CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
March 4, 2025
7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – February 18, 2025 Regular Meeting**
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 – Downtown Crystal Lake Garden Party and Flower/Plant Sale – Saturday, May 17, 2025**
   b. **Special Event Request – Downtown Crystal Lake Farmers Market – Saturdays, June 14, 2025 to September 27, 2025**
   c. **Special Event Request - 2025 Woods Creek Feet Meet, Street Closure and Police Assistance Fee Waiver – Sunday, April 27, 2025**
   d. **Class 16 Temporary Liquor License Requests – Crystal Lake Park District 2025 Events**
10. **Class 16 Temporary Liquor License Request – Girls on the Run of Northwest Illinois, Sunday, July 20, 2025**
11. **City Code Amendment to increase the Number of Class 28 Liquor Licenses and to increase the Number of Video Gaming Licenses - Applicant: Railroad Street PJC LLC, d/b/a Crystal Lake Junction, 88 Railroad Street, Unit B**
12. **Commercial Façade Improvement Grant Funds request for Lake Roots, 475 W. Virginia Street, requesting $20,000 in matching grant funds**
13. **No Parking Restriction 7:00 a.m. to 2:00 p.m. on School Days on Hill Drive from Walkup Avenue to Sunset Terrace, Catherine Court from Hill Drive to Sunset Terrace and Sunset Terrace from Catherine Court to Hill Drive**

14. **751 Oak Court - Variations from Article 3 to construct a garage addition to an existing home that encroaches 19.2 feet into the required 49.2-foot street side setback**

15. **5333 Northwest Highway - Sign Variation for a Wall Mural**

16. **5689 Northwest Highway, Core Waters Edge Retail, LLC - Final Planned Unit Development Amendment and Final Plat of Subdivision for a portion of the Water's Edge development**

17. **Replacement Pump Purchase – Cooperative purchasing through the U.S. Government's General Service Administration Federal Acquisition Service Contract No. 47QSMS24D00C6, for the pricing and delivery of one (1) new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer Option, at a total cost of $120,353.01**

18. **Resolution Amendment – Heating, Ventilation, and Air Conditioning (HVAC) Maintenance and Repair – Various Facilities**

19. **Server Computer Purchase: Use of Midwestern Higher Education Compact Cooperative Purchasing Program contract #MHEC-04152022 for the pricing and delivery of three (3) new servers, at a total cost of $32,694.17 for the Water and Sewer Division, and the Wastewater Division Supervisory Control and Data Acquisition (SCADA) System**

20. **Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorization to enter into a contract for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons (RRFB) with Meade, Inc. in the 2020 contract pricing**

21. **Proposal Award – Design Engineering Services for the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project**

22. **Proposal Award – Independence Day Fireworks Display**

23. **Designation and Sale of Surplus Property**

24. **Council Inquiries and Requests**

25. **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, review of draft Executive Session Minutes, and Semi-Annual Review of Executive Session Minutes**

26. **Reconvene to Regular Session**

27. **Approval of Executive Session Minutes that includes the dates of February 6, 2024, August 20, 2024, December 17, 2024, January 21, 2025, and February 4, 2025**

28. **Consideration to destroy verbatim records that includes the dates of February 7, 2023, March 7, 2023, June 20, 2023, and August 1, 2023**

29. **Consideration of action following semi-annual review of Executive Session Minutes**

30. **Adjourn**

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Gray, 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: March 4, 2025

Item: Special Event Request – Downtown Crystal Lake Garden Party and Flower/Plant Sale – May 17, 2025

City Council discretion: Motion to approve the Special Event request for Downtown Crystal Lake/Main Street Farmers Market, pursuant to the recommended conditions of approval

Staff Contact: Kathryn Cowlin, Director of Community Development
Victoria Wojcik, Community Development Analyst

Background:

Downtown Crystal Lake/Main Street has applied for a Special Event permit to allow the Garden Party to be held in Downtown Crystal Lake. The event would be held on Saturday, May 17, 2025.

Downtown Crystal Lake/Main Street has held this event annually on the sidewalks in Downtown Crystal Lake and Depot Park. Due to the construction that will be taking place in Depot Park, the Garden Party will be relocated to the Brink Street Market parking lot. The special event is also being enhanced with the addition of a craft and vintage goods market. There will be a preview of the Farmers Market vendors if they wish to participate in the event.

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

1. The approval is valid for May 17, 2025.
2. Any temporary signage for the event is approved via this permit. Signs cannot obstruct the view of traffic or be attached to utility poles.
3. Pedestrian ways or fire lanes must not be obstructed.
4. A certificate of insurance is required from every vendor or organization participating in the Craft Fair.
5. Vendors are responsible to obtain all necessary permits from the McHenry County Health Department.
6. Tents/Canopies must meet the requirements, as provided in the enclosed handout.
7. Inspections from the Fire Rescue Department may be required.
8. Barricades or other traffic control methods to include safety warning signage shall be placed at the entrances of the parking lot.

9. Signs indicating the parking lot closure shall be posted a minimum of 2 days prior to the event.
10. A Hold Harmless agreement and Certificate of Insurance shall be submitted prior to May 17, 2025.
11. Barricades can be borrowed from Public Works to block the parking lot entrance during the event. Emergency vehicle access shall be maintained on the drive aisle.
12. A rain date of May 24, 2025 is approved.

The applicant has been made aware of these recommended conditions and advised to attend the March 4, 2025 City Council meeting to answer any questions.

Votes Required to Pass:

A simple majority vote.

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Garden Party & Flower/Plant Sale

EVENT LOCATION Brink Street Parking Lot

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	

2. General Description/Purpose of the event:
The Garden Party even will feature craft/market/vintage vendors, kids activities, gar
Downtown Crystal Lake/Main Street will also be having a flower/plant sale fundrais
Downtown businesses will be involved with window decorating.

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: 20

9. Estimated attendance: 400-800

10. Is a "rain date" proposed? Y ☑ or N ☐ If yes, what is the rain date? 5/24/2025

ORGANIZATION INFORMATION

11. ☐ Organization is registered with the State of Illinois as a Non-Profit Organization
12. Name of Event Manager: Katie Galto
13. Contact Information for Event Manager:

Address: 25 W Crystal Lake Ave
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: 815-479-0835 ☑

Emergency phone: ☐

Cell phone: [redacted] ☑

Email: events@downtowncl.org ☑

EVENT OPERATION

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

Set Up: 5/17/2025

Event: 5/17/2025

Dismantling: 5/17/2025

15. Hours of the event:

Set Up: 8:30am

Event: 10am-3pm

Dismantling: 4-5pm

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 craft/market/vintage fair

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

    Name of Company LRS
    Address 1350 N Old Rand Rd, Wauconda, IL 60084
    Phone (847) 381-9300

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

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

    _____

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:
We will have a first aid kid available and the police and fire department is less th

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.

Signature _____ Date 2/19/25

Katie Galto
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

25 West Crystal Lake Avenue - Crystal Lake, Illinois 60014
Phone: (815) 479-0835
Website: www.DowntownCL.org - Email: Info@DowntownCL.org

Heather Maieritsch
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Dear Heather,

Downtown Crystal Lake/Main Street would like to host our Garden Party in the Brink Street parking lot on Saturday, May 17, 2025 from 10 a.m. - 3 p.m. Enclosed is our request for a Special Event Permit. We also request a waiver of the application fee.

We have also attached a copy of our basic site plan for the events, which includes craft vendors, market vendors, vintage vendors, flower and plant sales, kid's crafts, live music and more.

If you have any questions, please feel free to call me at (815) 479-0835.

Sincerely,

Joy Neal

Joy Neal
Executive Director


GRANT ST
10-15 crafters
farmers market
live music
5 vintage vendors
flowers
downtown tent
crafts
BRINK ST
Taqueria Las Cumbres
Studio Pilates
Cantina 52
The Little Way Catholic Book Store
Abalabix Books
Starbucks
On The Brink Salon
Color Me Mine
Benedict's La Strata
Raue Center For the Arts
The Facial Bar
Old Towne Hall
Area 51 Tattoo
Angel Nails Spa
La Bellissima
Evolve for Inner Peace
Angelo's Shoe Repair
Reflections Hair Studio

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Special Event Request – Downtown Crystal Lake Farmers Market – Saturdays, June 14, 2025 to September 27, 2025

City Council discretion: Motion to approve the Special Event request for Downtown Crystal Lake/Main Street Farmers Market, pursuant to the recommended conditions of approval

Staff Contact: Kathryn Cowlin, Director of Community Development
Victoria Wojcik, Community Development Analyst

Background:

Downtown Crystal Lake/Main Street has applied for a Special Event permit to allow the Farmers Market to be held in Downtown Crystal Lake. The event would be held every Saturday morning from June 16, 2025 to September 27, 2025.

Downtown Crystal Lake/Main Street has held this event annually in Depot Park. Due to the construction that will be taking place, the Farmers Market will be relocated for this market season to the parking lot located at the corner of Grant Street and Brink Street, across from the Brink Street Market.

In addition to the Farmers Market vendor booths, Downtown Crystal Lake is requesting to use the corner of Grant Street and Brink Street to host weekly musical guests. As part of this request, they would like to temporarily remove the bench and to obtain power from the lamppost at the corner.

Downtown Crystal Lake/Main Street has contacted Home State Bank to utilize their parking lot for vendor parking and customer overflow parking.

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

1. The approval is valid on Saturday mornings from June 16, 2025 through September 27, 2025.
2. Barricades or other traffic control methods to include safety warning signage shall be placed at the entrance of the parking lot.

3. Signs indicating the parking lot closure shall be posted a minimum of 2 days prior to the event.
4. A Hold Harmless agreement and Certificate of Insurance shall be submitted prior to June 16, 2025.
5. Vendors are responsible for site clean-up, with all garbage removed at the end of each market day.
6. Adequate trash receptacles must be supplied.
7. Signs cannot obstruct the view of traffic or be attached to utility poles.
8. Pedestrian ways or fire lanes must not be obstructed.
9. A certificate of insurance is required from every vendor or organization participating in the Farmers Market.
10. Any other permits or requests for signs should be made through the Building Division.
11. Vendors are responsible to obtain all necessary permits from the McHenry County Health Department.
12. Barricades can be borrowed from Public Works to block the parking lot entrance during the Farmers Market. Emergency vehicle access shall be maintained on the drive aisle.
13. Tents/Canopies must meet the requirements, as provided in the enclosed handout.
14. Inspections from the Fire Rescue Department may be required.
15. Food trucks are included in this approval. No additional food truck permit will be required. However, each food truck must be inspected and receive a certificate of inspection from the Fire Prevention Bureau prior to the food truck's participation in the Farmer's Market.

The applicant has been made aware of these recommended conditions and advised to attend the March 4, 2025 City Council meeting to answer any questions.

Votes Required to Pass:

A simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Downtown Crystal Lake Farmers Market

EVENT LOCATION Grant Street Parking Lot (corner of Grant St. and Brink St.)

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 Farmers Market	

2. General Description/Purpose of the event:
To host a traditional farmers market that includes market vendors, musical guests a
Please note: because of the construction of Depot Park, we are requesting a new lo

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: 1-2 Staff Members
9. Estimated attendance: 400-1000

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: Katie Galto
13. Contact Information for Event Manager:

Address: 25 W Crystal Lake Ave
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: 815-479-0835 ☐
Emergency phone: 815-479-0835 ☐
Cell phone: [redacted] ☐
Email: events@downtowncl.org ☑

EVENT OPERATION

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

Set Up: _____
Event: Saturdays 6/14-9/27
Dismantling: _____

15. Hours of the event:

Set Up: 7am
Event: 8-1pm
Dismantling: 1pm

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 fruits, vegetables, baked goods, bread, honey

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
    minimal and if available, we'd like a power source for the musician

    _____

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:
first aid kit on hand
police and fire station less than a mile away

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.

Signature

1/13/25
Date

Katie Galto
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

25 West Crystal Lake Avenue - Crystal Lake, Illinois 60014
Phone: (815) 479-0835
Website: www.DowntownCL.org - Email: Info@DowntownCL.org

Heather Maieritsch
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Dear Heather,

Downtown Crystal Lake/Main Street would like to host a Farmers Market at the Grant Street Parking lot, located on the corner of Grant St. and Brink St. We are asking to use this lot because of the construction that will be happening to Depot Park during the market season.

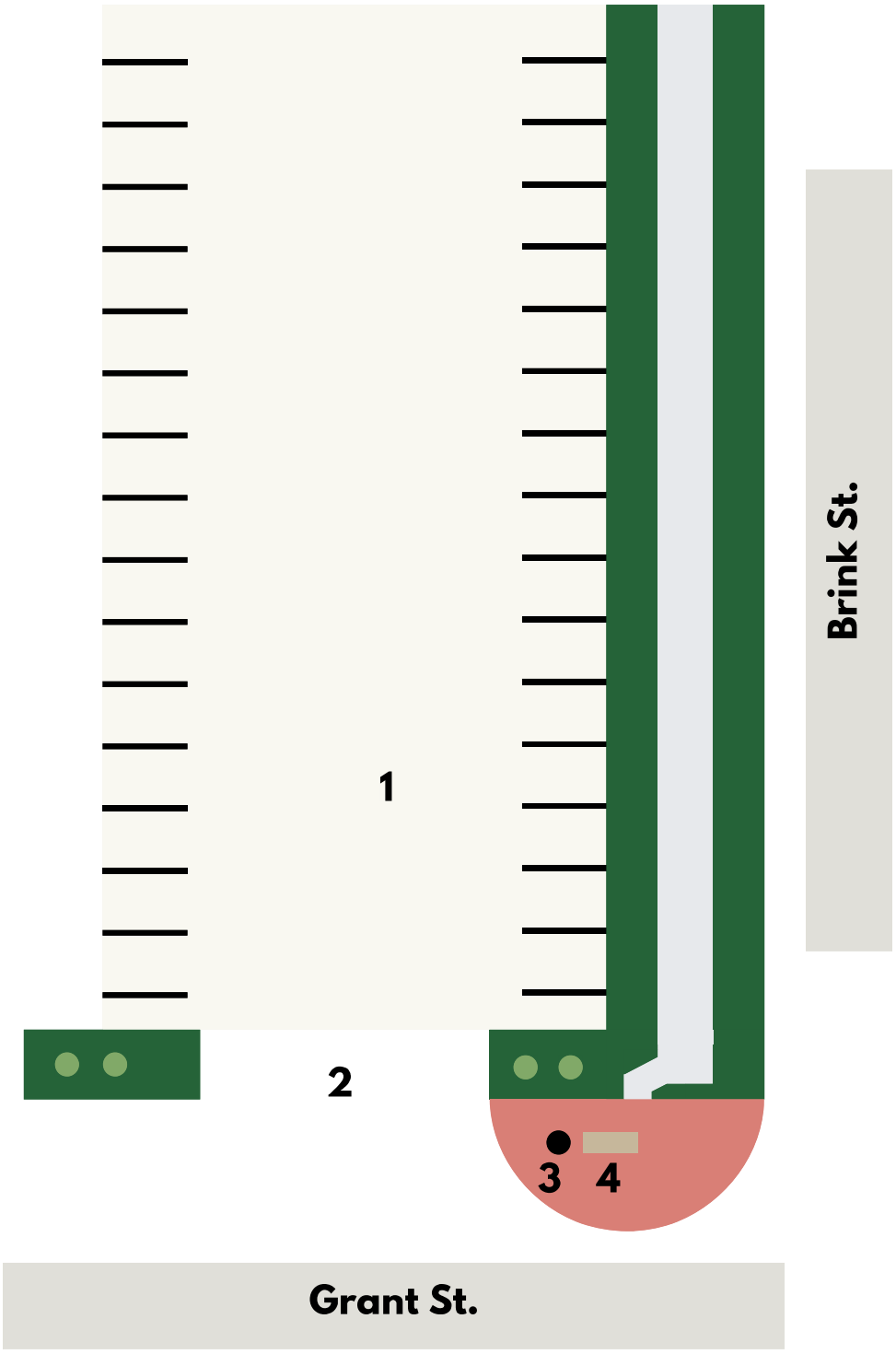
In addition to the Farmers Market vendor booths, we are asking to use the corner of Grant & Brink to host our weekly musical guests. We are hoping to temporarily remove the bench and be able to plug right into the lamppost. We are submitting the enclosed request for a Temporary Use Permit, along with a request for a waiver of the application fee.

We are seeking permission to close off the parking lot and entrance to the parking lot during Market hours. We are in contact with Home State Bank to use their lot as well, for vendor parking, overflow, and ease of shopping for our market-goers.

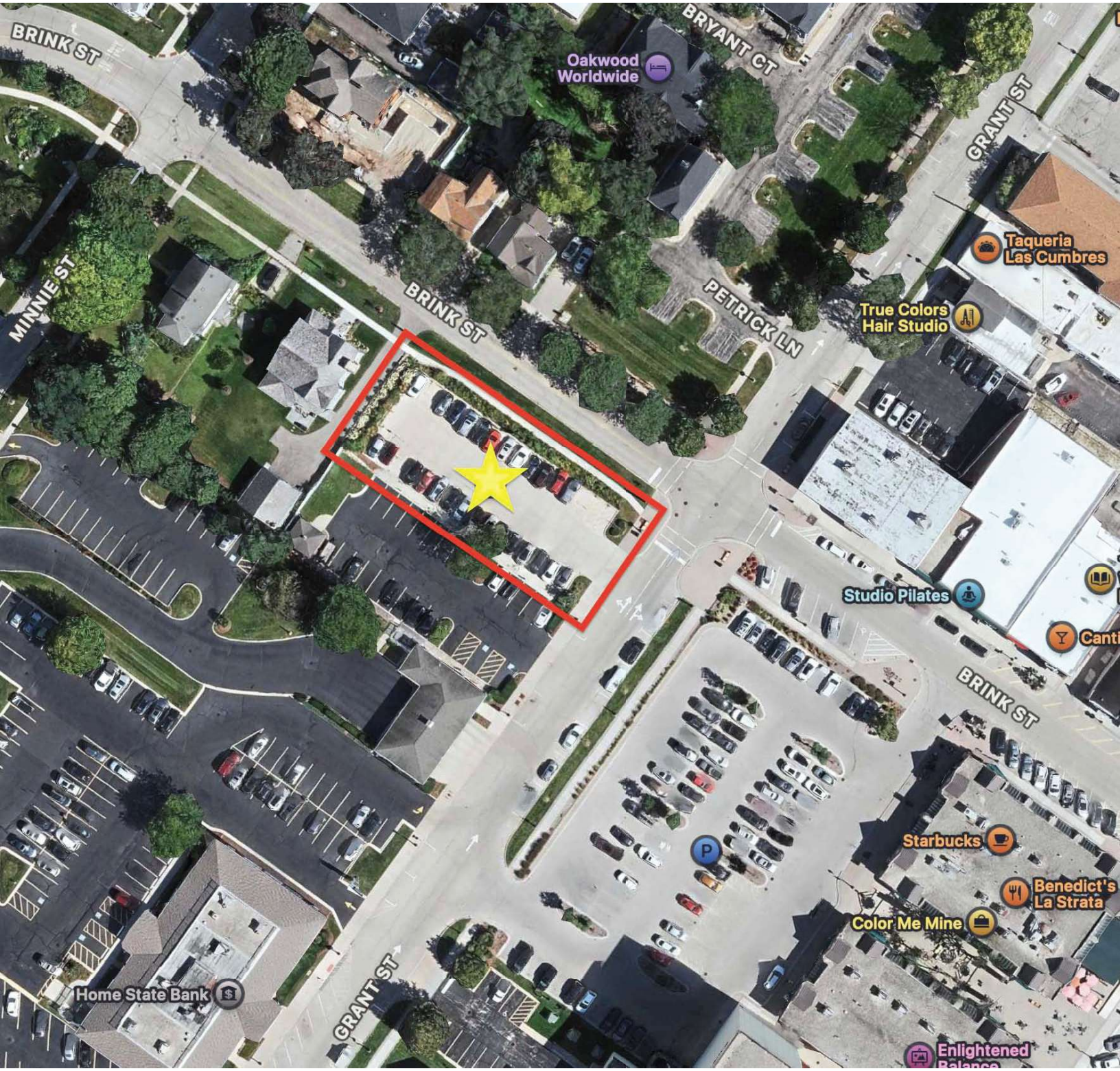
If you have any questions, please feel free to call me at (815) 479-0835.

Sincerely,

Joy Neal
Executive Director



1: Vendor Spots
2: Farmers Market Entrance for community
3: Lamppost (hoping to use this as electric for musician)
4: Bench (Katie Cowlin mentioned that we may be able to have this removed, is this possible?)


BRINK ST
BRYANT CT
Oakwood Worldwide
GRANT ST
Taqueria Las Cumbres
MINNIE ST
BRINK ST
PETRICK LN
True Colors Hair Studio
Studio Pilates
BRINK ST
Starbucks
Benedict's La Strata
Color Me Mine
Home State Bank
GRANT ST
Enlightened

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Special Event Request - 2025 Woods Creek Feet Meet, Street Closure and Police Assistance Fee Waiver – Sunday, April 27, 2025

Staff Recommendation: Motion to approve the Special Event Request for the 2025 Woods Creek Feet Meet, pursuant to the recommended conditions and to waive Police Officer assistance fees ($2,027.13) for this event

Staff Contact: Kathryn Cowlin, Director of Community Development
Victoria Wojcik, Community Development Analyst

Background:
The Woods Creek Feet Meet Committee has submitted a special event permit application for the 2025 Woods Creek Feet Meet. The 2025 Feet Meet will be Sunday, April 27, 2025 beginning at 8:00 a.m. Additionally, they are requesting a Crystal Lake Police Detail to help with the street closure.

As part of their application, they are requesting the closure of Alexandra Boulevard from an area west of Dogwood Drive to an area east of Driftwood Lane. The 1-Mile Walk/Run begins at 8:00 a.m. and the 5K Walk/Run begins at 8:30 a.m. The City Council has approved similar requests in previous years.

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

1) The volunteers for both races carry cellular phones or radios to contact 911 in case of an emergency. Volunteers are not to direct traffic.
2) The Woods Creek Feet Meet Committee must coordinate with the Crystal Lake Police Department regarding assistance during the event.
3) “Race In Progress” signs must be posted a minimum of two days prior to the event.
4) City-owned barricades must be used to block off the street closure sections. Barricades shall be placed to allow access to existing crosswalks. A barricade borrowing application has been submitted.

5) The petitioner must send a notice to all affected property owners along Alexandra Boulevard.
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) Local traffic access to Alexandra Boulevard must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
8) All debris created by the event needs to be cleaned up during and after the event.
9) Streets are not to be marked with paint or any permanent materials.
10) 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.
11) If tents or canopies will be used, the petitioner needs to contact the Fire Rescue Department for further review.
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.

In past years, the City Council has approved the closure of this portion of Alexandra Boulevard for the start of the event. The City Council has also waived the chargeback fees for the Police Officers assisting with the race. The Police Department estimates that the chargeback fees would not be more than $2,027.13.

The applicant has been made aware of these recommended conditions and advised to attend the March 4, 2025 City Council meeting to answer any questions.

Votes Required to Pass:
A simple majority vote.

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Fact meet

EVENT LOCATION Woods Creek Elementary

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
JAN 24 2025
By: BCam

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 _____

2. General Description/Purpose of the event:

1 mile/5k run/walk fundraiser and fitness event for local families

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: 30

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: Samantha Enayati
13. Contact Information for Event Manager:

Address: 1008 Ascot Drive
Crystal Lake, IL 60014

(Please check preferred means of contact)

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

EVENT OPERATION

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

Set Up: _____
Event: April 27, 2025
Dismantling: April 27, 2025

15. Hours of the event:

Set Up: 7:00am
Event: 8:00am
Dismantling: 10:30 am

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

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
(We will be serving donated donuts - Country Donuts, Bagels, granola bars, & bananas)
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

We will only be using electricty from the school, directly in front of the school.

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:
We will have access to the nurse's office as well as the availability to call emergency services.

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

bottled water that we are providing

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.

Signature Date Samantha Enayati January 22, 2025

Print Name Samantha Enayati

STAFF USE ONLY

Assigned City

Department:_____ Assigned

City Staff Liaison: _____ Meeting

with Event Organizer Required: ❑ Yes ❑ No

City Council Approval Required: ❑ Yes ❑ No

January 22, 2025

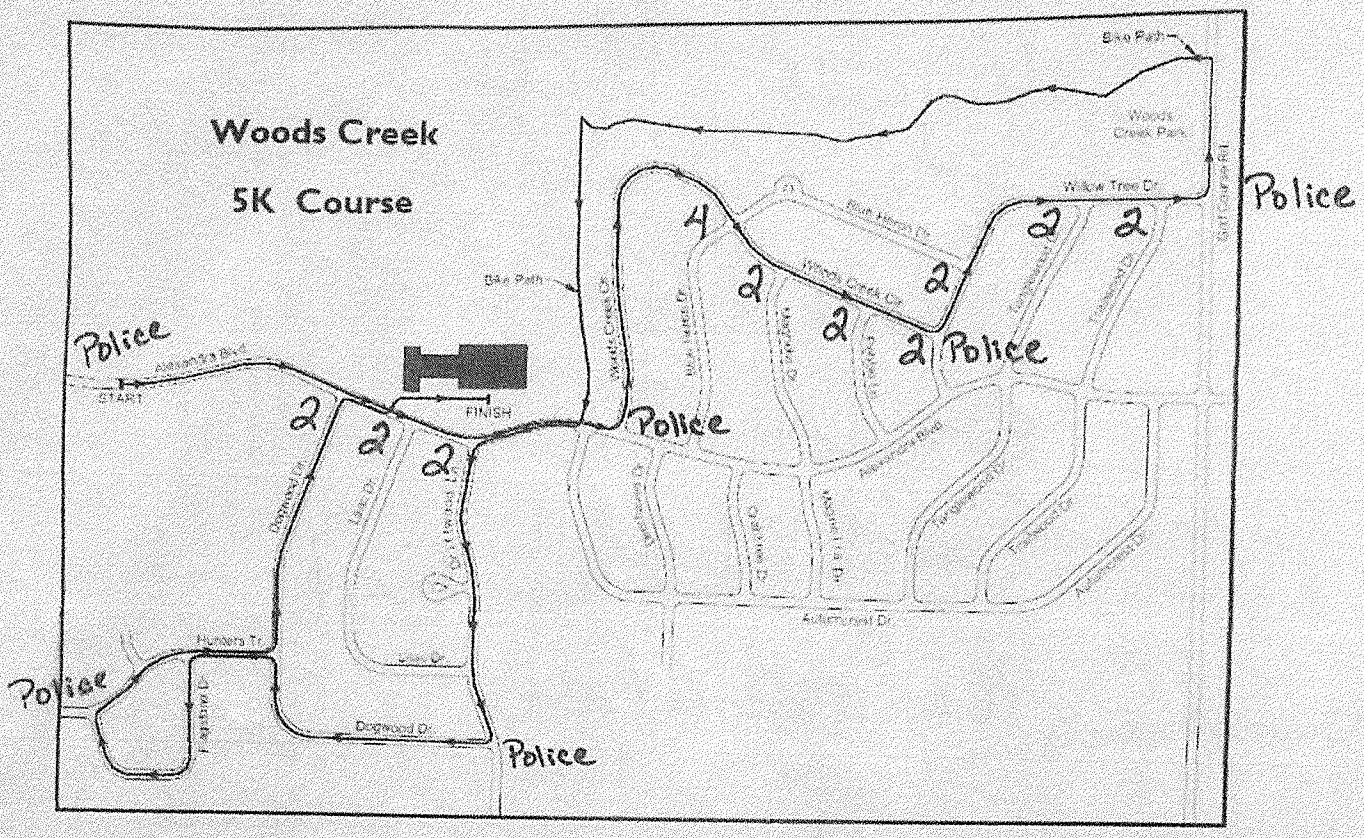
To Whom This May Concern,

The Parent Teacher Organization is requesting to host our 25th annual Feet Meet: a 5k, 1mile, and 50 yard dash on May 4, 2025. We would like to please request a waiver of both the application fee as well as the Police fees.

Thank you for your time and consideration,

Samantha Enayati
Woods Creek PTO Vice President of Volunteers and Feet Meet Chair
SamanthaEnayati@gmail.com
[redacted]

BARRICADE PLACEMENT



Intersections:

Dogwood / Alexandra 2

Lilac/ Alexandra 2

Driftwood/ Alexandra 2

Blue Heron/Woods Creek Circle 4

Magnolia Dr/Woods Creek Circle 2

Pebble/Woods Creek Circle 2

Willow Tree /Woods Creek Circle 2

Blue Heron/Willow Tree 2

Tanglewood/Willow Tree 2

Trailwood/Willow Tree 2

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Class 16 Temporary Liquor License Requests – Crystal Lake Park District 2025 Events

Staff Recommendation: Motion to approve issuance of seventeen (17) Class 16 Temporary Liquor Licenses to the Crystal Lake Park District for the Park District's 2025 events.

Staff Contact: Nicholas Hammonds, Deputy City Manager
Melanie Gray, Executive Assistant

Background:
The City has received a request from the Crystal Lake Park District for the issuance of Temporary Liquor Licenses for the Park District's 2025 events. The Park District is requesting seventeen (17) Class 16 Temporary Liquor Licenses for the scheduled events.

The 2025 events include events at Lippold Park on April 23-25, May 6-8, May 21-23, May 27-29, June 4-6, June 17-19, June 25-27, July 8-10, July 16-18, July 22-24, August 12-14, August 20-22, August 28-30, September 4-6, September 9-11, September 17-19, and September 24-26.

Section 329-5-P of the City Code - Class 16 Temporary Liquor License - authorizes the retail sale of beer and wine for consumption upon the premises specified in the license where sold for a period not to exceed three (3) days for special events sponsored by a not-for-profit organization.

The Park District has submitted the required application forms, certificates of insurance and fees for the seventeen (17) Class 16 Temporary Liquor Licenses.

Votes Required to Pass:
Simple majority

CRYSTAL LAKE PARK DISTRICT

Mayor Haig Haleblian
City of Crystal Lake
100 W. Municipal Complex
Crystal Lake, IL 60014

Dear Mayor Haleblian,

Enclosed please find updated dates of Crystal Lake Park District 2025 for which we are requesting city liquor permits.

We have implemented additional protocols throughout the district to comply with the requirements of The Restore Illinois Plan, the state of Illinois, and the McHenry County Health Department. At all times, there will be Bassett/TIPS trained staff on duty. All participants will be carded, be required to wear a wristband, and follow CLPD guidelines.

We respectfully ask that you grant the Crystal Lake Park District request for the listed dates.

Sincerely,

Kurt Reckamp
Superintendent of Recreation Program and Facility Services

Cc: Jason, Herbster, Executive Director

CERTIFICATE OF COVERAGE

Name and Address of Agency	Name and Address of Member
Park District Risk Management Agency 2033 Burlington Avenue Lisle, Illinois 60532-1646 630.769.0332	Crystal Lake Park District 1 E Crystal Lake Ave Crystal Lake, IL 60014

SCOPE OF COVERAGE

The Park District Risk Management Agency (PDRMA) is an intergovernmental self-insurance and risk management pool established under the constitution and the statutes of the State of Illinois to provide coverage for its members against certain claims and losses. Each member of PDRMA is entitled to the scope and amounts of coverage set forth below. In addition, PDRMA may extend the same scope of coverage to non-members. However, any coverage extended to a non-member is subject to all of the terms, conditions, exclusions, and amendments that are applicable to the members.

The above named entity is a member in good standing of the Park District Risk Management Agency. The scope of coverage provided by the agency may, however, be revised at any time by the actions of PDRMA's governing body. As of the date this certificate is issued, the information set out below accurately reflects the scope of coverage established for the current coverage year.

Scope of Coverage	Coverage Document	Coverage Dates	Limits Each Occurrence	
General Liability * Commercial general liability * Occurrence * Liquor liability	L010125	01/01/2025 - 12/31/2025	Bodily Injury and Property Damage combined	$1,000,000
			Personal Injury	$1,000,000
Automobile Liability * Any auto	L010125	01/01/2025 - 12/31/2025	Bodily Injury and Property Damage combined	$1,000,000
Workers' Compensation	WC010125	01/01/2025 -		Statutory
Employer's Liability	WC010125	01/01/2025 -		$3,000,000
Property	P0700125	01/01/2025 - 12/31/2025		
Other Liquor Liability Included in GL Coverage		01/01/2025 - 12/31/2025		

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

City of Crystal Lake is/are additionally insured for Crystal Lake Park District's liquor license application.

Coverage is for general liability with respect to the operations of the Crystal Lake Park District. Additional insured coverage shall not apply to any liability resulting from the certificate holder's own negligence or the negligence of its servants agents or employees.

Certificate Holder	Date Issued: 12/1/2024
City of Crystal Lake 100 W. Municipal Complex Crystal Lake, IL 60014	Authorized Representative

Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 43283190 briefly described as LIQUOR LICENSE CITY OF CRYSTAL LAKE, for CRYSTAL LAKE PARK DISTRICT, as Principal, in the sum of $ ONE THOUSAND AND NO/100 Dollars, for the term beginning May 22, 2024, and ending May 22, 2025, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 3rd day of April, 2024.

WESTERN SURETY COMPANY

By _____
Larry Kasten, Vice President

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Form 90-A-6-2023

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One LIQUOR LICENSE CITY OF CRYSTAL LAKE

bond with bond number 43283190

for CRYSTAL LAKE PARK DISTRICT
as Principal in the penalty amount not to exceed: $1,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 3rd day of April, 2024.

ATTEST

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

By: Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 3rd day of April, 2024, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.

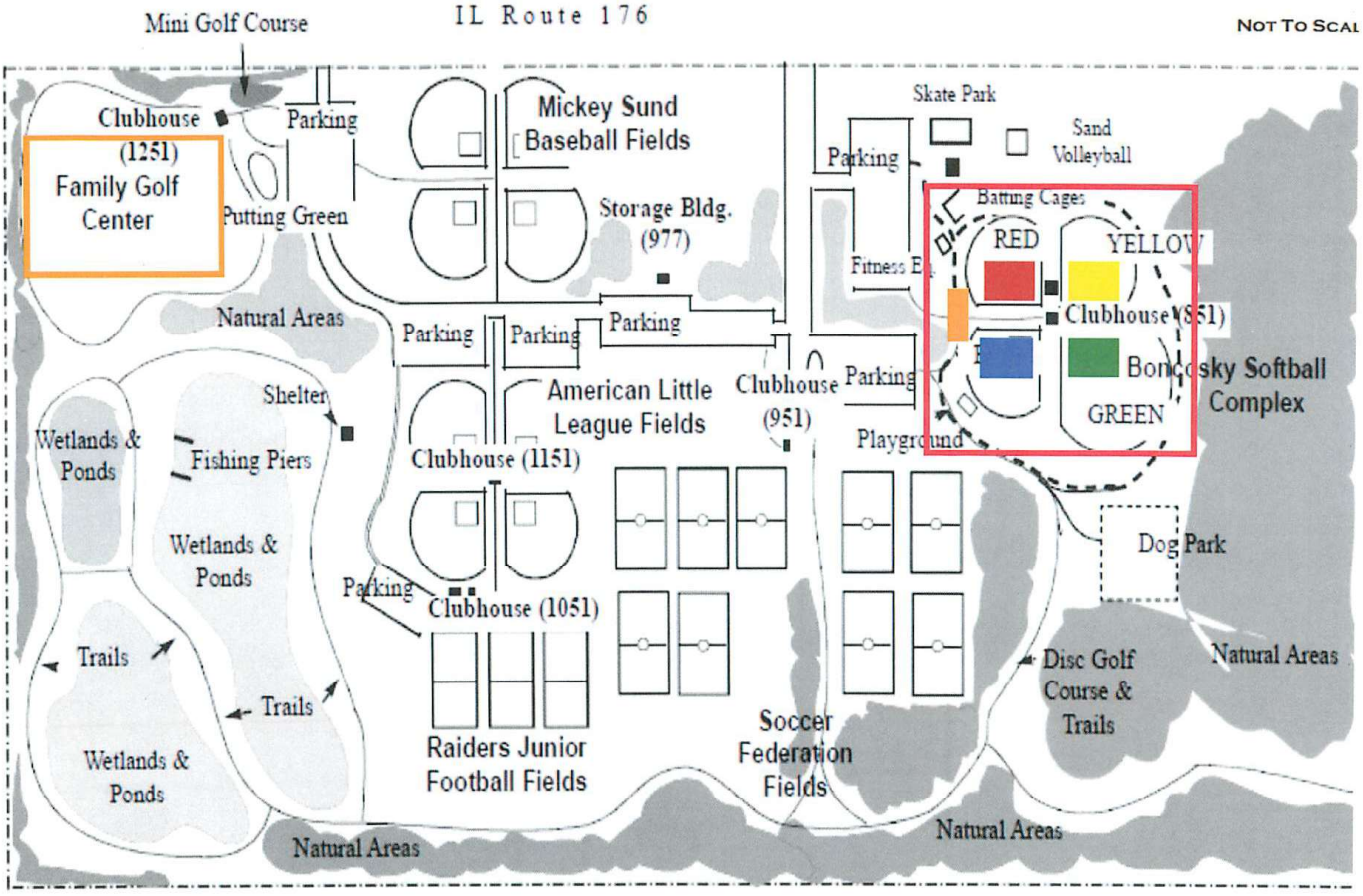
S. GREEN
NOTARY PUBLIC
SOUTH DAKOTA

Notary Public

My Commission Expires February 12, 2027

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

Form F9701



LIPPOLD PARK

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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): April 23-25, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

[signature] 2/25/25
Signature of President Date

[signature] 2/25/25
Signature of Secretary Date

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

City of Crystal Lake
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   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): May 6-8, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

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Sarah Mi 2/25/25
Signature of President Date

John Herbst 2/25/25
Signature of Secretary Date

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(Must be not-for-profit organization)

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2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): May 21-23, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): May 27-29, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event **(not to exceed three (3) days)**: June 4-6, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

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Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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1. Applicant's full name Crystal Lake Park District
(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): June 17-19, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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City of Crystal Lake
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(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event **(not to exceed three (3) days)**: June 25-27, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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[signature] 2/25/25
Signature of President Date

[signature] 2/25/25
Signature of Secretary Date

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1. Applicant's full name Crystal Lake Park District
(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): July 8-10, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): July 16-18, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): July 22 - 24, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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   - ☑ **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.**

[signature] 2/25/25
Signature of President Date

[signature] 2/25/25
Signature of Secretary Date

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event **(not to exceed three (3) days)**: August 12-14, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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   - ☑ **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.**

Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event **(not to exceed three (3) days)**: August 20-22, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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   - ☑ **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.**

[signature] 2/25/25
Signature of President Date

[signature] 2/25/25
Signature of Secretary Date

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event **(not to exceed three (3) days)**: August 28-30, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): September 4-6, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

   Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): September 9-11, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

Signature of President — Date 2/25/25

Signature of Secretary — Date 2/25/25

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event (**not to exceed three (3) days**): September 17-19, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

Signature of President 2/25/25 Date

Signature of Secretary 2/25/25 Date

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

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 Crystal Lake Park District
(Must be not-for-profit organization)

Address 1 E. Crystal Lake Ave Phone Number 815-459-0680

2. Location where beer and wine will be sold: Lippold Park - Boncosky Complex

3. Dates of the event **(not to exceed three (3) days)**: September 24-26, 2025

4. Hours of operation: 9am - 9pm

5. Describe the type of crowd and traffic control licensee will utilize. CLPD staff and CLPD police will be involved with crowd control.

6. Describe plan for refuse pickup. Parks staff will be picking up garbage.

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.
Nikki Biddle, Elizebeth Frozena, Melissa Fridae, Alexis Provenzano, Sonja Kahovec

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.**

[signature] 2/25/25
Signature of President Date

[signature] 2/25/25
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.

Signature of President

Signature of Secretary

Subscribed and sworn to before me this 25th day of February, 2025.

Notary Public

OFFICIAL SEAL
ROSE K MURPHY
Notary Public, State of Illinois
My Commission Expires 08/28/2027

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Class 16 Temporary Liquor License Request – Girls on the Run of Northwest Illinois, Sunday, July 20, 2025

Staff Recommendation: Motion to approve issuance of a Class 16 Temporary Liquor License to Girls on the Run of Northwest Illinois

Staff Contact: Nick Hammonds, Deputy City Manager

Background:
The City has received a request from Girls on the Run of Northwest Illinois for the issuance of a Class 16 Temporary Liquor License in order to sell beer at their Award Presentation following the Crystal Lake Aquathon event being held at Three Oaks Recreation Area, located at 5517 Northwest Highway, on Sunday, July 20, 2025 from 9:30 a.m. to 12:00 p.m.

The organization will need a temporary liquor license as the registration for the Aquathon event includes a fee with the opportunity for volunteers and racers over the age of 21 years old to receive beer after the event. This is considered the sale of alcohol by the State Liquor Control Act.

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.

The Council has approved the Crystal Lake Aquathon event for 2025.

Votes Required to Pass:
Simple majority

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 Girls on the Run of Northwest Illinois
(Must be not-for-profit organization)

Address 111 Erick Street Suite 115 Phone Number 815.893.0259

2. Location where beer and wine will be ~~sold~~: part of our event for adults over 21
Three Oaks Recreation Area 5517 Northwest Hwy, Crystal Lake IL 60

3. Dates of the event (**not to exceed three (3) days**): July 20, 2025

4. Hours of operation: 9:30 - 12:00 PM

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

6. Describe plan for refuse pickup.
See letter

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.
Lisa Puma 20 Elmhurst Crystal Lake IL 60014
Jacqui Moore 1219 Asbury Court. Elgin IL 6020
Sara Baker 217 Fieldstone Drive Woodstock IL 60098
Megan Sloan 512 Palm Court Crystal Lake IL 60014

8. **Please attach the following to your application:** Ck #1002
- ☑ **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.** Letter from City
- ☑ **Site plan of area where beer and wine will be sold.** See diagram on letter to Mayor
- ☑ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "16" Temporary Liquor License to applicant.**

Jacquelyn Moore 01/15/2025
Signature of President Date

Sara Baker 1/23/25
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.

Jacquelyn Moore 01/15/2025
Signature of President

Sarah Behn 1/23/25
Signature of Secretary

Subscribed and sworn to before me this 15th day of January, 2025.

Karen Quid
Notary Public

OFFICIAL SEAL
KAREN QUID
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/21/2025

Subscribed and sworn to before me this 23rd day of January, 2025.

Victoria Males

NO[illegible]OIS
My C[illegible], 2025

OFFICIAL SEAL
VICTORIA MALES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 23, 2025

Site Plan

Key:
Red X - Volunteer checking IDs/providing stamp
Green Check Mark - Volunteer dispensing beer (checking for stamp)



Other Application Information:

Location Where Beer and Wine Will be Sold: Three Oaks Recreational Area (please note, there will be no sale of beer and wine)

Type of Crowd and Traffic Control: Contained to Pavilion A with only foot traffic. Crowd includes athletes and volunteers age 21+ with ID check

Refuse Pick Up Plan: Event staff will monitor and clean area

Name and Address of Members Who Will Be Selling: Denise Smith with Smith Physical Therapy + Running Academy, LLC. 110 W. Woodstock St, Crystal Lake, IL 60014

Proof of Permission from Owner of Premises: please see attached City Council approval letter

CITY OF
Crystal Lake
ILLINOIS

January 31, 2025

Smith Physical Therapy and Running Academy (Smith PT/RA)
Denise Smith
110 W. Woodstock Street
Crystal Lake, IL 60014

Dear Ms. Smith:

This letter shall serve as formal notification that at the January 21, 2025 regular City Council meeting, the Mayor and City Council of the City of Crystal Lake voted to approve your Aquathon event being held at the Three Oaks Recreation Area, 5517 Northwest Hwy, Crystal Lake, IL 60014 on Sunday, July 20, 2025 from 7:00 a.m. to 12:00 p.m., with the following conditions:

1. Comply with all City Code regulations, Special Event requirements, and Pavilion rental requirements, including all insurance requirements. Insurance certificates need to be provided annually. Petitioner must adhere to the required City insurance provisions for the use of City-owned property by providing a certificate of insurance naming the City as additional insured, and sign the required Indemnity/Hold Harmless agreement. Also, all participants must sign a waiver releasing the City from any liability related to their participation in the event that will be collected upon race registration.
2. If alcohol will be provided at the conclusion of the event, Smith PT/RA must partner with a nonprofit organization that has applied for and received a temporary liquor license.
3. If tents or canopies will be used, the petitioner shall contact the Fire Rescue Department for further review. The use of tents or canopies is subject to review by the Fire Prevention Bureau. The petitioner shall provide a detailed site plan for tents or canopies prior to the event.
4. Maintain access to all fire lanes and the south lake marina boat ramp. Provide a plan for all on-site signage prior to the event, which shall be reviewed by the City and approved prior to placement.
5. Receive approval from 3rd party property owners for any off-site parking. Following the filling of the upper parking lots, participants will be directed to park off-site.
6. Submit for City approval, severe weather plans and an evacuation plan.
7. Sound system shall not disturb other users of the park.
8. All temporary electrical items shall comply with the 2017 Electric Code and shall be subject to City inspection.
9. The City will have flexibility in designing the race course based on any concerns from City Departments.

10. Smith PT/RA must provide the City with a site plan for set-up at the Three Oaks Recreation Area and parking plan for the event for review by City Departments.
11. All debris created by the event shall be cleaned up during and after the event.
12. In the case of inclement weather, an alternate date can be approved by the City Manager. The alternate date for the event is tentatively scheduled for Sunday, July 27, 2025.
13. The petitioner is responsible for the required costs, which are the costs for Fire Rescue and use of Three Oaks Recreation Area.
14. Smith PT/RA must provide the proof of volunteers, insurance, off-site parking approval, severe weather and evacuation plan, and liability waivers by July 1, 2025 or the event may be cancelled.

The following table details the costs to be paid by Smith PT/RA to the City:

Non-Refundable	*Fee*
Total Non-Refundable Fee	**$3,480**
Total Refundable Event Damage Fee	**$500**
Total Due by July 1, 2025	**$3,980**

Should you have any questions concerning this matter, please feel free to contact Nick Hammonds at (815) 356-3675. Please submit your refundable damage deposit and site plan to Nick Hammonds at 100 W. Woodstock Street, Crystal Lake, IL 60014.

Sincerely,

Nick Hammonds
Deputy City Manager

NH/acs

cc: Eric Helm, City Manager
James Black, Chief of Police
Craig Snyder, Fire Rescue Chief

Girls on the run
Northwest Illinois

111 Erick Street Suite 115
Crystal Lake, IL 60014

February 13, 2025

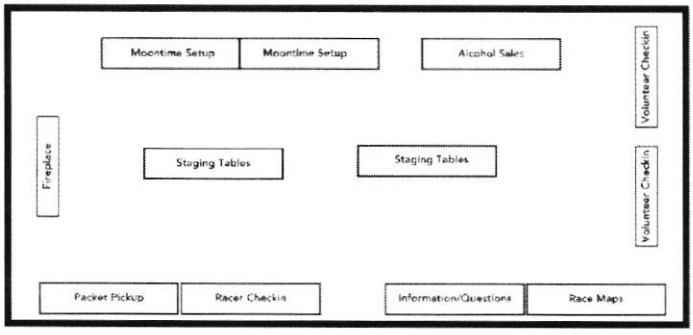
Dear Mayor Haleblian and Crystal Lake City Council Members:

I am writing to request approval for the issuance of a Class 16 Temporary Liquor License for the 2025 Girls on the Run Award Presentation following the Crystal Lake Aquathon. Please see our attached Consumption of Alcohol Policies and Site Plan (below) for additional information.

Please feel free to contact me if you need any additional information.
Thank you for supporting the Crystal Lake Aquathon event and the Girls on the Run Award Presentation Award Presentation Ceremony.

Sincerely,
Lisa
Lisa Kaptur Puma
Executive Director

Inside Pavilion:



Girls on the Run of Northwest Illinois
111 Erick Street, Suite 115
Crystal Lake, IL 60014
815.393.0259 office www.gotrnwil.org

Smith Physical Therapy + Running Academy

Consumption of Alcohol Policies and Site Plan

When checking identification for consumption of alcohol, only certain types of identification are acceptable. They are:

- State ID Cards
- Passports
- Military IDs
- Drivers License

Our volunteers will request a photo ID and check for the following items:

1. Is the form of identification a State ID, Passport, Military ID, or a Drivers License?
2. Does the face on the ID match the person consuming alcohol?
3. Is the Identification expired or is there evidence of tampering?
4. Does that Identification state that the participant is at least 21 years of age?
5. If all of these items have been checked, the race participant will be eligible to receive a stamp on their hand.

If the participant is found to be underage, the volunteer will perform the following:

1. The volunteer will inform the participant that they will not be receiving a stamp and will not be able to consume alcohol because they are not of the legal age.

If the participant appears intoxicated, the volunteer will perform the following:

1. Be polite and avoid value judgements.
2. They will use tact and politely inform the participant that they will not serve them anymore alcohol.
3. If the participant questions the decision, they will explain the reason for refusal (e.g. showing signs of being unduly intoxicated).

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/20/2025

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 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

Foresite Sports, Inc.
DBA: Eventsured
3553 West Chester Pike #418
Newtown Square, PA 19073

CONTACT NAME: Eventsured Customer Service
PHONE (A/C, No, Ext): 888-882-5902 FAX (A/C, No):
E-MAIL ADDRESS: info@eventsured.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Houston Casualty Company	42374
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Girls on the Run
Lisa Puma
20 Elmhurst Street
Crystal lake, IL 60014

COVERAGES **CERTIFICATE NUMBER:** TM411381 **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Host Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC	Y		H24SE00172/TM411381	07/20/2025 12:01AM	07/21/2025 2:01AM	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
							DEDUCTIBLE	$ 0
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					WC STATU-TORY LIMITS [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insureds must be venue managers or municipalities and are added with respect to our insured's operations only. Waiver of Subrogation (WOS) and Primary & Non-Contributory (PNC) wording applies only when coverage is purchased by the insured, required by written contract and as indicated below. This coverage is with respect to the Award Presentation to be held on 07/20/2025 - 07/20/2025 with 200 attendees at Three Oaks Recreational Area 5517 Northwest Hwy Crystal Lake, IL 60014. Additional Insureds include: Three Oaks Recreational Area 5517 Northwest Hwy Crystal Lake, IL 60014; .

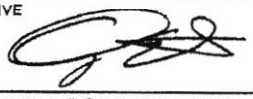
CERTIFICATE HOLDER

Three Oaks Recreational Area
5517 Northwest Hwy
Crystal Lake IL, 60014

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



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Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: City Code Amendment to increase the Number of Class 28 Liquor Licenses and to increase the Number of Video Gaming Licenses - Applicant: Railroad Street PJC LLC, d/b/a Crystal Lake Junction, 88 Railroad Street, Unit B

Staff Recommendation: 1. Motion to adopt an Ordinance increasing the number of Class 28 Liquor Licenses from the current permitted 21 licenses to 22 licenses

2. Motion to adopt an Ordinance increasing the number of Video Gaming Licenses from the current permitted 21 licenses to 22 licenses

Staff Contact: Nick Hammonds, Deputy City Manager
Melanie Nebel, Executive Assistant

Background:
Chapter 268 of the City Code establishes the regulations for video gaming in the City of Crystal Lake. Per the City Code, when an applicant desires to offer video gaming at its establishment, it must receive both a supplemental liquor license and a video gaming license. The City Council evaluates whether the number of supplemental liquor licenses should be increased. Following this consideration, the Mayor grants the supplemental liquor license. Similarly, the City Council also evaluates whether the number of video gaming licenses should be increased. Following this consideration, the City Manager grants the actual video gaming license.

The City has received a request from Railroad Street PJC LLC, d/b/a Crystal Lake Junction, 88 Railroad Street, Unit B, for the issuance of a Class 28 Supplemental Liquor License and a Video Gaming License. The petitioner is requesting the supplemental Class 28 license in order to operate six video game machines in their establishment.

Section 329-5-AB of the City Code permits the issuance of a Class 28 liquor license, which authorizes the retail sale of alcoholic liquors, for consumption on the premises, at a bar or restaurant, as defined by § 268-3 of the City Code, to an applicant which possesses a valid video gaming location license issued by the Illinois Gaming Board and which also holds, for a period

of not less than one year, a current and valid liquor license to sell alcoholic liquor at such bar or restaurant.

Application Review

City staff has reviewed the application from Railroad Street PJC LLC, d/b/a Crystal Lake Junction, 88 Railroad Street, Unit B, and compared it to the City Code requirements. City staff has reviewed the application for completeness and determined that it meets all of the necessary conditions. The below table depicts the applicant's compliance with the City Code requirements:

Requirement	City Code Section	Compliance Status
The establishment is an eligible bar or restaurant.	268-3 Definitions	**Yes**. Restaurant
The establishment has held a liquor license for at least 6 months.	268-3 Definitions	**Yes**. The establishment has held a Class "24" Liquor License since April 2022.
Applicant submitted necessary documents, including site plan.	268-3 (C)	**Yes.**
Applicant has a State Video Gaming License.	268-3 (C)	**Yes. License #240702610 Approved 02/06/2025**
Applicant will be using a licensed video game terminal operator.	268-3 (C)	**Yes. Gold Rush Amusements**
The establishment is outside of the 100-foot radius of any church or school in the vicinity.	State of Illinois Requirement	**Yes**.
Location screening and supervision	268-3 (K)	**Yes. To be installed. Building Permit Pending.**
Signage	268-3 (N)	**Yes**. The terminals will not be visible from the street, screening to be installed. There is no advertising of the availability of video gaming on the outside of the building.
Applicant will be using an approved video surveillance system.	268-3 (O)	**Yes.** The terminal operator has provided video surveillance system specifications.
Video Gaming is incidental to establishment's business.	268-3 (P)	**Yes.**

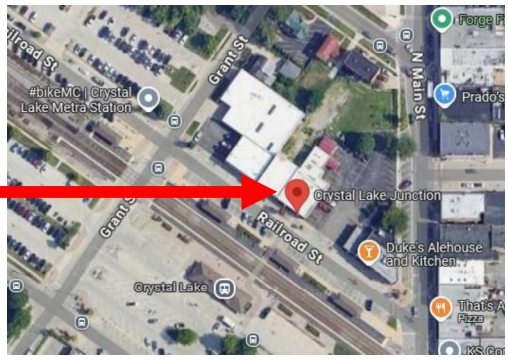
Site Plan Review

The site plan depicts the petitioner's proposed gaming area, with six video gaming terminals. The proposed gaming area is a room off of the main dining area, across from the bar, and will be limited to patrons over the age of 21. There will be no dining services in the gaming area and the games cannot be seen from outside the establishment. City staff recommends approval of the suggested site plan. The petitioner has been notified to attend the meeting to address any questions regarding the request.

Votes Required to Pass:
Simple majority.

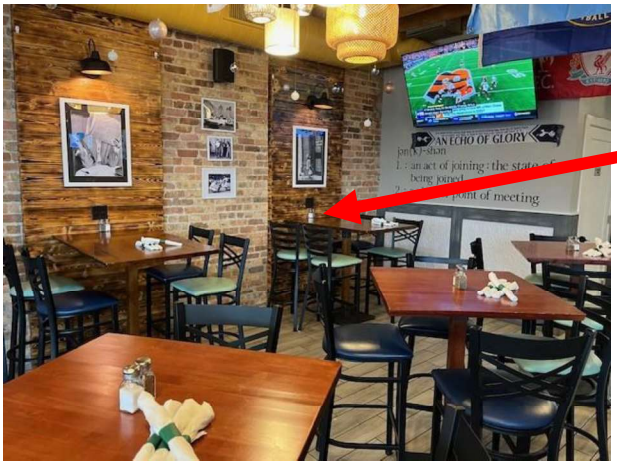
Property in Question:

PIQ



Proposed Site Plan: See Attached Drawing.

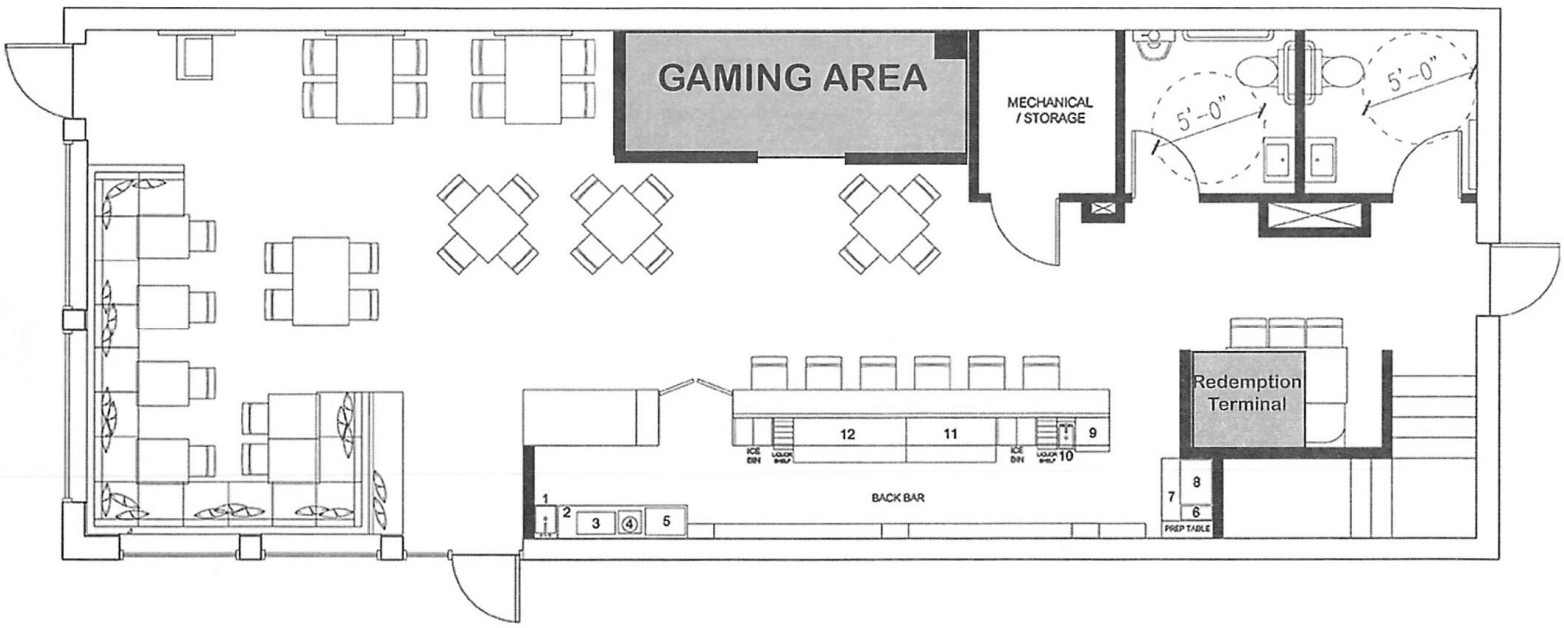
Proposed Video Gaming Area Location:



Proposed Game Location (view from bar for monitoring), Area will be screened from dining area, walls to be built.

GAMING AREA WALLS
Finished Stained Wood Construction 5ft High
Adding 2ft frosted Windows above each Wall

■ CCTV CAMERA



CRYSTAL LAKE JUNCTION
88 Railroad St Unit B Crystal Lake 60014
GAMING APPLICATION 2/18/2025
Contact Paul Leech [redacted]

Ord. No.
File No. 255L

The City of Crystal Lake Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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 CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be amended as follows:

1. Class 28 License shall be increased from 21 to 22.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 4th day of March, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: March 4, 2025
Approved: March 4, 2025

Draft

Ord. No.
File No. 255VG

The City of Crystal Lake Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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 CHAPTER 268 Gambling Section 268-3E(2) Limitations on licenses shall be amended as follows:

1. Video Gaming Licenses shall be increased from 21 to 22.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 4th day of March, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: March 4, 2025
Approved: March 4, 2025

Draft

☐ (New Applicant)
☐ (Renewal)

FOR OFFICE USE:
Date Received: _____
$100 License fee paid: _____

Application for a Video Gaming Supplemental Liquor License
Class 28

Business Information:

Business Name: Railroad Street PJC LLC DBA Crystal Lake Junction	Phone #: 815-588-9038
Street Address: 88 B Railroad St Crystal Lake IL 60014	Fax #:

Applicant Information
(Establishment Owner)

Name: Paul F Leech	
DOB: 9-3-1957	Age: 67
Street Address: 567 Ringling Rd	Phone #: [redacted]
City, State, Zip: Crystal Lake IL 60014	Email: hickoryhallPaul@gmail.com

Applicant Information
(If additional owner information)

Name: Mark Bezik	
DOB: 11-24-76	Age: 48
Street Address: 2410 Maritime Ln	Phone #: [redacted]
City, State, Zip: Woodstock IL 60098	Email: [redacted]

Contact Person
(If different than the Establishment Owner)

Contact Name:	Phone #:
Address:	Email:

Please Circle One

(Yes) No Have you applied for a Crystal Lake Video Gaming License?

(Yes) No Have you held a Crystal Lake liquor license for at least 12 months?

License #: 2024-103

(Yes) No Do you have a license from the Illinois Gaming Board to operate video gaming terminals at your establishment?

License #: Z4070Z610

(Yes) No Does your establishment have a separate bar area for the purchase of alcohol?

(Yes) No Will all video gaming terminals be located in an area restricted to individuals 21 years of age or older?

(Yes) No Will the video game terminals be screened from view from individuals less than 21 years of age?

Please sign below:

Name	Title	Date
	OWNER	2/18/25
	OWNER	2-18-25

CITY OF CRYSTAL LAKE

Application:
Video Gaming License and Terminal Permit

Required Submittals

- ☐ Video Game Permit Application Fee ($1,000)
- ☐ Video Game Permit Terminal Fee ($500 per terminal)
- ☐ Copy of license application, and all supporting documents that were submitted to the Illinois Video Gaming Board.
- ☐ Copy of approved Video Gaming License from the State of Illinois
- ☐ Description of video gaming terminal to be operated.
- ☐ Site plan indicating the location of the video gaming terminal. (Terminals must be located in the most segregated area of the establishment.) If persons under the age of 21 will be allowed on the premises, the site plan must depict the manner in which access to the video gaming area will be restricted.
- ☐ Locations and specifications of video surveillance system.
- ☐ Copy of signed agreement with the terminal operator.

☑ (New Applicant)
☐ (Renewal)

Date: 2-18-25

Application for a Video Gaming License and Terminal Permit Application

Application is hereby made to the City of Crystal Lake for the issuance of a non-transferable Video Gaming license, pursuant to the ordinances of the City of Crystal Lake and the laws of the State of Illinois. In support of said application, the undersigned being duly sworn, does state the following:

Location of business at which the video gaming terminals will be placed:

Business Name: Railroad Street PJC LLC DBA: Crystal Lake Junction	Phone #: 815-588-9038
Street Address: 88 Raidroad St Unit B	Fax #: None

Applicant Information
(Establishment Owner)

Name: Paul F Leech	
DOB: 9-3-1956	Age: 68
Street Address: 567 Ringling Rd	Phone #: [redacted]
City, State, Zip: Crystal Lake IL 60014	Email: hickoryhallpaul@gmail.com

Applicant Information
(If additional owner information)

Name: Mark A Bezik	
DOB: 11-24-1976	Age: 48
Street Address: 2410 Maritime Ln	Phone #: [redacted]
City, State, Zip: Woodstock IL 60098	Email: [redacted]

Contact Person

(If different than the Establishment Owner)

Contact Name:	Phone #:
Address:	Email:

Video Gaming Terminal Operator Information

Company Name: Gold Rush Amusements	Phone #: 630-307-0500
Street Address: 5277 Trillium Blvd	Fax #:
City, State, Zip: Hoffman Estates IL 60192	Email: toni.corrado@goldrushgaming.com
Contact Name: Toni Corrado	Mobile #: 815-355-2130

Terminal Information

Illinois Gaming Board Terminal License Number	Serial Number for each Terminal
1.	1.
2.	2.
3.	3.

Check all that applies to the location in which video gaming terminals will be placed:

	✓
Bar	
Restaurant	✓
Will individuals under the age of 21 be allowed in the business premises?	Yes

BOTH APPLICATION, AFFIDAVIT AND INDEMNIFICATION AGREEMENT MUST BE SIGNED AS FOLLOWS:

- ☐ Sole Proprietorship- By Owner
- ☐ Partnership- By both Owners
- ☐ Corporation- By President and Secretary
- ☑ LLC- By President and Secretary

VERIFICATION:

- Has applicant held a Crystal Lake Liquor license for at least 12 months prior to the submittal of this application? **YES** (✓) **NO ( )** (If yes, local and State license number, date, location of premises and disposition of application)

  _____

- Has applicant made application for a similar license for premises other than described in this application? **YES** (✓) **NO ( )** (If yes, state date, location of premises and disposition of application)

  The Cottage, Crystal Lake

- Has a previous license/permit by any state or subdivision, or the federal government been revoked? **YES ( ) NO** (✓) (If yes, state reasons & date of revocation.)

  _____

- Has applicant (including any partners, directors, or officers), ever been convicted of a felony under any Federal or State law and would be disqualified to receive a license by reason of any matter or thing contained in this Section, laws of this State or the ordinances of this City? **YES ( ) NO** (✓)

- The applicant will not violate any of the laws of the State of Illinois, of the United States, or any ordinance of the City in the conduct of his place of business.

Please sign below:

Paul F Leech	Owner
Full Name	Title
	2/18/25
Applicant Signature	Date
Mark A Bezik	Owner
Full Name	Title
	2/18/25
Applicant Signature	Date

AGREEMENT

The, undersigned, on behalf of the applicant, has read and agrees to abide by the terms and conditions of the City of Crystal City Code. The undersigned further agrees to indemnify the City of Crystal Lake, and its appointed and elected officials and employees (collectively, the "Indemnitees") from and against any suits, claims or causes of action (collectively, "Claims") brought by or behalf of the applicant or by any owner, shareholder, member, officer, partner or employee of the applicant, which seeks to challenge the validity of any provision of Section 268-3 of the City of Crystal Lake City Code. Such indemnification obligation shall include indemnification of the Indemnitees from and against all damages, costs of litigation and reasonable attorneys fees incurred by or on behalf of said Indemnitees in connection with the Claims.

Paul F Leech — Owner

Full Name — Title

2/18/25

Applicant Signature — Date

Mark A Bezik — Owner

Full Name — Title

2-18-25

Applicant Signature — Date

SURVEILLANCE CAMERA CONDITIONS

All Licensed Establishments shall be equipped with video surveillance equipment capable of recording clear continuous video of the area in which the Video Gaming Terminals are located. Video Surveillance shall meet the following standards:

1) The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and within 15 feet of either side of the video gaming area; and
2) The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and
3) The video surveillance cameras shall record at a minimum speed of fifteen frames per second; and
4) The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including but not limited to a computer screen or closed circuit television monitor; and
5) The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including but not limited to compact disc, digital video disc or USB thumb drive; and
6) The video surveillance cameras shall not have an audio capability or such audio recording ability shall be disabled at the camera or digital video recorder level; and
7) The video surveillance cameras shall be maintained in good working condition; and
8) The video surveillance cameras shall be in operation and recording continuously, twenty –four hours per day; and
9) In the event of a power loss, the video surveillance camera system shall be powered by a backup power supply so that there is no period of time that the video gaming area is not being recorded; and
10) The recordings made by video surveillance cameras installed and maintained pursuant to this ordinance shall be indexed by dates and times and preserved for a minimum of thirty (30) days so that they may be made available to the liquor commissioner, the police department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement investigation, prosecution or hearing.

Applicant hereby agrees to these conditions: _____ **Date:** 2/18/25

Applicant hereby agrees to these conditions: _____ **Date:** 2-18-25

AFFIDAVIT

STATE OF Illinois)
) SS
COUNTY OF McHenry)

I (we) swear that I (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 my (our) knowledge and belief.

(Affidavit must be signed in front of a notary public.)

Please sign below:

Name	Title	Date
	Owner	2/18/25
	Owner	2-18-25

Subscribed and sworn to before me this

18 day of February, 2025.

Patricia M. Rasmussen
Notary Public

My commission expires: 08/02/2027

OFFICIAL SEAL
PATRICIA M RASMUSSEN
Notary Public, State of Illinois
My Commission Expires 08/02/2027

STATE OF ILLINOIS

ILLINOIS GAMING BOARD

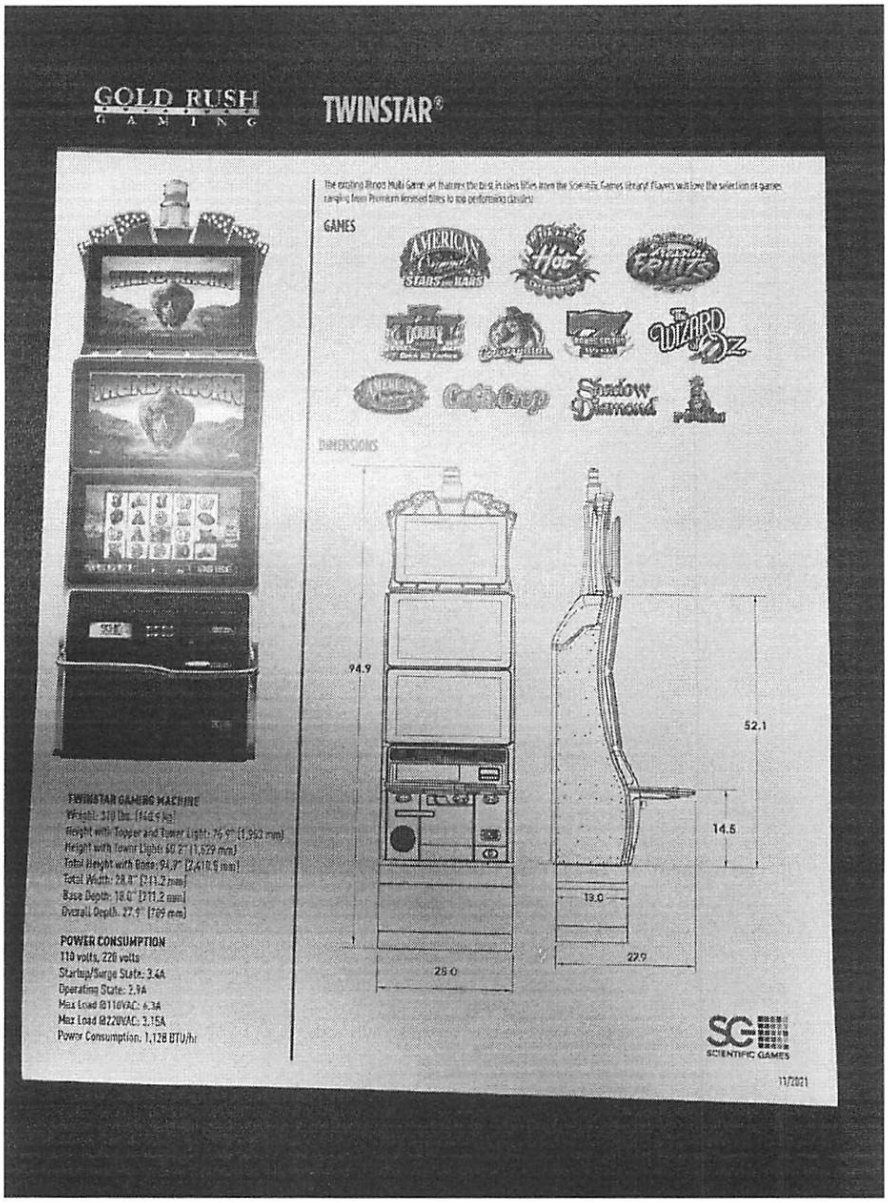
VIDEO GAMING ESTABLISHMENT LICENSE

RAILROAD STREET PJC LLC - 240702610
d/b/a CRYSTAL LAKE JUNCTION
88 RAILROAD ST UNIT B
Crystal Lake, IL 60014

License No:	240702610
Date Issued:	02/06/2025
Expiration Date:	02/2027

This certifies that the entity listed above is hereby issued a Video Gaming Establishment License as authorized by Illinois Gaming Board Adopted Rules. All Video Gaming Establishment licensees are subject to, and must abide by, all provisions of the Video Gaming Act and Illinois Gaming Board Rules, including but not limited to 11 Illinois Administrative Code Sections 1800.250(e) and 1800.420(b).

Marcus D. Fruchter
Administrator



Crystal Lake Junction VGT's:

MarsX Dual

Cosmic

Peak49

Peak32

Kascada Dual

TwinStar Blade

State of Illinois Liquor License

01/02

RAILROAD STREET PJC LLC
CRYSTAL LAKE JUNCTION
88 RAILROAD ST UNIT B
CRYSTAL LAKE IL 60014-4361

May 10, 2024

Letter ID: L1653070888

License No.:	1A-1155862
Expiration Date:	05/31/25
License Type:	RETAILER
Account ID:	44480261

All State of Illinois Liquor Licenses must be FRAMED and displayed on the licensed premises in plain view of the general public.

Letter ID: L1653070888

License Number
1A-1155862

STATE OF ILLINOIS
LIQUOR CONTROL COMMISSION
Governor JB Pritzker
Executive Director Lisa Gardner

IN ACCORDANCE WITH THE LIQUOR CONTROL ACT OF 1934, THIS CERTIFIES THAT:	HAS PAID ALL FEES AND IS ISSUED A LICENSE IN THE FOLLOWING CLASS:	RETAILER ON-PREMISES
RAILROAD STREET PJC LLC CRYSTAL LAKE JUNCTION 88 RAILROAD ST UNIT B CRYSTAL LAKE IL 60014-4361 McHenry	ISSUE DATE: 05/10/24	Effective: 06/01/24
	THIS LICENSE EXPIRES ON: **05/31/25**	

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.

Sales Tax Acct # 44480261

THIS LICENSE NOT TRANSFERABLE AS TO PRINCIPAL

Warehouse: N/A

License No. 2024-103

LICENSE

BY THE AUTHORITY OF THE CITY OF CRYSTAL LAKE
LICENSE IS HEREBY GRANTED TO:

Railroad Street PJC LLC
d/b/a Crystal Lake Junction
88 Railroad Street, Unit B

TO SELL ALCOHOLIC LIQUOR
CLASS "24"

For a term commencing June 1, 2024 and ending May 31, 2025 in the City of Crystal Lake, subject to the Ordinances of the City of Crystal Lake.

Witness the hand of the Mayor/Liquor Commissioner of the City of Crystal Lake and the Corporate Seal thereof.

Mayor/Liquor Commissioner

2

EXCLUSIVE LOCATION AND VIDEO GAMING TERMINAL AGREEMENT

This Exclusive Location and Video Gaming Terminal Agreement (the or this "Agreement") entered into this 19th day of September, 2024, by and between GOLD RUSH AMUSEMENTS, INC., an Illinois corporation ("Gold Rush"), and Railroad Street PJC LLC ("Establishment"). Gold Rush is an Illinois licensed terminal operator under the Illinois Video Gaming Act (the "Act"). Gold Rush's mailing address is 5277 Trillium Blvd., Hoffman Estates, IL 60192. Establishment holds Liquor License Number IA-1155862, and is or shall use all commercially reasonable efforts to become an Illinois Licensed Establishment under the Act. Establishment's address is: 88 Railroad Street, Unit B, Crystal Lake, IL 60014 (the "Premises").

Gold Rush and Establishment agree that during and throughout the term of this Agreement Gold Rush shall have the sole and exclusive right to provide Video Gaming Terminals, Payout Devices, and all ancillary equipment (collectively, the "Gaming Property") to the Establishment and the Premises. Establishment will allow Gold Rush and its agents to access the Premises to install, service, maintain, replace and remove the Gaming Property. Establishment will allow Gold Rush to place the Gaming Property in a prominent location consistent with the Act, the rules and regulations adopted thereunder, and any written policy issued by the Illinois Gaming Board ("IGB"), as may be amended or adopted from time to time (collectively, the "Video Gaming Laws"). Establishment shall have no ownership right in the Gaming Property and Gold Rush shall have the unilateral right to remove or modify the number of Video Gaming Terminals. Establishment agrees that it will not, and will not permit any third party to (i) alter, repair, modify, tamper with or attempt to alter, repair or modify, tamper with any Gaming Property; (ii) interfere with the operation of the Gaming Property; (iii) move or change the location of the Gaming Property; and (iv) take all reasonable measures to provide for the proper use and safety of the Gaming Property. Damage to the Gaming Property caused in whole or in part by Establishment or any employee, invitee, customer or patron of Establishment shall be the sole responsibility of Establishment. Establishment shall be solely responsible for: (i) all damages to the Gaming Property caused by any attempted or completed burglary or robbery of the Establishment, and (ii) all lost or stolen money from the Gaming Property, unless such damages and/or lost or stolen money are covered by insurance. Gold Rush is not responsible for: (i) any wear and tear to the Premises caused by the Gaming Property; or (ii) liability caused after the installation or during the operation of Gaming Property on the Premises. Gold Rush shall keep the Gaming Property in good working order in accordance with the generally accepted standards of the State of Illinois' video gaming industry. MB Five (5)

This Agreement is effective upon signing and shall have an initial term ending eight (8) years (the "Term") from the date the Gaming Property is installed and becomes operational for public use (the "Live Date") in the Establishment. Establishment hereby acknowledges and agrees that it is prohibited from negotiating or entering into an agreement with respect to the placement of Video Gaming Terminals on the Premises with any other party prior to the expiration of the Term.

Net Terminal Income shall be split between Gold Rush and Establishment in accordance with the Video Gaming Laws.

This Agreement or summary of this Agreement may be filed or recorded by Gold Rush with any official office designated by the State of Illinois or its agents. This Agreement constitutes the entire agreement of the parties, supersedes any prior understandings, whether oral or written, relating to the subject matter hereof and may only be amended, modified or supplemented by a writing signed by all of the parties hereto. Capitalized terms used, but not otherwise defined, in this Agreement shall have the same means ascribed to them in the Video Gaming Laws.

Establishment represents and warrants to Gold Rush that Establishment has not executed, entered into or agreed to execute or enter into any other agreement, written or oral, with respect to the placement of Video Gaming Terminals in or at the Establishment or Premises. Establishment hereby indemnifies and holds harmless Gold Rush and each of its successors, assigns for any loss, cost or expenses (including but not limited to reasonable attorney's fees) suffered or incurred by such indemnitees on account of a breach of the foregoing representations and warranties.

This Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, successors and assigns. This Agreement shall not terminate in the event of a sale of the Establishment and/or the Premises, and a successor of the Establishment and/or the Premises shall be obligated hereunder during the remaining term and any renewal term of this Agreement. The unenforceability or invalidity of any provision or provisions of this Agreement shall not render any other provision or provisions contained in this Agreement unenforceable or invalid. Gold Rush may not assign and/or transfer this Agreement and its rights and/or obligations hereunder except: (i) to another licensed terminal operator; or (ii) as may otherwise be permitted by the Video Gaming Laws. Establishment will be released from any continuing contractual obligation to Gold Rush in the event that Gold Rush has its license revoked (pursuant to a final order of the IGB and the Video Gaming Laws) or surrenders its license. This Agreement shall terminate if an applicant for the Establishment is denied pursuant to a final IGB order or the Establishment is not renewed pursuant to a final IGB order.

All notices required or desired to be given under this Agreement shall be in writing and either delivered by: (i) via certified mail return receipt requested; or (ii) messenger or overnight courier service, to be addressed to the address of the party as stated above or to such other address as either party may from time to time designate by written notice to the other party.

The parties hereto hereby severally indemnify and hold harmless the State of Illinois, the IGB and their respective agents for any cause of action, loss, cost or expense (including attorney's fees) suffered or incurred by such indemnitees on account of or arising under this Agreement. The parties expressly acknowledge that no inducement was offered or accepted in exchange for the execution of this Agreement or the placement or operation of the Gaming Property in the Establishment or Premises.

This Agreement is subject to the review and approval by the IGB. The parties agree to modify and amend this Agreement to the extent necessary to comply with a change in Illinois statutes, IGB rules, an IGB directive or order or any change in the Video Gaming Laws. IN WITNESS WHEREOF, the parties state that they are duly authorized and empowered to execute this Agreement on the day and year first written above.

GOLD RUSH AMUSEMENTS, INC	LICENSED ESTABLISHMENT:
By:	By:
Printed Name: Rick Heidner	Printed Name: Mark Bezek
Title: Secretary	Title: Officer
	Doing Business As: : Crystal Lake Junction
SALES AGENT:	I acknowledge receipt of a fully executed copy of this Agreement.
By:	Initials
Printed Name: Nathan R. Heidner	

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Commercial Façade Improvement Grant Funds request for Lake Roots, 475 W. Virginia Street, requesting $20,000 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award up to $20,000 in Commercial Façade Improvement Grant Funds to Lake Roots located at 475 W. Virginia Street, and to adopt a Resolution authorizing the City Manager to execute the Grant Agreement with Lake Roots
2. Motion to deny the grant application request

Staff Contact: Kathryn Cowlin, Director of Community Development
Heather Maieritsch, Economic Development Manager

Background:

The Commercial Façade Improvement Grant Program was introduced in 2023. The program encourages existing property owners to enhance and improve the appearance of their buildings through exterior commercial façade improvements and provides 50/50 matching grant funds.

KEY FACTORS

- Rod Russell is looking to open and operate a neighborhood café, market and bar designed to create a vibrant gathering space for both locals and visitors. The establishment will offer coffee, meals, a curated selection of local goods, beverages and prepared foods, as well as, beer, wine and spirits.

- The building needed extensive work and the new owners will create a new aesthetic appealing and welcoming establishment.

- Lake Roots is proposing a façade improvement. The project is eligible for a 50/50 matching grant under the program guidelines to reimburse the business for fifty percent of the project costs up to $20,000 because the location is under 10,000 square feet.

Upon approval of the grant by the City Council, the City and applicant will enter into an agreement that includes all the stipulations for the grant award. The agreement specifies what documentation must be submitted before the payment is disbursed. Additionally, it has provisions to recoup the grant in case the business closes before the required four-year period.

In order to objectively analyze the applications for funding, eligibility criteria have been established in the Ordinance approving this program. The list below outlines the evaluation of the applicant's request in relation to our eligibility criteria:

1. The program is open to sales-tax generating business that will occupy retail space or a building in B-1, B-2 and B-4 zoned site within the Crystal Lake.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant must meet a minimum annual taxable sales threshold of at least $100,000.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant must provide written proof of façade costs.
   ☒ *Meets* ☐ *Does not meet*

4. Applicant must file an application for grant funding prior to commencing improvements.
   ☒ *Meets* ☐ *Does not meet*

5. Only one of these grants may be issued per property owner.
   ☒ *Meets* ☐ *Does not meet*

6. Eligible façade improvements include, but are not limited to; exterior brick cleaning; exterior tuck pointing; exterior painting; wall façade construction, repair, and treatment; original exterior architectural features repair or replacement; interior/exterior demolition; and historic renovation to interior/exterior.
   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned façade improvements. The current application would meet six of the six eligibility criteria.

FUNDING STATUS OF 2025 PROGRAM
In 2023 there was $250,000 allocated for the Commercial Façade Improvement Program to be drawn down from each year. This is the fifth application received for this program, and there are sufficient funds for the grant.

Applicant Name/Business Name	**Address**	**Total Requested**	**Date Approved**	**Amount Approved**
Labemis	109 N. Main Street	$3,173.73	*11/7/2023*	$3,173.73
Heisler's Bootery and Angelo's Shoe Repair	50 and 52 N. Williams Street	$4,305.38	*11/7/2023*	$4,305.38
Today's Uniform Store	58 N. Williams Street	$9,392.97	*11/7/2023*	$9,392.97

KD Market	29 Crystal Lake Plaza	$30,000	*11/7/2023*	*$30,000*
Lake Roots	**475 W. Virginia Street**	**$20,000**	***Pending***	***Pending***

Votes Required to Pass:

A simple majority vote.

2025- Lake Roots

475 W. Virginia Street





Res. 25R-

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized and directed to execute an agreement with the owner of the property for Lake Roots at 475 W. Virginia Street, for a Commercial Facade Improvement Grant in the amount up to $20,000.

DATED at Crystal Lake, Illinois, this 4th day of March 2025.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

PASSED: March 4, 2025

APPROVED: March 4, 2025

Draft

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 4th day of March, 2025, between the City of Crystal Lake, Illinois (hereinafter referred to as "CITY") and the following designated business owner, (hereinafter referred to as "OWNER"), to witness:

Owner's Name: Rod Russell, Lake Roots Holdings

Business Name: Lake Roots

Owner's Federal Tax ID#: 88-1076115

Address of Property to be improved:

475 W. Virginia Street

Crystal Lake, Illinois 60014

WITNESSETH:

WHEREAS, the CITY has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the CITY and its residents, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes; and

WHEREAS, to promote the vitality of the CITY's commercial business areas, the CITY established its Economic Development Matching Grant Programs; and

WHEREAS, the Commercial Façade Improvement Grant provides financial assistance to building and business owners who occupy space in Crystal Lake in need of façade repair and rehabilitation; and

WHEREAS, the City Council has found and determined that increased participation in the Commercial Façade Improvement Grant Program will encourage the maintenance and improvement of businesses within Crystal Lake and will stimulate economic activity in Crystal Lake, including the creation and maintenance of jobs and the attraction of consumers to Crystal Lake and will otherwise generally benefit the well-being of the residents of Crystal Lake by stimulating commercial growth, and provide crucial economic support to allow the CITY to continue to provide the level of municipal services to its commercial and residential citizens; and

WHEREAS, the CITY is authorized to expend public funds for a public benefit and by participating in the Commercial Façade Improvement Grant Program, the CITY will provide a benefit to the public, generally; and

WHEREAS, the OWNER has applied for reimbursement under the Commercial Façade Improvement Grant Program; and

WHEREAS, The CITY has determined that the OWNER is eligible for the Commercial Façade Improvement Grant Program, subject to the condition and limitation set forth in the City Code and this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER do hereby agree as follows:

SECTION 1

The CITY shall reimburse the OWNER for the cost of façade improvements at OWNER'S property. Reimbursements to the OWNER will be made at a rate of fifty percent (50%) for the cost of façade improvements for the OWNER's business, up to a maximum amount of $20,000. Façade improvements must comply with all applicable codes and ordinances. The OWNER must follow all laws regarding prevailing wages for façade improvements. The actual total reimbursement amounts per this Agreement shall not exceed $20,000.

SECTION 2

The CITY's approval of a grant shall not be construed as permission to commence construction on the subject property. No improvements or construction shall be undertaken by the OWNER on the location of their businesses until applications for Building Permits and Occupancy have been submitted to the Building Division and approved by the CITY. Following approval, the OWNER shall complete the building façade improvements within one hundred eighty days (180) from the date of City Council approval. The OWNER may request a ninety-day (90) extension provided there is a demonstrated hardship.

SECTION 3

Upon completion of the improvements and upon their final inspection and approval by the City Building Commissioner, the OWNER shall submit to the CITY properly executed documentation, including: receipts/paid invoices for purchases; copies of material costs and certified payrolls verifying prevailing wages were paid for all façade improvements; copy of a final Certificate of Occupancy for the business. The CITY shall issue a check to the OWNER as reimbursement for one-half of the façade improvements, subject to the limitations set forth in Section 1 hereof.

SECTION 4

If the OWNER fails to construct improvements to the façade, consistent with the conditions of the approval by the Mayor and City Council, then upon written notice being given by the City Manager to the OWNER, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 5

Upon completion of the improvement work pursuant to this Agreement, the OWNER shall be responsible for properly maintaining the façade without change or alteration thereto, as provided in this Agreement for a period of four (4) years following completion of the construction and/or business commencement.

SECTION 6

This Agreement shall be binding upon the CITY and upon the OWNER and its successors, to said property for a period of four (4) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the OWNER to inform subsequent OWNER(S) of the provisions of this Agreement.

In the event that at any time, subsequent to the reimbursement payment required by this Agreement have been paid by the City, the OWNER abandons, closes, transfers, sells or terminates the OWNER's business upon the Property during the four (4) year term of this Agreement (hereinafter collectively referred to as the "Terminating Event"), the OWNER shall, within thirty (30) days from the date of the Terminating Event or such later date as the City may agree to in writing (hereinafter, the "Refund Payment Due Date"), refund to the City a portion of the Improvement Grant received from the City prior to the Terminating Event, in accordance with the following schedule (hereinafter, the "Refund Payment")**.**

Date of Terminating Event	**% of the Total Grant Payment to be Refunded**
Within one year of the completion date	100%
Within two years of the completion date	75%
Within three years of the completion date	50%
Within four years of the completion date	25%

Such Refund Payment shall be paid to the City within thirty (30) days from the date of the Terminating Event (hereinafter, the "Refund Payment Due Date").

OWNER agrees on its own behalf and on behalf of its heirs, successors, and assigns that the City's right to the Refund Payment pursuant to this paragraph shall constitute both a personal obligation of the OWNER and a lien against the Property, and OWNER agrees that the City may record this Agreement with the McHenry County Recorder of Deeds. To further secure the repayment of Reimbursement Payments pursuant to this paragraph, OWNER agrees to execute and deliver to the City

a UCC financing statement, in a form acceptable to the City Attorney, pledging inventory, accounts held at financial institutions, accounts receivables, and such other assets of the OWNER as the parties may agree to in writing, and OWNER further consents to the filing and/or recording of such financing statements as may be appropriate under the laws of the State of Illinois. Such financing statement shall be delivered to the City upon request.

SECTION 7

The OWNER releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected directly or indirectly with the façade, furniture, fixtures, and equipment. The OWNER further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

_____

CITY OF CRYSTAL LAKE

_____
City Manager

ATTEST:

_____

Lake Roots Holdings, LLC

475 W. Virginia Street
Crystal Lake, IL 60014
Email: rod@lakerootscl.com
[redacted]

February 12th, 2025

City of Crystal Lake
Planning & Economic Development Department
100 W. Woodstock Street
Crystal Lake, IL 60014

Subject: Application for Commercial Façade Improvement Grant

Dear Mayor Haleblian and Members of the Crystal Lake City Council,

I am writing to formally apply for the **Commercial Façade Improvement Grant** for our new development, **Lake Roots**, located at **475 W. Virginia Street.** Our project aims to contribute to the continued economic growth of Crystal Lake by developing a new commercial establishment that enhances the city's business landscape and provides a valuable service to the community.

Project Overview

Lake Roots is a neighborhood café, market, and bar designed to create a vibrant gathering space for both locals and visitors, offering coffee, nourishing meals, a curated selection of local goods, beverages and prepared foods, as well as beer, wine, and spirits.

This project represents a significant investment in the city, including the creation of new jobs, increased sales tax revenue, and a visually appealing commercial space that will contribute to the vibrancy of the community. Our goal is to create an inviting and attractive storefront that draws in customers and enhances the surrounding business district.

Façade Improvement Plans

The requested grant funding will support critical façade improvements, including:

- High-quality brickwork and exterior treatments to complement surrounding architecture.
- Large storefront windows to enhance natural light and curb appeal.
- Architectural detailing to maintain consistency with Crystal Lake's aesthetic.
- Outdoor awnings and entry enhancements for a welcoming customer experience.

These upgrades will ensure that our new development is not only aesthetically pleasing but also structurally sound and built to last, contributing positively to the area for years to come.

Economic and Community Benefits

This project will provide several key benefits to Crystal Lake, including:

- **Job Creation** – The business will generate 15+ new full-time and part-time jobs.
- **Increased Tax Revenue** – We anticipate $3,000,000 in taxable sales annually, contributing to local sales tax revenue.
- **Community Engagement** – The design will create an inviting space for local customers, enhancing foot traffic and economic activity in the area.

- **Long-Term Growth** – Our commitment to maintaining this high-quality façade aligns with the city's economic development initiatives.

Grant Request and Commitment

We respectfully request a 50% matching grant to assist with these essential façade improvements, up to the maximum allowable amount for our ~4,200 SF space.

We are committed to adhering to all city building codes, zoning regulations, and project guidelines, and we will complete all required improvements within the designated 12-month timeframe as outlined in the program requirements.

Conclusion

We sincerely appreciate your consideration of our application. This grant will play a critical role in ensuring the success of our new development, and we are excited to become part of Crystal Lake's thriving business community.

Please let us know if any additional information is needed. We look forward to working with the city and making Lake Roots a valuable addition to Crystal Lake's commercial landscape.

Sincerely,

Rod Russell
President
Lake Roots Holdings, LLC
[redacted]
rod@lakerootscl.com

GALLANT

Re: City of Crystal Lake
Exterior Improvement Grant Program

Lake Roots
475 W Virginia St
Crystal Lake, IL 60014

The following renderings and cost estimates include a detailed explanation of the façade improvements planned for the existing building, and addition, on the corner of Virginia St and Dole Ave. The team of local neighbors who are refreshing this important intersection of Crystal Lake are utilizing the existing brick and CMU façade, while adding contemporary detail via Joanna Gaines paint colors, new brick ledges around the foundation, new parapet caps, and exterior pillars. Brand new windows, doors, signage, and awnings will complete the revamp on the exterior of this building.







345 MEMORIAL DRIVE, SUITE B
CRYSTAL LAKE, IL 60014
WWW.EGALLANT.COM
P 815.568.1880

GALLANT

Estimated Timeline:

- Start Date: March 24, 2025
- Completion Date: July 31, 2025

Estimated Improvement Costs:

Scope	Estimated Material Cost
Masonry	$6,200
Paint	$2,476
EIFS	$6,970
Windows	$16,406
Doors and Hardware	$1,850
Signage	$2,400
Awnings	$3,760
Framing	$3,150
Concrete	$852.50
Total	**$44,064**

**These costs only cover the elevations facing both Dole Ave and Virginia St. They do not include the new patio, railings, landscaping, and other civil improvements.*

345 MEMORIAL DRIVE, SUITE B
CRYSTAL LAKE, IL 60014
WWW.EGALLANT.COM
P 815.568.1880

CITY OF CRYSTAL LAKE
Commercial Facade
Improvement Grant Application

Please completely fill out this application and return it to the City of Crystal Lake with the items listed in the checklist on page 2.

Applicant Information	Name Rod Russell, President, Lake Roots Holdings	Phone [redacted]
	Mailing Address 820 County Club Rd. Crystal Lake, IL 60014	Federal Tax ID# 88-1076115
	Email rod@lakerootscl.com	IL Business Tax#

Property Information	Address for building for which grant is sought: 475 W. Virginia Street Crystal Lake, IL 60014	
	Property Identification Number(s) 19-06-277-007	Phone [redacted]

Description of façade improvements and estimated costs:

Please refer to supplemental materials included in request for description detail.

Application Checklist

The following items must be submitted with the Improvement Application form (Page 1):

- ☑ Completed and signed Crystal Lake Façade Improvement Grant Application;
- ☑ Written cost estimates for the façade improvements do not include labor costs as they will not be covered;
- ☑ A visual rendering, illustrating the new façade (drawings do not have to be architectural renderings, but should be to scale so that the City can understand the scope of the proposed project);
- ☑ Written description of the scope of the proposed project (letter to the Mayor and City Council);

I agree to comply with the guidelines and standards of the City of Crystal Lake Commercial Façade Improvement Grant and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature _____ Date 2/12/25

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: No Parking Restriction 7:00 a.m. to 2:00 p.m. on School Days on Hill Drive from Walkup Avenue to Sunset Terrace, Catherine Court from Hill Drive to Sunset Terrace and Sunset Terrace from Catherine Court to Hill Drive

Staff Recommendation: Motion to adopt an Ordinance restricting parking on both sides of Hill Drive from Walkup Avenue to Sunset Terrace, both sides of Catherine Court from Hill Drive to Sunset Terrace and both sides of Sunset Terrace from Catherine Court to Hill Drive from 7:00 a.m. to 2:00 p.m. on School Days

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

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Background:
The City has received various complaints over the past several years regarding Central High School students parking along the streets surrounding the school in such a manner that it blocks access and hinders services such as refuse collection. Historically, parking prohibitions in this area have been timed based (two hour or four hour limit) and were enforced by "chalking" tires. Since chalking of tires has been prohibited by court decision, it is very resource intensive to track vehicle parking duration. Additionally, with an open campus, a student can move their vehicle a foot or two during the 2-hour limit to make it appear the vehicle has changed parking locations.

Upon further review of the existing signage in the area, parking regulations vary across the adjacent side streets. Several years ago, the Traffic Working Group reviewed the entire area and considered changes to the existing parking signs to the east, north and west of the school. These changes would provide consistency throughout the neighborhoods surrounding the High School. The change would include one side of each street as "No Parking" to allow enough width for emergency vehicles due to the streets being narrow.

Letters were mailed to over 380 residents in the area east, north, and west of Central High School to obtain their feedback regarding the suggested signage changes in the area. Staff received 59 comments. Engineering, Public Works, Police, and Fire met to discuss all the comments. There was no consistent response for any area in favor or against the suggested parking changes. Seeing as there was no clear majority or consensus on desired changes, it was determined that the existing signage would remain as-is and areas of high violation would be addressed on a case-by-case basis.

Recently the City enacted a school day parking prohibition on South Walkup Avenue north of West Franklin Avenue.

Catherine Court, Sunset Terrace and Hill Drive

The City has received complaints of student parking on Catherine Court, Sunset Terrace and Hill Drive, which is a subdivision directly east of Crystal Lake Central High School. The Police Department has had limited success in discouraging parking in this area. The high volume of student parking on both sides of the street is making it difficult for refuse collection and other traffic to navigate the subdivision. On January 24, 2025, 53 letters were mailed to the residents in this area with two options for parking restrictions along these three streets:

- Option 1: "No Parking 9:00 am – 2:00 pm Monday thru Friday on School Days" on both sides of the street.
- Option 2: "No Parking 9:00 am – 2:00 pm Monday thru Friday on School Days" and "No Parking" on the other side of the street.



City staff received responses from 18 residents with 13 requesting option 1 be moved forward and 5 in favor of option 2. Residents also suggested that the no parking restriction start at 7:00 am instead of 9:00 am. Staff has delivered letters to every property affected by this parking limitation, notifying them of the selected option and time/date of the Council meeting should they want to provide comments on the parking limitations.

Staff recommends changing the parking restrictions along both sides of Catherine Court, Sunset Terrace and Hill Drive for the entire length to "No Parking 7:00 a.m. to 2:00 p.m. On School Days". The potential does exist of moving the parking problem to adjacent streets, so City staff will continue to monitor adjacent streets.

Votes Required to Pass:
Simple majority

ORDINANCE

WHEREAS, Hill Drive from Walkup Avenue to Sunset Terrace, Catherine Court from Hill Drive to Sunset Terrace and Sunset Terrace from Catherine Court to Hill Drive are all a two-way streets in the City of Crystal Lake; and

WHEREAS, the City has determined that in the interest of traffic safety and ensuring the safe and efficient flow of traffic, it is necessary to restrict parking along both sides of Hill Drive from Walkup Avenue to Sunset Terrace, both sides of Catherine Court from Hill Drive to Sunset Terrace and both sides of Sunset Terrace from Catherine Court to Hill Drive from 7:00 a.m. to 2:00 p.m. on School Days.

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

Draft

SECTION I: That it shall be unlawful to park any vehicle on both sides of Hill Drive from Walkup Avenue to Sunset Terrace from 7:00 a.m. to 2:00 p.m. on School Days.

SECTION II: That it shall be unlawful to park any vehicle on both sides of Catherine Court from Hill Drive to Sunset Terrace from 7:00 a.m. to 2:00 p.m. on School Days.

SECTION III: That it shall be unlawful to park any vehicle on both sides of Sunset Terrace from Catherine Court to Hill Drive from 7:00 a.m. to 2:00 p.m. on School Days.

SECTION IV: That any person, firm, or corporation violating any provisions of this Ordinance shall be fined in accordance with Chapter 1, Article II providing for General Penalty Provision in the Code of Ordinances of the City of Crystal Lake, Illinois.

SECTION V: That suitable signs and markers shall be erected.

SECTION VI: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION VII: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

DATED this 4th day of March, 2025.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

Draft

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variations from Article 3 to construct a garage addition to an existing home that encroaches 19.2 feet into the required 49.2-foot street side setback

Mike McIntyre, petitioner
751 Oak Court

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Variation for 751 Oak Court

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- Request: To construct an addition to the house. The addition is a two-story three-car garage. It is connected to the house by a breezeway, therefore principal structure setbacks are required to be met. The new addition encroaches 19.2 feet into the required 49.2-foot street side setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- There is an existing shed and garage on the property that would be removed.
- The proposed garage would allow for three cars, as well as storage upstairs.
- The architect calculated the hard-surface coverage to be 47.8%. This is below the 50% maximum and does not require a variation.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The PZC discussed the thoughtfulness of the design and complementing the house.
- They had concerns that the hard-surface coverage was close to 50% with the size of the garage and driveway and that would limit future improvements to the house.

- The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (7-0)** of the petitioner's request with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

3. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering Department, Community Development Department and the City's Stormwater Consultant.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Variation at 751 Oak Court, 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: 2/25/2025
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

3. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering Department, Community Development Department and the City's Stormwater Consultant.

PIQ MAP
751 Oak Court



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION TO CONSTRUCT A GARAGE ADDITION TO THE HOUSE THAT WOULD ENCROACH 19.2 FEET INTO THE 49.2-FOOT AVERAGED STREET SIDE SETBACK AT 751 OAK COURT

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-224) before the Crystal Lake Planning and Zoning Commission, the Petitioner has a Variation from Article 3 to construct a garage addition to an existing home that would encroach 19.2 feet into the required 49.2-foot street side setback at 751 Oak Court; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on January 18, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on February 19, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on February 19, 2025, 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 Variation be approved, as documented in the minutes, and

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

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

Section I: That a Variation from Article 3 to construct a garage addition to an existing home that would encroach 19.2 feet into the required 49.2-foot street side setback at 751 Oak Court (19-06-176-015), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

Draft

3. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering Department, Community Development Department and the City's Stormwater Consultant.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Variation 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 4th day of March, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: March 4, 2025
Approved: March 4, 2025

Draft

#2024-224
751 Oak Court – Variations
Project Review for Planning and Zoning Commission

Meeting Date: February 19, 2025, continued from February 5, 2025

Request: Variations from Article 3 to construct a garage addition to an existing home that encroaches 19.2 feet into the required 49.2-foot street side setback.

Location: 751 Oak Court

Acreage: Approximately 8,370 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:
North: R-2 Single Family
South: R-2 Single Family
East: R-2 Single Family
West: R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The lot is a nonconforming lot, meaning it does not meet the minimum lot width and lot area requirements. To determine the setbacks the average of the homes within 400 feet is utilized. The yard abutting a street setback therefore is determined to be 49.2 feet.
- The proposed addition is setback 30 feet from the street, requiring the variation.

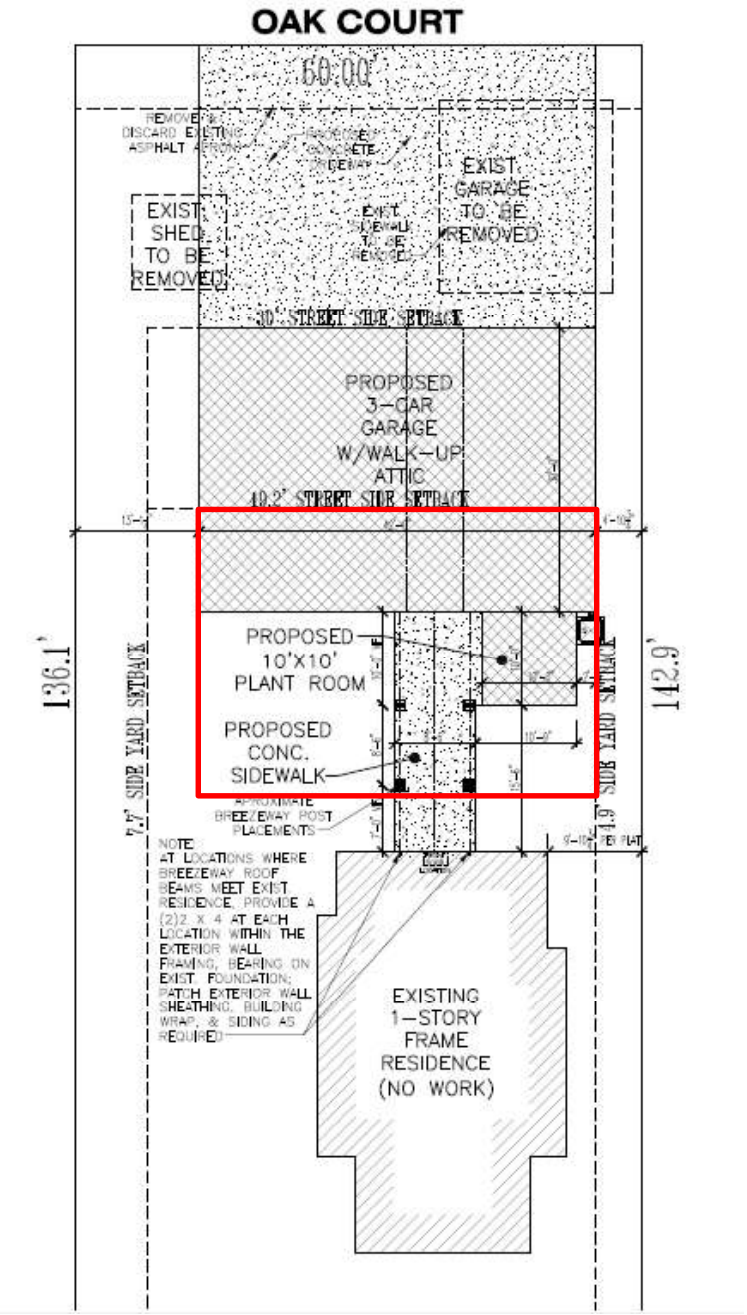
Development Analysis:

General

- Request: To construct an addition to the house. The addition is a two-story three-car garage. It is connected to the house by a breezeway. The new addition encroaches 19.2 feet into the required 49.2-foot street side setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.

The garage is considered attached to the principal structure via the breezeway. If the garage was detached, the square footage would require a Special Use and it would exceed the height, the stories and the dormer length for an accessory structure. To avoid these variations it is attached to the house, allowing it to receive the principal structure standards of 2 stories and 28 feet in height. Connection to the principal structure requires it meet the principal structure setbacks.

Staff analyzed the size of the proposed addition, and it would fit behind the setback and not require any variations. See the red box below.



Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a Simplified Residential Zoning Variation to allow a new addition to encroach 19.2 feet into the required yard abutting a street 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.

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.

Supporting Actions: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

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 (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

3. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering Department, Community Development Department and the City's Stormwater Consultant.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: McIntyre Residence

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**
- _X_ **Variation**
- ___ **Other**

Petitioner Information

Name: ALA Architects/Tim Nugent

Address: 2600 Behan Road

Crystal Lake, Il 60114

Phone: 815-788-9200

Fax: _____

E-mail: info@alaarchitects.com

Owner Information (if different)

Name: Mike McIntyre

Address: 751 Oak Court

Crystal Lake, Il 60014

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Property Information

Project Description: Detached 3 car garage

Project Address/Location: 751 Oak Court Crystal Lake, Il 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA Architects & Planners 2600 Behan Road Crystal Lake, Il 60014
815-788-9200 info@alaarchitects.com

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Tim Nugent _____ 01-14-2025

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.

Mike McIntyre _____ 1-17-2025

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, FEBRUARY 19, 2025
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, Smith, and Teetsov were present.

Kathryn Cowlin, Director of Community Development and Elizabeth Maxwell, 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.

APPROVE MINUTES OF THE FEBRUARY 5, 2025 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek made a motion to approve the minutes from the February 5, 2025 Planning and Zoning Commission meeting. Mr. Gronow seconded the motion. On voice vote, members Gronow, Mason, Repholz, Skluzacek, and Smith voted aye, members Greenman and Teetsov abstained. Motion passed.

2024-224 – 751 OAK STREET- SIMPLIFIED RESIDENTIAL VARIATION

Simplified Residential Variation to construct a two-story garage addition to the street side of the home, extending 19.2 feet into the required 49.2-foot street side setback.

Mike McIntyre, owner and Tim Nugent, architect were present to represent the petition. Mr. Nugent walked the commission through their thought process with the design. He went through the Findings of Fact and said this is a unique modest one-story home without a basement. They wanted to preserve the character of the home, but need more storage space. There is limited room to expand on the site. The existing structures are not adequate for parking. The hardship is not self-created the home was purchased that way. Many of the homes share the same storage issues and other have gotten variations. The local character will remain similar to other structures along Oak Court. The proposed driveway will allow for offsite parking. The setback allows light and air to the neighboring property.

Mr. McIntyre moved to Crystal Lake about 20 years ago. They found this house and purchasing it was a dream come true. They love the lake life and want to live here full time. The biggest obstacle to living here is storage. The house was constructed in 1920 and has no basement and no attic. They showed pictures of the lot. It is bigger than other lots since a center lot was divided by two brothers and part was added to this lot and part was added to the neighbor lot. The setback will be setback similar to the neighbor's house.

Mr. Nugent showed the rendering with the massing. He showed the exhibit if it met the setback how close it would be to the front of the house.

Mr. Greenman opened the public hearing. There being no one to speak, he closed the public hearing and turned it over to staff.

Staff provided the summary of the request and highlighted the findings of fact for the variation.

Ms. Repholz said it is importation to note what precedent is being set with these variations. She appreciated that they can delete two ugly structures and put in one well sized structure. She asked if the upstairs will be finished. Mr. McIntyre said it will be attic storage.

Ms. Mason said she appreciates the visuals and the background information. She does not have any other questions.

Mr. Gronow asked if it is setback in line with the neighbor's garage. Mr. McIntyre said he did not measure but it is pretty close. Mr. Gronow asked if it was higher than the neighbor's. The rendering showed it would be about the same height. Mr. Nugent said it should be about the same height.

Ms. Teetsov said a lot of people walk in this neighborhood. She appreciates that the brick knee wall was extended around the sides and the windows on the sides. The structure will look nice. Mr. Nugent said they carry the character around on all sides. Ms. Teetsov likes that there will be extra parking.

Mr. Smith said the project is beautiful. He asked about the footprint of the house. Mr. McIntyre said it is about 1,000 square feet. The garage would be larger than the house. He noted the improvements look close to the 50% limit. He said it will be difficult to expand the house in the future since the garage and drive are so large.

Mr. Skluzacek asked if there would be heat or plumbing in the structure. Mr. McIntyre said there will be heat in the main portion, but not above and water. They need to replace the sanitary line as it runs through this area and they do not want any problems in the future so it will be a new relocated line.

Mr. Greenman appreciated the detailed report. He said that when they go to the City Council they should reiterate how they meet the Findings of Fact. He said the hardships are from the front yard being the lake side, the average setback and the non-conforming lot.

Mr. Smith made a motion to approve 2024-224 the Simplified Residential Variation to construct a two-story garage addition to the street side of the home, extending 19.2 feet into the required 49.2-foot street side setback at 751 with the following conditions

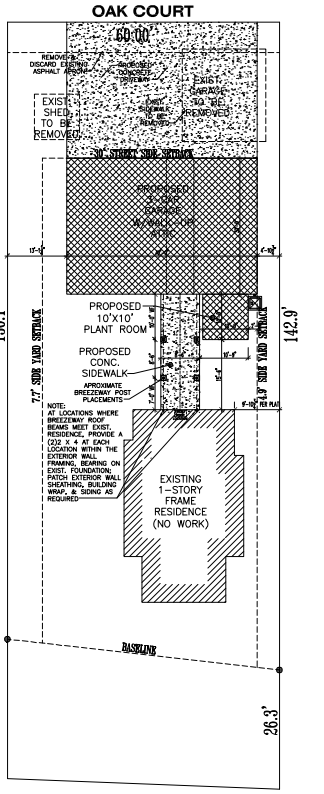
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

3. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering Department, Community Development Department and the City's Stormwater Consultant.

Mr. Gronow seconded the motion. On roll call vote Members Greenman, Gronow, Mason, Repholz, Skluzacek, Smith, and Teetsov voted aye. Motion passed.

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, IL 60014



SITE PLAN (A000) 1"=10'-0"

GENERAL SITE 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. UTILITY INFORMATION PROVIDED BY OTHERS
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

SCOPE OF WORK:

1. REMOVE & DISCARD EXISTING DETACHED FRAMED GARAGE & SHED
2. REMOVE EXISTING ASPHALT DRIVEWAY PROVIDE NEW CONCRETE DRIVE AS INDICATED ON SITE PLAN
3. CONSTRUCT NEW (640 SF. 24'-0"x26'-8") DETACHED FRAMED GARAGE W/ 4/12 PITCH ATTIC & ATTACHED PLANT ROOM. ELECTRIC & WATER SERVICES SHALL BE EXTENDED FROM EXISTING RESIDENCE
4. CONSTRUCT COVERED BREEZEWAY BETWEEN NEW GARAGE & EXISTING RESIDENCE

CITY OF CRYSTAL LAKE PROJECT NOTES:

1. PROVIDE SILT FENCE DOWNSTREAM OF ANY NEIGHBORING PROPERTIES BEFORE EXCAVATION
2. ALL SPOILS SHALL BE REMOVED FROM SITE
3. A SEPARATE BUILDING PERMIT SHALL BE REQUIRED FOR DRIVEWAY ALTERATIONS PRIOR TO COMMENCING WORK
4. ALL PROJECTIONS BETWEEN LESS THAN 5 FT FROM PROPERTY LINE SHALL BE 1-HOUR FIRE RATED OR CONSTRUCTED OF FIRE RETARDANT MATERIALS - WILL BE FIELD VERIFIED
5. NO PROJECTIONS ALLOWED LESS THAN 0FT FROM PROPERTY LINE WILL BE FIELD VERIFIED
6. HEADER FOR GARAGE SERVICE DOOR SHALL BE (2) 2 X 4 - WINDOW HEADER SHALL BE (2) 2 X 6
7. THE EXISTING GARAGE SHALL BE REMOVED BEFORE THE NEW GARAGE IS ERECTED
8. ALL RAFTER TO TOP PLATE CONNECTIONS SHALL BE CONNECTED WITH HURRICANE CLIPS PER CITY OF CRYSTAL LAKE AMENDMENT
9. 1 X 4 COLLAR TIES SHALL BE PROVIDED @ 48" O.C. IN UPPER 1/3 OF ATTIC SPACE
10. THE USE OF NONMETALLIC SHEATHED CABLE IS PROHIBITED PER CITY OF CRYSTAL LAKE AMENDMENT
11. ALL ELECTRICAL OUTLETS IN GARAGE SHALL BE GFCI PROTECTED
12. ALL UNDERGROUND WIRING SHALL COMPLY WITH THE 2017 NEC & BE INSPECTED PRIOR TO BEING CONCEALED
13. IF MORE THAN ONE CIRCUIT IS SUPPLYING POWER TO THE GARAGE, A DISCONNECT SHALL BE INSTALLED WITH TWO GROUND RODS, 6FT APART
14. REQUIRED DURING CONSTRUCTION: FOOTING/SLAB, ELECTRIC TRENCH, ROUGH FRAMING & ELECTRIC, DRIVEWAY BASE, FINAL INSPECTION

LOT COVERAGE CALCULATIONS

LOT AREA: 10,080.0 SF	
MAX. IMPERVIOUS:	5,042.65 SF (50%)
PROPOSED IMPERVIOUS:	4,824.7 SF (47.8%)
MAX. BUILDING COVERAGE:	4,034.12 SF (40%)
PROPOSED BUILDING COVERAGE:	2,361.81 SF (23.5%)

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100 FOUNDATION PLAN
A101 FLOOR PLANS
A200 ELEVATIONS
A300 BUILDING SECTIONS, CONSTRUCTION SPECIFICATIONS
A301 ROOF PLAN, TYPICAL DETAILS
E101 ELECTRICAL PLANS

DESIGN LOADING VALUES:

ROOF 20 PSF LIVE LOAD (SNOW) / 20 PSF MIN FOR 0-28 FT. HEIGHT
CEILING 20 PSF LIVE LOAD / 20 PSF MIN FOR 0-28 FT. HEIGHT
FLOOR 40 PSF LIVE FOR EXTERIOR BALCONY / 30 PSF MIN FOR 29 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, BOOKS, STAIRS / SOIL: 2000 PSF (CONTRACTOR RESPONSIBLE TO VERIFY)

CONCRETE /MASONRY NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- FOUNDATION REINFORCING TO BE (2)#4 AT 12" FROM TOP & BOTTOM OF WALL
- ALL FOUNDATION WALLS WITH FULLY UNBALANCED BACKFILL TO BE A MINIMUM OF 10" THICK
- ALL EXTERIOR BRACKET OR GRADED BASEMENT WALLS: BASE 8" (CMU W/ 2 CELLS REINFORCED) 10" (CMU W/ 2 CELLS REINFORCED) 2500 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTERIOR CONCRETE.
- 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 AS NEEDED TO PROVIDE 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 OPENS, SPACE OR BUILDING PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS NEEDED.
- PROVIDE SOIL BEARING CAPACITY TO BE MINIMUM VERIFICATION OF EXISTING STRUCTURES AND DEPTH OF EXISTING FOUNDATION WALLS.
- MASONRY MORTAR TO BE TYPE S.

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 ADDITIONS TO MATCH EXISTING.
- FOR HORIZONTAL TOP OF WINDOWS 6'-4" (76") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
- FOR 16'-0" PLATES, TOP OF WINDOWS @ 15'-10" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 9'-0" PLATES, TOP OF WINDOWS @ 8'-10" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 8'-0" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- ALL WINDOWS ARE ACCESSIBLE TO EGRESS OPENING, SEEING IN TEXT AND NOTES
- EXAMPLE: 2000 - 5'-0" X 5'-0" TO BE NET WIDTH 7" OR CROSSED.
- PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- VERIFY ALL EXISTING HEADERS SHOWN REMAINS WILL BE BOXED/KEPT AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW 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 WITH NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR.
- ALL NEW FENESTRATIONS SHALL HAVE A WINDOW U-VALUE AS FOLLOWS:
- WINDOWS & DOORS: U=0.30
- SKYLIGHTS: U=0.55 - ALL SKYLIGHTS SHALL BE GLAZED WITH INSULATED GLASS UNITS OR SHADED WITH TEMPERED GLASS

STRUCTURAL NOTES:

- PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
- ALL INTERIOR PARTITIONS 3/8" (2 X 4 WOOD) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 2 X 6 STUD @ 16" O.C. SHEATHING.
- ALL EXTERIOR WALLS W/ MASONRY VENEER = 10" (2 X 6 STUDS W/ 1/2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
- ALL EXTERIOR WALLS W/ MASONRY VENEER = 12" (2 X 6 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
- ALL EXTERIOR DIMENSIONS ARE DIMPLED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO CONCRETE WITH EXTERIOR OF FOUNDATION EDGE DIMENSIONS ARE NEVER DIMPLED TO NON-SIDE MASONRY VENEERS, BUT ARE DIMPLED AS A TYPE OF EXTERIOR SIDING/CLADDING/ETC. TO BE A 16 OR 8 STRUCTURAL STEEL BEAMS TO BE W =>33
- PROVIDE (3" X 3½" X ¼") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" MAX. W/ MASONRY VENEER ABOVE.
- PROVIDE (4" X 4" X ½") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" MAX. W/ MASONRY VENEER ABOVE.
- PROVIDE (7" X 4" X ½") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 7'-0" MASONRY VENEER ABOVE.
- PROVIDE (8" X 4" X ½") ST. ANGLE L.L.V. ABOVE 18'-0" & 16'-0" WIDE OVERHEAD DOORS W/ MORE THAN 7'-0" MASONRY VENEER ABOVE.
- ALL FOUNDATION WALLS SHALL BE DAMPPROOFED AND INSULATED PER CODE.
- SEE FOUNDATION SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SIMS FOR A COMPLETE INSTALLATION.
- SEE FLOOR PLANS NOTES TO BE CONNECTED WITH (4) #5 BOLTS @ 32" O.C. AND (2) @ EACH END.
- ALL STEEL BEAMS & PLATES TO BE PAINTED W/ RUST INHIBITIVE PAINT.
- ALL BEAMS, LINTELS & RAFTERS TO BE SPF #1/2 (UNLESS OTHERWISE NOTED).
- ALL HEADERS TO BE (2) 2 X 12 SPF #1/2 (UNLESS OTHERWISE NOTED).
- THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY CROSS 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 "TRUSSED" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING
- [ ] = (1) STUD IN INTERIOR PARTITIONS W/ GYP. SHEATHING
- [ ] = (2) STUDS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- [ ] = (3) STUDS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL POSTS SHALL BE SOLID SAWN MEMBERS OF SIZE SHOWN UNLESS OTHERWISE NOTED.
- ALL 2 X 4 INTERIOR PARTITION WALLS SHALL BE SPACED @ 16" O.C. WITH 2 STUD CORNERS, ADD 2 X 4 HORIZONTAL BLOCKING, SAME HEIGHT AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. PROVIDE BLOCKING AROUND OPENINGS AND TO STUDS.
- HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
- PROVIDING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS.
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT CURTAIN DROP CEILINGS AND SOFFITS.
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE 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 WITHIN KITCHEN COUNTERTOP TO BE GFI @ A MINIMUM OF 12".
  - ** = ALL OUTLETS WITHIN 10'-0" OF ANY SINK OR WATER FIXTURE TO BE GFI.
  - ** = ALL OUTLETS IN GARAGE TO BE GFI.
- ALL ELECTRICAL WORK SHALL COMPLY WITH AND BE INSPECTED BY THE REMODELING OR ADDITION ARE INSTALLATIONS, REPAIRS, MODIFICATIONS OR ADDITIONS AS NEEDED TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
- WHEN REMODELING OR EXISTING RESIDENCE, ALTERATIONS, REPAIRS OR MODIFICATIONS THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & ORDINANCE AS REQUIRED FOR A NEW BUILDING.
  - ** = (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR IN EACH FLOOR LEVEL
  - ** = (1) SMOKE DETECTOR IN EACH BEDROOM
  - ** = (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/OPENING
- ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
- VERIFY THAT ALL PLUGS ARE NOT MORE THAN 5'-6" (66") FROM FLOOR TO BE MIN. MORE THAN 6'-6" FROM AN OUTLET.
- ALL OUTLETS SHALL BE TAMPER RESISTANT.
- ALL 15 & 20 AMP, 125 VOLT RECEPTACLES IN LOCATIONS SUPPLYING A COUNTER-TOP, OR SURFACES SUPPORTING A CEILING FAN, RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" AS MEASURED HORIZONTALLY OFF THE NEAREST EDGE OF THE CLOSET SHELVING.
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" AS MEASURED HORIZONTALLY OFF THE NEAREST EDGE OF THE CLOSET SHELVING. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES MAY BE INSTALLED IN A CLOSET IF THERE IS A MIN. CLEAR VERTICAL DISTANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST SHELVING. SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
- PROVIDE GARAGE DOOR OPENERS WITH SAFETY REVERSING MECHANISM.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 36" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
- PROVIDE MIN. 24" 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 BUILDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. TO MATCH EXISTING UNLESS OTHERWISE NOTED.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

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

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 ADOPTED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
- THE ARCHITECT HAS ELECTED TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 10(G) OPTION 3, THE SEAL OF THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 19 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305].
- PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 402.2.1 & 402.2.2, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 406.2.2
- THESE PLANS COVER CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO REVISE THE ENTIRE CODE AS 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. CONSTRUCTION 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 NOTING THE ENDURED 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:

10 5 SHELVES — SHELVING
SHOWER HEAD FIXTURE — SHOWER HEAD
PRE-FAB FIREPLACE FLUE — MASONRY FIREPLACE FLUE
CEILING DETAIL DRAWING — WORK POINT
SECTION/ VIEW MARKER — ELEVATION MARKER
V.I.F. VERIFY IN FIELD
V.I.O. VERIFY WITH OWNER

ELECTRICAL SYMBOLS:

- DUPLEX OUTLET
- SWITCH
- TELEPHONE JACK
- DUPLEX OUTLET SPLIT
- DOOR OPERATED SWITCH
- TV JACK
- DUPLEX OUTLET SPLIT
- THERMOSTAT CONTROLS
- CEILING MOUNTED LIGHT FIXTURE
- CEILING FAN/LIGHT COMBO
- CEILING FAN
- ELECTRICAL RECESSED CAN LIT
- FLOOD LIGHT W/ MOTION DETECTOR
- WALL MOUNTED LIGHT FIXTURE
- WALL WASH LIGHT FIXTURE
- RECESSED FLOOD WASH CAN LIGHT
- GFCI = GROUND FAULT CIRCUIT INTERRUPTER
- CEILING LAMP W/ PULL
- PLC = WALL WASH LIGHT
- FLUORESCENT LIGHT FIXTURE
- WP = WATER PROOF

WALL TYPES

NEW FRAME WALL — NEW FOUNDATION WALL & FOOTING
EXT. 2" BRICK VENEER W/ CAVITY & WEEPS — EXPOSED FOUNDATION WALL
EXISTING WALL TO REMAIN — EXT. SIDE PLACE W/ FOIL 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 WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES IN PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR ORDERING.
- ALL NOTES SHOWN ARE TYPICAL, AND SHALL ONLY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:

- PROVIDE "AS WATER" RESIST TO ALL SUB-GRADES AND FIREPLACES.
- ALL PLUMBING SHALLED FOR PLUMBING WORKS OR SIMILAR VALVES TO BE W A 2-3 X 4 MIN. STUD WALL.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 3/4" AN CLEANOUTS.
  - MAIN GROUND WATER — SCHEDULE 40 PVC, TOP SCREW
  - MAIN GROUND WATER — TYPE L COPPER, NO LEAD SOLDER
  - MAIN GROUND WATER — TYPE K COPPER
  - BELOW GROUND WATER — TYPE K COPPER
- COLORED WRENCH AND STOCK VENT REQUIRED ON ALL PIPE VENTS.
- FULL AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING.
- TEMPERATURE RATED AT MIN. 140 DEGREES F.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
- HVAC CONTRACTOR TO VERIFY THAT DUCTWORK IS CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION. UPSIZE, REPLACE, AND TO BE DONE AS NEEDED.
- FOR ANY PROPOSED ATTIC DUCTWORK, PROVIDE A SMOKE DETECTOR, PROVIDE FLOOR GRIDS WITH PAN & AUTO SHUT OFF DEVICE (FOR GRIDS BASE UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE REQUIRED BY LOCAL CODES AND ORDINANCES.
- ALL DUCTWORK SHALL BE SEALED WITH MASTIC AND TAPE.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
- PROVIDE MIN. 24" DEEP X 30" WIDE X 36" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

ARCHITECT'S CERTIFICATION

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

Scott Tobin
001-018291 11/30/24 10/9/2024
Cert. No. Exp. Date

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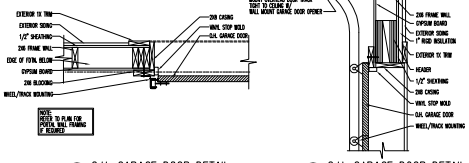
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ISSUE	DATE
PRELIMINARY SET	10/9/24
PRELIMINARY SET	10/30/24
PERMIT SET	11/30/24
REVISED PER COMMENTS	12/23/24
REVISED PER COMMENTS	2/3/25
REVISED PER COMMENTS	2/20/25

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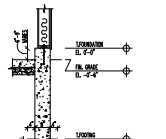
SITE PLAN
DRAWING INDEX
GENERAL NOTES

Job Number: 24090
Sheet Number: A000
File No. 24090000

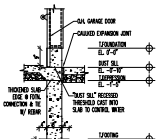


4B/A101 O.H. GARAGE DOOR DETAIL
TOP VIEW
2X6 FRAME WALL
1"=1'-0"

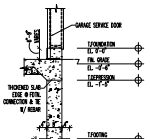
5B/A101 O.H. GARAGE DOOR DETAIL
SIDE VIEW
2X6 FRAME WALL
1"=1'-0"



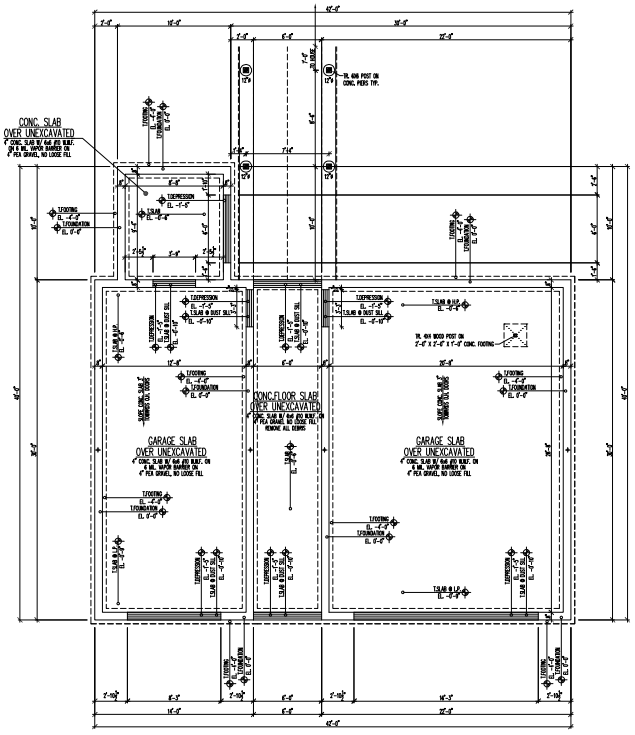
7D/A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE
1/2"=1'-0"



7D/A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE
@ GARAGE DOOR
1/2"=1'-0"



7D/A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE
@ SERVICE DOOR
1/2"=1'-0"



4C/A100 FOUNDATION PLAN
1/4"=1'-0"

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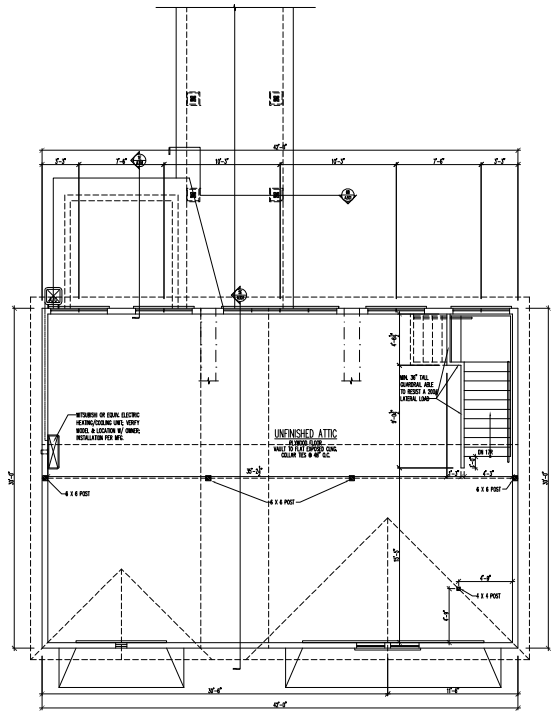
FOUNDATION PLAN

Job Number
24090
Sheet Number
A100

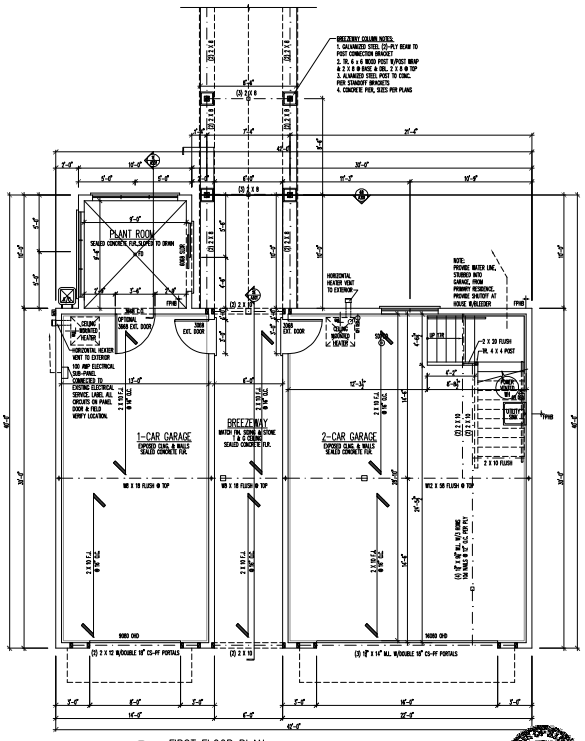
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WALL BRACING NOTES:

- ENTIRE STRUCTURE TO BE CONTINUOUSLY SHEATHED WITH ½" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS IN SHEET A300 (BRACING METHOD: "CS-WSP")
- "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
- REQUIRED FASTENERS FOR "CS-WSP" = 8D COMMON NAILS SPACED 4" 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" (G) = 1-½" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- REQUIRED FASTENERS FOR "GB" (N) = 1-¾" NAILS OR 1-¾" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- "ABW" = ALTERNATE BRACED WALL PANEL
- "PFG" = PORTAL FRAME @ GARAGE DOOR
- "PFH" = PORTAL FRAME WITH HOLD DOWNS
- "SWB" = SIMPSON STEEL STRONG WALL
- "WSP" = SIMPSON WOOD SHEAR WALL
- SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS



NE A101 SECOND FLOOR PLAN 1/4"=1'-0"



NE A101 FIRST FLOOR PLAN 1/4"=1'-0"

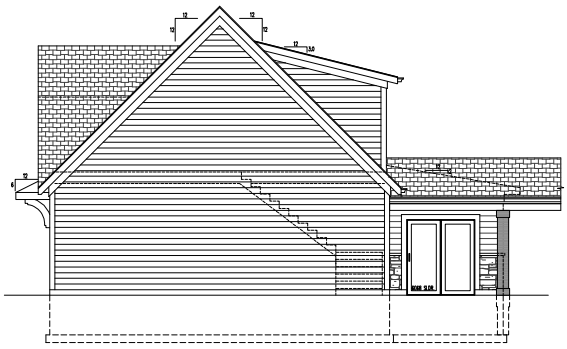
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FLOOR PLANS

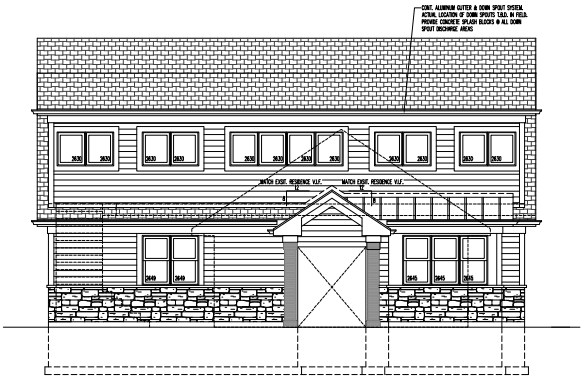
Job Number: 24090
Sheet Number: A101

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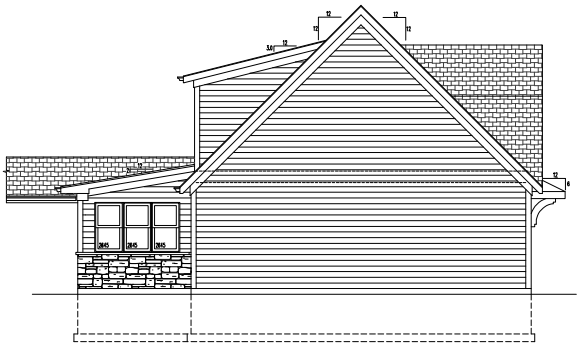
1C / A200 RIGHT ELEVATION

1/4"=1'-0"



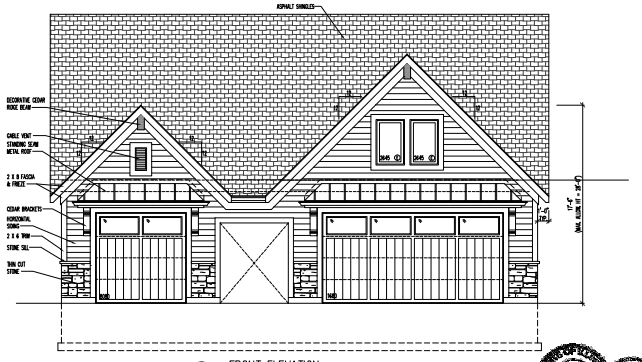
2C / A200 REAR ELEVATION

1/4"=1'-0"



3C / A200 LEFT ELEVATION

1/4"=1'-0"



4C / A200 FRONT ELEVATION

1/4"=1'-0"

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ELEVATIONS

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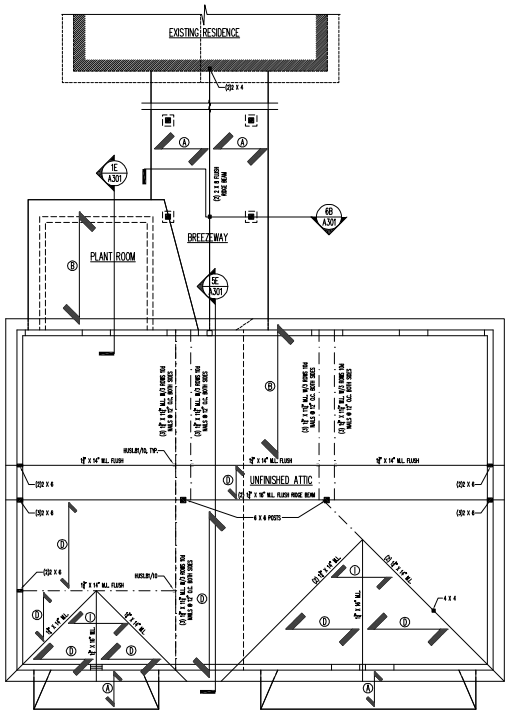
NO.	DESCRIPTION	DATE
1	PRELIMINARY BOARD REVIEW	6.30.09
2	PRELIMINARY BOARD REVIEW	8.25.09
3	PLANNING & ZONING	9.30.09
4	PLANNING & ZONING	10.28.09
5	PLANNING & ZONING	12.2.09

REVISIONS

Job Number
24090

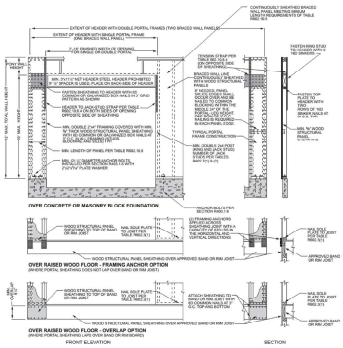
Sheet Number
A200

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ROOF STRUCTURAL SPECIFICATIONS		NOTES
Ⓐ = 2 X 6 RAFTERS @16" O.C.	Ⓘ = 2 X 6 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" 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.	FIRE ZONE ENTERED AS NEED 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	
Ⓔ = 2 X 4 CEILING JOISTS @16" O.C.	Ⓜ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
Ⓕ = 2 X 6 CEILING JOISTS @16" O.C.	Ⓝ = PRE-ENGINEERED SCISSOR TRUSSES AS NOTED	
Ⓖ = 2 X 10 CEILING JOISTS @16" O.C.	CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
Ⓗ = 2 X 12 CEILING JOISTS @16" O.C.	Ⓞ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
HL = 1 3/4" LVL HEADER LVL LB = 1 3/4" LSBE LOAD BEARING LVL BB = 2X6 BUILT UP POST – BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	GR = OVER GABLE ER = EXTENDED RIDGE UB = UNDER BUILD CT = UNDER TRUSS	GR = DOUBLE RAFTER EV = EXTENDED VALLEY EH = EXTENDED HIP
		PROVIDE SIMPSON "H2.5A" HURRICANE CLIPS @ EACH RAFTER

5C A300 ROOF PLAN & STRUCTURAL NOTES 1/4"=1'-0"



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4

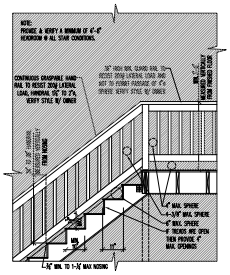
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

6C A301 IRC PORTAL DETAIL

CS-PF [CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION] 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.



6C A300 TYPICAL STAIR & RAIL DETAIL 1/2"=1'-0"

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TYPICAL STAIR & RAIL DETAILS.
ROOF VENT SCHEDULE.
PORTAL FRAME DETAIL.

REVISIONS	
1	2-3-10
2	2-25-10
3	3-15-10
4	3-30-10
5	4-23-10
6	

ISSUE DATE
PRELIMINARY SET 2-3-10
PERMIT SET 2-25-10
REVISED PER CITY COMMENTS 3-15-10
REVISED PER CITY COMMENTS 3-30-10
REVISED PER CITY COMMENTS 4-23-10

Job Number
24090

Sheet Number
A300

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION:
ROOF VENTS PER ELEVATIONS
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)
7/16" EXT. GRADE STRUCTURAL PANEL SHEATHING
(SEE ROOF PLAN FOR ROOF STRUCTURE)
1 X FASCIA PER ELEVATIONS
ALUMINUM SOFFITS W/ CONTINUOUS VENTS
1 X FRIEZE BD. PER ELEVATIONS

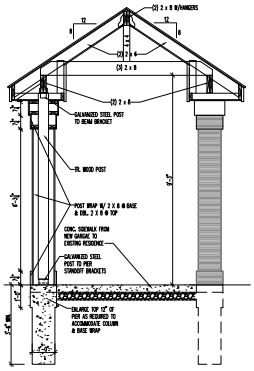
TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 4 STUDS @16" O.C. PER PLAN

TYPICAL WOOD FLOOR CONSTRUCTION:
FINISH FLOORING PER PLANS
3/4" THK PLYWOOD SUBFLOOR GLUED AND NAILED (TYP)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS

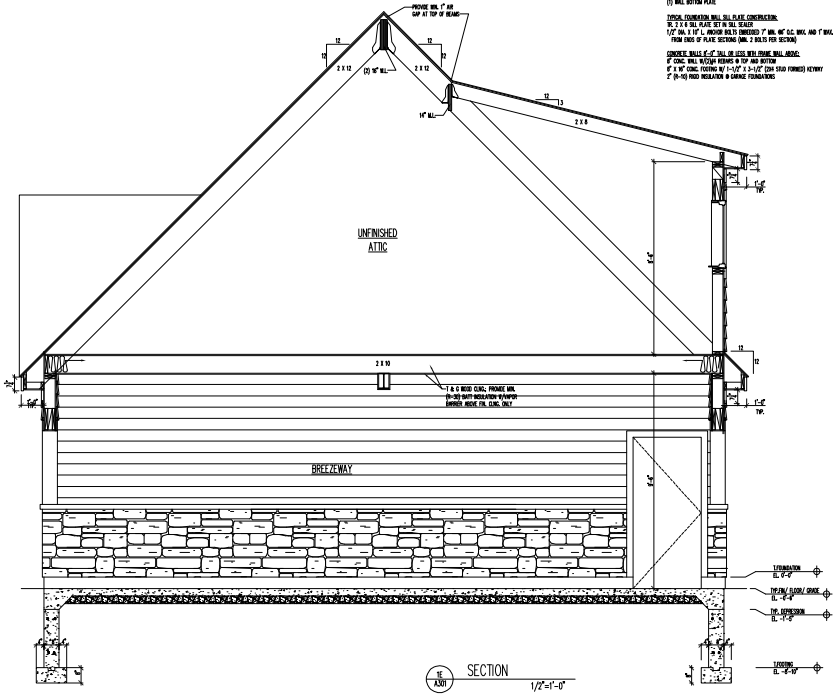
TYPICAL INTERIOR FRAME WALL CONSTRUCTION:
1/2" GYP. BD.
2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)
(2) WALL TOP PLATES
(1) WALL BOTTOM PLATE

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:
1E, 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)

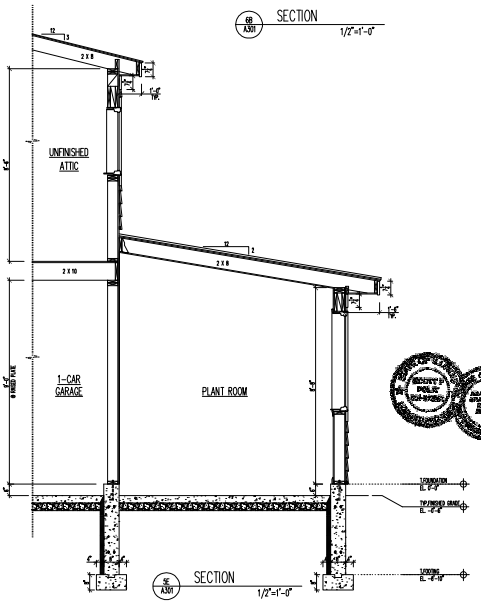
CONCRETE WALLS 6'-0" TALL OR LESS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ (~1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
2" (R-10) ROD INSULATION @ GARAGE FOUNDATIONS



6/8 A301 SECTION 1/2"=1'-0"



5/8 A301 SECTION 1/2"=1'-0"



5/8 A301 SECTION 1/2"=1'-0"

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A.L.A. Architects & Planners, Inc.

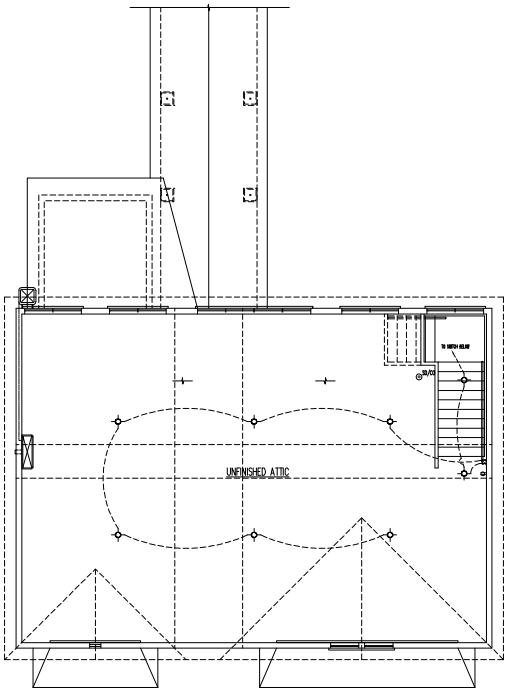
NO.	DESCRIPTION	DATE
1	PRELIMINARY PERMIT SUBMITTAL	12-31-09
2	PERMIT SUBMITTAL	1-15-10
3	PERMIT REVISIONS	2-23-10
4	PERMIT REVISIONS	3-15-10
5	PERMIT REVISIONS	4-23-10
6	PERMIT REVISIONS	5-25-10
7	PERMIT REVISIONS	6-22-10
8	PERMIT REVISIONS	7-22-10

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTIONS
TYPICAL DETAILS

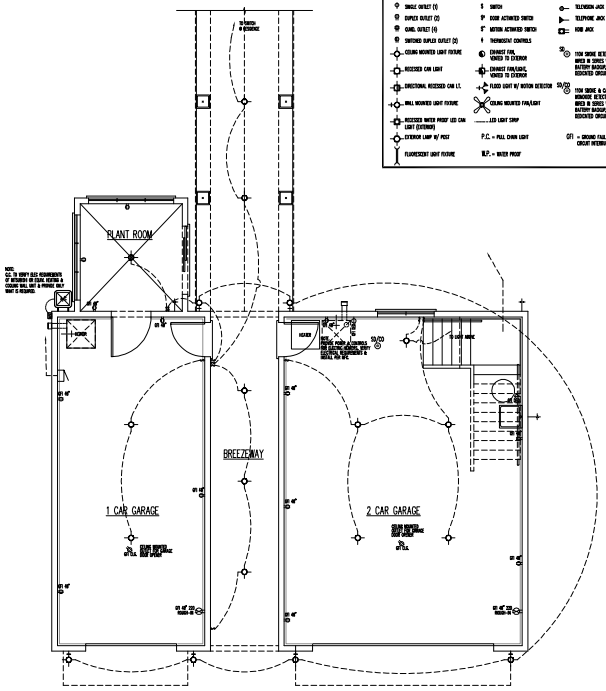
Architects & Planners, Inc.
(T) Telephone 815.459.6600 (F) Telephone 815.459.6601
3600 Illinois Road, Ste. 176
Fort Wayne, IN 46804
49 Central St.
Crystal Lake, IL 60014
990 W. Main St.
Suite 1
Woodstock, IL 60098
170 E. Roselle Rd.
Wood Dale, IL 60191

Job Number: 24090
Sheet Number: A301



2E/E101 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



1E/E101 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

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
- S SWITCH
- D DOOR ACTIVATED SWITCH
- M 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
- TELEVISION JACK
- TELEPHONE JACK
- DATA JACK
- 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, PEAK OR BOOSTED CIRCUIT
- 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO. WIRED IN SERIES W/ BATTERY BACKUP, PEAK OR BOOSTED CIRCUIT
- GFI = GROUND FAULT CIRCUIT INTERRUPTER

MCINTYRE RESIDENCE
251 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

ELECTRICAL PLANS

Architects & Planners, Inc.
(T) Telephone 815.459.6600 (W) Telephone 262.542.6600
300 Illinois Road, P.O. Box 1176
Crystal Lake, Illinois 60039-1176
969 Main St.
Lake Geneva, WI 53147
370 E. Rhodes Ave.
Waukesha, WI 53186
40 Grand St.
Cary, IL 60013

Job Number
24090

Sheet Number
E101

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Moving west to east along Oak to view street frontage of homes and detached garages. Ending at Subject Property.




Google


N Shore Dr
Google


k Ct
Lake, Illinois
oogle Street View
See more dates


l Lake, Illinois
oogle Street View
22 See more dates
759

Subject Property



Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Sign Variation for a wall mural

Petitioner: Chris MacInnes, owner
5333 Northwest Highway

Recommendation: City Council Discretion:
A. Motion to approve an Ordinance with the recommended conditions for the variations as requested.
B. Motion to deny the variation request.

Staff Contact: Kathryn Cowlin, Director of Community Development
Darrell Moore, Assistant City Planner

Background:

- The subject property is the location of the petitioner's cabinetry and roofing businesses.
- The petitioner commissioned a 10' x 54' mural for the west wall of the building on the subject property. After its completion, the petitioner was informed by the City that the mural required a sign permit.
- Due to the size of the mural, a sign permit cannot be issued until a sign variation is granted.

Analysis:

- Stand-alone buildings are permitted up to 150 square feet of wall signage, with no wall exceeding 75 square feet. Two existing wall signs referencing the businesses in the building are on the north and east facades and total 80 square feet.
- The Unified Development Ordinance classifies murals as a type of sign. The petitioner is requesting a sign variation for a mural installed on the west wall measuring 10' x 54', or 540 square feet. Together, with the existing signs, the total sign area being requested is 620 square feet.
- The mural was painted onto smooth white metal panels that were affixed to the corrugated metal building.
- Other businesses with large murals include The Lucky Brake, which has an approximately 490 square feet mural dating back to the 1980s, and Wee Little Paws (6110 Lou Ave.), which received a sign variation to allow 950 square feet of signage in 2022.

The City Council can grant a variation from the requirements of the Ordinance to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the Ordinance and where the following standards are met:

A. The proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship.

B. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not by itself, or with other signs, contribute to the creation of a visual distraction which may lead to personal injury or a substantial reduction in the value of the property.

C. The proposed variation is in harmony with the intent, purpose and objectives of the Ordinance.

If a recommendation of approval is made, the following conditions are suggested:

1. Approved plans, as approved by the City Council:
   A. Application (MacInnes, received 02/24/25)
   B. Sign Photos (MacInnes, received 02/24/25)

2. The mural painting shall be maintained in good condition.

3. The mural may not be replaced or significantly altered unless a new sign variation is first granted, or it is otherwise in compliance with the Unified Development Ordinance.

4. The existing building signage shall be allowed to be maintained or replaced as long as their current sizes of 40 square feet each are not exceeded, or it is otherwise in compliance with the Unified Development Ordinance.

Votes Required to Pass: Simple majority vote



Facing East on NW Hwy (Oct. 2022)



Facing Southeast on NW Hwy (Oct. 2022)



Facing Southeast, after mural installed



PIQ Map
5333 Northwest Highway



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIGN VARIATION FOR DULCEDO/CJM ROOFING AT 5333 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-025) before the City of Crystal Lake, the Petitioner has requested a sign variation to allow a 540 square-foot wall mural in addition to the existing 80 square feet of signage for two businesses, Dulcedo and CJM Roofing, at 5333 Northwest Highway; and

WHEREAS, a hearing of the request was held before the City of Crystal Lake City Council on March 4, 2025 in the manner and in the form as prescribed by Ordinance and Statute; and

WHEREAS, as a result of said hearing, the City Council made a motion to approve the sign variation as requested; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the sign variation be granted as requested,

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

Section I: That a sign variation be granted to allow a 540 square-foot wall mural on the west wall of the building on the subject property in addition to the existing 80 square feet of existing signage on the north and east walls, for a total of 620 square feet of wall signage for the building at 5333 Northwest Highway (19-09-200-013), Crystal Lake, Illinois.

Section II: Said sign variation is approved with the following conditions:

1. Approved plans, as approved by the City Council:
   Application (MacInnes, received 02/24/25)
   Sign Photos (MacInnes, received 02/24/25)

2. The mural painting shall be maintained in good condition.

Draft

3. The mural may not be replaced or significantly altered unless a new sign variation is first granted, or it is otherwise in compliance with the Unified Development Ordinance.

4. The existing building signage shall be allowed to be maintained or replaced as long as their current sizes of 40 square feet each are not exceeded, or it is otherwise in compliance with the Unified Development Ordinance.

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 the sign variation 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 4th day of March, 2025.

Draft

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
, City Clerk

Passed: March 4, 2025
Approved: March 4, 2025

City of Crystal Lake
Sign Variation Application

IMPORTANT: Please submit a completed application along with sign details and a $100 application fee to the Planning and Economic Development Department. The application must be submitted by Friday, two weeks prior to the intended Council meeting. City Council meetings are held the first and third Tuesdays of each month.

Property Address: 5333 NW HWY Crystal Lake, IL 60014

Petitioner Information	***Sign Owner Information (if different)***
Name: Chris MacInnes	Name:
Address: 5333 NW HWY	Address:
Crystal Lake, IL 60014	
Telephone: [redacted]	Telephone:
Email: chris@cjmroof.com	Email:

Sign Details

Type of Sign: ☐ Wall ☐ Free Standing ☑ Other: Mural

Illumination Type: ☐ Non-illuminated ☐ Internally Illuminated ☐ Externally Illuminated

Prior to requesting a variation, please make all reasonable efforts such as utilizing color, lettering legibility, contrast, illumination or graphic composition to increase the reading effectiveness of the proposed sign within the requirements of the Ordinance.

Variation Requested: To allow the mural comissioned by a Chicago artist to be kept in its size & location on the side of my building.

Variations can only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the Ordinance. Please indicate how the following standards are met:

1. Unique Hardship: Explain how the proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship The hardship is in that the City does not have a mural program at this time. This eliminates the possibility to seperate murals from the sign ordinance & definition.

2. Not harm public welfare: The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property Murals have a great benefit to Community. The art can inspire creativity, beautify a public space, Make a space feel safer, create pride in the community & make people feel Happier.

3. Consistent with Intent: The proposed variation is in harmony with the intent, purpose, and objectives of the Ordinance The intent from the beginning was to beautify the side of a building & inspire happiness & creativity. This mural was not intended to be a sign.

Signatures

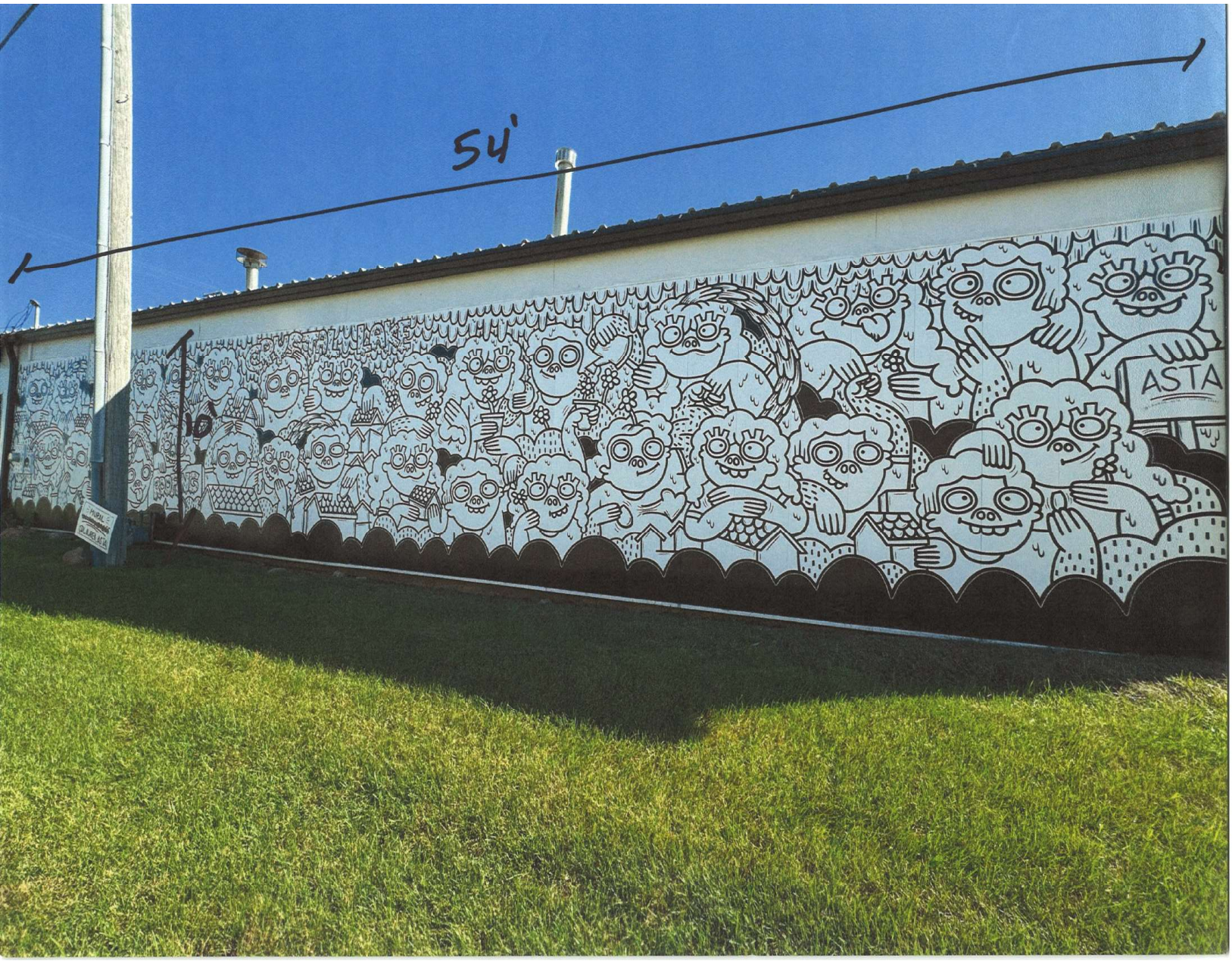
Petitioner: Print and Sign name (*if different from owner*) Date:

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

Christopher J MacInnes 2/17/25

Property 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.


54'
10'
ASTA


Dulcelo

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development Amendment and Final Plat of Subdivision for a portion of the Water's Edge development

Petitioner: Adam Bell, Core Waters Edge Retail, LLC

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Final Planned Unit Development Amendment and Final Plat of Subdivision for the first phase of commercial in Water's Edge at 5689 Northwest Highway

Staff Contact: Kathryn Cowlin, Director of Community Development

---

Background:

- Request: The petitioner is seeking Final Planned Unit Development Amendment and Final Plat of Re-Subdivision.
- Land Use: The Comprehensive Land Use map shows the area as Mixed-Use. This is the appropriate land use designation for the property.
- Zoning: The site is zoned B-4 Mixed-Use Business PUD.
- The project proposal remains consistent with the August 15, 2023 Final PUD plans in regards to land uses.

Key Points:

GENERAL:

- The petitioner is proposing to lengthen the front commercial building and add parking in the front along the building. Previously, parking was only along the perimeter of the site.
- The previously approved pick-up window and drive lane has not changed.
- Outdoor seating is provided for the two restaurant tenants on the Northwest Highway side of the building at both corners.

- The project is being phased due to an existing tenant in the rear building. The proposed building will be constructed and parking is provided as shown.
- It is anticipated that in the spring the developer will come before the PZC and City Council for a PUD Amendment for the new rear commercial building and followed by the sit-down restaurant adjacent to the proposed building.

ARCHITECTURE:

- A commercial pattern book has been established with the July 19, 2022 Preliminary PUD approval that outlines requirements for building materials and building articulation to complement Three Oaks Recreational Area and the residential area.
- The petitioner has proposed to utilize building materials that would complement the buildings within the development and Three Oaks Recreation Area. The materials include stone, brick and fiber cement siding. The natural building materials would be high quality materials and create an overarching unified look with individual treatments amongst the varying land uses.
- The petitioner has updated the elevations to add the recommended knee wall to the middle tenant unit. The elevations in the packet reflect the update.

FINAL PLAT OF RESUBDIVISION:

- The Water's Edge Plat of Subdivision had three commercial lots for west side of Water's Edge Boulevard.
- In order to accomondate the phasing plan, the commercial area is being replatted to have four lots.

PZC Highlights:

- There was a discussion on the phasing of the commercial lots and timing.
- The PZC stated that the Findings of Fact had been met.

The PZC recommended **approval (7-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
   C. Site Plan NWC Retail (Manhard Consulting, dated 02/04/2025)
   D. Final Landscape Plan NWC Retail (Manhard Consulting, dated 01/15/2025)
   E. Elevations (PFDA Architects, Inc. dated 02/07/2025)

2. Work with city staff on final plantings on the revised landscape plan.

3. Provide a brick knee wall for the center unit.

4. Ensure the Commercial Area Design Standards below are met:
   A. Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
   B. Wood tone material must make up 20% of the exterior building material.
   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.

5. Work with city staff to finalize easement locations on the plat of resubdivision.

6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding Waters Edge Commercial Project. Please check one of the choices and sign below.

X 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: 2/24/2025
Signature MANAGER

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
   C. Site Plan NWC Retail (Manhard Consulting, dated 02/04/2025)
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6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

PIQ

5689 Northwest Hwy



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND FINAL PLAT OF SUBDIVISION AT 5689 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-09) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development Amendment and Final Plat of Subdivision for the first phase of commercial in Water's Edge at 5689 Northwest Highway; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on January 31, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on February 19, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment; and

WHEREAS, on February 19, 2025, 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 Final Planned Unit Development Amendment and Final Plat of Subdivision be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development Amendment and Final Plat of Subdivision be issued as requested in said Petition.

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

Section I: That a Final Planned Unit Development Amendment and Final Plat of Subdivision at 5689 Northwest Highway (19-09-127-001, 19-09-127-002 and 19-09-127-003), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
   C. Site Plan NWC Retail (Manhard Consulting, dated 02/04/2025)

Draft

D. Final Landscape Plan NWC Retail (Manhard Consulting, dated 01/15/2025)

E. Elevations (PFDA Architects, Inc. dated 02/07/2025)

2. Work with city staff on final plantings on the revised landscape plan.
3. Provide a brick knee wall for the center unit.
4. Ensure the Commercial Area Design Standards below are met:
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   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.
5. Work with city staff to finalize easement locations on the plat of resubdivision.
6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

Draft

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Final Planned Unit Development Amendment and Final Plat of Subdivision 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 4th day of March, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

Ord. No.
File No.

ATTEST:

CITY CLERK

Passed: March 4, 2025
Approved: March 4, 2025

Draft

#2025-09
Water's Edge – Final Planned Unit Development Amendment & Plat of Subdivision
Project Review for Planning and Zoning Commission

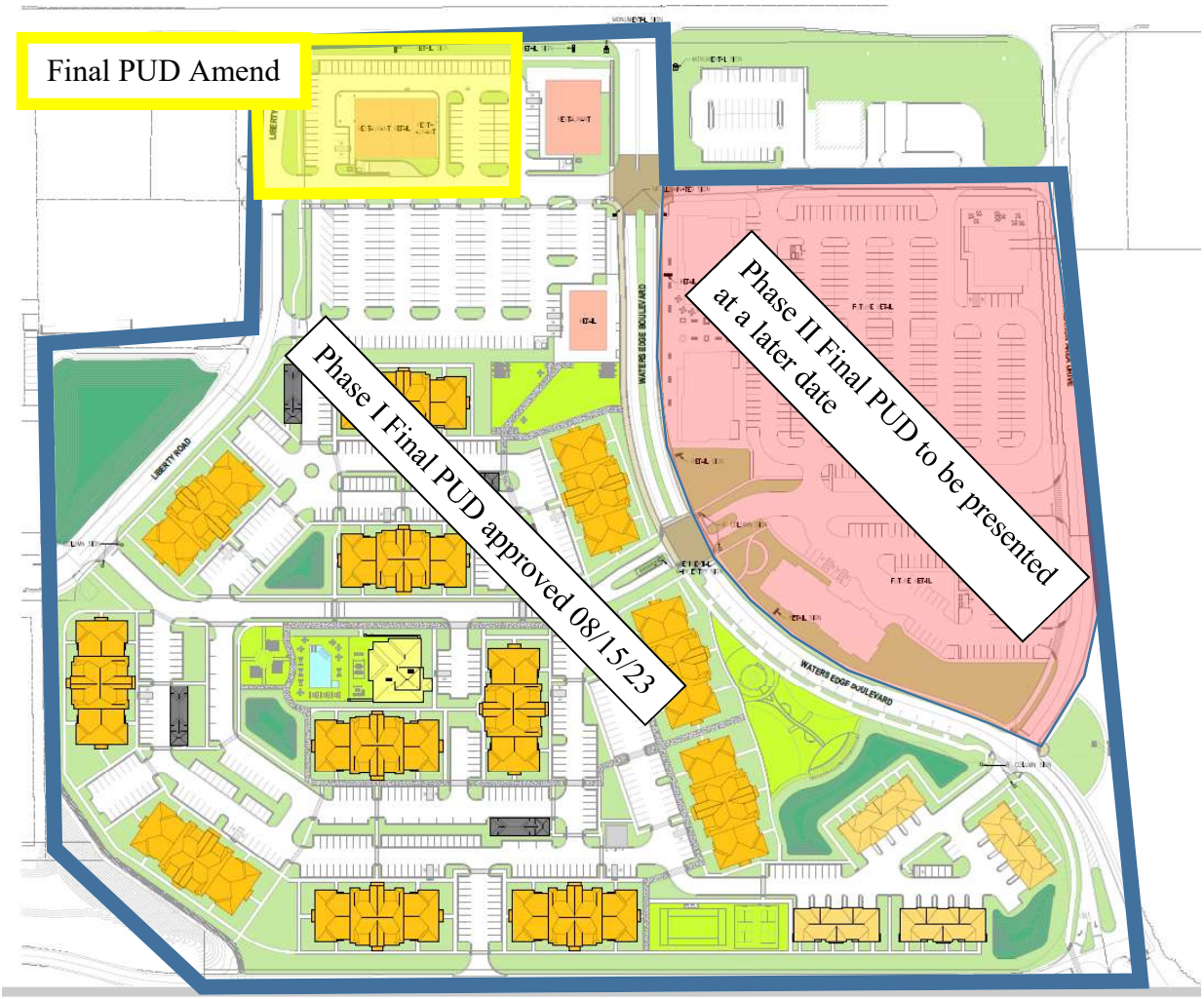
Meeting Date:	February 19, 2025
Request:	Final Planned Unit Development Amendment and Final Plat of Subdivision for a portion of the Water's Edge development.
Location:	5689 Northwest Highway
Zoning:	B-4 Mixed-Use Business PUD
Surrounding Properties:	North: B-2 – General Commercial PUD South: Manufacturing (Three Oaks Recreation Area) East: Manufacturing (Three Oaks Recreation Area) West: B-2 – General Commercial PUD
Staff Contact:	Kathryn Cowlin (815.356.3605)

Background:

- Preliminary Planned Unit Development and plat of subdivision were approved July 19, 2022 for the Water's Edge mixed-use development.
- Final PUD and plat of subdivision were approved August 15, 2023 for the west side of the boulevard which included the first phase of the commercial, 240 apartment units and 20 rental townhomes.
- Construction has commenced on the portion of the development that has received final zoning approvals. Currently, the site preparation, public infrastructure, apartment buildings and townhomes are underway.
- Following the zoning approvals for Phase 1 the development team began marketing the commercial spaces. The front commercial building has drawn interest and has three tenants reviewing final leases.

Request:

- Final Planned Unit Development Amendment and Final Plat of Re-Subdivision.
- Slight changes to the site plan are being requested and a resubdivision of the three commercial lots to make four lots.



Development Analysis:

ZONING/ LAND USES:

- The properties are all within the Three Oaks Recreation Area PUD Overlay District. Development should include features and amenities that complement the district's recreation and pedestrian-friendly character such as bike racks, sidewalks, and outdoor seating areas.
- The property was rezoned to B-4 Mixed-Use Business PUD in order to comply with the area's character, meet the standards of the Three Oaks Recreation Area PUD Overlay District and to permit the development described within the request.
- The B-4 Mixed-Use Business District is characterized by a town-center feel with a variety of uses, including hotels and convention centers, recreation and entertainment uses, transportation stops, high-density residential, and commercial and service uses.
- The project proposal remains consistent with the August 15, 2023 Final PUD plans in regards to land uses.

PROPOSED AMENDMENT:

- The petitioner is proposing to lengthen the building and add parking in the front along the building. Previously parking was only along the perimeter of the site.
- The previously approved pick-up window and drive lane has not changed.
- Outdoor seating is provided for the two restaurant tenants.
- The project is being phased due to an existing tenant in the rear building. The proposed building will be constructed and parking is provided as shown.
- It is anticipated that in the spring the developer will come before the PZC and City Council for a PUD Amendment for the new rear commercial building and followed by the sit-down restaurant adjacent to the proposed building.

LANDSCAPING:

- The amended landscape plan illustrates the required trees from the August 15, 2023 Final PUD approval.

ARCHITECTURE:

- A commercial pattern book has been established with the July 19, 2022 Preliminary PUD approval that outlines requirements for building materials and building articulation to complement Three Oaks Recreational Area and the residential area.
- The petitioner has proposed to utilize building materials that would complement the buildings within the development and Three Oaks Recreation Area. The materials include stone, brick and fiber cement siding. The natural building materials would be high quality materials and create an overarching unified look with individual treatments amongst the varying land uses.

FINAL PLAT OF RESUBDIVISION:

- The Water's Edge Plat of Subdivision had three commercial lots for west side of Water's Edge Boulevard.
- In order to accomondate the phasing plan, the commercial area is being replatted to have four lots.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Land Use Plan designates the subject property as Mixed-Use and encourages mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

7.3 Three Oaks Recreation Area and surrounding properties
Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as focal point for appropriate redevelopment along the Route 14 and Main Street corridors.

Supporting Actions: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

Success Indicators: Redevelopment of Crystal Court.

Findings of Fact:

FINAL PLAT OF SUBDIVISION
The petitioner is requesting a Final Plat of Subdivision for Water's Edge First Resubdivision. The subdivision is a reconfiguration of three commercial lots to four commercial lots.

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow changes to the site plan. 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*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
   C. Site Plan NWC Retail (Manhard Consulting, dated 02/04/2025)
   D. Final Landscape Plan NWC Retail (Manhard Consulting, dated 01/15/2025)
   E. Elevations (PFDA Architects, Inc. dated 02/07/2025)

2. Work with city staff on final plantings on the revised landscape plan.

3. Provide a brick knee wall for the center unit.

4. Ensure the Commercial Area Design Standards below are met:
   A. Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
   B. Wood tone material must make up 20% of the exterior building material.
   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.

5. Work with city staff to finalize easement locations on the plat of resubdivision.

6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Core Waters Edge Retail, LLC

Address: 10 Parkway North Ste. 120

Deerfield, IL 60015

Phone: 312-881-6491

Fax: _____

E-mail: afirsel@coreacq.com

Owner Information (if different)

Name: Water's Edge Commercial, LLC

Address: 1535 N. Elston Ave.

Chicago, IL 60642

Phone: 847-951-4200

Fax: _____

E-mail: tgrogan@hrep.com

Property Information

Project Description: The retail outparcel development for the first phase at Water's Edge commerical. Petitioner is proposing a three tenant retail development that includes a pick-up window. Core is working with a sit-down breakfast/brunch restaurant, an national ocular company, and a quick service restaurant. Additionally, Core is proposing a second three-tenant strip on the two be subdivided Lot 4.

Project Address/Location: The currently subdivided three outparcels at the southwest corner of Route 14 and Water's Edge Blvd. The future addresses to be determined.

PIN Number(s): 19-09-127-001; 19-09-127-002; 19-09-127-003

Development Team

Please include address, phone, fax and e-mail

Developer: Core Waters Edge Retail, LLC, or an affiliated entity

Architect: PFDA Architects

Attorney: Firsel Ross Gussis & Alexander

Engineer: Manhard Consulting

Landscape Architect: Manhard Consulting

Planner: Manhard Consulting

Surveyor: Manhard Consulting

Other:

Signatures

Manager 01/20/25

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.

Tim Grogan 1/21/25

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, FEBRUARY 19, 2025
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, Smith, and Teetsov were present.

Kathryn Cowlin, Director of Community Development and Elizabeth Maxwell, 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.

APPROVE MINUTES OF THE FEBRUARY 5, 2025 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek made a motion to approve the minutes from the February 5, 2025 Planning and Zoning Commission meeting. Mr. Gronow seconded the motion. On voice vote, members Gronow, Mason, Repholz, Skluzacek, and Smith voted aye, members Greenman and Teetsov abstained. Motion passed.

2025-09 – 5689 NORTHWEST HIGHWAY – WATER'S EDGE – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

Final Planned Unit Development Amendment and Final Plat of Subdivision for changes to the site plan and plat of subdivision.

Adam Bell, head of development with Core Acquisitions, was present to represent the request.

Ms. Cowlin provided a summary of the petition. The northwest portion of Water's Edge is the portion being considered for the amendment. She provided a recap of the past several years with the preliminary planned unit development approval in 2022 and the west side received a final planned unit development in 2023. She noted the changes with this new plan. They are adding parking in front of the building and the tenant spaces are reducing in depth and increasing in width. This layout works better for the specific tenants they are recruiting.

She noted the architecture will be stone, wood, and brick blended that compliments the Three Oaks buildings and the apartments. They will comply with the commercial design standards established for this planned unit development.

Mr. Bell said it has been two years working on this project. He noted his father and grandfather owned and developed the Cub Foods that used to be on this property so it is nice that he can now work on the

same property. They are working to bring in high quality users to this development. The changes are better for tenants. He noted that they are working with a few tenants and have two near leases and have started a third. The users are a national breakfast chain, an optometrist, and another national fast casual restaurant.

Mr. Greenman opened the public hearing. There being no one to speak he closed the public hearing.

Ms. Repholz asked about the change in size of the tenant spaces. Mr. Bell said they know the actual tenants and their needs so this reflects that.

Ms. Mason thanked them for the presentation. She asked about the existing building on site if it would be demolished. Mr. Bell said yes it was always planned as parking for the restaurant tenants.

Mr. Gronow asked about the timing. Mr. Bell said around mid-May or June for a groundbreaking.

Ms. Teetsov said the changes make sense. She had a few questions about the other buildings. Mr. Bell said those final details would be coming in in the future and the buildings will change based on the specific tenants.

Mr. Smith asked about the pickup window to be sure stacking did not back onto the drive aisle. Mr. Bell explained it is a mobile pickup window only, there are no order boards and you only drive-though to pick-up your food after you order and pay for it online.

Mr. Skluzacek said he was good with everything.

Mr. Greenman said this makes sense to make the changes based on the actual tenants' needs. He wanted the broker to be thoughtful on the users so they did not get to the end and need any variations for parking.

Mr. Gronow made a motion to approve the Final Planned Unit Development Amendment and Final Plat of Subdivision for changes to the site plan and plat of subdivision with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
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6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

Ms. Teetsov seconded the motion. On roll call vote Members Greenman, Gronow, Mason, Repholz, Skluzacek, Smith, and Teetsov voted aye. Motion passed.

REPORT FROM PLANNING

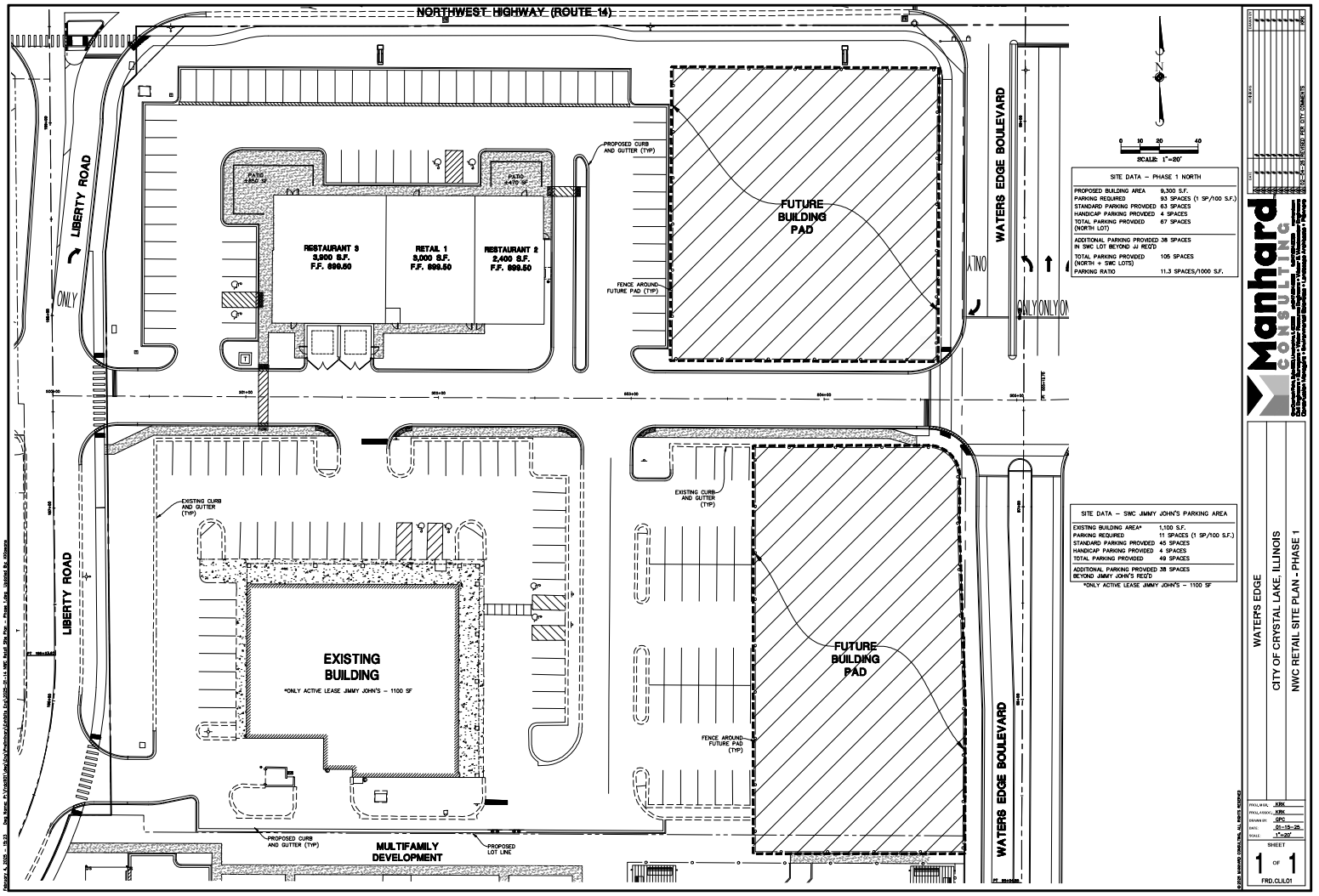
Staff noted the past approvals and the upcoming items.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Mr. Greenman called for a motion to adjourn the meeting. Mr. Smith seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 7:55 p.m.



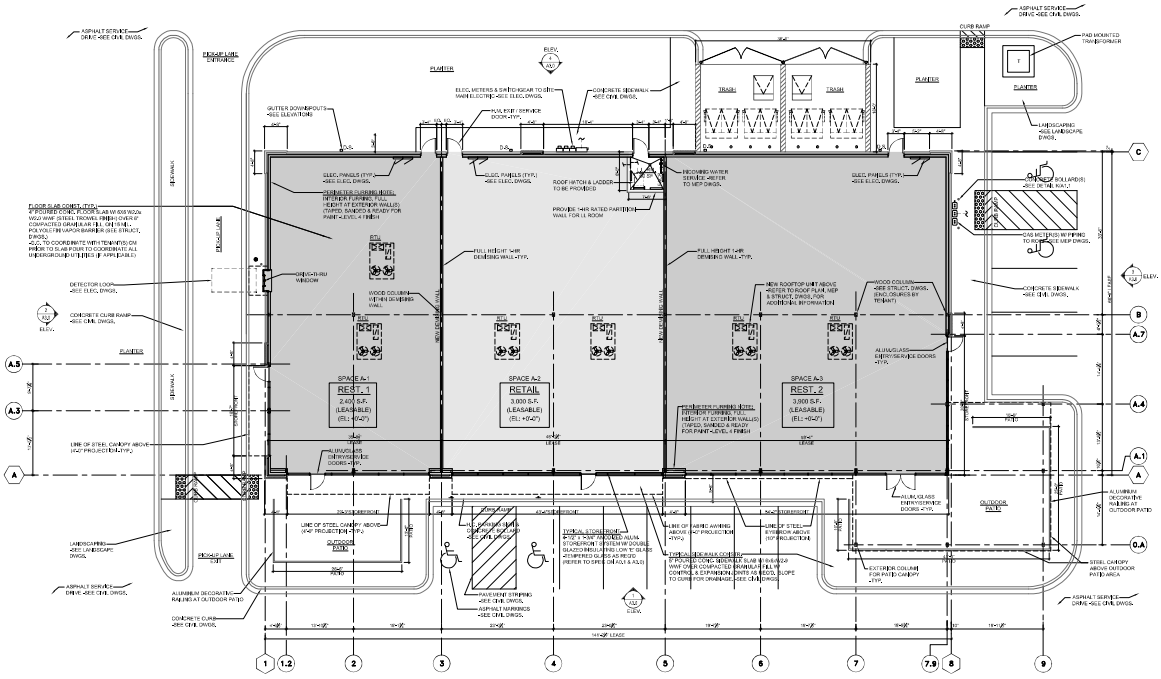
Manhard CONSULTING

WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
NWC RETAIL SITE PLAN - PHASE 1

FINAL ENGR. KRK
FINAL ASSOC. KRK
DRAWN BY CPC
DATE 01-15-25
SCALE 1"=20'

SHEET 1 OF 1
FRD.CLIL01

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PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING SHELL
FOR
COMMERCIAL DEVELOPMENT

WATER'S EDGE
US-14 & LIBERTY ROAD
CRYSTAL LAKE, IL

SHEET TITLE:
PROPOSED LEASE PLAN

NO.	DATE	DESCRIPTION
	07.27.25	UPDATED PLAN & ELEV.
	01.17.25	UPDATED PLAN & ELEV.
	10.18.24	UPDATED PLAN & ELEV.
	09.27.24	FOR REVIEW

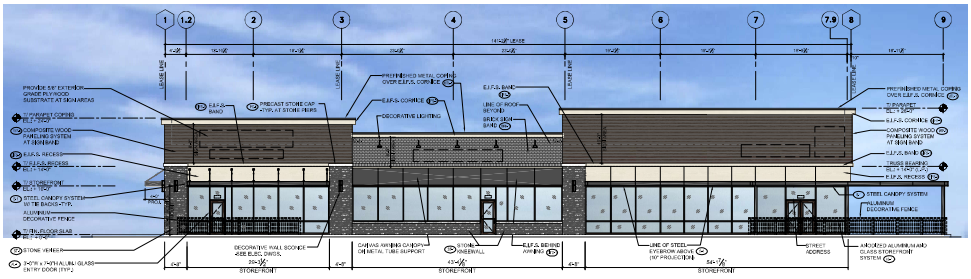
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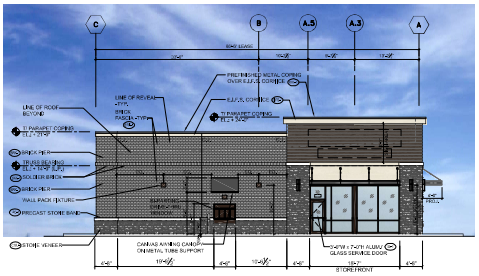
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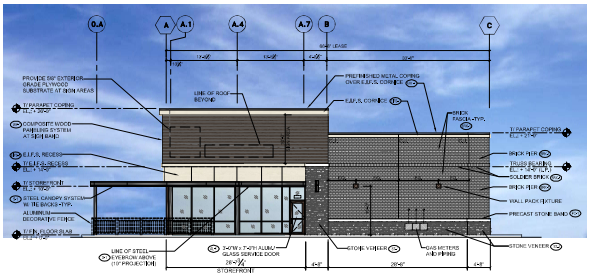
JOB NO. 24032



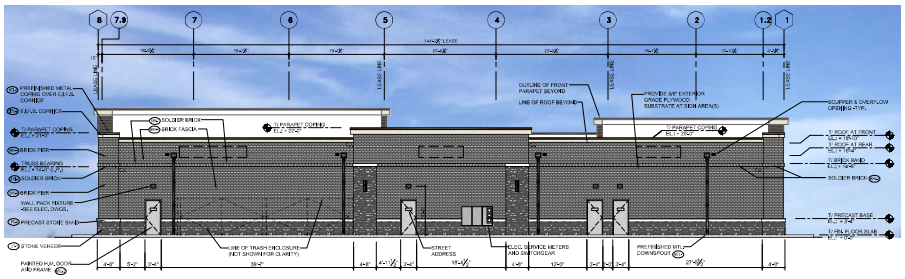
1 EL-1 FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



2 EL-1 SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 EL-1 SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



4 EL-1 REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: CREAM NOTE: FIELD COLOR	DRYVIT
BRK-1	UTILITY SIZE FACE BRICK COLOR: LIGHT GRAY SMOOTH FINISH •PROVIDE MATCHING WATER REPELLENT	CMU OR APPROVED EQUAL
PS-1	PRECAST CONCRETE MASONRY SILL OR LINTEL COLOR: ALMOST GRAY (CREAM TINT) •SMOOTH FINISH	PRAIRIE STONE
BT-2	STONE VENEER COLOR: LIGHT GRAY MARBLE •PROVIDE MATCHING WATER REPELLENT IN BLEND AND MORTAR (CRP-BLOCK)	CMU OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR: DARK GRAY	BERRIDGE ALUM CORP OR EQUAL SUBMITTED TO ARCHITECT FOR SELECTION
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME COLOR: DARK GRAY PAINTED TO MATCH ADJACENT PAINTED COLOR	BENJAMIN MOORE OR APPROVED EQUAL
SH-1	STEEL CANOPY SYSTEM COLOR: DARK GRAY TEXTURED POWDER COAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	COMPOSITE WOOD PANELING SYSTEM COLOR: CHARCOAL TEXTURE: ARC-WAVE	CMU OR APPROVED EQUAL
AL-1	BORN SPORTS PRODUCED ALUMINUM STOREFRONT SYSTEM (FIXED FIXTURE, DOUBLE AND SINGLE DOOR) SLIM STYLE COLOR: CLEAR ANODIZED NOTE: NO TEMPORARY MUNTINS	KAWNEER COMPANY, INC. 1177 EAST ROUTE 966, CIRCLE PARK, IL 60142 OR APPROVED EQUAL

GENERAL NOTES:
GENERAL CONTRACTOR TO VERIFY FINISH COLORS AND MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO BIDDING.

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
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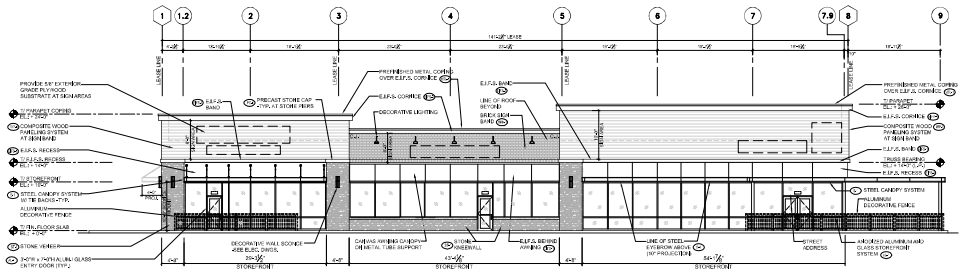
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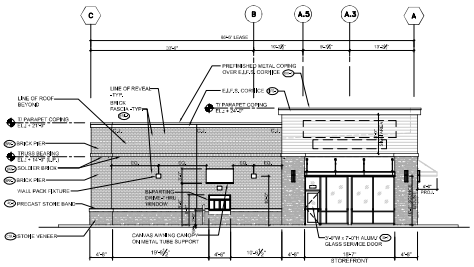
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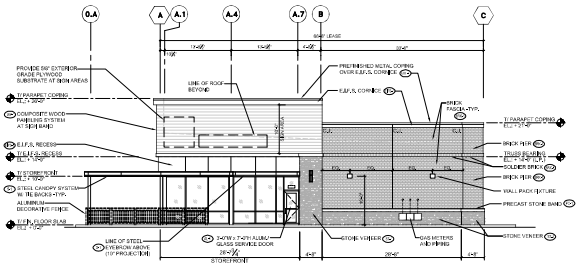
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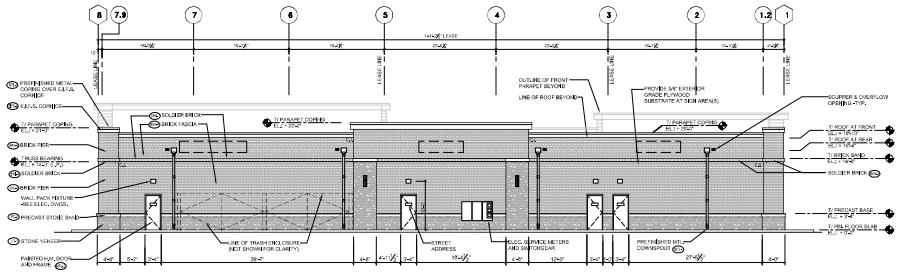
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SC	STEEL CANOPY SYSTEM COLOR: DARK GRAY TEXTURED POWDER COAT	BOMMER WOOD OR APPROVED EQUAL
WP-1	COMPOSITE WOOD PANELING SYSTEM COLOR: CUSTOM TEXTURE: ARCHAIR	CMU OR APPROVED EQUAL
SF-1	SIGN SPACE (HOUSED ALUMINUM STOREFRONT SYSTEM W/ INTERNAL DOUBLE FACE ILLUMINATED SIGN W/ METAL FACES AND ACRYLIC FACE PANELS) NOTE: NO TEMPORARY MESSAGES	KAWNEER COMPANY, INC. 1177 EAST ROUTE 966, CAMP HILL, PA 17011 OR APPROVED EQUAL

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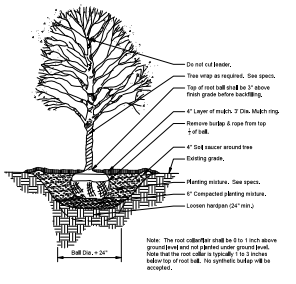
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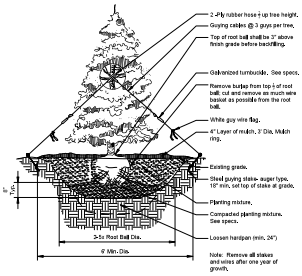
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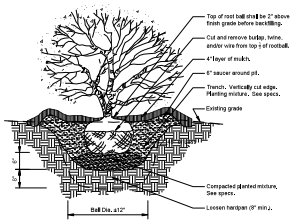
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0" 32 9343.33-00



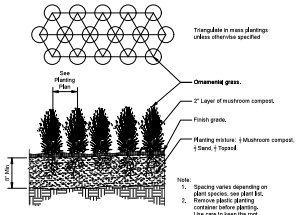
2 CONIFER TREE PLANTING

1/4" = 1'-0" 32 9343.46-01



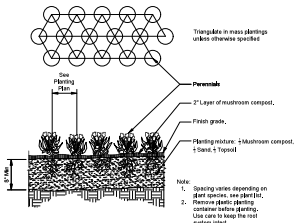
3 SHRUB PLANTING DETAIL

3/4" = 1'-0" 32 9333.16-05



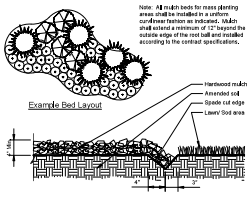
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 32 9313-01



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 32 9113.26-01

Village of Crystal Lake Required Landscaping

SIGHT TRIANGLE REQUIREMENT

No planting shall be placed within the clear sight triangle in such a manner as to materially impede vision (Section 4-100-D-1-d). All planting must be minimum 25' from an intersection (Section 4-400-E-3-d).

TREE PRESERVATION REQUIREMENT

A tree removal permit shall be required in connection with the building permit, approved only after review and approval of tree preservation plan (Section 4-300-C).

Replacement ratios: Minimum size of tree that warrants replacement for Groups A & B must have a DBH of 2" or greater, and 6" or greater for Groups C & D. [Species Group: Percentage of DBH to replace], A:50, B:30, C:10, D:5, No replacement required for dead or dying trees, Tree banking may be used if insufficient space is available for replacements.

MINIMUM PLANT SIZES AT INSTALLATION (Section 4-400-E-1-a)

Deciduous canopy or shade trees: 2.5" caliper

Ornamental trees: 2.5" or 8'

Evergreen trees: 6'

Deciduous shrubs: 3' height for large, 18" spread for small

Evergreen shrubs: 5' height for large, 2' height for small

MISCELLANEOUS PLACEMENT STANDARDS (Section 4-400-E)

Fire hydrants: minimum 8' radius with no plantings over 12" tall

Parkway trees: minimum 25' from light poles, 8' from drives, 5' from manholes and b-boxes and 15' from stop signs. If less than 8' exists between curb and sidewalk, parkway trees shall not be permitted. Parkway plantings shall be planted within 35' and 50' on center, placed alternately along a street rather than opposite one another.

Nothing except ground cover shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of easement owner, as applicable.

PARKING LOT LANDSCAPING (Section 4-400-F-1)

INTERIOR: One 8'x19' landscape island, containing 1 canopy or ornamental tree and 5 shrubs to each 10 parking spaces and at the end of every parking row, OR

A 5' wide center island, containing one tree and 10 shrubs for each 40 lf and islands with one canopy or ornamental tree and 5 shrubs at the ends of each parking row, OR

parallel parking spaces require an 8'x8' island containing 1 canopy or ornamental tree and 5 shrubs every 4 spaces and at the ends of every parking row,

PERIMETER: When abutting ROW, continuous visual screen is required, 15' wide planted in undulating beds with 1 tree and 10 shrubs of various heights and averaging 3', along every 40 lf.

When not abutting ROW, Visual screen shall be 8' wide and undulating with 1 tree and 5 shrubs of various heights along every 40 lf.

Parking lots adjacent to residentially zoned properties shall provide a 6' solid screen either through berm, fence, or evergreen plantings.

FOUNDATION LANDSCAPING (Section 4-400-F-4)

A 5' wide landscape area around all building perimeters is required.

GENERAL BUFFERING REQUIREMENTS (Section 4-400-F-5)

Subject property is multifamily, adjacent to retail to the north and east, multifamily to the west, and manufacturing to the south. Per Table 4-400F(1), no buffer is required.

SIGN LANDSCAPE (Section 4-400-F-6)

All permanent freestanding signs shall have landscaping planted around the base of the sign at 1 sf of landscape area per 1 sf of sign area, and shall be a mix of plants with 50% being trees and/or shrubs.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
DECIDUOUS TREES							
ACM	5	Acer miyabei 'Morton' TM	State Street Miyabe Maple	2.5" Cal.	B&B		
CA	1	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B		
CC	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	B&B		
GBI	3	Ginkgo biloba	Maidenhair Tree	2.5" Cal.	B&B		
QR2	2	Quercus rubra	Red Oak	2.5" Cal.	B&B		
DECIDUOUS SHRUBS							
AMO	32	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	3 gal.	B&B		
AGH	20	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	3 gal.	Pot		
CSC	5	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 gal.	Pot		
PX	8	Diervilla x 'G2X885411'	Kodiak® Red Diervilla	3 gal.	Pot		
HYJ	18	Hydrangea paniculata 'Jane' TM	Little Lime Panicle Hydrangea	3 gal.	Pot		
HYSS	8	Hydrangea paniculata 'Rensun' TM	Strawberry Sundae Panicle Hydrangea	3 gal.	Pot		
PYG	1	Physocarpus opulifolius 'SMNPOBLR' TM	Ginger Wine Ninebark	30" tall	Pot		
RGL	19	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot		
ROR	48	Rosa x 'Radcon' TM	Pink Knock Out Rose	3 gal.	Pot		
VID	2	Viburnum dentatum deamii 'SMVDLS' TM	All That Glitters Viburnum	3 gal.	Pot		
EVERGREEN SHRUBS							
JUK	54	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	3 gal.	Pot		
JP	4	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot		
TAX	6	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	3 gal.	Pot		
ORNAMENTAL GRASSES							
CK2	5	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot		
CAR	24	Carex elata 'Aurea'	Golden Sedge	1 gal.	Pot		
PH2	6	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Pot		
PSH	5	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot		
PE	41	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	Pot		
PT	19	Pennisetum alopecuroides 'Love and Rockets'	Love and Rockets Fountain Grass	1 gal.	Pot		
SA	52	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot		
ST	38	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal.	Pot		
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
PERENNIALS							
AMN	39	Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Pot	18" o.c.	
NC	5	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	18" o.c.	



Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2025



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WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

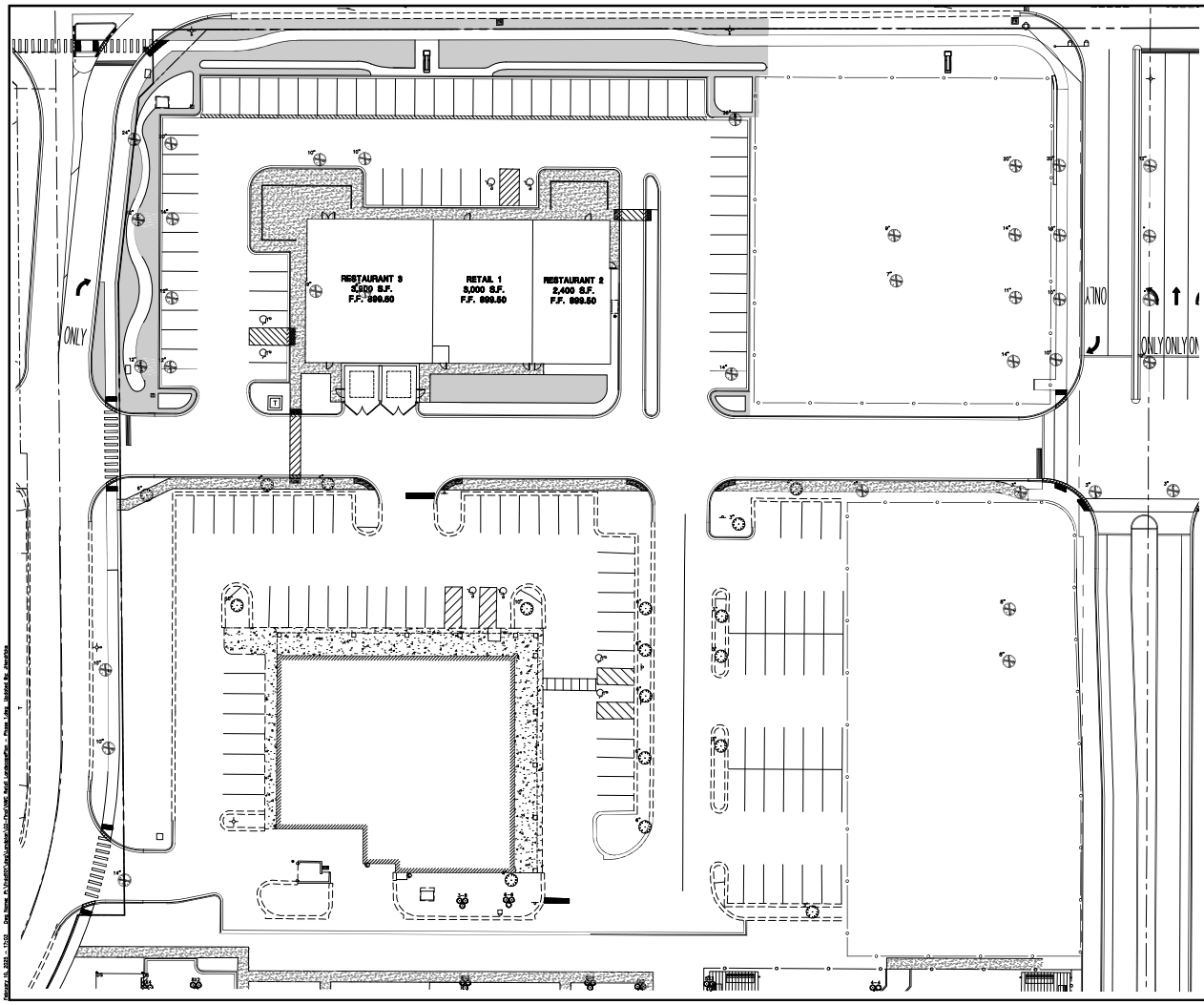
NWC RETAIL LANDSCAPE COVER SHEET - PHASE 1

FINAL PLAT	KRK
FINAL ENGR.	KRK
DRAWN BY	JSH
CHKD.	01-15-25
SCALE	1"=20'

SHEET L1 OF L4

FRD.CLI.01

January 15, 2025 - 11:53 Z:\Projects\Land\Crystal Lake\WaterEdge\Civil\Cover Sheet\LandscapePlan - Phase 1.dwg Modified By: JHendricks



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WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

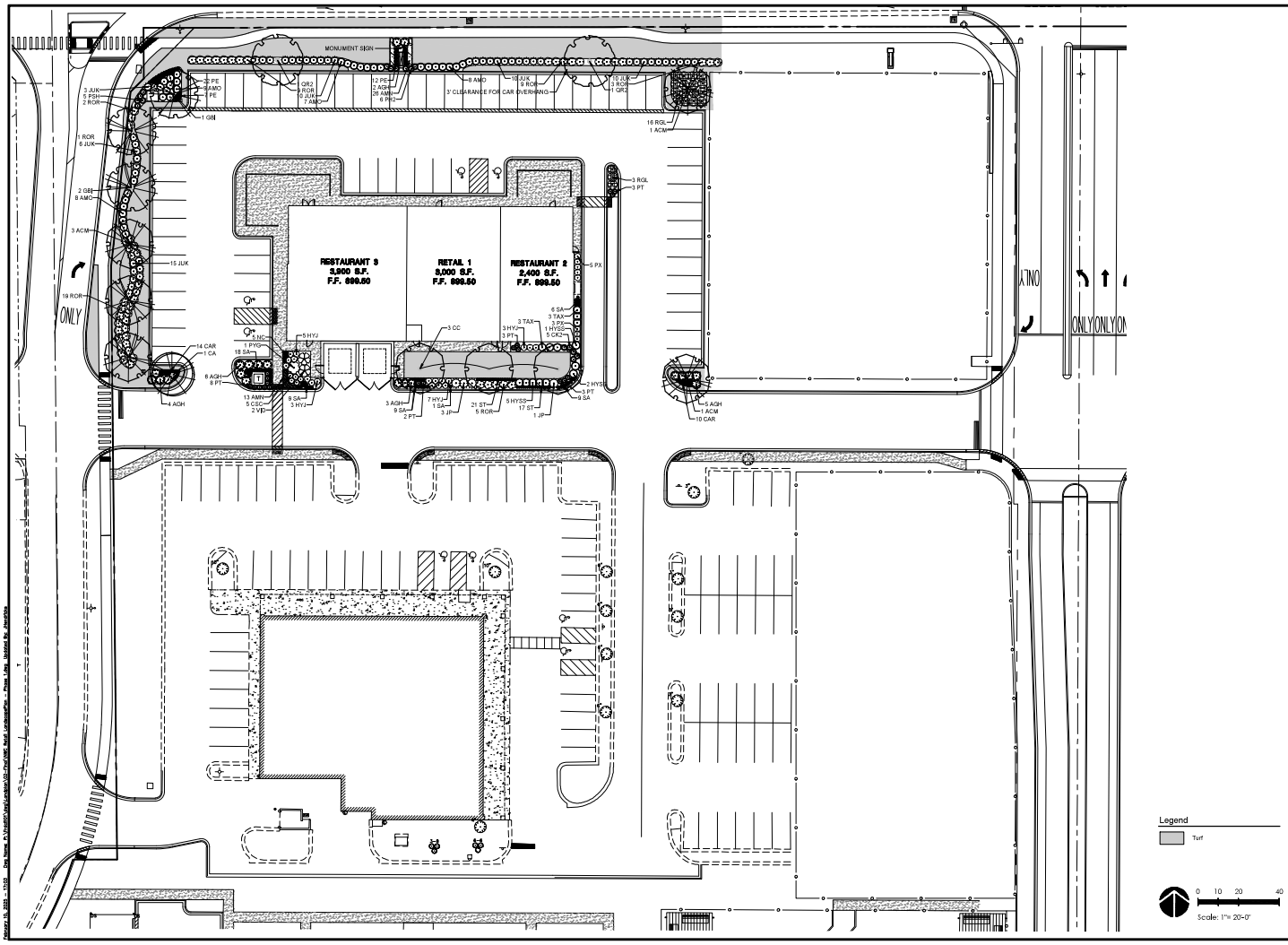
NWC RETAIL TREE PRESERVATION PLAN - PHASE 1

FINAL ENGR. KRK
FINAL ASSOC. KRK
DRAWN BY JSH
DATE 01-15-25
SCALE 1"=20'

SHEET L2 OF L4

FRD.CLIL01

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WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
NWC RETAIL LANDSCAPE PLAN - PHASE 1

FINAL ENGR. KRK
FINAL ASSOC. KRK
DRAWN BY JSH
DATE 01-15-25
SCALE 1"=20'

SHEET L3 OF L4
FRD.CLIL01

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GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
1. Spreading of topsoil or soil preparation
2. Trees, shrubs, perennials and groundcovers
3. Planting mixes
4. Mulch and planting accessories
5. Fertilizer and herbicide
6. Maintenance
7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.

C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.

D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container-grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.

B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.

C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.

D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant material(s) list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be bushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

A. Topsoil:
1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:
1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
2. For perennials and ornamental grasses the soil mixture will be as follows: 4 mushroom compost, 4 sand, 4 topsoil, mixed thoroughly. Top beds with 5" of this mix and till into existing beds to a depth of 8".

D. Fertilizer:
1. For trees and shrubs use: 14-4-6 briquettes 17 gr or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive. Wheeling, IL 60090 (847)537-2177
2. For turf areas use 5-20-10 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:
1. Round-Up or approved equal

F. Mulch:
1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
2. Mushroom compost as available from Midwest Trading, Midwest Trading, St. Charles, IL 60174 (630) 365-1980

G. Water:
1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:
1. Stakes: 5/8" x 40" steel eye anchor with 4" hook
2. Cable:
a. Trees under 5" : flexible 1/8" galvanized aircraft cable. 7x7 strand or approved equal
b. Trees 5" and over: flexible 3/16" galvanized aircraft cable. 7x7 strand or approved equal.
3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.

B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

C. All underground utilities must be located and marked clearly.

D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".

G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 3-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material root flare 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids. All ropes/cords shall be removed from base of trunk.

B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.

C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.

D. Mulching:
1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:
1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket
1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
3. Blanket should be premarked with staple pattern.
4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

I. Sodding of specified lawn areas on plans will be completed as follows:
1. Rake sod surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
6. Water sod thoroughly with a fine spray immediately after planting.
7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared, Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod shall be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Timing of plant material and seeding operations:
1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material and annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.

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Manhard Consulting
Civil Engineers • Surveyors • Water Resource Engineers • Planners • Landscape Architects
23854 North Rand Road, Kildeer, Illinois 60047 Phone: 847.478.9700 Fax: 847.478.9701
www.manhard.com

DATE	BY	DESCRIPTION

WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
NWC RETAIL LANDSCAPE SPECIFICATIONS - PHASE 1

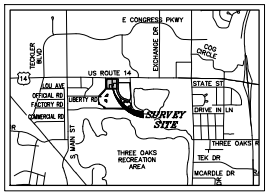
FINAL ENG. KRK
FINAL ARCH. KRK
DRAWN BY JSH
DATE 01-15-25
SCALE 1"=20'

SHEET L4 OF L4
FRD.CLIL01

January 15, 2025 - 10:58 Z:\e_home_P\Depot\Projects\20-Crystal\NWC Retail Landscape\Plan - Phase 1.dwg, Untitled, Ric_Hendrick

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

SUBMITTED BY/RETURN TO:
CITY OF CRYSTAL LAKE
100 W WOODSTOCK STREET
CRYSTAL LAKE, IL 60014

OWNER/DEVELOPER
WATER'S EDGE COMMERCIAL LLC
1535 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60642

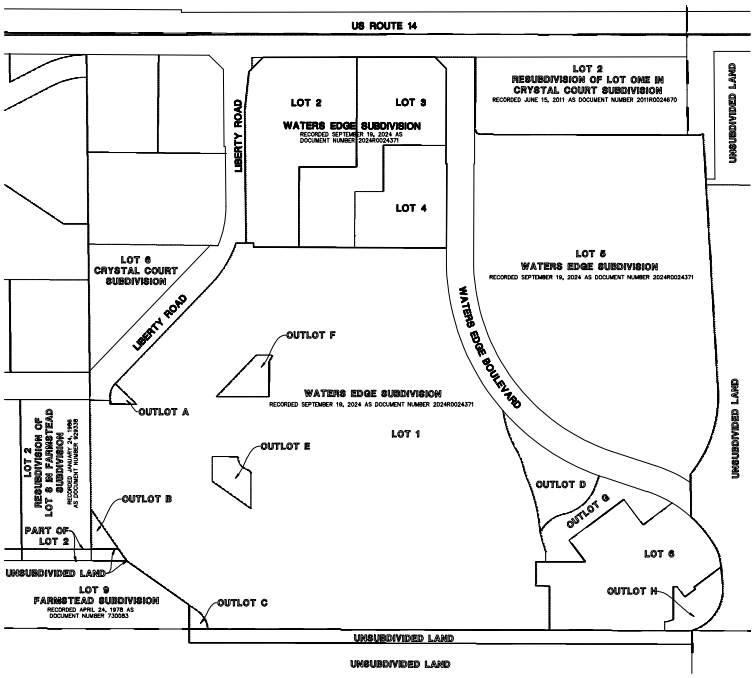
LAND SURVEYOR
JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-325-7282

SURVEYOR'S NOTES
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS SUBDIVISION PLAT SHALL BE SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.





BASIS OF BEARINGS
COORDINATES AND BEARINGS ARE BASED UPON WATERS EDGE FINAL PLAT OF SUBDIVISION RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

EXISTING PROPERTY AREA
LOT 2: 78,915 SQUARE FEET (1.812 ACRES)
LOT 3: 66,353 SQUARE FEET (1.523 ACRES)
LOT 4: 39,330 SQUARE FEET (0.903 ACRES)
TOTAL AREA: 184,598 SQUARE FEET (4.238 ACRES)

PROPOSED PROPERTY AREA
LOT 1: 49,237 SQUARE FEET (1.130 ACRES)
LOT 2: 35,129 SQUARE FEET (0.806 ACRES)
LOT 3: 41,726 SQUARE FEET (0.958 ACRES)
LOT 4: 58,506 SQUARE FEET (1.344 ACRES)
TOTAL AREA: 184,598 SQUARE FEET (4.238 ACRES)

EXISTING PIN
PART OF 19-09-126-021

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Landscape Architects • Planners
ONE OVERLOOK POINT, SUITE 290, LINCOLNSHIRE, IL 60069 | 847.325.7282

WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

FIELD WORK: JP
FINAL REVIEW: JDB
DRAWN BY: AAS
DATE: 11/04/24
SCALE: 1"=100'

SHEET 1 OF 4
FRDCLIL01

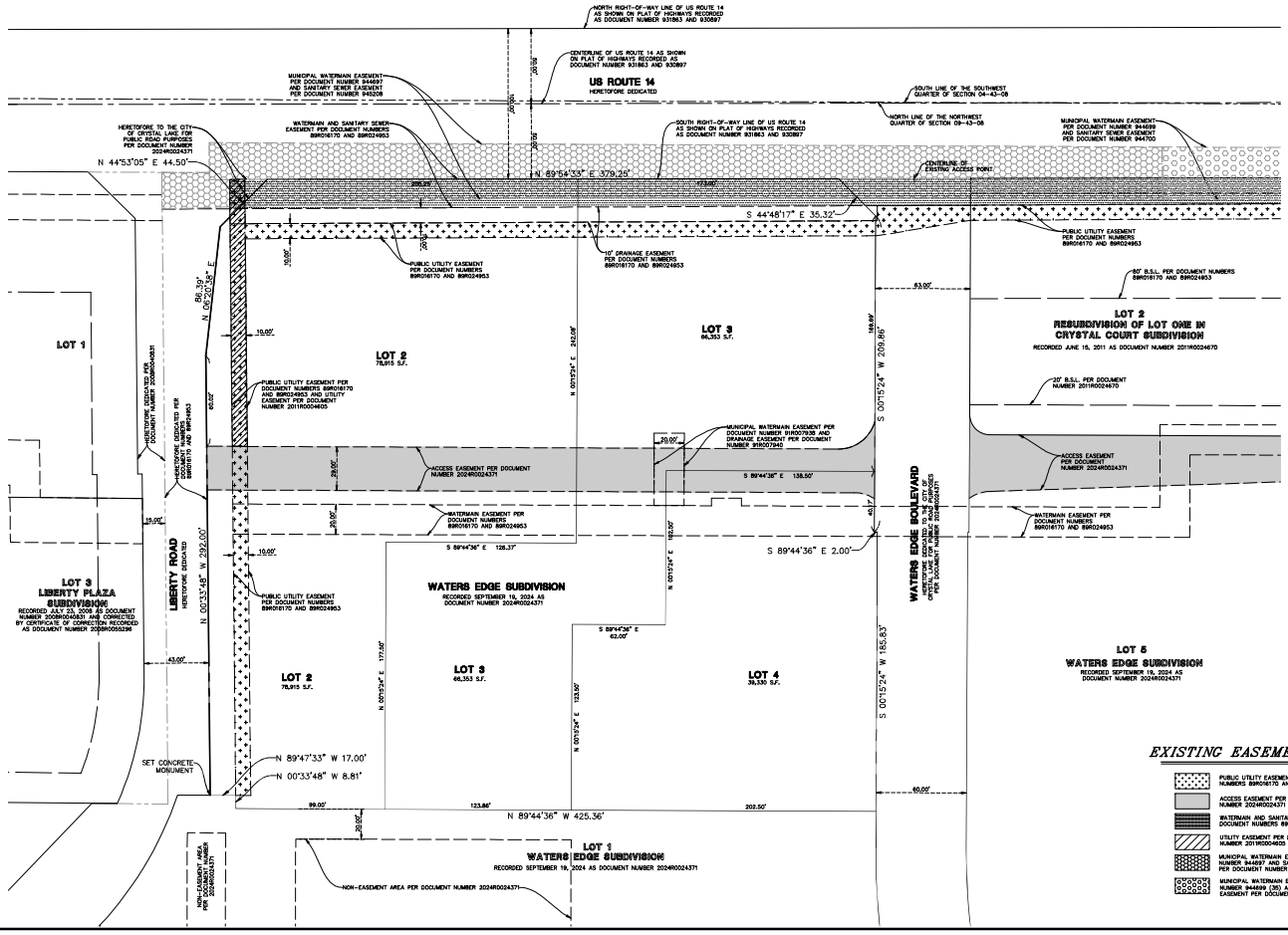
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November 4, 2024 - 10:25 Dwg Name: P:\Data\Civil\Land\Land Plat\Final Resubdivision\Plat of Resubdivision\Final Plat\Final Resubdivision Plat - Updated By_JDBmd

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



EXISTING EASEMENT LEGEND

- PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371
- WATERMAIN AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- UTILITY EASEMENT PER DOCUMENT NUMBER 2011R0004605
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944697 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 945208
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 (3R) AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

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WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

FIELD WORK: JP
FINAL FIELD: JDR
DRAWN BY: AAS
DATE: 11/01/24
SCALE: 1"=30'

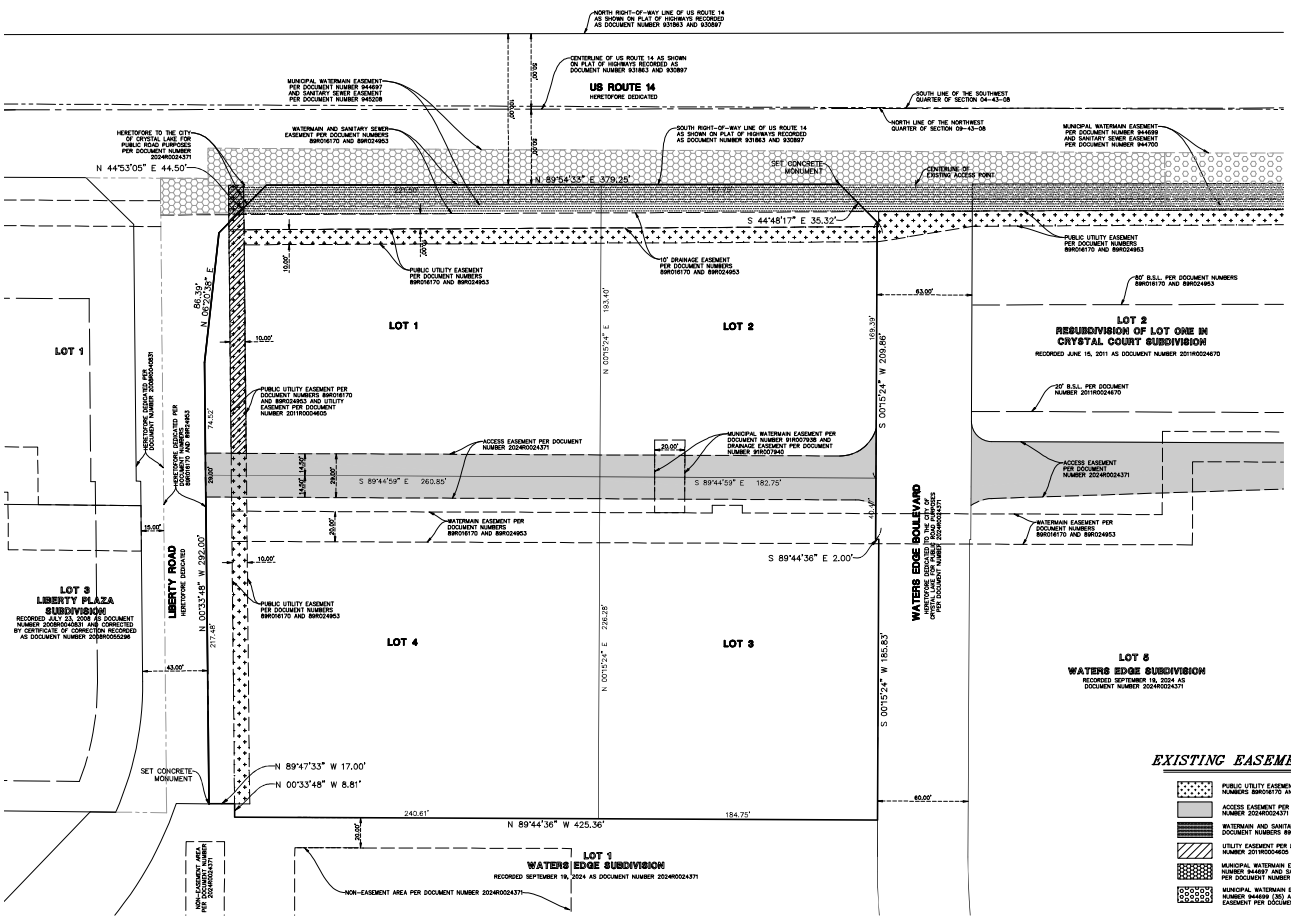
SHEET 2 OF 4
FRDCLIL01

November 4, 2024 - 10:41 Dwg Name: P:\Data\Civil\Work\Civil\Final Drawings\Plat of Subdivision\Final Plat\Final Resubdivision\02-FRDCLIL01-Plat.dwg Updated By: AShaw

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



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WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

FIELD WORK: JP
FINAL REVIEW: JDR
DRAWN BY: AAS
DATE: 11/01/24
SCALE: 1"=30'

SHEET 3 OF 4
FRDCLIL01

November 4, 2024 — 10:33 Dwg Name: P:\Civil3D\Jobs\Xref\Final Plat\Final Resubdivision\05-FRDCLIL01-Final Plat of Resubdivision.dwg Updated By: JStitzer

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT WATER'S EDGE COMMERCIAL LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, RESUBDIVIDED, STAKED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED PROVIDED BY LAW, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR PART THEREOF, OR, THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION, IN WITNESS WHERE WE HAVE HEREUNDER SET OUR HANDS OF.

THIS IS TO ALSO CERTIFY THAT WATER'S EDGE COMMERCIAL LLC AS OWNER OF THE PROPERTY DESCRIBED AS LOT 2, LOT 3, AND LOT 4 IN WATERS EDGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, WE HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE AND MIDDLE SCHOOL DISTRICT NO. 47 HIGH SCHOOL DISTRICT NO. 155 COLLEGE DISTRICT NO. 528

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: HEARTLAND DEVELOPMENT SERVICES- WATER'S EDGE, LLC,
ITS MANAGER

BY:_____
NAME: TIMOTHY P. GROGAN
ITS: AUTHORIZED SIGNATORY

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ PERSONALLY KNOWN TO ME, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS TIMOTHY P. GROGAN AND IS THE AUTHORIZED SIGNATORY OF HEARTLAND DEVELOPMENT SERVICES- WATER'S EDGE, LLC, WHICH IS THE MANAGER OF WATER'S EDGE RESIDENTIAL LLC, AND THAT THE INSTRUMENT WAS SIGNED AND SEALED BY HIM, AND THAT THE FOREGOING SIGNATORY ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC
(SEAL)

MY COMMISION EXPIRES:_____

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE RESUBDIVISION STATED HEREIN.

DATED: _____, A.D., 2024.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST:_____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____
_____
_____
_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 2024.

_____
NOTARY PUBLIC

ACCESS NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 14 FROM LOT 1 NOR LOT 2.
2. ALL OTHER VEHICULAR ACCESS TO US ROUTE 14 SHALL BE VIA INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E., REGION ONE ENGINEER DATE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS

THIS _____ DAY OF _____ 2024.

_____
MAYOR

_____
ATTEST: CITY CLERK

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2024. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

SURFACE WATER DRAINAGE STATEMENT

I, _____ OWNER OF WATER'S EDGE RESIDENTIAL LLC AND WATER'S EDGE COMMERCIAL LLC AS DESCRIBED HEREON, AND I, JARED S. PLACEK, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BY:_____
OWNER OR OWNERS ATTORNEY

BY: _____
JARED S. PLACEK, PE
MANHARD CONSULTING
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

OWNER'S NAME AND ADDRESS

_____
_____
_____
_____

COMMONWEALTH EDISON EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES:

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS, OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION), EXCEPT WITHIN NON-EASEMENT AREAS (N.E.A.) THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS , AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON AREA OR AREAS ; AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON THE SURFACE OF SUCH COMMON AREA OR AREAS, AND THE RIGHT TO REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND OTHER OBSTRUCTIONS FROM THE SURFACE AND WHICH MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATIONS) MARKED 'PUBLIC UTILITY EASEMENT', P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM 'COMMON ELEMENTS' SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE 'CONDOMINIUM PROPERTY ACT', CHAPTER 765 ILCS 605/2/CS, AS AMENDED FROM TIME TO TIME.

THE TERM 'COMMON AREA OR AREAS' IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUTLOTS, COMMON AREA OR AREAS, OPEN SPACE, OR OTHER SIMILAR DESIGNATIONS. THE TERMS 'COMMON AREA OR AREAS' AND 'COMMON ELEMENTS' INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", EXCEPT WITHIN NON-EASEMENT AREAS (N.E.A.) TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATIONS) MARKED "PUBLIC UTILITY EASEMENT", P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS, THIS ____DAY OF_____, A.D., 20____, AT_____O'CLOCK_____ M., AND RECORDED IN MAP BOOK_____PAGE_____, AS DOCUMENT NO._____.

BY:_____
McHENRY COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____COUNTY CLERK IN AND FOR THE COUNTY OF McHENRY AND THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

WITNESS MY HAND AND SEAL THIS_____DAY OF_____, A.D., 2024.

_____
COUNTY CLERK OF McHENRY COUNTY, ILLINOIS.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE CITY OF CRYSTAL LAKE, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 4TH DAY OF NOVEMBER, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2024

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371, IN MCHENRY COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 4.238 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17111C0326G WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2006 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED) AND ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350--EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: OCTOBER 22, 2021

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Landscape Architects • Planners
700 Springer Drive, Lombard, IL 60148 | Phone: 630.268.5400 | www.manhard.com

DATE	DESCRIPTION

WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

FIELD BOOK: JP
FIELD BOOK: 639
DRAWN BY: AAS
DATE: 11/04/24
SCALE: N/A
SHEET 4 OF 4
FRDCLL01

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November 13, 2024 - 10:31 Plot Name: \\mhc-ai-corp\Projects-LD\Crystal Lake\Civil\Drawings\Survey\Plat Resubdivision\Fin_Plat_Resubdivision_FRDCLL01_Waters Edge First Resubdivision.dwg Plotted By: JBaker

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Replacement Pump Purchase – Cooperative purchasing through the U.S. Government's General Service Administration Federal Acquisition Service Contract No. 47QSMS24D00C6, for the pricing and delivery of one (1) new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer Option, at a total cost of $120,353.01

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an agreement with Xylem, Inc., for pricing and delivery of one (1) new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer in the total amount of $120,353.01 using General Service Administration Federal Acquisition Service Contract No. 47QSMS24D00C6

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

---

Background:

In 2019, the Public Works Department's Wastewater Division purchased a trailer-mounted Dri-Prime Model CD160M portable pump, featuring a noise-mitigating enclosure around the pump and engine. This pump was acquired for monthly maintenance of wastewater plant infrastructure, lift station maintenance, and emergency pumping operations during high rain events. Bypass pumping of a lift station allows the wastewater flowing into the sanitary pump station to be redirected around the station's pumping infrastructure to facilitate maintenance or provide additional pumping capacity during emergency situations.

The pump also serves as the only City-owned portable pump capable of performing bypass pumping operations at Wastewater Pump Station No. 22. Wastewater Pump Station No. 22, located at the low point of Illinois Route 31, services the Woodlore development, the Grand Victorian care facility, and the Pearl skilled nursing facility.

This past November, during scheduled bypass pumping operations, an equipment failure within the components of the pump controller or engine sparked a fire, ultimately causing irreparable damage to the pump. City staff have processed a claim for this equipment through the City's insurance provider, Intergovernmental Risk Management Agency (IRMA), and the City will be reimbursed

for the full replacement cost of the pump. During the claims process, IRMA contracted forensic engineering services to investigate the cause of the fire. The initial report provided by the electrical engineer assigned to the claim was unable to determine the cause of the fire.

Given the Wastewater Division's need for a portable pump capable of bypassing Wastewater Pump Station No. 22 during maintenance and emergency situations, and the advantage of having a pump with a noise-mitigating enclosure for use in residential areas, the Public Works Division has determined it is in the City's best interest to replace the permanently damaged pump with a new pump of the same make and model. Staff will be performing enhanced inspections after each use to ensure it is operating properly.

The replacement pump will be purchased using the U.S. Government's General Services Administration Federal Acquisition Service Contract No. 47QSMS24D00C6, for the pricing and delivery of one (1) new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer Option, at a total cost of $120,353.01. The use of contracts provided by the U.S. Government's General Services Administration Federal Acquisition Service was authorized by Resolution 17R-98. By utilizing cooperative purchasing contracts, the City can leverage the combined purchasing power of the cooperative members, reducing costs. As mentioned earlier, the full replacement cost of the pump has been approved by the City's insurance provider.

Recommendation:

The Public Works Department recommends entering into an agreement with Xylem, Inc., using General Service Administration Federal Acquisition Service Contract No. 47QSMS24D00C6, for the pricing and delivery of one (1) new Godwin Dri-Prime® Model CD160M - Critically Silenced Unit with Road-Ground Trailer Option, at a total cost of $120,353.01.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS the Public Works Department's Wastewater Division requires a portable trailer mounted pump with a noise-mitigating enclosure for use during scheduled and emergency bypass pumping operations at wastewater pump stations throughout the city and specifically at Wastewater Pump Station No. 22, which requires a large pump with the capacity to facilitate bypass pumping operations at the station; and

WHEREAS the pump that the Wastewater Division uses during scheduled and emergency bypass pumping operations at sanitary pump stations throughout the city and specifically at Wastewater Pump Station No. 22 was irreparably damaged by a fire; and

WHEREAS City staff have determined that it is in the best interests of the City to replace the pump of the same make and model; and

WHEREAS the City utilizes purchasing cooperatives and joint bids to combine purchasing power with other government agencies to reduce costs; and

WHEREAS the City Council has authorized use of contracts offered through the U.S. Government's General Service Administration Federal Acquisition Service; and

WHEREAS contract No. 47QSMS24D00C6, provided through the General Service Administration Federal Acquisition Service, offers pricing for the purchase and delivery of a new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer as specified by the Wastewater Division.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Xylem, Inc. for the pricing and delivery

Draft

of (1) new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer in the total amount of $120,353.01 using General Service Administration Federal Acquisition Service contract No. 47QSMS24D00C6.

DATED this 4th day of March, 2025.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

Draft

xylem
Let's Solve Water
godwin FLYGT

9661 194th Street
Mokena, IL 60448
Tel: 708-889-1560
Fax: 708-889-1561
www.godwinpumps.com

November 7, 2024

Brian Campion
CITY OF CRYSTAL LAKE, IL
100 W WOODSTOCK ST
Crystal Lake, IL 60014-4212

Phone: 815-356-3614
Email: bcampion@crystallake.org

RE: GSA CD160 Sale
Sale Quotation 106026041

Dear Brian:

Thank you for your interest in Godwin Pumps, a Xylem brand. Per your request, we are pleased to provide the following Sales Quotation for your fire damaged Godwin Unit. Please find enclosed sale pricing for a Godwin Dri-Prime® Model CD160M - Critically Silenced Unit with Road-Ground Trailer Option. Included in this Sales Quotation will be:

1 EA - Godwin CD160M Critically Silenced Diesel Driven Unit with PrimeGuard2 Controller & 195-Gallon Fuel Tank

1 EA - Godwin GL12 Road-Ground Trailer

The Godwin Dri-Prime is an automatic self-priming pump capable of suction lift, up to twenty-eight feet. Our priming system is unique: compressed air is provided from a pump mounted air compressor (driven directly off the engine) and travels through a venturi. The air is then evacuated to atmosphere, priming the pump. The compressor runs continuously, therefore, the pump primes and re-primes quickly. With its liquid bath mechanical seal, it can run dry for extended periods of time without damage. The Dri-Prime, with its superior materials of construction - like its cast chromium impeller provides resistance to wear.

Included with purchase is a one-time on-site visit from a technician for an overview and start-up of pump operation and service. Please keep in mind that Godwin Pumps a Xylem brand is a responsive around the clock to make sure your complete satisfaction is guaranteed before, during and after your purchase is complete. Also, we are the manufacturer and parts, service and repairs can be handled directly through our service center in Mokena, IL.

Prepaid Preventative Maintenance Agreement Options (NOT INCLUDED IN QUOTE):
PMA Single Annual Visit (Bronze) $650.00
PMA Two Annual Visits (Silver) $1250.00
PMA Four Annual Visits (Gold) $2,450.00

Prepaid PMA pricing is a flat rate and includes travel/mileage
*If additional repairs are required when PMA Service is completed, they will be billed for separately

after notifying owner prior to service*

Additional 1-Year Extended Warranty Option (NOT INCLDUED IN QUOTE):
CD150S - $1,999.00

Price above covers the Pump-End ONLY and no not cover the Engine or Complete Unit (Trailer)
Engine warranty can be provided upon request

Xylem "FST" or Field Smart Technology for Remote Control & Monitoring
These Monthly Data-Plan costs below are for Units Sold that are owned by the Client.

FST Base Plan
$18.00/Month
FST Base plan allows users to access and view FST equipped devices, text and email notifications, and includes access to the following data: Device Name, Device Alias, Physical Location, Hours, Key Switch State, Run Status, Common Alarms, and Service
Alarms. *THIS IS REQUIRED FOR ALL OPTIONS LISTED BELOW*

FST Advanced Data Service
$18.00/Month
FST Advanced Data Service includes base plan data plus the following: Speed, Engine Temperature, Battery Voltage, Oil Pressure, Load, Fuel Rate, Fuel Level*, DEF Level*, Engine Soot, Suction Pressure*, Discharge Pressure*, TDH*, Flow*, and Sump Level*. FST Advanced Data Service also provides access to historical data and provides the ability to download data log files.

FST Basic Satellite Connectivity Service
$54.00/Month

FST Premium Satellite Connectivity Service
$369.00/Month
FST Satellite Connectivity Service will allow the FST to communicate over satellite in areas where cell service is not available. There are (2) levels to the FST Satellite Connectivity Service, Basic and Premium. The Basic plan will only transmit data when there is a state change (pump start, pump stop) or an alarm condition. The Premium plan will transmit data once per hour, in addition to a state change or alarm. If one of the Satellite service plans is not enabled, the FST will not communicate if cell communication is lost.

FST Remote Control Service
$54.00/Month
FST Remote Control Service will allow the user to remotely control the pump.

FST Telephone Alarming Service
$216.00/Month
FST Telephone Alarming Service will allow the FST to make telephone alarm calls.

Mutual Waiver and Limitation of Liability

Xylem (inclusive of their respective officers, directors, members, partners, subcontractors, and employees) shall not be liable for loss of profit or revenue, loss of use or business opportunity, loss of contract, cost of obtaining alternative performance, or for any indirect, consequential, special, incidental and punitive damages. The aggregate liability of each party, whether under contract law, in tort (including negligence), or otherwise, is limited to the Contract Agreement price ("Cap"). This Cap does not apply to: (a) costs, losses, or damages asserted by third parties for destruction of tangible property, bodily injury, sickness, or death; or (b) gross negligence or willful misconduct. To the extent the Contract Agreement provides a remedy for a given default, it is the sole and exclusive remedy available in lieu of any/all other remedies available at law, in equity, or otherwise. This Clause prevails over all other Contract Agreement clauses.

The proposal is, to the best of our knowledge complete and accurate. We would welcome the opportunity to review the proposal in depth with you and the team at your convenience. Our commitment and reputation of unsurpassed service and experience has made our company the pump company of choice throughout the industry. We are also committed to providing reliable and durable equipment along with guaranteed service to your company as well.

Thank you for your interest in Xylem Dewatering Solutions, Inc. and the products and services we offer. If you have any questions or require additional information, please contact John Rowley 312-909-4323 or email John.Rowley@Xylem.com.

Sincerely,

John Rowley
Outside Sales Representative

JR / cc

9661 194th Street
Mokena, IL 60448
Tel: 708-889-1560

xylem Let's Solve Water
godwin FLYGT

SALE QUOTATION

GSA Contract # 47QSMS24D00C6

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
		Open Market Items:		
A	1	Dri-Prime CD160M Critically Silenced • Sound Attenuated Enclosure • 6" 150# Flange Suction and Discharge • John Deere 4045HFC04-FT4 134HP Diesel • Includes PrimeGuard Engine Controller • Skid-mounted	$ 106,131.99	$ 106,131.99
	~~1~~	~~PPGODWINPMA00 Single Annual Visit Prepaid Bronze PMA~~	~~850.00~~	~~850.00~~
	~~1~~	~~KTCD160180MRS25 CD160M, CD180M Diesel 1-2 yr Spares Kit~~	~~1,520.00~~	~~1,520.00~~
B	1	HS300/HL5M/6M SAE GL12 Trailer (7754)	13,544.58	13,544.58
C	54	Fuel Surcharge by the Mile	0.86	46.44

~~***With purchase of above pump(s), Xylem recommends purchasing the PM Service item(s) listed below:**~~

THE PRICE PROVIDED IS BASED UPON XYLEM'S REVIEW OF THE APPLICABLE PLAN DRAWINGS AND RELEVANT TECHNICAL SPECIFICATION SECTIONS BEARING ON THE EQUIPMENT DESCRIBED IN THIS QUOTATION. SUBMISSION OF THIS QUOTATION SHOULD NOT BE MISCONSTRUED AS XYLEM'S ACCEPTANCE OF ANY OTHER PROVISIONS OF THE PRIME CONTRACT BETWEEN CONTRACTOR AND PROJECT OWNER (HOWSOEVER REFERENCED) AND ATTEMPTS IN ANY SUBSEQUENT SUBCONTRACT TO BIND XYLEM TO SUCH OWNER DOCUMENTS ARE HEREBY REJECTED AND SHALL BE OF NO FORCE AND EFFECT, IRRESPECTIVE OF ANYTHING STATED ELSEWHERE TO THE CONTRARY.

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/ and incorporated herein by reference and made a part of the agreement between the parties.

9661 194th Street
Mokena, IL 60448
Tel: 708-889-1560

xylem Let's Solve Water
godwin FLYGT

SALE QUOTATION

GSA Contract # 47QSMS24D00C6

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL

Our current delivery lead-times associated with this Quotation are best estimates at this time. Due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics, these lead-times are an estimate only and not a commitment. Xylem is and will continue to use all commercially reasonable efforts to minimize any delivery delay impacts.

A signed copy of this Quotation is acceptable as a binding contract.

Signature:	Name: (PLEASE PRINT)
Company/Utility:	Reference #:
Address:	Date:
	Phone:
	Email:
	Fax:

~~Net Sale Total with Recommended PM Service Kits~~	~~$ 122,093.01~~
NET SALE TOTAL	**$ 119,723.01**
DELIVERY CHARGE	**$ 630.00**

THE PRICE PROVIDED IS BASED UPON XYLEM'S REVIEW OF THE APPLICABLE PLAN DRAWINGS AND RELEVANT TECHNICAL SPECIFICATION SECTIONS BEARING ON THE EQUIPMENT DESCRIBED IN THIS QUOTATION. SUBMISSION OF THIS QUOTATION SHOULD NOT BE MISCONSTRUED AS XYLEM'S ACCEPTANCE OF ANY OTHER PROVISIONS OF THE PRIME CONTRACT BETWEEN CONTRACTOR AND PROJECT OWNER (HOWSOEVER REFERENCED) AND ATTEMPTS IN ANY SUBSEQUENT SUBCONTRACT TO BIND XYLEM TO SUCH OWNER DOCUMENTS ARE HEREBY REJECTED AND SHALL BE OF NO FORCE AND EFFECT, IRRESPECTIVE OF ANYTHING STATED ELSEWHERE TO THE CONTRARY.

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/ and incorporated herein by reference and made a part of the agreement between the parties.

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Resolution Amendment – Heating, Ventilation, and Air Conditioning (HVAC) Maintenance and Repair – Various Facilities

Staff Recommendation: Motion to amend the Resolution (Res.23R-141) for HVAC Maintenance and Repair – Various Facilities increasing the two-year not-to-exceed amount from $90,450.00 to $160,450.00

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

Discussion:

On December 19, 2023, the City Council adopted Resolution 23R-141, awarding a non-exclusive contract for Heating, Ventilation, and Air Conditioning (HVAC) Maintenance and Repair for City-owned facilities to Atomatic Mechanical Services, Inc. This contract was awarded following the City's competitive bidding process, which considered qualifications, hourly rates, and set rates for preventative maintenance at various City-owned facilities. The contract is for two years, expiring at the end of 2025. The bid results from the December 5, 2023, bid opening are provided below for reference:

	√ Atomatic Mechanical Services, Arlington Heights, IL	Hayes Mechanical, Chicago, IL	Helm Services, Freeport, IL	Roberts Environmental Control Corp., Tinley Park, IL	F.E. Moran Mechanical, Northbrook, IL
Municipal Complex & Downtown Train Station	$168,940.00	$175,520.00	$249,572.00	$269,160.00	$363,914.00
Three Oaks Recreation Area	$18,264.00	$21,910.00	$13,694.00	$13,845.00	$24,868.00
Fire Stations 3 & 4	$20,496.00	$17,470.00	$17,484.00	$15,744.00	$35,810.00
All Wastewater Treatment Buildings Listed	$14,184.00	$18,350.00	$14,494.00	$12,468.00	$15,635.00
Sub-Total:	**$221,884.00**	**$233,250.00**	**$295,244.00**	**$311,217.00**	**$440,227.00**
Hourly Rates (M-F, 7:00am - 5:00pm)					
Journeyman HVAC	$175.00	$148.50	$144.00	$168.00	$182.00
Estimated 200 hours	$35,000.00	$29,700.00	$28,800.00	$33,600.00	$36,400.00
Apprentice HVAC	$145.00	$140.00	$144.00	$138.00	$182.00
Estimated 50 hours	$7,250.00	$7,000.00	$7,200.00	$6,900.00	$9,100.00
Sub-Total:	**$42,250.00**	**$36,700.00**	**$36,000.00**	**$40,500.00**	**$45,500.00**
Hourly Rates (After 5:00pm, Weekends & Emergency Call-out)					
Journeyman HVAC	$225.00	$200.00	$216.00	$223.00	$257.00
Estimated 50 hours	$11,250.00	$10,000.00	$10,800.00	$11,150.00	$12,850.00
Apprentice HVAC	$195.00	$180.00	$216.00	$178.00	$257.00
Estimated 10 hours	$1,950.00	$1,800.00	$2,160.00	$1,780.00	$2,570.00
Sub-Total:	**$13,200.00**	**$11,800.00**	**$12,960.00**	**$12,930.00**	**$15,420.00**
Grand Total:	**$277,334.00**	**$281,750.00**	**$344,204.00**	**$364,647.00**	**$501,147.00**

√ - Indicates recommended lowest responsible bidder

The contract was awarded for regularly scheduled preventative maintenance and general and emergency repairs on an as-needed basis at a variety of City facilities, including the Municipal Complex, wastewater treatment plants, water treatment plants, fire stations, and facilities at Three Oaks Recreation Area.

Resolution 23R-141 placed a not-to-exceed spending limit of $90,450.00 for non-preventative maintenance repair services covering the two-year contract (approximately $45,000 per year). The not-to-exceed limit of $90,450.00 was based on an estimate calculated by City staff, which took into consideration historical spending on HVAC repair costs over two years. During the 2024 calendar year, which covers the first half of the contract term, the City spent $76,738.79 on HVAC repairs at City facilities, including repairs for the Public Works Department, Fire Department, Police Department, and Three Oaks Recreation Area. In order to have spending authority to pay for general and emergency repairs under this contract for the remainder of 2025, the Public Works Department requests to increase the annual not-to-exceed limit written into Resolution 23R-141 by $70,000.00 to a total of $160,450.00 for the full two-year term of the HVAC Maintenance and Repair contract. This increase will allow the Public Works Department and other City departments the flexibility to quickly coordinate necessary and emergency HVAC repairs during the remainder of the 2025 calendar year using funds that have been previously budgeted for this work.

The HVAC equipment at the Municipal Complex is being replaced as part of a multi-year project. The City's Capital Improvement Plan includes replacement of HVAC equipment at other facilities. This will reduce future repair costs.

Recommendation:

It is the recommendation of the Public Works Department that the two-year not-to-exceed amount in Resolution 23R-141 be increased from $90,450.00 to $160,450.00. The increase in the upper limit does not change any of the other terms of the 2023 contract (hourly rates, etc.). Funds have been budgeted for this increase in the not-to-exceed amount.

Votes Required to Pass:

Simple majority

RESOLUTION

WHEREAS On December 19, 2023 the City Council adopted Resolution 23R-141 awarding a non-exclusive contract for Heating, Ventilation and Air Conditioning (HVAC) Maintenance and Repair – Various Facilities to Atomatic Mechanical Services, Inc. (the "Contract") based upon guaranteed hourly rates and rates for scheduled preventative maintenance. Included in this Resolution is a not-to exceed amount of $90,450.00 limiting the amount that can be spent on approved unforeseen repairs during the two-year term of the Contract; and

WHEREAS the Contract provides pricing and hourly rates for general and emergency repairs, securing pricing for HVAC maintenance and repairs throughout all City owned facilities on an as needed basis for Departmental repair and maintenance needs; and

WHEREAS this contract is intended to cover various HVAC maintenance and repair services at a wide range of City facilities including water treatment plants, wastewater treatment plants, fire station, Three Oaks Recreation, and various municipal buildings; and

WHEREAS the two-year not-to-exceed amount of $90,450.00 written in Resolution 23R-141 needs to be increased to reflect the actual demand for the services;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that Resolution 23R-141 for the not-to-exceed contract limit of $90,450.00 for the contract between the CITY OF CRYSTAL LAKE and Atomatic Mechanical Services, Inc. for Heating, Ventilation and Air Conditioning (HVAC) Maintenance and Repair – Various Facilities shall be amended to increase the two-year not-to-exceed amount for unforeseen reparis from $90,450.00 to $160,450.00.

Draft

DATED this 4th day of March, 2025.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____
CITY CLERK

PASSED: March 4, 2025

APPROVED: March 4, 2025

Draft

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Server Computer Purchase: Use of Midwestern Higher Education Compact Cooperative Purchasing Program contract #MHEC-04152022 for the pricing and delivery of three (3) new servers, at a total cost of $32,694.17 for the Water and Sewer Division, and the Wastewater Division Supervisory Control and Data Acquisition (SCADA) System

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an agreement with Dell, Inc., for the purchase and delivery of three (3) new servers in the total amount of $32,694.17 using Midwestern Higher Education Compact Cooperative Purchasing Program contract #MHEC-04152022, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

Staff Contact: Michael Magnuson, Director of Public Works & Engineering
Steve Weishaar, Director of Information Technology

Background:
Public Works and Engineering's Wastewater Division and the Water & Sewer Divisions use Supervisory Control and Data Acquisition (SCADA) Systems to control facility operations at the City's water treatment plants, wastewater plants and wastewater pumping stations (lift stations). These computer-based systems collect important operational data, and by the use of servers, allow for real-time information to be provided to facility operators, enabling them to make informed decisions about treatment plant operations, respond remotely to after-hours operation alarms, and make certain process control changes.

Servers, like all computer systems, require periodic replacement to keep up with evolving technology standards, address potential system failures, and enhance cybersecurity measures. Regular updates and replacements help ensure that the City's SCADA systems remain efficient, secure, and reliable.

The Wastewater Division's SCADA system relies on two separate servers and the Water and Sewer Division's SCADA system is supported by one server. Replacements for these servers are planned

every five years as part of the City's Capital Improvement Program (CIP). The server at Wastewater Treatment Plant 2 was last replaced in 2019, the server at Wastewater Treatment Plant 3 was last replaced in 2017, and the Water and Sewer Division server was last replaced in 2020. The 2025 fiscal year Water & Sewer and Wastewater budgets include funds for the replacement of these servers.

The Midwestern Higher Education Compact (MHEC) cooperative purchasing program has awarded contract #MHEC-04152022, based on an RFP selection process, to Dell, Inc. for pricing and delivery of desktop, laptop and server computers. The City has previously used contracts provided by MHEC and has found that the contracts awarded to Dell, Inc. have provided very competitive pricing and excellent service for purchases made directly through Dell, Inc. The average price offered through this contract is well below the retail price (approximately 44% off the retail price) and is below the price of servers purchased through the State Joint Purchase program.

The City has significant experience with Dell hardware, both through desktop and laptop purchases in the past, as well as higher end server purchases for many years. We have been satisfied with the quality of the hardware Dell produces.

Participation in this cooperative and use of its contracts was authorized by Resolution 17R-98.

Sufficient funding is available in the FY25 budget for this project.

Recommendation:
It is the recommendation of staff to enter into an agreement with Dell, Inc. using Midwestern Higher Education Compact contract #MHEC-04152022 for the pricing and delivery of three (3) new servers in the total amount of $32,694.17.

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS City staff have determined that the Supervisory Control and Data Acquisition (SCADA) System servers in the Wastewater Division and Water & Sewer Division should be replaced with three (3) new servers; and

WHEREAS the City has budgeted for the replacement of these servers during the 2025 fiscal year; and

WHEREAS the City utilizes purchasing cooperatives and joint bids to combine purchasing power with other government agencies to reduce costs; and

WHEREAS the City Council has authorized participation in the Midwestern Higher Education Compact purchasing cooperative; and

WHEREAS contract # MHEC-04152022, provided through the Midwestern Higher Education Compact, offers pricing for the purchase and delivery of new server computers as specified by the Information Technology Department for the Wastewater Division and the Water and Sewer Division.

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NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Dell, Inc. for the pricing and delivery of three (3) new servers in the total amount of $32,694.17; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

DATED this 4th day of March, 2025.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

Draft

DELL Technologies

Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Mar. 15, 2025**.

You can download a copy of this quote during checkout.

Place your order

Quote Name:	**Crystal Lake - servers**	Sales Rep	Andrew Senteno
Quote No.	**3000185777292.2**	Phone	1(800) 4563355, 80000
Total	**$32,694.17**	Email	Andrew.Senteno@Dell.com
Customer #	16209459	**Billing To**	STEVE WEISHAAR
Quoted On	Feb. 13, 2025		CITY OF CRYSTAL LAKE
Expires by	Mar. 15, 2025		100 W WOODSTOCK ST
Contract Name	Dell Midwestern Higher Education Compact (MHEC) Master Agreement		CRYSTAL LAKE, IL 60014-4262
Contract Code	C000000979569		
Customer Agreement #	MHEC-04152022		
Solution ID	20009496.2		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Andrew Senteno

Shipping Group

Shipping To

STEVE WEISHAAR
CITY OF CRYSTAL LAKE
100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014
(737) 240-3494

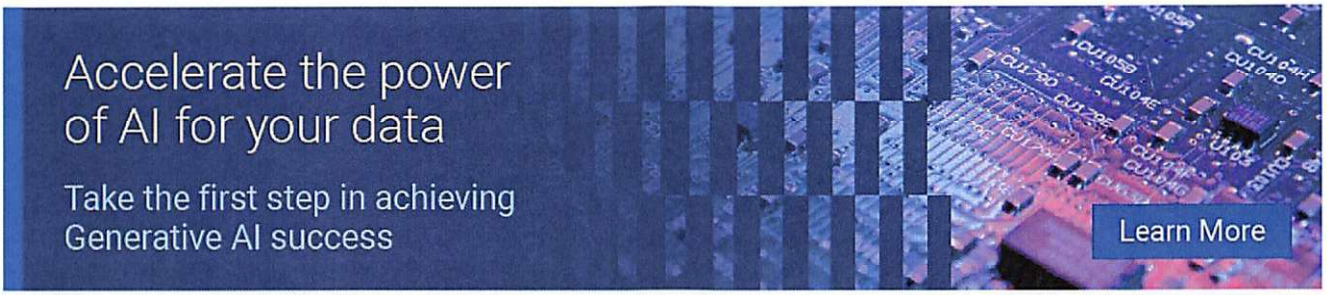
Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
PowerEdge R660 - [AMER_R660_15878]	$13,716.03	2	$27,432.06
PowerEdge T360 - [PE_T360_18248]	$5,262.11	1	$5,262.11

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Subtotal:	$32,694.17
Shipping:	$0.00
Non-Taxable Amount:	$32,694.17
Taxable Amount:	$0.00
Estimated Tax:	$0.00
Total:	$32,694.17



Shipping Group Details

Shipping To

STEVE WEISHAAR
CITY OF CRYSTAL LAKE
100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014
(737) 240-3494

Shipping Method

Standard Delivery

	Unit Price	Quantity	Subtotal
PowerEdge R660 - [AMER_R660_15878]	**$13,716.03**	**2**	**$27,432.06**

Estimated delivery if purchased today:
Feb. 27, 2025
Contract # C000000979569
Customer Agreement # MHEC-04152022

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R660 Server	210-BEQQ	-	2	-
Trusted Platform Module 2.0 V5	461-AAIG	-	2	-
2.5" Chassis with up to 10 Hard Drives (SAS/SATA), 2CPU, PERC11	321-BHRW	-	2	-
Intel Xeon Silver 4514Y 2G, 16C/32T, 16GT/s, 30M Cache, Turbo, HT (150W) DDR5-4400	338-CPBZ	-	2	-
Intel Xeon Silver 4514Y 2G, 16C/32T, 16GT/s, 30M Cache, Turbo, HT (150W) DDR5-4400	338-CPBZ	-	2	-
Additional Processor Selected	379-BDCO	-	2	-
No HBM	379-BFFD	-	2	-
Performance Heatsink for 2 CPU configuration (CPU more than or equal to 250W)	412-ABCG	-	2	-
Performance Optimized	370-AAIP	-	2	-
5600MT/s RDIMMs	370-BBRX	-	2	-
RAID 5	780-BCDP	-	2	-
PERC H755 SAS Front	405-AAZB	-	2	-
Front PERC Mechanical Parts, rear load	750-ADRI	-	2	-
Power Saving Dell Active Power Controller	750-AABF	-	2	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	2	-
No Energy Star	387-BBEY	-	2	-
4 Very High Performance Fans	384-BCUJ	-	2	-
Dual, Redundant(1+1), Hot-Plug Power Supply,1100W MM(100-240Vac) Titanium	450-AKLF	-	2	-
Riser Config 3, Full Height, 2x16 FH Slots (Gen5)	330-BBYZ	-	2	-
Motherboard MLK supports ONLY CPUs below 250W. Cannot upgrade to CPUs 250W and above	329-BKBR	-	2	-
Dell Connectivity Client - Disabled	379-BFXT	-	2	-
Dell Connectivity Module	634-CYDF	-	2	-
iDRAC9, Enterprise 16G	528-CTIC	-	2	-
Secured Component Verification	528-COYT	-	2	-
Broadcom 5720 Quad Port 1GbE BASE-T Adapter, OCP NIC 3.0	540-BCOB	-	2	-
Broadcom 5720 Dual Port 1GbE LOM	540-BDKD	-	2	-

No Cables Required	470-AEYU	-	2	-
Standard Bezel	325-BEVE	-	2	-
Dell Luggage Tag	350-BCKC	-	2	-
BOSS-N1 controller card + with 2 M.2 480GB (RAID 1)	403-BCRU	-	2	-
BOSS Cables and Bracket for R660	470-AFMG	-	2	-
No Quick Sync	350-BBXM	-	2	-
iDRAC,Factory Generated Password	379-BCSF	-	2	-
iDRAC Service Module (ISM), NOT Installed	379-BCQX	-	2	-
iDRAC Group Manager, Disabled	379-BCQY	-	2	-
Windows Server 2022 Standard,16CORE,FI,No Med,No CAL, Multi Language	634-BYJY	-	2	-
Windows Server 2022 Standard,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)	528-CSCP	-	2	-
Windows Server 2022 Standard,No Media,WS2019 Std Downgrade DF Media, Multi Language	528-CSCQ	-	2	-
Windows Server 2022 Standard,No Media, WS2019 Std Downgrade w/DVD Media,Multi Lang	634-BYLQ	-	2	-
Cable Management Arm	770-BDMT	-	2	-
ReadyRails Sliding Rails (A15)	770-BECD	-	2	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	2	-
PowerEdge R660 Shipping	340-DBXZ	-	2	-
PowerEdge R660 Shipping Material, 10x2.5", 8x2.5" Smart Flow or 16xEDSFF	340-DBYC	-	2	-
R660 Dell label (BIS) for 2.5" Chassis	343-BBTS	-	2	-
PowerEdge R660 CE, CCC Marking	343-BBUB	-	2	-
ProSupport 7x24 Technical Support and Assistance 5 Years	887-1064	-	2	-
ProSupport Next Business Day On-Site Service After Problem Diagnosis 5 Years	887-1073	-	2	-
Dell Hardware Limited Warranty Plus On-Site Service	887-1076	-	2	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	2	-
32GB RDIMM, 5600MT/s, Dual Rank	370-BBRY	-	8	-
960GB SSD SATA Read Intensive 6Gbps 512 2.5in Hot-plug AG Drive, 1 DWPD	400-AXSW	-	6	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	4	-
Windows Server 2022 Standard Edition, Add License,16CORE,NO MEDIA/KEY	634-BYJV	-	2	-
5-pack of Windows Server 2022/2019 User CALs (Standard or Datacenter)	634-BYKL	-	4	-
5-pack of Windows Server 2022 Remote Desktop Services, User	634-BYKI	-	4	-

		Unit Price	Quantity	Subtotal
PowerEdge T360 - [PE_T360_18248] Estimated delivery if purchased today: Mar. 04, 2025 Contract # C000000979569 Customer Agreement # MHEC-04152022		**$5,262.11**	**1**	**$5,262.11**

Description	SKU	Unit Price	Quantity	Subtotal

PowerEdge T360 Server	210-BJTT	-	1	-
Trusted Platform Module 2.0 V5	461-AAIG	-	1	-
3.5" Chassis with up to 8 Hot Plug Hard Drives and AIC PERC 11, hot-plug PSU	321-BKHS	-	1	-
Intel Xeon E-2468 2.6G, 8C/16T, 24M Cache, Turbo, HT (65W) DDR5	338-CMQZ	-	1	-
Heatsink for 80W or less CPU	412-BBHG	-	1	-
Performance Optimized	370-AAIP	-	1	-
5600MT/s UDIMMs	370-BCBM	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H755 Adapter Full Height	405-AAZD	-	1	-
Power Saving BIOS Settings	384-BBBH	-	1	-
No Energy Star	387-BBEY	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
Dual, (1+1) Redundant, Hot-Plug Power Supply, 600W MM (100-240Vac)	450-AMDH	-	1	-
PowerEdge T360 Motherboard with Broadcom 5720 Dual Port 1Gb On-Board LOM, MX	329-BJTJ	-	1	-
Luggage tag, PowerEdge T360	321-BKHT	-	1	-
Pushpin,DELL	321-BKHY	-	1	-
Security Bezel	325-BFMB	-	1	-
BOSS Blank	470-AFBV	-	1	-
Windows Server 2022 Standard,16CORE,FI,No Med,No CAL, Multi Language	634-BYJY	-	1	-
Windows Server 2022 Standard,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)	528-CSCP	-	1	-
Windows Server 2022 Standard,No Media,WS2019 Std Downgrade DF Media, Multi Language	528-CSCQ	-	1	-
Windows Server 2022 Standard,No Media, WS2019 Std Downgrade w/DVD Media,Multi Lang	634-BYLQ	-	1	-
Dell Connectivity Client - Disabled	379-BFXT	-	1	-
Dell Connectivity Module	634-CYDF	-	1	-
Secured Component Verification	528-COYT	-	1	-
iDRAC9, Enterprise 16G	528-CTIC	-	1	-
iDRAC,Factory Generated Password, No OMQR	379-BCRG	-	1	-
iDRAC Service Module (ISM), NOT Installed	379-BCQX	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
No Internal Optical Drive	429-BBBS	-	1	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	1	-
PowerEdge T360 Shipping	340-DNCV	-	1	-
PowerEdge T350 and T360 Shipping Material	340-CWVT	-	1	-
PowerEdge T360 CCC Marking, No CE or BIS Marking	389-FFMK	-	1	-
ProSupport Next Business Day Onsite Service After Problem Diagnosis 5 Years	707-7141	-	1	-

ProSupport 7x24 Technical Support and Assistance 5 Years	707-7163	-	1	-
Dell Hardware Limited Warranty Plus Onsite Service	707-7197	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
On-Site Installation Declined	900-9997	-	1	-
16GB UDIMM, 5600MT/s ECC	370-BBZG	-	4	-
960GB SSD SATA Read Intensive 6Gbps 512 2.5in Hot-plug AG Drive,3.5in HYB CARR, 1 DWPD	400-AXSE	-	3	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	2	-

Subtotal:	**$32,694.17**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$32,694.17**

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorization to enter into a contract for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons (RRFB) with Meade, Inc. in the 2020 contract pricing

Staff Recommendation: Motion to adopt an Ordinance waiving competitive bidding and authorizing the City Manager to execute an eight-month contract for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons (RRFB) with Meade, Inc., execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

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Background:

The City is responsible for maintaining and repairing traffic signals at 33 intersections, as well as six Rectangular Rapidly Flashing Beacons (RRFB) for pedestrian crossings. Additionally, the City is responsible for maintaining and repairing streetlights in the downtown area, along sections of US Route 14, the Metra commuter lots, and downtown parking lots. These facilities are maintained and repaired using qualified maintenance contractors.

The contract that the City currently has with Meade, Inc., the service provider the City uses for the maintenance of traffic signals, streetlights, and RRFBs, expires at the end of April 2025. This contract completion date corresponded with the City's previous end of the fiscal year. It is desirous, from a staff perspective, to re-align service contracts, such as traffic signal and street light maintenance, to coincide with the recently adopted calendar based fiscal year (ends on December 31). Meade, Inc. has offered to hold the current contract pricing for traffic signal, street light, and RRFB electrical maintenance services and extend the current contract rates into an eight-month contract, completing the 2025 calendar year from May 1, 2025, through December 31, 2025.

Due to the willingness of the contractor to extend current contract pricing for the remainder of 2025 in an eight-month contract, it was determined that re-bidding the services would not be advantageous to the City. It is unlikely that costs have decreased since the award of this contract in 2020 or that additional vendors have entered the marketplace. The award of an eight-month contract to Meade, Inc. for traffic signal, street light, and RRFB electrical maintenance services will allow City staff time to align the bidding and award of subsequent maintenance contracts with the City's new fiscal year and consider alternatives to the structure of the current contract specifications.

It is City policy to bid out contracts whenever possible. In 2020, there were only two bidders for this work, with the second bid being more than $40,000 higher than the lowest bidder. The bid pricing from the 2020 bid opening is listed below. The bid pricing listed is a total of individual line items at a bid unit price (e.g., replacement lamps, monthly preventative maintenance).

Contractor	*Amount of Bid (Year 1)*
Meade, Inc. [1] Willowbrook, IL	$158,337.44
H&H Electric Company, Inc. Franklin Park, IL	$199,768.69

[1] Indicates the lowest responsive, responsible bidder.

Recommendation:

Over the past five years, Meade, Inc. has provided the agreed-upon services for traffic signal, street light, and RRFB electrical maintenance in a manner that has delivered efficient and effective service to the City. Maintaining these services for an additional eight months at the current contract pricing will allow for the term of subsequent traffic signal, streetlight, and RRFB maintenance contracts to align with the new calendar-based fiscal year and provide City staff with time to evaluate alternatives to the structure of the contract specifications and bid options. City staff believes that awarding an eight-month contract, from May 1, 2025, through December 31, 2025, for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons (RRFB), at the same pricing as the current contract, to Meade, Inc., would be the most advantageous to the City and recommends waiving the procurement requirements outlined in Section 102-3 of the City Code.

The City annually budgets funds for maintenance and repair of traffic signals, street lights, and RRFBs. Funds are included in the 2025 budget for this maintenance program.

Votes Required to Pass:

Two-thirds majority vote of Council members holding office (4 affirmative votes, excluding Mayor).

Ordinance #:
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING FOR ELECTRICAL MAINTENANCE SERVICES FOR TRAFFIC SIGNALS, STREET LIGHTS AND RECTANGULAR RAPIDLY FLASHING BEACONS (RRFB)

WHEREAS, the City requests bids for electrical maintenance services for traffic signals, street lights, and rectangular rapidly flashing beacons; and

WHEREAS, the City publically bid and entered into a one-year contract in 2020, with four optional one-year extensions, for Electrical Maintenance Services For Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons with the low bidder, Meade, Inc.; and

WHEREAS, Meade, Inc. has offered to hold their current contract pricing from the 2020 contract for Electrical Maintenance Services For Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons and to provide these services for an eight-month contract, from May 1, 2025, through December 31, 2025; and

WHEREAS, an eight-month contract awarded in the current contract pricing will allow for the term of subsequent traffic signal, streetlight, and RRFB maintenance contracts to align with the new calendar-based fiscal year and provide City staff with time to evaluate alternatives to the structure of the contract specifications and bid options; and

WHEREAS, City staff have been satisfied with the performance of Meade, Inc. over the last five years and believes that an eight-month contract with Meade, for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons in the pricing of the current contract awarded in 2020 would be the most advantageous to the City;

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

Draft

forth herein.

SECTION TWO. Waiver of Competitive Bidding and authorization to enter into a Contract with Meade, Inc. The City Manager is hereby authorized to enter into a contract, in such form as may be approved by the City Manager, for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons at the current contract price for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons with Meade, Inc., execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract without the necessity of seeking competitive bids.

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

Draft

DATED this 4th day of March, 2025

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

Agenda Item No: 21

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Proposal Award – Design Engineering Services for the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project

Staff Recommendation: Motion to award the proposal for Design Engineering Services for the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project to the most qualified, responsible and responsive proposer, Trotter and Associates, Inc., and adopt a Resolution authorizing the City Manager to execute an agreement with Trotter and Associates, Inc. in the amount of $913,290.00 with a 10% contingency for changes in scope and approve warranted completion date extensions

Staff Contact: Michael Magnuson, Director of Public Works & Engineering

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Background:

The City's National Pollutant Discharge Elimination System (NPDES) permits, issued by the Illinois Environmental Protection Agency, for Wastewater Treatment Plant 2 (WWTP2) and Wastewater Treatment Plant 3 (WWTP3), currently requires the removal of phosphorus from water discharged from the treatment plants to meet an effluent limit of 1.0 mg/L on a monthly average basis and 2.0 mg/L as a daily maximum. The facilities currently meet this limit by chemically treating all wastewater passing through the wastewater plants to remove phosphorus. The current NPDES permits that authorize the operation of the City's wastewater plants include the provision that, as of January 1, 2030, the City must meet a limit of 0.5 mg/L on a monthly average basis, with potential lower limits beyond this timeframe.

In 2020, the City commissioned a study to determine the most cost-effective method to comply with the 2030 mandated lower phosphorus discharge limits. The study ultimately recommended upgrading the existing tertiary filtration facilities at both plants as the most economical way to further remove particulate phosphorus and meet a limit of 0.5 mg/L. The current technology used for tertiary filtration at both wastewater plants consists of sand filters, which were installed in 1989 at WWTP3 and in 2000 at WWTP2. In 2024, the City commissioned an additional study to evaluate the condition of the current tertiary treatment at both wastewater plants. The study concluded that in order for the wastewater plants to continue effectively treating the volume of wastewater being received, it would be necessary to either fully rehabilitate the existing sand filters by replacing the sand and all mechanical components or transition to a more modern filtration technology, such as media filtration. As part of these upgrades, media filters were selected for their wastewater treatment

media filtration. As part of these upgrades, media filters were selected for their wastewater treatment capacity and maintenance benefits over sand filters, as well as their ability to be easily upgraded to meet potentially more stringent phosphorus limits in the future. The use of media filters should reduce annual operating costs at both plants through a reduction in the use of aluminum sulfate (alum).

Several other pieces of process equipment at both facilities have reached the end of their useful life and require rehabilitation or replacement. It is desirable to take advantage of economies of scale and "bundle" these smaller projects together as part of one larger construction project. These smaller projects include rehabilitating the primary clarifiers and secondary clarifier #5 at WWTP2, rehabilitating the secondary clarifiers at WWTP3, and replacing pumps and making piping improvements at the headworks for WWTP2

The scope of work also includes the preparation of a Project Plan and design engineering plans, specifications, estimates of cost and assistance in applying for an Illinois Environmental Protection Agency (IEPA) loan. The consultant will also assist the City in working to obtain IEPA loan funding for the project.

Consultant Selection Process:

The Wastewater Division followed the City's Purchasing Policy to solicit proposals from consulting engineering firms for design engineering services for this project. The City received proposals from five firms: Baxter & Woodman, Burns & McDonnell, Clark Dietz, Fehr Graham, and Trotter & Associates. A staff working group interviewed all five firms. Based on the proposals, interviews and consultant qualifications, the working group selected the top firms, Fehr Graham and Trotter & Associates, and requested cost proposals from these consultants. The two proposals were then ranked based on four qualification factors (scale 1-5 with 5 being the highest) and cost to determine which consultant provided the best value for the City. The results of the ranking process are depicted below:

Engineering Services for Wastewater Treatment Plants #2 & #3 Tertiary Filter

Proposal Ranking Excellent = 5 Very Good = 4 Good = 3 Acceptable = 2 Poor = 1 Unacceptable = 0	Committee's Relative Weight of Importance	Fehr Graham		Trotter	
		Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating
Criteria	(1-10)				
The consultant presented an approach that demonstrated the ability to perform the scope tasks.	10	5.0	50.00	5.0	50.00
The consultant demonstrated a thorough understanding of capital improvements and cost categories needed to prepare design plans and cost estimates.	9	4.5	40.50	4.8	42.75
Consultant staff had experience with similar projects and showed the ability to overcome unique design issues.	8	4.0	32.00	4.8	38.00
Understanding of the IEPA funding process and recommendations to obtain the best score.	5	4.8	23.75	4.3	21.25
Total Weighted Rating	32		146.25		152.00
PROPOSAL RANKING		4.57		4.75	
Total Cost		$950,000.00		$913,290.00	
Relative Cost Ranking (Formula) (2.5 = avg. cost, points awarded/deducted for fee compared to avg) Avg. cost =		2.45		2.55	
TOTAL VALUE RANKING =		3.51		3.65	

Recommendation:

This contract is being presented pursuant to the request for proposal process. Under this process, the contract is to be awarded to the vendor whose proposal will be the most advantageous to the City. City staff has reviewed the proposals received, and determined that the recommended consultant best meets the requirements for the project.

Based on the proposals received, experience, and qualifications noted, it is the recommendation of engineering staff to select Trotter and Associates, Inc. to provide design engineering services for the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project. The City has worked with Trotter and Associates, Inc. previously and has been satisfied with their work.

Funding for the designing engineering of the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project has been included in the 2025 budget.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS, the City operates two wastewater treatment plants that must meet the requirements and conditions of their operating permits issued by the Illinois Environmental Protection Agency; and

WHEREAS, the National Pollutant Discharge Elimination System (NPDES) permits which the wastewater plants operate under will require the wastewater treatment plant effluent to meet a more stringent phosphorus limit of 0.5 mg/L as of January 1, 2030; and

WHEREAS, City staff commissioned a study to determine the most cost-effective path to long-term compliance with lower phosphorus discharge limits; and

WHEREAS, City staff commissioned an additional study to evaluate the condition of the current tertiary treatment at both wastewater plants; and

WHEREAS, based on the results of the aforementioned studies, City staff have determined that, in order to meet future effluent phosphorus limits and ensure the effective treatment of wastewater at the City's wastewater treatment plants, physical modifications to both wastewater plants are required; and

WHEREASE City staff does not have the expertise or staff resources to prepare the necessary planning and design documents for these improvements and requires the assistance of an engineering consultant for design engineering services for the Wastewater Treatment Plant 2 & Wastewater Treatment Plant 3 Tertiary Filter Upgrades & Rehabilitation project.; and

WHEREAS, proposals were publically solicited and reviewed resulting in a determination that Trotter and Associates, Inc. offered a proposal that is the most advantageous to the City.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

Draft

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Trotter and Associates, Inc. for Design Engineering Services associated with the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project in the amount of $913,290.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve change orders for up to 10 percent of the agreement amount and execute warranted contract completion date change orders.

DATED this 4th day of March, 2025.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

CITY OF
CRYSTAL LAKE
ILLINOIS

PROPOSAL PRICE FOR CONSULTANT SERVICES

Project Name: Engineering Services for Wastewater Treatment Plants #2 & #3 Tertiary Filter Upgrades & Rehabilitation

Firm: Trotter and Associates, Inc.

Date: January 31, 2025

Bid Authorized By: Scott Trotter, P.E., BCEE - President

Signature

Base Scope of Services:

ITEM	MANHOURS/EACH	TOTAL IN-HOUSE COSTS (PAYROLL + OVERHEAD)	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
1. Cost Estimate	78	14,628.00	0.00	**14,628.00**	1.60%
2. IEPA Project Plan	327	54,242.00	0.00	**54,242.00**	5.94%
3. Design Engineering	4332	793,512.00	0.00	**793,512.00**	86.88%
4. Bidding Assistance	145	27,478.00	0.00	**27,478.00**	3.01%
5. Submittal Review	60	11,216.00	0.00	**11,216.00**	1.23%
6. Construction Q&A	60	12,214.00	0.00	**12,214.00**	1.34%
TOTAL	**5002**	**913,290.00**	**0.00**	**913,290.00**	**100.00%**

OPTIONAL TASKS / ADDITIONAL RECOMMENDED SERVICES Beyond the Base Scope of Service:

ITEM	MANHOURS	TOTAL IN-HOUSE COSTS (PAYROLL + OVERHEAD)	SERVICES BY OTHERS	TOTAL
Additional Items (Per Item Cost)				

CITY OF
CRYSTAL LAKE
ILLINOIS

PROPOSAL PRICE FOR CONSULTANT SERVICES

Project Name: Engineering Services for Wastewater Treatment Plants #2 & #3 Tertiary Filter Upgrades & Rehabilitation

Firm: Fehr Graham Date: 01/31/25

Bid Authorized By: _____ Signature

Base Scope of Services:

ITEM	MANHOURS/EACH	TOTAL IN-HOUSE COSTS (PAYROLL + OVERHEAD)	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
1. Cost Estimate	150	30,000.00		**30,000.00**	3.16%
2. IEPA Project Plan	212	38,500.00		**38,500.00**	4.05%
3. Design Engineering	4554	739,400.00	89,600.00	**829,000.00**	87.26%
4. Bidding Assistance	159	30,500.00		**30,500.00**	3.21%
5. Submittal Review	60	11,000.00		**11,000.00**	1.16%
6. Construction Q&A	60	11,000.00		**11,000.00**	1.16%
TOTAL	**5195**	**860,400.00**	**89,600.00**	**950,000.00**	**100.00%**

OPTIONAL TASKS / ADDITIONAL RECOMMENDED SERVICES Beyond the Base Scope of Service:

ITEM	MANHOURS	TOTAL IN-HOUSE COSTS (PAYROLL + OVERHEAD)	SERVICES BY OTHERS	TOTAL
Additional Items (Per Item Cost)				

Agenda Item No: 22

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Proposal Award - Independence Day Fireworks Display

Staff Recommendation: Motion awarding the proposal for the Independence Day Fireworks Display and adopting a Resolution authorizing the City Manager to execute a one-year agreement, based on the submitted proposal with J&M Displays, for the Independence Day Fireworks Display in the amount of $30,000 or $60,000, based on availability of budgeted funds, and authorizing the City Manager to approve up to 10 percent in justifiable contract amendments from a contingency allowance, with three optional one-year contract extensions.

Staff Contact: Craig Snyder, Fire Rescue Chief
Ryan Oates, Assistant to the City Manager

Background:
On Thursday, February 6, 2025, the City of Crystal Lake publicly opened and read aloud the proposals received for the Independence Day Fireworks Display. The City asked vendors to provide show details for both a $30,000 and a $60,000 show, based on the availability of funds. The City requested proposals for a variety of fireworks shells to provide a high altitude and engaging show.

City staff requested vendors to submit a fireworks show using three inch to six inch shells. Each vendor submitted a display using the requested shell sizes, along with the use of firework 'cakes.' Firework 'cakes' are used to provide contrast for the high altitude fireworks and typically rise less than 200 feet in the air. A breakdown of the submitted shows is provided.

The following page details the use of the three to six inch shells along with the lower altitude 'cakes' for a fireworks display.

Picture 1



Picture 2



Shell Size	Maximum Shell Altitude
Fireworks "Cakes"	200 Feet
Three Inch Shells	300 Feet
Four Inch Shells	400 Feet
Five Inch Shells	500 Feet
Six Inch Shells	600 Feet

Below is a breakdown of the proposals received, including the amount of shells per show.

$30,000 Option

	Cakes	**3"**	**4"**	**5"**	**6"**	**Totals***
J&M Displays√	6,784	591	112	80	33	816
Mad Bomber	3,024	576	259	161	18	1,014
Johnny Rockets	1,316	400	210	69	36	715

$60,000 Option

	Cakes	**3"**	**4"**	**5"**	**6"**	**Totals***
J&M Displays√	7,184	1,531	230	186	71	2,018
Mad Bomber	5,696	1,162	401	245	160	1,968
Johnny Rockets	4,332	750	420	162	90	1,422

√Recommended awarded vendor.
*Totals will not include the "Cakes" in their tabulation.

After careful evaluation of the proposals received, City staff recommends approval of the proposal submitted by J&M Displays. The proposal submitted by J&M Displays included the highest total number of fireworks for the $60,000 show, and meets all the requirements of the Request for Proposal document.

General Information:
The 2025 Fireworks Display is schedule for July 6, 2025 to coincide with the final day of the Lakeside Festival. The fireworks display will be located on the lake, as has been done in past years, with the display to be set up on a floating platform on the lake. The Fire Rescue Department will be the lead City agency coordinating the contractor's activities. The initial contract period is for one (1) year. The proposal may be renewed for three (3) additional one-year periods, if mutually agreed upon by both parties.

Platform:
The assembly of the show will take place near the center of the lake so that nearby roads can be reopened to traffic. No wake restrictions on the lake are in effect during the entire time the fireworks are on site. The City will coordinate the tow of the Barge. The Fire Rescue Department will assign one of its members to transport the fireworks vendor to and from the shore during the course of the day as needed. The Crystal Lake Park District and the Fire Rescue Department will maintain a safe perimeter between the barge and boaters and swimmers during set up and the show.

Budget:
The proposal describes an all-inclusive fireworks display to be provided at a cost of $30,000 or $60,000. Typically, the City has budgeted $30,000 annually for the show. In the past, the City received donations to increase the size of the show to $60,000.

Performance Penalty Clause:
Due to the public relations impact and credibility of the program, a payment penalty has been incorporated into the contract for fireworks that do not fire properly and inventory shortage as contracted. The City has reserved the right to determine an acceptable reduced amount based on the duration, type of shells, and type of display in which any errors occur.

Specifications:

The fireworks display is to take place on Sunday, July 6, 2025, starting at dusk. The display shall be approximately 25 to 30 minutes in length. The vendor agrees that should inclement weather prevent a fireworks display on the above date, the display will occur on the next feasible (good weather) day agreed upon by both parties. The fireworks shall be ignited by use of a choreographed display and fired by computer control. The vendor is required to abide by the National Fire Protection Association (NFPA) Code for public display of fireworks.

Testing: Contractor shall perform tests before beginning the official program in order to determine that winds will not carry hot or burning matter where it can cause damage to persons or property. No aerial display may be fired when winds exceed 20 mph or when conditions are deemed unsafe by the City. The Contractor shall ensure that all equipment and or materials required for the program are properly setup no later than 5:00 p.m. on the day of the show.

Transportation and Storage: The Contractor is responsible for and must arrange for transportation of their staff, supplies, and equipment to the docked barge site on Crystal Lake. The transportation of fireworks shall be in compliance with the regulations of the U.S. Dept. of Transportation and all state and local motor vehicle laws applicable to the area through which the fireworks are transported. The vendor shall provide necessary safety equipment, proper storage of materials, and security for fireworks at the site. Fire extinguishers shall be in plain view and adequate for the size of the display.

Cleanup: The vendor, upon completion of the show, will remove all equipment and apparatus.

Recommendation:

The Fire Rescue Department and City Manager's Office have reviewed all proposals received for completeness and accuracy in accordance with the Request for Proposals document and have checked references. It is staff's recommendation to award a one-year contract, with three optional one-year renewal extensions, for the Independence Day Fireworks Display to J&M Displays in the total proposal amount of $30,000.00 or $60,000.00 based on the availability of budgeted funds. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance.

Votes Required to Pass:

Simple majority vote of the City Council.

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a one-year agreement with J&M Displays for the Independence Day Fireworks Display in the amount of $30,000 or $60,000, based on availability of budgeted funds. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance, with three optional one-year contract extensions.

DATED this 4th day of March, 2025.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

Draft

Original

THE J&M TEAM

J&M Displays, Inc. (J&M) was formed in 1980 and has been entertaining audiences with state of the art product and equipment ever since. Safety, Quality and Service has allowed J&M to prove itself as a well-known, well-respected institution, always adapting itself to the changes in the industry and their client's needs, even in its short existence. J&M has expanded its talents to include servicing the specialized needs of the entertainment and corporate markets while manufacturing specific products for our client needs. Setting its goals on the cutting edge; from music score development to computerized execution – J&M offers the state of the art in Special Effects, Indoor Choreography, and American/European Outdoor Choreography. Precision, multimedia integration and the expertise to take it "on the road" have become hallmark of J&M worldwide.

All members of our team are experts in pyrotechnics, special effects, and display firework productions. What makes the J&M team unique in the pyrotechnic industry is that the team is also experienced in design, stage technology, audio, lighting, and video. Thus, the team is able to fully integrate the pyrotechnic elements into a production so that it works in conjunction with the lighting design, stage design, and audio/video elements which make for a more creative and unified show overall. The team is able to understand the goals of the other technical designers and can discuss solutions and options in their terminology.

Supporting our team would be an unparalleled list of additional world renowned manufacturers such as, but not limited to, Yung-Feng Fireworks, Lidu Fireworks Corporation, Ltd., Flower King, Icon Pyrotechnics by Foti, Ricardo Caballer Pirotecnia, Pirotecnia Igual Barcelona and several American manufactures. This product variety allows flexibility and venue specific adaptability- both with special effects and aerial product lines.

Thank you for letting us bid your show for the City of Crystal Lake. We look forward to the opportunity to light up your skies with our amazing our products. We have been doing barge shows for 45 years around the world!

We unfortunately will not be able to provide you with the budgets for the references that we gave you, however, you are more than welcome to ask them for their budgets.

We believe we have provided all your other requests. If you have any questions, please do not hesitate to reach out to us. We look forward to hearing from you.

Dave Hlavein will be the lead technician and has been shooting pyro for 38 years. Shooting on water is his specialty as he owns his own fleet of barges. Dave believes J&M offers the highest quality of shells for the dollar amount in the area. He takes pride in his equipment and in what he does.

Sam Strawhacker will also be on the team and woks full time for J&M at our main warehouse in Yarmouth Iowa. Sam takes pride in his work and studies every area to see how each show can be the best. Sam has grown up in the area so he has always seen the fireworks since he was young. Sam is one of the few that has even traveled to China to see how our products are being built so that he can work closely with the team to make sure that it is the best for our customers.

Our team will get there the day before the event for set up and will set up and clean up all debris.

Our company has had 45 years of experience around the world. If you were to choose the 20-to-25-minute show you would have a 4-minute opening 15-minute middle- and 5-minute finale. If you were to choose the 25-to-30 minute show you would have a 5-minute opening 18-minute middle and a 6-minute finale.

Price Sheet $30,000 Show (2025):

		Description/Characteristics	
	Number of Shells/Shots	Standard Shells/Shots	Specialty Shells/Shots
Opening Show			
Barrage Units (Cakes)	200	200	
3 inch Shells	60	60	
4 inch Shells			
5 inch Shells			
6 inch Shells	2	2	
Length (Minutes)	1:20		
Main Show			
Barrage Units (Cakes)	2984		
3 inch Shells	231	213	18
4 inch Shells	112	99	13
5 inch Shells	60	55	5
6 inch Shells	29	23	6
Length (Minutes)	21:30		
Grand Finale			
Barrage Units (Cakes)	3600	3600	
3 inch Shells	300	300	
4 inch Shells			
5 inch Shells	20	20	
6 inch Shells	2		2
Length (Minutes)	2:40		
Shell/Shot Totals	7600		

Insurance Cost	3000
Shoot Fee	3600
Transportation Cost	1920
Shell Cost	21480
Totals	30000

J&M Displays Proposal for:
City of Crystal Lake
$30,000

Opening

Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	Ghost sweep Blue to Red to white strobe mines 100 shot fan	

Category Shell Count: 200

3 Inch Finales

Quantity	Name	Rising Effect
6	Red salute and blue dahlia 10 Shot finale chain	

Category Shell Count: 60

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Blue to dark to red	
1	Red and blue peony with white pistil	

Category Shell Count: 2

Section Shell Count: 262

Main Event

Multi-shell Barrage Units

Quantity	Name	Rising Effect
6	V shape candle bundle 300 shot - Pink	
2	Blue tail to Blue & white glitter with red falling leaves 100 shot Z Shape	

Category Shell Count: 2000

3 Inch Color Shells

Quantity	Name	Rising Effect
2	3" SILVER CHRYS.	
1	Half red half blue chrysanthemum with silver peony ring	
2	White strobe with red dahlia	
2	Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE	
5	Assortment Q of 20 different J&M Brand Shells ELECTRIC FIRE	
2	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 185

3 Inch Special Effect Shells

Quantity	Name	Rising Effect
2	Gold glitter rays with purple and green ELECTRIC FIRE ONLY (cylinder)	
2	Multicolor Rays with gold glitter center ELECTRIC FIRE ONLY (cylinder)	
2	Blue & Red comets to reports with silver glitter (cylinder)	
2	Red and blue with whistles (cylinder)	
2	Farfallas and silver glitter to red ELECTRIC FIRE ONLY (cylinder)	
2	Green Crossettes with tail and Silver tourbillions ring ELECTRIC FIRE ONLY	
2	Kamuro serpents to reports with green and violet center ELECTRIC FIRE ONLY	

Category Shell Count: 14

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J&M Displays Proposal for:
City of Crystal Lake
$30,000

Main Event

4 Inch Color Shells

Quantity	Name	Rising Effect
1	Blue to dark to red	
1	Brocade Crown with silver strobe pistils	
1	Color dahlia with silver strobe	
1	Crackling willow	
1	Crossette assorted	
1	Golden kamuro to white strobe	
1	Green ring inside brocade to purple ring	
1	Lemon and pink ring with crackling pistils	
1	Purple to dark to green	
1	Spiral ring pattern	
1	Assortment A of 4 different J&M Cylinder shells ELECTRIC FIRE	
1	Assortment B of 20 different J&M Brand shells ELECTRIC FIRE	
1	Assortment L of 20 different J&M Brand Shells ELECTRIC FIRE	
1	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 74

4 Inch Special Effect shells

Quantity	Name	Rising Effect
1	Blue to red ghost peony	
1	Double Crackle	
1	Green strobe	
1	Happy Face pattern	
1	Kamuro with Happy Face Pattern	
1	Lemon strobe	
1	Red ghost peony	
1	Silver to Orange Crossette	
1	Six Angle brocade crown	
1	Willow to Multi-Color Swimming Star	
1	Windmill Pinwheel (Red & Green)	
1	Kamuro chrys niagara falls w/kamuro tail	
1	Nishiki kamuro crackling flowers w/crackling tail	
1	Reddish gamboge to crackling chrys with purple to crackling pistil w/crackl	

Category Shell Count: 13

5 Inch Color Shells

Quantity	Name	Rising Effect
10	White peony	
1	Assortment M of 15 different J&M Brand shells ELECTRIC FIRE	
1	Assortment O of 15 different J&M Brand shells ELECTRIC FIRE	
1	Assortment T of 15 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 55

5 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	1/4 peony magenta lemon aqua and orange with crossing circles with cracklin	
1	Golden coconut	
1	Red willow (waterfall)	
1	Var. color meteor	
1	Yellow crackling with crackling pistil	

Category Shell Count: 5

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J&M Displays Proposal for:
City of Crystal Lake
$30,000

Main Event

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Brocade Crown crossette	
1	Glittering silver to blue chrysanthemum	
1	Orange to ocean blue with palm pistil	
1	Purple peony with glittering lemon palm pistil	
1	Sky blue chrys with orange pistil	
1	Assortment B of 9 different J&M brand shells ELECTRIC FIRE	
1	Assortment W of 9 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 23

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	Aqua to multi color small flowers	
1	Blue flying dragons with blue pistil	
1	Golden wave to orange swimming with white strobe pistil	
1	Spangle chrys with blue pistil	
1	Ten thousand circles of crackling chrys	
1	Three pistils magenta lemon strobe	

Category Shell Count: 6

Section Shell Count: 2375

Finales

Multi-shell Barrage Units

Quantity	Name	Rising Effect
6	V shape candle bundle 300 shot - Lemon	
6	V shape candle bundle 300 shot - Orange	

Category Shell Count: 3600

3 Inch Finales

Quantity	Name	Rising Effect
6	5 Salute with 5 gold willows 10 Shot finale chain	
24	Red salute and blue dahlia 10 Shot finale chain	

Category Shell Count: 300

5 Inch Color Shells

Quantity	Name	Rising Effect
10	Blue peony	
10	Red peony	

Category Shell Count: 20

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J&M Displays Proposal for:
City of Crystal Lake
$30,000

Finales

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	Nishiki kamuro to var. color with var. color pistil with tail	
1	Purple to nishiki kamuro niagara falls double circles	

Category Shell Count: 2

Section Shell Count: 3922

Miscellaneous

Ignition Items

Quantity	Name	Rising Effect
480	Igniter 3 meter leads, REGULATED, (USE in Multiples of 40 Only)	
50	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)	
1	Wire 22 gauge copper duplex 250 foot spool	

Category Shell Count: 0

Section Shell Count: 0

8% Free for Early Payment

Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	Red wave tail blue crossette silver wave tail 180 shot fan	

Category Shell Count: 360

1.4G Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	(UN0431) Gold silk crackle tail to gold silk crackle coco 100 shot fan shap	

Category Shell Count: 200

3 Inch Special Effect Shells

Quantity	Name	Rising Effect
2	Blue to red ghost peony	
2	Gold Willow to Red White & Blue	

Category Shell Count: 4

Section Shell Count: 564

15% Free for Loyalty Program

Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	Reports, ends w/ 3 report volleys, the last w/ whistles 100 shot cake	
2	Celebration of Divine Land 112 shot	

Category Shell Count: 424

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J&M Displays Proposal for:

City of Crystal Lake

$30,000

15% Free for Loyalty Program

3 Inch Color Shells

Quantity	Name	Rising Effect
28	Glittering Willow to Mulit-Color With Pistil	

Category Shell Count: 28

4 Inch Color Shells

Quantity	Name	Rising Effect
1	Brocade Crown crossette	
1	Brocade crown coconut	
1	Chrysanthemum to cherry with rosy pistil	
22	Glittering willow to variegated with pistil	

Category Shell Count: 25

Section Shell Count: 477

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J&M Displays Proposal for:

City of Crystal Lake

$30,000

This proposal includes an extension of our $10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Total Price of Show: **$30,000.00**

Total Shot Count: 7600
Packing Check: 765
Date of Display: 07/06/25
Customer Number:

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.

Diameter	Quantity	Shots	Racks
Shells			
3"	60	231	24
4"	53	112	14
5"	38	80	16
6"	17	33	9
Shells Shot Ct: 456			
Multi-shell Barrage Units			
0"	18	5400	
1"	4	560	
1.2"	10	824	
Multi-shell Barrage Units Qty: 32 Shot Ct: 6784			
Finales			
3"	36	360	36
Finales Qty: 36 Shot Ct: 360			
Igniters Needed: 525			

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Price Sheet $60,000 Show (2025):

		Description/Characteristics	
	Number of Shells/Shots	Standard Shells/Shots	Specialty Shells/Shots
Opening Show			
Barrage Units (Cakes)	200	200	
3 inch Shells	120	120	
4 inch Shells	24	24	
5 inch Shells	15	15	
6 inch Shells	3	2	1
Length (Minutes)	2:00		
Main Show			
Barrage Units (Cakes)	3384	3384	
3 inch Shells	411	393	18
4 inch Shells	206	150	56
5 inch Shells	56	45	11
6 inch Shells	66	58	8
Length (Minutes)	22:00		
Grand Finale			
Barrage Units (Cakes)	3600	3600	
3 inch Shells	1000	1000	
4 inch Shells			
5 inch Shells	115	115	
6 inch Shells	2	1	1
Length (Minutes)	4:40		
Shell/Shot Totals	9202		

Insurance Cost	6000
Shoot Fee	7200
Transportation Cost	3300
Shell Cost	43500
Totals	60000

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City of Crystal Lake
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Opening

3 Inch Finales

Quantity	Name	Rising Effect
12	Red salute and blue dahlia 10 Shot finale chain	

Category Shell Count: 120

Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	Blue tail to Blue & white glitter with red falling leaves 100 shot Z Shape	

Category Shell Count: 200

4 Inch Finales

Quantity	Name	Rising Effect
3	Color (rainbow) 8 shot finale chain	

Category Shell Count: 24

5 Inch Color Shells

Quantity	Name	Rising Effect
5	Blue star pattern	
5	Red star pattern	
5	White star pattern	

Category Shell Count: 15

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Blue to dark to red	
1	Red and blue peony with white pistil	

Category Shell Count: 2

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	Blue flying dragons with blue pistil	

Category Shell Count: 1

Section Shell Count: 362

Main Event

Multi-shell Barrage Units

Quantity	Name	Rising Effect
6	V shape candle bundle 300 shot - Pink	
8	3" 25 SHOT SHELL CAKE - 01	

Category Shell Count: 2000

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Main Event

3 Inch Salutes

Quantity	Name	Rising Effect
5	Salute with red tail	
20	Cylinder Salute 3" (made in USA)	

Category Shell Count: 25

3 Inch Color Shells

Quantity	Name	Rising Effect
2	3" SILVER CHRYS.	
1	Half red half blue chrysanthemum with silver peony ring	
3	Assortment A of 5 different J&M Cylinder shells ELECTRIC FIRE	
2	Assortment J of 20 different J&M Brand Shells ELECTRIC FIRE	
2	Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE	
2	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 138

3 Inch Special Effect Shells

Quantity	Name	Rising Effect
2	3" Color peony with red spinner (Cylinder)	
2	Gold glitter rays with purple and green ELECTRIC FIRE ONLY (cylinder)	
2	Multicolor Rays with gold glitter center ELECTRIC FIRE ONLY (cylinder)	
2	Farfallas and silver glitter to red ELECTRIC FIRE ONLY (cylinder)	
2	Green Crossettes with tail and Silver tourbillions ring ELECTRIC FIRE ONLY	
2	Kamuro serpents to reports with green and violet center ELECTRIC FIRE ONLY	
2	Silver Hummers w/ Fushia Center ELECTRIC FIRE ONLY (cylinder)	

Category Shell Count: 14

4 Inch Color Shells

Quantity	Name	Rising Effect
1	Willow to Red White and Blue	
1	Brocade Crown crossette	
1	Brocade Crown with silver strobe pistils	
1	Chrysanthemum to cherry with rosy pistil	
1	Green ring inside brocade to purple ring	
2	Assortment A of 4 different J&M Cylinder shells ELECTRIC FIRE	
2	Assortment A Of 20 different J&M Brand shells ELECTRIC FIRE	
1	Assortment B of 20 different J&M Brand shells ELECTRIC FIRE	
1	Assortment L of 20 different J&M Brand Shells ELECTRIC FIRE	
1	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 113

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Main Event

4 Inch Special Effect shells

Quantity	Name	Rising Effect
1	Blue to green magic peony	
3	Silver strobe horse tail	
1	Smiling face	
1	Artillery (cylinder)	
1	Farfallas and gold to blue glitter peony ELECTRIC FIRE ONLY (cylinder)	
1	Farfallas double ring w/ Green center ELECTRIC FIRE ONLY (cylinder)	
1	Hummers and silver peony ELECTRIC FIRE ONLY (cylinder)	
3	Kamuro chrys niagara falls w/kamuro tail	
1	Kamuro serpents to report w/Fushia strobe ELECTRIC FIRE ONLY (cylinder)	
1	Multicolor rays with gold glitter center ELECTRIC FIRE ONLY (cylinder)	
3	Nishiki kamuro crackling flowers w/crackling tail	
1	Reddish gamboge to crackling chrys with purple to crackling pistil w/crackl	
1	Yellow Sunflower w/ big tail	
1	Gold Rain to White Strobe	
1	Gold Rain w/Blue Pistil	
1	Gold Rain w/Green Pistil	
6	Lampare (ELECTRIC FIRE ONLY)	

Category Shell Count: 25

5 Inch Color Shells

Quantity	Name	Rising Effect
1	Assortment M of 15 different J&M Brand shells ELECTRIC FIRE	
1	Assortment O of 15 different J&M Brand shells ELECTRIC FIRE	
1	Assortment T of 15 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 45

5 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	1/4 peony magenta lemon aqua and orange with crossing circles with cracklin	
1	Golden coconut	
1	Red willow (waterfall)	
1	Var. color meteor	
1	Yellow crackling with crackling pistil	

Category Shell Count: 5

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Sky blue chrys with orange pistil	
1	Assortment A of 9 different Patriotic shells ELECTRIC FIRE	
1	Assortment B of 9 different J&M brand shells ELECTRIC FIRE	
1	Assortment C of 9 different J&M brand shells ELECTRIC FIRE	
1	Assortment W of 9 different J&M Brand Shells ELECTRIC FIRE	
1	Wizard 6" Assortment D of 9 different J&M Brand shells ELECTRIC FIRE	
1	Wizard 6" Assortment D of 9 different J&M Brand shells ELECTRIC FIRE	

Category Shell Count: 55

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Main Event

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	3D crossing circles	
1	Ten thousand circles of crackling chrys	
1	Three pistils red and silver	

Category Shell Count: 3

Section Shell Count: 2423

Finales

5 Inch Finales

Quantity	Name	Rising Effect
14	Custom made 5" - 5 shot finale chain (half red half green peony blue to w	

Category Shell Count: 70

Multi-shell Barrage Units

Quantity	Name	Rising Effect
6	V shape candle bundle 300 shot - Lemon	
6	V shape candle bundle 300 shot - Orange	

Category Shell Count: 3600

3 Inch Finales

Quantity	Name	Rising Effect
12	5 Salute with 5 gold willows 10 Shot finale chain	
30	Rainbow 10 Shot finale chain	
58	Red salute and blue dahlia 10 Shot finale chain	

Category Shell Count: 1000

5 Inch Color Shells

Quantity	Name	Rising Effect
15	Blue peony	
15	Red peony	
15	White peony	

Category Shell Count: 45

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Brocade Crown crossette	

Category Shell Count: 1

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	Var. color crackling diadem	

Category Shell Count: 1

Section Shell Count: 4717

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Miscellaneous

Ignition Items

Quantity	Name	Rising Effect
760	Igniter 3 meter leads, REGULATED, (USE in Multiples of 40 Only)	
30	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)	
3	Wire 22 gauge copper duplex 250 foot spool	

Category Shell Count: 0

Section Shell Count: 0

8% Free for Early Payment

1.4G Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	(UN0431) Gold silk crackle tail to gold silk crackle coco 100 shot fan shap	

Category Shell Count: 200

Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	Reports, ends w/ 3 report volleys, the last w/ whistles 100 shot cake	
2	Crackling willow with blue star 100 shot	
2	Red wave tail blue crossette silver wave tail 180 shot fan	

Category Shell Count: 760

3 Inch Color Shells

Quantity	Name	Rising Effect
2	Willow to multi-color swimming star	

Category Shell Count: 2

3 Inch Special Effect Shells

Quantity	Name	Rising Effect
2	Blue to red ghost peony	
2	Gold Willow to Red White & Blue	

Category Shell Count: 4

4 Inch Special Effect shells

Quantity	Name	Rising Effect
1	Blue to silver willow	
1	Golden palm tree	

Category Shell Count: 2

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	Double palm trees to yellow with blue pistil with tail	
1	Spangle chrys with blue pistil	
1	Three pistils magenta lemon strobe	

Category Shell Count: 3

Section Shell Count: 971

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15% Free for Loyalty Program

Multi-shell Barrage Units

Quantity	Name	Rising Effect
2	Colorful comets whistles to Reports with Reports finale 100 shot Z fan cake	
2	Ghost sweep Blue to Red to white strobe mines 100 shot fan	
2	Celebration of Divine Land 112 shot	

Category Shell Count: 624

3 Inch Color Shells

Quantity	Name	Rising Effect
28	Glittering Willow to Mulit-Color With Pistil	

Category Shell Count: 28

4 Inch Color Shells

Quantity	Name	Rising Effect
2	Blue to dark to red	
2	Brocade crown coconut	
1	Color dahlia with silver strobe	
2	Crackling willow	
1	Crossette assorted	
22	Glittering willow to variegated with pistil	
2	Golden kamuro to white strobe	
1	Lemon and pink ring with crackling pistils	
2	Purple to dark to green	
2	Spiral ring pattern	

Category Shell Count: 37

4 Inch Special Effect shells

Quantity	Name	Rising Effect
1	Aqua magic peony	
1	Aqua meteor	
1	Blue ghost peony	
2	Blue to red ghost peony	
1	Double Crackle	
2	Gold Strobe	
1	Golden wave to green chrys	
2	Green strobe	
2	Kamuro with Happy Face Pattern	
2	Lemon strobe	
2	Red ghost peony	
1	Reddish gamboge to bright red to green to purple chrys	
2	Silver to Orange Crossette	
2	Six Angle brocade crown	
1	Willow to Multi-Color Swimming Star	
2	Windmill Pinwheel (Red & Green)	
2	Red and blue with artillery (cylinder)	
2	Red and blue with whistles (cylinder)	

Category Shell Count: 29

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5 Inch Special Effect Shells

Quantity	Name	Rising Effect
6	Glittering willow to variegated with pistil	

Category Shell Count: 6

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Glittering silver to blue chrysanthemum	
1	Orange to ocean blue with palm pistil	
1	Purple peony with glittering lemon palm pistil	

Category Shell Count: 3

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
1	Multi color flower sheets	
1	Purple to nishiki kamuro niagara falls double circles	

Category Shell Count: 2

Section Shell Count: 729

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J&M Displays Proposal for:

City of Crystal Lake

$60,000

This proposal includes an extension of our $10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Total Price of Show: **$60,000.00**

Total Shot Count: 9202
Packing Check: 1254
Date of Display: 07/06/25
Customer Number:

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.

Diameter	Quantity	Shots	Racks
Shells			
3"	85	211	22
4"	108	206	26
5"	74	116	24
6"	23	71	18
Shells Shot Ct: 604			
Multi-shell Barrage Units			
0"	18	5400	
1"	6	760	
1.2"	12	1024	
3"	8	200	
Multi-shell Barrage Units Qty: 44 Shot Ct: 7384			
Finales			
3"	112	1120	112
4"	3	24	3
5"	14	70	14
Finales Qty: 129 Shot Ct: 1214			
Igniters Needed: 780			

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Agenda Item No: 23

City Council
Agenda Supplement

Meeting Date: March 4, 2025

Item: Designation and Auction Sale of Surplus Property

Staff Recommendation: Motion to Adopt a Resolution:

1. Designating the items identified in Exhibit "A" as surplus property, and
2. Authorizing surplus items to be disposed of as designated in Exhibit "A," and
3. Authorizing the City Manager to execute an agreement with Obenauf Auction Service, Inc. for the sale of City surplus property, and
4. Authorizing surplus items not sold, donated, or whose proposed auction price is less than a scrap price, be scrapped in accordance with the City's scrap metal policy.

Staff Contact: Jodie Hartman, Director of Finance

Background:

The City of Crystal Lake periodically coordinates the selling of surplus City equipment. A list of property proposed as surplus, to be destroyed, dismantled or sold through a public online bidding process or brokerage sale, is attached as Exhibit "A". Exhibit "A" identifies a list of surplus non-utilized pieces of equipment which have been submitted by various City departments. The designation of equipment as surplus and subsequent auction sales of equipment provides the following benefits to the City:

1) Designating equipment as surplus allows the City the ability to make space available currently occupied by the non-utilized equipment.
2) Partnerships with auction firms minimizes the costs and time required to sell the equipment through a bidding process. These costs include advertising, publishing legal notification, and staff time required to show the equipment. The associated cost to the City by utilizing Obenauf Auction Service, Inc. is a 3% commission for all items sold.
3) Participation in auction sales provides an additional avenue for the sale of the surplus equipment and vehicles to increase the likelihood that the City will maximize its return on the sale of the items.

The items in Exhibit "A" marked for sale will be sold through auction through the City's broker, Obenauf Auction Service, Inc. Items marked as junk/destroy, scrap or dismantle for parts have been determined by the department head to have minimal or no value.

Recommendation:

It is the recommendation of staff to designate the items in Exhibit "A" as surplus, to authorize the City Manager to execute an agreement with Obenauf Auction Service, Inc. for the sale of the surplus items through a public online bidding process administered by Obenauf with a 3% sales commission for all items sold, and to authorize the destruction or dismantling of the surplus items as indicated.

Votes Required to Pass:

Simple majority

Res.

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE from time to time designates surplus items that are no longer needed or obsolete; and

WHEREAS disposing of said items provides revenue and utilization of an online auction service increases the likelihood that the City will maximize its return on the sale of the items.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the items identified in Exhibit "A" be and are hereby designated as surplus; and

BE IT FURTHER RESOLVED that the surplus items are to be disposed of as designated in Exhibit "A;" and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute an agreement with Obenauf Auction Service, Inc. for auction services pertaining to items listed on "Exhibit A" for a 3% sales commission; and

BE IT FURTHER RESOLVED that any items not sold or whose proposed auction price is less than a scrap price, be scrapped in accordance with the City's scrap metal policy.

DATED this 4th day of March, 2025.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

Draft

SEAL
ATTEST

_____
CITY CLERK

PASSED: March 4, 2025
APPROVED: March 4, 2025

Draft

Exhibit A

DEPT	QTY	ITEM	YEAR	MAKE	MODEL/MANUFACTOR	SERIAL NO	REASON FOR DISPOSAL	DISPOSITION ACTION REQUIRED
Fire	2	BCD DNE Bouyancy Control Device	1994	Sea quest	389394		Retired	Sale
Fire	1	Bouyancy Control Device	2017	Aqualung	394035	BB370274	Retired	Sale
Fire	1	Bouyancy Control Device		Recon		35080042	Retired	Sale
Fire	6	Bouyancy Control Device	2015	Aqualung	394194	BB481414, BB481419, BB481432, BB481422, BB481431, BB481440	Retired	Sale
Fire	11	Viking Dry Suits for Diving		Viking	Pro-1000		Retired	Junk/Destroy
Fire	9	Dry Suit Undergarment		Viking			Retired	Sale
Fire	1	2.5" Nozzle Stream Straightener		Elrhart			Retired	Sale
Fire	8	Red Plastic Helmets		Petel	Ecrin		Outdated	Sale
Fire	1	Rescue Tripod		Smith Safety Product			Outdated	Sale
Fire	1	Rescue Tripod		Skedco	Sked-Evac Tripod		Outdated	Sale
Fire	1	8ft Rescue Tripod		MSA	Lynx Tripod 8ft	R15432L	Outdated	Sale
Fire	7	Neoprene Wet-Suit		Bare			Retired	Sale
Fire	11	Stream lights		Stream light			Poor Condition	Sale
Fire	3	Fire Extinguisher Brackets		Ameiex	862, 860		Not needed	Sale
Fire	1	Misc. Computer Equipment					Not needed	Junk/Destroy
Fire	6	10' Pike Poles					Poor Condition	Sale
Fire	9	King Vision Video Laryngoscope					Outdated	Sale
Fire	1	10' Hard Suction Hose		Kochek			Poor Condition	Sale
Fire	9	Universal SCBA Brackets		Ziamatic			Broken	Junk/Destroy
Fire	2	Boat Seats		Springfield Marine Comp			No Longer Need	Sale
Fire	7	TFT Ball Valves					Broken	Sale
Fire	5	Ziamatic Folding Wheel Chocks W/ 1 Mount		Ziamatic	SAC-44-E	For Parts Only	Broken	Junk/Destroy
Fire	1	2001 Ford F-550 (#335)	2001	Ford	F-550	1FDAF57F41EB07711	Obsolete	Sale
Fire	1	Dive/Ambulance Vehicle (#391)	2003	Ford	E-450	1FDXE45F33HA42216	Obsolete	Sale
Fire	1	Large Diameter Elbow		Elkhart			Broken	Junk/Destroy
Fire	1	Chiefs Tool Pry Axe		Paratech		17036	Broken	Sale
Fire	2	Large Bolt Cutters					Broken	Sale
Fire	1	Master Stream Extend-A-Gun		TFT			No Longer Need	Sale
Fire	2	5" Bleed-A-Cap		Kocheck			No Longer Need	Sale
Fire	1	2.5"		POK			Obsolete	Sale
Fire	3	Hiligan Bar					Broken	Sale
Fire	1	Hurst Brake Pedal Cutter					Broken	Junk/Destroy
Fire	21	Kochlek Adapters		Kochlek			Outdated	Sale
Fire	1	2017 Ford Explorer Police Interceptor AWD (#303)	2017	Ford	Explorer	1FM5K8AR4HGA77061	No Longer Need	Sale
Fire	2	Hydrostatic fire hose test pumps		Rice	Leeson 115/ 208-230V		No Longer Need	Sale
Fire	2	Stryker Stair-PRO stair chair		Stryker	Stair-PRO		Outdated	Sale
Fire	1	Inflatable boat		Zodiac	CFR340 ACTI-V		Broken	Sale
Fire	14	SCUBA tanks					Outdated	Sale
Fire	8	Fire extinguishers		Assorted			Outdated	Sale
Fire	1	Command Center Vehicle Partition		Ford	Expedition		No Longer Need	Sale

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