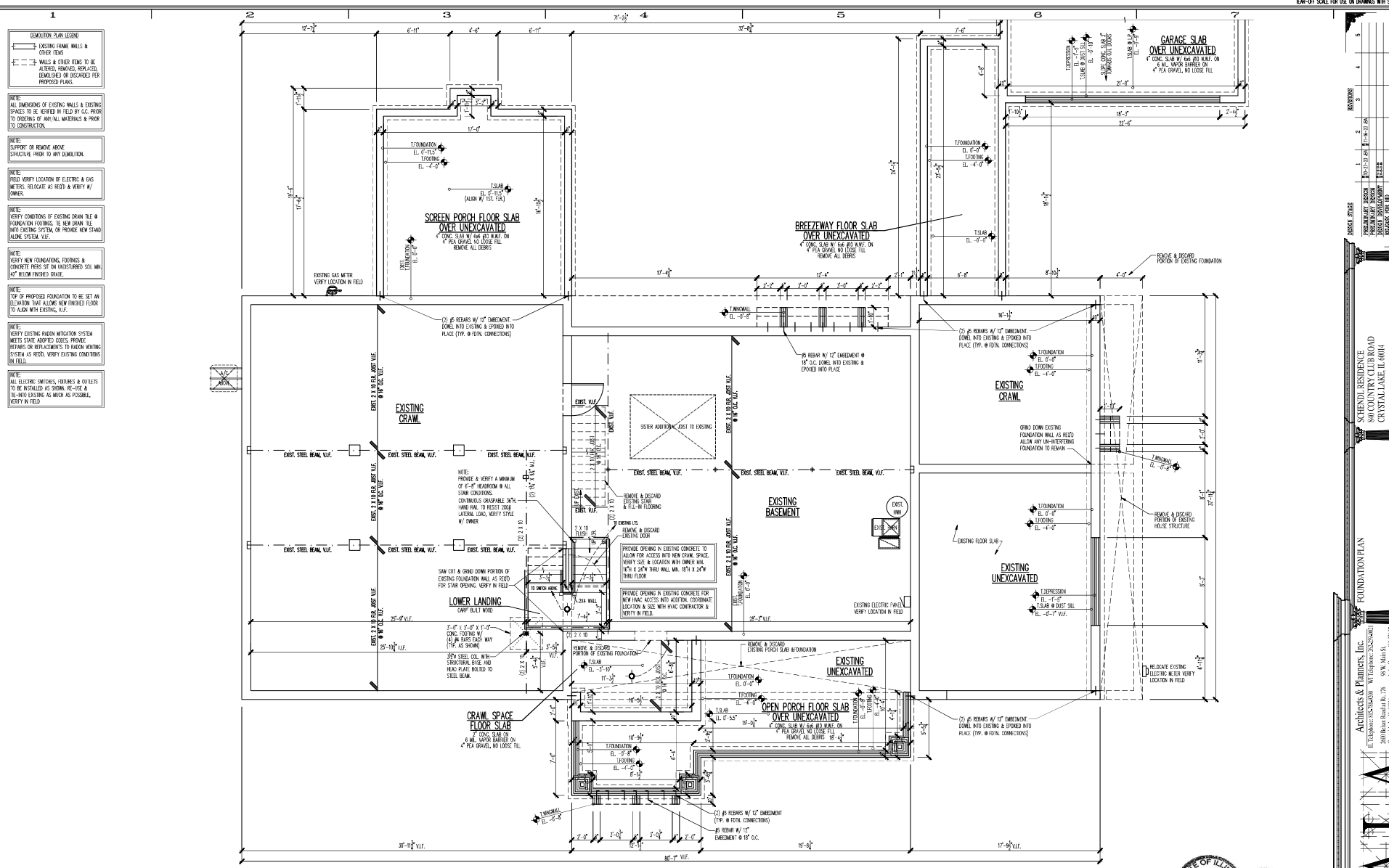
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.000870
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

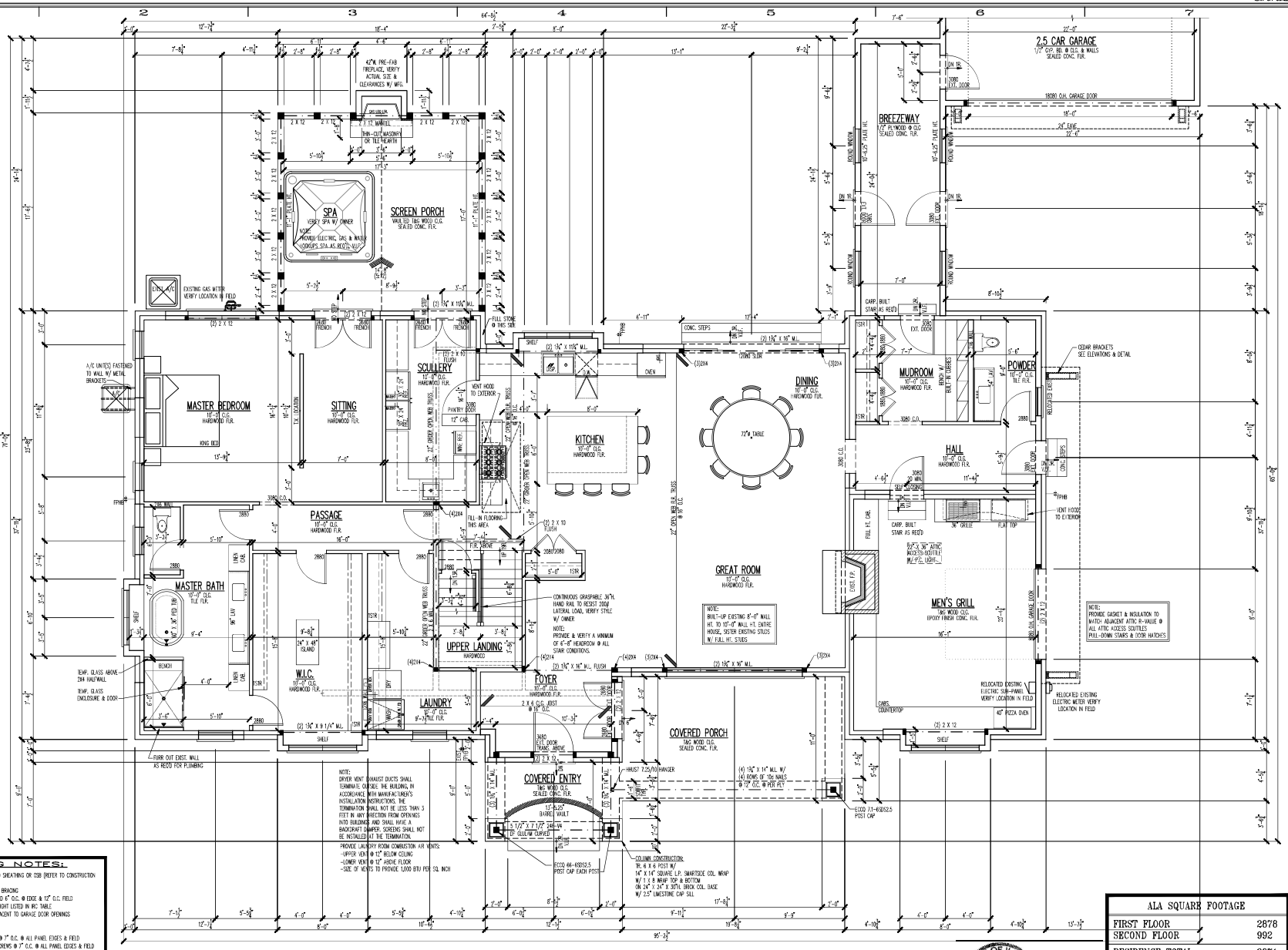
Job Number: 23330

Sheet Number: A010

File Name: LAYOUT060

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.


DEMOLITION PLAN LEGEND
EXISTING FRAME WALLS & OTHER ITEMS
WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.
NOTE: ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.
NOTE: SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.
NOTE: FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.
NOTE: VERIFY CONDITIONS OF EXISTING DRAIN TILE @ FOUNDATION FOOTINGS. TIE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM. V.I.F.
NOTE: VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.
NOTE: TOP OF PROPOSED FOUNDATION TO BE SET AN ELEVATION THAT ALLOWS NEW FINISHED FLOOR TO ALIGN WITH EXISTING, V.I.F.
NOTE: VERIFY EXISTING RADON MITIGATION SYSTEM MEETS STATE ADOPTED CODES. PROVIDE REPAIRS OR REPLACEMENTS TO RADON VENTING SYSTEM AS REQ'D. VERIFY EXISTING CONDITIONS IN FIELD.
NOTE: ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE. VERIFY IN FIELD
SCREEN PORCH FLOOR SLAB OVER UNEXCAVATED
4" CONC. SLAB W/ 6x6 #10 W.W.F. ON 4" PEA GRAVEL. NO LOOSE FILL. REMOVE ALL DEBRIS
GARAGE SLAB OVER UNEXCAVATED
4" CONC. SLAB W/ 6x6 #10 W.W.F. ON 6 MIL. VAPOR BARRIER ON 4" PEA GRAVEL, NO LOOSE FILL
BREEZEWAY FLOOR SLAB OVER UNEXCAVATED
4" CONC. SLAB W/ 6x6 #10 W.W.F. ON 4" PEA GRAVEL NO LOOSE FILL REMOVE ALL DEBRIS
EXISTING CRAWL
EXISTING BASEMENT
EXISTING UNEXCAVATED
LOWER LANDING
CRAWL SPACE FLOOR SLAB
4" CONC. SLAB ON 6 MIL. VAPOR BARRIER ON 4" PEA GRAVEL, NO LOOSE FILL
OPEN PORCH FLOOR SLAB OVER UNEXCAVATED
4" CONC. SLAB W/ 6x6 #10 W.W.F. ON 4" PEA GRAVEL NO LOOSE FILL REMOVE ALL DEBRIS
SISTER ADDITIONAL JOIST TO EXISTING
GRIND DOWN EXISTING FOUNDATION WALL AS REQ'D ALLOW ANY UN-INTERFERING FOUNDATION TO REMAIN
REMOVE & DISCARD PORTION OF EXISTING FOUNDATION
REMOVE & DISCARD EXISTING HOUSE STRUCTURE
RELOCATE EXISTING ELECTRIC METER VERIFY LOCATION IN FIELD
EXISTING GAS METER VERIFY LOCATION IN FIELD
EXISTING ELECTRIC PANEL VERIFY LOCATION IN FIELD
(2) #5 REBARS W/ 12" EMBEDMENT, DOWEL INTO EXISTING & EPOXIED INTO PLACE (TYP. @ FDTN. CONNECTIONS)
#5 REBAR W/ 12" EMBEDMENT @ 18" O.C. DOWEL INTO EXISTING & EPOXIED INTO PLACE
NOTE: PROVIDE & VERIFY A MINIMUM OF 6'-8" HEADROOM @ ALL STAIR CONDITIONS. CONTINUOUS GRASPABLE 36"H. HAND RAIL TO RESIST 200# LATERAL LOAD, VERIFY STYLE W/ OWNER
PROVIDE OPENING IN EXISTING CONCRETE TO ALLOW FOR ACCESS INTO NEW CRAWL SPACE. VERIFY SIZE & LOCATION WITH OWNER MIN. 16"W X 24"H THRU WALL MIN. 18"W X 24"H THRU FLOOR
PROVIDE OPENING IN EXISTING CONCRETE FOR NEW HVAC ACCESS INTO ADDITION. COORDINATE LOCATION & SIZE WITH HVAC CONTRACTOR & VERIFY IN FIELD.
SAW CUT & GRIND DOWN PORTION OF EXISTING FOUNDATION WALL AS REQ'D FOR STAIR OPENING. VERIFY IN FIELD
3'-0" X 3'-0" X 1'-0" CONC. FOOTING W/ (4) #4 BARS EACH WAY (TYP. AS SHOWN)
3/8"ø STEEL COL. WITH STRUCTURAL BASE AND HEAD PLATE BOLTED TO STEEL BEAM.
REMOVE & DISCARD EXISTING STAIR & FILL-IN FLOORING
REMOVE & DISCARD EXISTING DOOR
EXISTING FLOOR SLAB
EXIST. STEEL BEAM, V.I.F.
EXIST. 2 X 10 FLR. JOIST @ 16" O.C. V.I.F.
EXIST. V.I.F.
EXIST. FOUNDATION
EXIST. HWH
EXIST. WH
1E A100 FOUNDATION PLAN
1/4"=1'-0"
SCHENDL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014
FOUNDATION PLAN
A.L.A. Architects & Planners, Inc.
IL Edgebrook: 815-788-0100 WI Telephone: 262-245-4002
2600 Belvar Road at Rt. 176 Crystal Lake, IL 60014
40 Crystal St. Cary, IL 60013
99 W. Main St. Lake Geneva, WI 53147
1700 E. Racine Ave. Waukesha, WI 53186
SCOTT F. POLIT 001-018291 LICENSED ARCHITECT STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC. 184.005820 ARCHITECT CORP. STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM
PRELIMINARY DESIGN 10-7-23 JSH
PRELIMINARY DESIGN #1 11-16-23 JSH
DESIGN DEVELOPMENT 12-15-23 JSH
PERMIT SET 1-22-24 JSH
FINAL REVISIONS 2-20-24 JSH
RELEASED FOR PERMIT 3-27-24 JSH
Job Number: 23330
Sheet Number: A100
File Name: LAYOUT100
COPYRIGHT AS DATED © A.L.A. Architects & Planners, Inc.



1E A101 FIRST FLOOR PLAN

1/4"=1'-0"

WALL BRACING NOTES:

* ENTIRE HOUSE TO BE CONTINUOUSLY SHEATHED WITH ½" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A200 BRACING METHOD) "CS-WSP".
* "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
* REQUIRED FASTENERS FOR "CS-WSP" = 8D COMMON NAILS SPACED 6" O.C. @ EDGE & 12" O.C. FIELD
* MINIMUM PANEL WIDTH FOR "CS-WSP" PER ADJACENT OPENING HEIGHT LISTED IN IRC TABLE
* "CS-G" = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE DOOR OPENINGS
* "CS-PF" = CONTINUOUS SHEATHED PORTAL FRAME PANEL
* "GB" = GYPSUM BOARD BRACING
* REQUIRED FASTENERS FOR "GB" (½") = 1-½" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* REQUIRED FASTENERS FOR "GB" (⅝") = 1-¾" NAILS OR 1-⅝" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* "AWW" = ALTERNATE BRACED WALL PANEL
* "PHD" = PORTAL FRAME @ GARAGE DOOR
* "PHW" = PORTAL FRAME WITH HOLD DOWNS
* "SSW" = SIMPSON STEEL STRONG WALL
* "WSW" = SIMPSON WOOD SHEAR WALL
* SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS

ALA SQUARE FOOTAGE	
FIRST FLOOR	2878
SECOND FLOOR	992
RESIDENCE TOTAL	3871
DETACHED GARAGE	713
SCREEN PORCH	330
FRONT PORCH	301
BREEZEWAY	196

STATE OF ILLINOIS — SCOTT F. POLIT — 001-018291 — LICENSED ARCHITECT

STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. — 184.005626 — ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.

Architects & Planners, Inc.
IL Telephone: 815-459-2050 WI Telephone: 262-249-4702
2600 Belvar Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Crys, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN 10-7-13 JSH	1 11-18-13 JSH
PRELIMINARY DESIGN 11-25-13 JSH	2 12-3-13 JSH
DESIGN DEVELOPMENT 12-3-13 JSH	3
DESIGN DEVELOPMENT 1-13-14 JSH	4
FINAL REVIEW 2-10-14 JSH	5
RELEASED FOR PERMIT 3-10-14 JSH	6

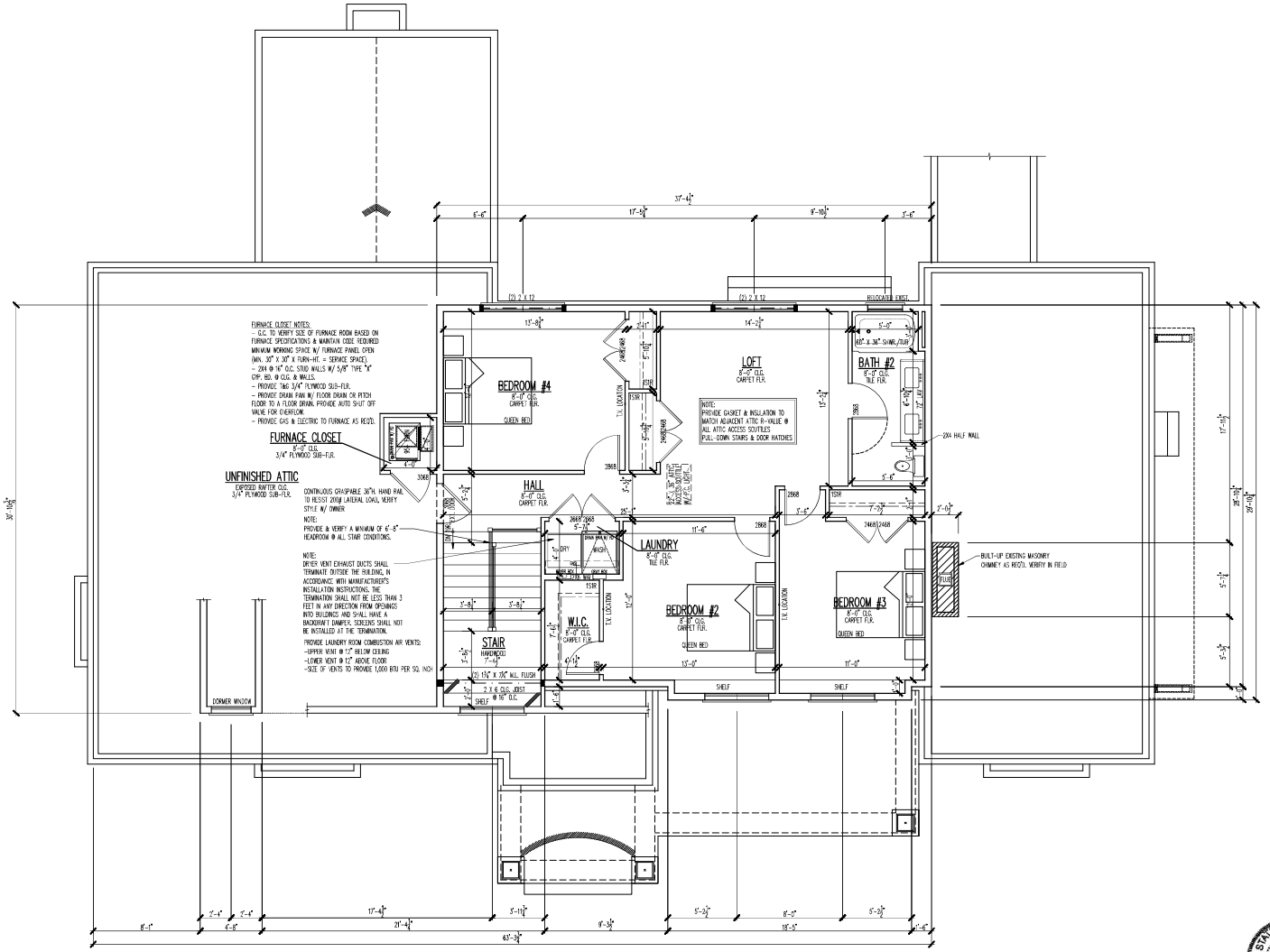
SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN

Job Number: 23330

Sheet Number: A101

File Name: LAYOUT100



1E / A102 SECOND FLOOR PLAN

1/4"=1'-0"

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

REVISIONS		
1	PRELIMINARY DESIGN	10-25-24
2	PRELIMINARY DESIGN	11-18-24
3	DESIGN DEVELOPMENT	12-13-24
4	FINAL REVIEW	12-19-24
5	RELEASED FOR PERMIT	12-19-24

DESIGN STAGE

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN

A.L.A. Architects & Planners, Inc.
IL Telephone: 815-788-0100 WI Telephone: 262-249-4002
2600 Belvar Road at Rt. 176, Crystal Lake, IL 60014
40 Crystal St., Cary, IL 60013
99 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186

SCOTT F. POLIT 001-018291 LICENSED ARCHITECT — STATE OF ILLINOIS

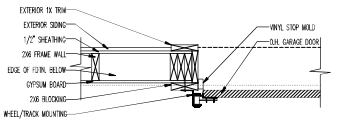
STATE OF ILLINOIS — A.L.A. ARCHITECTS & PLANNERS, INC. 184.005070 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

Job Number: 23330

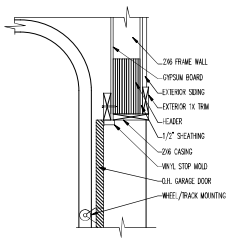
Sheet Number: A102

File Name: LAYOUT060

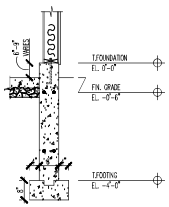
COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.



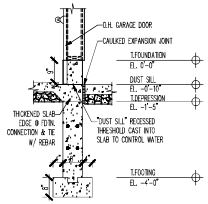
1A A103 O.H. GARAGE DOOR DETAIL
TOP VIEW
2X6 FRAME WALL
1"=1'-0"



1B A103 O.H. GARAGE DOOR DETAIL
SIDE VIEW
2X6 FRAME WALL
1"=1'-0"



1D A103 FOUNDATION SECTION
2X6 FRAME WALL ABOVE
1/2"=1'-0"



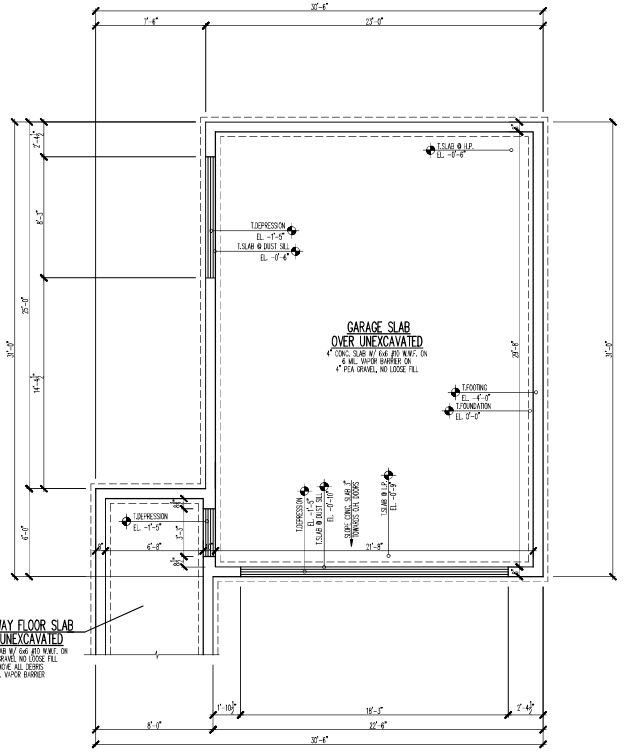
1E A103 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ GARAGE DOOR
1/2"=1'-0"

WALL BRACING NOTES:

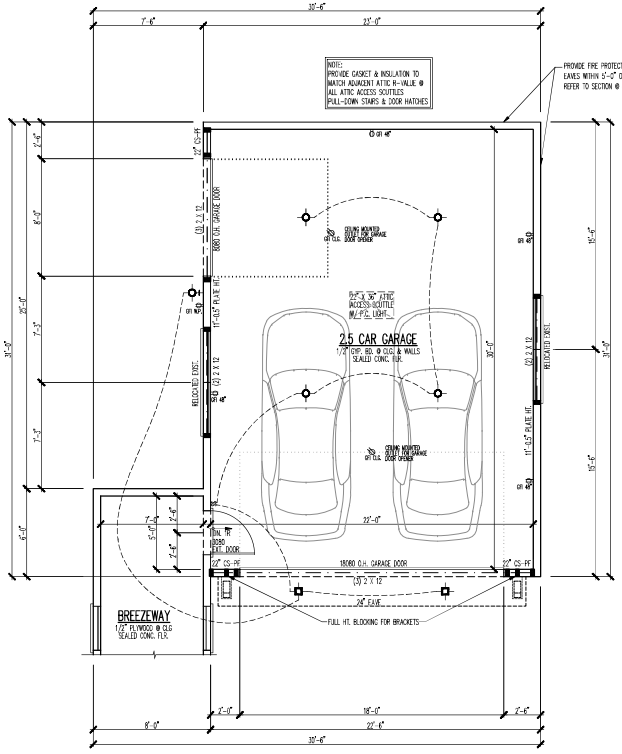
- ENTIRE HOUSE TO BE CONTINUOUSLY SHEATHED WITH ⅜" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A300 BRACING METHOD: "CS-WSP")
- "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
- REQUIRED FASTENERS FOR "CS-WSP" = 6D COMMON NAILS SPACED 6" O.C. @ EDGE & 12" O.C. FIELD
- MINIMUM PANEL WIDTH FOR "CS-WSP" PER ADJACENT OPENING HEIGHT LISTED IN IRC TABLE
- "CS-G" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE DOOR OPENINGS
- "CS-PF" = CONTINUOUS SHEATHED PORTAL FRAME PANEL
- "GB" = GYPSUM BOARD BRACING
- REQUIRED FASTENERS FOR "GB" (½") = 1-½" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- REQUIRED FASTENERS FOR "GB" (⅝") = 1-¾" NAILS OR 1-⅝" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- "ABW" = ALTERNATE BRACED WALL PANEL
- "PFG" = PORTAL FRAME @ GARAGE DOOR
- "PFH" = PORTAL FRAME WITH HOLD DOWNS
- "SSW" = SIMPSON STEEL STRONG WALL
- "WSW" = SIMPSON WOOD SHEAR WALL
- SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS

ELECTRICAL SYMBOLS

- SINGLE OUTLET (1)
- DUPLEX OUTLET (2)
- QUAD. OUTLET (4)
- SWITCHED DUPLEX OUTLET (2)
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LT.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
- EXTERIOR LAMP W/ POST
- FLUORESCENT LIGHT FIXTURE
- $ SWITCH
- D° DOOR ACTIVATED SWITCH
- S° MOTION ACTIVATED SWITCH
- THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- .....LED LIGHT STRIP
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF
- TELEVISION JACK
- TELEPHONE JACK
- HDMI JACK
- SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO, WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- GFI = GROUND FAULT CIRCUIT INTERRUPTER



2C A103 GARAGE FOUNDATION PLAN
1/4"=1'-0"



5C A103 GARAGE FLOOR PLAN
1/4"=1'-0"

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.005572
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

REVISIONS		
1	10-7-13 JSH	PRELIMINARY DESIGN
2	11-18-13 JSH	PRELIMINARY DESIGN
3	12-2-13 JSH	DESIGN DEVELOPMENT
4	12-9-13 JSH	FINAL REVIEW
5	12-19-13 JSH	FINAL REVIEW
6	12-20-13 JSH	RELEASE FOR PERMIT
7	12-27-13 JSH	RELEASE FOR PERMIT

DESIGN STAGE

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

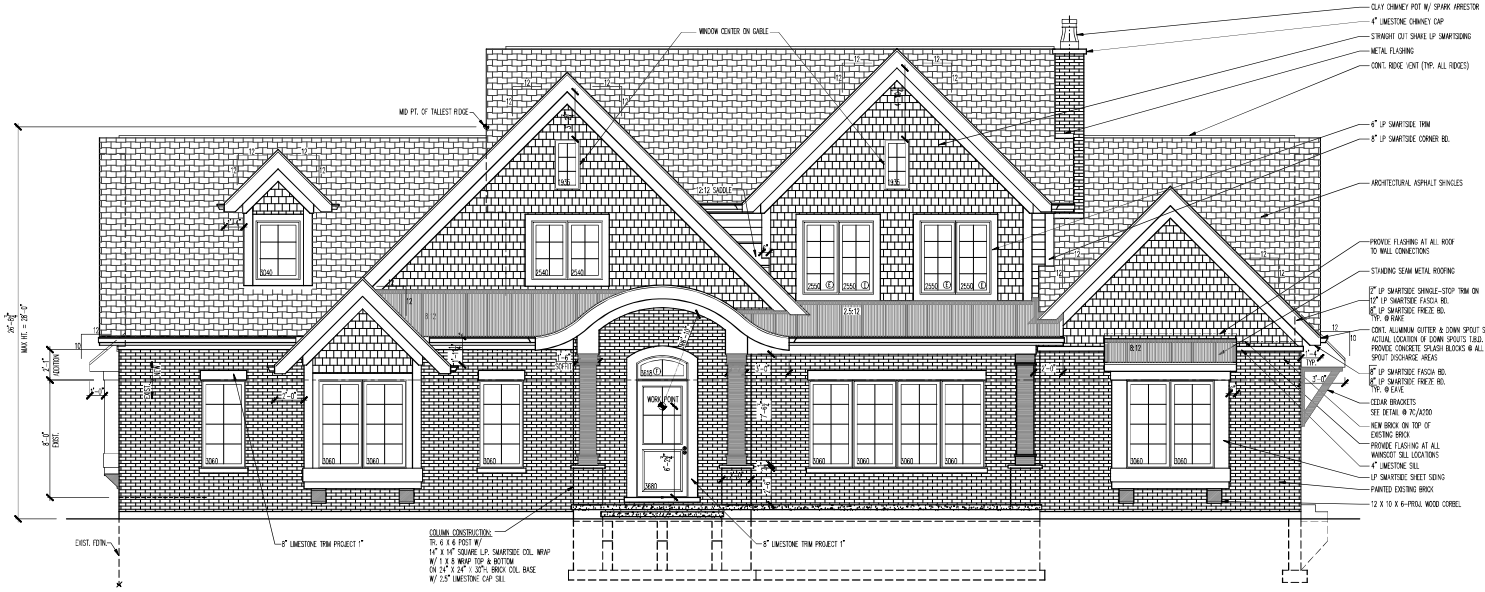
GARAGE FLOOR PLAN
GARAGE FOUNDATION PLAN
FOUNDATION SECTIONS
O.H. GARAGE DOOR DETAIL

Architects & Planners, Inc.
IL Telephone: 815.356.0100 WI Telephone: 262.252.6002
2600 Belvar Road at Rt. 176
Crystal Lake, IL 60014
96 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

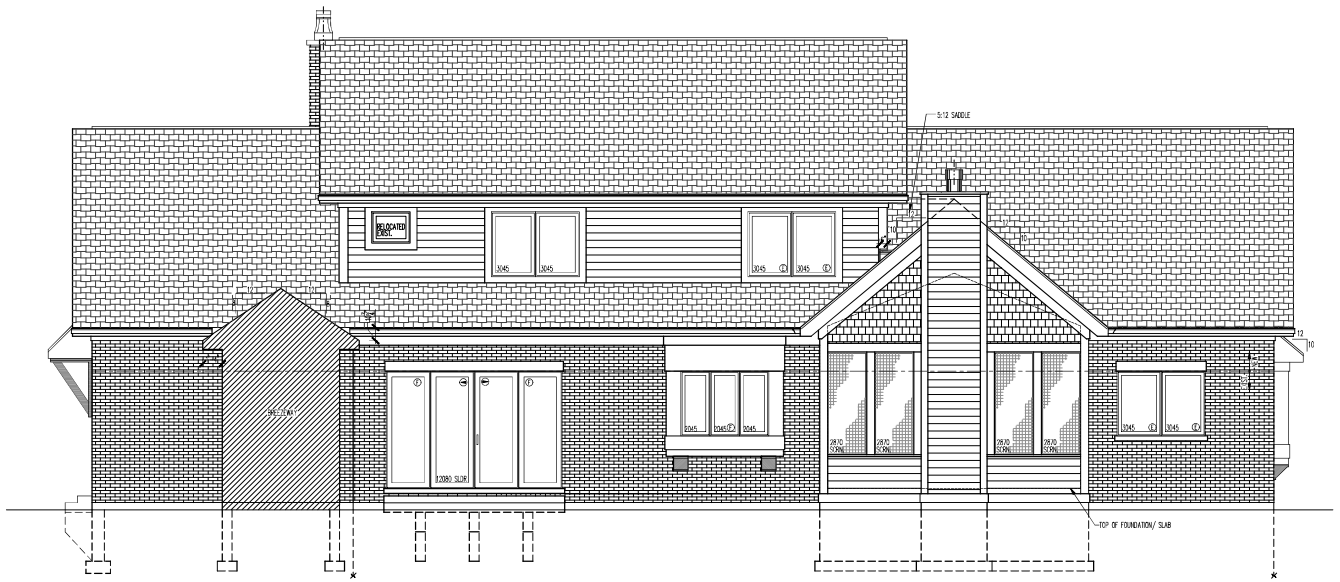
Job Number: 23330
Sheet Number: A103
File Name: LAYOUT.DGN

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.

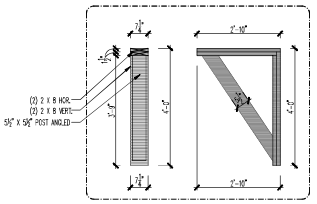
REAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



3C/A200 FRONT ELEVATION
1/4"=1'-0"



3E/A200 REAR ELEVATION
1/4"=1'-0"



7C/A200 BRACKET DETAIL
1/2"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR REAR AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE NET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"
EXAMPLE: 3068 = 3'-0" X 6'-8"
EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED CLASS = (T) DOOR OR WINDOW PANE SLIDES RIGHT = (R)
FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (L)
EGRESS WINDOW = (E)
EGRESS WINDOW BREAKDOWN -
MIN. CLEAR OPEN AREA OF 5.7 S.F.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DESIGN	10-23-23 JSK				
PRELIMINARY DESIGN	11-16-23 JSK				
DESIGN DEVELOPMENT	12-8-23 JSK				
FINAL REVIEW	12-22-23 JSK				
ISSUANCE FOR PERMIT	02-07-24 JSK	03-29-24 JSK			

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

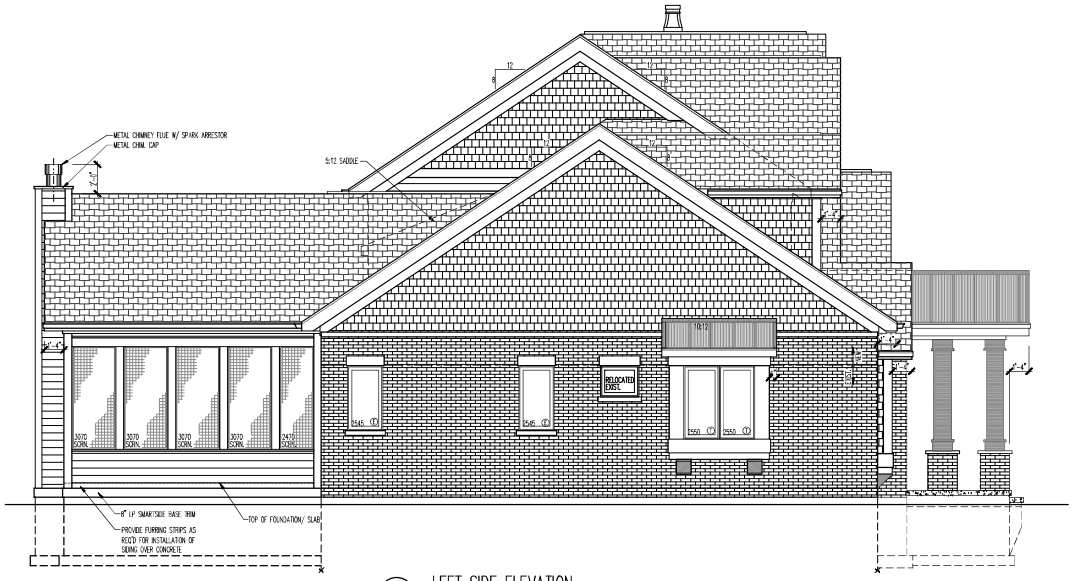
FRONT ELEVATION
REAR ELEVATION

A.L.A. Architects & Planners, Inc.
IL Telephone: 815-788-0100 WI Telephone: 262-249-4402
2600 Belvar Road at Rt. 176 Crystal Lake, IL 60014
40 Crystal St. Cary, IL 60013
99 W. Main St. Lake Geneva, WI 53147
1700 E. Racine Ave. Waukesha, WI 53186

STATE OF ILLINOIS — SCOTT F. POLIT 001-018291 — LICENSED ARCHITECT
STATE OF ILLINOIS — ILA ARCHITECTS & PLANNERS, INC. 184.006329 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

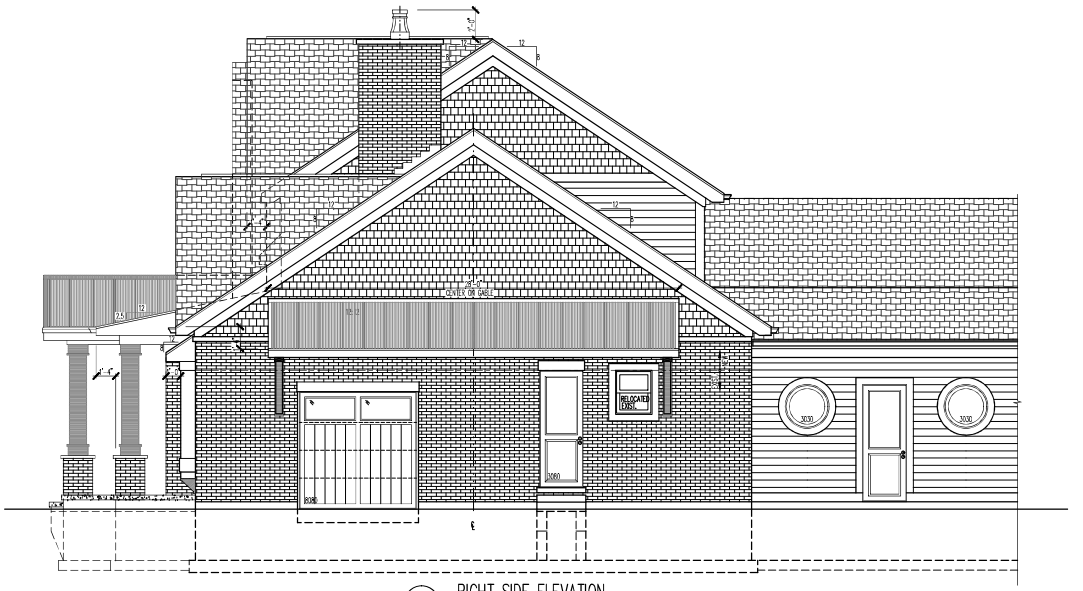
Job Number: 23330
Sheet Number: A200
File Name: LAYOUT2000

COPYRIGHT AS DATED © A.L.A. Architects & Planners, Inc



4C A201 LEFT SIDE ELEVATION

1/4"=1'-0"



4E A201 RIGHT SIDE ELEVATION

1/4"=1'-0"

DESIGN STAGE

PRELIMINARY DESIGN	10-7-13 JSR	1
PRELIMINARY DESIGN	11-18-13 JSR	2
DESIGN DEVELOPMENT	12-12-13 JSR	3
PERMIT SET #01	12-12-13 JSR	4
FINAL REVIEW	02-07-14 JSR	5
ISSUANCE FOR PERMIT	03-07-14 JSR	6

SCHENDL RESIDENCE
840 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
IL Telephone: 815-459-2050 WI Telephone: 262-245-0402
2600 Belvar Road at Rt. 176, Crystal Lake, IL 60014
40 Crystal St., Cary, IL 60013
98 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186

STATE OF ILLINOIS — SCOTT F POLIT 001-018291 — LICENSED ARCHITECT

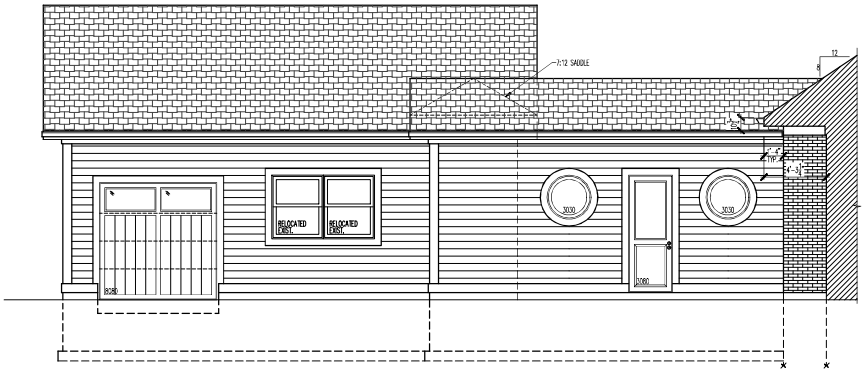
STATE OF ILLINOIS — A.L.A. ARCHITECTS & PLANNERS, INC. 184.000978 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

Job Number: 23330

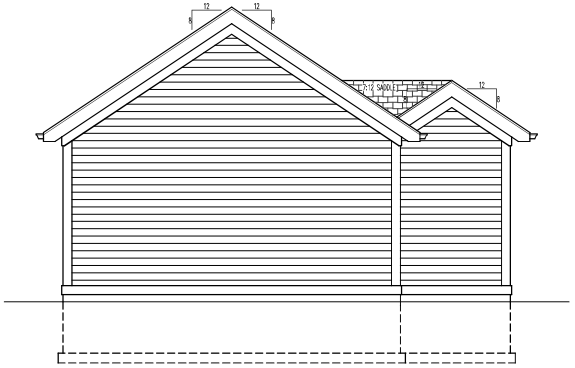
Sheet Number: A201

File Name: LAYOUT2000

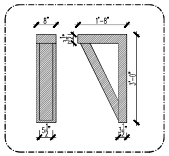
COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.



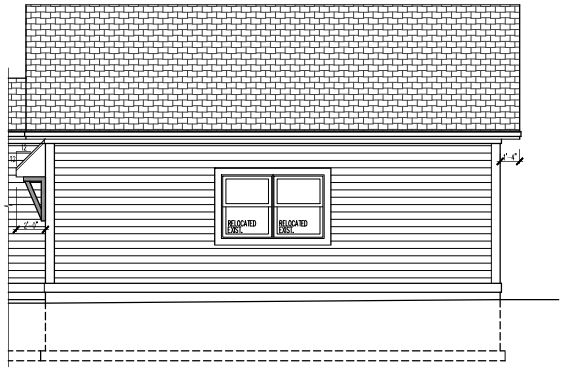
2C A202 GARAGE LEFT SIDE ELEVATION
WITH BREEZEWAY 1/4"=1'-0"



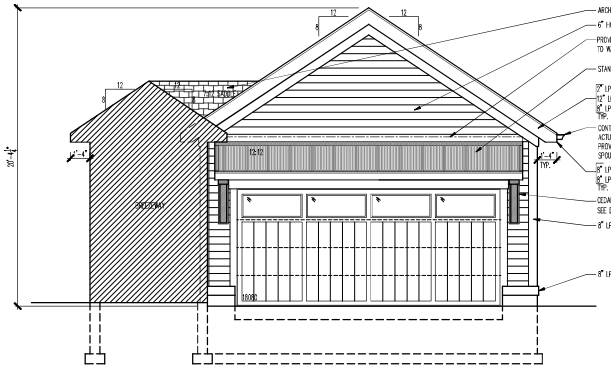
5C A202 GARAGE REAR ELEVATION
1/4"=1'-0"



7B A202 BRACKET DETAIL
1/2"=1'-0"



2E A202 GARAGE RIGHT SIDE ELEVATION
1/4"=1'-0"



5E A202 GARAGE FRONT ELEVATION
1/4"=1'-0"

STATE OF ILLINOIS
SCOTT F POLIT
001-018291
LICENSED ARCHITECT
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.002372
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.

REAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

REVISIONS	
1	10-7-13 JSH PRELIMINARY DESIGN
2	11-18-13 JSH PRELIMINARY DESIGN
3	12-9-13 JSH DESIGN DEVELOPMENT
4	1-6-14 JSH FINAL REVIEW
5	02-07-14 JSH REVISIONS FOR PERMIT

DESIGN REVIEW

ALA
Architects & Planners, Inc.
IL Telephone: 815-459-2050 WI Telephone: 262-245-0402
2600 Belvar Road at Rt. 176 Crystal Lake, IL 60014
90 W. Main St. Lake Geneva, WI 53147
40 Crystal St. Cary, IL 60013
1700 E. Racine Ave. Waukesha, WI 53186

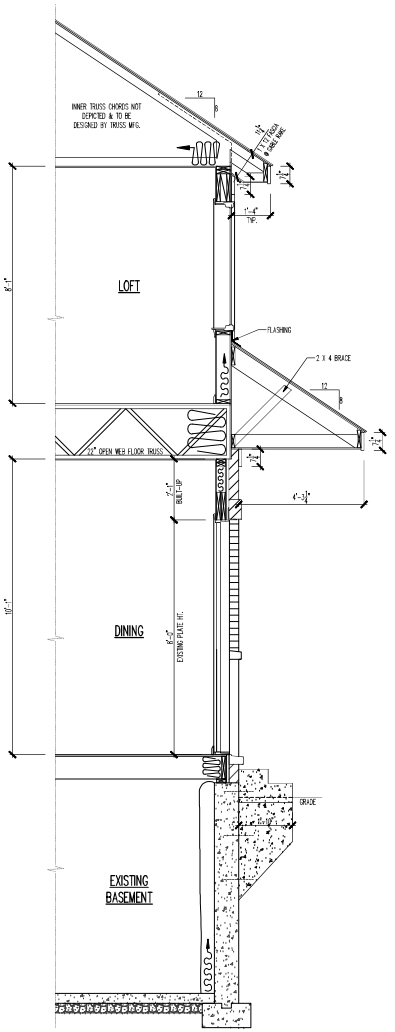
SCHENDL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

GARAGE ELEVATIONS

Job Number: 23330

Sheet Number: A202

File Name: LAYOUT2000



1E / A300 WALL SECTION

1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
[PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES]
5/8" EXT. GRADE PLYWOOD SHEATHING W/ CLIPS
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/ MIN. (R-49) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
LP. SMARTSIDE SOFFITS W/ CONTINUOUS VENTS
1 X FRIEZ BD. PER ELEVATIONS (MATCH EXISTING)
1" AIR BAFFLES
5/8" CYP. BD. CEILING

TYPICAL EXTERIOR MASONRY WALL CONSTRUCTION:
MASONRY (MATCH EXISTING) WITH TIES @16" O.C. HORIZ. AND VERT.
AND WEEP HOLES @32" O.C. AND BASE FLASHING
1" AIR SPACE
TYVEK OR EQUIV. HOUSE WRAP
1" (R-5) RIGID INSULATION
1/2" CONTINUOUS PLYWOOD SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" CYP. BD.

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS (MATCH EXISTING)
TYVEK OR EQUIV. HOUSE WRAP
1" (R-5) RIGID FOAM INSULATION
1/2" CONTINUOUS PLYWOOD SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" CYP. BD.

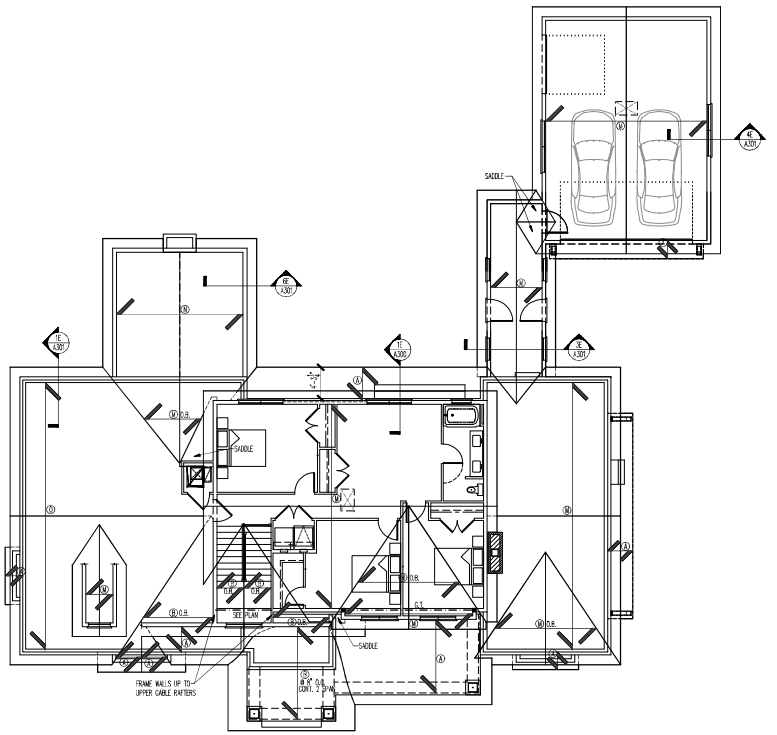
TYPICAL FLOOR CONSTRUCTION:
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (TYP.)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER, CANTILEVERED FLOORS & OVER UNHEATED SPACES
1/2" CYP. BD. AT FIRST FLOOR CEILING

TYPICAL INTERIOR FRAME WALL CONSTRUCTION:
1/2" CYP. BD. (FINISHED ROOM SIDES)
2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)
(2) WALL TOP PLATES
(1) WALL BOTTOM PLATE

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:
TR. 2 X 6 SILL PLATE SET IN SILL SEALER
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6' O.C. MAX. AND 1" MAX. FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(2)#4 REBARS TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING

PATCH EXISTING FLOORING:
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (TYP.) ALIGN FLUSH W/ EXISTING



ROOF STRUCTURAL SPECIFICATIONS		NOTES
Ⓐ = 2 X 6 RAFTERS @16" O.C.	Ⓘ = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-4" UNLESS OTHERWISE NOTED
Ⓑ = 2 X 8 RAFTERS @16" O.C.	Ⓙ = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
Ⓒ = 2 X 10 RAFTERS @16" O.C.	Ⓚ = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
Ⓓ = 2 X 12 RAFTERS @16" O.C.	Ⓛ = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
Ⓔ = 2 X 6 CEILING JOISTS @16" O.C.	Ⓜ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY PLUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
Ⓕ = 2 X 8 CEILING JOISTS @16" O.C.	Ⓝ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
Ⓖ = 2 X 10 CEILING JOISTS @16" O.C.		
Ⓗ = 2 X 12 CEILING JOISTS @16" O.C.	Ⓞ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
M.L. = 1 3/4" LSE MICRO-LAM LVL T.S. = 1 3/4" LSE TIMBERSTRAND LSL ■ = (2)2X6 BUILT UP POST + BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD E.R. = EXTENDED RIDGE U.B. = UNDER BUILD G.T. = GIRDER TRUSS D.R. = DOUBLE RAFTER E.V. = EXTENDED VALLEY E.H. = EXTENDED HIP	PROVIDE SIMPSON "H2.5A" HURRICANE CLIPS @ EACH RAFTER

5D / A300 ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

ATTIC VENT SCHEDULE														
ATTIC	ATTIC AREA	REQUIRED VENT			ACTUAL VENT									ACT. VENT VALUES
		INTAKE @ SOFFIT	EXHAUST @ ROOF		INTAKE @ SOFFIT		EXHAUST @ ROOF							CONT. SOFFIT VENT =10 S.I. / 1 FT.
		AREA (S.I.) / 300	AREA (S.I.) / 300		SOFFIT VENTS		RIDGE VENTS			CAN VENTS				RIDGE VENTS =20 S.I. / 1 FT.
UPPER ROOF	1283 S.F.	18473S.I.	616 S.I.	616 S.I.	62 FT.	620 S.I.	31 FT.	620 S.I.	-- CAN(S)	---- S.I.				CAN VENTS =100 S.I. / VENT
LOWER ROOF	1971 S.F.	28385S.I.	946 S.I.	946 S.I.	95 FT.	950 S.I.	48 FT.	960 S.I.	-- CAN(S)	---- S.I.				
GARAGE & BREEZEWAY	1098 S.F.	15818S.I.	527 S.I.	527 S.I.	53 FT.	530 S.I.	27 FT.	540 S.I.	-- CAN(S)	---- S.I.				

5E / A300 ATTIC VENT SCHEDULE

NOTE: VERIFY LOCATION OF CAN-EXHAUST VENTS ON ROOF IN FIELD

NO SCALE

STATE OF ILLINOIS — SCOTT F POLIT 001-01829 — LICENSED ARCHITECT

STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.006572 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN SERVICE	REVISIONS					
	1	2	3	4	5	
PRELIMINARY DESIGN	12-27-23 JBA					
PRELIMINARY DESIGN	01-16-24 JBA	01-18-24 JBA				
DESIGN DEVELOPMENT	02-14-24 JBA					
CONSTRUCTION DOCS.	03-08-24 JBA					
FINAL REVIEW	03-18-24 JBA					
RELEASE FOR PERMIT	04-10-24 JBA	04-29-24 JBA	05-09-24 JBA			

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

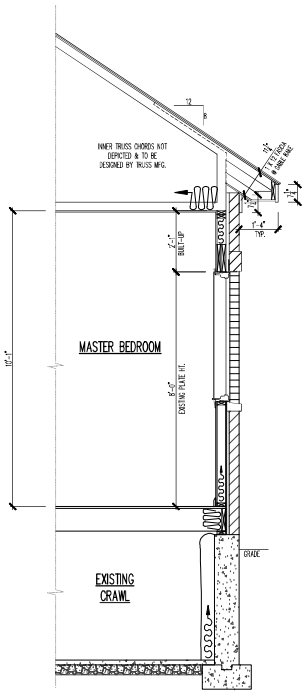
ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTION

Architects & Planners, Inc.
IL Registration No. 184.006572 WI Registration No. 2062-5-0403
2600 Belvidere Road at Rt. 176
Crystal Lake, IL 60014
815-459-2050
40 Crystal St.
Cary, IL 60013
170 E. Racine Ave.
Waukesha, WI 53186
96 W. Main St.
Lake Geneva, WI 53147

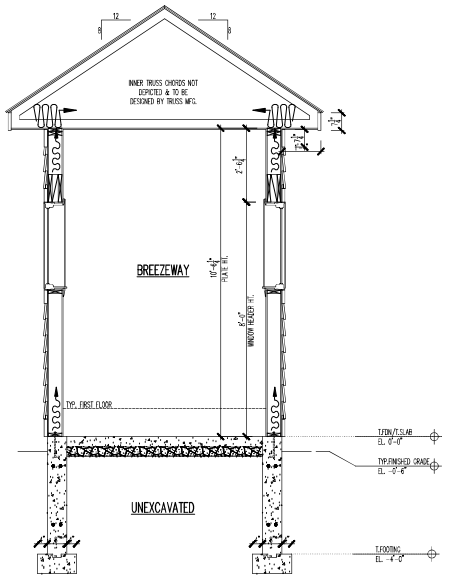
Job Number: 23330

Sheet Number: A300

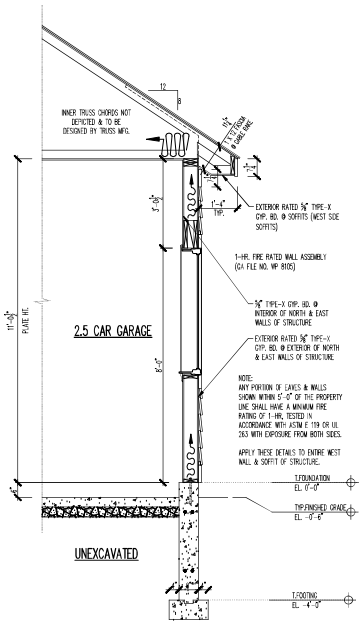
File Name: LAYOUT-D00



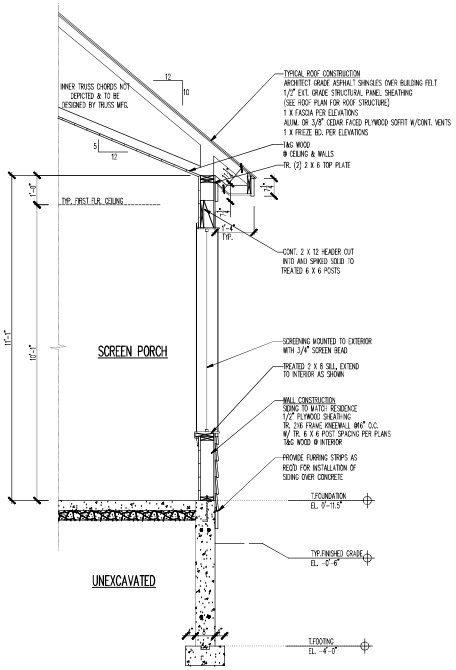
1/E A301 WALL SECTION 1/2"=1'-0"



3/E A301 WALL SECTION 1/2"=1'-0"



4/E A301 WALL SECTION 1/2"=1'-0"



6/E A301 WALL SECTION 1/2"=1'-0"

Architects & Planners, Inc.
IL Telephone: 815.788.0100 WI Telephone: 262.249.4402
2600 Belvar Road at Rt. 176 Crystal Lake, IL 60014
40 Crystal St. Cary, IL 60013
99 W. Main St. Lake Geneva, WI 53147
1700 E. Racine Ave. Waukesha, WI 53186

SCOTT F POLIT 001-018291 LICENSED ARCHITECT — STATE OF ILLINOIS

ALA ARCHITECTS & PLANNERS, INC. 184.000872 ARCHITECTS' CORP. — STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	1 10-7-24 JSR
PRELIMINARY DESIGN	2 11-18-24 JSR
DESIGN DEVELOPMENT	3 12-5-24 JSR
DESIGN DEVELOPMENT	4 12-20-24 JSR
FINAL REVIEW	5 01-10-25 JSR
ISSUED FOR PERMIT	6 01-17-25 JSR

SCHENDL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

WALL SECTIONS

Job Number: 23330

Sheet Number: A301

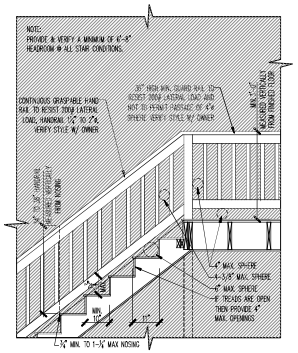
File Name: LAYOUT-D500

LIGHT AND VENT SCHEDULE						
ROOM NAME	SQ. FT.	REQ. LIGHT	ACT. LIGHT	REQ. VENT	ACT. VENT	MIN. CFM EXHAUST FAN
FIRST FLOOR						
KITCHEN / DINING	435.4	34.8	59.6	17.4	36.0	----
GREAT ROOM	297.0	23.8	58.8	11.9	56.0	----
MASTER BEDROOM	222.2	17.8	37.0	8.9	35.0	----
MASTER BATH WATER CLOSET	19.3	----	----	----	----	25
POWDER	49.5	----	----	----	----	50
SECOND FLOOR						
LOFT	186.9	15.0	21.0	7.5	20.0	----
BEDROOM #2	149.3	11.9	18.4	6.0	17.2	----
BEDROOM #3	140.3	11.2	18.4	5.6	17.2	----
BEDROOM #4	186.9	15.0	21.0	7.5	20.0	----
BATH #2	71.0	----	----	----	----	25

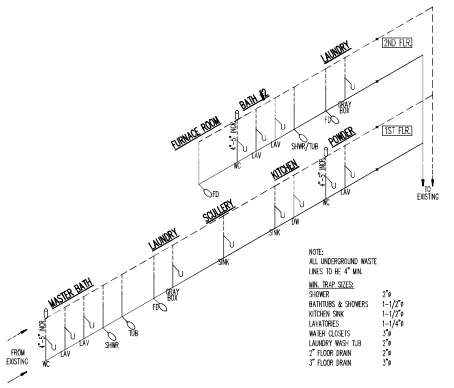
1B A302 LIGHT & VENT SCHEDULE — NO SCALE

NOTE:
THE DETAILS AND SECTIONS SHOWN ARE FOR REFERENCE ONLY. PROVIDED TO AID IN THE CONSTRUCTION IN STANDARD AND OPTIONAL CONDITIONS. SEE PLANS FOR SPECIFICS AND ACTUAL CONSTRUCTION DETAILS.

NOTE:
ACTUAL STAIR LAYOUT PER PLANS. DIAGRAM SHOWS GUARDRAIL, HANDRAIL, HEADROOM, ETC. SPECIFICATIONS NOT FOR STAIR RUN CONSTRUCTION. INSTALL THIRD STRINGER IF TREADS ARE MORE THAN 3'-0" WIDE. PROVIDE HANDRAIL WITH STAIR RUNS WITH 4 RISERS OR MORE.



3B A302 TYPICAL STAIR & RAIL DETAIL — 1/2"=1'-0"

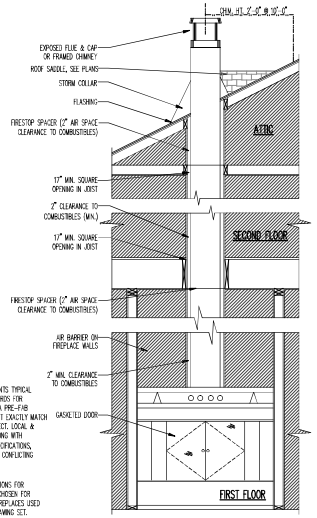


6B A302 WASTE DIAGRAM — NO SCALE

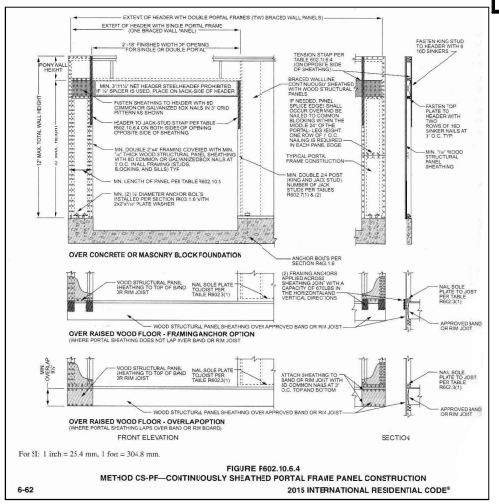
WATER SUPPLY FIXTURE UNITS (WSFU) EXISTING CONDITIONS			
FIXTURE	VALUE	# OF	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	1	3	3
SHOWER & TUBS	2	3	6
KITCHEN SINK / BAR SINK	2	1	2
DISHWASHER	1	1	1
LAUNDRY SINK / WASH TUB	3	----	----
WASHING MACHINE GREY BOX	2	1	2
HOSE BIB	1	1	1
TOTAL W.S.F.U. =			24
(EXISTING WATER SERVICE PIPE SIZE. VERIFY IN FIELD)			
1/2" SERVICE (2-7 W.S.F.U.)			
3/4" SERVICE (8-19 W.S.F.U.)			
1" SERVICE (20-34 W.S.F.U.) ← EXIST. SIZE V.I.F.			
1 1/4" SERVICE (35-59 W.S.F.U.)			
1 1/2" SERVICE (60-119 W.S.F.U.)			

WATER SUPPLY FIXTURE UNITS (WSFU) TOTAL PROPOSED, POST-CONSTRUCTION CONDITIONS			
FIXTURE	VALUE	# OF	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	1	5	5
SHOWER & TUBS	2	3	6
KITCHEN SINK / BAR SINK	2	2	4
DISHWASHER	1	1	1
LAUNDRY SINK / WASH TUB	3	----	----
WASHING MACHINE GREY BOX	2	2	4
HOSE BIB	1	4	4
TOTAL W.S.F.U. =			33
REQ'D PIPE SIZE			
1/2" SERVICE (2-7 W.S.F.U.)			
3/4" SERVICE (8-19 W.S.F.U.)			
1" SERVICE (20-34 W.S.F.U.) ← SIZE REQ'D			
1 1/4" SERVICE (35-59 W.S.F.U.)			
1 1/2" SERVICE (60-119 W.S.F.U.)			

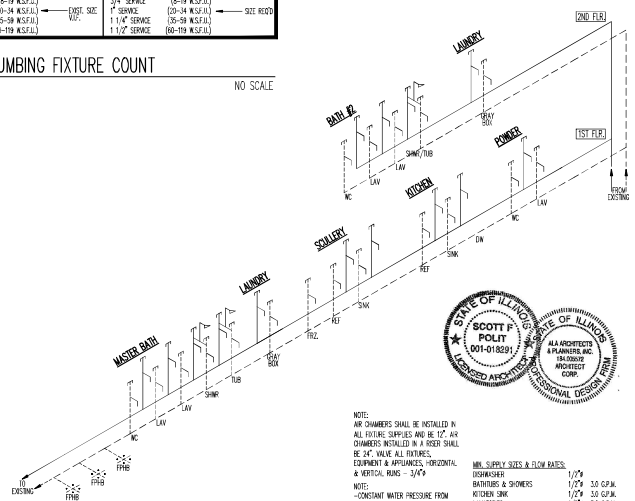
5D A302 PLUMBING FIXTURE COUNT — NO SCALE



7E A302 TYPICAL PRE-FAB. FIREPLACE & FLUE SECTION — 1/2"=1'-0"



3E A302 IRC PORTAL DETAIL — 2018 IRC: CS-PF [CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION] — NO SCALE



5E A302 SUPPLY DIAGRAM — NO SCALE

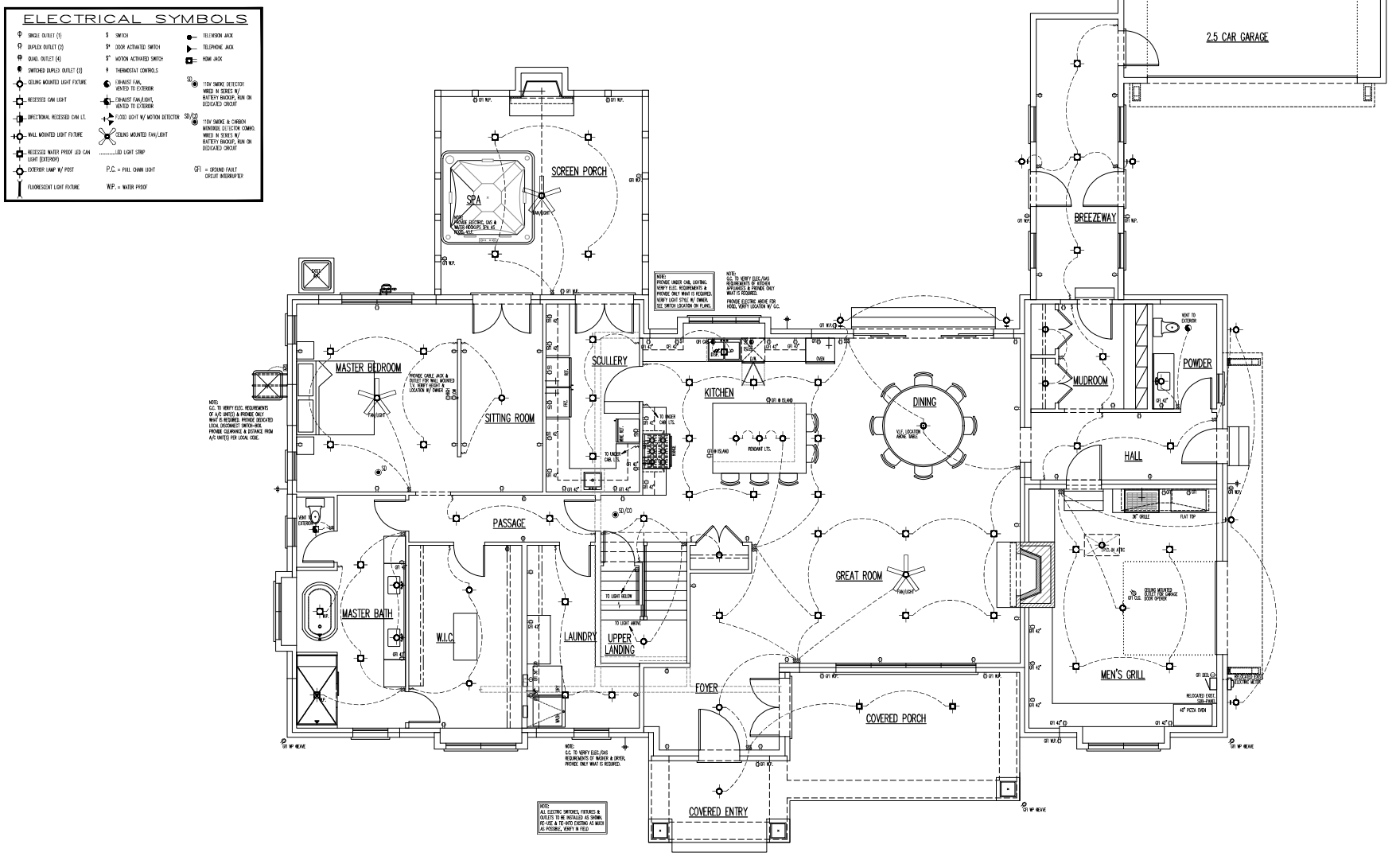
Architects & Planners, Inc.
IL Telephone: 815-459-2050 WI Telephone: 262-245-4020
2600 Belvar Road at Rt. 176 Crystal Lake, IL 60014
40 Crystal St. Cary, IL 60013
990 Main St. Lake Geneva, WI 53147
1700 E. Racine Ave. Waukesha, WI 53186

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

WASTE & SUPPLY DIAGRAMS
PLUMBING FIXTURE COUNT
LIGHT & VENT SCHEDULES
TYPICAL DETAILS

Job Number: 23330
Sheet Number: A302
File Name: LAYOUT.DWG

COPYRIGHT AS DATED ©
A.L.A Architects & Planners, Inc.



1E / E101 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS	DATE
PRELIMINARY DESIGN	1	10-7-23 JSK
PRELIMINARY DESIGN	2	11-16-23 JSK
DESIGN DEVELOPMENT	3	
DESIGN DEVELOPMENT	4	
FINAL REVIEW	5	12-29-24 JSK
ISSUANCE FOR PERMIT		12-20-24 JSK

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

FIRST FLOOR ELECTRICAL PLAN

A.L.A. Architects & Planners, Inc.
IL Telephone: 815-459-2050 WI Telephone: 262-245-0402
2600 Belvar Road at Rt. 176, Crystal Lake, IL 60014
40 Crystal St., Cary, IL 60013
99 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186

STATE OF ILLINOIS — SCOTT F. POLIT 001-018291 — LICENSED ARCHITECT — PROFESSIONAL DESIGN FIRM
STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.005510 ARCHITECT CORP.

Job Number: 23330

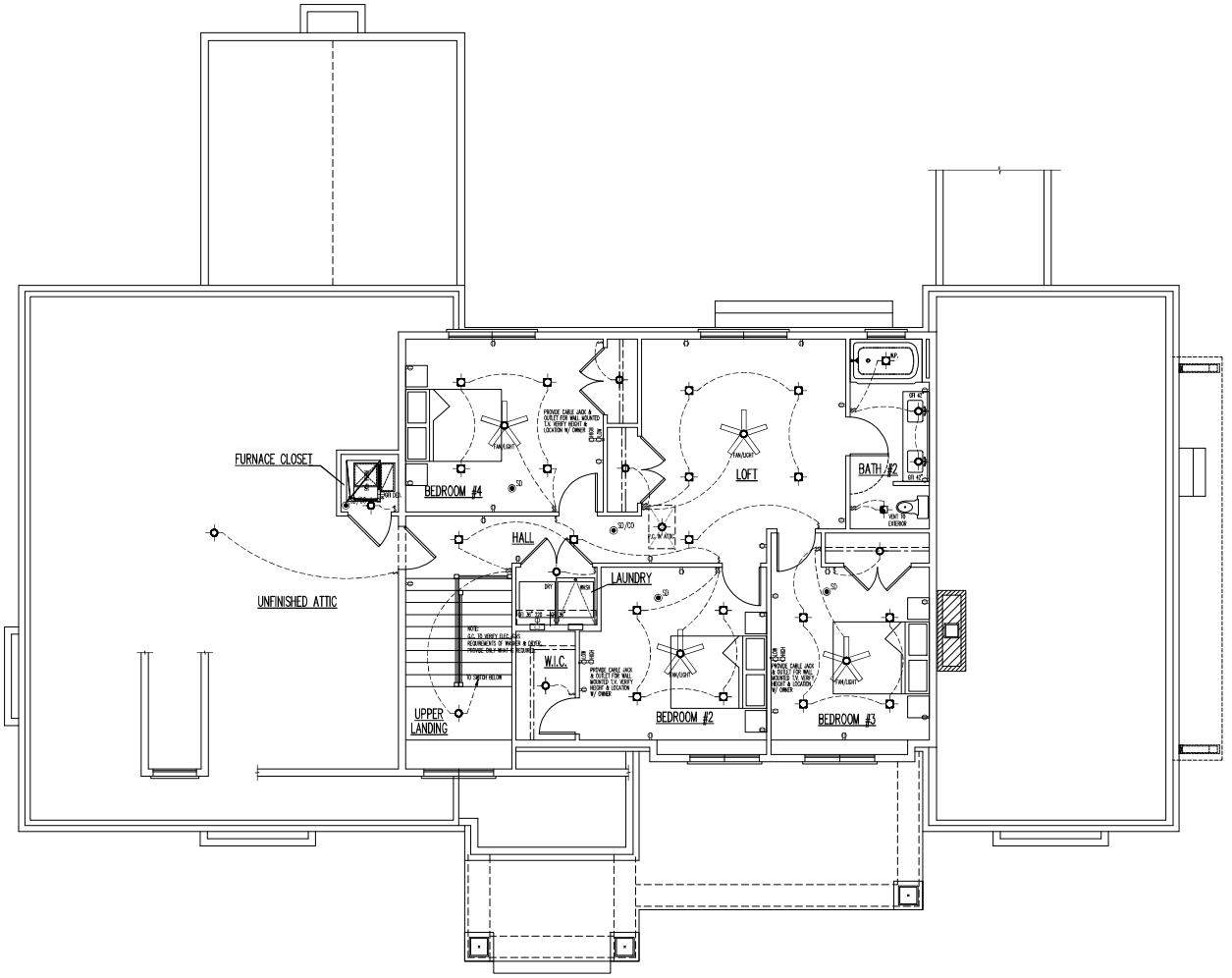
Sheet Number: E101

File Name: LAYOUT-D1.DWG

COPYRIGHT AS DATED © A.L.A. Architects & Planners, Inc.

ELECTRICAL SYMBOLS

- SINGLE OUTLET (1)
- DUPLEX OUTLET (2)
- QUAD. OUTLET (4)
- SWITCHED DUPLEX OUTLET (2)
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LT.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
- EXTERIOR LAMP W/ POST
- FLUORESCENT LIGHT FIXTURE
- $ SWITCH
- $* DOOR ACTIVATED SWITCH
- $* MOTION ACTIVATED SWITCH
- T THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- LED LIGHT STRIP
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF
- SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO, WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- TV TELEVISION JACK
- TEL TELEPHONE JACK
- HDMI HDMI JACK
- GFI = GROUND FAULT CIRCUIT INTERRUPTER



16 E102 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE

	DATE
PRELIMINARY DESIGN	12-27-23 JSH
PRELIMINARY DESIGN	01-16-24 JSH
DESIGN DEVELOPMENT	02-05-24 JSH
FINAL REVIEW	02-16-24 JSH
FINAL REVIEW	03-05-24 JSH
RELEASED FOR PERMIT	03-19-24 CDR

REVISIONS

SCHENDEL RESIDENCE
580 COUNTRY CLUB ROAD
CRYSTAL LAKE, IL 60014

SECOND FLOOR ELECTRICAL PLAN

A.L.A. Architects & Planners, Inc.
IL Telephone: 815-459-2050 WI Telephone: 262-245-4002
2600 Belmar Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
40 Crystal St. Cary, IL 60013
1700 E. Racine Ave. Waukesha, WI 53186

STATE OF ILLINOIS — SCOTT F. POLIT 001-018291 — LICENSED ARCHITECT

STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.006332 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

Job Number: 23330

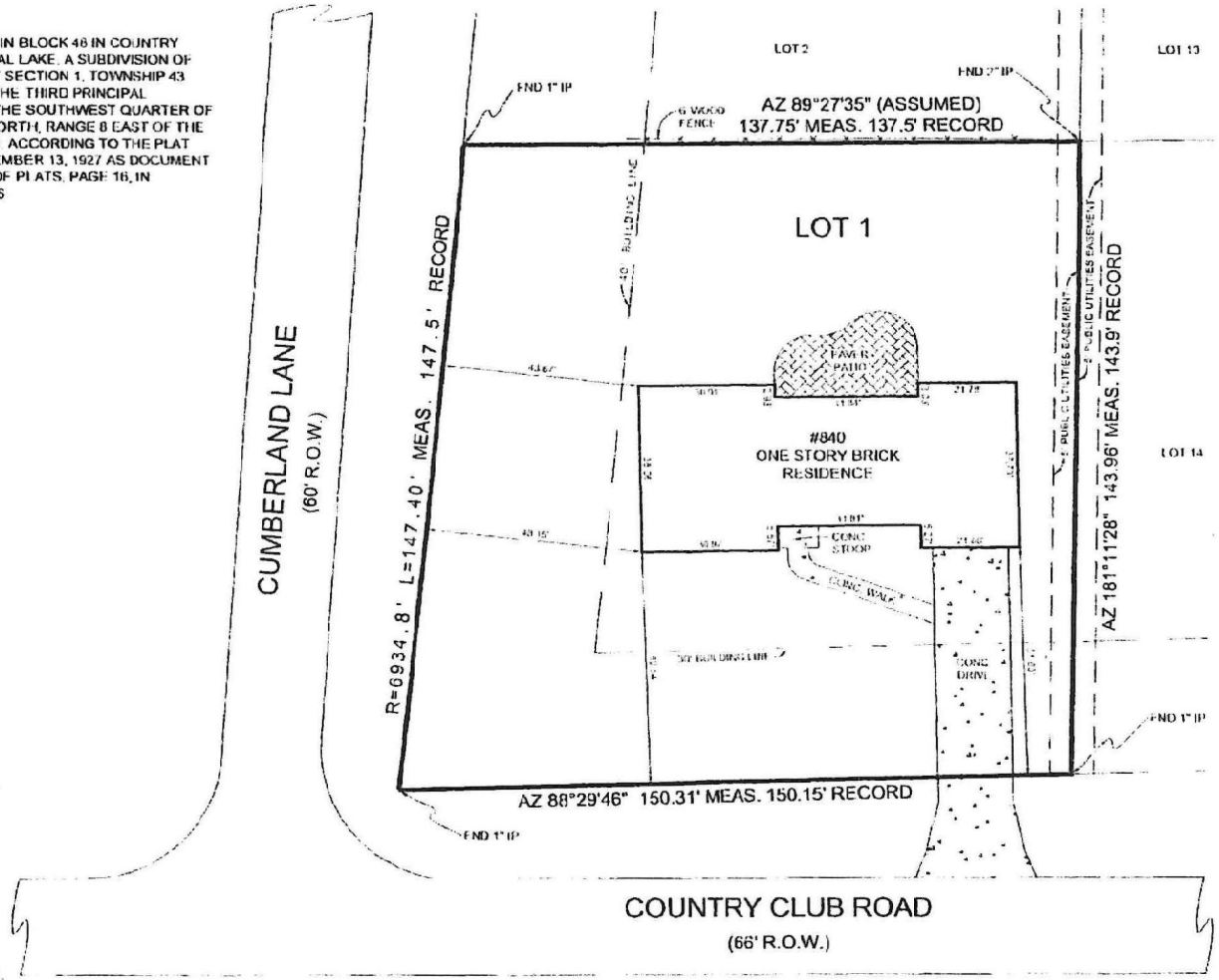
Sheet Number: E102

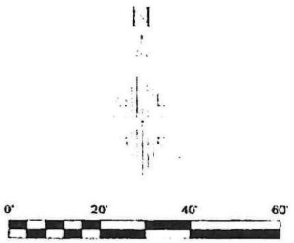
File Name: LAYOUT-D01.dwg

COPYRIGHT AS DATED © A.L.A. Architects & Planners, Inc.

PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 1 IN BLOCK 46 IN COUNTRY CLUB ADDITIONS TO CRYSTAL LAKE, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINICPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1927 AS DOCUMENT NUMBER 81184, IN BOOK 6 OF PLATS, PAGE 16, IN MCHENRY COUNTY, ILLINOIS





LEGEND

LUCO CONSTRUCTION CO.
PROFESSIONAL DESIGN FIRM NO. 184.004629

IRENE GOLBECK	8313 S. Route 31 Cary, IL 60013 847.658.8537 847.458.0714 fax
	10-25855

















August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

My name is Murray Crabtree. My wife, Amanda, and I own the property at 500 Oxford Ln, Crystal Lake, IL which is located within 200 feet of the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

My wife and I do not have an objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will be able to save the one hundred (100) year old trees and the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,

Murray Crabtree

August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

My name is Bradley Mathis. My wife, Michelle, and I own the property at 888 Country Club Road, Crystal Lake, IL which is located approximately 150 feet west of the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

My wife and I do not have any objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will save the one hundred (100) year old trees on their property and maintain the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,

Michelle Mathis

Bradley Mathis

August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

My name is Rod Russell. My wife, Caitlin, and I own the property at 820 Country Club Road, Crystal Lake, IL which is located directly east of the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

My wife and I do not have an objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will be able to save the one hundred (100) year old trees and the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,

Rod Russell

August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

My name is Scott Martin. My wife, Lauren, and I own the property at 511 Melrose Ln, Crystal Lake, IL which is located within 200 feet of the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

My wife and I do not have an objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will be able to save the one hundred (100) year old trees and the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,

Scott Martin

August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

My name is Mary Ann Landon and I am the beneficiary of the Mary Ann Landon Trust which owns the property at 495 Melrose Ln, Crystal Lake, IL which is located within 200 feet of the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

I do not have any objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will save the one hundred (100) year old trees on their property and maintain the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,

Mary Ann Landon

Mary Ann Landon Aug 15, 2024

August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

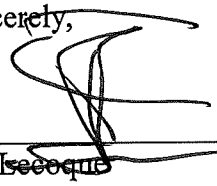
My name is Jay Lecoque. My wife, Sharon, and I reside at 800 Country Club Rd, Crystal Lake, IL which is located approximately 150 east of the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

My wife and I do not have an objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will be able to save the one hundred (100) year old trees and the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,



Jay Lecoque

August 13, 2024

Re: In the Matter of The Application of Michael and Susan Schendl

To Whom It May Concern:

My name is Louise Lecoque and I am the beneficiary of the C Louise Lecoque Revokable Trust which owns the property at 512 Cumberland Ln, Crystal Lake, IL which is located directly west of and adjacent to the Schendl property.

I have had an opportunity to review the Architect's Plans for the Schendl's residence at 840 Country Club Rd, Crystal Lake, IL and the requested variations of the front, rear, and side yard requirements.

I do not have any objection to the Schendl's request and believe the Schendl residence, as proposed, will be a great addition to our neighborhood. Furthermore, by constructing the residence as proposed, they will save the one hundred (100) year old trees on their property and maintain the character of the neighborhood.

I urge you to approve the Schendl's requested variations.

Sincerely,

Louise LeCoque

Louise Lecoque

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: 1. Comprehensive Land Use Plan Map Amendment from O Office to Commerce

2. Rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development

3. Preliminary/Final Planned Unit Development for a tattoo studio

Petitioner: Monster Ink
4 E. Terra Cotta Avenue

PZC Recommendation: Motion to approve the petitioner's request of a Comprehensive Land Use Plan Map Amendment from Office to Commerce, a rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development and a Preliminary and Final Planned Unit Development for a tattoo studio at 4 E. Terra Cotta Avenue, which received a 2-2 vote to approve by Planning and Zoning Commission (PZC)

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- Request: The petitioner is requesting a Comprehensive Land Use Plan Map Amendment from Office to Commerce, a rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development and a Preliminary and Final Planned Unit Development for a tattoo studio.
- Land Use: The Comprehensive Land Use Plan Map designates the property as Office. The petitioner is requesting an amendment to Commerce. The property is surrounded by Office, Urban Residential, High Density Residential and Industry land uses.
- Zoning: The site is zoned O PUD Office Planned Unit Development. The petitioner is requesting the site be rezoned to B-2 PUD General Commercial. The B-2 zoning district is intended to provide for a full range of commercial uses.

Key Points:

- The Planned Unit Development designation would limit the use of the property to a tattoo studio only.
- The use requires 11 parking spaces and 11 parking spaces are provided. This use is appointment based and generates the same amount of traffic as other similar appointment based uses.
- The hours of operation are Tuesday-Saturday from 11:00 a.m. to 7:00 p.m. and closed on Sundays and Mondays. They will close early if appointments are done early.
- The petitioner will keep the existing façade as is, which will help keep the character of the neighborhood.
- Route 176 is a major arterial road. These roads are meant to connect major activity centers, neighborhoods, and towns. They are streets with the highest traffic volume and designed to move quickly.
- The 2030 Comprehensive Plan, implemented in 2012, identifies Route 176 as a minor commercial corridor containing a mix of residential, industrial, commercial and office zoned properties. It notes the potential for Route 176 could become more of a commercial corridor in the future.
- The shopping center to the east is zoned Office Planned Unit Development, but it has a permitted use list, which allows commercial uses such as: Subway, Rosati's Pizza, The UPS Store and 7-Eleven.

PZC Highlights:

- The petitioners explained they would like to move their existing business to the subject property, which they intend to purchase. In response to a letter of concern from a neighbor, the petitioner responded that their studio is inspected by the State of Illinois. They have health inspections every year, and they have never failed one. The use hospital grade disinfectant, and cleanliness is top priority. The sharps are contained, and a company comes and takes them offsite. They spoke to the concern related to children. They are a popular location for children's ear piercing in McHenry County. They are currently located next to a daycare and have had no issues. There will be no increase to traffic or noise.
- The PZC was supportive of the rezoning of the property for a tattoo studio. They felt it was an appropriate use for this location. They found it would have no significant impacts on the surrounding area or increase in traffic.
- However, the PZC expressed concerns with the Comprehensive Land Use Plan Map Amendment as it goes beyond the zoning. The amendment stays with the property.

The PZC recommended **approval (2-2)** of the petitioners' request with the following conditions:

1. The use of the property is limited to a tattoo studio only. All other uses would require an Amendment to the Planned Unit Development.

Votes Required to Pass: A simple majority.

9:21PM Tue Aug 27 5%
Acknowledgement Form_4 E Terra Cotta Ave.docx

Acknowledgement Form

Regarding the Comprehensive Land Use Plan Map Amendment from O Office to Commerce, Rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development and Preliminary/Final Planned Unit Development for a tattoo studio at 4 E. Terra Cotta Avenue. Please check one of the choices and sign below.

☒ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

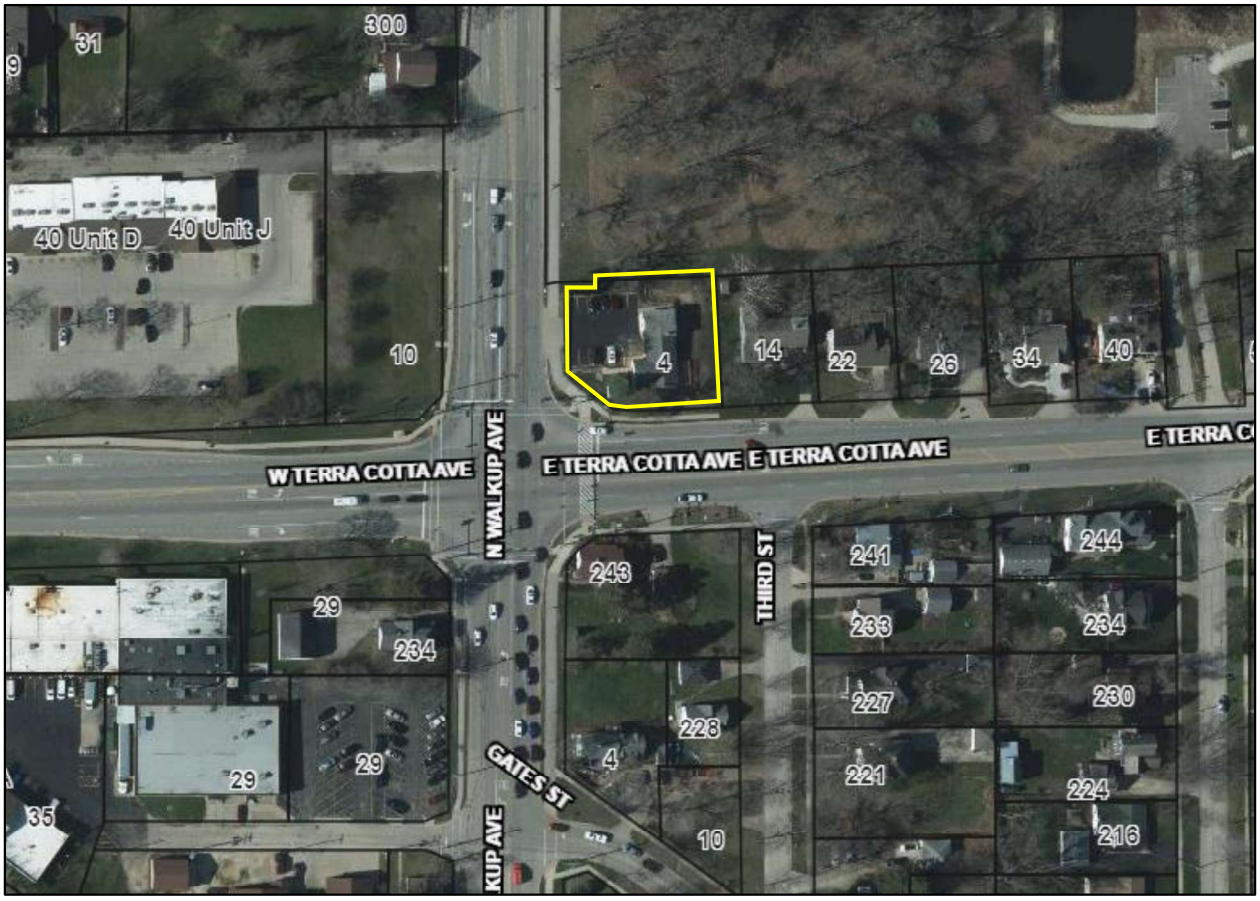
_____

Petitioner's Name: _____ Date: 8/27/24
Signature

Recommended Conditions:

1. The use of the property is limited to a tattoo studio only. All other uses would require an Amendment to the Planned Unit Development.

PIQ Map
4 E. Terra Cotta Avenue



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM OFFICE TO COMMERCE, REZONING TO B-2 PUD GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT, AND A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT TO ALLOW A TATTOO STUDIO AT 4 E. TERRA COTTA AVENUE

Draft

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-127) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Map Amendment from Office to Commerce, a Rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development, and a Preliminary and Final Planned Unit Development for a tattoo studio at 4 E. Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 20, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 7, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Map Amendment, Rezoning, and Preliminary and Final Planned Unit Development, and

WHEREAS, on August 7, 2024, 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 Comprehensive Land Use Plan Map Amendment, Rezoning, and Preliminary and Final Planned Unit Development, be approved, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2024-127, dated as of August 7, 2024; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Map Amendment, Rezoning, and Preliminary and Final Planned Unit Development, 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:

Ord. No.
File No.

Section I: Comprehensive Land Use Plan Map Amendment from Office to Commerce, a Rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development, and a Preliminary and Final Planned Unit Development for a tattoo studio at 4 E. Terra Cotta Avenue (14-27-451-006) Crystal Lake, Illinois are hereby approved.

Section II: Said Comprehensive Land Use Plan Map Amendment, Rezoning, and Preliminary and Final Planned Unit Development, is issued with the following conditions:

1. The use of the property is limited to a tattoo studio only. All other uses would require an Amendment to the Planned Unit Development.

Section III: That the City Clerk be and is hereby directed to amend the Official Comprehensive Land Use Map and Official Zoning Map and all pertinent records of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Map Amendment, Rezoning, and Preliminary and Final Planned Unit Development 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 3rd day of September, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: September 3, 2024
Approved: September 3, 2024

Draft

#2024-127
4 E. Terra Cotta Avenue – Comprehensive Land Use Plan Map Amendment, Rezoning and PUD Project Review for Planning and Zoning Commission

Meeting Date: August 7, 2024

Requests:
1. Comprehensive Land Use Plan Map Amendment from O Office to Commerce
2. Rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development
3. Preliminary/Final Planned Unit Development for a tattoo studio

Location: 4 E. Terra Cotta Avenue

Acreage: Approximately 0.33 acres

Zoning: O PUD Office

Requested Zoning: B-2 PUD General Commercial Planned Unit Development

Surrounding Properties:
North: RE Residential Estate (Veteran Acres Park)
South: R-2 Single Family Residential
East: R-1 Single Family Residential
West: O PUD Office

Staff Contact: Katie Rivard (815.356.3612)

Background:

- The site is located at the northeast corner of E. Terra Cotta Avenue and Walkup Avenue. The petitioner would like to purchase the property and use the existing building for their tattoo studio.

Development Analysis:

Land Use/Zoning

- The site is currently zoned O PUD Office. The petitioner is requesting the site be rezoned to B-2 PUD General Commercial.
- The current land use is Office. The petitioner is requesting to amend the Comprehensive Land Use Map to Commerce. The property is surrounded by Office, Urban Residential, High Density Residential and Industry land uses.

- The Planned Unit Development designation would limit the use of the property to a tattoo studio only.
- The use requires 11 parking spaces and 11 parking spaces are provided.

Findings of fact:

Rezoning

- The property is currently zoned O PUD Office.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial district zoning criteria are:
  - ✓ General: This district is the City's primary commercial district. It accommodates highway service uses and community or regional commercial, office and service uses.
  - ✓ Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
  - ✓ Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.
☒ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☒ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☐ *Meets* ☒ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☒ *Meets* ☐ *Does not meet*

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a tattoo studio. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
   ☒ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☒ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☒ *Meets* ☐ *Does not meet*

3. PUDs must provide transitional uses to blend with adjacent development.
   ☒ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☒ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☒ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☒ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☒ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☒ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☒ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
   ☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office. The proposed land use is Commerce. The following goals are applicable to this request:

Land Use: Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following condition is recommended:

1. The use of the property is limited to a tattoo studio only. All other uses would require an Amendment to the Planned Unit Development.

Docusign Envelope ID: DCA890AC-116E-4132-8A7A-17EEEC8AF699

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Monster Ink Tattoo Rezoning

Action Requested

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

Petitioner Information

Name: Taylor Kuhlman
Address: 4309 Bay View Dr. Crystal lake IL. 60014
Phone: [redacted]
Fax: N/A
E-mail: monsterinkstudio.tattoos@gmail.com

Owner Information (if different)

Name: David Gervais
Address: 6516 W Hillside
Crystal Lake, IL
Phone: 815-404-6516
Fax: _____
E-mail: drg6516@gmail.com

Property Information

Project Description: Rezoning Request to Chang Existing property from "Office" to "General Commercial." For use of tattoo Shop already in Operation in Crystal lake.

Project Address/Location: 4 E Terra Cotta Ave Crystal lake IL, 60014

PIN Number(s): 14-32-276-016

Docusign Envelope ID: DCA890AC-116E-4132-8A7A-17EEEC8AF699

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Steve English - 20 N. Walkup Ave. Crystal Lake IL. 60014 815-477-4300 info@steveenglishlaw.com

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other:

Signatures

Taylor Kuhlman 7/10/24

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.

DAVID GERVAIS DocuSigned by: 7/10/24 BA8AB4D7B921400...

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.

There being no one who wished to speak, Mr. Greenman closed the public hearing.

Ms. Rivard summarized the request.

Mr. Gronow asked about the landscaping in the islands. He noted the condition also stated to replace landscaping previously removed, too. Mr. Cunat agreed and noted they are upgrading the property. Mr. Gronow asked about the handicap spaces. Ms. Rivard stated they are adding six (6) handicap spaces.

Mr. Skluzacek stated it could be a long walk to the compactor for some residents. Mr. Cunat stated they have compactors at other sites and have no complaints.

Ms. Teetsov stated she had no questions.

Mr. Greenman asked about access to the compactor during the winter. Mr. Cunat stated their biggest concerns are slips and falls. They always have the parking lots and sidewalks plowed when needed. Mr. Greenman stated he is in support of the request, and he appreciates the improvements to the property.

Ms. Teetsov made a motion to approve the request for the Final Planned Unit Development Amendment to allow changes to the site plan for the addition of a trash compactor and the removal of 13 landscape areas to allow for additional parking, with the recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Residence of Fairway Greens, LLC, dated 07/08/2024, received 07/08/2024)
    B. Trash Compactor Plans (RB Custom Designs Inc., dated 04/30/2024, received 07/10/2024)
    C. Parking Lot Plans (Premier Paving, not dated, received 07/10/2024)

2. Replace the removed landscaping within the subject property. Landscaping that was previously removed must also be replaced.

3. The Petitioner shall address all of the review comments and requirements of the Community Development and Engineering Departments.

Mr. Gronow seconded the motion. Mr. Greenman stated this request meets the Findings of Fact. On roll call, all members, Mr. Greenman, Mr. Gronow, Mr. Skluzacek and Ms. Teetsov voted yes. Motion passed (4-0).

2024-127 – 4 E. TERRA COTTA AVENUE – MONSTER INK – REZONING – PUBLIC HEARING Comprehensive Land Use Amendment from O Office to Commerce and Rezoning from O PUD Office to B-2 PUD General Commercial Planned Unit Development.

Mr. Taylor Kuhlman and Ms. Brenna Kuhlman were present to represent the petition. Mr. Kuhlman stated they currently own and operate a tattoo studio in Crystal Lake. They have been there for 7 years, and outgrew the space a while ago. The new location would be permanent. They fell in love with the property.

Mr. Greenman asked why they are interested in this location. Mr. Kuhlman stated this is a freestanding location, and the association is increasing fees. They love the landscaping and proximity to Veteran Acres. It fits their needs. It is a good location with enough space.

Ms. Kuhlman spoke to the opposing letters. She stated their business has won Best of the Fox in the past and they are a member of the Chamber of Commerce. They are currently planning a community cleanup day with their staff. The next door neighbors have been in Crystal Lake since 1946, and in the house since 1985. She understands their concerns, but their business operates Tuesday-Saturday from 11:00 a.m. to 7:00 p.m., and they are closed on Sundays and Mondays. They close early if appointments are done early. She stated there is a stigma related to tattoo studios. The name is often associated with trouble, but that is not who they are. She spoke to the other letter. The letter expressed concerns related to the closeness Veteran Acres, wildlife, and health risks associated with needles. Their studio is inspected by the State of Illinois and City of Crystal Lake. They have health inspections every year, and they have never failed one. They use hospital grade disinfectant, and cleanliness is top priority. The sharps are contained. A company comes out and takes them offsite. Anyone is welcome to stop by the current studio to view. She spoke to the closeness to Veteran Acres and concerns related to children. They pierce kids' ears, and are a popular location in McHenry County for children's piercing. They are currently located 200 feet behind a daycare center, and they have never had a problem. There will be no increase traffic or noise, they are already at a busy intersection. Artists' appointments are staggered, so there will be no issues with parking lot. No impact on noise.

Mr. Greenman opened the public hearing.

Ms. Sherri Heffner, 701 Scotts Street, Algonquin, stated she is a broker with Premier Commercial Realty. This property has been on the market for almost five (5) years with multiple brokers. The Office zoning designation has been a deterrent for many prospective buyers. There is not enough parking for most business uses. There is no way to add parking to this small site. This is a business use that can use the actual parking that is there. Across the street is retail.

There being no one else who wished to speak, Mr. Greenman closed the public hearing.

Ms. Rivard summarized the request.

Mr. Skluzacek asked if there would be other uses such as a hair salon. Mr. Kuhlman responded no. This is not a salon suites type of use. Mr. Skluzacek asked about the floor plan. Mr. Kuhlman stated there will be storage in the basement and the second story would be used as a breakroom for employees.

Mr. Gronow asked about the hours of operations. Ms. Kuhlman responded Tuesday-Saturday from 11:00 a.m. to 7:00 p.m., and closed on Sundays and Mondays. If artists finish early, they close early. Mr. Gronow asked about the artists. Mr. Kuhlman stated they are all independent contractors, but they are all permanent artists. Mr. Gronow stated they are correct in the stigma, but his concerns are related to amending the Comprehensive Plan.

Ms. Teetsov stated she has had good experiences at their business. She asked about the signage. Current location is very low profile. Mr. Kuhlman stated there is an existing monument sign they intend to use for their name/logo and hours of operation. There is currently a space on the building that could house a light

fixture, but not wired to do so and screened by existing foliage. They are not sure if they will add wall signage. Ms. Teetsov stated she would like it to remain without wall signage. Ms. Teetsov has concerns with the building changing hands. Ms. Teetsov asked if the business were to change hands, would that studio have to come before the Commission. Ms. Rivard responded no. A new tattoo studio would be allowed.

Mr. Gronow stated he is ok with the rezoning, but unsure about amending the Comprehensive Plan.

Mr. Greenman asked if they could vote to rezone, but not amend the Comprehensive Plan.

Ms. Rivard stated it is not usual to rezone and not amend the Comprehensive Plan.

Ms. Maxwell stated legal counsel would likely advise against it. They should align. We try to have them match, but there are some properties that do not. The property across the street was done decades ago. So the PUD was allowed to have all those retail uses even with the Office zoning. You want to make sure your zoning and Comprehensive Plan align. This intersection is characterized with a Minor Arterial and Major State route. The Commission can consider the intersection characteristics in the Comprehensive Plan Amendment.

Mr. Greenman stated there is general acceptance of what you are trying to accomplish. This seems an appropriate use for this location. He reviewed the Findings of Fact for the rezoning and is comfortable with it given its location. No significant impact on the area or increase in the traffic and it is fairly low key. You can only have so many customers. If it would be Commerce, this is the type of use that belongs at that corner. The site is landlocked and not a lot of parking. You want something that is going to generate the type of traffic you are looking for. His struggle is the challenge of changing the Comprehensive Plan. It opens up that door beyond this petition for Monster Ink. If this becomes Commerce, the site is too small and we are left with Commerce designation and no other uses that could go in there. If we were to approve the Comprehensive Plan it remains that way. He respects the business and appreciates that they are staying in Crystal Lake. Whether people support the artistry, it is clearly needed and desired because you are highly successful.

Ms. Maxwell stated that any change to the use would come back before the Commission. If they wanted a different user, it has to come back to PZC because of the PUD condition. This gives additional protection and comfort to know that this cannot be any other commercial use.

Mr. Greenman understands, but the Comprehensive Plan does not go back. There is potential for rezoning to go back.

Ms. Kuhlman said they plan to remain at this location. If they do decide to move and sell the building it would need to be another studio or it would need to come back through this process. Mr. Greenman did not want to have to review another change in the future. The rezoning will box it into a particular use, but it's beyond that. Some other commerce could come before them and use commerce. Ms. Kuhlman noted they plan on purchasing the building and handing this down to their children. Mr. Kuhlman said they worked out a deal to use seller financing because it has been on the market so long, and the plan is to be paid off in six (6) years. Mr. Greenman appreciates the commitment, but the Comprehensive Plan continues to be evaluated how we want to use the property. Although this is your life and heart and soul,

we have to think bigger because what does it mean for the City. The Commission does not take the changes lightly.

Mr. Gronow stated the issue is their purview and the Comprehensive Plan change. This is an appropriate use and is ok with the rezoning without Comprehensive Plan change, with there being no significant impact to the neighbors.

Ms. Teetsov is leaning towards moving this forward so the City Council can discuss. She explained how the Council's purview can be less limiting in terms of your presentation.

Ms. Teetsov made a motion to approve the Comprehensive Land Use Amendment from O Office to Commerce and Rezoning from O PUD Office to B-2 PUD General Commercial Planned Unit Development, with the recommended conditions:

1. The use of the property is limited to a tattoo studio only. All other uses would require an Amendment to the Planned Unit Development.

Mr. Skluzacek seconded the motion. On roll call, all members, Mr. Skluzacek and Mr. Greenman voted yes, and Mr. Gronow and Ms. Teetsov voted no. Motion was 2-2.

2024-11 – 7225 TECKLER BOULEVARD – REDLINE MOTORS – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND VARIATIONS – PUBLIC HEARING
Preliminary and Final Planned Unit Development and Special Use Permit to allow a self-storage, mini-warehousing for car and vehicle condo storage with a variation from the requirement to install the landscape buffers.

Mr. Pat McGinnis, contractor and Mr. Jim Condon, engineer were present to represent the petition. Mr. Condon provided a brief overview of the request. This is a car storage facility for high-end cars with a lounge area for gathering. He noted the hardship of the off-site water storage requirement for the existing depressional area on the property that must be maintained. This takes up a significant portion of the lot. The site improvements require 2.2 acre feet of detention. Due to the off-site area draining to this property that bumps up the storage requirement to 6.8 acre feet of detention.

Mr. McGinnis said that they have redrawn the elevations and will meet the design standards. He stated the buildings are a modular design and are built per the future owners' request. Up to 57 units can be constructed. The units can be single bay, double bay or even a triple bay with multiple overhead doors. They are adding sprinklers to every building. They will meet all the code requirements for life safety. There will be a fence on three sides that will have a gate code. He noted the landscape plan is a work in progress and they will try to preserve as much existing vegetation as possible. They will provide a lighting plan at permit.

Mr. Greenman opened the public hearing. There being no on in the audience to speak, he closed the public hearing and turned it over to the Commission.

10:58 AM Thu Jul 11
coldwellbankerhomes.com
10%

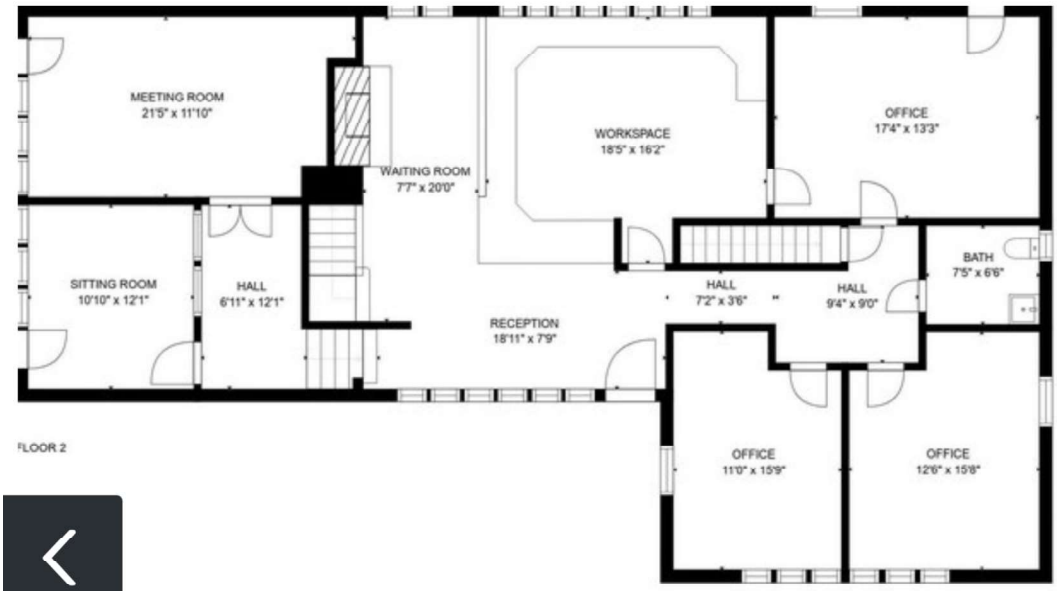
$342,000

Save | Hide | Print | Share

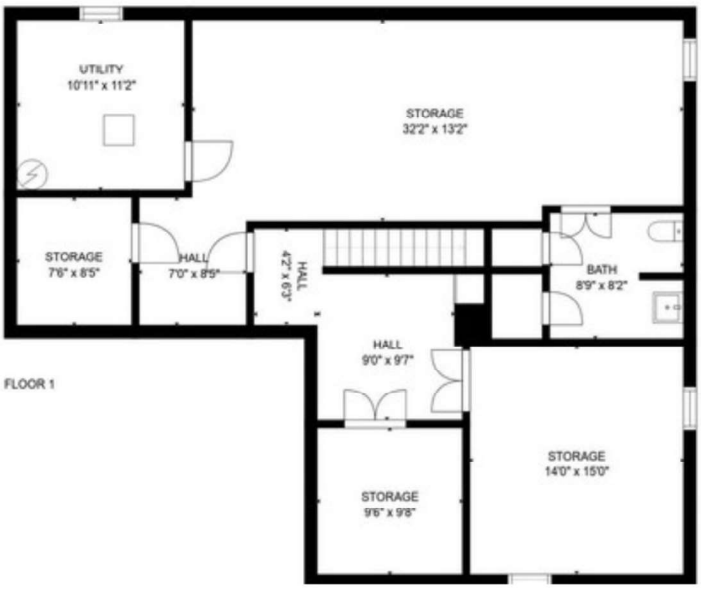
For Sale | Active | Office | 2,617 Sq. Ft.

24 Photos | Map & Location | Street View

Quickly Find Out More







17/24

Pin it

Price: $342,000
Taxes: $11,896 (2022)
Status: Active
Type: Office
MLS ID: 11692453
Updated: 1/3/2024
Added to Site: 560 day(s) ago

Interior Features: Common Meeting Room(s), Accessible Entrance, Private Restroom(s), Basement

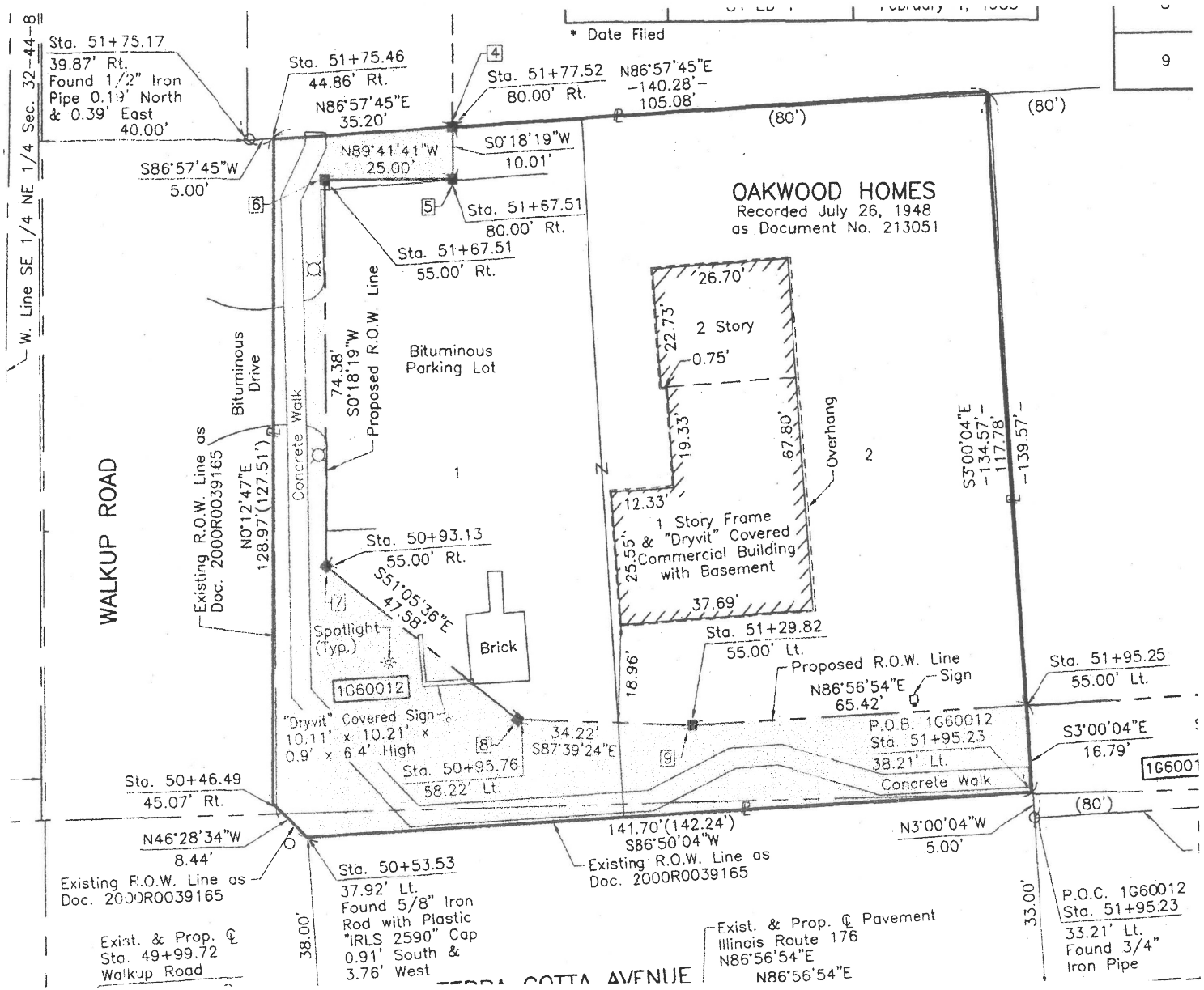
PARKING

Parking Features: 6 to 12 Spaces

LOCATION

Get Pre-Approved Today
Be ready to buy your new home!
with our affiliated lender
guaranteed Rate AFFINITY
NMLS# 1598647




* Date Filed
9
Sta. 51+75.17
39.87' Rt.
Found 1/2" Iron Pipe 0.13' North & 0.39' East
40.00'
Sta. 51+75.46
44.86' Rt.
N86°57'45"E
35.20'
4
Sta. 51+77.52
80.00' Rt.
N86°57'45"E
-140.28'-
105.08'
(80')
(80')
W. Line SE 1/4 NE 1/4 Sec. 32-44-8
S86°57'45"W
5.00'
N89°41'41"W
25.00'
S0°18'19"W
10.01'
6
5
Sta. 51+67.51
80.00' Rt.
Sta. 51+67.51
55.00' Rt.
OAKWOOD HOMES
Recorded July 26, 1948
as Document No. 213051
Bituminous Drive
Concrete Walk
74.38'
S0°18'19"W
Proposed R.O.W. Line
Bituminous Parking Lot
1
2
26.70'
2 Story
0.75'
22.73'
19.33'
67.80'
Overhang
S3°00'04"E
-134.57'-
117.78'
-139.57'-
12.33'
1 Story Frame & "Dryvit" Covered Commercial Building with Basement
25.55'
37.69'
WALKUP ROAD
Existing R.O.W. Line as Doc. 2000R0039165
N0°12'47"E
128.97'(127.51')
Sta. 50+93.13
55.00' Rt.
S51°05'36"E
47.58'
7
Spotlight (Typ.)
Brick
Sta. 51+29.82
55.00' Lt.
Proposed R.O.W. Line
N86°56'54"E
65.42'
Sign
Sta. 51+95.25
55.00' Lt.
1G60012
"Dryvit" Covered Sign
10.11' x 10.21' x
0.9' x 6.4' High
8
34.22'
S87°39'24"E
9
18.96'
P.O.B. 1G60012
Sta. 51+95.23
38.21' Lt.
S3°00'04"E
16.79'
Sta. 50+95.76
58.22' Lt.
Concrete Walk
Sta. 50+46.49
45.07' Rt.
(80')
N46°28'34"W
8.44'
141.70'(142.24')
S86°50'04"W
Existing R.O.W. Line as Doc. 2000R0039165
N3°00'04"W
5.00'
Existing R.O.W. Line as Doc. 2000R0039165
Sta. 50+53.53
37.92' Lt.
Found 5/8" Iron Rod with Plastic "IRLS 2590" Cap
0.91' South & 3.76' West
38.00'
33.00'
P.O.C. 1G60012
Sta. 51+95.23
33.21' Lt.
Found 3/4" Iron Pipe
Exist. & Prop. ℄
Sta. 49+99.72
Walkup Road
Exist. & Prop. ℄ Pavement
Illinois Route 176
N86°56'54"E
N86°56'54"E

Katie Rivard AICP

From: Elizabeth Maxwell AICP
Sent: Monday, August 5, 2024 2:54 PM
To: Katie Rivard AICP
Subject: FW: Rezone property at corner of walkup and 176 planning and zoning

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

-----Original Message-----
From: Brenda Smith
Sent: Monday, August 5, 2024 2:43 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Rezone property at corner of walkup and 176 planning and zoning

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 talked to the zoning dept today and was told that it would be commercial zoned for Taylor Kuhlman (Monster Ink Tattoo). My husband and I have lived next door to said property since 1985 and lived in Crystal Lake since 1946. We are OPPOSED to a tattoo parlor. Our area is a residential area and should stay that way. It could also bring our property values down and no one wants that. Due to health issues we can't attend the meeting.

Sent from my iP

Katie Rivard AICP

From: ants teetsov
Sent: Monday, August 5, 2024 4:34 PM
To: Katie Rivard AICP; John Teetsov
Subject: Legal Objection to allowing tattoo and body-piercing establishment at 4 E. Terra Cotta Avenue

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.

To Assistant City Planner Katie Rivard and the City of Crystal Lake Planning and Zoning Commission,

We are writing to formally object to the proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, adjacent to Veteran Acres Park, Crystal Lake, Illinois. This objection is grounded in the city's zoning ordinances and regulations which aim to protect the residential character and integrity of this neighborhood and by precedent, other Crystal Lake residential neighborhoods.

1. **Zoning Ordinance Compliance**: According to the City of Crystal Lake Zoning Ordinance, residential areas are designated for housing and compatible activities that support the residential living environment. The introduction of a tattoo and body-piercing parlor, classified as a commercial enterprise, into a residential zone, contradicts these zoning regulations. The residential zoning ordinances are intended to separate commercial activities within designated commercial zones to preserve the tranquility and residential nature of neighborhoods.

2. **Public Health and Safety**: Tattoo and body-piercing parlors are subject to stringent health and safety regulations because of the nature of their operations, which involve the use of needles and the handling of biological waste. Residential areas typically do not have the necessary infrastructure or regulatory oversight to ensure these health standards are maintained, potentially posing health risks to nearby residents, park visitors, and wildlife.

3. **Impact on Neighborhood and Park Character**: The presence of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, close to Veteran Acres Park, would likely disrupt the residential and recreational character of the area. Increased traffic, noise, and parking issues would negatively impact the quality of life for local residents and park visitors. The location's proximity to a community park frequented by families and children, raises additional concerns about the appropriateness of such a business in this area, which is an important crossroad between Veteran Acres Park, historic Downtown Crystal Lake, and adjacent neighborhoods.

4. **Precedent for Future Exceptions**: Allowing a tattoo and body-piercing parlor to operate surrounded by a residential zone and adjacent to a public park, would set a troubling precedent for future zoning exceptions. This could undermine the city's zoning regulations and lead to further encroachment of commercial activities into residential neighborhoods and areas designated for public recreation, thereby degrading their intended use and character.

In conclusion, we are shocked and dismayed that this proposal was not rejected by City planning staff and legal advisors who are charged to uphold Community and Property standards. This proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, near Veteran Acres

Park, violates the City of Crystal Lake's zoning ordinances and poses significant risks to public health, safety, and community well-being. We respectfully urge Crystal Lake city authorities to reject this re-zoning proposal, in order to preserve the residential and recreational integrity of our neighborhoods, nature preserves, and other public spaces.

Sincerely,
Ants Teetsov
Leini Teetsov

Property owners of:

243 N. Walkup Avenue
Crystal Lake, IL 60014

4 Gates Street
Crystal Lake, IL 60014

228 3rd Street
Crystal Lake, IL 60014

Contact:
John Teetsov

From: ants teetsov
Sent: Friday, August 16, 2024 9:18 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: Letter of objection to proposed re-zoning of 4 E. Terra Cotta Avenue, for upcoming City Council 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.

Dear City Planner Maxwell,

We are writing to you in strong opposition to the proposed re-zoning of 4 E. Terra Cotta Avenue in Crystal Lake from Office to Commerce (B-2), to allow the establishment of a tattoo and body-piercing business.

As residents and active contributors to the Crystal Lake community for 74 years, we are deeply invested in preserving the character and integrity of our beloved city. We have built and renovated beautiful homes throughout Crystal Lake, including renovating the three historic homes we own in the pre-World War Two Crystal Lake residential area directly across from 4 E. Terra Cotta Avenue. We have maintained these homes as desirable rental properties for over 40 years, housing long-time tenants.

On August 5, 2024, we submitted an official objection outlining our strong opposition to this proposed re-zoning to the Crystal Lake Planning and Zoning Commission, with copies sent to Assistant City Planner Katie Rivard.

Our opposition is not based on personal preference but rather on the broader implications this re-zoning could have on the future of Crystal Lake residential areas. The precedent set by approving this re-zoning would open the floodgates for further exceptions that will erode the established zoning boundaries designed to protect the residential character of our neighborhoods.

The statements made by some commissioners during the hearing strongly suggest a personal fondness for tattoos and body piercing, without fully considering the impact on the affected residential neighborhood. The ease with which some commissioners expressed support for the change, despite the concerns we raised, is disheartening and raises questions about the objectivity of the process. It seems too easy for some commissioners to support this proposed re-zoning since it is not across the street from their property or home and not in their neighborhood.

Moreover, the argument that the location's proximity to arterial roads justifies increased commercial activity, fails to recognize the importance of maintaining the quality of life for residents in adjacent neighborhoods. High-traffic affecting neighborhoods should not be a justification for intensifying commercial use. High traffic affecting residential areas should be a call to reduce those impacts. Efforts should be made to calm traffic, abate noise and better separate vehicular traffic from foot and bike movement to enhance these intersections in ways that benefit all residents such as creating harmonious connections between Downtown Crystal Lake, Veteran Acres Park, and the surrounding neighborhoods.

We seek a vision for Crystal Lake as a city that balances economic growth with the preservation of its historic charm, natural resources and community values. Crystal Lake should not be a place where commercial activities are allowed to encroach on and to degrade residential areas, altering the fabric of our neighborhoods and setting an injurious precedent for future development. Commercial endeavors are important in the life of any city, but Home is why we work.

We also must address the need to improve communication with residents regarding proposed re-zoning changes. In this instance, as owners of three properties across Terra Cotta Avenue, we did not receive any notice of hearing from the City. We believe that the City of Crystal Lake should take greater responsibility to ensure that all potentially affected residents are informed in a timely manner. For minimal transparency the City needs to send the notification to include neighboring residential areas — Not just properties directly abutting the proposed re-zoning parcel. Values of inclusion would say err on the side of more robust community engagement, not what's easy.

4 E. Terra Cotta Avenue directly abuts Veteran Acres Park's re-wilded area. Environmentally sustainable due diligence would have the City of Crystal Lake notify and consult with our stewards of natural resources across

McHenry County including experts in the preservation of indigenous Illinois woodland, oak savanna, prairie, and wetland present in the abutting section of Veteran Acres Park. Department of Natural Resources experts could independently assess the risks to wildlife of cross infection from human biological waste produced in a tattoo and body piercing establishment.

In closing, we urge you to consider the long-term consequences of this re-zoning decision. Crystal Lake's identity should be shaped by thoughtful decisions that prioritize the preservation of our historic neighborhoods, natural resources and the well-being of its residents. The re-zoning of 4 E. Terra Cotta Avenue for commercial use would not only undermine the character of our community but also set a troubling precedent for future zoning decisions.

Thank you for your attention to our concerns. We hope that you will consider our letter and our concerns presented to the Planning and Zoning Commission carefully.

Please do not hesitate to reach out if you have any questions or require further information.

Sincerely.

Ants Teetsov

Leini Teetsov

Email sent to City of Crystal Lake Planning and Zoning Commission in care of Assistant City Planner Katie Rivard, August 5, 2024:

Legal Objection to allowing tattoo and body-piercing establishment at 4 E. Terra Cotta Avenue

To Assistant City Planner Katie Rivard and the City of Crystal Lake Planning and Zoning Commission,

We are writing to formally object to the proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, adjacent to Veteran Acres Park, Crystal Lake, Illinois. This objection is grounded in the city's zoning ordinances and regulations which aim to protect the residential character and integrity of this neighborhood and by precedent, other Crystal Lake residential neighborhoods.

1. **Zoning Ordinance Compliance**: According to the City of Crystal Lake Zoning Ordinance, residential areas are designated for housing and compatible activities that support the residential living environment. The introduction of a tattoo and body-piercing parlor, classified as a commercial enterprise, into a residential zone, contradicts these zoning regulations. The residential zoning ordinances are intended to separate commercial activities within designated commercial zones to preserve the tranquility and residential nature of neighborhoods.

2. **Public Health and Safety**: Tattoo and body-piercing parlors are subject to stringent health and safety regulations because of the nature of their operations, which involve the use of needles and the handling of biological waste. Residential areas typically do not have the necessary infrastructure or regulatory oversight to ensure these health standards are maintained, potentially posing health risks to nearby residents, park visitors, and wildlife.

3. **Impact on Neighborhood and Park Character**: The presence of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, close to Veteran Acres Park, would likely disrupt the residential and recreational character of the area. Increased traffic, noise, and parking issues would negatively impact the quality of life for local residents and park visitors. The location's proximity to a community park frequented by families and children, raises additional concerns about the appropriateness of such a business in this area, which is an important crossroad between Veteran Acres Park, historic Downtown Crystal Lake, and adjacent neighborhoods.

4. **Precedent for Future Exceptions**: Allowing a tattoo and body-piercing parlor to operate surrounded by a residential zone and adjacent to a public park, would set a troubling precedent for future zoning exceptions. This could undermine the city's zoning regulations and lead to further encroachment of commercial activities into residential neighborhoods and areas designated for public recreation, thereby degrading their intended use and character.

In conclusion, we are shocked and dismayed that this proposal was not rejected by City planning staff and legal advisors who are charged to uphold Community and Property standards. This proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, near Veteran Acres Park, violates the City of Crystal Lake's zoning ordinances and poses significant risks to public health, safety, and community well-being. We respectfully urge Crystal Lake city authorities to reject this re-zoning proposal, in order to preserve the residential and recreational integrity of our neighborhoods, nature preserves, and other public spaces.

Sincerely,
Ants Teetsov
Leini Teetsov

Property owners of:

243 N. Walkup Avenue
Crystal Lake, IL 60014

4 Gates Street
Crystal Lake, IL 60014

228 3rd Street
Crystal Lake, IL 60014

Contact:
John Teetsov

Melanie Nebel

From: ants teetsov [redacted]
Sent: Friday, August 16, 2024 8:41 AM
To: Melanie Nebel
Subject: To Mayor Haleblian, c/o Executive Assistant Melanie Nebel : Letter of objection to proposed re-zoning of 4 E. Terra Cotta Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

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 Mayor Haleblian,

We are writing to you in strong opposition to the proposed re-zoning of 4 E. Terra Cotta Avenue in Crystal Lake from Office to Commerce (B-2), to allow the establishment of a tattoo and body-piercing business.

As residents and active contributors to the Crystal Lake community for 74 years, we are deeply invested in preserving the character and integrity of our beloved city. We have built and renovated beautiful homes throughout Crystal Lake, including renovating the three historic homes we own in the pre-World War Two Crystal Lake residential area directly across from 4 E. Terra Cotta Avenue. We have maintained these homes as desirable rental properties for over 40 years, housing long-time tenants.

On August 5, 2024, we submitted an official objection outlining our strong opposition to this proposed re-zoning to the Crystal Lake Planning and Zoning Commission, with copies sent to Assistant City Planner Katie Rivard.

Our opposition is not based on personal preference but rather on the broader implications this re-zoning could have on the future of Crystal Lake residential areas. The precedent set by approving this re-zoning would open the floodgates for further exceptions that will erode the established zoning boundaries designed to protect the residential character of our neighborhoods.

The statements made by some commissioners during the hearing strongly suggest a personal fondness for tattoos and body piercing, without fully considering the impact on the affected residential neighborhood. The ease with which some commissioners expressed support for the change, despite

the concerns we raised, is disheartening and raises questions about the objectivity of the process. It seems too easy for some commissioners to support this proposed re-zoning since it is not across the street from their property or home and not in their neighborhood.

Moreover, the argument that the location's proximity to arterial roads justifies increased commercial activity, fails to recognize the importance of maintaining the quality of life for residents in adjacent neighborhoods. High-traffic affecting neighborhoods should not be a justification for intensifying commercial use. High traffic affecting residential areas should be a call to reduce those impacts. Efforts should be made to calm traffic, abate noise and better separate vehicular traffic from foot and bike movement to enhance these intersections in ways that benefit all residents such as creating harmonious connections between Downtown Crystal Lake, Veteran Acres Park, and the surrounding neighborhoods.

We seek a vision for Crystal Lake as a city that balances economic growth with the preservation of its historic charm, natural resources and community values. Crystal Lake should not be a place where commercial activities are allowed to encroach on and to degrade residential areas, altering the fabric of our neighborhoods and setting an injurious precedent for future development. Commercial endeavors are important in the life of any city, but Home is why we work.

We also must address the need to improve communication with residents regarding proposed re-zoning changes. In this instance, as owners of three properties across Terra Cotta Avenue, we did not receive any notice of hearing from the City. We believe that the City of Crystal Lake should take greater responsibility to ensure that all potentially affected residents are informed in a timely manner. For minimal transparency the City needs to send the notification to include neighboring residential areas — Not just properties directly abutting the proposed re-zoning parcel. Values of inclusion would say err on the side of more robust community engagement, not what's easy.

4 E. Terra Cotta Avenue directly abuts Veteran Acres Park's re-wilded area. Environmentally sustainable due diligence would have the City of Crystal Lake notify and consult with our stewards of natural resources across McHenry County including experts in the preservation of indigenous Illinois woodland, oak savanna, prairie, and wetland present in the abutting section of Veteran Acres Park. Department of Natural Resources experts could independently assess the risks to wildlife of cross infection from human biological waste produced in a tattoo and body piercing establishment.

In closing, we urge you to consider the long-term consequences of this re-zoning decision. Crystal Lake's identity should be shaped by thoughtful decisions that prioritize the preservation of our historic neighborhoods, natural resources and the well-being of its residents. The re-zoning of 4 E. Terra Cotta Avenue for commercial use would not only undermine the character of our community but also set a troubling precedent for future zoning decisions.

Thank you for your attention to our concerns. We hope that you will consider our letter and our concerns presented to the Planning and Zoning Commission carefully.

Please do not hesitate to reach out if you have any questions or require further information.

Sincerely.

Ants Teetsov

Leini Teetsov

Email sent to City of Crystal Lake Planning and Zoning Commission in care of Assistant City Planner Katie Rivard, August 5, 2024:

Legal Objection to allowing tattoo and body-piercing establishment at 4 E. Terra Cotta Avenue

To Assistant City Planner Katie Rivard and the City of Crystal Lake Planning and Zoning Commission,

We are writing to formally object to the proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, adjacent to Veteran Acres Park, Crystal Lake, Illinois. This objection is grounded in the city's zoning ordinances and regulations which aim to protect the residential character and integrity of this neighborhood and by precedent, other Crystal Lake residential neighborhoods.

1. **Zoning Ordinance Compliance**: According to the City of Crystal Lake Zoning Ordinance, residential areas are designated for housing and compatible activities that support the residential living environment. The introduction of a tattoo and body-piercing parlor, classified as a commercial enterprise, into a residential zone, contradicts these zoning regulations. The residential zoning ordinances are intended to separate commercial activities within designated commercial zones to preserve the tranquility and residential nature of neighborhoods.

2. **Public Health and Safety**: Tattoo and body-piercing parlors are subject to stringent health and safety regulations because of the nature of their operations, which involve the use of needles and the handling of biological waste. Residential areas typically do not have the necessary infrastructure or regulatory oversight to ensure these health standards are maintained, potentially posing health risks to nearby residents, park visitors, and wildlife.

3. **Impact on Neighborhood and Park Character**: The presence of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, close to Veteran Acres Park, would likely disrupt the residential and recreational character of the area. Increased traffic, noise, and parking issues would negatively impact the quality of life for local residents and park visitors. The location's proximity to a community park frequented by families and children, raises additional concerns about the appropriateness of such a business in this area, which is an important crossroad between Veteran Acres Park, historic Downtown Crystal Lake, and adjacent neighborhoods.

4. **Precedent for Future Exceptions**: Allowing a tattoo and body-piercing parlor to operate surrounded by a residential zone and adjacent to a public park, would set a troubling precedent for future zoning exceptions. This could undermine the city's zoning regulations and lead to further encroachment of commercial activities into residential neighborhoods and areas designated for public recreation, thereby degrading their intended use and character.

In conclusion, we are shocked and dismayed that this proposal was not rejected by City planning staff and legal advisors who are charged to uphold Community and Property standards. This proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, near Veteran Acres Park, violates the City of Crystal Lake's zoning ordinances and poses significant risks to public health, safety, and community well-being. We respectfully urge Crystal Lake city authorities to reject this re-zoning proposal, in order to preserve the residential and recreational integrity of our neighborhoods, nature preserves, and other public spaces.

Sincerely,
Ants Teetsov
Leini Teetsov

Property owners of:

243 N. Walkup Avenue
Crystal Lake, IL 60014

4 Gates Street
Crystal Lake, IL 60014

228 3rd Street
Crystal Lake, IL 60014

Contact:
John Teetsov
[redacted]

Melanie Nebel

From: ants teetsov [redacted]
Sent: Friday, August 16, 2024 8:59 AM
To: CityCouncil
Subject: Letter of objection to proposed re-zoning of 4 E. Terra Cotta Avenue, for upcoming Crystal Lake City Council Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

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 Mayor Haleblian and Crystal Lake City Council Members

Ellen Brady, Brett Hopkins, Cameron Hubbard, Mandy Montford, Ian Philpot, Denise Smith,

We are writing to you in strong opposition to the proposed re-zoning of 4 E. Terra Cotta Avenue in Crystal Lake from Office to Commerce (B-2), to allow the establishment of a tattoo and body-piercing business.

As residents and active contributors to the Crystal Lake community for 74 years, we are deeply invested in preserving the character and integrity of our beloved city. We have built and renovated beautiful homes throughout Crystal Lake, including renovating the three historic homes we own in the pre-World War Two Crystal Lake residential area directly across from 4 E. Terra Cotta Avenue. We have maintained these homes as desirable rental properties for over 40 years, housing long-time tenants.

On August 5, 2024, we submitted an official objection outlining our strong opposition to this proposed re-zoning to the Crystal Lake Planning and Zoning Commission, with copies sent to Assistant City Planner Katie Rivard.

Our opposition is not based on personal preference but rather on the broader implications this re-zoning could have on the future of Crystal Lake residential areas. The precedent set by approving this re-zoning would open the floodgates for further exceptions that will erode the established zoning boundaries designed to protect the residential character of our neighborhoods.

The statements made by some commissioners during the hearing strongly suggest a personal fondness for tattoos and body piercing, without fully considering the impact on the affected residential neighborhood. The ease with which some commissioners expressed support for the change, despite the concerns we raised, is disheartening and raises questions about the objectivity of the process. It seems too easy for some commissioners to support this proposed re-zoning since it is not across the street from their property or home and not in their neighborhood.

Moreover, the argument that the location's proximity to arterial roads justifies increased commercial activity, fails to recognize the importance of maintaining the quality of life for residents in adjacent neighborhoods. High-traffic affecting neighborhoods should not be a justification for intensifying commercial use. High traffic affecting residential areas should be a call to reduce those impacts. Efforts should be made to calm traffic, abate noise and better separate vehicular traffic from foot and bike movement to enhance these intersections in ways that benefit all residents such as creating harmonious connections between Downtown Crystal Lake, Veteran Acres Park, and the surrounding neighborhoods.

We seek a vision for Crystal Lake as a city that balances economic growth with the preservation of its historic charm, natural resources and community values. Crystal Lake should not be a place where commercial activities are allowed to encroach on and to degrade residential areas, altering the fabric of our neighborhoods and setting an injurious precedent for future development. Commercial endeavors are important in the life of any city, but Home is why we work.

We also must address the need to improve communication with residents regarding proposed re-zoning changes. In this instance, as owners of three properties across Terra Cotta Avenue, we did not receive any notice of hearing from the City. We believe that the City of Crystal Lake should take greater responsibility to ensure that all potentially affected residents are informed in a timely manner. For minimal transparency the City needs to send the notification to include neighboring residential areas — Not just properties directly abutting the proposed re-zoning parcel. Values of inclusion would say err on the side of more robust community engagement, not what's easy.

4 E. Terra Cotta Avenue directly abuts Veteran Acres Park's re-wilded area. Environmentally sustainable due diligence would have the City of Crystal Lake notify and consult with our stewards of natural resources across McHenry County including experts in the preservation of indigenous Illinois woodland, oak savanna, prairie, and wetland present in the abutting section of Veteran Acres Park. Department of Natural Resources experts could independently assess the risks to wildlife of cross infection from human biological waste produced in a tattoo and body piercing establishment.

In closing, we urge you to consider the long-term consequences of this re-zoning decision. Crystal Lake's identity should be shaped by thoughtful decisions that prioritize the preservation of our historic neighborhoods, natural resources and the well-being of its residents. The re-zoning of 4 E. Terra Cotta Avenue for commercial use would not only undermine the character of our community but also set a troubling precedent for future zoning decisions.

Thank you for your attention to our concerns. We hope that you will consider our letter and our concerns presented to the Planning and Zoning Commission carefully.

Please do not hesitate to reach out if you have any questions or require further information.

Sincerely.

Ants Teetsov

Leini Teetsov

Email sent to City of Crystal Lake Planning and Zoning Commission in care of Assistant City Planner Katie Rivard, August 5, 2024:

Legal Objection to allowing tattoo and body-piercing establishment at 4 E. Terra Cotta Avenue

To Assistant City Planner Katie Rivard and the City of Crystal Lake Planning and Zoning Commission,

We are writing to formally object to the proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, adjacent to Veteran Acres Park, Crystal Lake, Illinois. This objection is grounded in the city's zoning ordinances and regulations which aim to protect the residential character and integrity of this neighborhood and by precedent, other Crystal Lake residential neighborhoods.

1. **Zoning Ordinance Compliance**: According to the City of Crystal Lake Zoning Ordinance, residential areas are designated for housing and compatible activities that support the residential living environment. The introduction of a tattoo and body-piercing parlor, classified as a commercial enterprise, into a residential zone, contradicts these zoning regulations. The residential zoning ordinances are intended to separate commercial activities within designated commercial zones to preserve the tranquility and residential nature of neighborhoods.

2. **Public Health and Safety**: Tattoo and body-piercing parlors are subject to stringent health and safety regulations because of the nature of their operations, which involve the use of needles and the handling of biological waste. Residential areas typically do not have the necessary infrastructure or regulatory oversight to ensure these health standards are maintained, potentially posing health risks to nearby residents, park visitors, and wildlife.

3. **Impact on Neighborhood and Park Character**: The presence of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, close to Veteran Acres Park, would likely disrupt the residential and recreational character of the area. Increased traffic, noise, and parking issues would negatively impact the quality of life for local residents and park visitors. The location's proximity to a community park frequented by families and children, raises additional concerns about the appropriateness of

such a business in this area, which is an important crossroad between Veteran Acres Park, historic Downtown Crystal Lake, and adjacent neighborhoods.

4. **Precedent for Future Exceptions**: Allowing a tattoo and body-piercing parlor to operate surrounded by a residential zone and adjacent to a public park, would set a troubling precedent for future zoning exceptions. This could undermine the city's zoning regulations and lead to further encroachment of commercial activities into residential neighborhoods and areas designated for public recreation, thereby degrading their intended use and character.

In conclusion, we are shocked and dismayed that this proposal was not rejected by City planning staff and legal advisors who are charged to uphold Community and Property standards. This proposed establishment of a tattoo and body-piercing parlor at 4 E. Terra Cotta Avenue, near Veteran Acres Park, violates the City of Crystal Lake's zoning ordinances and poses significant risks to public health, safety, and community well-being. We respectfully urge Crystal Lake city authorities to reject this re-zoning proposal, in order to preserve the residential and recreational integrity of our neighborhoods, nature preserves, and other public spaces.

Sincerely,
Ants Teetsov
Leini Teetsov

Property owners of:

243 N. Walkup Avenue
Crystal Lake, IL 60014

4 Gates Street
Crystal Lake, IL 60014

228 3rd Street
Crystal Lake, IL 60014

Contact:
John Teetsov
[redacted]

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

City of Crystal Lake

Request: Rezoning the site to M Manufacturing

Petitioner: City of Crystal Lake
410 Main Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Rezoning for the City's brush drop off, equipment storage and material storage and processing site at 410 Main Street.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- Request: Rezoning from E Estate Residential to M Manufacturing.
- Land Use: The Comprehensive Land Use Plan designates this area as Public/Semi-Public. This is the appropriate land use designation.
- Zoning: Currently, the property is zoned Estate and was established under a previous zoning ordinance.

Key Points:

- The site is the existing City facility that is used for brush drop-off, snow storage, equipment storage and material storage and processing.
- The rezoning to M Manufacturing would bring the property into compliance with the current UDO.
- **No changes to the improvements on the property or use of the site are proposed with this request.**

PZC Highlights:

- The Commission found the request met the Findings of Fact.

The PZC recommended **approval (6-0)** of the petitioner's request for the Rezoning to M Manufacturing.

Votes Required to Pass: A simple majority.

PIQ Map
410 Main Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING REZONING FROM E ESTATE RESIDENTIAL TO M MANUFACTURING FOR A CITY FACILITY SITE AT 410 MAIN STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-131) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Rezoning at 410 Main Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 20, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 21, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Rezoning, and

WHEREAS, on August 21, 2024, 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 Rezoning be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning be issued as approved by the Planning and Zoning Commission.

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 the Rezoning at the property commonly known as 410 Main Street (19-04-128-001), Crystal Lake, Illinois is hereby approved.

Section II: That the City Clerk be and is hereby directed to amend the Official Zoning Map all pertinent records of the City of Crystal Lake to show the issuance of the Rezoning in accordance with the provisions of this Ordinance, as provided by law.

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

Draft

Ord. No.
File No.

DATED at Crystal Lake, Illinois, this 3rd day of September, 2024.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

CITY CLERK

Passed: September 3, 2024
Approved: September 3, 2024

Draft

#2024-131
City of Crystal Lake – 410 Main Street Rezoning
Project Review for Planning and Zoning Commission

Meeting Date: August 21, 2024

Request: Rezoning the site to M Manufacturing

Location: 410 Main Street

Acreage: Approximately 19 acres

Existing Zoning: E Estate Residential

Surrounding Properties:
North: M Manufacturing
South: M Manufacturing and M PUD Manufacturing PUD
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

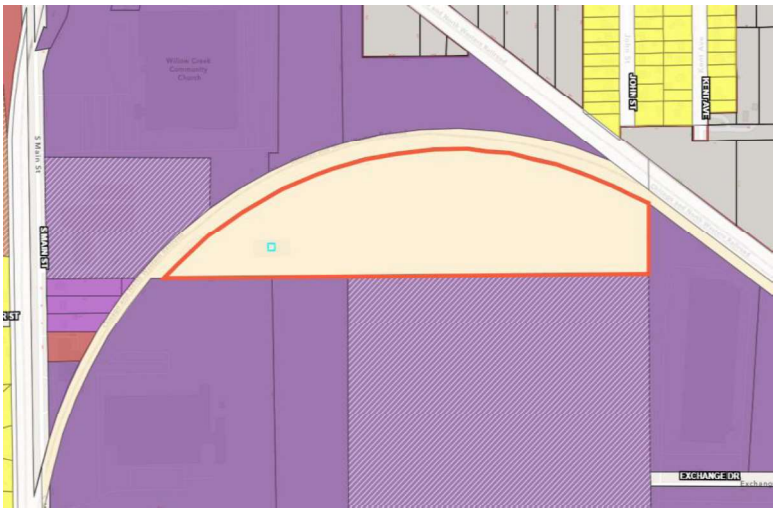
Background:

- The property is the City's site used for brush drop off, equipment storage and material storage and processing.
- The site is zoned E Estate, which is not characteristic of its use. The request is to rezone the property to the more appropriate M Manufacturing zoning district.
- **No changes to the improvements on the property or use of the site are proposed with this request**.

Land Use Analysis:

ZONING

- The site is currently zoned Estate. The request is to rezone the site to Manufacturing. The surrounding properties are zoned Manufacturing.
- The Comprehensive Land Use Plan designates this area as Public / Semi-Public.



Findings of fact:

REZONING

The petitioner is requesting the rezoning from E Estate to M Manufacturing for the site.

Criteria for Rezoning

a) The existing uses and zoning of nearby property.
☒ *Meets* ☐ *Does not meet*

b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

e) The suitability of the subject property for its zoned purposes.
☒ *Meets* ☐ *Does not meet*

f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

g) The Comprehensive Plan designation and the current applicability of that designation.
☒ *Meets* ☐ *Does not meet*

h) The evidence or lack of evidence, of community need for the use proposed.
☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designation of Public/Semi-Public allows for existing and future public utilities and public services. The following goal is applicable to this request:

Community Facilities – City Facilities

Goal: Provide high quality professional services, efficient emergency services and operate and maintain water, wastewater and storm sewer facilities.

Recommendation:

The Planning and Zoning Commission can recommend approval or denial of the petitioner's request.

City of Crystal Lake
Development Application

Office Use Only
File # 2024-131

Project Title: City of Crystal Lake Materials and Equipment Yard

Action Requested

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

Petitioner Information

Name: City of Crystal Lake
Address: 100 W. Woodstock St.
Crystal Lake, IL 60014
Phone: 815-356-3611
Fax: ___
E-mail: MMagnusson@crystallake.org

Owner Information (if different)

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

Property Information

Project Description: Rezoning of property currently used for equipment storage, materials storage and material processing.

Project Address/Location: 410 S. Main Street

PIN Number(s): 19-04-128-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

CITY OF CRYSTAL LAKE

MICHAEL MAGNUSON 7/17/2024

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.

(SAME)

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 21, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, members Greenman, Gronow, Mason, Repholz, Skluzacek, and Smith were present. Member Teetsov was absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant City Planner, were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2024-131 – 410 MAIN STREET – CITY OF CRYSTAL LAKE – REZONING

Rezoning the site from E Estate to M Manufacturing.

Mr. Mike Magnuson, Director of Public Works and Engineering was present to represent the petition. He explained the history of the site and how it is currently used. He explained the surrounding zoning is Manufacturing.

Ms. Repholz asked how it was developed under Estate zoning. Mr. Magnuson stated this was in existence for a long time.

No other members had any questions or concerns.

Mr. Skluzacek made a motion to approve the request for the rezoning. Ms. Repholz seconded the motion. On voice vote all members voted aye.

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

City of Crystal Lake

Request: Rezoning the site to M Manufacturing and Special Use Permit for a City Utility Facility

Petitioner: City of Crystal Lake
1100 Coventry Lane

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting the Rezoning and Special Use Permit for the wastewater treatment plant site at 1100 Coventry Lane

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- Request: Rezoning from E Estate Residential to M Manufacturing and a Special Use Permit for a City Utility Facility.
- Land Use: The Comprehensive Land Use Plan designates this area as Public/Semi-Public. This is the appropriate land use designation.
- Zoning: Currently, the property is zoned Estate and it is not characteristic of the land use.

Key Points:

- The site is the existing wastewater treatment plant.
- The site is currently zoned Estate and was constructed under a previous zoning ordinance. The UDO requires a Special Use Permit for city utilities in all zoning districts.
- The rezoning to M Manufacturing and the granting of the Special Use Permit would bring the property into compliance with the current UDO.
- **No changes to the improvements on the property or use of the site are proposed with this request.**

PZC Highlights:

- The Commission found the request met the Findings of Fact.

The PZC recommended **approval (6-0)** of the petitioner's request for the Rezoning and Special Use Permit.

Votes Required to Pass: A simple majority.

PIQ Map
1100 Coventry Lane



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING REZONING FROM E ESTATE RESIDENTIAL TO M MANUFACTURING AND A SPECIAL USE PERMIT FOR A CITY UTILITY FACILITY FOR THE CITY'S WASTEWATER TREATMENT PLANT AT 1100 COVENTRY LANE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-130) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Rezoning and a Special Use Permit at 1100 Coventry Lane; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 20, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 21, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Rezoning and Special Use Permit, and

WHEREAS, on August 21, 2024, 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 Rezoning and Special Use Permit be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning and Special Use Permit be issued as approved by the Planning and Zoning Commission.

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 the Rezoning and Special Use Permit at the property commonly known as 1100 Coventry Lane (19-18-200-015), Crystal Lake, Illinois is hereby approved.

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

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

Draft

Ord. No.
File No.

DATED at Crystal Lake, Illinois, this 3rd day of September, 2024.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

CITY CLERK

Passed: September 3, 2024
Approved: September 3, 2024

Draft

#2024-130
City of Crystal Lake – 1100 Coventry Lane Rezoning And Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	August 21, 2024	
Request:	Rezoning the site to M Manufacturing and Special Use Permit for a City Utility Facility	
Location:	1100 Coventry Lane	
Acreage:	Approximately 21 acres	
Existing Zoning:	E Estate Residential	
Surrounding Properties:	North:	R-2 Single Family Residential
	South:	McHenry County right of way detention
	East:	M-1 Manufacturing in Lake in the Hills
	West:	R-2 Single Family (South High School)
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- The property is the City's Wastewater Treatment Plant.
- The site is zoned E Estate, which is not characteristic of its use. The request is to rezone the property to the more appropriate M Manufacturing zoning district and obtain a special use permit for a city utility facility. The request would bring the property into compliance with the current UDO.
- **No changes to the improvements on the property or use of the site are proposed with this request**.

Land Use Analysis:

ZONING

- The site is currently zoned Estate. The request is to rezone the site to Manufacturing.
- The site is at the dead end of Coventry Lane south of a residential neighborhood. It is sandwiched between McHenry Avenue and Rakow Road.
- The existing facility was constructed prior to the current UDO. Waste water treatment plants are classified as a special use as a "city utility". This request is to bring the property into compliance with the current UDO only.
- The Comprehensive Land Use Plan designates this area as Public / Semi-Public.

Findings of fact:

REZONING

The petitioner is requesting the rezoning from E Estate to M Manufacturing for the site.

Criteria for Rezoning

a) The existing uses and zoning of nearby property.
☒ *Meets* ☐ *Does not meet*

b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

e) The suitability of the subject property for its zoned purposes.
☒ *Meets* ☐ *Does not meet*

f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

g) The Comprehensive Plan designation and the current applicability of that designation.
☒ *Meets* ☐ *Does not meet*

h) The evidence or lack of evidence, of community need for the use proposed.
☒ *Meets* ☐ *Does not meet*

The petitioner has requested a Special Use Permit to allow for a city utility. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designation of Public/Semi-Public allows for existing and future public utilities and public services. The following goal is applicable to this request:

Community Facilities – City Facilities

Goal: Provide high quality professional services, efficient emergency services and operate and maintain water, wastewater and storm sewer facilities.

Recommendation:

The Planning and Zoning Commission can recommend approval or denial of the petitioner's request.

City of Crystal Lake
Development Application

Office Use Only
File # 2024-130

Project Title: City of Crystal Lake Wastewater Treatment Plant 2

Action Requested

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

Petitioner Information

Name: City of Crystal Lake
Address: 100 W. Woodstock Street
Crystal Lake, IL 60014
Phone: 815-356-3611
Fax:
E-mail: MMagnusson@crystallake.org

Owner Information (if different)

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

Property Information

Project Description: REZONING OF PROPERTY CURRENTLY USED FOR THE COLLECTION AND TREATMENT OF WASTEWATER AND ITS BY PRODUCTS.

Project Address/Location: 1100 COVENTRY LANE

PIN Number(s): 19-18-200-015

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

CITY OF CRYSTAL LAKE

MICHAEL MAGNUSON 7/17/2024

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.

(SAME)

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 21, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, members Greenman, Gronow, Mason, Repholz, Skluzacek, and Smith were present. Member Teetsov was absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant City Planner, were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2024-130 – 1100 COVENTRY LANE – CITY OF CRYSTAL LAKE WASTEWATER TREATMENT PLANT – REZONING

Rezoning the site from E Estate to M Manufacturing and a Special Use Permit for a City Utility Facility.

Mr. Mike Magnuson, Director of Public Works and Engineering was present to represent the petition. He explained the history of the site and why the request makes the sense for the long term development and maintenance of the facility. He explained the steps they have taken to screen the site.

Mr. Skluzacek stated that basically this is bringing it up to the correct zoning. Mr. Magnuson agreed. Mr. Skluzacek said there is no reason this should be zoned residential.

Mr. Gronow said this makes sense.

Other members had no questions or concerns.

Mr. Smith had a question about the zoning districts.

Mr. Smith made a motion to approve the Rezoning and Special Use Permit of the City's Utility Facility meeting. Mr. Gronow seconded the motion. On voice vote all members voted aye.

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: Groundwater Restriction Ordinance for 280 North Route 31 (northwest corner of Illinois Route 176/ East Terra Cotta Avenue and Illinois Route 31)

Staff Recommendation: Motion to adopt an Ordinance restricting groundwater wells on 280 North Route 31 (northwest corner of Illinois Route 176/ East Terra Cotta Avenue and Illinois Route 31)

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

---

RDK Ventures, the owner of the Circle K gas station/ convenience store is looking to obtain a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency (IEPA) for their property.

To issue an NFR letter, the IEPA is requiring that a Groundwater Restriction Ordinance (GRO) be enacted that restricts any future private or public wells be drilled in the Restriction Area, as illustrated on Exhibit A of the proposed ordinance. City Code prohibits the installation of private wells within the City limits, except for large nursery operations.

The proposed GRO only affects the Circle K property and the East Terra Cotta Avenue (IL 176) right-of-way and does not impose a restriction on any other privately owned property. It is unlikely that the use of the property will change substantially in the future (commercial use with paved lot.) The low-level contamination is confined to the Circle K property and is confined under the asphalt (institutional control).

Special counsel reviewed the attached ordinance and it is in an acceptable format.

Votes Required to Pass:
A simple majority vote

Ordinance #:
File

ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD WITHIN CERTAIN AREAS IN THE CITY OF CRYSTAL LAKE

WHEREAS, a certain property in the City of Crystal Lake, Illinois (the "City") has been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the said property and certain properties listed and depicted in Exhibit A may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the City desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

Draft

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

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

SECTION TWO: Use of groundwater as a potable water supply prohibited.
The use or attempt to use as a potable water supply groundwater from within the area depicted on Exhibit A and made part of this ordinance, by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the City of Crystal Lake

SECTION THREE: Penalties

Any person violating the provisions of this ordinance shall be subject to a fine of up to $1,000 for each violation.

SECTION FOUR: Definitions

"Restriction Area": As depicted in Exhibit A and described as follows:

LEGAL DESCRIPTION
PIN: 14-34-177-039
TOGETHER WITH ADJACENT ILLINOIS ROUTE 176
280 NORTH ILLINOIS ROUTE 31
CRYSTAL LAKE, ILLINOIS

LOT 1 IN M.G.A.S. VENTURE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 1995 AS DOCUMENT NUMBER

95R053570, IN MCHENRY COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS PER DOCUMENT NUMBER 2019R0044147 (CASE NO. 12 ED 28), SHOWN ON THE PLAT OF HIGHWAYS, JOB NO. R-91- 005-02 RECORDED AS DOCUMENT NUMBER 2024R0012480 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 18 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 11.93 FEET; THENCE NORTH 81 DEGREES 23 MINUTES 14 SECONDS EAST, A DISTANCE OF 60.88 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 111.96 FEET; THENCE NORTH 55 DEGREES 53 MINUTES 13 SECONDS EAST, A DISTANCE OF 75.75 FEET; THENCE NORTH 33 DEGREES 09 MINUTES 23 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE NORTH 0 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 59.04 FEET TO A NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 24.97 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 0 DEGREES 15 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 131.90 FEET (131.75 FEET, RECORDED) TO THE SOUTHEASTERLY LINE OF LOT 1; THENCE SOUTHWESTERLY 42.06 FEET (42.05 FEET, RECORDED) ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 30.66 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 39 DEGREES 02 MINUTES 34 SECONDS WEST, 38.84 FEET (38.83 FEET, RECORDED) TO THE SOUTHERLY LINE OF LOT 1; THENCE WESTERLY 206.93 FEET (207.10 FEET, RECORDED) ALONG THE SOUTHERLY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1070.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 83 DEGREES 52 MINUTES 53 SECONDS

Draft

WEST, 206.60 FEET (206.78 FEET, RECORDED) TO THE SOUTH LINE OF LOT 1; THENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 45.33 FEET (45.41 FEET, RECORDED) TO THE POINT OF BEGINNING. TOGETHER WITH THAT PART OF ILLINOIS ROUTE 176 LYING SOUTH OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 176 PER DOCUMENT NUMBER 2019R0044147 (CASE NO. 12 ED 28); LYING NORTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 176 PER CASE NO. 11 ED 73 AND CASE 12 ED 31 AND DOCUMENT NUMBER 102706; LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN M.G.A.S. VENTURE SUBDIVISION, RECORDED DECEMBER 4, 1995 AS DOCUMENT NUMBER 95R053570; AND LYING WEST OF SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31 PER DOCUMENT NUMBER 2019R0044147 (CASE NO. 12 ED 28), ALL AS SHOWN ON THE PLAT OF HIGHWAYS, JOB NO. R-91-005-02 RECORDED AS DOCUMENT NUMBER 2024R0012480, IN MCHENRY COUNTY, ILLINOIS.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Draft

SECTION FIVE: Repealer

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed insofar as they are in conflict with this Ordinance.

SECTION SIX: Severability

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the Ordinance as a whole or of any portion not adjudicated invalid.

SECTION SEVEN: Effective date

This Ordinance shall be in full force and effect after its passage, approval, and publication in the manner provided by law.

APPROVED:

_____

Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____

CITY CLERK

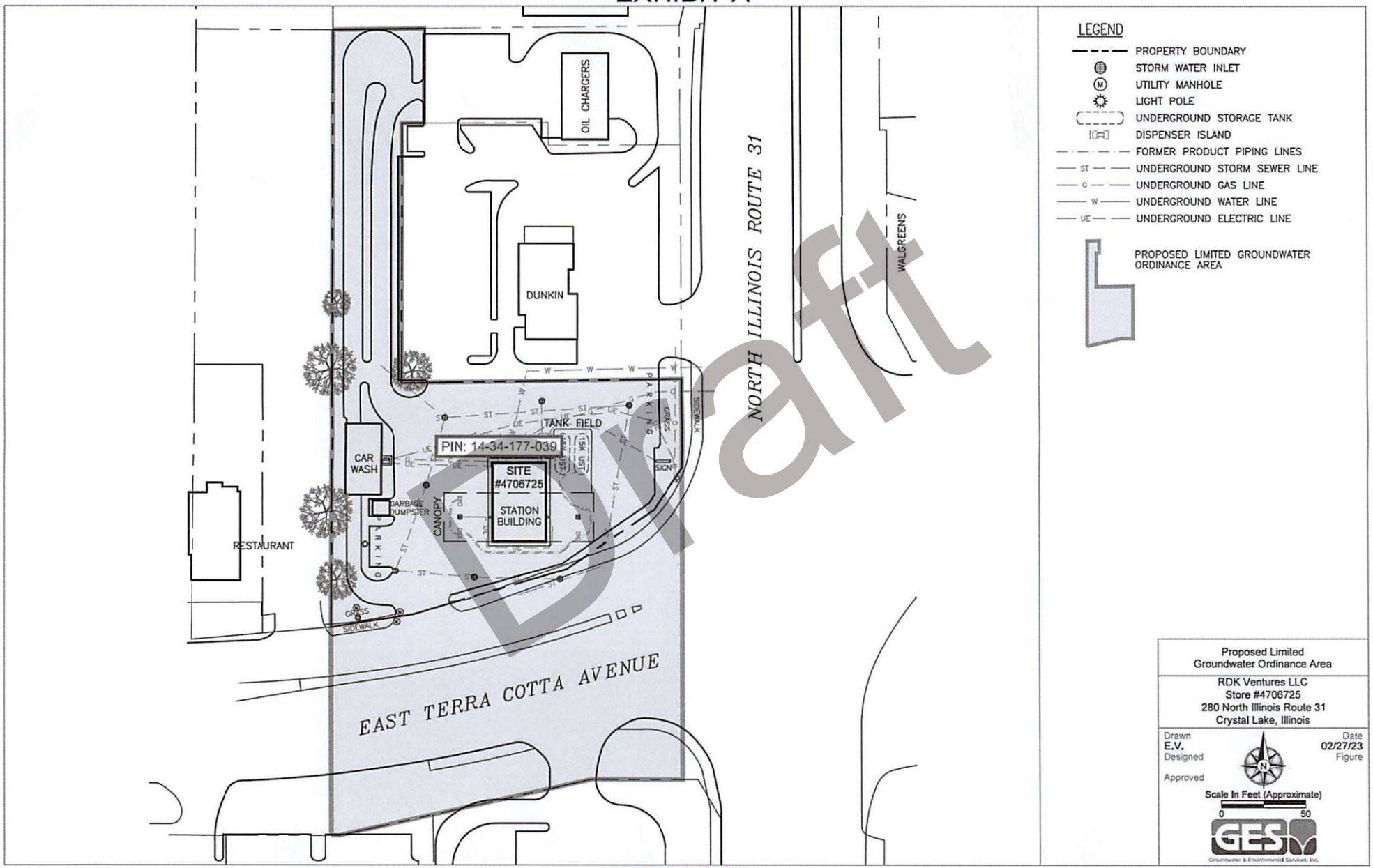
PASSED: September 3, 2024

APPROVED: September 3, 2024

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

Draft

EXHIBIT A



Draft

Proposed Limited Groundwater Ordinance Area

RDK Ventures LLC
Store #4706725
280 North Illinois Route 31
Crystal Lake, Illinois

Drawn E.V.
Designed
Approved
Date 02/27/23
Figure

Scale In Feet (Approximate)
0 50

GES Groundwater & Environmental Services, Inc.

M:\Graphics\11400-Chicago\Circle K Stores Inc\4706725 Crystal Lake\4706725 Crystal Lake SM.dwg, B-50, EVega

EXHIBIT A

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: September 3, 2024

Item: Proposal Award - Various Physical Examinations, Immunizations, Substance Screening, Annual On-site Wellness Screenings and Flu Shots, and CDL Drug/Alcohol Testing

Staff Recommendation: Motion to award the proposal for Various Physical Examinations, Immunizations, Substance Screening, Annual On-site Wellness Screenings and Flu Shots, and CDL Drug/Alcohol Testing to the lowest responsive, responsible proposer, Northwestern Medicine, including the selection of alternate services for Fire Rescue Pre-Employment Examinations and Police and Public Works Audiograms, and to adopt a Resolution authorizing the City Manager to execute a two-year agreement (with an option for a third year) for Various Physical Examinations, Immunizations, Substance Screening, Annual On-site Wellness and Flu Shots, and CDL Drug/Alcohol Testing to Northwestern Medicine.

Staff Contact: Julie Meyer, Director of Human Resources

Background:

The City of Crystal Lake conducts Pre-Employment physicals on approximately 120 to 140 prospective full-time, part-time and seasonal employees each year and as many as 70 Fire Rescue Department personnel annual physical examinations; Immunizations, Respirator Fit Testing, Audiograms and CDL Drug and Alcohol Testing for Safety Sensitive positions affect over 50 Public Works employees each year; and Annual on-site Wellness screenings and flu shots (program based on voluntary participation) involves approximately 100 employees each year.

On July 19, 2024, a Request for Proposals for Physical Examinations, Immunizations, Substance Screening, Annual On-site Wellness and Flu Shots, and CDL Drug and Alcohol Testing services was placed on QuestCDN and a legal notice was published in the *Northwest Herald*. Bids were received and opened on the deadline of August 8, 2024. The City received three proposals in total. Staff reviewed the proposals for completeness and accuracy in accordance with the request for proposal document, firm organizational capacity, references, firm experience, and cost.

The RFP required that the providers bid on the following test components: Police pre-employment exam, general (non-sworn) pre-employment exam, Public Works DOT (Department of Transportation) pre-employment exam, Hepatitis series, respirator fit tests, spirometry exams, Commercial Driver's License random drug and alcohol testing (as required by the Department of Transportation), Substance Screening tests, and Wellness Screenings to include a Health Risk Assessment, flu shots, Thyroid, and PSA tests. The cost for each exam is shown on the following pages of this supplement.

The RFP requested alternate pricing for the following test components: annual fire exam for those over 40 (with Prostate Specific Antigen-PSA for males), annual fire exam for those under 40 (please note, both the over 40 and under 40 annual exams are in response to the requirements of the NFPA 1582), fire hazardous materials exam, and audiograms. The response totals are below:

COST OF TESTS

TYPE OF EXAM	Northwestern✓	Advocate	Mercy
Base Proposal Pricing			
Police Pre-Employment Exam	$434	$479	$424
Public Works DOT Pre-Employment Exam	$477	$456	$400
Non-Sworn Pre-Employment Exam	$205	$320	$200
Hepatitis Vaccination	$132	$98	$68
Respirator Fit Test	$70	$82	$75
PW Spirometry Exam	$85	$58	$58
PW Pulmonary Function Test	$40	$68	$23
Substance Screen and BAT			
Breath Alcohol	$45	$45	$31
NIDA 5 with MRO Fee	$85	$66	$48
Non-DOT Rapid 10-panel with opioids	$42	$56	N/A
Non-DOT 10-panel comprehensive with opioids	$45	$62	$46
On-Site Wellness Screenings:			
Health Risk Assessment	$138	$225	$200
Flu Shot	$40	$45	$38
PSA	$40	$35	$90
Thyroid	$40	$25	$52
Wellness Staff On-Site Fee	$0	$1,200	$792
Testing Location(s)	McHenry/ Huntley/Woodstock	Algonquin/ Elgin	Woodstock
Alternate Pricing			
Fire Rescue Pre-Employment Exam	$1,154	$1,002	$978
Fire Rescue Annual Exam	$887	$957	$967
Fire Rescue Hazmat Exam	$1,042	$1,045	$1,117
Police and Public Works Audiogram	$40	$53	$30
Audiogram On-Site Annual Fee	$480	Not offered	$3,400

COST COMPARISON (based on FY 2023/2024 actual number of specific exams)

TYPE & NUMBER OF EXAMS	Northwestern✓	Advocate	Mercy
Base Proposal Pricing			
Police Pre-Employment Exam (5)	$2,170	$2,395	$2,120
Public Works DOT Pre-Employment Exam (7)	$3,339	$3,192	$2,800
Non-Sworn Pre-Employment Exam (118)	$24,190	$37,760	$23,600
Hepatitis Vaccination (8)	$1,056	$784	$544
Respirator Fit Test (5)	$350	$410	$375
PW Spirometry Exam (0)	$0	$0	$0
PW Pulmonary Function Test (0)	$0	$0	$0
Substance Screen and BAT:			
Breath Alcohol (9)	$405	$405	$279
NIDA 5 with MRO Fee (24)	$2,040	$1,584	$1,152
Non-DOT Rapid 10-panel with opioids (1)	$42	$56	N/A
Non-DOT 10-panel comprehensive with opioids (123)	$5,535	$7,626	$5,658
On-Site Wellness Screenings:			
Health Risk Assessment (80)	$11,040	$18,000	$16,000
Flu Shot (41)	$1,640	$1,845	$1,558
PSA (15)	Included male ≥ 50	$525	$1,350
Thyroid (24)	Included female ≥ 40	$600	$1,248
Wellness Staff On-Site Fee	$0	$1,200	$792
Total	**$51,087**	**$76,382**	**$57,476**
Alternate Pricing			
Fire Rescue Pre-Employment Exam (8)	$9,232	$8,016	$7,824
Fire Rescue Annual Exam (62)	$54,994	$59,334	$59,954
Fire Rescue Hazmat Exam (5)	$5,210	$5,225	$5,585
Police and Public Works Audiogram (82)	$3,280	$4,346	$2,460
Audiogram On-Site Annual Fee	$480	Not offered	$3,400
Total with Alternate Pricing	**$125,003**	**$153,303**	**$136,699**

✓ Indicates lowest responsible and responsive proposer.

There is no guarantee from one year to the next that the same number of examinations will be completed. The realities of our current economic environment can negatively impact hiring and the regular scheduling of exams may be altered or the need for pre-employment type physicals may possibly decrease over the time period of the contract award. To determine a benchmark in which to compare costs, and in using examination numbers from Fiscal Year 2023/24 to do so, the responders' totals above provide a clear picture of the costs that might be expected in the coming year.

Recommendation:

Based on the submitted proposal information, the fees, organizational capacity and references, it is recommended that the City award the two-year contract (with an option for a third year) to Northwestern Medicine who would be able to provide various examinations to the Fire Rescue Department, Police and Non-Sworn personnel, audiograms, wellness screenings and flu shots, and CDL/Random testing in a more cost-effective manner as shown by the table above. Northwestern Medicine has extensive experience in providing similar services for municipalities in Illinois and has provided these services for the City of Crystal Lake. Northwestern Medicine will be able to provide a team of occupational health professionals, who can meet the criteria necessary for our physical examination and testing needs, wellness screenings and CDL testing processes that are required by the City of Crystal Lake.

Votes Required to Pass: Simple Majority.

Res. __

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and is hereby authorized and directed to execute a two-year agreement, with an option for a third year, with Northwestern Medicine, for Various Physical Examinations, Immunizations, Substance Screening, Annual On-site Wellness Screenings and Flu Shots, and CDL Drug/Alcohol Testing in the submitted proposal amounts, including the alternate services for Fire Rescue Pre-Employment and Annual Exams and Police and Public Works Audiograms.

DATED this 3rd day of September, 2024.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
HAIG HALEBLIAN, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSES: September 3, 2024
APPROVED: September 3, 2024

Northwestern Medicine

2024 City of Crystal Lake RFP, **Answers to questionnaire** in Section II

1. Two years annual report and Fiscal 2024 year-to-date included in this packet.

2. Fitch Ratings Northwestern Memorial Healthcare (IL) 'AA+' Jan 6, 2021

3. Hours of operation and locations for our clinics are specified by location on the attached form. Mon-Fri 8a-4p provider (NP, PA, Physician) hours in all the Occ. Health clinics. 7-5 am clinical staff in McHenry. NM emergency departments at Huntley, Woodstock and McHenry are open 24/7 for work-related injuries, post-accident. Mobile Health Solutions is available for drug/alcohol testing for after hours.

On average, appointments may be scheduled within one business day of a call, or when appropriate for injury follow-up care. Drug screens and initial injuries are done on a walk-in basis, with no appointment necessary. Physicals and follow-up injury care, appointments are required.

4. On-site services are available for annual firefighter physicals and screenings, employee health evaluations, flu vaccines, etc. Hours are scheduled based on client's needs & clinical staff availability, including early mornings, later evenings and Saturdays if available.

5. On Site screenings are done with Northwestern Medicine's staff and we have a business agreement with CHC Wellbeing for their portal for posting individual results, educational material, comprising aggregate data, and marketing template material & communications. Onsite screening process for Worksite Wellness is supported by CHC Wellbeing as follows:

a. Marketing materials are provided by Northwestern Medicine to publicize the screening dates and inform them of the registration process. Communications can be generated via text or email.
b. Employees can register through the web portal, accessed from nm.chcw.com or they can choose to call the toll free number provided in the materials.
c. Participants will complete the health risk assessment questionnaire online prior to the screening, or on the day of the screening if they forget to do it in advance. Height and weight are self-reported.
d. When employees register, they will choose their appointment time. Remote is available
e. Day of the screening, the participants will check in first with our staff, then get their blood pressure tested and have their blood drawn.
f. Lab tests are done at Northwestern Medicine Clinical Laboratory and results are uploaded immediately to CHC Wellbeing where they are put on the portal within a few business days. Participants may then view them and fax from the portal directly to their primary care physician.

g. Patients whose results are out of range will be contacted for consultation and *critical* lab results will be persistently called until reached.

h. The web portal has numerous educational material and training tailored to individual's lab results. There is also nutrition and water trackers, step logs that they can sync from their wearable devise.

i. Each participant will receive a heart health age score based on their clinical lab results

j. The city will receive an executive summary that provides results in aggregate if at least 25 participants. All the data and graphs in the report will be reviewed in a meeting and discuss next steps to improve wellness. Sample of the report is included in packet. Basic package is $112 and Core Packages $138 with additional tests available.

6. Management Team:
   a. Dr. Jane Cullen, Medical Director, Occupational Health (resume included).
   b. Manager of Operations, Occupational Health, Kelli Edwards since 2018
   c. Manager of Operations Wellness, Dave Matts since 2018

Certifications for our clinical staff in our McHenry County Occ. Health locations are included in this packet.

7. Reporting is included: Results are reported via phone, fax, and email depending on what the client prefers. We also provide access to iSystoc, a free web-based results system tied to our clinic records. Results are in real time; accessible once results are uploaded. Injury and pre-placement physical results are documented on a Work Clearance letter which is sent to the employer. Wellness reporting explained in item 5 (j) above is included in the cost.

8. In working with many fire departments/districts and municipalities, we have created bundled pricing that offers the annual physicals at a much lower rate than when the services are billed individually, as you will see in the pricing we provided. This has saved hundreds of dollars per physical to our clients. We also created the pre-employment physical with a lift test to help make pre-employment physicals more affordable when compared to a physical with a full back screen.

9. By taking advantage of our bundled pricing and the pre-placement physical with lift test option, you will save a great deal of money. From a wellness perspective, studies have proven that by incentivizing employees to participate in health evaluations, employers will have greater participation. Increased participation will help identify 'newly discovered risks' thus reducing medical spend on excess claims which may result in additional increases in health insurance premiums. Our recommendation is that an incentive be offered in future health screenings to increase participation. A reasonable alternative standard program is in place for those who

have health issues and cannot have sample drawn or are working with their doctor; this meets ADA and privacy regulations.

10. The Wellness screening web portal has been recently updated to provide more educational content based on individual screening results. Thriveworks is available as another avenue (supplement EAP) to help employees connect with therapists in person or on-line. We've expanded our reward program to include new walking challenges themes, peer organized challenges, and more education such as Stress Management, Productivity and Lifestyle, and Social Health & Relationships.

11. Package pricing is included on the price pages for the firefighter physicals and the health evaluations (wellness) program. Wellness screening includes a 6 month cholesterol panel recheck for participants.

12. Sleep Education, additional bloodwork tests and other screening are additional on-site screenings that may be provided during the City's annual Wellness Screenings. The pricing for additional on-site screenings is entered in the alternate pricing table in Section III of RFP.

CITY OF CRYSTAL LAKE
100 W. WOODSTOCK STREET
CRYSTAL LAKE, ILLINOIS 60014
October 1, 2024

Proposer Information

Company Name: Northwestern Medicine
Address: 10400 Haligus Rd. Huntley, IL 60142
Email: david.matts@nm.org
Telephone: 815-334-3815
Fax: (815) 363-0136
Contact Person: David Matts

Price Proposal For: Various Physical Examinations, Immunizations and substance screenings, annual on-site Wellness Screenings and flu shots, and CDL Drug/Alcohol testing

Cost Sheet POLICE Pre-Employment

Name of Test	Cost	Check if bundled	Comments
Audiometry Screening	$40	X	
Drug Screen 10 Panel with expanded opiates	$45	X	Lab based
Pre-Placement Exam	$85	X	
Back Screen (up to 70 lbs.)	$45	X	not over shoulders
Vision Testing Complete (machine)	$25	X	Includes Ishihara test for color blindness
TB QuantiFERON Gold	$122		
Hepatitis B Titer	$77		
Lead, blood test	$45		
Completion of Police Academy Packet	$0	X	Included as a part of physical
Total for Individual Price	**$484**		
Bundled Items Total	**$434**		**$190 bundle** + 77 Titer + 45 Lead + 122 TB Gold

Cost Sheet for PUBLIC WORKS DOT Personnel Pre-Employment Exam

Name of Test	Cost	Check if bundled	Comments
Audiometry Screening	$40		
Back Screen (up to 70 lbs.)	$20	X	$20 lift test not over shoulders. MD screen $45
Hepatitis B Titer	$77		
NIDA 5 with MRO fee	$85		DOT 5 Panel. $20 for a non-negative send out and addl. $55 for MRO fee
Pre-Placement Exam	$85	X	
Respirator Fit Test	$70		Questionnaire without fit test $30
Spirometry Exam	$85		Respirator Physical $85. $40 Pulmonary Function Test (Spirometry test)
Vision Testing Complete (machine)	$20		$5 additional for Ishihara color blindness
Total for Individual Price	**$482**		
Total for Bundled Price	**$477**		**$100** Physical plus lift test

Cost Sheet for NON-SWORN, NON-DOT Personnel Pre-Employment Exam

Name of Test	Cost	Check if bundled	Comments
Audiometry Screening	$40		
Drug Screen 10 panel with expanded opiates	$45		Lab based
Pre-Placement Exam	$85	X	
Back Screen (up to 70 lbs.)	$20	X	Lift test not over shoulders. $45 MD screen
Vision Testing Complete (machine)	$20		$5 additional for Ishihara color blindness
Total for Individual Price	**$210**		
Total for Bundled Price	**$205**		$100 bundled + all services listed

Cost Sheet for HEPATITIS Series

Name of Test	Cost	Check if bundled	Comments
Hepatitis B First Vaccination	$132		Requires series of 3
Hepatitis B Second Vaccination	$132		Requires series of 3
Hepatitis B Third Vaccination	$132		
Total for Individual Price	**$396**		
Total for Bundled Price	**n/a**		

Cost Sheet for Annual PUBLIC WORKS Respirator Fit Test

Name of Test	Cost	Check if bundled	Comments
Respirator Fit Test (Includes OSHA Review)	$70		Employee brings mask SCBA, CBRN, and/or N95
Total	**$70**		

Cost Sheet for Annual PUBLIC WORKS Spirometry Exam

Name of Test	Cost	Check if bundled	Comments
Spirometry Exam	$85		Respirator physical $30 questionnaire addl.
Pulmonary Function Test	$40		Spirometry test
Total	**$125**		

Cost Sheet for DRUG SCREEN & BAT (pre-employment, Random, Post-accident, and/or suspected)

Name of Test	Cost	Check if bundled	Comments
Breath Alcohol	$45		Confirmation test $45 if indication if positive (aka non-negative)
Blood Alcohol	n/a		
NIDA 5 with MRO fee	$85		DOT 5 Panel. $20 for a non-negative send out and addl. $55 for MRO fee
Non-DOT Rapid 10 panel with opioids	$42		$42 additional for non-neg (not expanded opioids in Rapid)
Non-DOT 10-panel comprehensive with opioids	$45		Lab based
Total for Individual Price			
Total for Bundled Price	**n/a**		Random pool is $35 annual

Cost Sheet for On-Site Wellness Screenings (held at City Hall 100 W. Woodstock St)

Name of Test	Cost	Check if bundled	Comments
Health Risk Assessment (Questionnaire and factors testing – blood pressure, CBC, weight, body mass, etc) Hemoglobin A1c	$138 Incl.	X X	37 panel venipuncture screen includes HRA with aggregate results and web portal access. $34 A1C included. Worksite Wellness includes listed services and year-long access to portal, webinars, health education, sync to wearables, hydration logs, step logs, and more. Height / weight self-reported for this clinically based program. 12 min for on-site
Flu Shot	$40		quadrivalent vaccine Worksite Wellness
PSA	$40	x	Included in Core bundle over 50 yrs.
Thyroid	$40	x	TSH Included in Core bundle over 40 yrs.
C-Reactive Protein	$39		
Vitamin D	$40		
Vascular / ECHO screening	n/a		CT Coronary Calcium Scan $60 at hospital
Total for Individual Price	$371		Everything listed + $34 A1C
Total for Bundled Price	$257		$138 Bundled + $40 flu + 39 + 40

Alternate Proposal Pricing

Cost Sheet FIRE RESCUE Annual Exam

Name of Test	Cost	Check if bundled	Comments
Audiometry Screening	$40	X	
Back Screen Up to 70 lbs.	$45	X	not over shoulders
Chem Screen: HDL, LDL, CBC w/ DIFF	$135	X	Lipid $35 + CBC w/ Diff $45 + CMP $55 = $135
Electrocardiogram and Interpretation	$94	X	
NFPA 1582 (2018ed) compatible physical exam	$85	X	

Hepatitis B Surface Antibody Titer	$77		
Chest PA and LAT	$300		Done at MD's discretion
Prostate Specific Antigen for males if age 40 or over	$40		
Respiratory OSHA Review	$30	X	
Spirometry	$40	X	Pulmonary Function test (OSHA review included)
Stress Test Report and Interpretation	$200		
TB QuantiFERON Gold	$122		TB Skin test included in bundle
Vision Testing Complete (machine)	$25	X	Std. is less than 20/40 binocular with correction. Include test for color blindness
Total for Individual Price	**$1233**		Everything listed If On-site at City: $35 first 2 hours and $25 / hr. after An additional fee before 7 am or after 5 pm = $50 for clinical tasks or $75 for a provider visit.
Total for Bundle Price	**$887**		$270 FF Physical bundled plus all services listed **Note:** stress test and other services may not be required for every individual

Cost Sheet FIRE RESCUE Hazmat Exam

Name of Test	Cost	Check if bundled	Comments
Audiometry Screening	$40	X	
Back Screen Up to 70 lbs.	$45	X	not over shoulders
Chem Screen: HDL, LDL, CBC w/ DIFF	$130	X	Lipid $35 + CBC w/ Diff $45 + CMP $55 = $135
Electrocardiogram and Interpretation	$94	X	
NFPA 1582 (2018ed) compatible physical exam	$85	X	
Hepatitis B Surface Antibody Titer	$77		
Chest PA and LAT	$300		**Done at MD's discretion**
Prostate Specific Antigen for males if age 40 or over	$40		
Respiratory OSHA Review	$35	X	
Spirometry	$40	X	Pulmonary Function test (OSHA review included)
Stress Test Report and Interpretation	$200		
TB QuantiFERON Gold	$122		TB Skin test included in bundle

Vision Testing Complete (machine)	$25	X	Std. is less than 20/40 binocular with correction. Include test for color blindness
Heavy Metal Screening	$155		Testing for ~~Cadmium~~, Lead, Arsenic, and Mercury
Total for Individual Price	**$1388**		Every service listed.
Total for Bundle Price	**$1042**		$270 FF Physical bundled plus all services listed includes hemoccult **Note:** stress test and other services may not be required for every individual

Cost Sheet FIRE RESCUE pre-employment Exam

Name of Test	Cost	Check if bundled	Comments
Audiometry Screening	$40	X	
Back Screen Up to 70 lbs.	$45	X	not over shoulders
Chem Screen: HDL, LDL, CBC w/ DIFF A1C	$175	X	Lipid $35 + CBC w/ Diff $45 + CMP $55 = $135 $40 A1C if avail
Drug Screen 10 panel with expanded opiates	$45		Lab Based
Electrocardiogram and Interpretation	$94	X	
NFPA 1582 (2018ed) compatible physical exam	$85	X	
Hepatitis B Surface Antibody Titer	$77		
Hepatitis C Titer	$100		
Chest PA and LAT	$300		Done at MD's discretion
Prostate Specific Antigen for males if age 40 or over	$40		
Respiratory OSHA Review	$30	X	
Spirometry	$40	X	Pulmonary Function test (OSHA review included)
Stress Test Report and Interpretation	$200		
TB QuantiFERON Gold	$122		TB Skin test included in bundle
Urine Routine Analysis Micro	$35	X	
Vision Testing Complete (machine)	$25	X	Std. is less than 20/40 binocular with correction. Include test for color blindness
Total for Individual Price	**$1453**		Every service listed
Total for Bundle Price	**$1154**		$270 FF Physical bundled plus all services listed. **Note:** stress test and other services may not be required for every individual

Cost Sheet for Annual POLICE and PUBLIC WORKS Audiogram

Name of Test	Cost	Check if bundled	Comments
Audiogram	$40		Testing On-site fee: $35 first 2 hours and $25 / hr. after
Total	**$40**		On-site additional fee before 7 am or after 5 pm = $50 for clinical

Wellness Screening Alternate Pricing: As Identified in Questionnaire 12

Provide Name of Test in Space Below	Cost	Check if bundle	Comments
Physician Verification form	$60		Participants can be added to aggregate report and if request to participate
Resting Metabolic Rate test	$40		
Smoking Cessation Program	$0		Virtual program- no cost
Body Composition	$60/hour		Per tech
Colon Cancer screening kits	$0		Per request/limited supplies

List any and all deviations from minimum specifications:

12 minimum on-site. Firefighter annual physicals exams on-site min 10 (or 9 day ave.)

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.

_____

Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

David Matts — Manager

Name of Authorized Representative — Title

Northwestern Medicine

Company Name

10450 Algonquin Road Suite 100

Street Address

Huntley — IL — 60142

City — State — Zip Code

(815) 334-3815

(Area Code) Phone Number

Vendor Questionnaire

All responding organizations are required to answer all of the below-listed questions in full.

1. Please provide your company's annual reports for the previous two years. One copy of each year, in total, need be submitted for purposes of this Request for Proposals.

   Response: See Appendix A

2. Provide your company's rating by one of the following: A.M. Best, Standard & Poors, Fitch's or Moody's.

   Response: See Appendix B

3. What are the office hours for your physicians' assistants and physicians? On average, how quickly can appointments be scheduled? We accept walk-ins and same-day appointments, aiming to provide access within 24-48 hours of appointment request.
   List office locations and hours.

Locations and Hours of Operation

Sherman-Elgin 2320 Royal BLVD Elgin, IL 60123 Phone: 224-783-4440 Hours: Mon-Fri 7:00am—9:00pm	After Hours Care for Sherman: Sherman Hospital Emergency Room 1425 N. Randall Road Elgin, IL 60123
Sherman-Algonquin 600 South Randall Road Algonquin, IL 60102 Phone: 224-783-4300 Hours: 7:00am-9:00pm 7 Days a week	After Hours Care: Sherman Hospital Emergency Room 1425 N. Randall Road Elgin, IL 60123

4. Do you have mobile service capability? If so what are your hours of operation?

   Response: Our partner, Mobile Health Solution provides 24 hour availability for drug and alcohol testing.

5. Describe your onsite screening process for wellness- do you do this with in house staff or do you contract out these services? Describe your basic and more advanced screening packages including costs.

   Response: wellness services are provided by in house staff for finger-stick events and possible contracted staff for venipuncture events. The screening events and staffing are based on population size. Each event includes standard set up and "know your numbers" consultations for each participant. The basic finger-stick screening package includes lipid panels: total cholesterol, triglycerides, HDL, LDL, Chol/HDL Ratio and glucose, blood pressure, and body composition. The cost is $65 per person. There is a 3-hour (12 participant) minimum per screener per screening event. If minimum not met, $100 per hour applies only on unmet time. The more advanced package includes venipuncture blood draws panels: CBC Panel with Differentials, Complete Metabolic Panels, Magnesium, Phosphorus, Lipid Panel, blood pressure and body composition. The cost is approximately $95 – $130 per person dependent on the number of staff onsite. Billed separately by staffing fee and panel. HbA1c Add on will be additional $40 per person.

   a. We offer an online wellness portal, powered by CoreHealth Technologies, includes a comprehensive custom health questionnaire, and features a variety of tools and resources to engage your employees, communicate program initiatives, track ongoing challenges, integrate tracking devices, and incentivize employees to participate. The cost is approximately $20 – $55 per person yearly.

6. Please identify your management team, indicating which individual is responsible for the key roles in your organization. Please provide brief resumes for your Occupational Health ServicesTeam.

Name	Title	Years of Experience	Years with Advocate	Professional Designation	Contact Information
Amy Confare	VP Employer Services & Venture	24	24	BS	Email: amy.confare@aah.org p: 262-442-3011
David Wehby	Medical Director	15	9	MD, FAAFP	Email: david.wehby@aah.org p: 414-385-8800
Jennifer Seidl	Executive Director	37	37	PT-MSOL	Email: Jennifer.Seidl@aah.org p: 414-587-8209
Alma Nikezic	Director	20	14	RN-MSN	Email: alma.nikezic@aah.org p: 773-456-7377
Brenda Sullivan	Manager of operations ICC's Sherman	36	16		brenda.sullivan@aah.org p: 847-400-7503
Julio Andino	Supervisor - OH	14	14	RMA	Email: julio.andino@aah.org
Jennifer Pare	Supervisor – OH	15	14	BS, RT	Email: Jennifer.pare@aah.org; p: 815-404-5470
Jessica Dietz	Client Relations- Algonquin	2	25		Email: jessica.dietz@aah.org P: 224.783.4315
Deanna Kick	Client Relations - Elgin	10	14		Email: deanna.kick@aah.org

7. Please describe your reporting capabilities. Include samples of reports you would be able to provide to the City of Crystal Lake. Also, please detail any limitations on your reporting capabilities. Further, indicate whether these reports would be provided free of cost. If not, indicate what report charges would apply and under what circumstances.

   Response: Basic biometric screening report and participation report are included with the cost of the biometric screening events. Biometric screening report will provide data on number of participants outside the range for body composition, blood pressure, HDL, triglycerides, and glucose. We do not provide biometric screening reporting for under 25 participants. Participant report includes first name, last name, date of birth and screening date.

8. In working with your current clients, how have you been able to achieve savings for them in their pre-employment and annual physical examination costs? Do you have any data to support this statement?

   Response: We achieve significant cost savings for our clients by implementing comprehensive programs that include job site analysis, onsite physician services, ergonomics assessments, and medical surveillance programs. We optimize scheduling, promote preventive health measures, and reduce OSHA recordables and workers' compensation costs, helping clients save money and improve operational efficiency. Additionally, we adopt Telehealth Solutions where applicable, using telehealth for initial consultations and follow-ups, which cuts down on the need for in-person visits. We tailor our services to meet specific needs for pre-employment and workers' compensation, further reducing overall costs associated with these examinations.

9. What recommendations could you offer to us on how we could reduce our pre-employment and annual physical costs?

   Response: We provide consultative services to ensure that only the per-employment services that are required are being performed. We are glad to review all current job descriptions and support to ensure compliance and obtain cost savings. We have developed a system where all paperwork for medical exams is completed by participants in advance, ensuring a seamless and efficient process that minimizes time away from work and disruptions to your workflow. Additionally, implementing wellness programs to promote healthy lifestyles and utilizing telemedicine for certain exam components can further lower costs. Educating employees on maintaining their health to reduce the need for extensive exams and partnering with cost-effective providers can also contribute to significant savings while ensuring quality care for your municipal workforce.

10. Please identify any advances in processes or new testing procedures that might be applicable to improve our efficiencies and reduce costs.

    Response: For non-DOT drug testing, we offer rapid drug testing panels that provide same-day results, delivering time-saving efficiencies for the city at a lower cost. This approach eliminates the expense of sending out samples, as rapid tests are more affordable and yield immediate results..

11. Please provide any package pricing that may be available through your specific programs.

Response: We price our drug screens and breath alcohol services competitively and eliminate additional costs or hidden fees by not charging for confirmations. Additionally, we bundle our venipunctures, charging only per visit blood draw fee and not per lab drawn. We also include the cost of results in our physicals as part of the standard fee, avoiding any additional charges. These measures are designed to save your business money while providing comprehensive and efficient services.

12. Please identify any additional on-site screenings that may be provided during the City's annual Wellness Screenings. The pricing for additional on-site screenings may be entered in the alternate pricing table in Section III.

Response: additional services during the Wellness Screenings can include physician intake forms available to participants who use primary care physician labs rather than biometric screenings onsite. The cost is $20 per participant. If venipuncture is chosen remote participant venipuncture screening kits are available for those who cannot attend an onsite screening. The cost is $170 per participant. Flu shots may be available seasonally. The current cost is $45 per person or $90 per high dose with possible $100 onsite fees based on minimum.

SECTION III: PRICING

CITY OF CRYSTAL LAKE 100 W.
WOODSTOCK STREET
CRYSTAL LAKE, ILLINOIS 60014
Proposal Opening: Thursday, May 23, 2024 at 10:00 a.m.

Proposer Information

Company Name: Advocate Occupational Health Telephone: 708-677-4271

Address: 3075 Highland Parkway STE 600 Downers Grove IL 60515 Fax: _____

Email: AMG-OccupationalHealthShared@aah.org Contact Person: Britni Wilkins

Price Proposal For: Various Physical Examinations, Immunizations and Substance Screening, Annual On-site Wellness Screenings and Flu Shots, and CDL Drug/Alcohol Testing

Base Proposal Pricing:

Cost Sheet POLICE Pre-Employment

Name of Test	Cost	Check (☒) if bundled	Comments
Audiometry Screening	$53		
Drug Screen 10 Panel with expanded opiates	$62		
Pre-Placement Exam	$98		
Back Screen (up to 70 pounds)	$66		
Vision Testing Complete (Machine)	$45		Include test for color
TB QuantiFERON Gold	$65		
Hepatitis B Titer	$28		
Lead, Blood Test	$8		

Completion of Police Academy Packet (Exhibit C)			
Total – For Individual Price			
Total – For Bundled Price			

Cost Sheet for PUBLIC WORKS DOT Personnel Pre-Employment Exam

Name of Test	Cost	Check (☒) bundled	Comments
Audiometry Screening	$53		
Back Screen (up to 70 pounds)	$66		
Hepatitis B Surface Antibody Titer	$28		
NIDA 5 with MRO Fee	$66		
Pre-Placement Exam	$90		
Respirator Fit Test	$50		
Spirometry Exam	$58		
Vision Testing Complete (Machine)	$45		
Total – For Individual Price	$456		
Total – For Bundled Price			

Cost Sheet for NON-SWORN NON-DOT Personnel Pre-Employment Exam

Name of Test	Cost	Check (☑) bundled	Comments
Audiometry Screening	$53		
Drug Screen 10 Panel with expanded opiates	$62		
Pre-Placement Exam	$85		
Back Screen (up to 70 pounds)	$66		
Vision Testing Complete (Machine)	$45		
Total – For Individual Price	$311		
Total – For Bundled Price			

Cost Sheet for HEPATITIS Series

Name of Test	Cost	Check ( ) if bundled	Comments
Hepatitis B First Vaccination	$98		
Hepatitis B Second Vaccination	$98		
Hepatitis B Third Vaccination	$98		
Total – For Individual Price	$294		
Total – For Bundled Price			

Cost Sheet for Annual PUBLIC WORKS Respirator Fit Test

Name of Test	Cost	Comments
Respirator Fit Test (include OSHA review)	$82	Masks may include, but are not limited to, SCBA masks, CBRN masks, and/or N95 masks.
Total	$82	

Cost Sheet for Annual PUBLIC WORKS Spirometry Exam

Name of Test	Cost	Comments
Spirometry Exam	$58	
Pulmonary Function Test Screening	$58	
Total	$116	

Cost Sheet for DRUG SCREEN & BAT (Pre-Employment, Random, Post-Accident, and/or Suspected)

Name of Test	Cost	Check (☑) if bundled	Comments
Breath Alcohol	$45		
Blood Alcohol			*We do not offer this service
NIDA 5 with MRO Fee	$66		Per Federal DOT
Non-DOT Rapid 10-panel with opioids	$56		
Non-DOT 10-panel comprehensive with	$62		
Total – For Individual Price	$229		
Total – For Bundled Price			

Cost Sheet for On-site Wellness Screenings (held at City Hall, 100 W. Woodstock Street)

Name of Test	Cost	Check (☒) Bundled	Comments
Health Risk Assessment (Questionnaire and factors testing- blood pressure, CBC, weight, body mass,	$55 per participant yearly		
Fingerstick Lipid Panel	$65 per participant		
Flu Shot	$45 per person or $90 per high dose		
Venipuncture	$170 per participant		
PSA	$35		
Thyroid	$25		
C-Reactive Protein	$6		
Vitamin D	$60		
Total – For Individual Price	$461		
Total – For Bundled Price			

Alternate Proposal Pricing (to be selected at the discretion of the City):

Cost Sheet FIRE RESCUE Annual Exam

Name of Test	Cost	Check (☑) bundled	Comments
Audiometry Screening	$53		
Back Screen (up to 70 pounds)	$66		
Chem. Screen: HDL; LDL; CBC w/DIFF	$13		
Electrocardiogram & Interpretation	$98 EKG		
NFPA 1582 (2018 ed) compatible physical exam	$98		
Hepatitis B Surface Antibody Titer	$28		
Chest PA & LAT	$135		Done at MD's discretion
Prostate Specific Antigen for males (if age 40 or over)	$16		
Respiratory OSHA Review	$32		
Spirometry	$58		
Stress Test Report & Interpretation	$250		
TB Quantiferon Gold	$65		
Vision Testing Complete (Machine)	$45		Std. is less than 20/40 binocular w/correction. Include test for color
Total – For Individual Price	$957		
Total – For Bundled Price			

Cost Sheet FIRE RESCUE Hazmat Exam

Name of Test	Cost	Check (☑) bundled	Comments
Audiometry Screening	$53		
Back Screen (up to 70 pounds)	$66		
Chem. Screen: HDL; LDL; CBC w/DIFF	$13		
Electrocardiogram & Interpretation	$98		
NFPA 1582 (2018 ed) compatible physical exam	$98		
Hepatitis B Surface Antibody Titer	$28		
Chest PA & LAT	$135		Done at MD's discretion
Prostate Specific Antigen for males (if age 40 or over)	$16		
Respiratory OSHA Review	$32		
Spirometry	$58		
Stress Test Report & Interpretation	$250		
TB Quantiferon Gold	$65		
Vision Testing Complete (Machine)	$45		Std. is less than 20/40 binocular w/correction. Include test for color
Heavy Metal Screening	$88		Testing for Cadmium, Lead, Arsenic and Mercury.
Total – For Individual Price	$1,045		
Total – For Bundled Price			

Cost Sheet FIRE RESCUE Pre-employment Exam

Name of Test	Cost	Check (☑) bundled	Comments
Audiometry Screening	$53		
Back Screen (up to 70 pounds)	$66		
Chem. Screen: HDL; LDL; CBC w/DIFF A1c	$13		
Drug Screen 10 Panel with expanded opiates	$62		
Electrocardiogram & Interpretation	$98		
NFPA 1582 (2018 ed) compatible physical exam	$98		
Hepatitis B Surface Antibody Titer	$28		
Hepatitis C Titer	$35		
Chest PA & LAT	$135		
Respiratory OSHA Review	$32		
Spirometry	$58		
Stress Test Report & Interpretation	$250		
TB Quantiferon Gold	$65		
Urine Routine Analysis Micro	$63		
Vision Testing Complete (Machine)	$45		Standard is less than 20/40 binocular w/correction. Include test for
Total – For Individual Price	$1,101		
Total – For Bundled Price			

Cost Sheet for Annual POLICE and PUBLIC WORKS Audiogram

Name of Test	Cost	Comments
Audiogram	$53	
Total	$53	

Wellness Screening Alternate Pricing: As Identified in Questionnaire 12

Provide Name of Test in Space Below	Cost	Check (☒) bundled	Comments
IntakeForms	$20		
Venipuncture	$170		
Flu	$45 per dose or $90 per high dose		
Onsite fee min	$100 per hour		
Total – For Individual Price	$335		
Total – For Bundled Price			

List any and all deviations from minimum specifications:

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.

Amy S. Confare

Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

Amy Confare	VP of Venture Operations
Name of Authorized Representative	Title
Advocate Health Midwest- Advocate Occupational	
Health Company Name	
3075 Highland Parkway Ste. 600	
Street Address	
Downers Grove IL	60515
City State	Zip Code
262-442-3011	
(Area Code) Phone Number	

SECTION III: PRICING

CITY OF CRYSTAL LAKE
100 W. WOODSTOCK STREET
CRYSTAL LAKE, ILLINOIS 60014
Proposal Opening: Thursday, August 8, 2024 at 10:00 a.m.

Proposer Information

Company Name: Mercy Occupational Health **Telephone:** 608-755-8728

Address: 2000 Lake Ave. Woodstock, IL **Fax:** 608-741-3808

Email: hbultman@mhemail.org **Contact Person:** Holly Bultman

Price Proposal For: Various Physical Examinations, Immunizations and Substance Screening, Annual On-site Wellness Screenings and Flu Shots, and CDL Drug/Alcohol Testing

Base Proposal Pricing:

Cost Sheet POLICE Pre-Employment

Name of Test	Cost	Check (√) if bundled	Comments
Audiometry Screening	$30	x	
Drug Screen 10 Panel with expanded opiates	$53	x	
Pre-Placement Exam	$65	x	
Back Screen (up to 70 pounds)	$32	x	
Vision Testing Complete (Machine)	$36	x	Include test for color blindness.
TB Quantiferon Gold	$150	x	
Hepatitis B Titer	$59	x	
Lead, Blood Test	$99	x	
Completion of Police Academy Packet (Exhibit C)	No Charge	x	
Total – For Individual Price	$524		
Total – For Bundled Price	$424		

Cost Sheet for PUBLIC WORKS DOT Personnel Pre-Employment Exam

Name of Test	Cost	Check (√) if bundled	Comments
Audiometry Screening	$30	x	
Back Screen (up to 70 pounds)	$32	x	
Hepatitis B Surface Antibody Titer	$59	x	
NIDA 5 with MRO Fee	$48	x	
Pre-Placement Exam	$100	x	DOT FMCSA Physical
Respirator Fit Test	$60	x	
Spirometry Exam	$58	x	
Vision Testing Complete (Machine)	$36	x	
Total – For Individual Price	$423		
Total – For Bundled Price	$400		

Cost Sheet for NON-SWORN NON-DOT Personnel Pre-Employment Exam

Name of Test	Cost	Check (√) if bundled	Comments
Audiometry Screening	$30	x	
Drug Screen 10 Panel with expanded opiates	$53	x	
Pre-Placement Exam	$65	x	
Back Screen (up to 70 pounds)	$32	x	
Vision Testing Complete (Machine)	$36	x	
Total – For Individual Price	$216		
Total – For Bundled Price	$200		

Cost Sheet for HEPATITIS Series

Name of Test	Cost	Check (√) if bundled	Comments
Hepatitis B First Vaccination	$68		
Hepatitis B Second Vaccination	$68		
Hepatitis B Third Vaccination	$68		
Total – For Individual Price	$204		
Total – For Bundled Price			

Cost Sheet for Annual PUBLIC WORKS Respirator Fit Test

Name of Test	Cost	Comments
Respirator Fit Test (include OSHA review)	$75	Masks may include, but are not limited to, SCBA masks, CBRN masks, and/or N95 masks.
Total	$75	

Cost Sheet for Annual PUBLIC WORKS Spirometry Exam

Name of Test	Cost	Comments
Spirometry Exam	$58	PFT Only
Pulmonary Function Test Screening	$23	heart & lung assessment
Total	$81	Respiratory Evaluation

Cost Sheet for DRUG SCREEN & BAT (Pre-Employment, Random, Post-Accident, and/or Suspected)

Name of Test	Cost	Check (√) if bundled	Comments
Breath Alcohol	$31		
Blood Alcohol	N/A		We do not perform these
NIDA 5 with MRO Fee	$48		Per Federal DOT requirements
Non-DOT Rapid 10-panel with opioids	N/A		Opioids are not included in our 10-panel Rapid
Non-DOT 10-panel comprehensive with opioids	$46		Mercy as MRO
Total – For Individual Price	$169		
Total – For Bundled Price			

Cost Sheet for On-site Wellness Screenings (held at City Hall, 100 W. Woodstock Street)

Name of Test	Cost	Check (√) if bundled	Comments
Health Risk Assessment (Questionnaire and factors testing- blood pressure, CBC, weight, body mass, etc) A1c	CBC $35 A1C $105		
Flu Shot	$38		Normal dose
PSA	$90		
Thyroid	$52		TSH
C-Reactive Protein			
Vitamin D			
Vascular / ECHO Screening			
Total – For Individual Price			
Total – For Bundled Price			

Alternate Proposal Pricing (to be selected at the discretion of the City):

Cost Sheet FIRE RESCUE Annual Exam

Name of Test	Cost	Check (√) if bundled	Comments
Audiometry Screening	$30	x	
Back Screen (up to 70 pounds)	$32		
Chem. Screen: HDL; LDL; CBC w/DIFF	$79	x	
Electrocardiogram & Interpretation	$105	x	
NFPA 1582 (2018 ed) compatible physical exam	$65	x	
Hepatitis B Surface Antibody Titer	$59		
Chest PA & LAT	$191		Done at MD's discretion
Prostate Specific Antigen for males (if age 40 or over)	$90		
Respiratory OSHA Review	$15	x	
Spirometry	$58	x	
Stress Test Report & Interpretation	$110		Submax cardio test
TB Quantiferon Gold	$150	x	
Vision Testing Complete (Machine)	$36	x	Std. is less than 20/40 binocular w/correction. Include test for color blindness.
Total – For Individual Price	$967		
Total – For Bundled Price	$450		Only services marked (x) are included.

Cost Sheet FIRE RESCUE Hazmat Exam

Name of Test	Cost	Check (√) if bundled	Comments
Audiometry Screening	$30	x	
Back Screen (up to 70 pounds)	$32		
Chem. Screen: HDL; LDL; CBC w/DIFF	$79	x	
Electrocardiogram & Interpretation	$105	x	
NFPA 1582 (2018 ed) compatible physical exam	$65	x	
Hepatitis B Surface Antibody Titer	$59		
Chest PA & LAT	$191		Done at MD's discretion
Prostate Specific Antigen for males (if age 40 or over)	$90		
Respiratory OSHA Review	$15	x	
Spirometry	$58	x	
Stress Test Report & Interpretation	$110		Submax cardio test
TB Quantiferon Gold	$150	x	
Vision Testing Complete (Machine)	$36	x	Std. is less than 20/40 binocular w/correction. Include test for color blindness.
Heavy Metal Screening	$197*		Testing for Cadmium, Lead, Arsenic and Mercury.
Total – For Individual Price	$1,117		
Total – For Bundled Price	$450		Only services marked (x) are included.

Cost Sheet FIRE RESCUE Pre-employment Exam

Name of Test	Cost	Check (√) if bundled	Comments
Audiometry Screening	$30	x	
Back Screen (up to 70 pounds)	$32		
Chem. Screen: HDL; LDL; CBC w/DIFF A1c	$79	x	
Drug Screen 10 Panel with expanded opiates	$53	x	
Electrocardiogram & Interpretation	$105	x	
NFPA 1582 (2018 ed) compatible physical exam	$65	x	
Hepatitis B Surface Antibody Titer	$59		
Hepatitis C Titer	$86		
Chest PA & LAT	$191		
Respiratory OSHA Review	$15	x	
Spirometry	$58	x	
Stress Test Report & Interpretation	$110		Submax cardio test
TB Quantiferon Gold	$150	x	
Urine Routine Analysis Micro	$37	x	
Vision Testing Complete (Machine)	$36	x	Standard is less than 20/40 binocular w/correction. Include test for color blindness.
Total – For Individual Price	$1,106		
Total – For Bundled Price	$500		Only services marked (x) are included.

Cost Sheet for Annual POLICE and PUBLIC WORKS Audiogram

Name of Test	Cost	Comments
Audiogram	$30	
Total	$30	

Wellness Screening Alternate Pricing: As Identified in Questionnaire 12

Provide Name of Test in Space Below	Cost	Check (√) if bundled	Comments
Cadmium blood test	$155		
Hepatic Function	$88		
Rubeola titer	$140		
Rubella titer	$57		
Mumps titer	$94		
Tdap vaccine	$60		
Total – For Individual Price			
Total – For Bundled Price			

List any and all deviations from minimum specifications:

Heavy metal screening includes ZPP, Arsenic, lead & Mercury. Cadmium is an additional charge listed above.

Submax cardiovascular fitness test (40 on annual then every 3 - 5 years, every 5 years after 50 or MD's recommendation.

on-site wellness labs can be discussed and price mutually agreed upon as needed.

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.

Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

Holly Bultman	Director of Occupational Health
Name of Authorized Representative	Title
Mercyhealth	
Company Name	
2000 Lake Ave	
Street Address	
Woodstock IL 60098	
City State Zip Code	
815-206-3311	
(Area Code) Phone Number	

Mercyhealth
A passion for making lives better.™

QUESTIONNAIRE

1. Please provide your company's annual reports for the previous two years. One copy of each year, in total, need be submitted for purposes of this Request for Proposals.

See attached

2. Provide your company's rating by one of the following: A.M. Best, Standard & Poors, Fitch's or Moody's.

See attached

3. What are the office hours for your physicians' assistants and physicians? On average, how quickly can appointments be scheduled? List office locations and hours.

Mercy Occupational Health – Woodstock, located at 2000 Lake Ave. Woodstock, IL 60098, is open Monday through Friday 8am – 4:30pm. Same day appointments are often times available. We can almost always get someone in the next business day or two.

We have after-hours injury care available at our Crystal Lake Hospital, located at 875 Route 31 Crystal Lake, IL 600014, through the Emergency department. They offer 24/7 injury care as well as drug and alcohol testing.

4. Do you have mobile service capability? If so what are your hours of operation?

We have a Mobile Clinic that is available based on employer needs. We charge an hourly rate of $275 for the Mobile Clinic to come onsite to your place of business. (Premium rates apply for hours outside of our normal business hours). The mobile clinic has two audio booths, an exam room, a lab area, bathroom, Snellen vision chart and PFT instrument.

5. Describe your onsite screening process for wellness- do you do this with in house staff or do you contract out these services? Describe your basic and more advanced screening packages including costs.

We use our own staff for onsite wellness screenings. We offer a biometric finger stick that provides immediate results for cholesterol & glucose. We also provide blood pressure, pulse, height & weight/BMI as requested by the employer and employee's. The cost of the biometric finger stick is $44 per employee.

We also offer free monthly Wellnotes to employers to share with their employee's. These include monthly challenge and recipes.

Mercyhealth
A passion for making lives better.™

We are flexible to accommodate your current wellness needs.

6. Please identify your management team, indicating which individual is responsible for the key roles in your organization. Please provide brief resumes for your Occupational Health Services Team.

Holly Bultman is the Director of Occupational Health Services for Mercyhealth. She has worked for Mercyhealth for seventeen years, leading the Occupational Health team for the past eleven years.

Dr. Stu Berry will be our new Occupational Health Medical Director. Dr. Berry will be joining our team in August, and our current Medical Director, Dr. Robert Marshall, will be retiring in October. Dr. Berry is Board Certified in Preventive Medicine from the University of Wisconsin – Madison, with 20 years of experience.

Katherine Horton is the Nurse Practiitioner covering the Woodstock Occupational Health Clinic full time, under the supervision of Dr. Marshall and Dr. Berry.

7. Please describe your reporting capabilities. Include samples of reports you would be able to provide to the City of Crystal Lake. Also, please detail any limitations on your reporting capabilities. Further, indicate whether these reports would be provided free of cost. If not, indicate what report charges would apply and under what circumstances.

We can set up portal access, allowing you to see images of all of your results as soon as they are available. You would be able to pull reports out of Agility (our software program) that include scheduled appointments. Our account representatives are available to assist with the portal access and reporting.

8. In working with your current clients, how have you been able to achieve savings for them in their pre-employment and annual physical examination costs? Do you have any data to support this statement?

We work with each individual employer to assure we are completing the services they need to keep a safe work environment, prevent injuries and complete appropriate surveillance.

We get employee's in timely and back to work as soon as possible to reduce missed time away from the office.

Mercyhealth
A passion for making lives better.™

9. What recommendations could you offer to us on how we could reduce our pre-employment and annual physical costs?

We can work with the city on job descriptions per department to identify services needed in the bundled package to ensure that employees are not over serviced.

In the pricing worksheet you'll notice we bundled the prices that are standard for every exam and left those that are at the provider recommendation, gender based or age based out of the bundle so there are not services included in the cost analysis to bundle that are not necessary every single time.

10. Please identify any advances in processes or new testing procedures that might be applicable to improve our efficiencies and reduce costs.

Saliva testing is a continued discussion with DOT and we are making sure we stay up to date on the decisions made. Once approved, we anticipate reduced rates and more availability to offer saliva testing to our nonDOT clients also.

11. Please provide any package pricing that may be available through your specific programs.

See the attached pricing worksheet, that includes our discounted bundled/packaged services.

12. Please identify any additional on-site screenings that may be provided during the City's annual Wellness Screenings. The pricing for additional on-site screenings may be entered in the alternate pricing table in Section III.

We can include full lab panels for those tests the patient chooses.