CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
July 1, 2025
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – June 17, 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. **Adopt-A-Highway Program - Application Approval, Ivy Hall Dispensary**
   b. **Park District Memorandum of Understanding (MOU) – Barlina Barn**
   c. **McHenry County Mutual Aid Agreement**
   d. **County Zoning Request – Commercial solar energy facility on 75 acres southwest of the intersection of US-14 and Doty Road, Unincorporated Woodstock, Illinois**

10. **654 Tamarisk Lane – Variation to allow construction of a six-foot privacy fence extending three feet into the required 30-foot setback for a side yard abutting a street**

11. **783 Oak Court - Variations to allow construction of a new two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and an increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26%**

12. **6280 Northwest Highway – Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew**

13. **650 W. Terra Cotta Avenue - Final Plat of Subdivision for a two-lot subdivision with Variations. Variations on Lot 1 from: Minimum Lot Width of 100 feet to allow 51.23 feet, Minimum Lot Area of**

20,000 square feet to allow 7,291 square feet, and Hard-Surface coverage of approximately 78% (existing) exceeding the maximum 65%. Variations on Lot 2: Minimum Lot Width of 100 feet to allow 83.57 feet (existing) and Hard-Surface coverage of approximately 92% (existing) exceeding the maximum 65%

14. Bid Award – Fin Tube Radiator Control Valve Replacement

15. Bid Award – Public Works Garage Floor Replacement – Phase 3 – South Street Division Bay

16. Purchase of Leased City Vehicles

17. Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake – Discussion Only

18. Council Inquiries and Requests

19. 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

20. Reconvene to Regular Session

21. 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: July 1, 2025

Item: Adopt-A-Highway Program - Application Approval, Ivy Hall Dispensary

Staff Recommendation: Motion to adopt a Resolution approving and authorizing the City Manager to execute an agreement with Ivy Hall Dispensary to adopt the following road: Pingree Road, between US Route 14 and the Union Pacific Railroad crossing, for a two-year period, in accordance with the requirements set forth in the City of Crystal Lake Adopt-A-Highway Program

Staff Contact: Michael Magnuson, P.E., Director of Public Works and Engineering

---

Background:

On June 4, 2019 the City adopted an ordinance [Ord. No. 7547] approving an Adopt-A-Highway program for City of Crystal Lake roads. This program allows private citizens or organizations, with an address in the City of Crystal Lake, to support the City's anti-litter efforts by allowing groups to adopt a section of City roadway for the purpose of litter collection. The program was established pursuant to the Illinois Adopt-A-Highway Act and is administered by the Director of Public Works.

Ivy Hall Dispensary, located at 501 Pingree Road, has applied to take part in the City's Adopt-A-Highway Program and has requested to adopt Pingree Road, between US Route 14 and the Union Pacific Railroad crossing, for a two-year period. Signs will be installed on both ends of the adopted portion of the road with the name "Ivy Hall Dispensary". If approved, the City Manager will execute an agreement with Ivy Hall Dispensary providing for the group's participation in the Adopt-A-Highway Program. The Adopt-A-Highway Program agreement follows all requirements of the Illinois Adopt-A-Highway Act and all additional requirements set forth in the City of Crystal Lake's Adopt-A-Highway Program ordinance. The adoption of the roadways, as approved by the City Council, will expire two years following its approval unless extended by the applicant, with the approval of the Director of Public Works.

Recommendation:
City staff has reviewed Ivy Hall Dispensary's application to take part in the Adopt-A-Highway program and recommends a motion to adopt a resolution approving Ivy Hall Dispensary, located at 501 Pingree Road, Crystal Lake, to adopt between US Route 14 and the Union Pacific Railroad crossing, for a two-year period.

Votes Required to Pass:
Simple Majority

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that per 605 ILCS 120/1 et. seq., the "Illinois Adopt-A-Highway Act," the CITY approves Ivy Hall Dispensary for adoption of Pingree Road between US Route 14 and the Union Pacific Railroad crossing, for a two-year period, per the requirements set forth in the City of Crystal Lake Adopt-A-Highway Program.

DATED this 1st day of July, 2025.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: July 1, 2025
APPROVED: July 1, 2025

RECEIVED
JUN 10 2025
Date Received: JW

City of Crystal Lake

Adopt-A-Highway Program Application

Application Type: First Time Applicant or Renewal

Group Name: Ivy Hall

Street Address: 501 Pingree Rd.

City, State, Zip: Crystal Lake, IL, 60014

Type of Group: Civic Group or Not for Profit or Private Enterprise/Commercial

Number of participants: 10+

Number of supervising adults: 0

Number of participants between the ages of 10-17: 0

Group Coordinator and Traffic Supervisor

Name: Ashley del Prado Phone Number: [redacted] mail: adawte1@ivyhall.co

Street Address: 4373 Rolling Hills Dr.

City, State, Zip: Lake in the Hills, IL, 60156

Lettering to Appear on Adopt-A-Highway Sign:

Only 17 characters per line, maximum of 2 lines, leave space between words.

I	V	Y		H	A	L	L		~~C~~	~~A~~	~~N~~	~~N~~	~~A~~	~~B~~	~~I~~ ~~S~~
				D	I	S	P	E	N	S	A	R	Y		

Section of roadway to be adopted:

First Choice:

Road Name: Pingree Road (Metra train tracks to Route 14)

Second Choice:

Road Name: _____

Each group shall sign an agreement with the City of Crystal Lake before participating in the program.

Signature of Group Coordinator: _____ Date: 6/6/25

Please return all forms to: 100 W. Woodstock St. Crystal Lake, IL 60014 ATTN: Public Works

City of Crystal Lake

Adopt-A-Highway Program Agreement

The City of Crystal Lake and Ivy Hall recognize the need for litter-free roadways and are entering into this agreement in an effort to contribute towards the maintenance of litter-free roadways.

By signing below, the Group acknowledges the hazardous nature of the work and agrees to comply with all terms and conditions as set forth by the City of Crystal Lake and the Illinois Adopt-A-Highway Act.

The Group, its members, volunteers and agents shall assume all responsibility for, and hold the State of Illinois and the City of Crystal Lake (including their officials, employees, and agents) harmless from any and all claims or actions resulting from the Group's volunteers', agents' or members' work in the program, except for the negligent acts of the State of Illinois or the City of Crystal Lake (including their officials, agents or employees).

Members of the Group are jointly and severally bound by the terms and conditions of this agreement. The Group and the City of Crystal Lake will fulfill their respective responsibilities as set forth in the agreed upon terms. The signature of the Group Coordinator and each volunteer (or legal guardian of volunteers under 18 years of age) shall act as acknowledgement of the conditions set forth by the City of Crystal Lake for this program.

The City of Crystal Lake recognizes that this Group shall adopt for a two year period, unless through cancellation, the section of the road hereby known as: Ivy Hall Dispensary and the Group accepts responsibility of picking up litter at least four times per year during this agreed upon time frame.

Ivy Hall
Group Name

City of Crystal Lake

Ashley del Prado
Group Coordinator

6/10/25
Date

Volunteer or Parent/Legal Guardian of Volunteer

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: Park District Memorandum of Understanding (MOU)

City Council Discretion: a) Motion to authorize the Mayor to execute the MOU with the Crystal Lake Park District.

OR

b) No action.

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

Background:

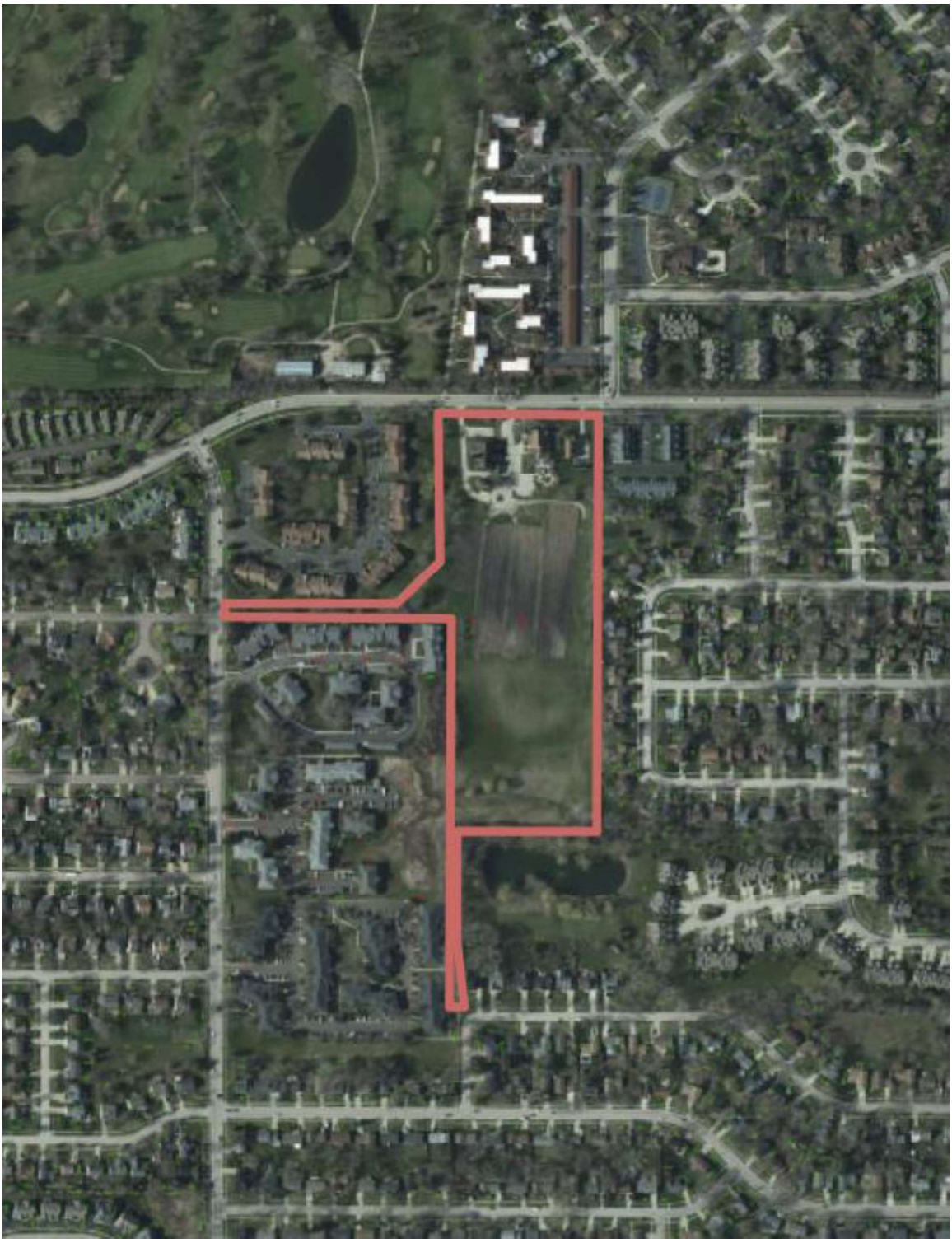
- In 2023, the Crystal Lake Park District started discussions about demolishing the Barlina Barn. Public outcry halted the demolition and the Park District is now working to restore and repurpose the property.
- The City's Historic Preservation Commission (HPC) has offered to use their position and expertise to assist in grants and fundraising.

Request:

- The MOU encumbers the Park District to put any funds raised by the HPC toward the Barlina Barn and related buildings only. Funds cannot be used for programming, wages, other parks etc.
- The MOU is nonbinding and does not create any legal or financial obligation by either party. Nothing in this agreement requires the HPC to assist in fundraising. Nothing in this agreement requires the City to assist the Park District in their efforts. Nothing in this agreement requires any monetary donation by the City or the HPC.

Votes Required to Pass: A simple majority.

PIQ Map
705 Barlina Road



Memorandum of Understanding

Barlina Barn Preservation

PARTIES: By and between Crystal Lake Park District hereinafter referred to as "Park District" and City of Crystal Lake, acting by and through The City of Crystal Lake Historic Preservation Commission, hereinafter referred to as the "Commission".

PURPOSE: This Memorandum of Understanding ("MOU") establishes a framework for collaboration between the Park District and the Commission to support the preservation of the The Barlina Barn including thereon the corn crib, silo and milk house (collectively, the "Barlina Barn") all being located on the Hill Farm property, 705 Barlina Road all within the City of Crystal Lake, by ensuring alignment with mutually adopted community goals and historic preservation principles. The Barn is owned by the Park District.

SCOPE: The MOU applies to projects herein further described that involve the preservation of the Barlina Barn located on the Hill Farm property.[1]

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this MOU, the Parties agree as follows:

Roles and Responsibilities:

1) Park District
   A. maintain and manage the Barn structure and resources within the Park District property in accordance with best practice of historic preservation if restoration of the barn is determined to be the direction taken.
   B. collaborate with the Commission and consultants to identify and prioritize historic preservation needs and opportunities.
   C. support educational programs and promote the historic preservation of the Barlina Barn.
   D. ensure an improvement project on Park District property considers potential impacts on historic resources and possible impacts on other uses at the Hill Farm property.
2) Commission
   A. provide expertise and guidance on historic preservation matters to support the Park Districts Barlina Barn initiative.
   B. assist in identification of historic resources within the properties of the Park District and recommend appropriate preservation measures.
   ~~C.~~ advocate for grants, funding and other resources in partnership with the Park District to support the historic preservation of the Barlina Barn

[1] MIA Report "Hill Farm Park: Structural Assessment and Historic Documentation" CLPD Sept 2024

D. promote public awareness of the historic significance of the Barlina Barn ~~managed~~ and management by the Park District.

Joint Commitments:

1) Foster open communications and information sharing to ensure coordinated efforts.

2) Establish meetings to review projects, progress, discuss challenges and plan collaboration work on the Barlina Barn.

3) Work together to develop project timeline to correlate with fundraising efforts for the Barlina Barn.

4) Work together to seek funding opportunities including grants and sponsorship for this historic preservation project.

5) Develop joint programming to enhance public engagement and understanding by but not limited to tours, workshops or interpretive materials regarding the Barlina Barn and historic preservation.

6) All grants and other funding which are secured with the cooperation and assistance of the Commission shall be devoted solely for the preservation of the Barn, unless otherwise agreed between the Park District and the Commission.

General Provisions:

1) This MOU is nonbinding and does not create any legal or financial obligations for either Party.

2) Each Party shall remain responsible for its own costs and expenses that occurred under the MOU unless otherwise agreed in writing.

3) The MOU constitutes the entire agreement between the parties and supersedes all prior agreements, representations and understanding, whether oral or written with respect to the subject matter hereof.

4) The Parties shall attempt to resolve any disputes arising under this MOU through good faith negotiations by and between the respective chief administrative officers.

Term and Termination:

1) This MOU shall take effect on the date of the last signature and remain in effect for a period of (3) years unless terminated earlier by mutual agreement or written notice by either Party.

2) The MOU may be renewed or amended upon mutual written consent

Signatures: By signing below the Parties agree to the terms outlined in this MOU and commit to a working collaboration and in good faith to preserve and enhance the historic resources of Crystal Lake Park District and the City of Crystal Lake.

For the Crystal Lake Park District:

Name: Jason Hentschel
Title: Executive Director
Date: 5/16/25

For the City of Crystal Lake Historic Preservation Commission:

Name: _____
Title: _____
Date: _____

CRYSTAL LAKE PARK DISTRICT

MEMORANDUM

DATE: May 7, 2025

TO: Park Board of Commissioners

FROM: Jason Herbster – Executive Director

SUBJECT: Barlina Barn Memo of Understanding between the Crystal Lake Park District and City of Crystal Lake Historic Preservation Commission

---

As the Crystal Lake Park District continues to work through the repair and restoration process of the Barlina Barn, the City of Crystal Lake Historic Preservation Commission has offered to help in obtaining grants and assistance in any other areas deemed appropriate. The Board has seen the attached Memo of Understanding and approved the initial draft. The initial draft was presented to the City of Crystal Lake Historic Preservation Commission for review.

Attached is a revised version of the Memo of Understanding for the Board to approve. Upon the Board's approval, the document will be sent to the City for their final approval as well.

Recommendation:
For the Park Board to approve the Barlina Barn Preservation Memo of Understanding as presented.

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: McHenry County Mutual Aid Agreement

Staff Recommendation: Motion to approve a Resolution authorizing the City Manager to execute an Intergovernmental Agreement with McHenry County for mutual aid assistance.

Staff Contact: James R. Black, Chief of Police

Background:

The McHenry County Sheriff's Office has presented the Crystal Lake Police Department with an intergovernmental agreement which would govern requests for mutual aid among McHenry County law enforcement agencies. The intention of the agreement is to formalize the process of pooling resources from across the region to efficiently allow participating law enforcement agencies to request and/or provide personnel, equipment and/or vehicles where non-emergency aid is needed, including crowd control at festivals or similar special events.

The mutual aid agreement will allow law enforcement agencies to share resources, personnel, and expertise resulting in an improved coordinated response to planned or unplanned incidents or events. The agreement specifically reserves the ability for each police chief to determine what, and if, any personnel and/or resources are available to respond to a request for assistance. The Crystal Lake Police Department currently participates in the McHenry County Gang Task Force and the McHenry County Major Investigative Assistance Team.

The agreement has been reviewed by City legal counsel and IRMA.

Votes Required to Pass: A simple majority of the City Council is required for approval.

Res.

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, of McHenry County, Illinois, that the City Manager is hereby authorized to execute an intergovernmental agreement allowing the City of Crystal Lake Police Department to participate in McHenry Countywide Police Assistance as presented by the McHenry County Sheriff's Office.

DATED this 1st day of July, 2025

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By: _____
Haig Haleblian, Mayor

SEAL

ATTEST

_____
City Clerk

PASSED: July 1, 2025
APPROVED: July 1, 2025

Draft

INTERGOVERNMENTAL AGREEMENT
FOR COUNTYWIDE POLICE ASSISTANCE

This Agreement is made and entered into this _____ day of June, 2025, by and between the undersigned Illinois Units of Local Governmental Entities, collectively referred to as "Parties".

(A) Whereas, the Parties are authorized by the terms and provisions of 5 ILCS 220/5 *et. seq.*, to enter into intergovernmental agreements, ventures and undertakings to perform jointly any governmental purpose or undertaking any of them could do singularly; and

(B) Whereas, the Parties mutually desire to sign this Agreement for the purpose of providing law enforcement services at events and equipment/vehicles, on an as needed and requested basis, within unincorporated and incorporated McHenry County, in accordance with the terms and conditions set forth below.

1. **Purpose of Agreement.**

A. The Parties recognize that, in certain situations, the use of police personnel, equipment and vehicles for execution of police duties outside of the boundaries of the units of local government in which such personnel are legally employed, is desirable and necessary to adequately preserve and protect the public health, safety and welfare of the residents of the communities served under this Agreement.

B. The Parties further recognize that by entering into this Agreement their law enforcement facilities, equipment and personnel may be temporarily augmented as necessary due to conditions which may require use of increased police resources.

2. **Definitions.**

A. "Police Service Aid" means police assistance including personnel, equipment or vehicles needed by the Requesting Party from one or more Responding Party for non-emergency aid.

B. "Requesting Party" is the Party requesting Police Service Aid.

C. "Responding Party" is a Party that responds to a request for Police Service Aid..

3. **Power, Authority and Compensation.**

A. Each Party authorizes and directs their respective police chief, sheriff or their designated subordinates, to render or request Police Service Aid to and from the other Parties of this Agreement to the extent of available personnel, equipment and vehicles not required for adequate protection of its own jurisdiction. In responding to such a request, the police chief or sheriff of the Responding Party shall exercise final judgment as to the number of personnel, equipment and vehicles to be provided to the Requesting Party.

B. Responding Party personnel providing Police Service Aid hereunder shall be under the direction and authority of the police chief, sheriff or their designee of the Requesting Party. Responding Party personnel shall have the same powers and authority as personnel of the Requesting Party.

C. Rendering Police Service Aid shall not be mandatory and the Responding Party should, as soon as practicable, inform the Requesting Party that assistance will not be rendered, if such is the case.

D. No Party shall be liable to another Party for a failure or refusal to render Police Service Aid or for the withdrawal of such assistance once furnished pursuant to this Agreement.

E. Police Service Aid rendered under this Agreement shall be rendered without charge unless the Requesting Party and Rendering Party agree otherwise on cash reimbursement or future service exchange.

4. **Non-Emergency Aid Request Procedure.**

A. Non-Emergency Aid: All Non-Emergency Aid requests shall be made in writing the Requesting Party's Chief of Police (or designee).

B. All Non-Emergency Aid requests shall include the following information, where possible:

Personnel Requests

i) Type of request with description (event manpower, unplanned staffing shortage, special detail, etc.);

ii) Coverage date(s) / time slots;

iii) Number of officers per date/time slot;

iv) Is cost reimbursable by the requesting party to the responding parties? (Yes/No); and

v) Description of where, when and supervisor to report for duty.

Equipment Request

vi) Equipment requested: (type: vehicles, radios, UTV, barricades, drone, command van, tent etc.);

vii) Date(s) / time(s) needed;

viii) Drop off / pick up instructions; and

ix) Special instructions.

5. **Insurance.**

A. Each Party shall be responsible for maintaining for the duration of this Agreement its own insurance with respect to its liabilities to its employees or to third parties that may reasonably result from the performance of its lawful functions, including the performance of this Agreement. Such insurance shall be maintained through qualified insurers and/or a self-insured governmental risk pool, and shall provide, at a minimum, the following coverages and liability limits:

i. Public Entity Liability, including but not limited to broad form general liability for personal injury, bodily injury and property damage, automobile liability for owned, non-owned and hired vehicles, public officials liability, and law enforcement liability; all such coverage shall provide contractual liability coverage for liability assumed in this Agreement and have limits of liability not less than $5,000,000 per occurrence and $10,000,000 in the aggregate; and

ii. Workers' Compensation Insurance to cover all employees and meet statutory limits in compliance with applicable state and federal laws. The coverage must also include Employer's Liability with minimum limits of $1,000,000 for each incident.

B. The insurance required in this Agreement shall not include in the policy or any endorsements thereto any exclusion or limitations of contractual liability, any amendment of the insured contract definition or modification of the exception to the employers' liability exclusion or endorsements ISO CG 2139 or ISO CG 2426.

C. The Members agree that with respect to the above required insurance that:

i. The Members shall provide each other with Certificates of Insurance evidencing the above required insurance, within thirty (30) days of commencement of this Agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies;

ii. The Members shall provide each other with thirty (30) days prior notice, in writing, of Notice of Cancellation or material change in insurance coverage; and

iii. Insurance Notices and Certificates of Insurance shall be provided to all of the Parties upon execution of this Agreement and upon written request thereafter.

6. **Employment Status and Liability.**

A. For all purposes under this Agreement, an officer or deputy that is employed by a Party and acting under color of this Agreement shall be and remain an employee of such Party, and shall not be considered an employee of any other Party, regardless of which Party is

commanding and controlling the action of the Responding Party officer(s) during a period of assistance.

B. Each Party shall be solely responsible for the payment of wages, health, welfare and pension benefits, worker's compensation, unemployment compensation, disability benefits, and all other benefits and payments resulting from the employment relationship. No Party shall be responsible for payment of worker's compensation, unemployment compensation, disability or death benefits, or any other employee benefits to any employee of another Party as a consequence of the performance of this Agreement.

7. **Waiver of Claims**. Each Party waives all claims against all other Parties to this Agreement for compensation for any loss, damage, personal injury, bodily injury, or death occurring to its respective personnel and/or equipment as consequence of the performance of this Agreement. Notwithstanding anything to the contrary in this Agreement, no Party waives or relinquishes any immunity or defense on behalf of itself, its officers, employees and agents.

8. **Term, Withdrawal and Termination.** The term of this Agreement is indefinite and continuing until a majority of the Parties agree in writing to terminate it. At any time, any Party may withdraw from being a Party to this Agreement upon written notice of withdrawal to the other Parties, the effect of which shall terminate their rights, obligations and privileges under this Agreement. A Party that has withdrawn assumes no responsibility for the actions of the remaining Parties arising after the date of withdrawal, but shall remain liable for claims of loss or liability arising prior to the effective date of withdrawal. Withdrawal of a Party shall not affect the continuation of this Agreement as to any other Party not indicating an intention to withdraw as provided herein.

9. **General Terms and Conditions.**

A. No person shall illegally be excluded from employment rights or participation in, or be denied the benefits of, the program which is the subject of this Agreement on the basis of race, religion, color, sex, age, disability, or national origin.

B. It is understood and agreed that the entire Agreement of the Parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the Parties relating to the subject matter hereof as well as any previous Agreements presently in effect between the Parties relating to the subject matter hereof. This Agreement may be amended by mutual consent of all of the then existing Parties with the same formality with which this instrument was executed.

C. The Parties may not assign, transfer or otherwise convey their rights or obligations under this Agreement without the prior written consent of all the Parties.

D. It is agreed that nothing herein contained is intended or should be construed as in any manner creating or establishing a relationship of co-partners between the Parties, or as constituting a relationship of agency, representatives or employees for any purpose, or in any manner, whatsoever.

E. All notices permitted or required under this Agreement shall be transmitted via email to the address listed in the signature blocks below.

F. The laws of the State of Illinois shall control the interpretation of this Agreement.

G. Each person signing this Agreement on behalf of one of the Parties agrees, represents and warrants that he or she has been duly and validly authorized to execute this Agreement on behalf of their Party.

H. Additional Parties may be added to this Agreement from time to time so long as they are McHenry County Units of Local Governments and sign an Addendum in the format attached hereto.

I. This Agreement may be executed in counterparts and shall be considered in effect after the final signature is provided below.

J.

County of McHenry

By: _____
Michael Buehler, Chairman
McHenry County Board

Date: 6-17-25
Email: _____

McHenry County Sheriff Department

By: _____ #1128
Robb Tadelman, Sheriff

Date: 6/17/25
Email: RATADELMAN@MCHENRYCOUNTYILLINOIS

Village of Algonquin

By: _____

Date: _____
Email: _____

Village of Bull Valley

By: _____

Date: _____
Email: _____

Village of Cary

By: _____

Date: _____
Email: _____

City of Crystal Lake

By: _____

Date: _____
Email: _____

Village of Fox River Grove

By: _____

Date: _____
Email: _____

City of Harvard

By:_____

Date: _____
Email:_____

Village of Hebron

By:_____

Date:_____
Email:_____

Village of Huntley

By:_____

Date: _____
Email:_____

Village of Island Lake

By:_____

Date:_____
Email:_____

Village of Johnsburg

By:_____

Date: _____
Email:_____

Village of Lake In The Hills

By:_____

Date: _____
Email:_____

Village of Lakemoor

By:_____

Date: _____
Email:_____

City of Marengo

By:_____

Date: _____
Email:_____

City of McHenry

By:_____

Date:_____
Email:_____

Village of McCullom Lake

By:_____

Date:_____
Email:_____

Village of Oakwood Hills

By:_____

Date:_____
Email:_____

Village of Prairie Grove

By:_____

Date:_____
Email:_____

Village of Richmond

By:_____

Date:_____
Email:_____

Village of Spring Grove

By:_____

Date:_____
Email:_____

Village of Wonder Lake	City of Woodstock
By:_____	By:_____
Date:_____	Date:_____
Email:_____	Email:_____

Z:\M\McHenryCityof\CountyWideIntergovernmentalAgmtPoliceAssist052925.docx

Addendum to Intergovernmental
Agreement for Countywide Assistance

The undersigned Unit of Local Government of McHenry County, having fully read and understood the terms of the Intergovernmental Agreement to which this Addendum is attached as an exhibit, hereby represents the following:

1) It desires to be a Party to the Agreement upon execution of this Addendum; and

2) It agrees to fully abide by the terms and obligations of the Agreement.

_____
Name of Local Government

By:_____

Date:_____
Email:_____

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: COUNTY ZONING REQUEST

Commercial solar energy facility on 75 acres southwest of the intersection of US-14 and Doty Road,
Unincorporated Woodstock, Illinois

Recommendation: Motion to rescind the objection to the proposed Conditional Use to allow for a commercial solar energy facility.

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

Background:

- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.
- The City received this County Zoning requests because it is within the City's mile-and-a-half planning jurisdiction. The City's closest boundary is approximately ¼-mile south.
- The subject property has no land use designation on the Crystal Lake 2030 Comprehensive Land Use Plan map.

Request:

- At the June 17, 2025 regular City Council meeting the Council made a motion to object to the County Zoning Request. At this time, city staff does not have any concerns and is requesting that no objection be filed.

Votes Required to Pass: A simple majority.

Agenda Item No: 11a

City Council
Agenda Supplement

Meeting Date: June 17, 2024

Item: COUNTY ZONING REQUEST

Commercial solar energy facility on 75 acres southwest of the intersection of US-14 and Doty Road,
Unincorporated Woodstock, Illinois

Recommendation: City Council's discretion.

a) Motion to object to the proposed Conditional Use to allow for a commercial solar energy facility, directing staff to proceed with an objection to the County Zoning Board of Appeals

b) No action

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

Background:

- The City received this County Zoning requests because it is within the City's mile-and-a-half planning jurisdiction. The City's closest boundary is approximately ¼-mile south.
- The subject property is approximately 75 acres. It is zoned "A-1" Agriculture District and used for agriculture.
- The subject property abuts McHenry County "A-1" Agriculture District zoning to the south, east, and west. The property to the north is within the City of Woodstock and zoned "M-1" Light Manufacturing with a Special Use Permit for a solar energy facility. Agricultural uses are to the south, east, and west, while the agricultural use to the north is currently being developed for a solar energy facility.
- The County's 2030 Land Use Plan identifies the subject property as Office/Research/Industrial.
- The County Staff Report was not yet available at the time of this agenda supplement.
- The subject property has no land use designation on the Crystal Lake 2030 Comprehensive Land Use Plan map.

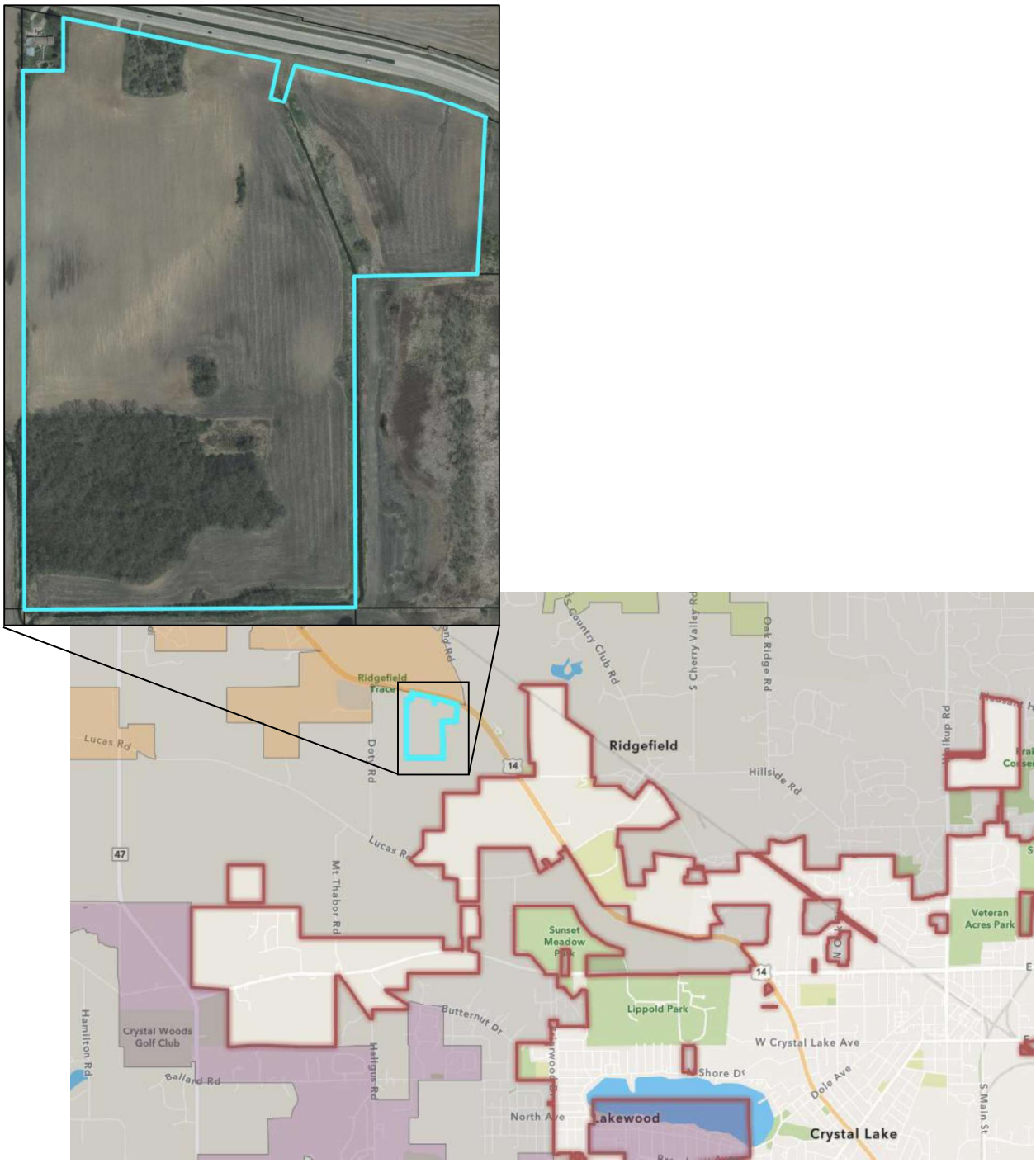
Request:

- The petitioners are requesting a 34-acre commercial solar energy facility, having a 5 megawatt production capacity, on the 75-acre subject property. The facility will also include up to ten 20-foot temperature-controlled storage containers containing lithium-ion battery packs charged by excess solar capacity.
- The County requires a Conditional Use Permit for Solar Farms in the "A-1" Agriculture, "O" Office/Research, "I-1" Light Industrial and "I-2" Heavy Industrial zoning districts. The City of Crystal Lake requires a Special Use Permit in the F Farming, M-L Limited and M Manufacturing zoning districts.
- Height: The solar array will be no more than 15 feet in height at full tilt.
- Setbacks: According to the site plan, the solar array will be 90 feet from the US-14 right-of-way, at its closest point. The battery storage containers will be approximately 150 feet from the US-14 right-of-way. The solar panels, structures and electrical equipment will be setback no less than 50 feet from any lot line and 185 feet from the nearest point on the outside wall of any non-participating residences, which meets the County's setback requirements.
- Safety/Security: There will be a 7-foot-high fence with locked gates. Knox-Boxes will provide 24-hour emergency access.
- Landscaping: The site plan proposes a 7-acre cultivated field to be converted and planted with open area pollinator seed mix.
- Per the County's UDO's Use Standards for Commercial Solar Energy Facilities, decommissioning plans shall require removal of all solar panels, electrical equipment, poles, piles, foundations, and conduits (above and below ground). Access roads, fencing, groundcover, and landscaping may remain only by agreement of property owner.
- The City of Crystal Lake requires a Special Use Permit for solar farms in the F – Farming, M-L Manufacturing Limited and M – Manufacturing zoning districts, subject to the following criteria:
    - The entire project site shall be surrounded with landscape and a fabric-wrapped chain link fence, which would screen the property from any roadways or public driveways.
    - The grounds in and around the panels shall be repurposed for wildflowers or agriculture. A landscape plan is required.
    - One ten-foot-wide paved drive shall provide access around the entire site.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

Votes Required to Pass: A simple majority.

PIQ Map

Southwest of US-14 & Doty Road, Woodstock -- Dorr Township
Approx. ¼-mile outside Crystal Lake city limits



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

June 26, 2025, 1:30 PM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NEW BUSINESS / PUBLIC HEARING**
   - 3.1 Z25-0057 TPE IL MH376 LLC, DORR TWP, A1-A1C — 2
4. **OLD BUSINESS**
5. **PUBLIC COMMENT**
   Topics unrelated to public hearing - 3-minute time limit per speaker
6. **ANNOUNCEMENTS**
7. **ADJOURNMENT**

IN THE MATTER OF THE APPLICATION OF
TPE IL MH376, LLC, *APPLICANT,*
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A ***CONDITIONAL USE***

) LEGAL NOTICE OF PUBLIC HEARING
Z25-0057

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals,** in connection with this Ordinance, which would result in a ***CONDITIONAL USE*** for the following described real estate:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE WEST LINE THEREOF, 179.42 FEET TO THE CENTERLINE OF U.S. ROUTE 14 PER PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 1999R0076695; THENCE SOUTH 77 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE, 1892.40 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN BOOK 429 OF DEEDS, PAGE 456; THENCE SOUTH 03 DEGREES 25 MINUTES 40 SECONDS WEST ALONG THE WEST LINE THEREOF, 90.85 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED AS PARCEL 1CV1018-B IN DOCUMENT NO. 2012R0041072 AND THE PLACE OF BEGINNING; THENCE NORTHWESTERLY 296.96 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, THE CHORD OF WHICH BEARS NORTH 69 DEGREES 40 MINUTES 23 SECONDS WEST, FOR A LENGTH OF 296.76 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 656860; THENCE NORTH 77 DEGREES 21 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 26.71 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 12 DEGREES 35 MINUTES 32 SECONDS EAST ALONG THE WEST LINE THEREOF, 1.74 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED AS PARCEL 1CV1018-A IN DOCUMENT NO. 2012R0041072; THENCE WESTERLY 186.61 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, THE CHORD OF WHICH BEARS NORTH 76 DEGREES 14 MINUTES 55 SECONDS WEST, FOR A LENGTH OF 186.56 FEET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 9 COURSES: (1) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 288.51 FEET; (2) THENCE SOUTH 11 DEGREES 27 MINUTES 56 SECONDS WEST, 150.00 FEET; THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 60.00 FEET; (4) THENCE NORTH 11 DEGREES 27 MINUTES 56 SECONDS EAST, 150.00 FEET; (5) THENCE NORTH 78 DEGREES 32 MINUTES 20 SECONDS WEST, 92.84 FEET; (6) THENCE SOUTH 00 DEGREES 02 MINUTES 44 SECONDS WEST, 5.10 FEET; (7) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 470.17 FEET; (8) THENCE NORTH 11 DEGREES 27 MINUTES 56 SECONDS EAST, 5.00 FEET; (9) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 308.71 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 2002R0030500; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, 209.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 160.00 FEET TO THE WEST LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE, 2,136.98 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 39 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 1,311.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 33 MINUTES 18 SECONDS WEST ALONG THE EAST LINE THEREOF, 1,312.69 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 481.78 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN BOOK 429, PAGE

456; THENCE NORTH 03 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE, 630.07 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.
PIN 13-23-300-026

The subject property is located ***on the south side of US Route 14, approximately one thousand five hundred (1,500) feet east of the intersection of Doty Road and US Route 14, Woodstock, in Dorr Township, Illinois.***

The subject property is presently zoned ***"A-1" Agriculture District*** and consists of approximately **74.826 acres** with ***"A-1" Agriculture zoning to the east, south and west and the City of Woodstock to the North.***

The Applicant is requesting **a CONDITIONAL USE** ***of the subject property to allow for a commercial solar energy facility.***

The Applicant, TPE IL MH376, LLC, is owned by the sole member and manager TPE Development, LLC. The Managing Members of TPE Development LLC are: Turning Point Energy, LLC (Jared Schoch - Managing Member, 2121 N. Frontage Rd, W, PMB57, Vail, Colorado); Lighthouse Advisers, LLC (Adam Beal - Managing Member, 3720 S. Dahlia Street, Denver, Colorado); Marshall Consulting, LLC (James Marshall - Managing Member, 929 Pearl Drive, San Marcos, California); SolCom Energy, LLC (Salar Naini - Managing Member, 3915 East Elm Street, Phoenix, Arizona); and BT Energy Consulting, LLC (Bruce Tang - Managing Member, 84 Whitney St, San Francisco, California). Patrick and Norah Gibbons as the shareholders of Gibbons Family Limited Partnership, the sole member of Woodstock Holdings LLC, the property owner, can be reached at 3720 N. Sheffield Avenue, Chicago, Illinois.

A hearing on this Petition will be held on the 26th day of June 2025 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.
DATED THIS 30th DAY OF MAY 2025.
By: Linnea Kooistra, Chair
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

Petitions for all Zoning Board of Appeals hearings can be accessed at the following link: www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "Agenda" link for the specific meeting date.
Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link: www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "Video" link for the specific meeting date.

Proposed 4.99-Megawatt AC Ground-Mount Commercial Solar Energy Facility

McHenry County, Illinois

TPE IL MH376, LLC
c/o TurningPoint Energy, LLC
7272 E. Indian School Road, Suite 540
Scottsdale, AZ 85251

Development Manager: Gloria Foxman
Phone: 646-229-5041
Email: gfoxman@tpoint-e.com

May 30, 2025

Table of Contents

1.0 Introduction 3

1.1 Project Overview 3

1.2 About TurningPoint Energy 3

2.0 Site Location & Existing Conditions 4

2.1 Existing Conditions 4

2.2 Natural Resources and Consultations with State and Federal Authorities 4

2.2.1 Natural Resource Inventory ("NRI") 4

2.2.2 Wetlands and Floodplain 5

2.2.3 U.S. Fish & Wildlife Service ("USFWS") 5

2.2.4 Illinois Department of Natural Resources (IDNR) State Ecological Review 5

2.2.5 Illinois State Historic Preservation Office 6

2.2.6 Illinois Department of Agriculture (IDOA) 6

2.3 Community Outreach & Benefits 6

2.4 Existing Drain Tiles 7

2.5 Conservation Plan 7

3.0 PERFORMANCE STANDARDS and solar siting ordinance requirements 7

3.1 Project Description & Design Standards 7

3.2 Noise 9

3.3 Vibration 9

3.4 Environmental Impact 9

3.5 Toxic substances 10

3.6 Fire Safety 10

3.7 Glare and Heat 11

3.8 Setback Compliance, Landscape & Buffering Plan 12

3.9 FAA Filing 12

3.10 Safety and Security 12

3.11 Interconnection 12

3.12 Operation and Maintenance 12

3.13 Deconstruction and Decommissioning Plan 13

3.14 Avoidance and Mitigation of Damages to Public Infrastructure 13

3.15 Pre-Construction Meeting 14

4.0 CONDITIONAL Use Review Criteria 14

4.1 Approval Standards for Conditional Use (McHenry County Unified Development Ordinance §16.20.040E) 14

List of Appendices:

A. Project Narrative
B. Site Plan and Landscape Plan
C. NRI Report
D. Consent, Verification, Acceptance of Transcription and Public Notice fees
E. Plat Survey
F. Agricultural Impact Mitigation Agreement
G. Environmental Constraints Memorandum, including IDNR EcoCAT
H. Land Trust Beneficial Disclosure (N/A)
I. Corporate Disclosure
J. DBA Disclosure (N/A)
K. Wetland Delineation
L. Property Value Impact Study
M. USFWS No Effect Letter
N. Glare Study
O. FAA Notice Criteria Filing
P. Noise Study
Q. Operations and Maintenance Plan
R. Decommissioning Plan
S. SHPO Response Letter
T. FEMA Map
U. Contaminant and Water Studies
V. ESS Safety Article

1.0 INTRODUCTION

1.1 Project Overview

TurningPoint Energy, LLC d/b/a TPE Development (TPE) through its affiliated entity TPE IL MH376, LLC (the Applicant), proposes the development of a 4.99-megawatt (MW) AC commercial solar energy facility on a parcel of land on US Highway 14 east of Doty Road in McHenry County, Illinois (Project). The Project will consist of a single axis tracking ground-mounted solar array, accessory 4.99 MW energy storage system (ESS), associated electrical equipment, an access driveway, and fencing covering approximately 34 acres of the 74.826-acre host parcel (13-23-300-026).

The Project intends to participate in the Illinois Adjustable Block Community Solar Program and will power the equivalent of approximately 1,200-1,400[1] homes. Community Solar allows residents of Illinois to purchase credits for locally generated clean electricity at a discount to current electric rates without having to install panels on their roof.

The Project's host parcel is located in the A-1 (Agricultural) zoning district within unincorporated McHenry County. The McHenry County Unified Development Ordinance (Ordinance) allows for the construction and operation of commercial solar energy facilities by Conditional Use Permit (CUP) in the A-1 District. The Project is designed to comply with all setbacks prescribed in the Ordinance to ensure a sufficient buffer is maintained between the array and neighboring property lines and rights-of-way. The Project is therefore seeking approval of a CUP to construct, operate and maintain a 4.99 MW AC commercial solar energy facility with supporting ESS in the A-1 zoning district.

If approved, the Project would bring significant and consistent benefits to McHenry County and the community surrounding the Project. The Project would create approximately 50-75 jobs during the approximately 12- to 18-month development period, generating property tax revenue that is estimated to be more than $590,000 over 25 years and $850,000 over 40 years. Property tax revenue in Year 1 of Project Operations is expected to over 15 times what the property currently generates now in tax revenue to the local taxing jurisdictions. Unlike nearly all other forms of development (residential, commercial, or industrial), the local community would benefit from the significant economic benefits mentioned above without stressing community infrastructure – no new children in schools, no use of water and sewer systems, extremely limited use of roads, and little to no need for police or fire departments.

1.2 About TurningPoint Energy

Formed in 2014, TPE is a privately held, independent company transforming our energy future by creating freedom to choose a smarter, cleaner, more flexible way forward through community solar. As a privately held and independent company, TPE customizes projects to the unique needs of each client. Its team has financed and/or built over 2 Gigawatts (GW) of the solar projects operating in the U.S. today. Since 2017, TPE has focused these services on the expanding community solar market in states including Illinois, Maine, Maryland, Delaware, Pennsylvania, New Mexico, Texas, and Rhode Island. TPE's development and

[1] Calculation based on data provided by the U.S. Energy Information Administration (EIA): https://www.eia.gov/energyexplained/use-of-energy/electricity-use-in-homes.php

investment portfolio now includes over 169 MW of community solar projects in construction or operation, with an additional 840 MW in solar projects under development.

TPE is a "triple bottom line" company; we believe that our business should create financial, environmental, and community value in every project we create. Our intent is to be long-term members of the communities where our projects are developed. Upon successful permitting and utility interconnection, TPE donates to local charities and/or non-profits that support those in need.

2.0 SITE LOCATION & EXISTING CONDITIONS

TPE, in coordination with its engineering consultant, Kimley-Horn and Associates Inc (Kimley-Horn), has prepared and compiled information from many sources to form the basis of design for the proposed Project. A summary of existing conditions and the design elements that avoid and or minimize impact to the environment and surrounding community is presented in the following subsections.

2.1 Existing Conditions

The proposed Project will occupy approximately 34 acres of the 74.826 acres of agricultural land on the parcel off US Highway 14 in McHenry County, Illinois. The location of the host parcel is east of Doty Road and south of the highway. A map showing the Project's footprint is included in **Appendix B.** The site is surrounded on all sides by agricultural fields, with a residential neighbor to the northwest and a gravel pit to the north. Based on the results of a Level 2 Wetland delineation of the subject site, the host parcel contains a few farmed wetlands throughout the agricultural field. Jurisdictional wetland features are located at the southeastern corner and bisecting the eastern section of the field. The Project has been laid out to avoid the jurisdictional streams and wetlands, and maintain buffers around the features in accordance with McHenry County guidance. The farmed, non-jurisdictional wetland features will encounter minimal disturbance, in the form of pile installation for the panels. The property is currently farmed with row crops. There are no major surface features identified in aerial imagery. Generally, the Project area drains to the west to east to the jurisdictional feature on the eastern side of the site, as well as east to southwest to the flood zone located outside the Project limits. Per the Natural Resources Conservation Services, the onsite soils consist of type A/D, B, and B/D silt loams soils.

2.1.1 Site Control

The landowner and TPE IL MH376, LLC entered into a Real Estate Lease Option Agreement on July 31, 2024. The Agreement grants permission to the Applicant to construct, operate and maintain a commercial solar energy facility on the host parcel.

2.2 Natural Resources and Consultations with State and Federal Authorities

2.2.1 Natural Resource Inventory ("NRI")

Kimley-Horn submitted the Natural Resource Inventory (NRI) packet on May 21, 2025 to the McHenry-Lake County Soil & Water Conservation District ("SWCD"). The NRI report was finalized on May 23, 2025. A copy of the final report is included as **Appendix C**. See **Appendix U** for the beneficial effects of a commercial solar energy facility.

2.2.2 Wetlands and Floodplain

A Level 2 Wetland Delineation has been completed and identified 10 wetlands and two streams within the study area consisting of eight farmed wetlands, two jurisdictional wetlands, and two jurisdictional intermittent streams. Wetlands 3 and 10, as well as intermittent streams 1 and 2 are anticipated to be U.S. Army Corps of Engineers ("USACE") jurisdictional. The Project is anticipated to avoid these areas. During the pre-building permit phase, the Project will apply for a Site Development Permit to account for any development activities that may occur within the McHenry County required wetland buffers, if necessary. Please see **Appendix K** for additional information.

Per FEMA FIRM Map Panel 17111C0200J (effective date November 16, 2006), the majority of the development is in Zone X, which is considered an area of minimal flood hazard. The southwestern corner of the site, outside of the Project boundary is located in Zone A. Refer to **Appendix T** for a copy of the FEMA FIRM Map.

2.2.3 U.S. Fish & Wildlife Service ("USFWS")

The Project will be designed such that no federally listed species will be significantly impacted. Solar projects typically impose only minimal impacts on wildlife species. The Project's potential to impact federally protected species was evaluated as part of an Environmental Constraint Memorandum, which is included as **Appendix G**. The assessment indicated that 6 federally listed species should be considered in an effects analysis for the Project, including the federally endangered northern Long-Eared Bat (*Myotis septentrionalis*), the Whooping crane (*Grus americana*), the candidate Monarch butterfly (*Danaus plexippus*), the federally endangered Rusty Patched Bumble Bee (*Bombus affinis*), the candidate Western Regal Fritillary (*Argynnis idalia occidentalis)* and the threatened Eastern Prairie Fringed Orchid (*Platanthera leucophaea*). Due to the highly disturbed nature of the existing use (farmland), minimal preferred habitat was identified, so no impacts are anticipated.

Please see **Appendix M** for the "No Effect" determination from the USFWS.

2.2.4 Illinois Department of Natural Resources (IDNR) State Ecological Review

The Applicant consulted with IDNR for potential impacts to state threatened or endangered species. This consultation is conducted pursuant to IDNR's Ecological Compliance Assessment Tool ("EcoCAT"). The Applicant submitted an EcoCAT review request to IDNR in January 2025. The review concluded that the state-listed Blanding's Turtle and the Gladstone Fen Class 3 Groundwater recharge area (an Illinois Nature Preserves commission Lands) are in the vicinity of the project. IDNR provided recommendations for exclusionary fencing prior to March 1st to limit impacts to the Blanding's Turtle. IDNR also recommended the following for the groundwater recharge area:

- Use the lightest weight equipment possible to complete the job
- Balloon or large tires should be used whenever possible to reduce compaction
- Disc site upon completion to de-compact the surface after final soil is placed to ensure good infiltration
- Naturalized permeable basins and swales should be included in the design
- Use best management practices whenever possible, such as water run-off filtration through increased use of native plants, vegetated drainage swales, and rain gardens

- Use careful consideration before discharging within this Class 3 Area

IDNR must be notified if the management practices are adopted. No adverse effects are anticipated if the management practices are implemented. Refer to **Appendix G** for a copy of the IDNR EcoCAT.

2.2.5 Illinois State Historic Preservation Office

Under the Illinois State Agency Historic Resources Protection Act, the State Historic Preservation Office ("SHPO") division at IDNR is responsible for studying possible Project effects on archaeological and/or architectural (cultural) resources. Agencies requiring SHPO evaluation concurrent with their review include the Illinois Environmental Protection Agency, IDNR, and the USACE. The Applicant submitted a SHPO project review form for agency review. The SHPO has concluded their review and provided a response letter dated March 25, 2025. The SHPO response letter indicated that "A portion of the project area is within a zone adjacent to the Kishwaukee River with a high probability of containing significant archaeological resources." The Applicant will order a Phase 1 archaeological reconnaissance survey for the Project prior to construction. Refer to **Appendix S** for a copy of the SHPO response letter.

2.2.6 Illinois Department of Agriculture (IDOA)

The Illinois Counties Code (ILCS 5/5-12020(c)) requires the owner of a commercial solar energy facility to enter into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture prior to the date of any required public hearing for the Project's permits. The intent of the AIMA is to preserve and/or restore the integrity of affected agricultural land during construction and decommissioning activities. TPE submitted a signed AIMA agreement to the Department of Agriculture dated May 19, 2025, which is included as **Appendix F**.

2.3 Community Outreach & Benefits

TPE likes to proactively engage the communities in which we work early in the process to determine what questions and concerns potential neighbors might have and give us adequate time to educate and address them prior to the public process.

We typically place calls, send letters and door knock on adjacent properties to our planned community solar site as well as meet with local officials.

Community solar projects such as TPE IL MH376, LLC enable residents to receive savings on their electricity bills from signing up to participate in a community-scale solar project without installing solar on their rooftops.

In 2018, the State of Illinois enacted a statute that imposes a standardized state assessment of a fair cash value for solar energy projects covering both the improvements and the land. As a result, once fully constructed this Project will pay property taxes of more than $590,000 over 25 years split among McHenry County and applicable school, fire, and other taxing authorities.

The Project would create approximately 50-75 jobs during the approximately 12 to 18 months prior to the start of Project operations. A regional operations and maintenance firm will service the facility over its working lifecycle.

Unlike nearly all other forms of development (residential, commercial, or industrial), the community would benefit from the significant economic benefits mentioned above without stressing community infrastructure – no new children in schools, no use of water and sewer systems, limited use of roads, and little to no need for police or fire departments.

2.4 Existing Drain Tiles

The Applicant has retained Tom Huddleston with Huddleston McBride Professional Land Drainage Services (Drain Tile Consultant) to consult on drain tile issues. Huddleston will complete an existing drain tile survey prior to construction and work closely with the Applicant to ensure proper drainage and maintain and/or improve the existing surface and subsurface drainage to the extent practicable. Huddleston will work closely with the Applicant to remove and replace any drain tiles within the solar array footprint while ensuring proper drainage and maintaining the existing and subsurface drainage.

2.5 Conservation Plan

As required by the McHenry-Lake County Soil & Water Conservation District ("SCWD") at the time of Building Permit application, the Project will submit a Conservation Plan for review. The conservation plan will address conformance with the AIMA, inspection schedule, soils, plantings/vegetations, drainage, and maintenance.

3.0 PERFORMANCE STANDARDS AND SOLAR SITING ORDINANCE REQUIREMENTS

3.1 Project Description & Design Standards

The Project will consist of a 4.99 MWac ground-mounted solar array and energy storage system. The solar array will be comprised of Tier 1 graded solar panels attached to single-axis trackers installed on top of driven steel pier foundations or ground screw foundations, depending on the subsurface composition. An Illinois licensed engineer will certify the foundation and design of the solar racking system is suitable to meet local soil and climate conditions. At full tilt, the racking system with modules attached will not exceed fifteen feet (15') in height. The energy storage system will be DC coupled and consist of a 4-hour battery connected in a DC coupled configuration to be charged by excess solar capacity. The Energy Storage System consists of 8-10 modularized approximately 20' storage containers made up of self-contained, temperature-controlled units of lithium-ion battery packs. The point of interconnection for the Project will be located at US Highway 14. Please refer to the site plan in **Appendix B** for additional detail.

The potential module equipment manufacturers include, but are not limited to, ZN Shine, Silfab Solar, Heliene, AE Solar, or other Tier 1 module manufacturers. The potential storage solutions include, but are not limited to Sungrow, CATL, Powin, or other Tier 1 energy storage suppliers.

The Project will be constructed by a licensed Engineering Procurement and Construction ("EPC") Contractor. The design and construction process will comply with all federal, state, and local appliable building, electrical and fire codes, as well as the National Electrical Code ("NEC"). All modules, inverters, energy storage systems, combiners, and disconnects will have Certificates of Compliance from Underwriters Laboratories ("UL") or an equivalent third party. The EPC Contractor shall also possess all professional and trade licenses required by the state and local authorities.

The EPC Contractor will create and maintain a health and safety manual in accordance with OSHA requirements which establishes appropriate rules and procedures concerning workplace safety.

All solid waste related to the construction, operation and maintenance of the Project shall be removed from the site promptly and disposed of in accordance with all federal, state, and local regulations.

Any hazardous materials related to the construction, operation and maintenance of the Project will be handled, stored, transported, and disposed of in accordance with all applicable local and state laws. The Project will comply with the existing septic and well regulations required by the McHenry County Health Department and the Illinois Department of Public Health. Noise from construction activities will be managed in accordance with all applicable local and state regulations.

There is no proposed lighting for this Project.

The inverters, energy storage systems, and transformers will be located on one or more concrete pads. Utility poles at the point of interconnection will be above ground. The solar array will cover approximately 32.3 acres and the total project area will cover approximately 34 acres. The panels will be surrounded by a seven (7) foot-high fence for safety and security purposes, as well as a landscape buffer to provide vegetative screening using native, pollinator-friendly plants. Entry into the fenced areas will be through gates with Knox Boxes for emergency access.

The Project design and planning has focused on minimizing any potential impacts to the surrounding neighborhood, in compliance with the Environmental Performance Standards listed in Section §16.60.040 of the Ordinance. The Project will produce electricity without requiring any combustion of materials. As a result, the community solar array will not cause or emit odors, dust, gas, smoke, or fumes. Further, the Project will have very few moving parts and will generate electricity primarily in a passive manner – collecting the sun's rays and converting energy associated with the rays into electricity. There will be no vibrations generated by the solar panels or racking during the operating period of the Project. There may be de minimis vibrations produced by the inverter, and any such vibrations will not extend beyond the host parcel's property lines. The array was designed to meet all required setbacks from neighboring properties and rights of way in compliance with the Ordinance.

A warning sign shall be provided at the facility entrance and along the perimeter fence including the facility's 911 address and a 24-hour emergency contact number. No outdoor storage is planned for the Project at this time. In the event outdoor storage is needed, the Project will apply for the necessary approvals for the contemplated storage.

The scope of work for construction of the Project will include, but is not limited to:

- Preservation of existing topsoil onsite;
- Construction of a gravel access road;
- Construction of project equipment pads;
- Construction of a temporary staging area(s); and
- Installation of solar panels and associated support equipment and structures
- Landscape work including pollinator plants, native plants, and landscape buffers.

3.2 Noise

The Project will operate in accordance with the applicable noise limits of the Illinois Pollution Control Board (IPCB). Solar panels themselves do not produce any noise. The only components in the array that generate noise are the inverters, transformers, and energy storage cabinets. The inverter pad and energy storage cabinet pad locations and design will ensure that any noise emitting components will be positioned at a sufficient distance and directed away from neighboring parcels. Kimley-Horn prepared a noise study that evaluated the projected sound levels generated by the inverters and ESS cooling components that are likely to be deployed for the Project. Please see **Appendix P** for the Noise Study. The Noise Study concludes that the Project will comply with the IPCB's noise limitations. The equipment pad, which will host the inverters, and the energy storage cabinets – the only noise-generating equipment associated with the Project – will be located approximately 700 feet from the nearest non-participating residence, which will allow the Project to easily comply with the IPCB's rules. Final inverter placement and system configuration will ensure continued compliance with Illinois Pollution Control Board standards. Accordingly, the Project, as designed, will more than comply with the ICPB's noise limits, and likewise the final placement for the equipment pad and system configuration will ensure continued compliance with the IPCB's noise limitations.

3.3 Vibration

There will be no vibrations generated by the solar panels or racking during the operating period of the Project. There may be de minimis vibrations produced by the inverter and ESS components, but any such vibrations will not extend beyond the host parcel's property lines. The Project's comprehensive maintenance plan includes routine inspections to assess and correct any malfunctioning equipment.

3.4 Environmental Impact

The Project will not emit any air pollution. It will in fact provide a net environmental carbon benefit. According to the EPA Clean Energy Equivalencies Calculator, the Project will avoid the environmental equivalent of 11,250 metric tons of carbon annually, comparable to:

- Carbon sequestered by 11,284 acres of forest
- 1,265,882 gallons of gasoline consumed each year
- 2,624 gas-powered passenger vehicles removed from our streets

A commitment to wildlife-sensitive construction and operation practices will allow for increased local biodiversity. TPE proposes to use pollinator-friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations by providing bee and small mammal populations a new pollinator friendly habitat. The Project will not use any pesticides for vegetation management.

3.5 Toxic substances

There are no toxic substances in the panels. The Project will incorporate Tier 1 silicon-based panels, which have been analyzed as follows by North Carolina State University:

> Well over 80% (by weight) of the content of a PV panel is the tempered glass front and the aluminum frame, both of which are common building materials. Most of the remaining portion are common plastics, including polyethylene terephthalate in the back sheet, EVA encapsulation of the PV cells, polyphenol ether in the junction box, and polyethylene insulation on the wire leads. The active, working components of the system are the silicon photovoltaic cells, the small electrical leads connecting them together, and to the wires coming out of the back of the panel. The electricity generating and conducting components makeup less than 5% of the weight of most panels. The PV cell itself is nearly 100% silicon, and silicon is the second most common element in the Earth's crust. The silicon for PV cells is obtained by high-temperature processing of quartz sand (SiO2) that removes its oxygen molecules. The refined silicon is converted to a PV cell by adding extremely small amounts of boron and phosphorus, both of which are common and of very low toxicity.

The energy storage system will consist of Lithium-iron phosphate (LFP) battery cells. These cells contain a cathode made of lithium, iron, and phosphate, while the anode is typically made of graphite. The electrolyte contains lithium salts disolved in organic solvents which can be toxic if they came into contact with skin or eyes; however, they are safely contained within the battery cells. The overall composition of an LFP battery, particularly the robust and stable nature of its cathode materials, contributes to its reputation for safety and reduced environmental impact.

Please see **Appendix U** for the full solar safety report, and **Appendix V** for ESS safety information.

3.6 Fire Safety

The solar panels and racking, which comprise most of the Project's equipment, are not flammable. Tempered glass offers protection from heat and the elements, and the panels are designed to absorb heat as solar energy. From a study by North Carolina State University:

> …Concern over solar fire hazards should be limited because only a small portion of materials in the panels are flammable, and those components cannot self-support a significant fire. Flammable components of PV panels include the thin layers of polymer encapsulates surrounding the PV cells, polymer back sheets (framed panels only), plastic junction boxes on rear of panel, and insulation on wiring. The rest of the panel is composed of non-flammable components, notably including one or two layers of protective glass that make up over three quarters of the panel's weight.

Fire safety is critical in the design of energy storage systems. The Project has consulted with The Hiller Company for ESS safety and design expertise, and we have also met with the Woodstock Fire/Rescue District for their input. The ESS system will be designed to prevent thermal events which could potentially lead to a fire. The ESS will be modularized within storage containers made

up of self-contained, temperature-controlled units. The systems will be designed to meet the latest applicable codes and standards including:

- UL safety standards
    - UL 9540/1973/1741– Integrated Systems, Battery Management Systems, Inverters, Converters, Controllers, and Interconnection System Equipment for Use with Distributed Energy Resources
    - 9540A – Standard Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems
- National Fire Protection Agency (NFPA) Standards
    - NFPA 855 – Standard for the Installation of Stationary Energy Storage Systems
    - NFPA 69– Standard on Explosion Prevention Systems
    - NFPA 72– National Fire Alarm and Signaling Code

The NFPA 855 standard has incorporated numerous learnings from previous fires. The energy storage system will be selected from vetted Tier 1 suppliers with proven track records and specifies Lithium-Ion Iron Phosphate (LFP) batteries, known for being significantly less prone to thermal runaway compared to other lithium-ion chemistries that have experienced issues. Furthermore, the energy storage system will utilize a modular design, ensuring that if a thermal event were to occur within a specific cell or module, it would be contained locally and prevented from spreading to the rest of the system or surrounding areas. The overall design of the system provides for adequate clearances allowing emergency responders access for life saving activities and ability to contain thermal events.

Planning for thermal event containment is critical. The project will provide the following:

- Provide an emergency response plan prior to construction start.
- Site monitoring through a remote operation center
- Provide training to staff and Fire Departments prior to commissioning as well by trained personnel with subject matter expertise on energy storage systems.
- NFPA 72 compliant system with FIrst Responders for ERP communication

The Project will also have a designed emergency response point of contact who will be versed in ESS failure modes and hazards.

Please see **Appendix U** for the full solar safety report, and **Appendix V** for ESS fire safety information.

3.7 Glare and Heat

As explained in the Fire Safety **Section 3.6**, there is no heat generated by the Project.

A glare study was performed by TPE using ForgeSolar software to assess the possible effect of reflectivity created by the proposed commercial solar energy facility. Based on the project specific location, sun position throughout the year, and the inputs/assumptions as shown in the report, no potential for glint or glare was identified in the analysis at any of the route receptors (roads) or neighboring observation receptors. No additional mitigation measures are recommended since no glint or glare is anticipated based on the results.

3.8 Setback Compliance, Landscape & Buffering Plan

The Project proposes to conform with all applicable McHenry County setbacks from neighboring properties and public rights-of-way. The solar panels will be located more than 50 feet from the nearest edge of the public right-of-way and more than 50 feet from adjacent properties not included in the subject property. As indicated by the Zoning Site Plan (**Appendix B**), the panels are anticipated to be set back more than 150 feet from the centerline of US Highway 14. The Zoning Site Plan also shows that the panels are also anticipated to be located more than 185 feet from the outside wall of any dwelling unit or occupied community building. The area underneath the solar array and buffer area will be seeded with a native pollinator friendly seed mix and comply with the Illinois Pollinator-Friendly Solar Site Act (525 ILCS 55/). Pollinator seed mixes are intended to provide food and shelter for wildlife and will attract a variety of pollinators and songbirds. The wildflowers and grasses in the mix will provide an attractive display of color from spring to fall and will provide nectar and food for pollinators and their larva. The Project will also maintain all areas within the leasing area, including those outside the Project footprint and within the buffer areas, in accordance with the Ordinance.

Per §16.56.030PP, any part of the facility that is within 500 feet of a nonparticipating residence, or a road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County Board.

3.9 FAA Filing

The Project filed using the Notice Criteria Tool with the FAA and the results indicated the Project did not exceed the Notice Criteria. As a result, no additional filings are required with the FAA. Please see **Appendix O** for a copy of the filing.

3.10 Safety and Security

The Project will be enclosed by a 7-foot-high security fence and locked gates, as required by the Ordinance and the National Electrical Code (NEC). Emergency access to the fenced areas will be through Knox-Boxes to provide the required 24-hour access. The gravel drives have been designed to allow emergency vehicle access, including fire trucks.

Emergency responders will be provided with the key/code for the Knox-Boxes.

3.11 Interconnection

The proposed Project will interconnect to an existing 12kV ComEd feeder on the distribution system. The utility will install approximately 180’ of 12kV in 6” conduit for an underground line extension (under Highway 14) and approximately 90’ of 12kV overhead line, along with multiple poles for metering and pole-top equipment on the Project property.

3.12 Operation and Maintenance

The Operation and Maintenance Plan is included as **Appendix Q**. Preventive maintenance will be conducted on a schedule based on manufacturer’s recommendations and industry best practices and standards of care. Regular maintenance will include vegetation control, fence inspection and physical inspection of all system components.

Vegetation underneath and between the solar panels and equipment will be well-maintained in the defined lease area to keep vegetation below the low edge of the solar panels at maximum tilt angle. Management should comply with any local ordinances or conditions of approval. Mowing and weed management schedules will be adjusted as needed to allow for flexibility based on based on the establishment of the seed mix, rainfall and vegetation growth. Any chemical control shall be used in accordance with Illinois noxious weed regulations. The Project will be monitored continuously for system failures via a Supervisory Control and Data Acquisition (SCADA) system and/or Data Acquisition System (DAS) system. Qualified and insured technicians will be dispatched to address any system failures.

3.13 Deconstruction and Decommissioning Plan

A Decommissioning Plan has been included as **Appendix R**, which has been designed to meet the standards specified in the AIMA as well as the Ordinance. Upon review and approval of the decommissioning cost estimate by the Zoning Enforcement Officer, the required Financial Assurance documentation to cover the estimated costs of decommissioning and site reclamation of the Project will be provided to the McHenry County Department of Planning and Development; a new engineer's estimate will be provided and approved every ten (10) years and the financial assurance amount updated, in accordance with the AIMA and the Ordinance.

Decommissioning will include removal of all structures (including panels, equipment, poles, piles, foundations, conduits, fencing, ESS components and roads) and restoration of soil and vegetation, to comply with the Ordinance. At the end of the operational life of the Project, the Project will be safely dismantled using conventional construction equipment. The Project consists of numerous materials that can be resold or recycled for significant scrap value, including steel, aluminum, glass, copper, and plastics. The solar panels are not considered hazardous waste. The panels used in the Project will contain silicon, glass, and aluminum, which have value for recycling. Often, current market salvage values of a Project exceed estimated decommissioning and site restoration expenses.

The site will be restored and reclaimed to approximately the pre-construction condition in conformance with the site lease agreement and the AIMA. It is assumed that the site will be returned to agricultural use after decommissioning and appropriate measures will be implemented to easily transition back to a use for agricultural purposes.

3.14 Avoidance and Mitigation of Damages to Public Infrastructure

Roads: Roadways improved in preparation for and during the construction of the commercial solar energy facility will be repaired and restored as required by McHenry County's Ordinance at the reasonable cost of the Project if the roadways have degraded or were damaged as a result of construction-related activities.

Drainage Systems: A drain tile survey will be completed as required by the AIMA. The Project will ensure no permanent adverse impact to existing mutual drains and drainage patterns. Within the footprints of the solar array, the Project will endeavor to maintain or improve drainage over that which currently exists on site by rerouting drainage networks within the project footprint around footprints where necessary and by repairing or replacing damaged drain tiles.

3.15 Pre-Construction Meeting

Prior to submission of the building permit application, a pre-construction meeting will be held. McHenry County Staff, McHenry County Farm Bureau staff, McHenry-Lake County Soil & Water Conservation District, and other interested parties as determined by Land Use staff and/or the facility owner will be invited. The seed mix selections for both temporary and long-term mixes will be determined at the time of the pre-construction meeting.

4.0 CONDITIONAL USE REVIEW CRITERIA

4.1 Approval Standards for Conditional Use (McHenry County Unified Development Ordinance §16.20.040E)

a) Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

The Project will meet all applicable standards as follows:

UDO §16.56 (Use Standards)

- The land shall be used or occupied in conformity with the regulations for the zoning district in which it is located.
- The Project shall comply with the requirements of the McHenry County Stormwater Management Ordinance, McHenry County Public Health Ordinance, and McHenry County Access Control and Right-of-Way Management Ordinance.
- The Project shall comply with any applicable state and federal laws and regulations.
- An EcoCAT is included with this submission.
- A site plan is included with this submission showing all improvements, including structures, fencing, power lines (above and below ground), lighting, and landscaping, at a detail sufficient to understand the location, height, appearance, and area.
- The proposed solar panels, structures, and electrical equipment, excluding fences and power lines for interconnection, will be erected no less than fifty (50) feet from any lot line and no less than one hundred and fifty (150) feet from any residence.
- None of the proposed structures, excluding power lines for interconnection, will exceed fifteen (15) feet in height. Power lines will be placed underground to the maximum extent possible.
- There is no lighting planned for the Project.
- The proposed solar panels will have a surface that minimizes glare and shall comply with §16.60.040D. (Lighting and Glare). In addition, please see Section 3.6, above – a glare study (**Appendix N**) was prepared for the Project which shows no glare.
- The Project is situated to minimize impacts to woodlands, savannas, wetlands, drainage tiles, and encroachment into flood plains. The Project will comply with the Stormwater Management Ordinance. Any damaged drainage tiles shall be repaired.

- To prevent erosion, manage run-off, and provide ecological benefit, the Project will be planted with "low-profile" native prairie species, using a mix appropriate for the region and soil conditions.
- The proposed fencing complies with the National Electrical Code.
- Any part of the Project that is within five hundred (500) feet of a residence, other than a residence on the same ownership parcel, or road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County, unless the facility is screened from view by existing vegetation.
- Prior to construction, the Project shall prepare a landscape monitoring and maintenance plan to ensure the establishment and continued maintenance of the native prairie species, all installed landscape screening, and all existing vegetation that provides required landscape screening.
- As discussed in Section 2.3.6 above, the Project has submitted a signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture (IDOA), as required by the Illinois Counties Code.
- Prior to construction, the Project shall prepare an emergency management plan acceptable to the County and the local fire district and shall be responsible for training of emergency personnel, as needed.
- A sign shall be posted providing the name of the operator and a phone number to be used in case of an on-site emergency.
- Access shall be granted, provided appropriate advance notice, for periodic inspection of the site by the County or the local fire district.
- Damaged solar panels shall be removed, repaired, or replaced within sixty (60) days of the damage. The ground shall remain free of debris from damaged solar panels at all times.
- The solar farm shall be considered abandoned if the operator fails to pay rent as specified in the Agricultural Impact Mitigation Agreement, or it ceases to generate electricity for a period of twelve (12) consecutive months. Reports of electrical power production shall be provided to the County upon request. If abandoned, the Project will be decommissioned and removed within twelve (12) months from the time it is deemed abandoned.
- Decommissioning and removal of the solar farm shall be the responsibility of the Project upon abandonment or revocation of the conditional use permit.
- With this application, the Project has submitted a decommissioning plan that includes removal of all solar panels, electrical equipment, poles, piles, foundations, conduits (above and below ground), access roads, fencing, groundcover, and landscaping. Upon review and approval by the Zoning Enforcement Officer of the decommissioning cost estimate, the operator shall obtain a bond, letter of credit, or other form of surety acceptable to the County to be held by the Department of Planning and Development in the amount of one hundred percent (100%) of the estimate. An updated engineer's decommissioning cost estimate will be provided and approved every ten (10) years and the financial assurance amount updated, in accordance with the AIMA and the Ordinance.

UDO §16.60 (Site Development Standards)

- No dwelling units or buildings are proposed for the Project.
- The parcel fronts on a public street.
- The Project complies with all setback rules for commercial solar energy facilities, as required in Section §16.56.030PP. See Section 3.7.1 above for additional discussion about compliance with setbacks.
- The Project does not require any encroachments.
- No lighting is proposed for the Project.
- No parking lot is required for the Project.
- No heat, light, glare, or odors will be produced by the Project. Dust will be mitigated during construction and operation. Solar panel waste is not considered hazardous, and the Project will comply with all waste removal best practices. The Project will comply with best practices regarding any potential fire or panel damage.
- The Project will not generate any toxic or hazardous materials. See Section 3.4 above.
- No new streets are proposed for the Project.
- The Project Landscape Plan includes as well as a landscape buffer to provide vegetative screening using native, pollinator-friendly plants on the south and west sides of the project.

b) Is the conditional use compatible with the existing or planned future development of the area?

The Project is designed to be harmonious and compatible with the surrounding agricultural properties. The proposed use will not generate additional traffic, noise, emissions, or erosion during the operation of the Project. Per the Minnesota Rural Water Association, solar installations with native pollinator-friendly ground cover achieve positive impacts similar to soil conservation projects, which reduce soil erosion, reduce soil quality degradation, and improve water quality. This report is included in **Appendix U**. As such, the Project will leave the land ready for farming when the Project reaches the end of its operational life.

c) Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

The Project will not negatively impact the environment by creating air, noise, or water pollution; ground contamination; or unsightly views. Numerous studies have shown that solar arrays and their components do not have a negative environmental impact. Please refer to **Appendices U** and **V** for a copy of these studies. The Project will not emit any air pollution of any kind and any sound generated by the Project's operations) will comply with the Illinois Pollution Control Board's limitations on noise. Also, please refer to IDNR's response to the Project's EcoCat submission in **Appendix G**. The Project will comply with all local, state, and federal regulations and will be operated in a safe manner at all times. Dust control and E&S measures will be put in place during construction to alleviate potential issues that may arise with construction, operation, and maintenance. A glare study was performed and showed no glare to nearby routes and residences, as shown in **Appendix N**. In addition, the

Project will also promote the general welfare of McHenry County by supplying new jobs and new tax revenue to the area.

d) *Will the conditional use be injurious to the use and enjoyment of other property in the area?*

The Project will not interfere with the use and enjoyment of nearby properties. As stated above, the Project will generate clean, renewable electricity while producing no air, noise, or water pollution, ground contamination or unsightly views. The landscape buffer and existing vegetation around the site will be provided and preserved to screen the Project from the view of neighbors and roads. TPE proposes to use pollinator-friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations. Please refer to the Landscape Plan provided in **Appendix B** for more details. The replacement of row crops with a pollinator seed mix will be a net positive for stormwater. As noted in the response to 4.1(b) earlier in this section, per the Minnesota Rural Water Association, solar installations with native pollinator-friendly ground cover achieve positive impacts similar to soil conservation projects, which reduce soil erosion, reduce soil quality degradation, and improve water quality. This report is included in **Appendix U**. The Project will be designed to account for all existing features, environmental features, and the county's Ordinance. Please refer to **Appendix B** for the Site Plan. The Project's Operations and Maintenance Plan (see **Appendix Q**) also demonstrates how it will manage vegetation and weed control to prevent any unwanted vegetation from encroaching upon neighboring properties.

e) Will the conditional use substantially diminish and impair property value in the area?

The Project will not be detrimental to the value of other properties or improvements in the vicinity. As indicated by the Cohn Reznick property value impact study, **Appendix L**, the existence of the Project will have no negative impact on neighboring property values, and therefore will not substantially diminish or impair property values in the vicinity of the Project. The CohnReznick property value impact study indicates that solar facilities located in similar areas, with similar land uses, do not cause any negative impacts to adjacent real estate, based on a review of academic studies, CohnReznick's own paired sales data, and interviews with County Assessors and other Market Participants. The reports further detail how solar facilities are generally harmonious with surrounding uses.

f) Are adequate utilities, access roads, drainage, and other necessary facilities provided?

The Project will have adequate utility interconnections designed in collaboration with ComEd. The Project does not require water, sewer, or any other public utility facilities to operate. The Project will also build all roads and entrances necessary to access its facilities. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to ensure proper drainage. The Project will also be designed in a manner that will not materially modify existing water drainage patterns around its facilities.

g) Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

The Project will be designed to include all roads and road entrances necessary to provide adequate ingress and egress to its facilities. Construction traffic will include approximately 25 work trucks per day. Considering the low number of work trucks visiting the Project site over the construction phase, traffic patterns in the vicinity of the Project will not be impacted.

The Project will have minimal traffic upon completion of construction. Landscape maintenance and maintenance to the Project components are anticipated to occur on an as-needed basis, consistent with the Maintenance and Operations Plan. Existing traffic patterns will not be impacted in the post-construction, operations phase.

h) Will the conditional use conform to the applicable standards of the underlying zoning district?

The Project will comply with the standards set forth in Section §16.56.030PP as well as all other standards in the agricultural zoning district, and all local, state, and federal regulations and will be operated in a safe manner at all times.

i) Will the conditional use be reasonably in the interest of the public welfare?

The Project will provide a desirable service and facility which will further the public convenience and contribute to the general welfare of the neighborhood or community. The Project will enhance the local electric grid by serving as a new, direct source for electricity generation in the community. The Project will also promote the general welfare of McHenry County by supplying new jobs, new tax revenue and will be a source of generation of local, sustainable, clean, pollution-free renewable electricity. Also, the community will benefit from the significant economic benefit without stressing community infrastructure. The Project will also offer community members an opportunity to subscribe to the delivery of electricity from the Project and potentially enjoy a discount for the purchase of that electricity.

j) Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

The Project will be designed to account for all existing features, environmental features, and the county's Ordinance. Please refer to **Appendix B** for the Zoning Site Plan. TPE proposes to use pollinator friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations. Please refer to the Landscape Plan provided in **Appendix B**. The replacement of row crops with a pollinator seed mix will be a net positive for stormwater. As noted in in 4.1(b), according

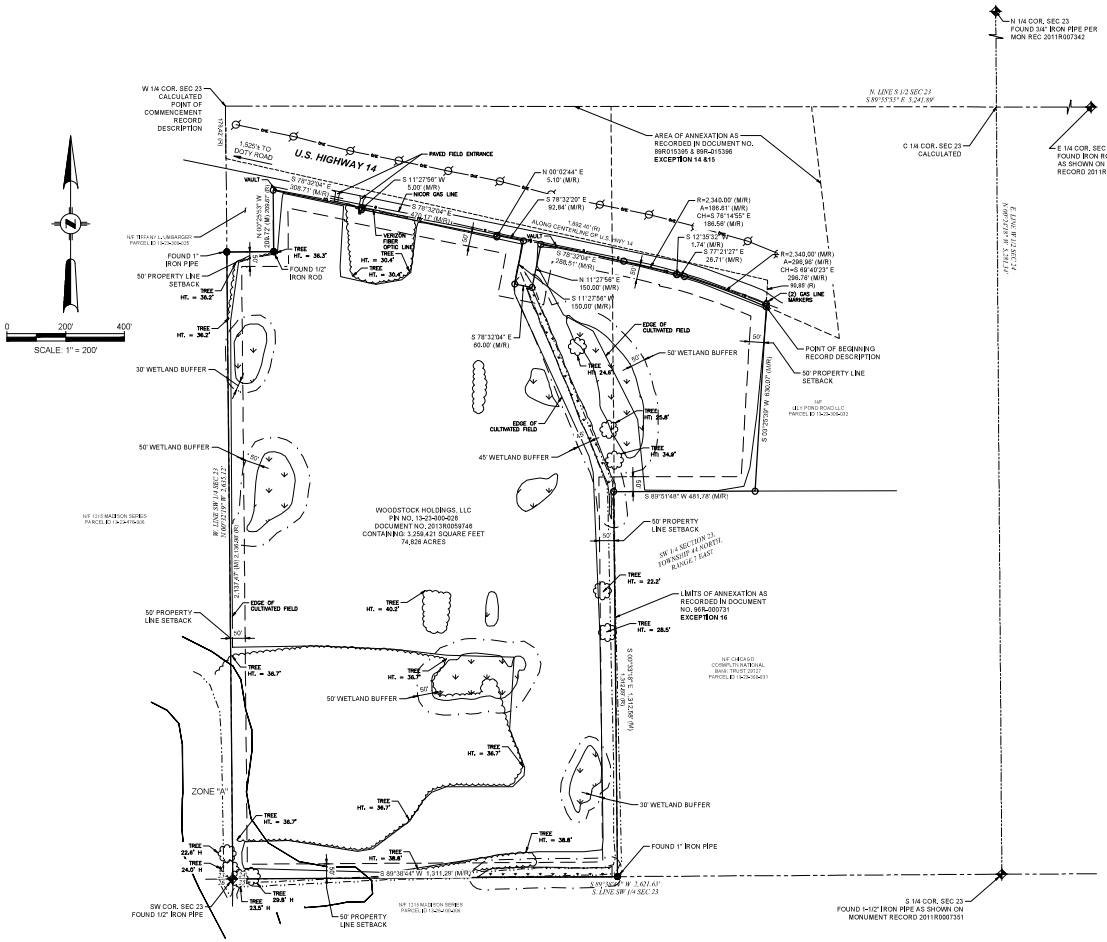
to the Minnesota Rural Water Association, solar installations with native pollinator-friendly ground cover achieve positive impacts similar to soil conservation projects, which reduce soil erosion, reduce soil quality degradation, and improve water quality. This report is included in **Appendix U**. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to ensure proper drainage.

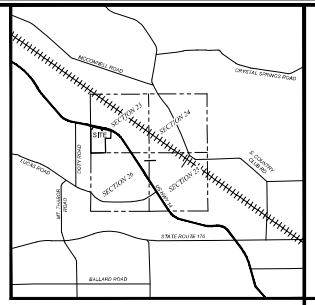
ALTA/NSPS LAND TITLE SURVEY

FOR

TPE IL MH376, LLC

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
MCHENRY COUNTY, STATE OF ILLINOIS





VICINITY MAP
N.T.S.

SCHEDULE B , PART II - EXCEPTIONS

EASEMENTS LISTED BELOW WERE TAKEN FROM A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO, NTS-2038054L-1, COMMITMENT DATE: APRIL 28, 2025 AT 12:00 AM

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, LW SURVEY CO. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

SCHEDULE B - 1 OF THE ABOVE TITLE COMMITMENT CONTAINS REQUIREMENTS REGARDING LIENS, TAXES, MORTGAGES AND LEASES THAT WHERE NOT EXAMINED OR ADDRESSED BY LW SURVEY CO.

EXCEPTION NOS. 1-9 ARE STANDARD EXCEPTIONS AND CONTAIN NO PLOTTABLE INFORMATION, LW MAKES NO DETERMINATIONS IN REGARDS TO OIL AND GAS RECORDS, MINERAL LEASES, ROYALTIES OR RESERVATIONS.

10. RIGHT OF WAY FOR DRAINAGE DITCH PURPOSES RECORDED ON JULY 23, 1883 IN BOOK 59, PAGE 502 (DOCUMENT NO, 1883R0014415), **NOT PLOTTABLE**

11. RIGHT OF WAY FOR WATER DRAINAGE RECORDED ON OCTOBER 16, 1894 IN BOOK 61, PAGE 123. **NOT PLOTTABLE**

12. EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY EXECUTED ON AUGUST 8, 1977 AND RECORDED DECEMBER 4, 1978 AS DOCUMENT NO, 754417. **DOES NOT AFFECT SUBJECT PROPERTY • ADDITIONAL ROAD RIGHT OF WAY WAS TAKEN FOR U.S. HWY 14, EASEMENT IS ALONG THE SOUTHERLY ROAD RIGHT OF WAY LINE FROM BEFORE THE ADDITIONAL RIGHT OF WAY TAKINGin 2014.**

13. INTENTIONALLY DELETED

14. ORDINANCE NO. 2185 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT, RECORDED ON MAY 19, 1989 AS DOCUMENT NO, 89R-015395. **DOES NOT AFFECT SUBJECT PROPERTY • AS SHOWN HEREON**

15. ORDINANCE NO. 2186 CONCERNING ANNEXATION OF CERTAIN LANDS TO THE CITY OF WOODSTOCK, MCHENRY COUNTY, ILLINOIS, RECORDED ON MAY 19, 1989 AS DOCUMENT NO, 89R-015396. **DOES NOT AFFECT SUBJECT PROPERTY • AS SHOWN HEREON**

16. ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF HUNTLEY, MCHENRY COUNTY, ILLINOIS, RECORDED ON JANUARY 4, 1996 AS DOCUMENT NO, 96R-000731, **AFFECTS SUBJECT PROPERTY • APPLIES TO THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23**

17. PLAT OF CENTER LINE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NO, 1999R0076695 **DOES NOT AFFECT SUBJECT PROPERTY**

18. INTENTIONALLY DELETED

19. INTENTIONALLY DELETED

20. INTENTIONALLY DELETED

21. PLAT OF HIGHWAY RECORDED ON AUGUST 30, 2019 AS DOCUMENT NO, 2019R0029181. **DOES NOT AFFECT SUBJECT PROPERTY**

22. MEMORANDUM OF LEASE OPTION MADE BY AND BETWEEN WOODSTOCK HOLDINGS, LLC AND TPEIL MH376, LLC DATED AS OF MARCH 30, 2025 AND RECORDED ON APRIL 3, 2025 AS DOCUMENT NO, 2025R0008400. **AFFECTS SUBJECT PROPERTY • BLANKET IN NATURE**

RECORD DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE WEST LINE THEREOF, 178.42 FEET TO THE CENTERLINE OF U.S. ROUTE 14 PER PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 1999R0076695; THENCE SOUTH 77 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE, 1892.40 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN BOOK 429 OF DEEDS, PAGE 456; THENCE SOUTH 03 DEGREES 26 MINUTES 40 SECONDS WEST ALONG THE WEST LINE THEREOF, 60.85 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED AS PARCEL 1CV1015-B IN DOCUMENT NO, 2013R0041072 AND THE PLACE OF BEGINNING; THENCE NORTHWESTERLY 296.96 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, THE CHORD OF WHICH BEARS NORTH 69 DEGREES 40 MINUTES 23 SECONDS WEST, FOR A LENGTH OF 296.76 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 656860; THENCE NORTH 77 DEGREES 21 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 26.71 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 12 DEGREES 35 MINUTES 32 SECONDS EAST ALONG THE WEST LINE THEREOF, 1.74 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED AS PARCEL 1CV1015-A IN DOCUMENT NO. 2012R0041072; THENCE WESTERLY 186.81 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, THE CHORD OF WHICH BEARS NORTH 76 DEGREES 14 MINUTES 55 SECONDS WEST, FOR A LENGTH OF 186.56 FEET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 9 COURSES: (1) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 298.51 FEET; (2) THENCE SOUTH 11 DEGREES 27 MINUTES 56 SECONDS WEST, 150.00 FEET; THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 60.00 FEET; (4) THENCE NORTH 11 DEGREES 27 MINUTES 56 SECONDS EAST, 150.00 FEET; (5) THENCE NORTH 78 DEGREES 32 MINUTES 20 SECONDS WEST, 92.84 FEET; (6) THENCE SOUTH 00 DEGREES 02 MINUTES 44 SECONDS WEST, 5.10 FEET; (7) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 470.17 FEET; (8) THENCE NORTH 11 DEGREES 27 MINUTES 56 SECONDS EAST, 5.00 FEET; (9) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 308.71 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 2002R0030500; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, 209.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 160.00 FEET TO THE WEST LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE, 2,136.98 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 39 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 1,311.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 33 MINUTES 18 SECONDS WEST ALONG THE EAST LINE THEREOF, 1,312.69 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 481.78 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN BOOK 429, PAGE 456; THENCE NORTH 01 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE, 630.07 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- UNRECOVERED CORNER
- POWER POLE
- GUY WIRE
- SIGN
- UTILITY MARKER
- (M) AS MEASURED
- (R) AS RECORDED IN DEED
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- EDGE OF WATER BODY
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE

GENERAL NOTES:

1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LW SURVEY COMPANY ON JANUARY 22-24, 2025 AND FEBRUARY 27-28, 2025.

2. CERTIFICATIONS INDICATED OR IMPLIED HEREIN SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY WAS PERFORMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

3. NO ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THOSE ADDITIONAL SURVEYS.

4. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ILLINOIS EAST ZONE.

TABLE A ITEMS TO BE ADDRESSED

ITEM 1. PROPERTY CORNERS NOT YET SET.

ITEM 2. ADDRESS OF SURVEYED PROPERTY IS 0 US HWY 14 WOODSTOCK, IL 60098.

ITEM 3. THE PROPERTY IS PARTIALLY LOCATED IN ZONE "A", SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MCHENRY COUNTY, ILLINOIS , MAP NUMBER 17111C0200J, EFFECTIVE DATE NOVEMBER 16, 2006.NO SURVEYING WAS DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ITEM 4. SEE PLAN VIEW

ITEM 5. CONTOUR DATA HAS NOT BEEN PROVIDED

ITEM 6a. NO ZONING REPORT HAS BEEN PROVIDED.

ITEM 6b. NO ZONING REPORT HAS BEEN PROVIDED.

ITEM 7. THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY.

ITEM 8. ALL SUBSTANTIAL FEATURES (INCLUDING ANY ABOVE GROUND UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE AS SHOWN.

ITEM 9. THERE ARE NO IDENTIFIABLE PARKING SPACES OR PARKING AREAS.

ITEM 10. THERE ARE NO PARTY WALLS.

ITEM 11a. A ONE CALL WAS PLACED FOR THIS SURVEY, 811 TICKET NO. X233200534.

ITEM 11b. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED OUT AND LOCATED BY LW SURVEY CO. DURING THE PRELIMINARY SURVEY.

ITEM 13. ADJOINING PROPERTY OWNER NAMES WERE SOURCED FROM THE MCHENRY COUNTY GIS.

ITEM 14. THE SUBJECT PROPERTY IS LOCATED 1,525' EAST OF THE INTERSECTION OF DOTY ROAD AND U.S. HIGHWAY 14. THE PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 14.

ITEM 16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17. LWS IS AWARE OF NO CHANGES IN STREET RIGHT OF WAY LINES.

ITEM 18. NO ADDITIONAL EASEMENTS WERE DISCLOSED OR DISCOVERED DURING THE TIME OF THIS SURVEY.

ITEM 20f. THERE ARE NO GAPS, STRIPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING LANDS OR THE SUBJECT PROPERTY AND RAILROAD RIGHT-OF-WAY FOR THE CHICAGO AND NORTHWESTERN RAILROAD.

ITEM 20g. THERE WERE NO VISIBLE ENCROACHMENTS FOUND DURING THE PRELIMINARY SURVEY.

SURVEYOR'S CERTIFICATE

TO: *TPE IL MH376, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY*

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS *1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11a, 11b, 13, 14, 15, 16, 17, 18, 19, 20a-20i* OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2025.

DATE OF PLAT OR MAP:_____

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CHRISTOPHER D. HIGGINS
ILLINOIS PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035.003776
C.HIGGINS@LWSURVEY.COM
PHONE: (815)420-8914
FOR & ON BEHALF OF LW SURVEY CO.
DESIGN FIRM # 184003102-0008

LWS
4266 BELL RD. SUITE 8
NEWBURGH, IN 47630

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/17/2025	UPDATE TITLE COMMITMENT

PROJ. NO.: 54883 | DESIGNED BY: N/A
FILE NAME: 54883 - MYDTY ALTA | DRAWN BY: ARS
DATE: 3/10/2025 | CHECKED BY: CH
SCALE: 1" = 200' | PROJ. MANAGER: ARS

ALTA/NSPS LAND TITLE SURVEY
OF LANDS OF
WOODSTOCK HOLDINGS, L.L.C
FOR TPE IL MH376, LLC

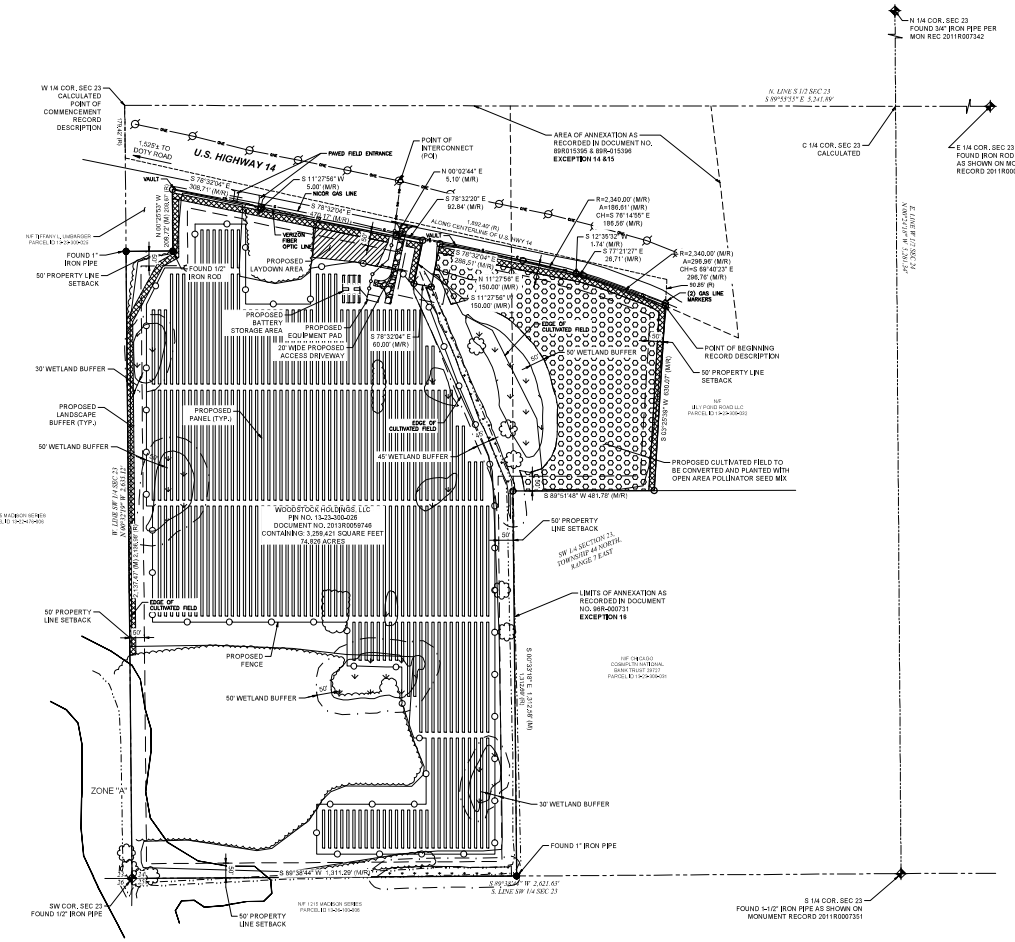
DRAWING NO.
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

FOR

TPE IL MH376, LLC

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
MCHENRY COUNTY, STATE OF ILLINOIS



*LEASE AREA DESCRIPTION

"LEASE AREA IS INTENTED TO BE ENTIRE PROPERTY)

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE WEST LINE THEREOF, 176.42 FEET TO THE CENTERLINE OF U.S. ROUTE 14 PER PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 1989R0076695; THENCE SOUTH 77 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE, 1892.40 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN BOOK 429 OF DEEDS, PAGE 456; THENCE SOUTH 03 DEGREES 25 MINUTES 40 SECONDS WEST ALONG THE WEST LINE THEREOF, 90.85 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED AS PARCEL 1CV1018-B IN DOCUMENT NO. 2012R0041072 AND THE PLACE OF BEGINNING; THENCE NORTHWESTERLY 296.96 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, THE CHORD OF WHICH BEARS NORTH 69 DEGREES 40 MINUTES 23 SECONDS WEST, FOR A LENGTH OF 296.76 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 89R860; THENCE NORTH 77 DEGREES 21 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 26.71 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 12 DEGREES 35 MINUTES 32 SECONDS EAST ALONG THE WEST LINE THEREOF, 1.74 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED AS PARCEL 1CV1018-A IN DOCUMENT NO. 2012R0041072; THENCE WESTERLY 186.61 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, THE CHORD OF WHICH BEARS NORTH 76 DEGREES 14 MINUTES 55 SECONDS WEST, FOR A LENGTH OF 186.56 FEET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 9 COURSES: (1) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 288.51 FEET; (2) THENCE SOUTH 11 DEGREES 27 MINUTES 56 SECONDS WEST, 150.00 FEET; THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 60.00 FEET; (4) THENCE NORTH 11 DEGREES 27 MINUTES 56 SECONDS EAST, 150.00 FEET; (5) THENCE NORTH 78 DEGREES 32 MINUTES 20 SECONDS WEST, 92.84 FEET; (6) THENCE SOUTH 00 DEGREES 02 MINUTES 44 SECONDS WEST, 5.10 FEET; (7) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 475.17 FEET; (8) THENCE NORTH 11 DEGREES 27 MINUTES 56 SECONDS EAST, 5.00 FEET; (9) THENCE NORTH 78 DEGREES 32 MINUTES 04 SECONDS WEST, 308.21 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 2002R0030500; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, 209.87 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 160.00 FEET TO THE WEST LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE, 2,136.98 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 39 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 1,311.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 33 MINUTES 18 SECONDS WEST ALONG THE EAST LINE THEREOF, 1,312.89 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 481.78 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN BOOK 429, PAGE 456; THENCE NORTH 03 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE, 830.07 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- UNRECOVERED CORNER
- POWER POLE
- GUY WIRE
- SIGN
- UTILITY MARKER
- (M) AS MEASURED
- (R) AS RECORDED IN DEED
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- EDGE OF WATER BODY
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED STAGING AREA
- PROPOSED LANDSCAPE BUFFER
- WETLAND
- PLANTING AREA

0 200' 400'

SCALE: 1" = 200'

LWS
4266 BELL RD, SUITE 8
NEWBURGH, IN 47630

REVISIONS

NO.	DATE	DESCRIPTION
1	3/7/2025	UPDATE TITLE COMMITMENT

PROJ. NO.: 54883
DESIGNED BY: N/A
FILE NAME: 54883 - MH376 ALTA
DRAWN BY: ARS
DATE: 3/10/2025
CHECKED BY: CH
SCALE: 1" = 200'
PROJ. MANAGER: ARS

ALTA/NSPS LAND TITLE SURVEY

OF LANDS OF

WOODSTOCK HOLDINGS, L.L.C

FOR TPE IL MH376, LLC

DRAWING NO.

2 OF 2

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation to allow construction of a six-foot privacy fence extending three feet into the required 30-foot setback for a side yard abutting a street

Applicant: Dominick Kuczynski, Owner
654 Tamarisk Lane

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Variation at 654 Tamarisk Lane

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

Background:

- Request: The petitioner is requesting a variation to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street.
- Land Use: The land use map shows the area as Urban Residential. This is an appropriate land use designation for the current use of the property.
- Zoning: The site is zoned "R-1" Single-Family Residential. This is the appropriate zoning for the current uses on the property.

PZC Highlights:

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

- The petitioner presented to the commission the request to construct a six-foot privacy fence in a yard abutting a street. He stated that he is unable to meet the required 30-foot setback because of the presence of a mature tree that is in the way and that the slope of the lot makes it more difficult. The fence is being sought for the safety of his children, to reduce traffic noise, and for more privacy from St. Andrews Lane.
- One neighbor spoke in favor of the request, noting the visual impact of the fence will be diminished by the landscaping along St. Andrews Lane.

- The commissioners expressed support for the request and that the petition met the Findings of Fact, though Commissioner Smith clarified that it is the location of the tree that establishes a hardship—not the slope of the yard.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request with the following conditions.

1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Kuczynski, 5/20/25)
    B. Site Plan (Kuczynski, 5/20/25)
    C. Scope of Work (Northwest Cedar Products, 5/2/25)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

3. Sufficiently address all review comments and requirements of the departments of Community Development, Public Works and Engineering, and Fire Rescue.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Variation at **654 Tamarisk Lane**, 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: 6/18/25
Signature

Recommended Conditions:

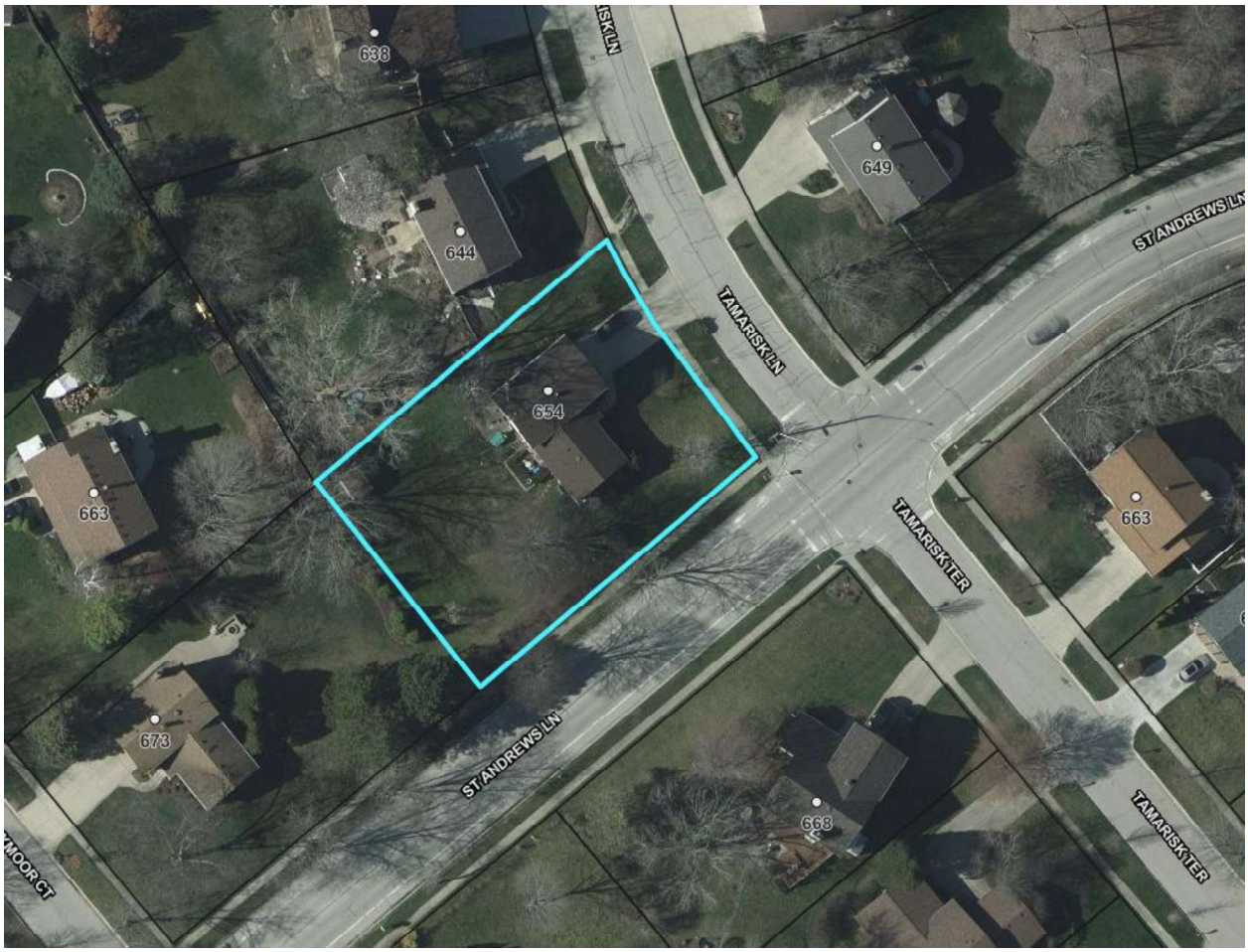
1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Kuczynski, 5/20/25)
   B. Site Plan (Kuczynski, 5/20/25)
   C. Scope of Work (Northwest Cedar Products, 5/2/25)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

3. Sufficiently address all review comments and requirements of the departments of Community Development, Public Works and Engineering, and Fire Rescue.

PIQ Map

654 Tamarisk Lane



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL ZONING VARIATION TO ALLOW A SIX-FOOT PRIVACY FENCE TO ENCROACH THREE FEET INTO THE REQUIRED THIRTY-FOOT SETBACK FOR A SIDE YARD ABUTTING A STREET AT 654 TAMARISK LANE

Draft

WHEREAS, Dominick Kuczynski has filed a Petition (File #PLN-2025-085) to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street at 654 Tamarisk Lane, Crystal Lake, Illinois; and

WHEREAS, the Subject Property is zoned R-1 Single-Family Residential; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to all required noticing, including notice duly published on May 31, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 18, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Petition; and

WHEREAS, on June 18, 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 to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street at 654 Tamarisk Lane, Crystal Lake, Illinois is hereby approved, with the following conditions:

1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Kuczynski, 5/20/25)
   B. Site Plan (Kuczynski, 5/20/25)
   C. Scope of Work (Northwest Cedar Products, 5/2/25)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

3. Sufficiently address all review comments and requirements of the departments of Community Development, Public Works and Engineering, and Fire Rescue.

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 1st day of July, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: July 1, 2025
Approved: July 1, 2025

Draft

#2025-85
654 Tamarisk Ln – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2025

Requests: A variation to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street.

Location: 654 Tamarisk Lane

Acreage: Approximately 16,832 square feet

Existing Zoning: R-1 Single Family Residential

Surrounding Properties:
North: R-1 Single Family Residential
South: R-1 Single Family Residential
East: R-1 Single Family Residential
West: R-1 Single Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a single-family residence with attached garage located at the west corner of Tamarisk Lane and St. Andrews Lane.
- Previous Approvals:
    - Received building permits in 2011 for roof work and a shed.

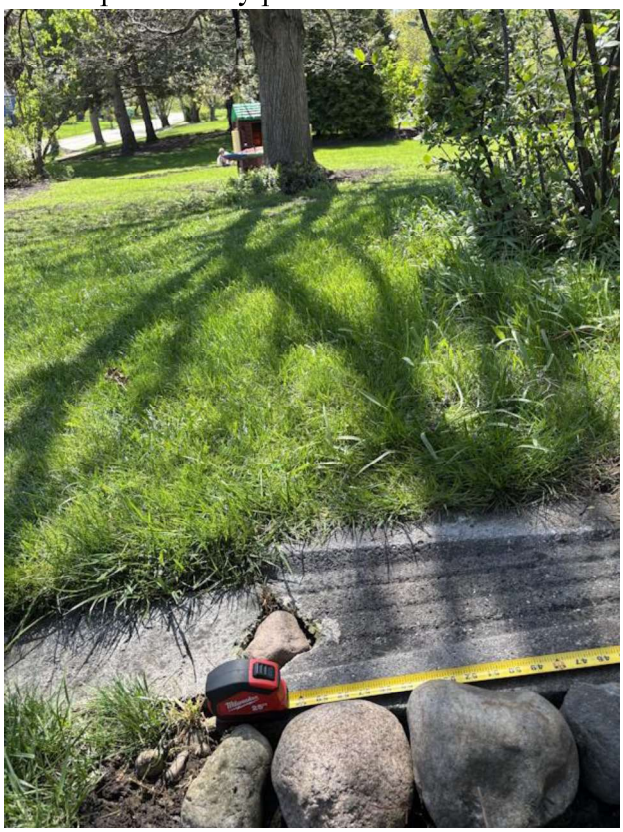
Development Analysis:

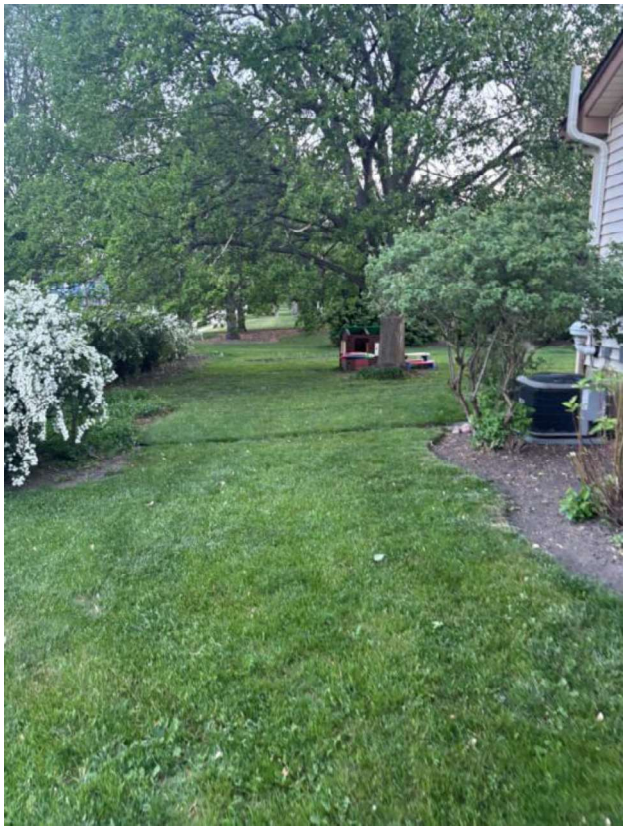
General

- Request: to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street.
    - The proposed fence is described as a privacy fence having a "traditional style with top ledge" made of cedar wood.
- Zoning: The site is zoned R-1 Single Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner is seeking a variation due to the location of the existing tree. The fence would be located on the street side of the tree.



Photos provided by petitioner



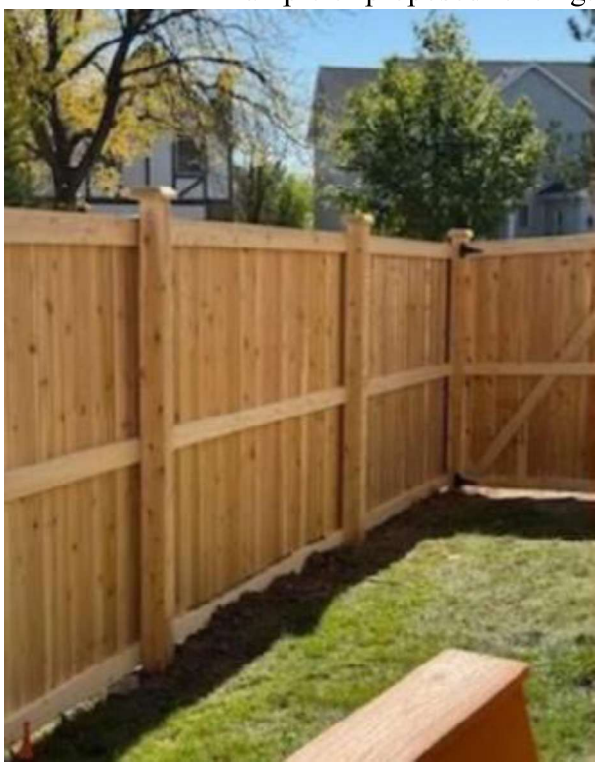


Drawings provided by the petitioner:





Example of proposed fencing:



Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a simplified residential zoning variation to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street.

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:
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: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

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

1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Kuczynski, 5/20/25)
    B. Site Plan (Kuczynski, 5/20/25)
    C. Scope of Work (Northwest Cedar Products, 5/2/25)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

3. Sufficiently address all review comments and requirements of the departments of Community Development, Public Works and Engineering, and Fire Rescue.

Application for Simplified Residential Variation

Application Number: 2025-85 FOR OFFICE USE ONLY
Project Name: Kuczynski Fence Variation, 654 Tamarisk Lane
Date of Submission: 5/20/25

I. Applicant

Dominick Kuczynski
Name

654 Tamarisk Lane
Street

Crystal Lake | IL | 60014
City | State | Zip Code

[redacted] | [redacted]
Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

Name

Address | Telephone Number

III. Project Data

1. a. Location/Address: 654 Tamarisk Lane, Crystal Lake, IL 60014

   b. PIN #: 1907201025

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

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

Please see attached document for a further explanation. My home is currently setback 35' from the property line. Installing the fence at 5' from the end of my home, aligns directly to the center of a very mature tree (approx. 30'-40' tall). Installing

If I were to install the fence directly along the end of where my house currently ends, I would need to navigate over a hill/slope as my home sits up higher than other lots in my neighborhood. Furthermore, I would lose over 30% of usable yard/pr

Another key hardship that we currently endure is the lack of both privacy and safety. The adjacent four-way intersection has an abundant amount of pedestrian and vehicle traffic constantly passing through. We have had loose dogs/pets running

The noise that is generated from the adjacent 4-way intersection is also a hardship my family endures on a daily basis. During the summer, we have motorcycles and sports cars. During the winter, we have plows and salt trucks. And we have ga

IS THE HARDSHIP SELF-CREATED?

No. None of the previously mentioned hardships have been self-created.

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

No.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No.

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

No.

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

No.

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

IV. Signatures

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

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

Dominick Kuczynski 05/20/2025

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, JUNE 18, 2025
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2025-85 – 654 TAMARISK LANE – SIMPLIFIED RESIDENTIAL VARIATION – FENCE
(PUBLIC HEARING)
A Simplified Residential Variation to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street.

The property owner, Dominick Kuczynski, presented the request to the commission. He explained how his property is a corner lot with the side yard facing the busy St. Andrews Lane. The house is 35 feet from the street-side property line. He would like to enclose the back yard with a six-foot cedar privacy fence. The ordinance requires a 30-foot setback, but he noted that a mature tree is in the way and that the slope of the yard is more challenging if the fence were to extend off the corner of the house. Therefore, he is requesting that the fence extend into the setback by about three feet so as to avoid the tree and some of the sloping land off the back of the house. He stated that he wanted the fence for the safety of his young children, for traffic noise reduction, and additional privacy from St. Andrews Lane.

Mr. Greenman opened the hearing to public comment.

Laura Jablonski of 644 Tamarisk Lane came forward in support of the request. She noted that existing trees and bushes on the petitioner's property along St. Andrew's Lane will block much of the fence from view. As such, the requested fence will not have a negative visual impact.

With no other public wishing to speak, Mr. Greenman closed the public comment portion of the hearing and asked for staff to present the staff report.

Mr. Moore presented exhibits from the staff report that show the proposed fence location, the tree in question, and the topographic contours of the property. He stated that the existing vegetation screening could have a mitigating effect on the fence appearance, but it was up to the commission to determine if the case for a hardship had been made.

Ms. Repholz stated that she appreciated the challenges of the property and, given the natural screening, she was in support of the request. Mr. Scott concurred with Ms. Repholz. He stated that it is the tree that is providing the necessary hardship, noting that the sloping land did not constitute a hardship. Ms. Mason and Mr. Skluzacek also expressed support.

Mr. Scott asked the petitioner if staff's recommended conditions are acceptable. Mr. Kuczynski replied that they were.

Mr. Scott made a motion to approve the request, having found that the standards for variations had been met, with the following conditions:

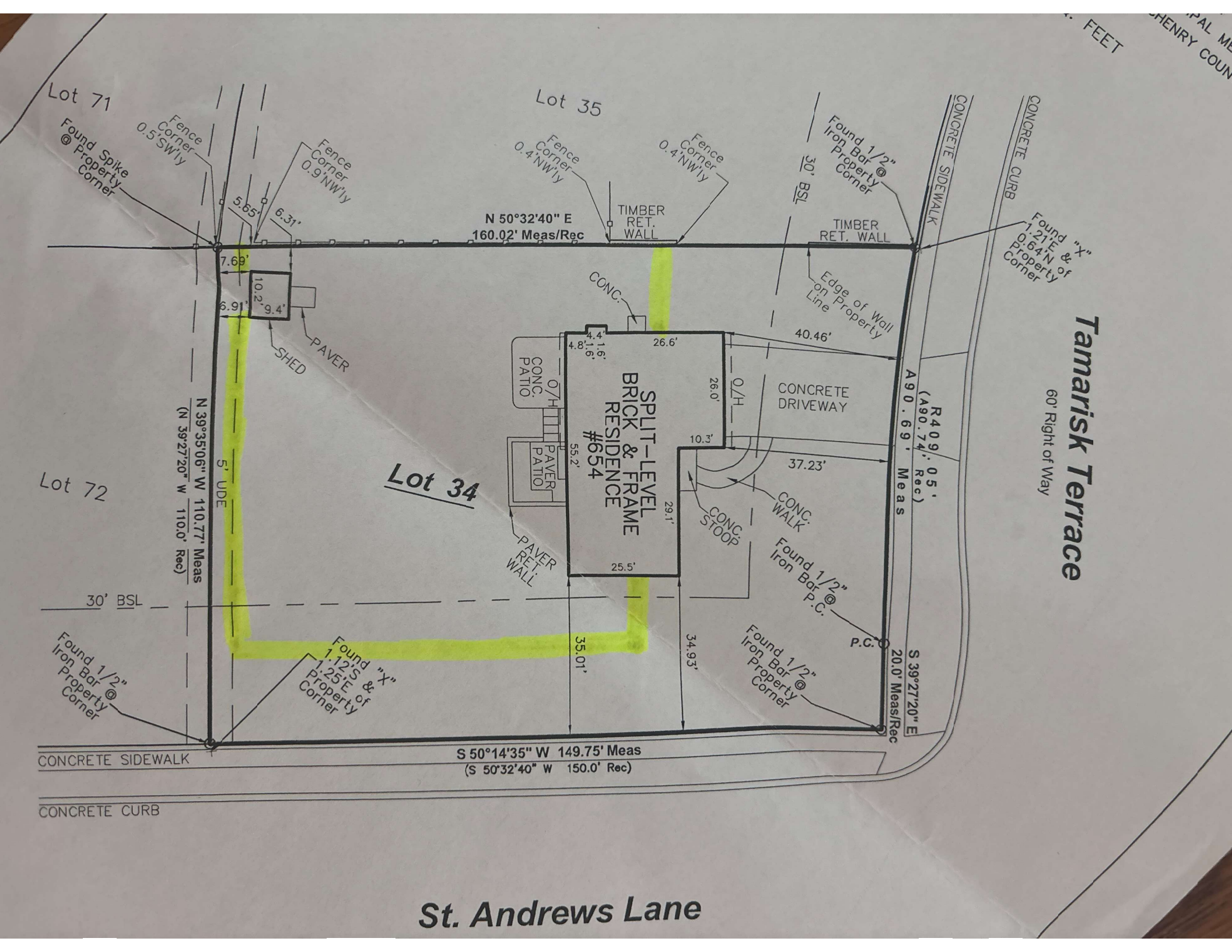
DRAFT

1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Kuczynski, 5/20/25)
    B. Site Plan (Kuczynski, 5/20/25)
    C. Scope of Work (Northwest Cedar Products, 5/2/25)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

3. Sufficiently address all review comments and requirements of the departments of Community Development, Public Works and Engineering, and Fire Rescue.

Mr. Skluzacek seconded the motion. On a roll call vote, all members vote ‘aye’. The motion passed 5-0.


Lot 71
Lot 35
Lot 72
Lot 34
Found Spike @ Property Corner
Fence Corner 0.5'SW'ly
Fence Corner 0.9'NW'ly
Fence Corner 0.4'NW'ly
Fence Corner 0.4'NW'ly
Found 1/2" Iron Bar @ Property Corner
30' BSL
CONCRETE SIDEWALK
CONCRETE CURB
Found "X" 1.21'E & 0.64'N of Property Corner
5.65'
6.31'
N 50°32'40" E
160.02' Meas/Rec
TIMBER RET. WALL
TIMBER RET. WALL
7.69'
6.91'
10.2'
9.4'
SHED
PAVER
CONC.
Edge of Wall on Property Line
40.46'
4.4'
4.8'
1.6'
1.6'
26.6'
CONC. PATIO
O/H
SPLIT-LEVEL BRICK & FRAME RESIDENCE #654
26.0'
O/H
CONCRETE DRIVEWAY
10.3'
55.2'
PAVER PATIO
37.23'
29.1'
CONC. STOOP
CONC. WALK
PAVER RET. WALL
25.5'
R409 (A90.74', 05' Rec) A90.69' Meas
Found 1/2" Iron Bar @ P.C.
P.C.
S 39°27'20" E
20.0' Meas/Rec
N 39°35'06" W 110.77' Meas
(N 39°27'20" W 110.0' Rec)
5' UDE
30' BSL
35.01'
34.93'
Found 1/2" Iron Property Corner
Found "X" 1.12'S & 1.25'E of Property Corner
Found 1/2" Iron Property Corner
S 50°14'35" W 149.75' Meas
(S 50°32'40" W 150.0' Rec)
CONCRETE SIDEWALK
CONCRETE CURB
Tamarisk Terrace
60' Right of Way
St. Andrews Lane
FEET
HENRY COUN

15537 S. Weber Rd. Romeoville, IL 60446 Office: 815 836-8731 Fax: 815 836-8730

Crew
+$600
5 1/2 x 5 1/2" HEARTWOOD POSTS

NORTHWEST Cedar Products
WHEN QUALITY MATTERS MOST

Proposal Date: 5/2/25
Expiration Date:
Target Installation Date:

Name KUCZYNSKI, DOMINIC
Address 654 TAMARISK LN.
City State Zip CRYSTAL LAKE 60014
Cell Phone [redacted] Home Work
Email
Subdivision N/A County McHENRY

Dig # Date Called

Survey
Survey at Estimate (Y) N
Given to Salesman (Y) N
Legal Survey ☐
Found Pins ☐
Northwest Staked Yard (Not Official) ☐

Total Footage 189

Job Conditions
New Sod ☐
Unfinished Grade ☐
Ready to Go ☑

Please email all documents to: northwestcedarproducts@gmail.com

Customer Responsibilities
- ☐ Obtain Permit - If Needed
- ~~☐ Seek HOA Approval~~
- ☐ Provide a Legal Survey
- ☐ Clear Fence Lines
- ~~☐ Fitted Rule~~
- ~~☐ Dirt Removal Not Included~~
- ☐ Locate Private Utilities

Northwest is not liable for damage to underground items not located by J.U.L.I.E. or Digger companies (including sprinkler lines, drain tiles, electric fence and private utility lines).

Customer Acknowledges that the fence will will follow the natural contours of the property unless otherwise specified.

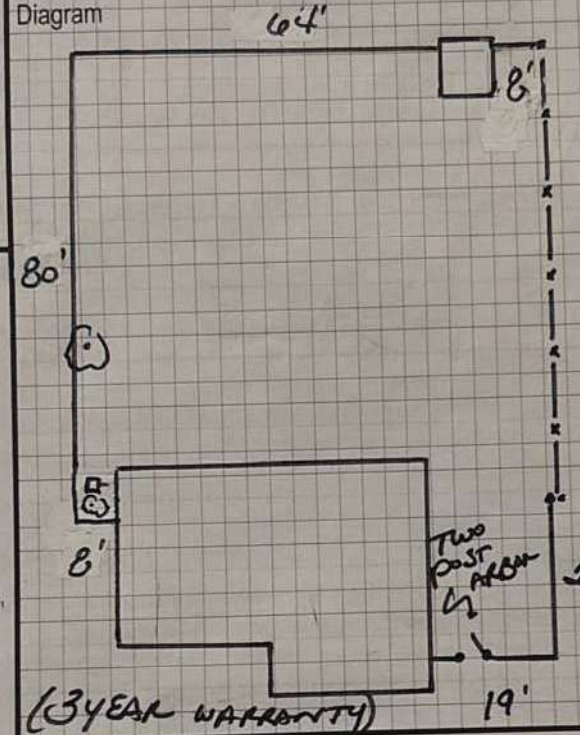
Every Northwest Fence is installed by a professional team. You the Homeowners are not required to be present during the installation, however, in your absence any changes you may want to height and any movement of posts will be additional costs.

State law requires all contractors to dig no closer then 18" from all JULIE markers. Any digging closer shall require a signature from the homeowner assuming full liability for any damages that may occur.

Custom Initial _____
Co. Rep. Initial _____

☒ Haul Dirt ☐ Leave Dirt
☐ Move Dirt to a spot in the Yard Price _____

Diagram



6' SOLID PRIVACY
IN CEDAR WOOD
TRADITIONAL STYLE
WITH TOP LEDGE
6" BOARDS, GRADE 1
3 - 2" x 4" - 8' PANELS
RAISED MID FRAME
4 TO 2 RATIO
4 1/2" x 4 1/2" POSTS
HEARTWOOD CUT
SET 36" IN CONCRETE

Customer Approved Measurements _____ (Initials)

☐ Take Out and Haul Existing Fence — Wood / Chain Link / Steel / Alum — Footage _____ Price _____
☐ Take Out and Stack Existing Fence in the Yard

Rem. Sect. Amt _____
Asp / Con Breaks _____
Core Drill Holes _____

WITH CAPS
Material INSTALL ONE 60" GATE TWO POST ARBOR
Tax _____
Labor _____
Grand Total $7700
Deposit $3000
Balance $4700

Payment Terms
☐ _____ % down. Balance Due to Crew Chief or Office upon Completion
☐ _____ % down. Financing Terms _____

Payment RECEIVED
Amount $ 3000
CK # 159 Date 5/3/25
V M D A
Exp. _____ Appr _____

Payment
Amount $ 4700
CK # _____ Date _____
V M D A
Exp. _____ Appr _____

Acceptance of proposal: **"YOU, THE CONSUMER, MAY CANCEL THIS CONTRACT BY NOTIFYING Northwest, IN WRITING, ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION."**

The signer has read each of the provisions on this page and the specifications on page 2 and the conditions of sale on the back of the contract. The above prices, specifications, and conditions of sale are hereby accepted. This proposal becomes a binding and enforceable contract when received by Northwest either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required. All materials are specified as above and all work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed upon (a) written order or (b) customer consent and will become an extra cost over and above the sale.

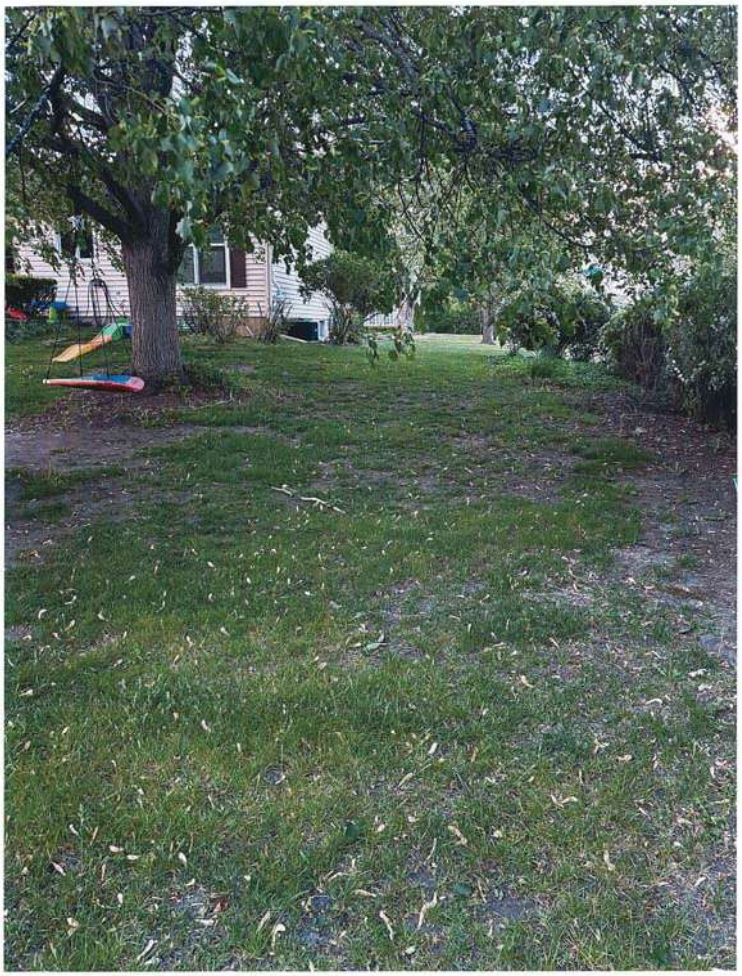
Customer _____ Date _____

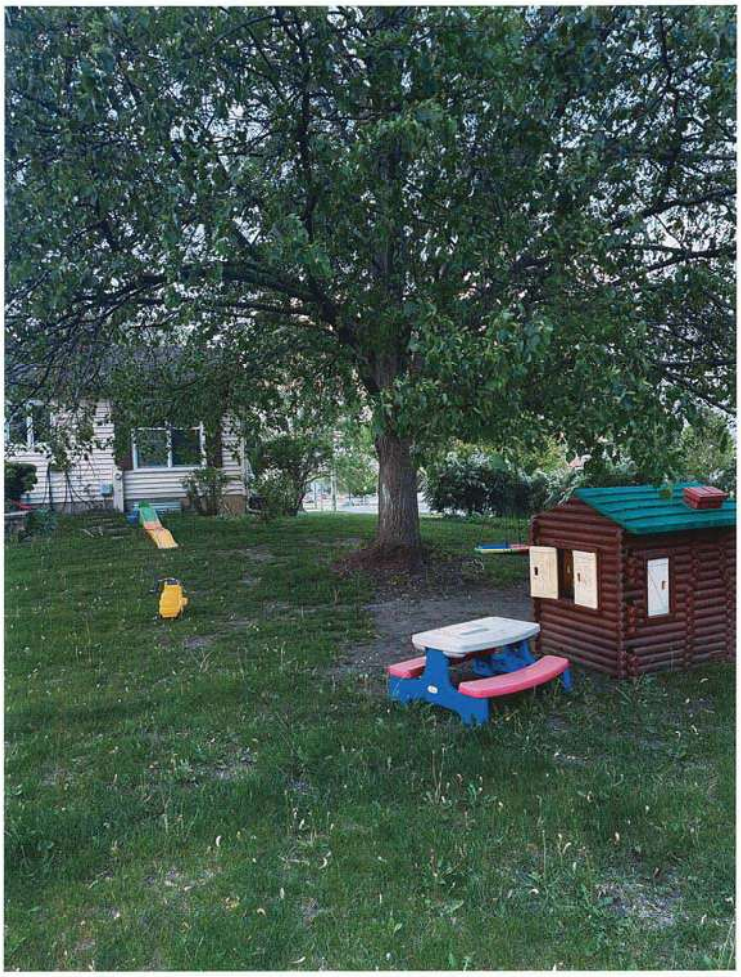
Company Representative TED SCHRAMM Date 5/2/25

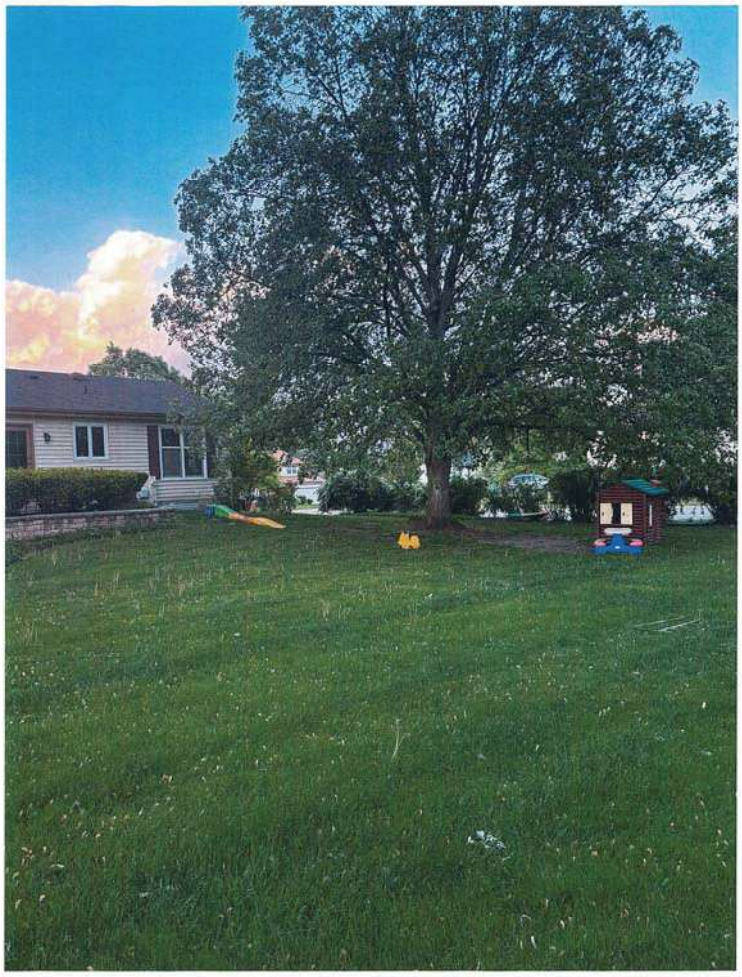












Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variations to allow construction of a new two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and an increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26%.

Elizabeth Dietrich and Chris Benesh, petitioners
783 Oak Court

PZC Recommendation: To deny the petitioner's request

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

Background:

- Requests: To construct a new two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and an increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26%.
- Zoning: The site is zoned R-2 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- A variation for larger dormers was approved at
    - 775 Oak Court in September 2022 for 16-foot long dormers 65% of the width
    - 795 Oak Court in July 2023 for 18-foot dormers 70% of the width
    - 771 Oak Court in November 2023 for 19-foot dormers 80% of the width.
    - A Variation for larger dormers at 142 Edgewood was requested, but due to negative feedback the petitioner decided to withdraw the dormer request and was only granted the variation setback at the May 2024 Council meeting.
- Legal counsel has stated a previous variation does not set precedent for a future variation.

PZC Highlights:

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

- The petitioner stated their need for storage required the larger garage. The contractor noted that to use a garage with the dormers they would need to move around internal walls, whereas this design creates a large open space up above. The commission noted storage is not a hardship.
- The contractor talked about the coverage. The homeowner stated the beach is next door and that is mostly open space. They also noted that they just replaced the walk with permits.
    - In 2024 a deck replacement permit was approved. The deck allowed the removal and replacement without encroaching farther into the setback.
    - No other permits were found, which has records back to 2015.
- The PZC found that the petition did not met the Findings of Facts and they did not show the hardship.

The Planning and Zoning Commission recommended **denial (4-1)** of the petitioner's request

If the City Council chooses to approve the request the following conditions are recommended:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Dietrich, received 05/16/25)
   B. Site Plan (Plat of Survey drawing, dated 08/22/18, received 05/16/25)
   C. Architectural Plans (Unnamed, undated, received 05/16/25)

2. Provide accurate engineering plans illustrating the hard-surface coverage. Not to exceed 75% on the lot total. A reduction in existing hard-surface coverage and permeable pavers or surface should be considered to help reduce the coverage to meet this requirement.

3. An infiltration trench is required to accommodate the additional hard-surface coverage.

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

Votes Required to Pass: A super majority vote (5 votes)

Acknowledgement Form

Regarding the Simplified Residential Variation at 783 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: Elizabeth A. Dietrich Date: 6/24/25
Signature

Recommended Conditions:

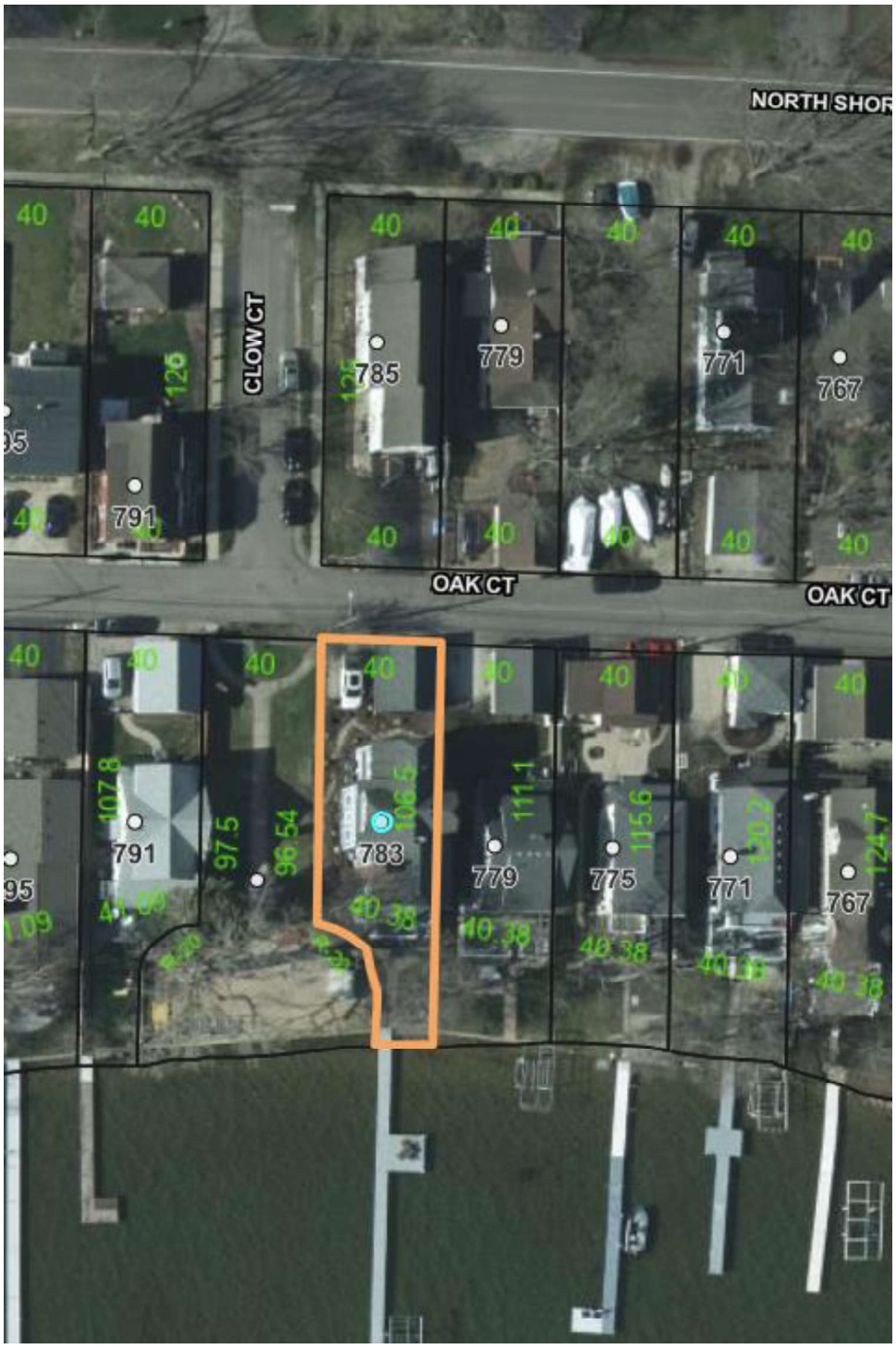
1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Dietrich, received 05/16/25)
   B. Site Plan (Plat of Survey drawing, dated 08/22/18, received 05/16/25)
   C. Architectural Plans (Unnamed, undated, received 05/16/25)

2. Provide accurate engineering plans illustrating the hard-surface coverage. Not to exceed 75% on the lot total. A reduction in existing hard-surface coverage and permeable pavers or surface should be considered to help reduce the coverage to meet this requirement.

3. An infiltration trench is required to accommodate the additional hard-surface coverage.

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

PIQ Map
783 Oak Court



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW A TWO-STORY GARAGE WITH DOMERS THAT EXCEED THE 20% AND ADDITIONAL IMPERVIOUS SURFACE COVERAGE AT 795 OAK COURT

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-132) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested Variations to allow construction of a new two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26% at 783 Oak Court; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on May 31, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 18, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on June 18, 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 denied, 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 Variations to allow construction of a new two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26% at 783 Oak Court (19-06-176-008), Crystal Lake, Illinois is hereby approved with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Dietrich, received 05/16/25)
   B. Site Plan (Plat of Survey drawing, dated 08/22/18, received 05/16/25)
   C. Architectural Plans (Unnamed, undated, received 05/16/25)

Draft

2. Provide accurate engineering plans illustrating the hard-surface coverage. Not to exceed 75% on the lot total. A reduction in existing hard-surface coverage and permeable pavers or surface should be considered to help reduce the coverage to meet this requirement.

3. An infiltration trench is required to accommodate the additional hard-surface coverage.

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

Section II: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of Variations in accordance with the provisions of this Ordinance, as provided by law.

Section III: 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 1st day of July, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Hammonds, CITY CLERK

Passed: July 1, 2025
Approved: July 1, 2025

Draft

#2025-79
783 Oak Court – Variation
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2025

Request: The construction of a new garage with the following variations:

a. Two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and

b. Increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26%.

Location: 783 Oak Court

Acreage: Approximately 4,757 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 site is improved with a house, detached garage, parking area, wood deck, patio, walkway and gravel swales. The total existing hard surface coverage is estimated to be about 75%.
- The existing garage would be demolished and a new garage constructed. The proposed garage would have dormers, which due to their proposed size act as a second story (92% of the width). Dormers cannot exceed 20% and a maximum of two dormers per side. The new garage would add 143 square feet of hard-surface coverage. The lot already exceeds the maximum hard-surface coverage. The new coverage would be approximately 76%.
- A variation for larger dormers was approved at 775 Oak Court in September 2022, 795 Oak Court in July 2023, and 771 Oak Court in November 2023. A Variation for larger dormers at 142 Edgewood was requested, but the discussion was not going well. The petitioner decided to withdraw the dormer request and was only granted the variation setback sat the May 2024 Council meeting.
- Legal counsel has stated a previous variation does not set precedent.

- The Unified Development Ordinance was amended to reduce the need for dormer variations. The current ordinance increased the height from 1 story to 1 ½ stories and from 15 feet in height to 18 feet in height for detached accessory structures.

Development Analysis:

General

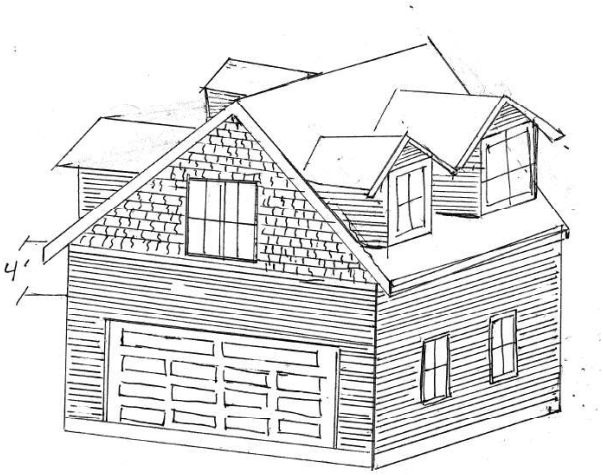
- Requests: To construct a new two-story garage with dormers that exceed the allowable 20% of the side to allow 92%, a variation of 13 feet in length per side, and increase of 143 square feet of hard-surface coverage for a lot total of 76%, which exceeds the allowable 50% by 26%.
- Zoning: The site is zoned R-2 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

The petitioner is requesting variations from Article 3 and Article 4 from the maximum dormer length of 5 feet each to allow 23 feet, creating a second story in the structure.

Proposed garage:

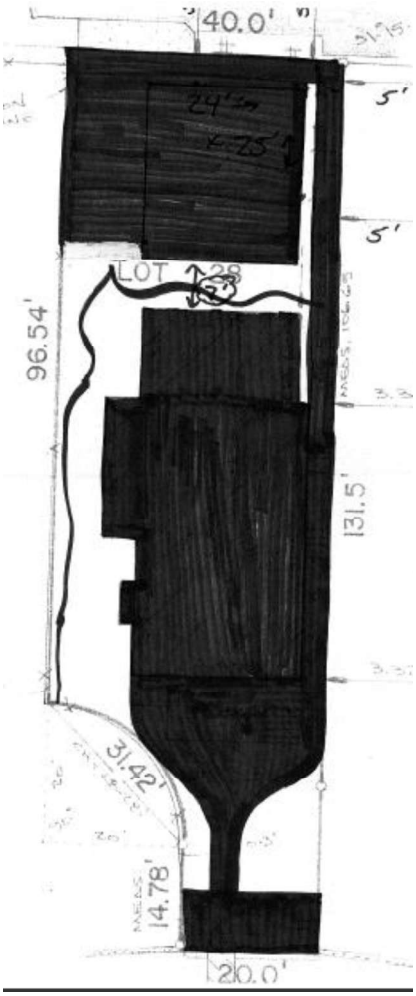


An example of a garage without any variations:



The additional impervious coverage of 143 square feet adds to the existing non-conformity bringing the lot total to 76%.

The image to the right illustrates the proposed total coverage on the lot. The areas in black are the buildings, decks and any gravel or paved areas.



Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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

Findings of Fact:
ZONING ORDINANCE VARIATION
The petitioner is requesting variations from Article 3 and Article 4 from the maximum dormer length of 5 feet each to allow 23 feet, creating a second story in the structure. The additional impervious coverage of 143 square feet adds to the existing non-conformity bringing the lot total to 76%.

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

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

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☒ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

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

☐ *Meets* ☒ *Does not meet*

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

☐ *Meets* ☒ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Dietrich, received 05/16/25)
   B. Site Plan (Plat of Survey drawing, dated 08/22/18, received 05/16/25)
   C. Architectural Plans (Unnamed, undated, received 05/16/25)

2. Provide accurate engineering plans illustrating the hard-surface coverage. Not to exceed 75% on the lot total. A reduction in existing hard-surface coverage and permeable pavers or surface should be considered to help reduce the coverage to meet this requirement.

3. An infiltration trench is required to accommodate the additional hard-surface coverage.

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

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Elizabeth Dietrich and Christopher Benesh

Name

783 Oak Ct

Street

Crystal Lake	IL	60014
City	State	Zip Code

[redacted] [redacted]

Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

Elizabeth Dietrich

Name

same as above

Address | Telephone Number

III. Project Data

1. a. Location/Address: 783 Oak Ct., Crystal Lake IL 60014

   b. PIN #: 19-06-176-008

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

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

3 story home with detached one story 2 car garage on Crystal Lake. The property has a unique frontage not typical with other homes on the lake, in that it has only 30 feet of frontage to the lake with a very small yard between the home and the water.

IS THE HARDSHIP SELF-CREATED?

No, due to the small yard and limited storage in the home and existing one story garage, our hardship is lack of storage space.

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

Yes

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No, there are currently 3 new garage structures of identical plan and characteristics on the street that have been approved and built during the past two years.

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

No, it will not.

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

No, it will satisfy our hardship and increase the quality of the neighborhood.

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

None, under our ownership.

IV. Signatures

Elizabeth Dietrich 5-14-25

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.

ELIZABETH DIETRICH 5-14-25

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.

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

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

Owner Information

Name: ELIZABETH DIETRICH + CHRISTOPHER BENESH

Address: 783 OAK CT.
CRYSTAL LAKE, IL. 60014

Phone: [redacted]

E-mail: [redacted]

Project Name & Description: REPLACE EXISTING ONE STORY 2 CAR GARAGE W/ A TWO STORY 2 1/2 CAR GARAGE.

Project Address/Location: 783 OAK CT., CRYSTAL LAKE, IL 60014

Signature Elizabeth Dietrich

ELIZABETH DIETRICH 5-14-25

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

RECEIVED
MAY 15 2025
By PH

PM

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 18, 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, commissioners, Jeff Greenman, Stacy Mason, Kathy Repholz, Al Skluzacek and Scott Smith were present. Commissioner Bill Gronow was absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell and Assistant City Planner Darrell Moore were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2025-79 – 783 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION – GARAGE

Variation to allow the construction of a two-story garage with dormers that exceed the allowable 20% to allow 92% per side and the addition of 143 square feet of hard-surface coverage bringing the lot total to 76% coverage.

Chris Benesh, Elizabeth Dietrich, owners and Dan Goles, contractor were present to represent the petition. Mr. Benesh said that Dan has built two other garages. This garage is old, dated and too small. This garage does not match the other garages down the street. They have grandkids and they like to use the lake, so they have a lot of storage needs. The beach is next door and it is all open space so that reduces the overall coverage in the area.

Mr. Greenman opened the public hearing.
Mr. Scott Puma, 793 Oak Court, is in favor of the garage. There are lots of similar structures improving the area. He is in favor to see people improving their properties.

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

Staff provided a recap of the request and explained how the proposed garage differs from one that could be built by right.

The commission asked for clarification on the hardship for the coverage. Mr. Benesh said they did the work replacing the walk last year under permit. They feel confident their plans will show the 75% coverage.

Mr. Skluzacek asked if there will be heat in the garage. The owner stated no. Mr. Skluzacek said it looked okay and he can support the request.

Ms. Mason thanked the petitioners for their presentation. She noted that needing more space is not a hardship. She asked about the storage capacity difference with the small dormers versus what they want. Mr. Goles said the dormer walls will eat up a lot of space in the upper level. They will need to maneuver around walls.

Mr. Smith said the request does not meet the standards. The hardship is related to the size of the lot or setbacks not needing more space. This is self-created.

Ms. Repholz said the hard-surface coverage is already over and that it is very important to meet coverage limits around the lake and in the watershed. She wanted to know how they planned to meet the 75% coverage limit. The owner stated that they feel confident they can meet that. Ms. Repholz noted they have already approved this architectural style along this street. Referring to statements from legal counsel found in the staff report, she noted that just because they said yes before to similar variations, they do not need to say yes every time.

Mr. Greenman asked the petitioners to go back over the variation standards and show how they can meet the hardship. What they have said does not meet the standards, it is not unique to the lot, and the use of the space for needing the dormers is not a hardship. If it does not meet the standards they cannot approve it.

Ms. Dietrich said they cannot fit both their cars in this old garage. She expressed that Oak Court is different than other streets; everyone is trying to make the neighborhood and lake more beautiful. Three other garages have been built of this style. Mr. Goles added that the garage will help the property values. Mr. Benesh said he is currently renting storage units due to lack of garage space and that it is becoming difficult to move items back and forth, given his age.

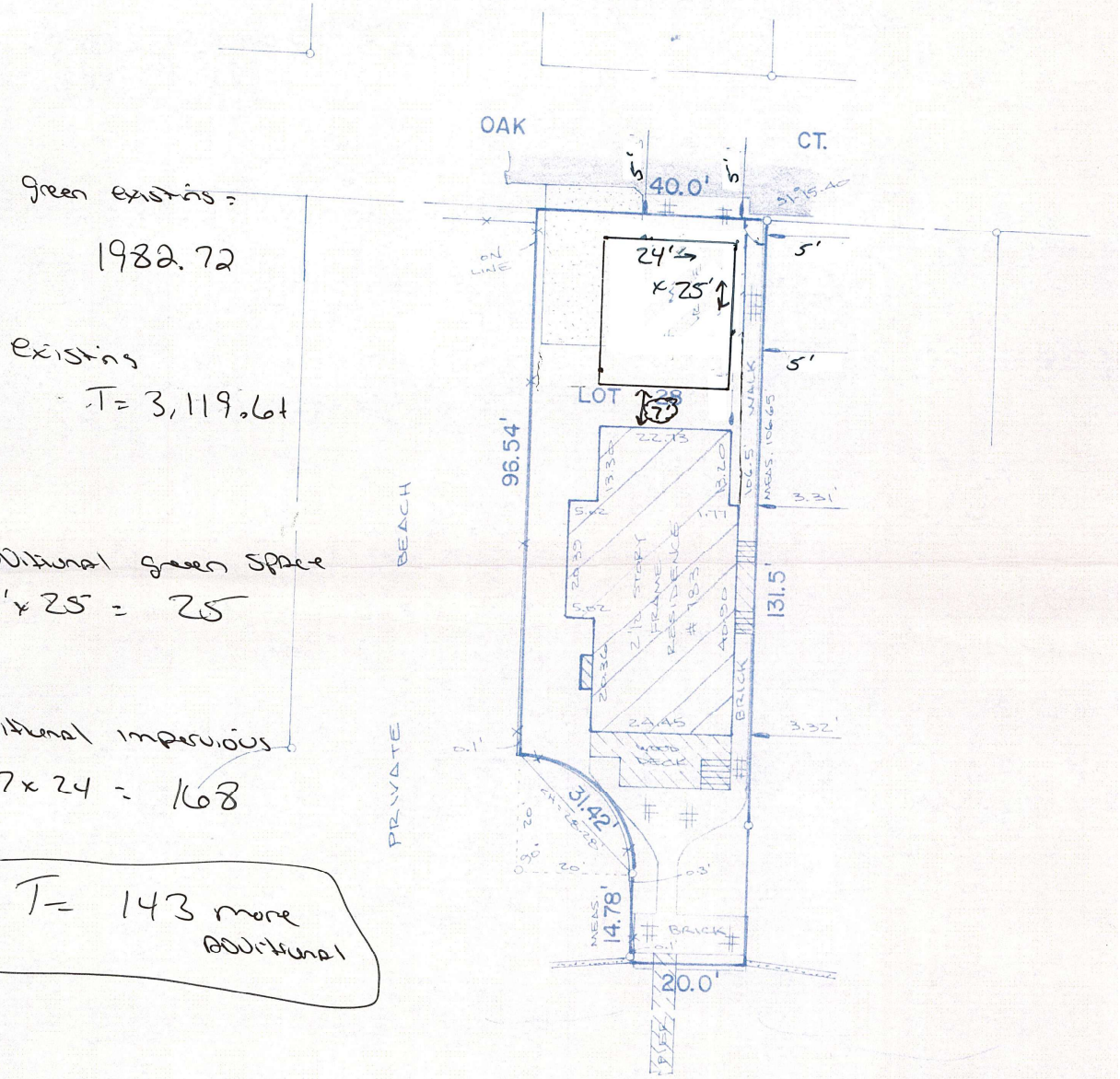
Mr. Smith made a motion to deny the petitioner's request of variations to allow the construction of a two-story garage with dormers that exceed the allowable 20% to allow 92% per side and the addition of 143 square feet of hard-surface coverage bringing the lot total to 76% coverage.

Ms. Mason seconded the motion. On roll call, Members Mason, Repholz, Smith and Greenman voted yes. Member Skluzacek voted no. Motion passed 4-1 (recommending denial).

Plat of Survey

Scale: 1" = 20'

OF PROPERTY DESCRIBED AS: LOT 28 IN FIRST ADDITION TO CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1923 AS DOCUMENT 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS.



Green existing:

1982.72

existing

T= 3,119.61

Additional green space

1' x 25 = 25

Additional impervious

7 x 24 = 168

T= 143 more additional

CRYSTAL LAKE

Order # 18094

Ordered by Hal Stinespring & Assoc.

Prop. address 783 Oak Ct.
Crystal Lake, IL

Distances are given in feet and decimal parts thereof.
No dimension or angle shall be assumed by scale.

- o indicates iron stake found
- • indicates iron stake set
- -x-x- indicates fencing
- indicates concrete

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above shown buildings as of this 22 ND day of AUGUST, 2018

William M. JR

Professional Land Surveyor # 2767

This survey does not constitute a title search.
Refer to current title policy, deeds, local ordinances or any other documents which might affect ownership, easements, building setbacks, encumbrances or restrictions not shown.

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Pr Surveyor, do hereby certify that I hav above described property and that this representation of said survey as of this AUGUST

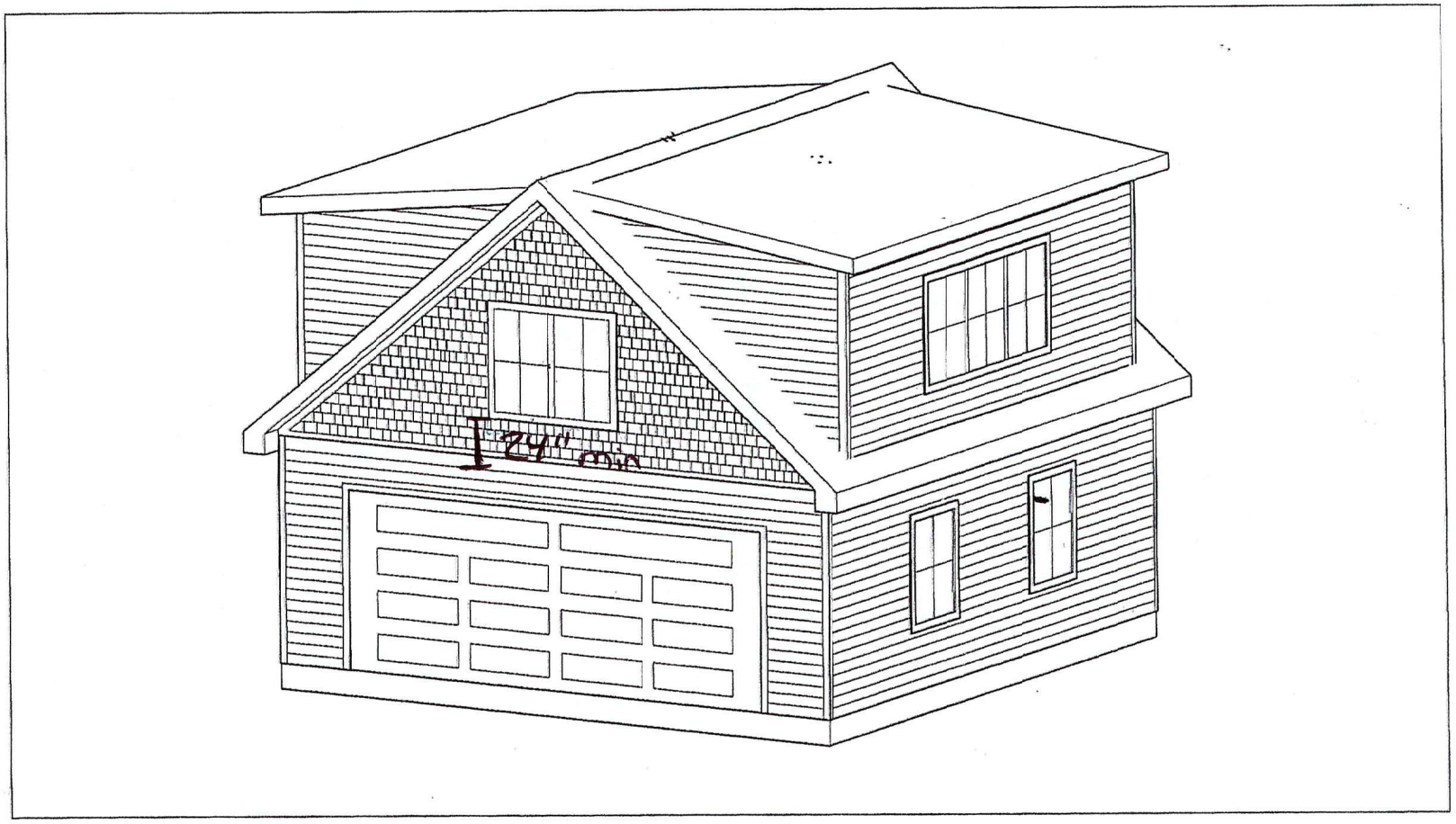
William M. JR

Professional Land Surveyor # 2

Plat not valid without embossed seal
License expires 11-30-2018
Design Firm # 184-3300

This professional service conforms to the current Illinois minimum standards for a boundary survey.

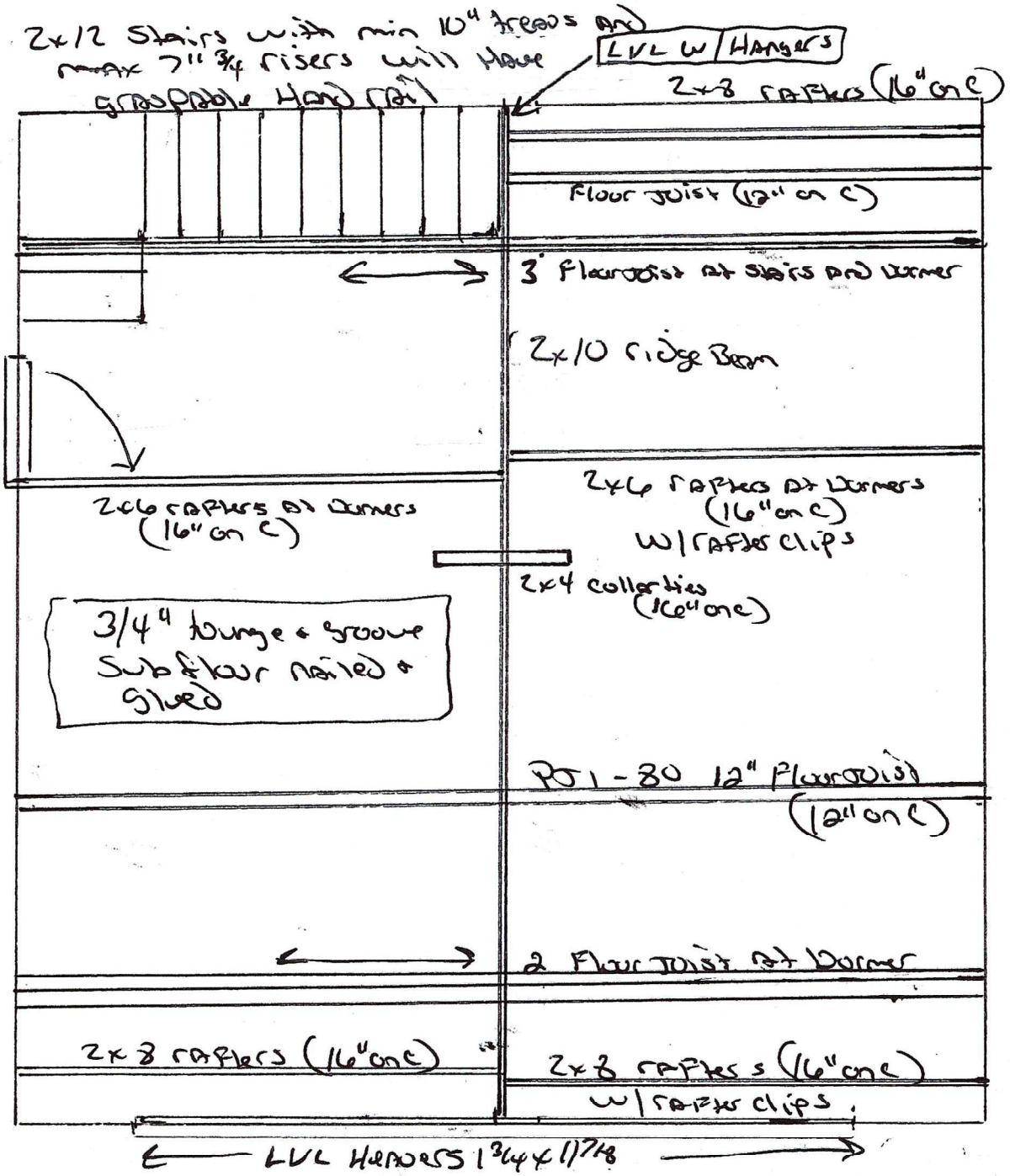
REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCES TO THE SURVEYOR



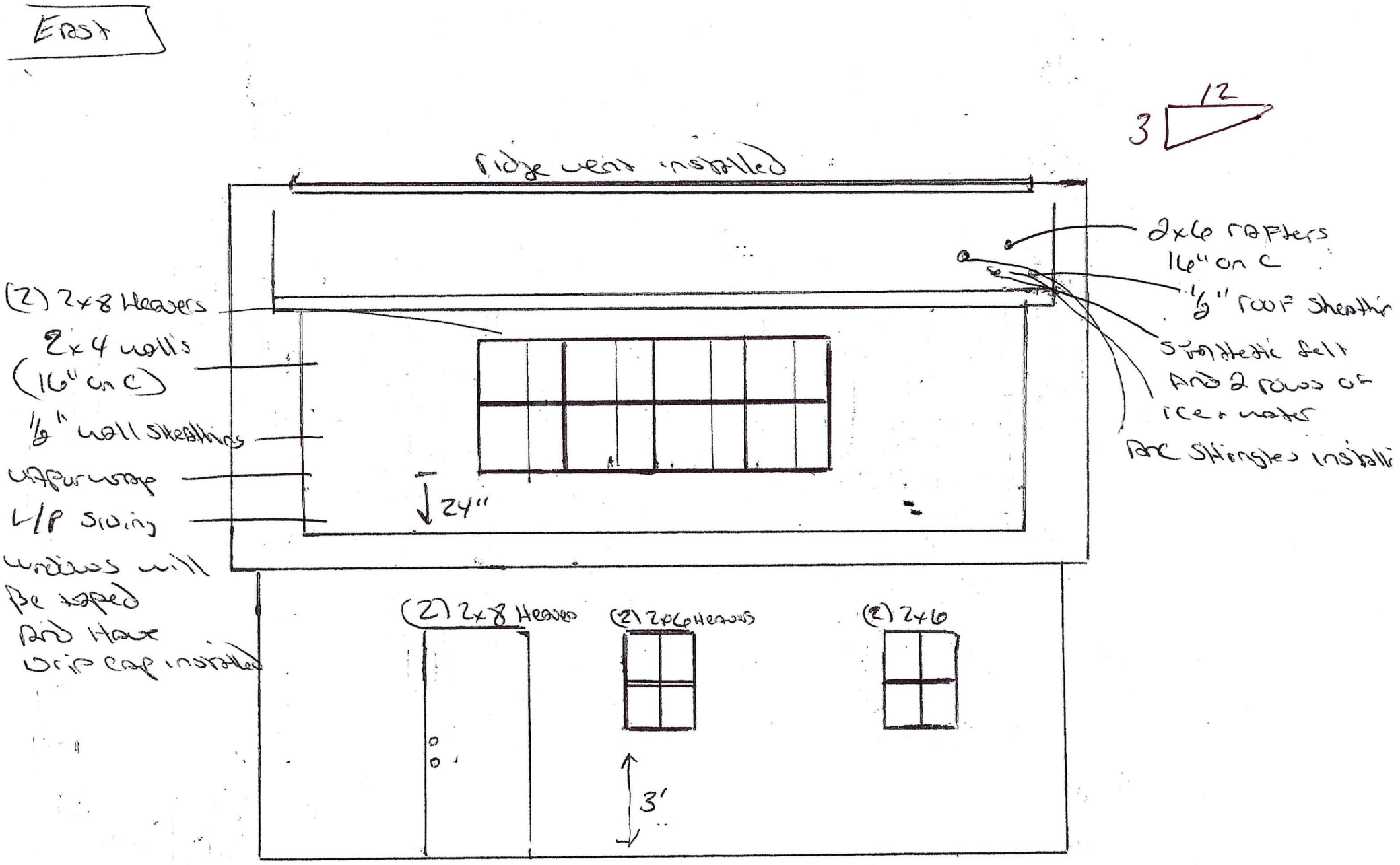
783 OAK CT
CRYSTAL LAKE, IL 60014

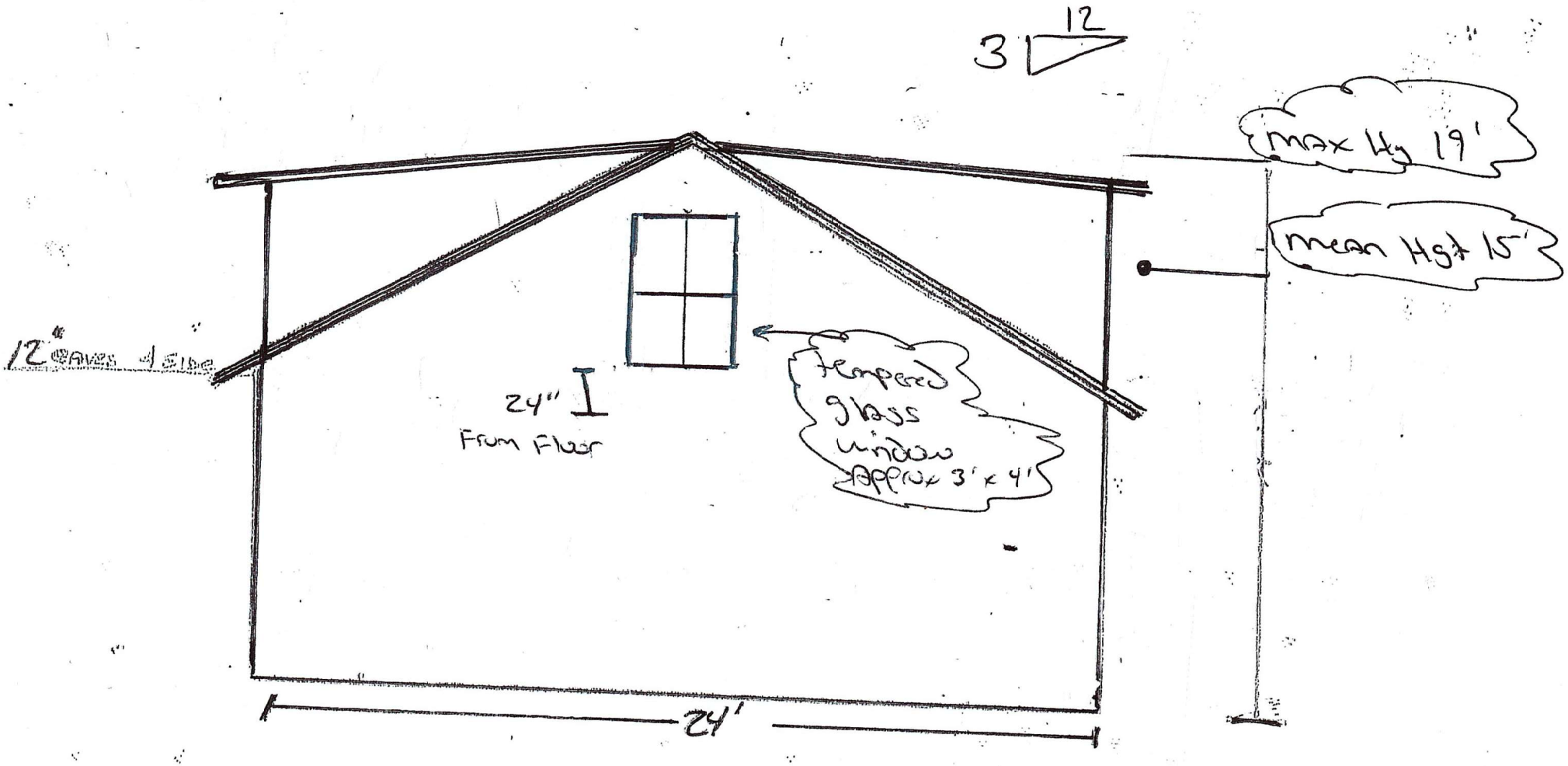
HOME OWNER

Betty Dietrich
Chris Benesh
783 Oak Street
Crystal Lake, IL 60013


2x12 Stairs with min 10" treads and max 7" 3/4 risers will have graspable Hand rail
LVL w/ Hangers
2x8 rafters (16" on c)
Floor joist (12" on c)
3' Floorjoist at stairs and dormer
2x10 ridge Beam
2x6 rafters at dormers (16" on c)
2x6 rafters at dormers (16" on c) w/ rafter clips
2x4 collar ties (16" on c)
3/4" tounge & groove Sub floor nailed & glued
PJI-80 12" Floorjoist (12" on c)
2 Floor joist at Dormer
2x8 rafters (16" on c)
2x8 rafters (16" on c) w/ rafter clips
LVL Headers 1 3/4 x 11 7/8
25'
24'

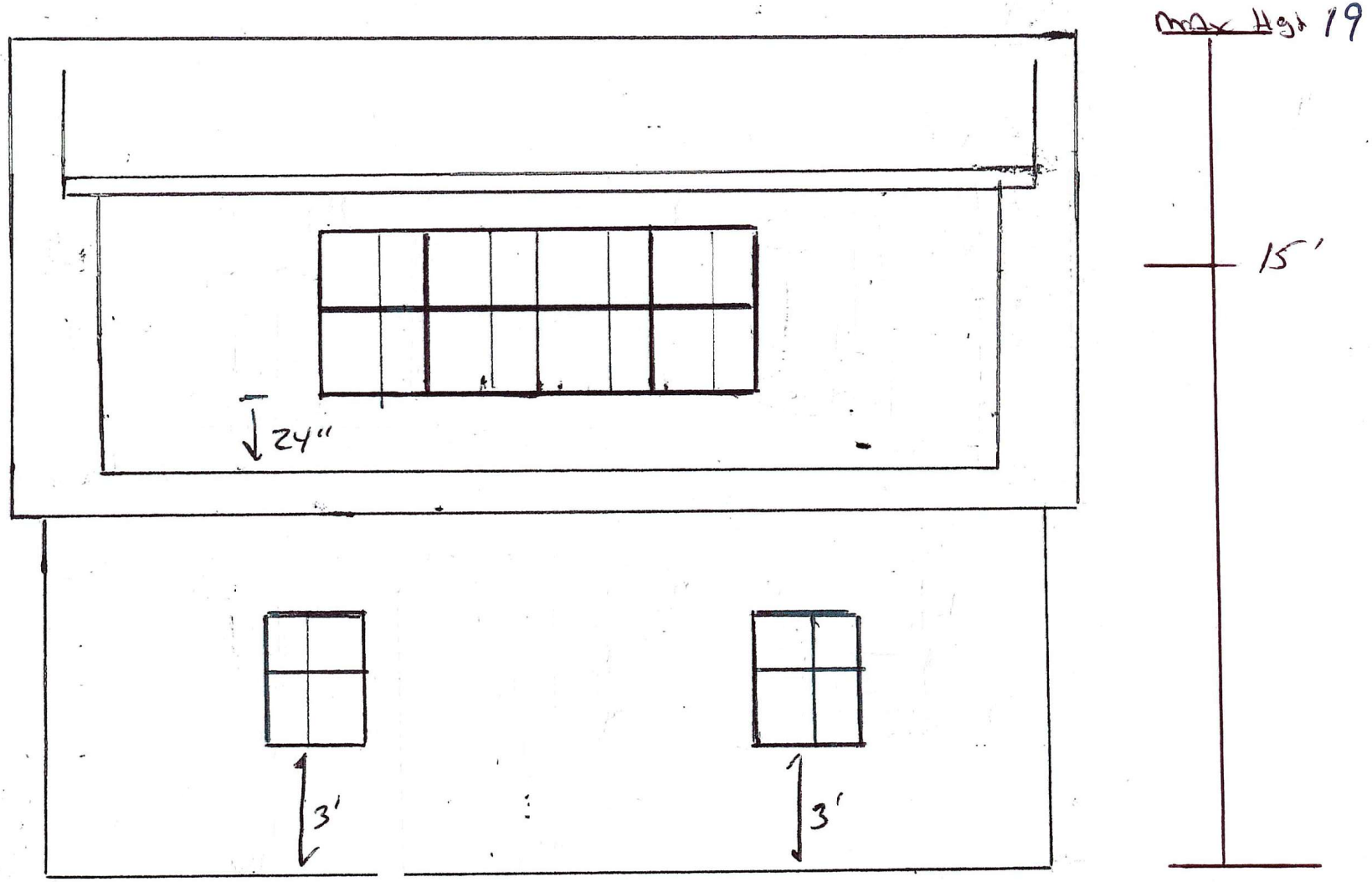
EAST

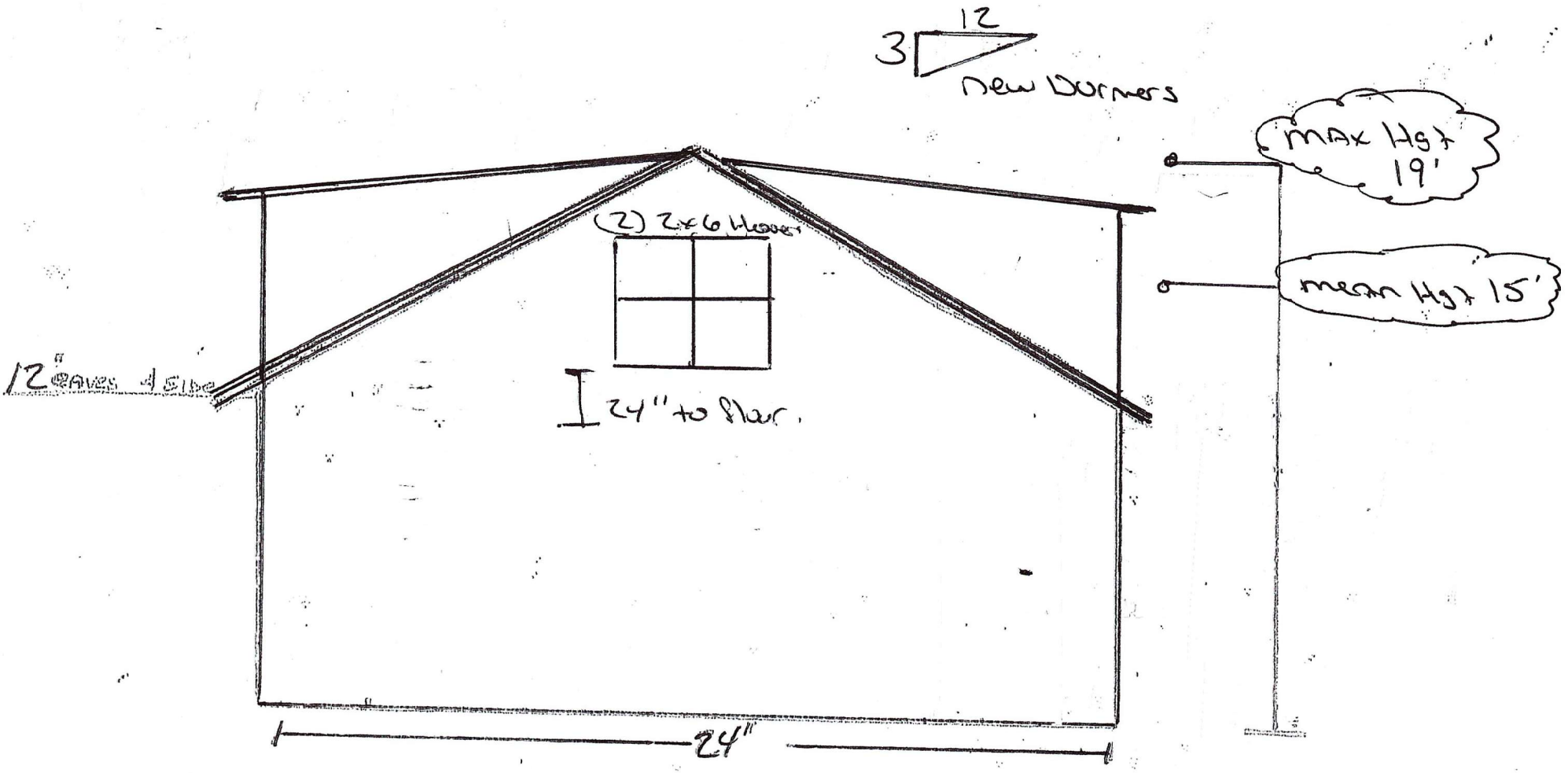

3 12
Ridge vent installed
2x6 rafters 16" on C
½" roof sheathing
synthetic felt AND 2 rows of ice & water
Arc shingles installed
(2) 2x8 Headers
2x4 walls (16" on C)
½" wall sheathing
vapor wrap
L/P siding
windows will be taped and have drip cap installed
24"
(2) 2x8 Headers
(2) 2x6 Headers
(2) 2x6
3'



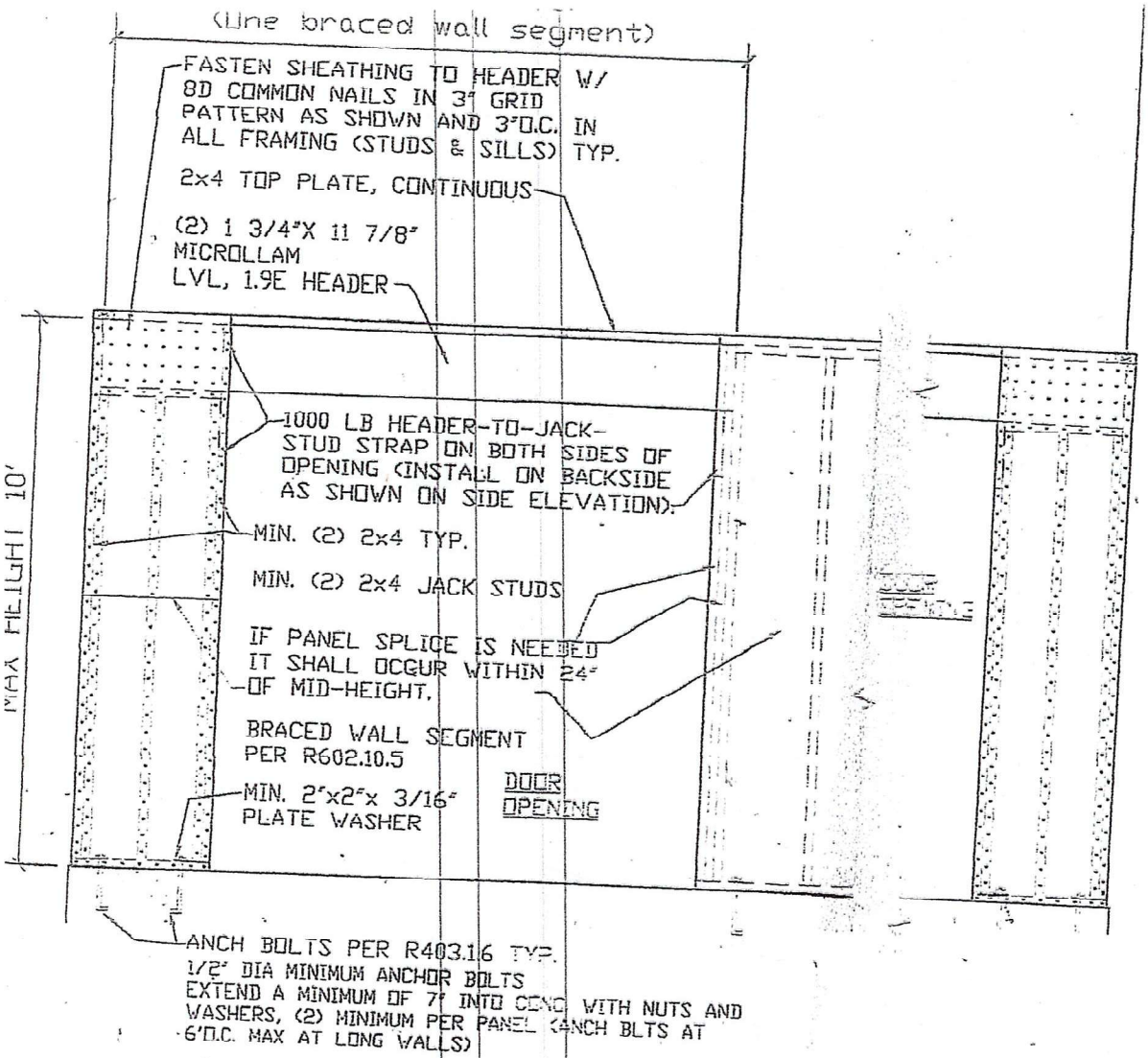
SCALE 1/4" = 1'
DATE
APPROVED BY
Elevation South view
DRAWING NUMBER

West



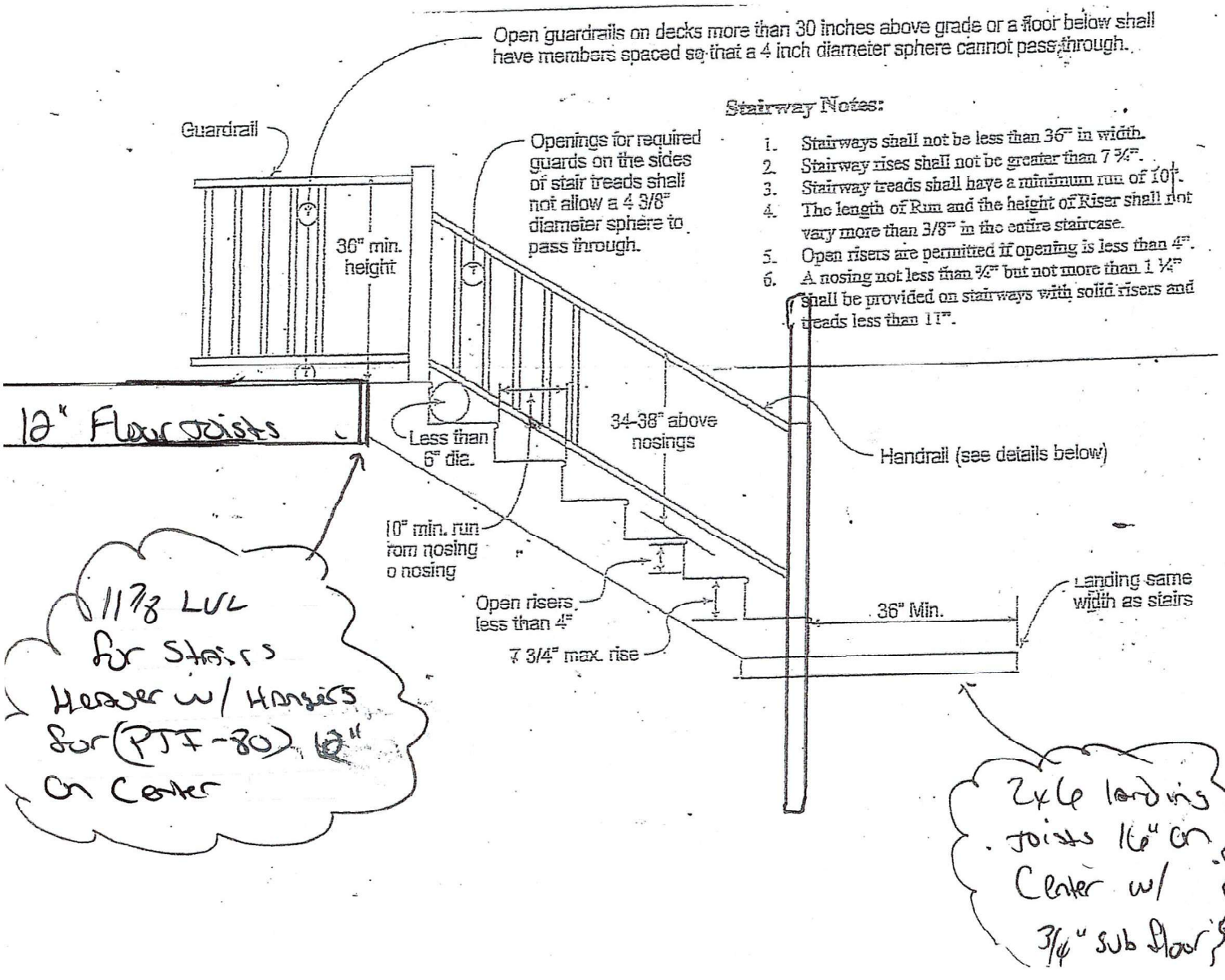


SCALE: 1/4" = 1'	APPROVED BY:	
DATE:		
	North view	DRAWING NUMBER:


(One braced wall segment)
FASTEN SHEATHING TO HEADER W/ 8D COMMON NAILS IN 3" GRID PATTERN AS SHOWN AND 3"O.C. IN ALL FRAMING (STUDS & SILLS) TYP.
2x4 TOP PLATE, CONTINUOUS
(2) 1 3/4"X 11 7/8" MICROLLAM LVL, 1.9E HEADER
1000 LB HEADER-TO-JACK-STUD STRAP ON BOTH SIDES OF OPENING (INSTALL ON BACKSIDE AS SHOWN ON SIDE ELEVATION).
MIN. (2) 2x4 TYP.
MIN. (2) 2x4 JACK STUDS
IF PANEL SPLICE IS NEEDED IT SHALL OCCUR WITHIN 24" OF MID-HEIGHT.
BRACED WALL SEGMENT PER R602.10.5
MIN. 2"x2"x 3/16" PLATE WASHER
DOOR OPENING
MAX HEIGHT 10'
ANCH BOLTS PER R403.1.6 TYP.
1/2" DIA MINIMUM ANCHOR BOLTS EXTEND A MINIMUM OF 7" INTO CONC. WITH NUTS AND WASHERS, (2) MINIMUM PER PANEL (ANCH BLTS AT 6'O.C. MAX AT LONG WALLS)

Allowable Spans for P3 Floor Joist

Load		Series	Depth (in)	Single Floor Span			
				Glued & Nailed Subfloor			
				On center joist spacing (in)			
Live	Dead			12	16	19.2	24
40	10	PJI-40	9.5	18'-0"	16'-5"	15'-7"	14'-6"
			11.875	21'-5"	19'-7"	18'-6"	16'-8"
			14	24'-4"	22'-2"	20'-6"	18'-4"
			16	26'-11"	24'-2"	22'-1"	19'-9"
		PJI-60	9.5	18'-11"	17'-3"	16'-3"	15'-2"
			11.875	22'-7"	20'-7"	19'-5"	18'-1"
			14	25'-8"	23'-5"	22'-1"	20'-7"
			16	28'-6"	25'-11"	24'-6"	22'-9"
		PJI-65	11.875	23-6"	21'-5"	20'-2"	18'-9"
			14	26'-8"	24'-3"	22'-10"	21'-3"
			16	29'-6"	26'-10"	25'-4"	23'-6"
		PJI-80	9.5	20'-9"	18'-11"	17'-9"	16'-6"
			11.875	24'-9"	22'-6"	21'-3"	19'-9"
			14	28'-2"	25'-7"	24'-1"	22'-5"
			16	31'-2"	28'-4"	26'-8"	24'-10"
		PJI-80ws*	18	34'-0"	30'-11"	29'-1"	27'-0"
			20	36'-10"	33'-6"	31'-6"	29'-3"
			24	42'-2"	38'-4"	36'-1"	33'-6"
		PJI 90	11.875	25'-6"	23'-2"	21'-9"	20'-3"
			14	28'-11"	26'-3"	24'-9"	22'-11"
			16	32'-0"	29'-1"	27'-4"	25'-4"
		PJI-90ws*	18	34'-11"	31'-9"	29'-10"	27'-9"
			20	37'-10"	34'-4"	32'-4"	30'-0"
			24	43'-3"	39'-4"	37'-0"	34'-4"


Open guardrails on decks more than 30 inches above grade or a floor below shall have members spaced so that a 4 inch diameter sphere cannot pass through.
Guardrail
Openings for required guards on the sides of stair treads shall not allow a 4 3/8" diameter sphere to pass through.
36" min. height
Stairway Notes:
1. Stairways shall not be less than 36" in width.
2. Stairway rises shall not be greater than 7 ¾".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire staircase.
5. Open risers are permitted if opening is less than 4".
6. A nosing not less than ¾" but not more than 1 ¼" shall be provided on stairways with solid risers and treads less than 11".
12" Floor joists
Less than 6" dia.
34-38" above nosings
Handrail (see details below)
10" min. run from nosing o nosing
Open risers less than 4"
7 3/4" max. rise
36" Min.
Landing same width as stairs
11 7/8 LVL for Stairs Header w/ Hangers for (PTT-80) 16" On Center
2x6 landing joists 16" On Center w/ 3/4" sub floor

The City of Crystal Lake
PROCEEDINGS OF THE CITY COUNCIL
Aaron T. Shepley City Hall, 100 W. Woodstock Street, Crystal Lake, IL 60014
Regular Meeting
May 7, 2024

Call to Order
Mayor Haleblian called the meeting to order at 7:02 p.m.

Roll Call
Mayor Haleblian and Councilmembers Ellen Brady, Brett Hopkins, Cameron Hubbard, Ian Philpot, Mandy Montford and Denise Smith were present. City Clerk Nick Kachiroubas was absent.

City Manager Eric Helm, Assistant City Manager Nick Hammonds, Director of Public Works and Engineering Mike Magnuson, City Planner Elizabeth Maxwell, Assistant Finance Director Adam Orton, Police Chief James Black, Fire Rescue Chief Craig Snyder and City Attorney John Cowlin were also present. Special Legal Counsel Victor Filippini was present telephonically.

Pledge of Allegiance
Mayor Haleblian introduced the family of Navy Chief Master at Arms Justin S. Solarz to lead in the Pledge of Allegiance.

Solarz grew up in Crystal Lake and attended Central High School. Following Master at Arms "A" School in Little Creek, Virginia, he was first assigned to Naval Air Facility Misawa, Japan, then to Rota, Spain, and later to the Pacific for assignment in Guam.

Solarz was deployed on several missions including the Navy ships, John P. Stockham and Bowditch. His final assignment was at the Naval Consolidated Brig in Charleston, South Carolina, where he worked as a Corrections Officer and Maintenance Supervisor. During this tour, he volunteered as a personal protection service specialist/antiterrorism driver. He was assigned to the Joint Visitors Bureau in Kabul, Afghanistan, where his team provided secure transportation and lodging for all visiting Flag Officers and Senior Department of Defense Executive Service personnel, including the Secretary of Defense.

Solarz now serves as a drilling Reservist.

Approval of Minutes
Councilman Hubbard moved to approve the minutes of the April 10, 2024 Budget Workshop Meeting and the April 16, 2024 regular City Council Meeting. Councilwoman Montford seconded the motion. On roll call, all present voted yes. Motion passed.

Accounts Payable
Councilman Hubbard moved to approve the Accounts Payable in the amount of $3,331,965.34. Councilwoman Montford seconded the motion. On roll call, all present voted yes. Motion passed.

Public Presentation
Mayor Haleblian asked if there was anyone in the public who wished to speak on an item not found on the agenda. No one wished to speak. Mayor Haleblian closed public presentation.

Mayor's Report
Mayor Haleblian recognized the fourth anniversary of former Mayor Aaron Shepley's death.

City Council Reports
None.

Consent Agenda
Councilwoman Smith moved to approve a Consent Agenda including Items 9a, 9b, 9c, 9d, 9e, and 9f, adding Items 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 24 and 25. Councilman Hopkins seconded the motion.

Mayor Haleblian asked if anyone wished to speak on the Consent Agenda. No one wished to speak. On roll call, all present voted yes. Motion passed.

9a. Adopted a Resolution approving the 2024 Use Fees per section 5.02 of the property use agreement between Quarry Cable Park, LLC and the City of Crystal Lake, and; adopted a Resolution approving the 2024 Concession Menu per section 9(a) of the Concessionaire Lease Agreement between the Cottage on the Beach and the City of Crystal Lake.

9b. Approved a waiver of fees for District 155 students associated with the Prairie Ridge High School Fishing Tournament, to be held on Sunday, May 19, 2024, from 8:00 a.m. to 11:00 a.m., and a waiver of fees for an additional weekday fishing tournament for District 155 students at the Three Oaks Recreation Area, subject to the recommended conditions, for a total fee waiver request of $310.

9c. Approved issuance of a Class 16 Temporary Liquor License to the Knights of Columbus Fr. McCormick Council #3880 - 'Taste of Kermas' Dinner, Saturday, May 25, 2024.

9d. Adopted a Resolution authorizing the City Manager to execute an Agreement between the City of Crystal Lake and Nicor Gas for the installation of a pulser to accurately measure use on the natural gas line.

9e. Took no action on the County Zoning Request for 4215 South IL Route 47.

9f. Took no action on the County Zoning Request for 4115 Doty Road.

10. Approved issuance of Class 20 and Class 16 Temporary Liquor Licenses to the Dravet Syndrome Foundation - BarbeCURE for Cora fundraiser, Sunday, June 9, 2024.

11. Adopted an Ordinance increasing the number of Class 25 liquor licenses from the currently permitted five licenses to six licenses, in order to allow for the issuance of a new Class 25 liquor license to Casa Chapala Mexican Grill Inc. d/b/a Casa Chapala Mexican Grill, located at 1295 N. Randall Road, #104.

12. Adopted an Ordinance increasing the number of Class 3 liquor licenses from the currently permitted 4 licenses to 5 licenses, in order to allow for the issuance of a new Class 3 liquor license to Crystal Lake Buffet Inc., d/b/a Crystal Lake Buffet, located at 18 Crystal Lake Plaza, Unit W.

13. Overturned the Planning and Zoning Commission recommendations and adopted an Ordinance granting a Simplified Residential Variation for 142 Edgewood Avenue, including variations from the maximum height of 18 feet for an accessory structure to allow 18 feet 10 inches, a variation of 10 inches, B) The limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on two elevations, a variation 7 feet 6 inches per elevation, the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on two elevations, a variation of 7 feet 6 inches per elevation, and the required rear yard setback of 20 feet to allow five (5) feet, a variation of 15 feet.

16. Adopted an Ordinance waiving competitive bidding and: 1) approving an extension of the contract with a5 Branding + Digital for marketing services in the not-to-exceed amount of $69,000 and authorizing execution of the contract by the City Manager; and 2) authorizing the City Manager to implement the marketing initiatives in the not-to-exceed amount of $71,000 recently approved in the FY24B budget.

17. Adopted a Resolution authorizing the City Manager to execute the Agreement between the MCCD and the City of Crystal Lake Regarding Improvements near the Intersection of Main Street and South Walkup Avenue (Commons Shopping Center Entrance).

18. Awarded the Information Technology Managed Services Request for Proposal to Protiviti Government Services and adopted a Resolution authorizing the City Manager to execute the contract with Protiviti Government Services for a three (3) year period not to exceed $1,354,080 with an optional two (2) year extension not to exceed $929,760.

19. Adopted a Resolution approving four (4) traffic engineering consultants consisting of Civiltech Engineering, Inc., Gewalt Hamilton Associates, Inc., Hampton, Lenzini and

Renwick, Inc., and Sam Schwartz Engineering, DPC to provide traffic engineering services pursuant to Chapter 575 of the City Code.

20. *Awarded the bid for the purchase and delivery of rock salt for snow and ice control to the lowest responsive and responsible bidder, Morton Salt, Inc., and adopted a Resolution authorizing the City Manager to execute a one-year contract with Morton Salt, Inc. for the 2024/2025 winter season at the bid unit prices with an optional one-year extension in the bid unit prices*

21. *Awarded the bid for crack sealing to the lowest responsive and responsible bidder, Patriot Pavement Maintenance Inc. and adopted a Resolution authorizing the City Manager to execute a one-year contract with Patriot Pavement Maintenance Inc. in the base bid and alternate bid unit prices, authorize an optional one-year extension in the bid unit prices, and authorize warranted completion date change orders.*

22. *Awarded the bid for pavement patching to the lowest responsive and responsible bidder, Chicagoland Paving Contractors, Inc. and adopted a Resolution authorizing the Mayor to execute a one-year contract with Chicagoland Paving Contractors, Inc.in the bid unit prices, authorize an optional one-year extension in the bid unit prices, and authorize warranted completion date change orders.*

24. *Adopted a Resolution authorizing the City Manager to execute agreements to purchase City vehicles leased through Enterprise Fleet Management for an amount not to exceed 10% over the listed reduced book value plus contractual fees.*

25. *Adopted a Resolution establishing a Youth Commission.*

Mayor Haleblian explained the City's liquor regulations – sale of alcohol to minors – and the IMPACT Program for the two new liquor license recipients, Casa Chapala and Crystal Lake Buffet. He wished the new businesses success and thanked them for coming to Crystal Lake.

Councilwoman Smith provided an overview of the newly established Youth Commission. The City will be working with High School District 155 and McHenry County College as part of the program.

14. **4504 E. Terra Cotta Avenue – Annexation Public Hearing; Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited Planned Unit Development, Preliminary Planned Unit Development and Special Use Permit to allow a self-storage facility**

Mayor Haleblian opened the Annexation Public Hearing for 4504 E. Terra Cotta Avenue.

City Planner Elizabeth Maxwell provided the Mayor and City Council with an overview of the petitioner's request, explaining the petitioner has made changes to the plan based on feedback received from the City Council, including eliminating the outside storage and bringing the building down to two stories. Changes were also made to building elevations, eliminating several outside garage-type entrances.

The petitioner said they are happy to answer any questions.

Mayor Haleblian asked if anyone in the public wished to speak the request. No one wished to speak.

Mayor Haleblian closed the Annexation Public Hearing.

Councilman Philpot thanked the petitioner for making the changes requested by the City Council. He said the property is a located at an entrance to the City and this use is acceptable for this location. He said he is in support of the project and appreciates the buffer provided between the development and surrounding properties.

The petitioner indicated that the neighbors who had previously objected to the project thanked them for the changes that have been made to the plan.

Councilwoman Brady agreed with Councilman Philpot.

Councilwoman Smith said her feeling has not changed, that this is not the right use for this property. She said the property is zoned commerce and storage is an industrial use. As such, she will vote no.

Councilman Hopkins thanked the petitioner for making changes to the proposal, but does not support the use for the property.

Councilman Hubbard thanked the petitioner for the changes made. He does not have an issue with the project, stating this is a challenging location. He said he is in favor of the project.

Councilwoman Montford asked the petitioner about the number of available storage units existing in the City. The petitioner said they have done studies regarding the need for more storage.

Councilman Montford said she supports the project.

Mayor Haleblian said he does not really like the use. However, he said the petitioner has done what has been asked and has done a nice job. As such, he would support it.

Councilwoman Brady moved to adopt an Ordinance Annexing the property located at 4504 E. Terra Cotta Avenue and Rezoning the property upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited Planned Unit Development. Councilman Philpot seconded the motion. On roll call, Mayor Haleblian and Councilmembers Brady, Philpot, Hubbard and Montford votes yes. Councilmembers Smith and Hopkins voted no. Motion passed.

Councilwoman Brady moved to overturn the Planning and Zoning Commission recommendations and adopt a Comprehensive Land Use Plan Amendment and an Ordinance granting a Preliminary and Final Planned Unit Development and Special Use Permit for the property located at 4504 E. Terra Cotta Avenue. Councilman Philpot seconded the motion. On roll call, Mayor Haleblian and Councilmembers Brady, Philpot, Hubbard and Montford voted yes. Councilmembers Smith and Hopkins voted no. Motion passed.

15. 295, 345, and 395 Pathway Court - Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential, and Preliminary and Final Planned Unit Development and Variations for a 312-unit apartment complex

Ms. Maxwell provided the Mayor and City Council with an overview of the petitioner's request, including amending the Comprehensive Land Use Plan and rezoning. She explained the zoning of properties surrounding the proposed development, including commercial to the south, residential (church campus) to the west, single-family residential to the north and commercial and industry to the east.

Ms. Maxwell stated multi-family zoning is used as a transition between commercial and single-family development. She indicated 312 apartments are proposed and that Walkup Avenue would not connect to the development and additional buffer landscaping would be added. Buildings would be constructed using high-quality materials and the façade would include gable peaked roofs and varied roof heights.

Ms. Maxwell reviewed amenities to be offered as part of the development.

Representatives of AG Architecture, Three Leaf Partners, and Pastor Larry Tieman of Immanuel Lutheran Church thanked the Mayor and City Council for their time.

Pastor Tieman provided a history of Immanuel Lutheran Church's involvement the Crystal Lake community and the partnership with Immanuel Lutheran Church, School and Three Leaf Partners. He said it has always been the intent to develop the remaining parcels of land on the church campus.

The development of the parcels with Three Leaf Partners will allow the church to grow its footprint in the community while providing necessary housing and property tax revenues to the City.

John Ford said Three Leaf Partners is committed to the community. He stressed the collaboration with the City, church and neighbors to make the development a success. The project meets housing demand and is less dense than other developments approved in the City, and development of the currently tax-exempt property would bring property tax dollars into Crystal Lake (estimated $1,150,000 generated in real estate tax revenue annually upon stabilization).

Jordan Michalkiewicz said the development would include 15 buildings (312 units), including 173 attached and 40 detached garages. Amenities included are a clubhouse with a pool, community room and fitness center, dog run, walking paths, connection to the Prairie Trail and green space.

Mr. Michalkiewicz stressed Walkup Avenue would not connect to the residential neighborhood to the north as part of the development, but would allow the connection of Teckler Boulevard to Congress Parkway. The development allows a transition from retail to multi-family to single family to the north. The density of the proposed project is lower than that of other approved PUD projects in the City.

The development meets several goals of the City's Comprehensive Plan, including encouraging a diversity of high-quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character. The development will provide a

variety of housing options (1-3 bedrooms, varying sizes and price points) and increase pedestrian connectivity between Walkup Avenue, Teckler Boulevard, and Mary Lane Court.

The development will provide multi-family housing and allow for mixed-use development. The site's eastern boarder abuts 0.3 miles of the City's main north-south artery, Main Street and is less than 1 mile to two Metra stops, an appropriate location for higher-density development. The parcel is also one of the few remaining undeveloped lots in close proximity to downtown and Metra stops, and density promotes walkability. Mr. Michalkiewicz said single-family homes do not accomplish this goal of the Comprehensive Plan.

The developer will work with Central High School and Immanuel Lutheran Church to extend a shared use path through the properties and coordinate with future land development between Pathway Court and the Prairie Trail to make an east-west connection.

The development is uniquely situated along Main Street behind the Prairie Trail and rail yard. Residents will utilize Teckler Boulevard and Walkup Court to enter and exit the site.

The developer is not seeking any assistance from the City for this development. He also explained the development is cognizant of the single-family neighborhood to the north. To ensure privacy, the landscape plan maintains the majority of the existing north tree line and has added evergreen plantings along the north edge of the property to create a natural separation and boundary between the multi-family community and single-family neighborhood during the summer and winter.

Additionally, the buildings on the furthest northern edge of the development will be ~125'+ setback from the property line, creating a substantial buffer to the nearest single-family home. In addition to keeping the majority of the existing woods and adding evergreen planting, the development will not connect Pathway Court to Sunset Terrace or Hill Drive, eliminating the possibility of cut-through traffic to the single-family neighborhood.

Mr. Michalkiewicz also reviewed the traffic study completed for the development and explained the developer will incorporate recommendations into the plan. The recommendations include stop signs along the two proposed site entrances onto Teckler Boulevard and Pathway Court for traffic exiting the site, and maintaining the existing all-way stop at Teckler Boulevard and Pathway Court traffic pattern through the new site access configuration.

In addition, Mr. Michalkiewicz explained the demand and supply need for multi-family in the Crystal Lake market and the potential tax revenue that would be brought into the community. He explained units would be phased in.

A representative of AG Architecture provided an overview of the materials that would be used throughout the development. He reviewed building elevations for both 20 and 23-unit buildings, clubhouse and garages, explaining that all sides of the buildings will include architectural elements, and will not have solid flat walls. Each unit will have its own entryway and include high-quality finishes.

Mayor Haleblian asked if there was anyone in the public who wished to speak on the request. He said the City Council is well informed on the development. He asked that the public comments be limited to five minutes or less. He asked that individuals not be repetitive in their comments if a concern has already been voiced, for the sake of time.

In addition, Mayor Haleblian asked that people be respectful of the process and that appropriate behavior be maintained. He said this would help ensure speakers will be heard.

Brad Fennessy, resident of 217 Sunset Terrace, and Sarah Joswiak, resident of 41 Esther Street, thanked the City Council spoke on behalf of several neighboring streets with concerns regarding the size of the development. He said neighbors are against the rezoning of the property from R2 zoning.

Mr. Fennessy said there are also concerns with the density of the property and said the Planning and Zoning Commission vote against the project affirmed these concerns. He said there are more zoning issues that need to be addressed.

Ms. Joswiak stated that she hopes the City of Crystal Lake follows existing zoning laws, which are designed for a purpose, to encourage a certain type of development. Pathway Court parcel is currently zoned R2 and adjacent to single family homes to the north and west. R2 character is low to moderate density and the requested zoning changes of the proposed development does not fit in this location. She said transitional apartments at this density will dramatically change the character of the neighborhood, and asked the City Council to keep the residents already living in the historic downtown in mind when considering the petition.

Mr. Fennessy also expressed major concerns about traffic entering and leaving the development and the safety of users of the Prairie Trail. He said the neighbors are concerned with adding more apartments within an area where many are already being built, and the impact the additional units would have on community resources.

Steve Verseman, resident of 27 Hill Drive, stated his backyard is the Immanuel Lutheran campus. He said he and his wife are in favor of the development. He said the church has been a good neighbor and this is a high-quality development with a greenspace buffer. He said there will be no connection to Sunset Terrace and the development will bring tax dollars into the community.

Bob Dorn, resident of 190 Cascade Drive, Vice Commander of the American Legion, and member of Immanuel Lutheran, said the church works with the American Legion to help provide veteran services. He spoke about several programs that the American Legion has collaborated with the church on. He said he is in support of the project.

Heather Martz shared her experience with Immanuel Lutheran and the impact the church has had on her life. She recognizes change is hard, and realizes the investment everyone here has in the community. She said the proposed development would help the church to have even more impact on the community.

Heather Kroencke, partner and owner of Zanck and Saladin at 40 Brink Street, said it is becoming increasingly hard to attract high quality associates to work in McHenry County. She said additional quality housing; close to transportation is a big draw for young professionals.

Ms. Kroencke said this is truly a partnership between the church and developer, a type of project the City should look for.

Amy Antor, resident of 992 Village Road, stated that her family has been a member of Immanuel Lutheran Church for 16 years, lived in Crystal Lake for 7 years, and she also works at the school. She said the land is a function of safety and finance for the church. She said there have been incidents with people staying on the property. She said the development would provide a safer environment.

James Kirk, pastor of Immanuel Lutheran Church, said he is in the young professional demographic which this development will attract. He said he is currently renting an apartment in Crystal Lake with rent increasing. There is a greater demand for housing for young professionals, and a greater supply is needed.

Kathy Schmidt, resident of 151 S. Williams Street, said no one is doubting the sincerity of the church. She said she noticed a lack of green space in the plan, she said more concrete and buildings are not needed.

Ms. Schmidt said there is a shortage of single-family homes. She said it behooves the community to look to the recommendation of the Planning and Zoning Commission.

Larry Joswiak, 41 Esther Street, said he was there when past proposed developments where not approved at this location. He said single-family homes are in demand in the community, and he worries about renters, who are not as invested in the community.

Mr. Joswiak asked if the development will help pay for the impact on schools and public safety.

Bill Weller, Crystal Lake resident for over 45 years, said he the issue has been clouded here. He said the issue is not the great things the church does. The issue is the density and tenor of the neighborhood that will change with the development. He said he would much rather see 15-20 single-family homes be built there instead of multi-family development.

Karl Storz, 184 Cascade Drive, said there were 70-80 people in attendance supporting the project.

Mayor Haleblian closed public comment.

Councilman Hopkins asked about the phases and timeframe of the development. The petitioner stated the entire project would take 24 months. The first building and clubhouse will be built in 10 months and one additional building every month thereafter. Work will start on the south end and move north.

Councilman Hopkins said he is very familiar with the property. He said there is a use for both single family and apartments on the property. He likes the design and they are rentals, but more in line with owner-occupied units.

He has concerns with the project density and the distance to the properties to the north. He said with the rezoning, work could be done here. He suggested taking a building out, which would result in more green space as well as space for the neighbors.

Councilwoman Montford commended the church for wanting to invest in the community. She said the percentage of renter vs. homeowner for Crystal Lake is toward the top compared to other communities. Another concern is the number of the units already being built and adding more

into the mix. Finally, single-family homes are needed in the community, and rezoning the parcel from R2 is concerning for the adjacent properties. At this time, she cannot support the project.

Councilwoman Montford said she talked to many residents regarding the petition and many people indicated they do not want to see Crystal Lake become the next Schaumburg. She said she is concerned with the saturation at this point.

Councilman Hubbard said he is hoping a compromise can be found here. He agrees with Councilman Hopkins.

Councilwoman Brady said she was on the Plan Commission when they previous development was discussed years ago. She said the key to this is the church did not have to rezone the property because they received a Special Use.

Once extending Walkup Avenue was off the table, the ability to build single-family homes also went away. She said the traffic would not go through to the neighbors. It is not marketable for single-family homes. She stated that this is a natural area for apartments, and this is exactly what this would be. This development is exactly what young professionals are looking for – they do not want to own a single-family home and the maintenance that goes with it.

She said maybe she would reduce the density of the project.

Councilman Philpot commended Pastor Tieman and members of the congregation. He said everyone here wants to make Crystal Lake a better place to live. He said the key selling point of Aaron Shepley's mayoral campaign was Crystal Lake is a special place and has a lot of history and the job of the Mayor is keeping what is special about the City while still moving forward into change.

He said he has seen a lot of data that Crystal Lake has not met the demand for multi-family. The need is there for new residents and people wanting to downsize. He said this is a beautiful project and he likes the design and thinks this is a great project, but he has similar concerns to Councilmembers Hopkins and Montford regarding density.

Councilman Philpot said as rezoning is being asked for, maybe a reduction in density and changes to the site, would help alleviate some of the concerns.

He said the City is currently hiring public safety personnel and Crystal Lake is going to grow.

Councilwoman Smith thanked the public for coming to the meeting. She also thanked Immanuel Lutheran. She asked what Immanuel Lutheran's control is in the project. The petitioner said it is a long-term partnership; the goal is not to turn around and sell the property.

She asked for the price point for one and two bedrooms. The petitioner said it would range from $1,700 to $2,800 depending on if there were an attached garage.

She asked City staff if there was anything that could be done to protect pedestrians on the bike path crossing the driveway. He said additional signage and other enhancements could be done at the crossing as part of the upcoming improvement project.

Councilwoman Smith appreciated the risk for the taking the joint venture with the developer. She said is trying to balance with needs for the residents in the area. There is a need for this price point and type of housing. She said she also concerned with the density, that maybe it could be decreased.

Mayor Haleblian said a compromise is needed. He said the market in Crystal Lake has changed. He does not understand the rental business, but today's market is different. He said he did a lot of research and the market is there.

Mayor Haleblian said renters in this type of housing are also vetted. He said he works with many people who moving back to Crystal Lake. That being said, he said he would like to see the density be reduced.

The petitioner thanked the City Council for the feedback. The petitioner said they would like to find a solution for the greater good. He said the overall feel of the development is owner-occupied. He understands the issue is density. As a compromise, he suggested eliminating the two buildings to the north (a reduction of 40 units) and adding additional buffer for the neighbors to the north.

Councilwoman Brady asked City staff what the density would be with these two buildings removed. Ms. Maxwell said about 11.

Councilwoman Brady asked if the developer could work with staff.

The petitioner said removal of the two buildings would increase the space between the neighbors to the north to about the length of a football field.

Councilman Philpot said he wanted the density closer to 9.

Councilman Hopkins asked the petitioner to talk to the neighbors to see if these changes would be acceptable.

Councilman Hubbard said he would be ok with the reduction and the petitioner meeting with the neighbors.

Councilwoman Montford said she is still concerned the market will be over saturated.

Ms. Maxwell said the petitioner would not have to go back to the PZC if the changes are not a greater variation than what is currently being asked for.

The petitioner said they could work with staff and present a new plan at the May 21, 2024 City Council meeting.

Councilwoman Brady moved to continue the petitioner's request to the May 21, 2024 City Council meeting. Councilman Hubbard seconded the motion. On roll call, Mayor Haleblian and Councilmembers Brady, Philpot, Smith, Hopkins and Hubbard voted yes. Councilmember Montford voted no. Motion passed.

Mayor Haleblian recessed the meeting at 9:34 p.m.

Mayor Haleblian reconvened the meeting at 9:39 p.m.

23. Purchase of Fire Rescue Pumpers

Fire Rescue Chief Craig Snyder provided the Mayor and City Council with an overview of the request, including the rotation of the Department's five existing pumpers. The two reserve engines are eight and 13 years-old respectively, and would be sold or auctioned off at the time the two new pumpers are delivered. The new pumpers would be frontline for 10 years and then reserve for five years. He also explained the advantages of purchasing a custom apparatus.

Mayor Haleblian asked for the pricing on each engine. Chief Snyder said pricing has increased dramatically in the past three years.

Councilman Philpot asked if commercial apparatus would last longer on the front line. Chief Snyder said no, the custom would ultimately last longer, especially incorporating paramedic calls.

Councilwoman Brady said the firefighters absolutely deserve the best equipment possible.

Mayor Haleblian said this is an investment.

Councilwoman Montford said the storage of equipment in the unit allows for a faster response.

Councilwoman Brady moved to adopt a Resolution authorizing the City Manager to execute an agreement with Macqueen Emergency for the purchase of two (2) Pierce Fire Rescue Pumpers, through the Houston-Galveston Area Council (HGAC) purchasing cooperative, in the total purchase amount of $2,392,000.00. Councilwoman Smith seconded the motion. On roll call, all present voted yes. Motion passed.

Council Inquiries and Requests

Councilman Philpot inquired about narcan in vending machines.

Adjourn

There being no further business, Councilman Hopkins moved to adjourn the meeting at 9:54 p.m. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

APPROVED

Mayor

ATTEST

Nicki Kachiroubas by Nicki Hammonds, Deputy City Clerk
City Clerk

All ordinances are adopted in pamphlet form by the authority of the Mayor and City Council.

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew

Chris George, applicant
6280 Northwest Highway

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Final Planned Unit Development Amendment at 6280 Northwest Highway

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

Background:

- Request: The subject property was approved as a planned unit development. Changes to the approved architecture and site plan require a PUD amendment. This request is for a Final Planned Unit Development Amendment to allow changes to the exterior façade and site.
- Land Use: The land use map shows the area as Commerce. This is an appropriate land use designation for the coffee drive-through use.
- Zoning: The site is zoned B-2 PUD General Commercial Planned Unit Development. This is the appropriate zoning for the coffee drive-through use.
- Previous Approvals: This was the Kentucky Fried Chicken. The store has been vacant for several year.
- Site Analysis: The location of the building and parcel configuration allows for substantial stacking spaces. The standard queueing is 24 vehicles. During the opening and times of high volume the traffic can be routed around the site before entering the drive-through lanes, increasing the stacking to 59 spaces. The average drink pick-up time after placing an order is four (4) minutes.
- Building Analysis: The changes will feature, new brick, new CMU block, painted brick, a new metal canopy, and a higher sweeping roof element. The colors for brick are Natural Linen and Iron Ore. The banding of the CMU will be Royal Blue. Standalone buildings are permitted up to 150 square feet of signage and the proposed signage totals 111.43 square feet.

PZC Highlights:

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

- The PZC supported the new user and were excited to see the building being repurposed.
- The Commission felt they met the Findings of Fact.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request.

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (PMJ LLC, received 05/12/25)
   B. Site Plan (Toth & Associates, dated 06/20/25, received 06/12/25)
   C. Drive-through Exhibit (Toth & Associates, dated 05/09/25, received 05/09/25)
   D. Elevations (RDL Architects, dated 05/07/25, received 05/09/25)
   E. Signage (Pattison id, dated 05/02/25, received 05/09/25)

2. Landscape:
   A. Replace any dead or dying landscape in the parking lot area.
   B. Work with staff to provide screening landscape between Teckler Boulevard and Route 14 to the drive-through.
   C. Work with staff on the sign landscape planting to comply with the UDO requirements.

3. The canopy columns shall be wrapped in brick and match the elevations in color and materials of the main building.

4. Remove LED banding around top of free-standing sign. LED banding/lining is not permitted on building or around signage. Internal LED lighting is permitted.

5. Site Plan: Leave the parking lot island and trees directing the drive through up and around the parking stalls along the south side of the parking lot, rather than only striping.

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

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Final Planned Unit Development Amendment for 7 Brew at 6280 Northwest Highway, 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: CAT 9e Date: 6/19/2025
Signature

Recommended Conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (PMJ LLC, received 05/12/25)
   B. Site Plan (Toth & Associates, dated 06/20/25, received 06/12/25)
   C. Drive-through Exhibit (Toth & Associates, dated 05/09/25, received 05/09/25)
   D. Elevations (RDL Architects, dated 05/07/25, received 05/09/25)
   E. Signage (Pattison id, dated 05/02/25, received 05/09/25)

2. Landscape:
   A. Replace any dead or dying landscape in the parking lot area.
   B. Work with staff to provide screening landscape between Teckler Boulevard and Route 14 to the drive-through.
   C. Work with staff on the sign landscape planting to comply with the UDO requirements.

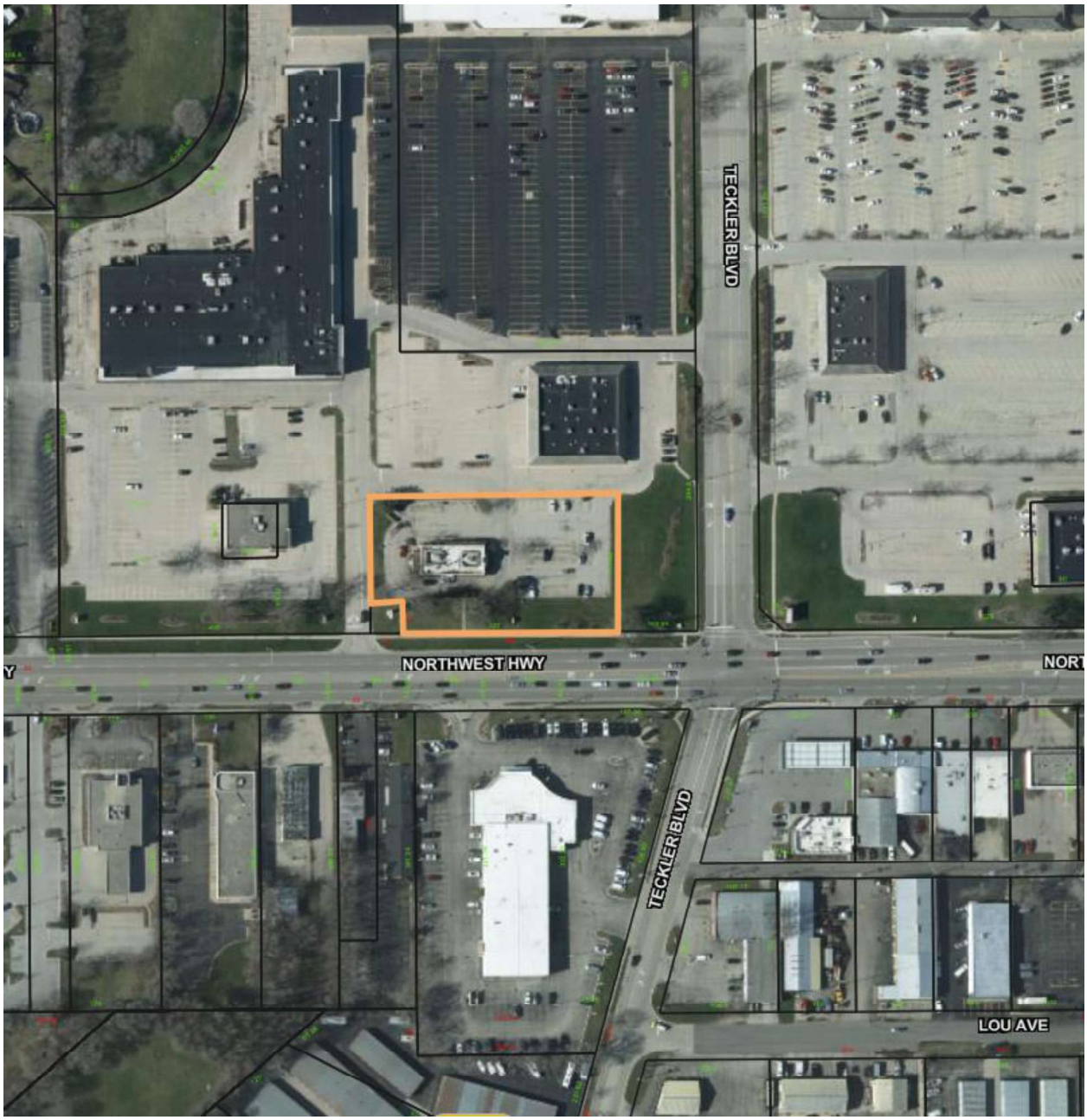
3. The canopy columns shall be wrapped in brick and match the elevations in color and materials of the main building.

4. Remove LED banding around top of free-standing sign. LED banding/lining is not permitted on building or around signage. Internal LED lighting is permitted.

5. Site Plan: Leave the parking lot island and trees directing the drive through up and around the parking stalls along the south side of the parking lot, rather than only striping.

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

PIQ Map
6280 Northwest Highway



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT TO ALLOW CHANGES TO THE EXTERIOR FAÇADE AND A SITE FOR 7 BREW AT 6280 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-75) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Final Planned Unit Development Amendment to allow changes to the exterior façade and site for 7 Brew at 6280 Northwest Highway; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on May 31, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 18, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment; and

WHEREAS, on June 18, 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 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 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 an amendment to the Final Planned Unit Development Amendment to allow changes to the exterior façade and site for 7 Brew at 6280 Northwest Highway (19-05-476-024), Crystal Lake, Illinois is hereby approved.

Section II: That the Final PUD Amendment be granted with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (PMJ LLC, received 05/12/25)
   B. Site Plan (Toth & Associates, dated 06/20/25, received 06/12/25)
   C. Drive-through Exhibit (Toth & Associates, dated 05/09/25, received 05/09/25)
   D. Elevations (RDL Architects, dated 05/07/25, received 05/09/25)

Draft

E. Signage (Pattison id, dated 05/02/25, received 05/09/25)

2. Landscape:
   A. Replace any dead or dying landscape in the parking lot area.
   B. Work with staff to provide screening landscape between Teckler Boulevard and Route 14 to the drive-through.
   C. Work with staff on the sign landscape planting to comply with the UDO requirements.

3. The canopy columns shall be wrapped in brick and match the elevations in color and materials of the main building.

4. Remove LED banding around top of free-standing sign. LED banding/lining is not permitted on building or around signage. Internal LED lighting is permitted.

5. Site Plan: Leave the parking lot island and trees directing the drive through up and around the parking stalls along the south side of the parking lot, rather than only striping.

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

Draft

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Final Planned Unit Development Amendment in accordance with the provisions of this Ordinance, as provided by law.

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

Ord. No.
File No.

DATED at Crystal Lake, Illinois, this 1st day of July, 2025.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

CITY CLERK

Passed: July 1, 2025
Approved: July 1, 2025

Draft

#2025-75
7 Brew – Commons Shopping Center PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2025

Request: Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew.

Location: 6280 Northwest Highway

Acreage: Approximately 1.27 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The Commons Shopping Center spans both sides of Teckler Boulevard. This building was previously the Kentucky Fried Chicken. It has been vacant for several years.
- The building will have space for employees making the drinks and a cooler for storage.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial Planned Unit Development. This is the appropriate zoning for the coffee drive-through use.
- The land use map shows the area as Commerce. This is an appropriate land use designation for the coffee drive-through use.
- The project was approved as a planned unit development. Changes to the approved architecture and site plan require a PUD amendment.

Site Plan:

- The building will be converted to a drive-through coffee shop.
- Employees take orders outside and then hand deliver the drinks.
- Vehicle enter the site from the internal access road and travel counter clockwise through the site.

- The location of the building and parcel configuration allows for substantial stacking spaces. The average drink pick-up time after placing an order is four (4) minutes.
- Standard queueing is 24 vehicles. During the opening and times of high volume the traffic can be routed around the site before entering the drive-through lanes, increasing the stacking to 59 spaces.

Architecture/Elevations:

- The changes will feature, new brick, new CMU block, painted brick, a new metal canopy, and a higher sweeping roof element.
- The colors for brick are Natural Linen and Iron Ore. The banding of the CMU will be Royal Blue.
- Metal elements will be Royal Blue with Zinc Grey trim.
- Renovations to a building comprising 50% or more of the façade area shall meet the design standards. The building meets 6 of the 10 design standards.
  - The building provides a base, middle and top.
  - Features projections, off-sets and a storefront.
  - The roofline is broken up and there are a variety of windows on each elevation.
  - The building is primarily masonry.

Signage:

- Standalone buildings are permitted up to 150 square feet of signage with not more than 75 square feet per facade.
- The proposed signage totals 111.43 square feet.
  - West Elevation: Circle Logo 28.27 square feet and brushed aluminum drive through with arrows 4.75 square feet.
  - South Elevation: 7 Brew sign 32.08 square feet and red drive through with arrows 4.75 square feet.
  - North Elevation: 7 Brew sign 32.08 square feet and red drive through with arrows 4.75 square feet.
  - East Elevation: Red drive through with arrows 4.75 square feet.
- The free-standing sign is 6 feet in height and 21 square feet. The meets the requirements, which are 9 feet in height and 80 square feet.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the elevations and site. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and service uses. The following goals are applicable to this request:

Land Use - Commerce

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

This can be accomplished with the following supporting action:

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

Success Indicators: The number of new "chain store" occupancies.

Recommended Conditions:

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (PMJ LLC, received 05/12/25)
   B. Site Plan (Toth & Associates, dated 06/20/25, received 06/12/25)
   C. Drive-through Exhibit (Toth & Associates, dated 05/09/25, received 05/09/25)
   D. Elevations (RDL Architects, dated 05/07/25, received 05/09/25)
   E. Signage (Pattison id, dated 05/02/25, received 05/09/25)

2. Landscape:
   A. Replace any dead or dying landscape in the parking lot area.
   B. Work with staff to provide screening landscape between Teckler Boulevard and Route 14 to the drive-through.
   C. Work with staff on the sign landscape planting to comply with the UDO requirements.

3. The canopy columns shall be wrapped in brick and match the elevations in color and materials of the main building.

4. Remove LED banding around top of free-standing sign. LED banding/lining is not permitted on building or around signage. Internal LED lighting is permitted.

5. Site Plan: Leave the parking lot island and trees directing the drive through up and around the parking stalls along the south side of the parking lot, rather than only striping.

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

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

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

Owner Information

Name: PMT L.L.C.

Address: 8207 - 22ND AVENUE SUITE 160
KENOSHA WISCONSIN 53143

Phone: 262-914-3282

E-mail: FFFKFC@AOL.COM

Project Name & Description: 7 Brew Coffee Drive Thru

Seven Brew is a drive-through only coffee shop focused on speed of service and quality of experience.

The menu consists of a variety of coffees, teas, sodas, and smoothies.

The new coffee shop will consist of a 510 SF building with a 238 SF remote cooler.

Project Address/Location: 6280 Northwest Highway

Signature Peter Wasilevich

PETER WASILEVICH 05/06/2025

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Development Team

Please include address, phone, fax and e-mail

Developer: Who Brew IL II, LLC

Architect: RDL Architects Luis Pupo (216)752-4300 Ext 5427 luis@rdlarchitects.com

Attorney: Shannon Vukmir Sitko Bruno, LLC svukmir@sitkobruno.com 412.431.0331

Engineer: Toth & Associates Matt Miller (417) 888-0645 mmiller@tothassociates.com

Landscape Architect: Toth & Associates Matt Miller (417) 888-0645 mmiller@tothassociates.com

Planner:

Surveyor: Manhard Consulting Chris Salazar (630.925.1101) csalazar@manhard.com

Other:

Signatures

Gregory Lucot Gregory Lucot 5/6/25

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.

Peter Wasilevich PETER WASILEVICH 5/6/25

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, JUNE 18, 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, commissioners, Jeff Greenman, Stacy Mason, Kathy Repholz, Al Skluzacek and Scott Smith were present. Commissioner Bill Gronow was absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell and Assistant City Planner Darrell Moore were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2025-22 – 6280 NORTHWEST HIGHWAY – 7 BREW – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew.

Chris George, the franchisee, was present to represent the request. He noted this is a 1.25 acre site and is the vacant KFC. He has the territory in the Chicago area. There are approximately 420 stands Nationwide.

The site is designed with a double drive-through with team members outside. They help with order accuracy and speed. The team members also bring the beverages out. They have a lot of stacking ability on the site. They are planning for opening day stacking and routine stacking. They are working with the team members to ensure safe on-site circulation.

The façade will be renovated. The west will have a new façade and then they will paint and fill in the voids. He explained the colors and the sign packages. He asserted that they meet the sign requirements and the intent of the Final PUD. He is okay with all the conditions.

Mr. Greenman thanked the petitioner for the presentation. He opened the public hearing. There being no one to speak, he closed the public hearing.

Staff said they are very excited for the new user. This site has been vacant for years so it is great to have 7 Brew renovate the site.

Ms. Mason welcomed 7 Brew to the community. She asked if this is drive-through only. It was confirmed and she asked what happens if someone walks up. Mr. George said there are sidewalks so people could

walkup. Team members would direct them to a safe place to wait. Ms. Mason suggested having some signage in case.

Mr. Skluzacek asked if there is food. Mr. George said there is a pre-packaged muffin top that is not very good. They are known for their drink mixes. There is no inside seating.

Ms. Repholz asked about the 16 parking spaces. Mr. George said that is for the employees. She asked for clarification on why they are not meeting all 10 of the design standards. Staff noted that some cannot be met like the first standard talks about multiple buildings and a shopping street, and there is one about gable roofs that cannot be met. Ms. Repholz understood and was hoping there was a standard that did not allow the blue color. She is okay with the Linen, Iron Ore and there is a design standard about muted colors, she wishes the blue could be muted. She cannot believe we need more coffee places, but is excited about all the activity this will bring.

Mr. Smith said he has seen these elsewhere. He appreciates the stacking on the site. He has seen these with constant stacking and maybe that is because these are still new. Mr. George said their data shows that people are coming from 10 miles away. This means there is over demand and under supply. They are working on approvals for Algonquin, Lakemoor, McHenry and Carpentersville.

Mr. Greenman said this is an interesting model. The one on Route 47 was always busy. He asked about when it is cold out. Mr. George said they do a lot to keep the team members safe, they have heaters under the canopy. They are experimenting with a warming booth at some locations. They have short staff shifts and give them heated clothes. They do have a bypass lane if the queue is full.

Mr. Smith made a motion to approve the petitioner's request of a Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (PMJ LLC, received 05/12/25)
   B. Site Plan (Toth & Associates, dated 06/20/25, received 06/12/25)
   C. Drive-through Exhibit (Toth & Associates, dated 05/09/25, received 05/09/25)
   D. Elevations (RDL Architects, dated 05/07/25, received 05/09/25)
   E. Signage (Pattison id, dated 05/02/25, received 05/09/25)

2. Landscape:
   A. Replace any dead or dying landscape in the parking lot area.
   B. Work with staff to provide screening landscape between Teckler Boulevard and Route 14 to the drive-through.
   C. Work with staff on the sign landscape planting to comply with the UDO requirements.

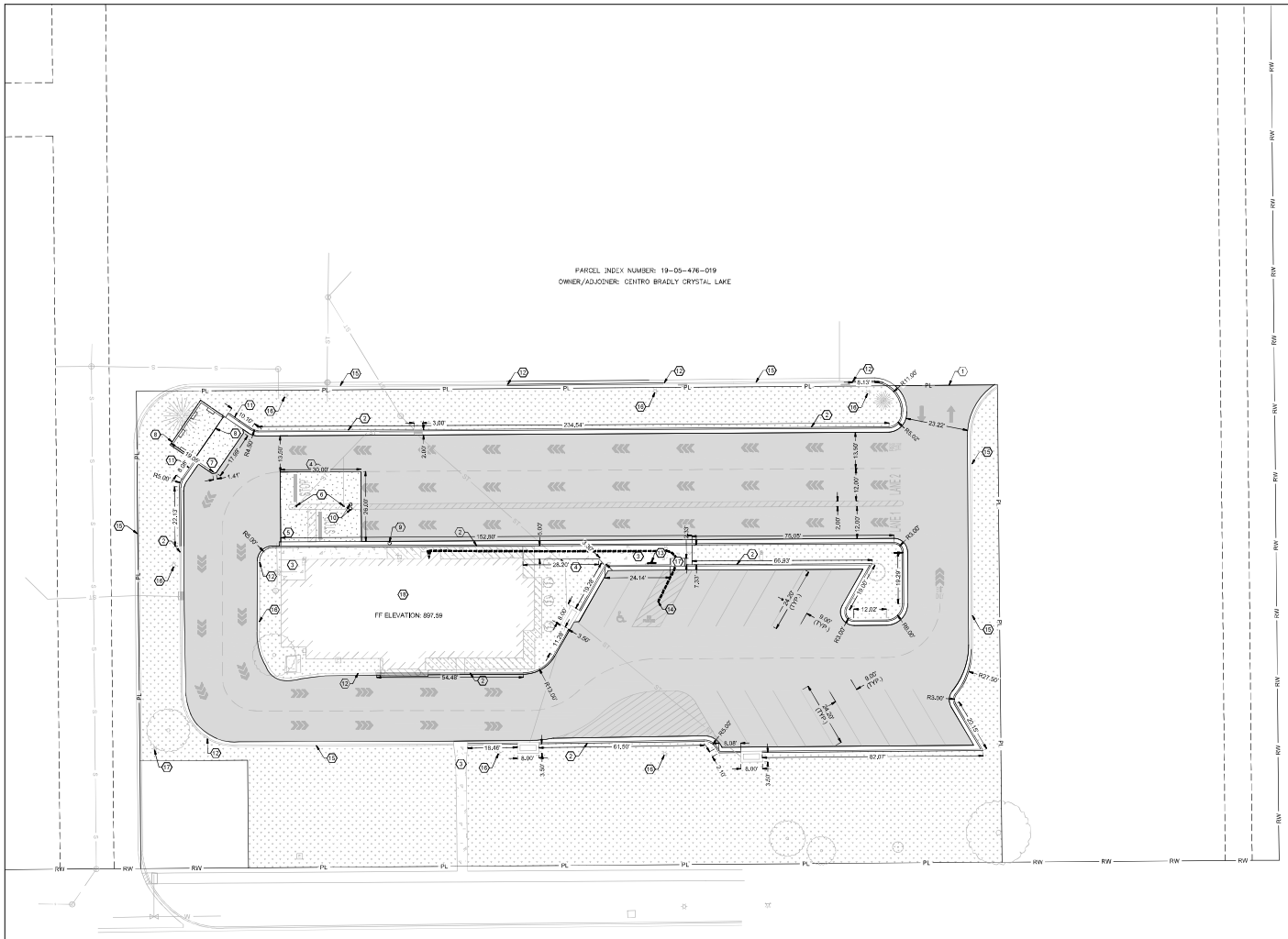
3. The canopy columns shall be wrapped in brick and match the elevations in color and materials of the main building.

4. Remove LED banding around top of free-standing sign. LED banding/lining is not permitted on building or around signage. Internal LED lighting is permitted.

5. Site Plan: Leave the parking lot island and trees directing the drive through up and around the parking stalls along the south side of the parking lot, rather than only striping.

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

Ms. Mason seconded the motion. On roll call Members Mason, Repholz, Skluzacek, Smith and Greenman voted yes. Motion passed 5-0.



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. CANOPY COLUMNS LOCATIONS, TYPICAL.
7. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
8. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
9. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
10. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
11. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
12. CONNECT TO EXISTING CURB.
13. ADA ACCESSIBLE PARKING SIGN, SEE SHEET C7.1.
14. ACCESSIBLE PATH FROM PARKING TO BUILDING.
15. EXISTING CURB AND GUTTER, DO NOT DISTURB.
16. EXISTING LIGHT POLE, TO REMAIN.
17. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
18. EXISTING BUILDING

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: Commercial.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 10 STALLS,
PROVIDED = 17 STALLS, 16 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 35,203 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,971 S.F.
TOTAL	= 55,174 S.F.
POST-PROJECT IMPERVIOUS AREA	= 33,289 S.F.
POST-PROJECT PERVIOUS AREA	= 21,885 S.F.
TOTAL	= 55,174 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE BOUND BY THE PROPERTY LINE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 55,174 S.F. = 1.27 ACRES
EXISTING BUILDING (1 STORY) - RETAIL = 3,980 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER:	1,101 L.F.
ASPHALT PAVEMENT:	24,934 S.F.
6" CONCRETE PAVEMENT:	1,180 S.F.
4" CONCRETE SIDEWALK:	1,210 S.F.
TURF GRASS SOD:	21,885 S.F.

N
0 10 20
H. SCALE: 1" = 20'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811
www.illinois1call.com

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
ILF #3620661
© 2025 Toth and Associates Inc.

7 BREW COFFEE DRIVE THRU

PRELIMINARY
FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: E PE 062 065164

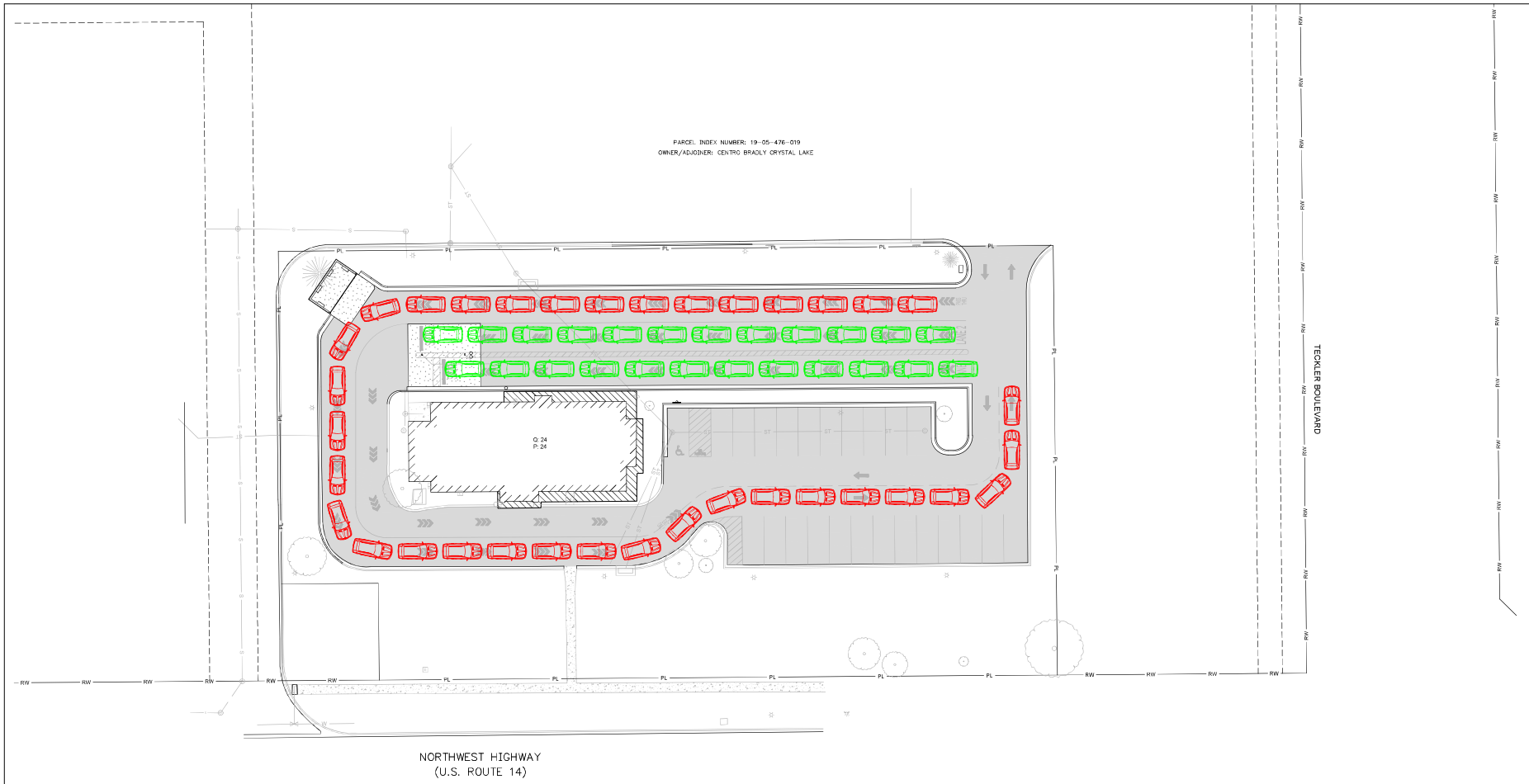
PROJECT NUMBER:
104.071

REVISION:

7 BREW COFFEE
CRYSTAL LAKE, IL
6310 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

C2.1
SITE PLAN

DATE: 06/20/2025



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2,06 SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL SW-01 SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2,03 AND 2,05 SHEET C7.1.
- LANDSCAPE MULCH. MINIMUM OF 6" TOPSOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH.

- LANE 1 & LANE 2 QUEUE. VEHICLE QUEUE: 24
- OVERFLOW VEHICLE QUEUE. OVERFLOW QUEUE: 35

TOTAL ON-SITE QUEUE: 59

N

0 10 20

H. SCALE: 1" = 20'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811
www.illinois1call.com

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
IL# 036209661
© 2025 Toth and Associates, Inc.

7 BREW COFFEE
DRIVE THRU

PRELIMINARY
FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL #PE062.065164

PROJECT NUMBER: 104.071

REVISION:

7 BREW COFFEE
CRYSTAL LAKE, IL

6310 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

C2.2
STACKING EXHIBIT

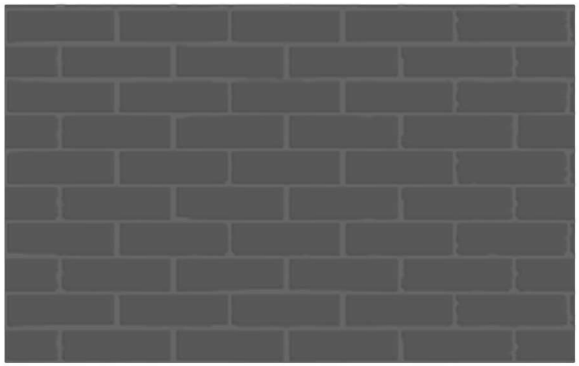
DATE: 05/09/2025



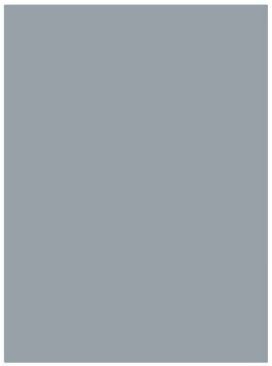
LIGHTER BRICK
SW9109 NATURAL LINEN



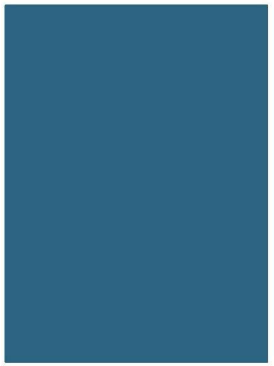
BOLLARDS
SW0053 SALTY DOG



DARKER BRICK
SW7069 IRON ORE



METAL TRIM
ZINC GREY



METAL PANEL
ROYAL BLUE

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimen-

SEVEN 7B BREW DRIVE THRU COFFEE

RDL ARCHITECTS

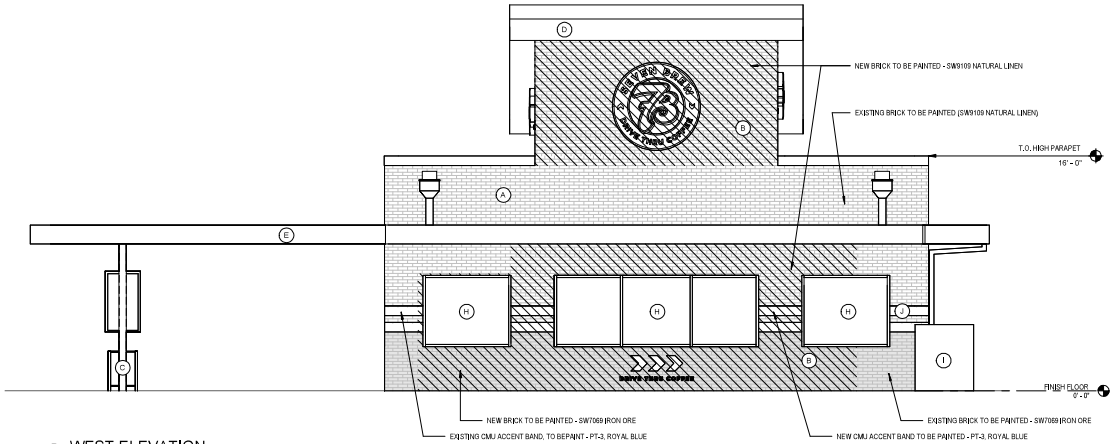
EXTERIOR ELEVATION MATERIALS	
NO.	DESCRIPTION
A	EXISTING BRICK TO REMAIN
B	NEW BRICK INFILL TO MATCH EXISTING
C	ROYAL BLUE (MP-2) CANOPY COLUMN (TYP.)
D	ROYAL BLUE (MP-1) ACM FASCIA
E	PREENGINEERED CANOPY AND FRAMING (MP-1, ROYAL BLUE)
F	NEW ROOF ACCESS LADDER
G	EXISTING WINDOW/DOOR TO REMAIN
H	NEW WINDOW/DOOR
I	EXISTING TRANSFORMER/ELECTRICAL EQUIP.
J	CMU ACCENT BAND PAINTED TO MATCH METAL FINISHES

BUILDING FINISH LEGEND

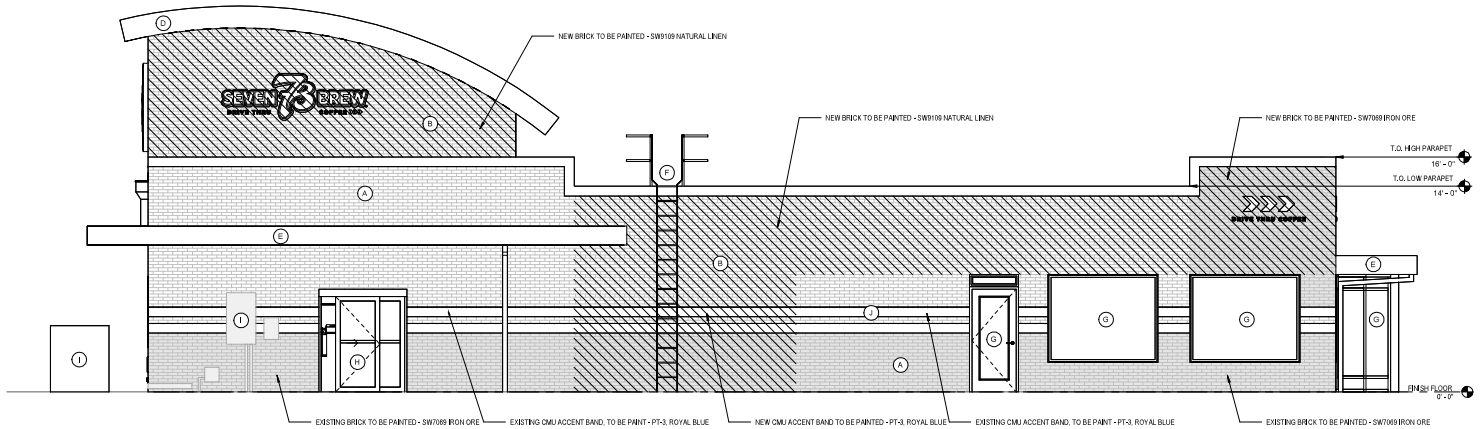
NEW BRICK TO MATCH EXISTING

NEW INFILL BRICK QUANTITIES

SOUTH ELEVATION:	856 SF
WEST ELEVATION:	311 SF
NORTH ELEVATION:	548 SF
EAST ELEVATION:	247 SF
TOTAL:	1,762 SF



2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

RDL ARCHITECTS

21111 Chagrin Boulevard, Suite 110
Beachwood, Ohio 44122
Phone: (216) 752-4300
Fax: (216) 752 4301
www.RDLarchitects.com

WHO BREW, LLC
100 POWELL PLACE #1230
NASHVILLE, TN 37204
412-225-8827

7 BREW CRYSTAL LAKE

6280 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RDL ARCHITECTS, INC. AND SHALL NOT BE USED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF RDL ARCHITECTS, INC. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE AN AGREEMENT TO THE FOREGOING STATEMENT. THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND RDL ARCHITECTS, INC. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

EXTERIOR ELEVATIONS

As indicated

PROJECT #	25045C
DRAWN BY	RDL
CHECKED BY	RDL
FILE NAME	
PLOT DATE	

COPYRIGHT 2024 ALL RIGHTS RESERVED

A2.01

EXTERIOR ELEVATION MATERIALS

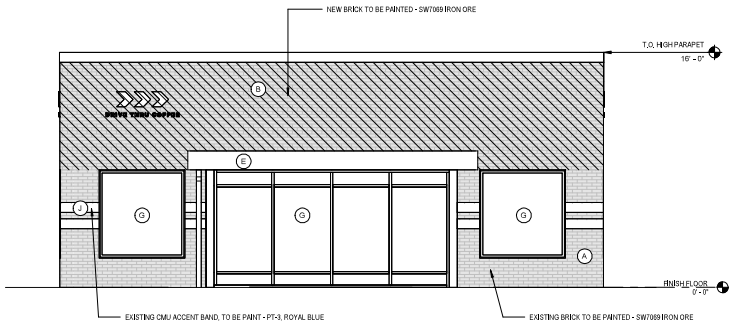
NO.	DESCRIPTION
A	EXISTING BRICK TO REMAIN
B	NEW BRICK INFILL TO MATCH EXISTING
C	ROYAL BLUE (MP-2) CANOPY COLUMN (TYP.)
D	ROYAL BLUE (MP-1) ACM FASCIA
E	PREENGINEERED CANOPY AND FRAMING (MP-1, ROYAL BLUE)
F	NEW ROOF ACCESS LADDER
G	EXISTING WINDOW/DOOR TO REMAIN
H	NEW WINDOW/DOOR
I	EXISTING TRANSFORMER/ELECTRICAL EQUIP.
J	CMU ACCENT BAND PAINTED TO MATCH METAL FINISHES

BUILDING FINISH LEGEND

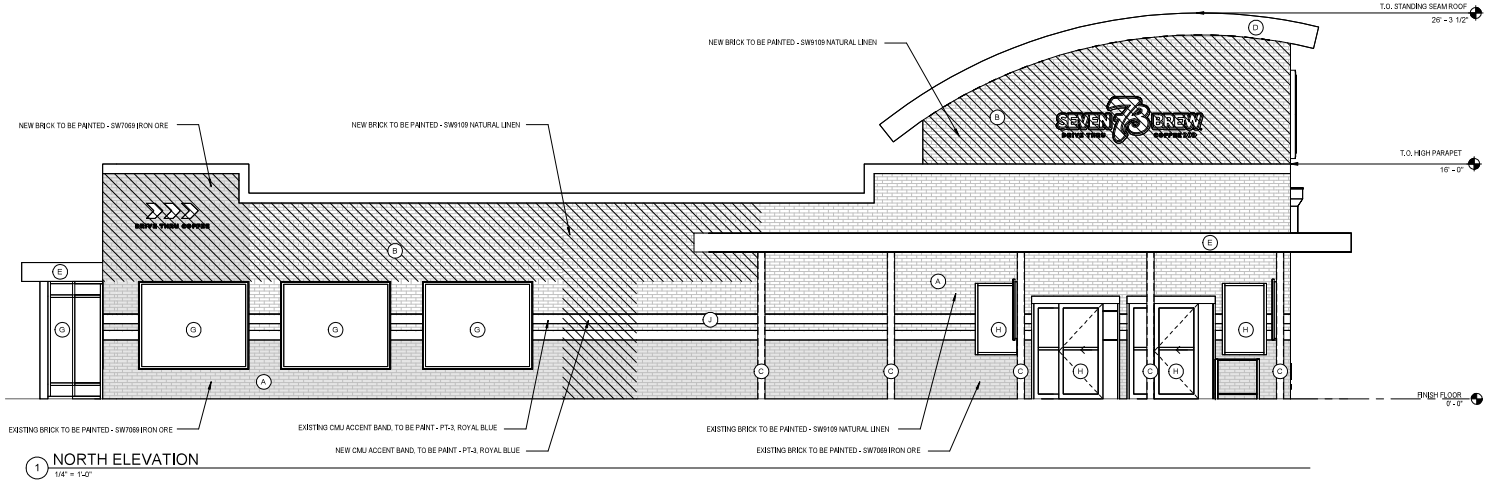
NEW BRICK TO MATCH EXISTING

NEW INFILL BRICK QUANTITIES

SOUTH ELEVATION:	856 SF
WEST ELEVATION:	311 SF
NORTH ELEVATION:	548 SF
EAST ELEVATION:	247 SF
TOTAL:	1,762 SF



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

RDL ARCHITECTS

21111 Chagrin Boulevard, Suite 110
Beachwood, Ohio 44122
Phone: (216) 752-4300
Fax: (216) 752 4301
www.RDLarchitects.com

SEVEN 73 BREW COFFEE DRIVE THRU

WHO BREW, LLC
100 POWELL PLACE #1230
NASHVILLE, TN 37204
412-225-8927

7 BREW CRYSTAL LAKE

6280 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RDL ARCHITECTS, INC. AND SHALL NOT BE USED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RDL ARCHITECTS, INC. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL TITLES, COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

EXTERIOR ELEVATIONS

As indicated

PROJECT #	25045C
DRAWN BY	RDL
CHECKED BY	RDL
FILE NAME	
PLOT DATE	

COPYRIGHT 2024 ALL RIGHTS RESERVED

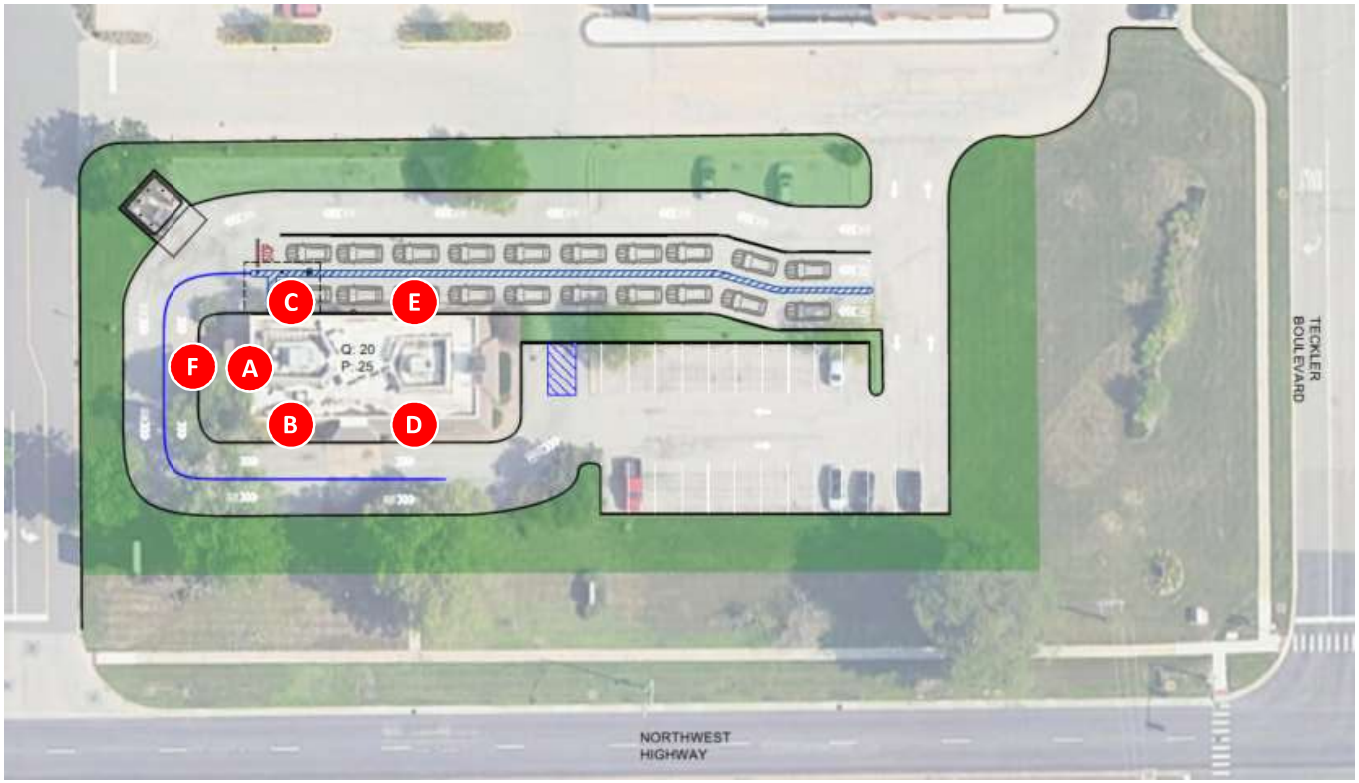
A2.02

SEVEN 7B BREW
DRIVE THRU COFFEE

Design Proposal

PROJECT ID:	0429284Ar1
CLIENT:	SEVEN 7B BREW COFFEE
ADDRESS:	6280 NW HIGHWAY CRYSTAL LAKE, IL
DATE:	05/02/2025
CONTACT:	WF/JR
DESIGNER:	JMC

Pattison
id
1.866.635.1110
pattisonid.com



SITE PLAN

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

SITE PLAN

Scale:

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

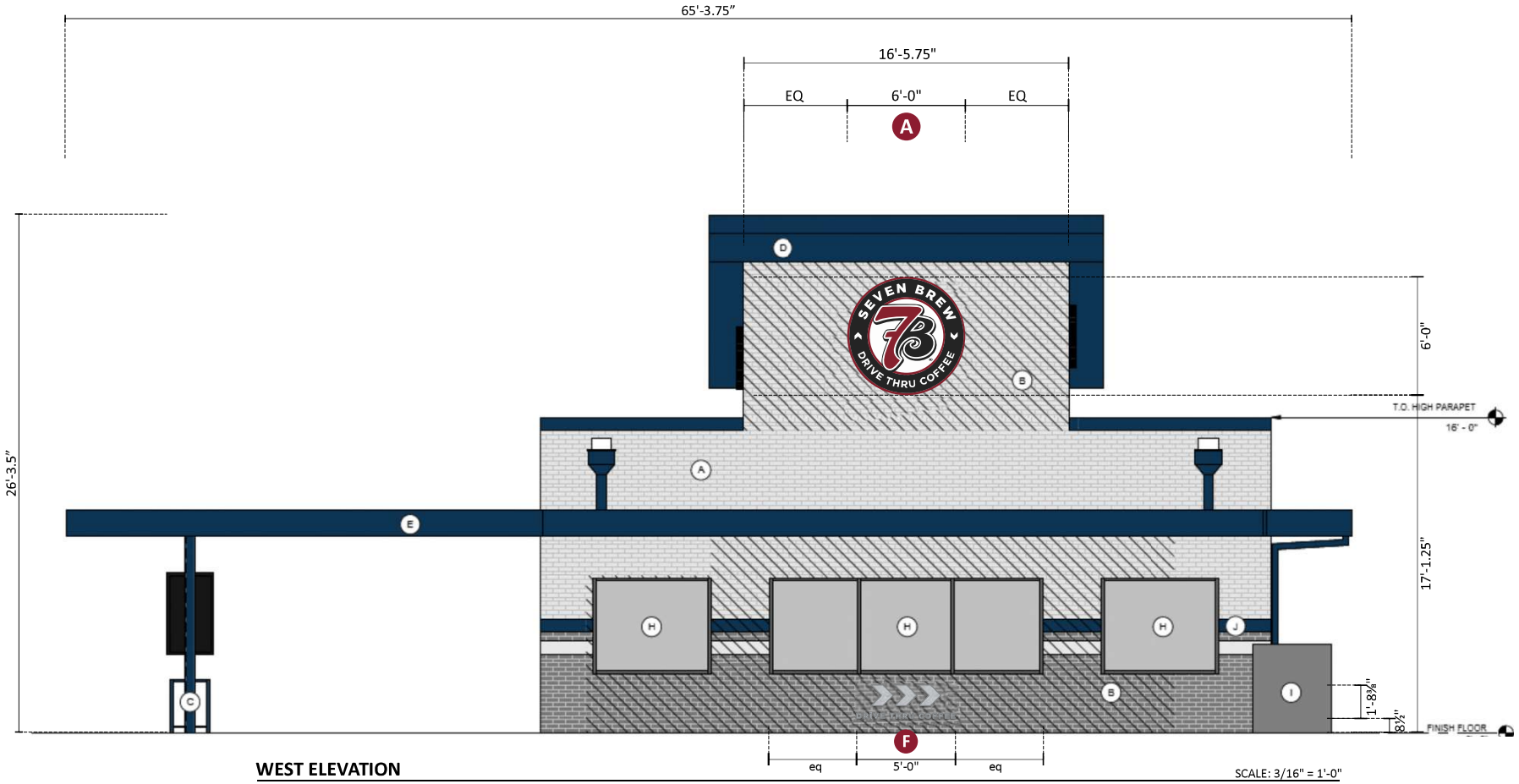
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reporduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



WEST ELEVATION

SCALE: 3/16" = 1'-0"

A ONE [1] REQUIRED - MANUFACTURE & INSTALL

F ONE [1] REQUIRED - MANUFACTURE & INSTALL

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

WEST ELEVATION

Scale: 3/16" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

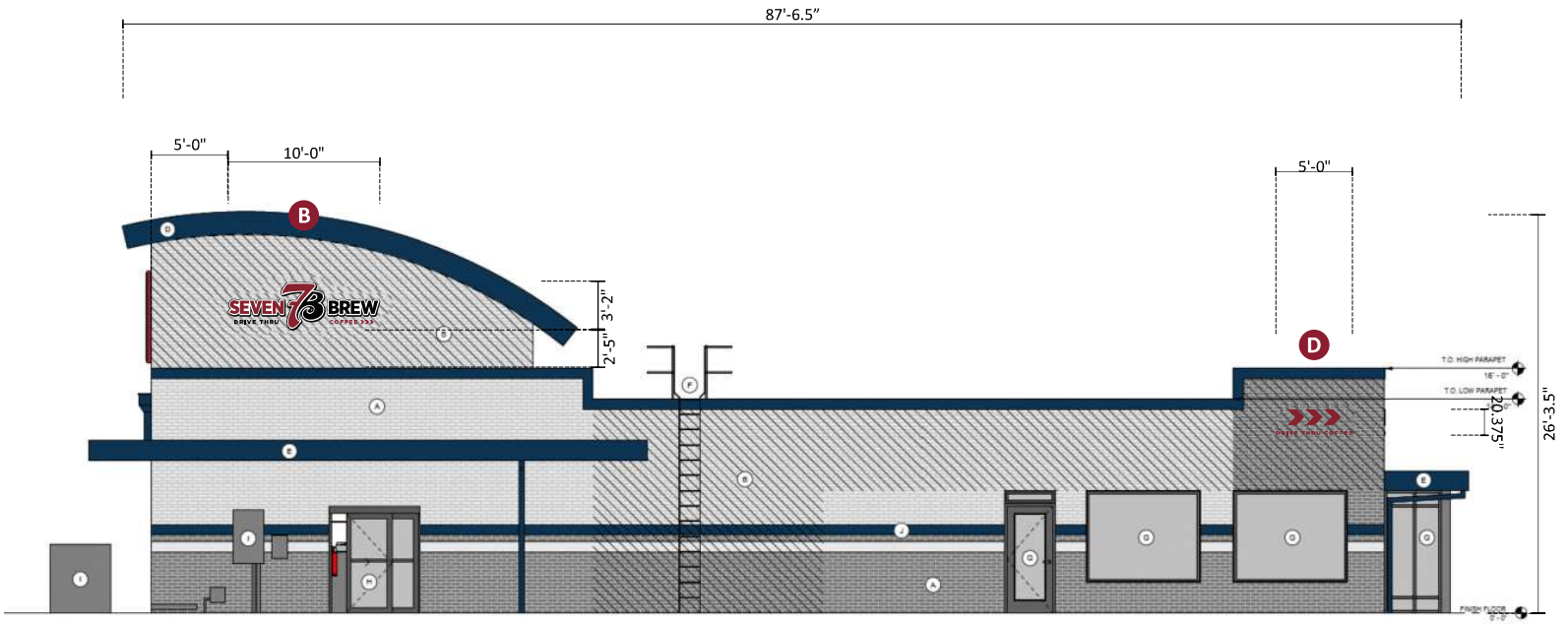
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

B ONE [1] REQUIRED - MANUFACTURE & INSTALL

D ONE [1] REQUIRED - MANUFACTURE & INSTALL

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

SOUTH ELEVATION

Scale: 1/8" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

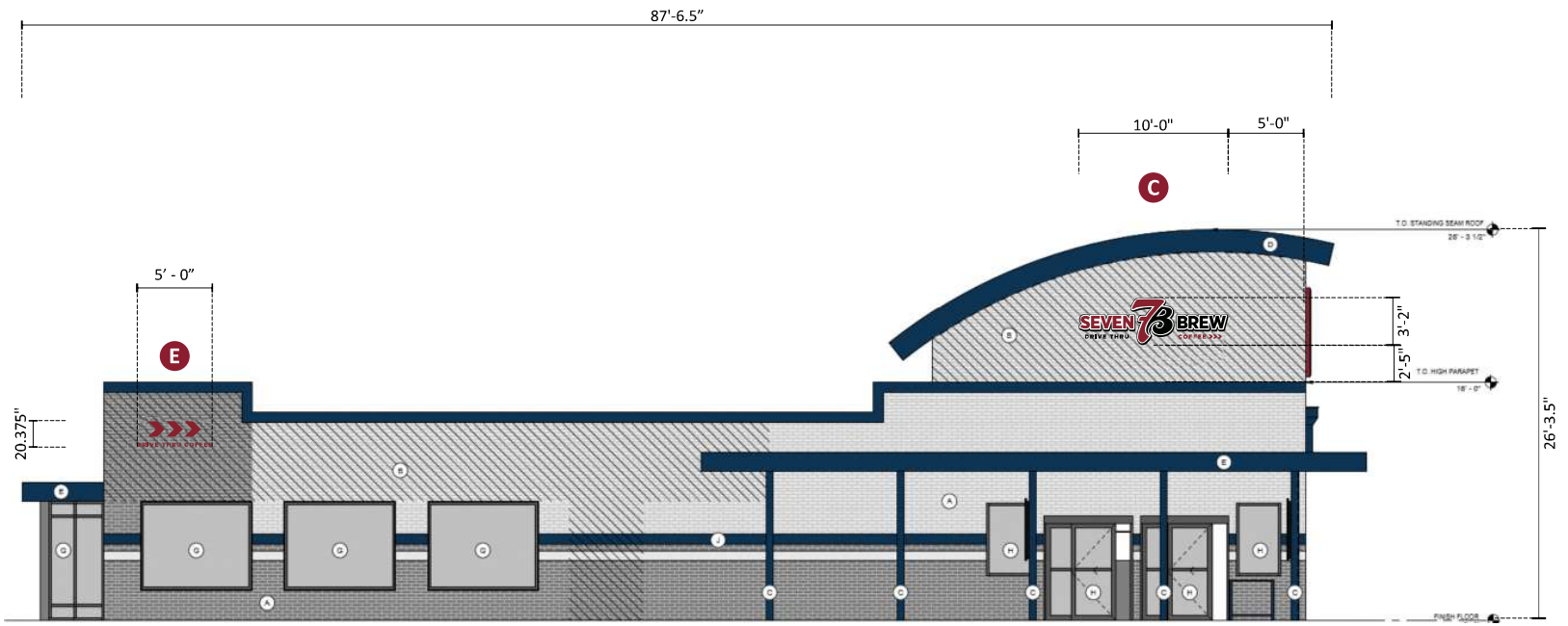
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

C ONE [1] REQUIRED - MANUFACTURE & INSTALL

E ONE [1] REQUIRED - MANUFACTURE & INSTALL

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

NORTH ELEVATION

Scale: 1/8" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

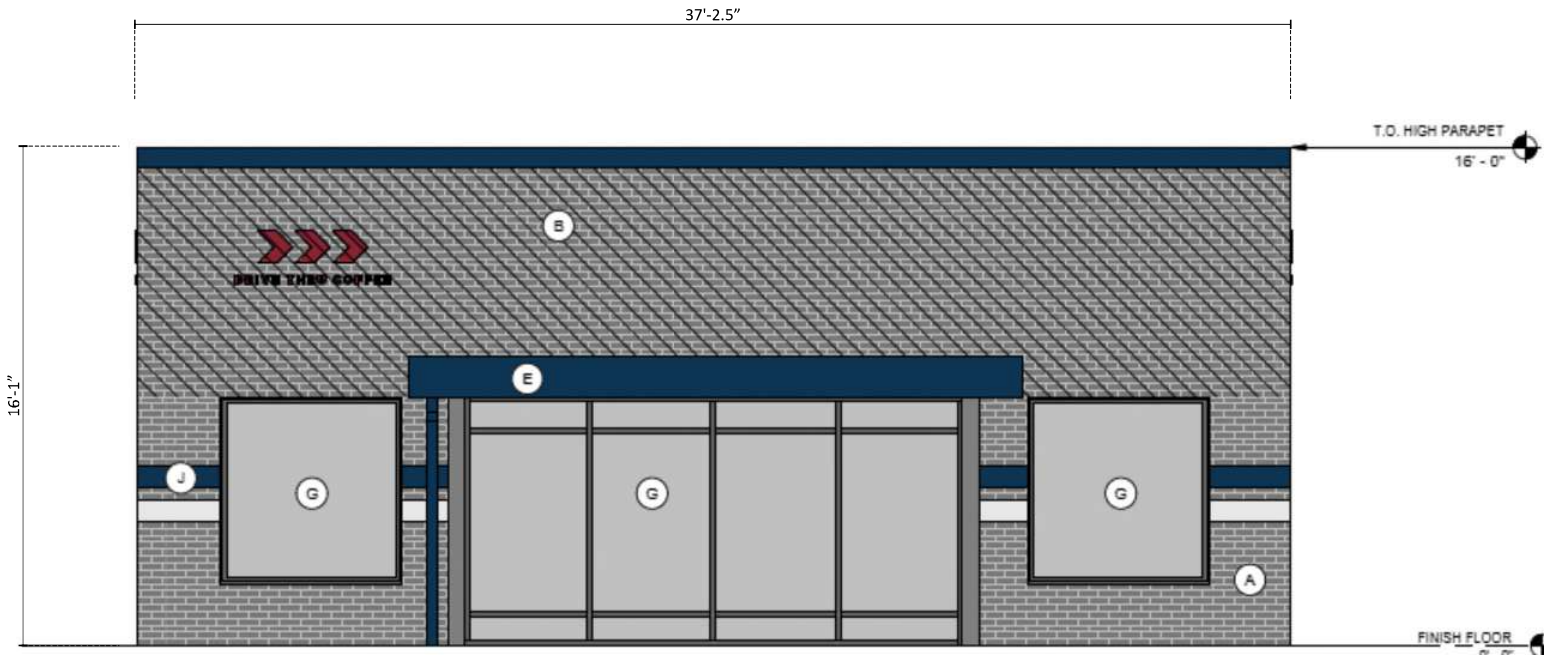
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

EAST ELEVATION

Scale: 1/4" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reporduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



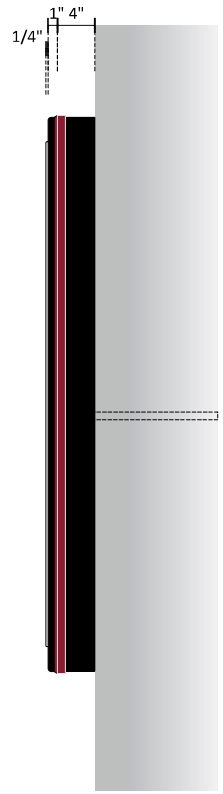
PERIMETER COPY, ARROWS & "7B" TO BE EMBOSSED ADD'L 1/4"

4" DEEP SINGLE FACED ALUMINUM SIGN CABINET - RETURNS & BACKS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

EMBOSSED FORMED FACE (SEE COLOR KEY) - WHITE CIRCLE AREA TO BE DEBOSSED AROUND "7B" LOGO & COPY AS SHOWN IN PHOTO BELOW

INTERNALLY ILLUMINATED w/ WHITE GE TETRAMAX 7100k WHITE LED's - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA - BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION



END VIEW

A **S/F ILLUMINATED MEDALLION SIGN** SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



SIMULATED NIGHT VIEW

BRAND COLORS

PMS 202	BLACK	WHITE
C: 29.54%	C: 0%	C: 0%
M: 95.11%	M: 0%	M: 0%
Y: 74.72%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item
A
Scale: 3/4" = 1'-0"

Revision Note
R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

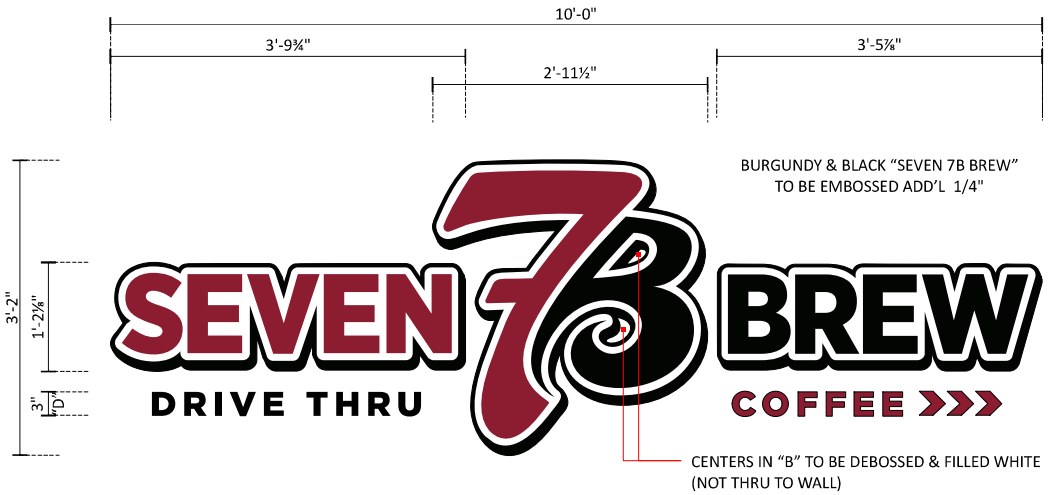
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



B C S/F ILLUMINATED SIGN SCALE: 3/4" = 1'-0"

TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET

"SEVEN 7B BREW":
4" DEEP SINGLE FACED ALUMINUM SIGN CABINETS - RETURNS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ TRANSLUCENT FILM GRAPHICS (SEE COLOR KEY) - BLOCK OUT VINYL AS REQ'D - CENTERS IN "B" ON LOGO TO BE DEBOSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF CABINETS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

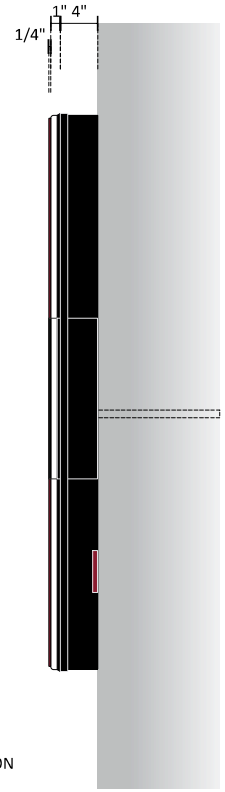
INTERNALLY ILLUMINATED w/ 7100k WHITE GE TETRAMAX LED's - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

120 - 277 VAC 20A 2-POLE SWITCH w/ BELL MX1050 COVER

TO BE FLUSH MOUNTED TO FASCIA w/ NON-CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE>>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS (SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION



END VIEW



SIMULATED NIGHT VIEW

BRAND COLORS

PMS 202	BLACK	WHITE
C: 29.54%	C: 0%	C: 0%
M: 95.11%	M: 0%	M: 0%
Y: 74.72%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item
B C

Scale: 3/4" = 1'-0"

Revision Note
R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

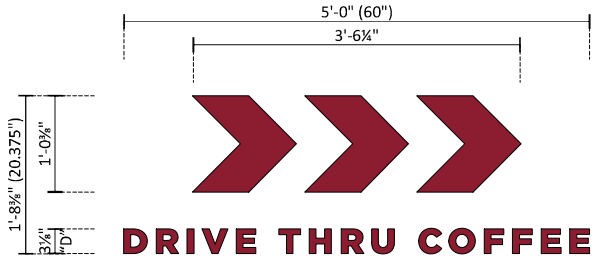
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

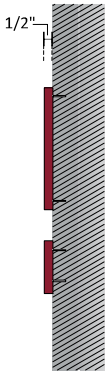
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



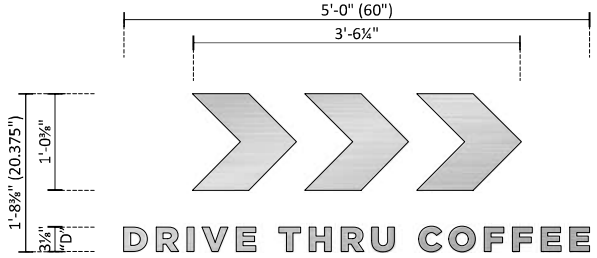
D E FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"

TWO [2] SETS REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ACRYLIC FCO's TO READ ">>> DRIVE THRU COFFEE" -
PAINTED TO MATCH PMS 202c BURGUNDY -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED



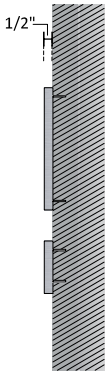
END VIEW



F FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"

ONE [1] SET REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ALUMINUM FCO's TO READ ">>> DRIVE THRU COFFEE" -
BRUSHED HORIZONTAL GRAIN FINISH -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED



END VIEW

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

D, E, F

Scale: 3/4" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

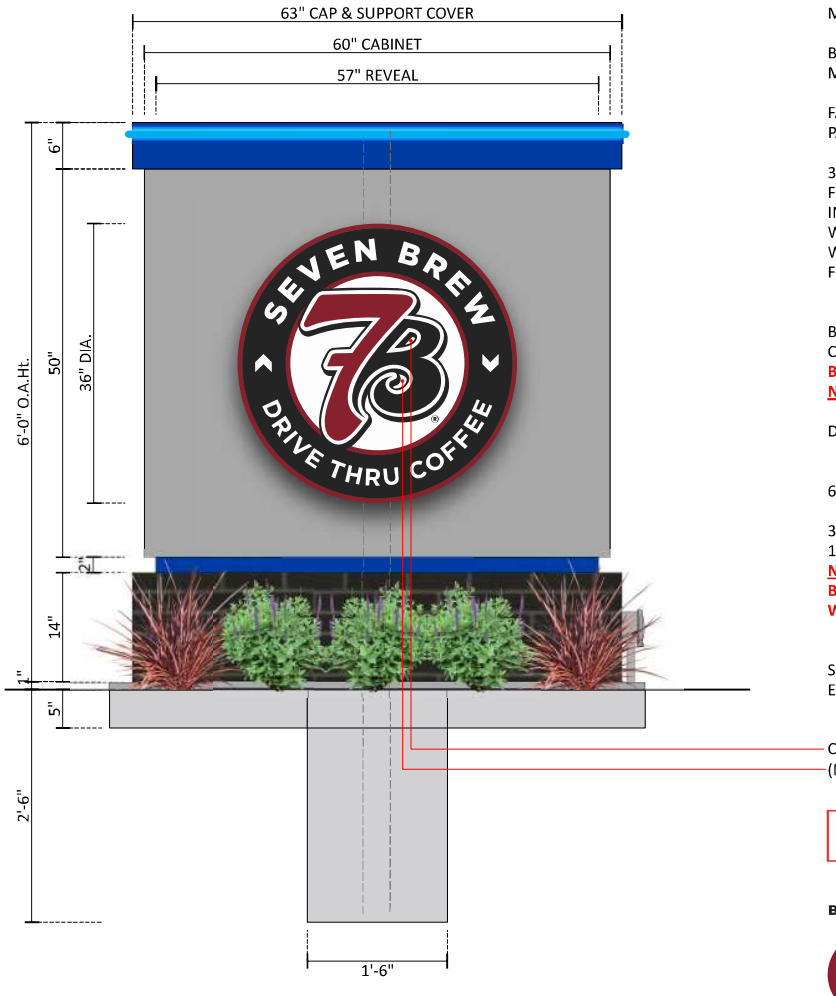
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



NOTE: OPPOSITE VIEW SAME

G D/F MONUMENT SIGN - 6'-0" O.A.Ht.

SCALE: 3/4" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

METAL COPING & REVEAL PAINTED BLUE - SEE COLOR KEY

BLUE TETRA CONTOUR GEN 2 SIDE BEND LED ACCENT LIGHTING MOUNTED TO TOPPER

FABRICATED ALUMINUM SIGN CABINET PAINTED TO MATCH PANTONE COOL GRAY 6c

3" DEEP BLACK ALUMINUM LOGO MEDALLION RETURNS - FORMED & EMBOSSED FACE w/ LOGO TO MATCH COLOR KEY - INTERNALLY-ILLUMINATED w/ WHITE GE TETRAMAX 7100k WHITE LED's -
WEEP HOLES AT LOW POINTS OF MEDALLION RETURNS - FLUSH-MOUNTED TO MONUMENT FACES

BASE/SUPPORT COVER TO BE ALUM. SQUARE TUBE FRAME w/ CEMENT BOARD & 3⅝" ANCHORED BRICK VENEER **(VENEER BY INSTALLER)** TO MATCH BRICK WAINSCOTING ON BUILDING - **NOTE: EXACT BRICK MANUFACTURER & COLOR T.B.D.**

DISCONNECT SWITCH LOCATED ON SITE SIDE BASE RETURN

6" CONCRETE MOW PAD 1" ABOVE GRADE @ 3" PERIMETER

3.5" O.D. x .216" WALL STD. STEEL PIPE SUPPORT SET IN A 1'-6" DIA. x 2'-6" DEEP CONCRETE PIER FOUNDATION - **NOTE: FINAL SUPPORT & FOUNDATION TO BE DETERMINED BY ENGINEERING AS REQUIRED PER NATIVE CONDITIONS, WIND LOAD, CODE, ETC.**

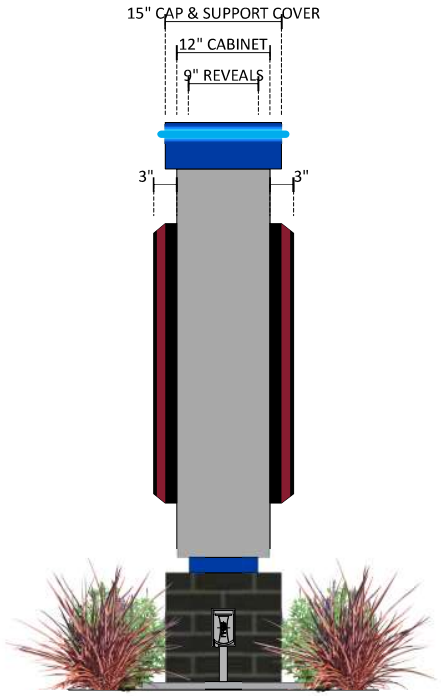
SUB-GRADE ELECTRICAL SERVICE REQUIRED BY GC/CUSTOMER'S ELECTRICIAN PRIOR TO INSTALLATION

CENTERS IN "B" TO BE DEBOSSED & FILLED WHITE (NOT THRU TO WALL)

FIELD SURVEY REQUIRED PRIOR TO MANUFACTURE

BRAND COLORS

PMS 202	BLACK	WHITE	PMS 293
C: 29.54%	C: 0%	C: 0%	C: 100%
M: 95.11%	M: 0%	M: 0%	M: 63%
Y: 74.72%	Y: 0%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%	K: 35%



NOTE: SITE END SHOWING DISCONNECT

END VIEW

LANDSCAPING IS REQUIRED FOR MONUMENT SIGN, WHERE EVERY SQUARE FOOT OF SIGN SURFACE AREA, THERE SHALL BE PROVIDED ONE & ONE-HALF [1½"] SQUARE FEET OF LANDSCAPE AREA (APPROX. 50 Sq.Ft.) - **BY OTHERS**

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

Scale:

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

BRAND COLORS

PMS 202	BLACK	WHITE	PMS 293
C: 29.54%	C: 0%	C: 0%	C: 100%
M: 95.11%	M: 0%	M: 0%	M: 63%
Y: 74.72%	Y: 0%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%	K: 35%
R: 138	R: 35	R: 255	R: 0
G: 36	G: 31	G: 255	G: 61
B: 50	B: 32	B: 255	B: 165
HEX: 8a2432	HEX: 231f20	HEX: ffffff	HEX: 003da5

Fonts

Gotham Font family from Hoefler & Co.

PANTONE COLORS

PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS

(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS

(Screen Color): For on-screen applications. RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES

(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item
N/A

Scale: N/A

Revision Note
R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



7 Brew, founded in Rogers, AR, has over 381 locations across 22 states nationwide, specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Instead of traditional drive thru speaker boxes, team members take orders on tablets and hand deliver drinks to the driver in the vehicle. This allows 7 Brew to create a personal relationship with their customers and serve them in a fast-paced, friendly environment, which resonates amongst its team members and to the customers with the goal to make the experience at 7 Brew the happiest part of their day. Thus, driving repeat business and keeping customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM (11:00PM on Friday and Saturday). Each 7 Brew location operates with 12-15 employees with 5 employees on staff at peak times. The average turn-around time from placing the order with the 'Brewista' to receiving your beverage is 4 minutes.

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests:

1. Final Plat of Subdivision for a two-lot subdivision with Variations.
2. Variations on Lot 1 from:
   a. Minimum Lot Width of 100 feet to allow 51.23 feet
   b. Minimum Lot Area of 20,000 square feet to allow 7,291 square feet
   c. Hard-Surface coverage of approximately 78% (existing) exceeding the maximum 65%
3. Variations on Lot 2 from:
   a. Minimum Lot Width of 100 feet to allow 83.57 feet (existing)
   b. Hard-Surface coverage of approximately 92% (existing) exceeding the maximum 65%

Guadalupe Aquino, petitioner
650 W. Terra Cotta Avenue

PZC Recommendation: To deny the petitioner's request.

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

Background:

- Request: Final Plat of Subdivision for a two-lot subdivision and Variations.
- Land Use: The land use map is Commerce. The petitioner is requesting a Final Plat of Subdivision with Variations to subdivide the property into two lot, one for each existing building. This fits in the Commerce Land Use district.
- Zoning: The site is currently zoned B-2 General Commercial. The petitioner is requesting a Final Plat of Subdivision with Variations, which can fit in this zoning district.
- The rear building that is being used for cold storage would be sold to the current renter to continue as cold storage. Cold storage is a term to describe an unoccupied building for storage.

PZC Highlights:

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

- Several PZC members had questions about the utilities. They questioned the private water service, sanitary sewer connection and stormwater. Following the meeting Staff found the following information.
    - Private Water Service. The line was constructed as a private service and several of the adjacent businesses are connected to it. It is unknown by the City when the line was constructed. The line is not under City control and is not maintained by the City. The City is not sure if there are easements or agreements over the line. A condition has been added that an easement will be put on the plat to provide access to other property owners if they need to access this section of the line.





This is the section where an easement would be placed on the Plat of Subdivision.

    - Sanitary Sewer. Since the building is used for cold storage, it is unoccupied. The building does not require a bathroom so no sanitary sewer service needs to be extended for the existing use. The existing sanitary sewer main is in Route 176. In order to connect, the property owner would need to determine if the main could be extended to the property along Dearborn Court or if a private service could be extended. Either of these would be at the property owners' expense.



- Stormwater. Based on the GIS contours, existing stormwater flows toward Dearborn Court, with some potentially entering a structure in the driveway apron. That storm sewer ultimately drains south to Route 176. The site has been 100% impervious since the 1980s. The code states that if the impervious was existing prior to 2005 no additional stormwater detention would be required for redevelopment. There are no concerns related to stormwater.

- The PZC found that the petition did not meet the Findings of Facts for the following reasons:
  - Creating two non-conforming lots would not benefit health, safety, or orderly growth and development
  - Would not ensure proper landownership records
  - Does not meet the installation of public improvements for utilities.

The Planning and Zoning Commission recommended **denial (4-1)** of the petitioner's request.

If the city Council chooses to approve the petitioner's requests, the following conditions are recommended:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Aquino, received 05/09/25)
   B. Plat of Subdivision (Luco Surveying, dated 04/10/25, received 05/08/25)
   C. Plat of Survey (Luco Surveying, dated 04/10/25, received 05/08/25)

2. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.

3. **The petitioner shall provide an easement on the plat with easement certificate allowing access to the portion of the private water service across Lot 1 for the benefited properties. (added by Staff)**

Votes Required to Pass: A super majority vote (5 votes)

Acknowledgement Form

Regarding the Final Plat of Subdivision with Variations at 650 W. Terra Cotta Avenue, please check one of the choices and sign below.

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

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

  _____

  _____

Petitioner's Name: _____ Date: 6/24/2025
Signature

Recommended Conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Aquino, received 05/09/25)
   B. Plat of Subdivision (Luco Surveying, dated 04/10/25, received 05/08/25)
   C. Plat of Survey (Luco Surveying, dated 04/10/25, received 05/08/25)

2. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.

3. The petitioner shall provide an easement on the plat with easement certificate allowing access to the portion of the private water service across Lot 1 for the benefited properties.

PIQ Map
650 W. Terra Cotta Avenue



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION AND VARIATIONS FOR A TWO-LOT SUBDIVISION AT 650 W. TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-74) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Final Plat of Subdivision with Variations on Lot 1 from the minimum lot width of 100 feet to allow 51.23 feet, the minimum lot area of 20,000 square feet to allow 7,291 square feet, and hard-surface coverage of approximately 78% (existing) exceeding the maximum 65% and on Lot 2 from the minimum lot width of 100 feet to allow 83.57 feet (existing) and hard-surface coverage of approximately 92% (existing) exceeding the maximum 65% at 650 W. Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on May 30, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 18, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Plat of subdivision with Variations; and

WHEREAS, on June 18, 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 Plat of Subdivision and Variations be denied, as documented in the minutes, and

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

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

Section I: That a Final Plat of Subdivision and Variations at 650 W/ Terra Cotta Avenue (14-31-252-029), Crystal Lake, Illinois is hereby approved with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Aquino, received 05/09/25)
   B. Plat of Subdivision (Luco Surveying, dated 04/10/25, received 05/08/25)
   C. Plat of Survey (Luco Surveying, dated 04/10/25, received 05/08/25)

Draft

2. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.

3. The petitioner shall provide an easement on the plat with easement certificate allowing access to the portion of the private water service across Lot 1 for the benefited properties.

Section II: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Final Plat of Subdivisions with Variations in accordance with the provisions of this Ordinance, as provided by law.

Section III: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 1st day of July, 2025.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: July 1, 2025
Approved: July 1, 2025

Draft

#2025-74 Dearborn Subdivision
650 W. Terra Cotta Avenue Plat of Subdivision
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2025

Requests:

1. Final Plat of Subdivision for a two-lot subdivision with Variations.
2. Variations on Lot 1 from:
   a. Minimum Lot Width of 100 feet to allow 51.23 feet
   b. Minimum Lot Area of 20,000 square feet to allow 7,291 square feet
   c. Hard-Surface coverage of approximately 78% (existing) exceeding the maximum 65%
3. Variations on Lot 2 from:
   a. Minimum Lot Width of 100 feet to allow 83.57 feet (existing)
   b. Hard-Surface coverage of approximately 92% (existing) exceeding the maximum 65%

Location: 650 W. Terra Cotta Avenue

Acreage: Approximately 0.82 acres (35,750 square feet)

Existing Zoning: B-2 General Commercial

Surrounding Properties:

North:	W Watershed
South:	O Office
East:	B-2 General Commercial
West:	W Watershed

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is improved with two industrial buildings. The front building houses the 2 Froggy Jump play equipment and party supply rental. The back building is used for dry storage.
- The petitioner plans to subdivide the back building off to be sold as a separate property.

Development Analysis:

General

- Requests: A Final Plat of Subdivision for a two-lot subdivision with variations to lot area, lot width and hard-surface coverage.

- Zoning: The site is zoned B-2 General Commercial. These uses were annexed as-is and are permitted to continue.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Plat of Subdivision:
  - The existing parcel would be divided into two parcels, one for each building. The new lot 1 would need variations for Lot Area, Lot Width and Hard-Surface Coverage. Lot 2 requires variations for Lot Width and Hard-Surface Coverage.
  - All other improvements are existing with building and parking areas.

Findings of Fact:

Final Plat of Subdivision

The petitioner is requesting a Final Plat approval for two lots. Final Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
☐ *Meets* ☒ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
☒ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
☒ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☒ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☒ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☐ *Meets* ☒ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☐ *Meets* ☒ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☒ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order

to protect the general health, safety, and welfare of the City
☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future office, service, and retail development. The following goal is applicable to this request:

Land Use – Commerce

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

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

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Aquino, received 05/09/25)
   B. Plat of Subdivision (Luco Surveying, dated 04/10/25, received 05/08/25)
   C. Plat of Survey (Luco Surveying, dated 04/10/25, received 05/08/25)

2. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.

Application for Minor Subdivision Approval

Application Number: _____ **FOR OFFICE USE ONLY**

Development Name: _____

Date of Submission: _____

Date of Resubmission: _____

I. Applicant

Guadalupe Aquino	2 Froggy Jumps LLC
Name	Corporation

650 W Terra Cotta Ave

Street

Crystal Lake	Illinois	60014
City	State	Zip Code
Guadalupe Aquino	Owner	815-505-3359
Contact Person	Relationship to Owner	Telephone Number
n/a	2froggyjumps@gmail.com	
Fax Number	E-mail address	

II. Owner of Property

2 Froggy Jumps LLC

Name

650 W Terra Cotta Ave Crystal Lake IL 60014	815-505-3359
Address	Telephone Number

III. Development Team (if applicable)

Attorney	Telephone Number	Fax Number
Address		E-mail address
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
Engineer	Telephone Number	Fax Number
Jennifer (Luco Surveying)	(815)-526-3974	n/a
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: 650 W Terra Cotta Ave Crystal Lake IL 60014

   a. PIN #: 14-31-252-029

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): Existing commercial building with pole barn in rear
   Main Building has paved parking in front and gravel behind
   Pole barn has gravel parking in front

3. Existing Zoning: B2

4. Existing Land Use: Business

   a. Is there an existing home on the property? [ ] YES, Go to 4b. [x] NO

   b. Do you plan to demolish the home prior to plat approval? [ ] YES [x] NO

5. Site acreage: .82

6. Are you requesting a waiver from the requirement to:
   a. Install sidewalk [ ] YES [x] NO
   b. Burial of Aerial Utilities [ ] YES [x] NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.):

8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable): Request is to divide the back pole barn to it's own parcel and ownership to continue to be used as warehouse cold storage

V. 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.

Guadalupe Aquino 05/09/2025

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 (see page 9).

DISCLOSURE OF BENEFICIARIES

1. Applicant: 2 Froggy Jumps LLC
   Address: 650 W Terra Cotta Ave Crystal Lake IL 60014

2. Nature of Benefit sought: Minor Subdivision

3. Nature of Applicant (Please check one):
   a. Natural Person ☐ d. Trust/Trustee ☐
   b. Corporation ☐ e. Partnership ☐
   c. Land Trust/ Trustee ☐ f. Joint Venture ☐

4. If applicant is an entity other than described in Section3, briefly state the nature and characteristics of applicant:
   Single member LLC

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
   a. Guadalupe Aquino 100% ownership
   b. _____
   c. _____
   d. _____
   e. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
   Guadalupe Aquino
   5401 Winding Creek Dr McHenry IL 60050

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Guadalupe Aquino, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: _____

Subscribed and Sworn to before me this _____ day of _____, 200_.

_____

Notary Public

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 18, 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, commissioners, Jeff Greenman, Stacy Mason, Kathy Repholz, Al Skluzacek and Scott Smith were present. Commissioner Bill Gronow was absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell and Assistant City Planner Darrell Moore were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2025-74 – 650 W. TERRA COTTA AVENUE – FINAL PLAT OF SUBDIVISION AND VARIATIONS

Final Plat of Subdivision for a two-lot subdivision with Variations to the minimum lot width, minimum lot area and maximum hard-surface coverage.

Ms. Guadalupe Aquina was present to represent the petition. . She stated that she is seeking to get approval for a subdivision so that the rear portion of the property, which contains a storage building, can be sold off. No changes are proposed for the property. The variations being requested for lot width, lot area, and hard-surface coverage relate to existing nonconformities. She stated that she was only just made aware that there is a private water service line that runs under the storage building to the property to the north. She was unable to locate the title documents, but she believes the service line is likely documented in them.

Mr. Greenman opened the public hearing.

Mrs. Vicky Hughes and Mr. Howard Hughes, owners of 305/315 Dearborn Court, said they were okay with the subdivision. Their only concern was in regard to their water service, which runs through the subject property. They asked that any plats or documents to be drawn up show the location of the water service. Additionally, as they were told that they cannot connect to the City water and sewer via Dearborn, they want to be sure that this restriction also applies to the subject property.

Mr. Greenman closed the public hearing.

Staff provided a summary of the subdivision and why the variations were necessary.

Ms. Aquina said the use is cold storage now and would be sold as cold storage.

Mr. Smith said he appreciates their willingness to enhance the property. He has lots of questions about the utilities. It is one non-conforming lot now and it would be two non-conforming lots. He would like to see the engineering for the utilities and the easement document before he can make a decision.

Ms. Repholz said she does not have enough information on the request. She asked what would happen after this is sold. Ms. Aquina said the tenant renting this now would be purchasing it so nothing would change. Ms. Repholz said there are too many variations.

Mr. Skluzacek is not sure what they can do with this building after it is subdivided.

Ms. Mason agrees with these concerns.

Mr. Greenman said they have heard some of the concerns. They can provide additional information to the Council and he wants to ask the petitioner if they want a continuation or a vote on the request.

Mr. Smith noted that City Council can have a different opinion.

Staff asked for clarification on the questions the Commission had so staff can better assist the petitioner in answering those. Mr. Smith said the plat is complete. He would want to know if utilities could be extended. He would also like to know where detention is for the lots. He believes the plat impacts health, safety and welfare.

Mr. Smith made a motion to deny the petitioner's request for a Final Plat of Subdivision for a two-lot subdivision with Variations to the minimum lot width, minimum lot area and maximum hard-surface coverage.

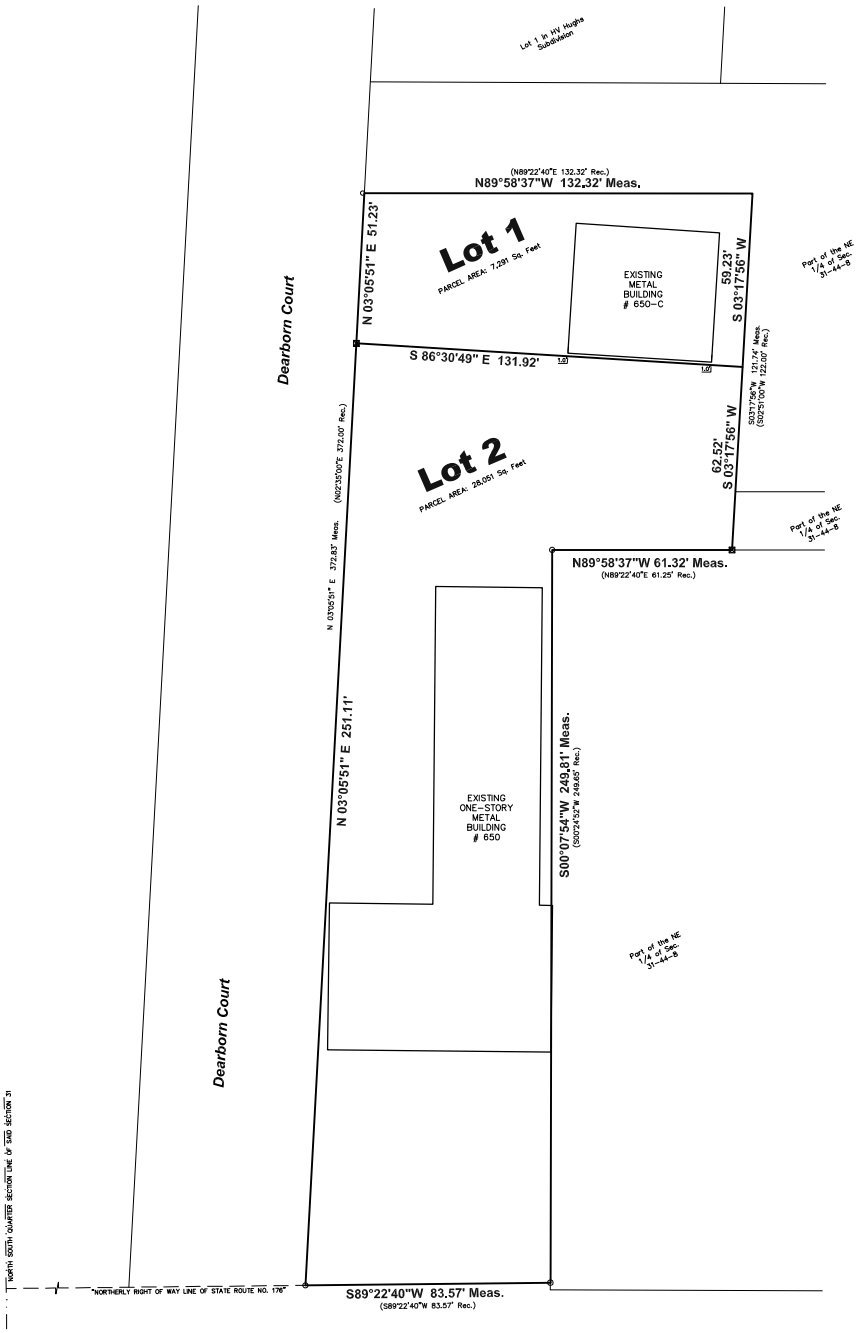
Mr. Skluzacek seconded the motion. On roll call, Members Mason, Skluzacek, Smith, and Greenman voted yes. Ms. Repholz voted no. Motion passed 4-1 (recommending denial).

Final Plat of
Dearborn Subdivision

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

LEGEND
- ○ FOUND IRON BAR
- ⊙ FOUND IRON PIPE
- ⊠ SET CONCRETE MONUMENT

THESE LOTS ARE CONTAINED WITHIN THE CRYSTAL LAKE WATERSHED AND MUST ADHERE TO ALL REQUIREMENTS OF THE CITY OF CRYSTAL LAKE FOR ANY FUTURE CHANGES OR IMPROVEMENTS.



Terra Cotta Avenue (IL Route 176)

Surveyor's Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }

This is to certify that I, Joaquin Camacho, have surveyed and subdivided the property as described and shown by the plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION 31 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 360.0 FEET (315.5 FEET ACCORDING TO SAID QUARTER SECTION LINE, AS REESTABLISHED PURSUANT TO MONUMENT RECORDED AS DOCUMENT NO. 863507) TO THE PLACE OF BEGINNING; THENCE NORTH 2 DEGREES, 35 MINUTES, 00 SECONDS EAST, 372.00 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST, 132.32 FEET; THENCE SOUTH 2 DEGREES, 51 MINUTES, 00 SECONDS WEST 122.00 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST 61.25 FEET; THENCE SOUTH 0 DEGREES, 24 MINUTES, 52 SECONDS EAST, 249.65 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 83.57 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

I further certify that that concrete monuments at opposing subdivision corners and 5/8" iron bars at all lot corners and point of change in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2005, 765ILCS 205/1)

I further certify that portions of the above described property are located in Zone "X" (Unshaded), as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panels 17111C0326J and 1711103273, both dated November 16, 2006.

I further certify that thus Subdivision lies within the corporate limits of the City of Crystal Lake, Illinois.

Given under my hand and seal this 2th Day of MAY, 2021.

JOAQUIN CAMACHO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2026

JOAQUIN E. CAMACHO — 35-4088 — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — CRYSTAL LAKE, IL

City Council Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }
Approved by the City Council of Crystal Lake, Illinois this _____day of _____, 20____, A.D.

_____
Mayor

_____
Attest: City Clerk

Owner's Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }
This is to certify that the undersigned,

_____ are the legal owners of a portion of land described on the plat hereon drawn and shown hereon as subdivided; that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the lots in this Subdivision lie within;
Crystal Lake Community Consolidated School District 47
Crystal Lake High School District 155

Seal(s) this _____ day of _____, A.D. 20____

_____ (Seal)

_____ (Seal)

Notary Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }
I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that,

_____ personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as,

_____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and notarial

seal, this _____day of _____, 20____,

_____ Notary Public

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 _____, 20____, this plat of subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

_____
Chairman

Notary Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that,

_____ personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as,

_____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and

notarial seal, this _____day of _____, 20____.

_____ Notary Public

County Clerk's Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }

I, _____, County Clerk in McHenry County, 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 attached plat. I further certify that I have received all statutory fees in connection with the plat.
Given under my hand and seal of the County at Woodstock, Illinois, this

_____day of _____, 20____, A.D.

_____
McHenry County Clerk

Recorder's Certificate

STATE OF ILLINOIS }
} SS
COUNTY OF McHENRY }

This instrument filed for record in the Recorder's office of McHenry County, Illinois on this _____day of _____, 20____, A.D. at _____o'clock ____M. and recorded as document number _____.

_____
McHenry County Recorder

This Plat presented for recording by:

_____

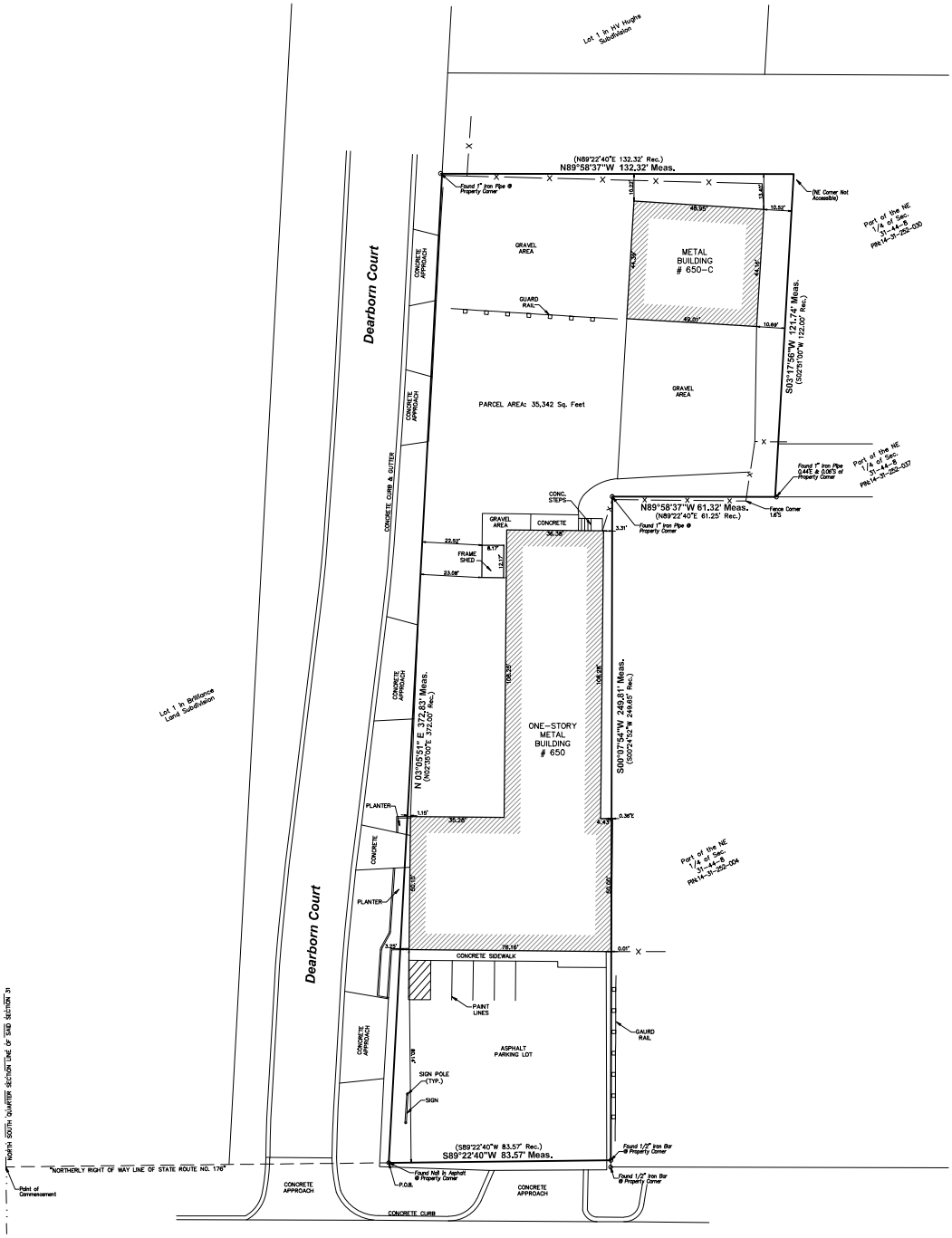
0' 20' 40' 60'

LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lay Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184.007092
Telephone: (815) 526-3974
E-mail: admin@lucosurveying.com

Common Address:	650 W. Terra Cotta Avenue, IL
PIN:	14-31-252-029
Job Number:	25-75228
Drafted By:	jac
Client:	2 Froggy Jumps
Field Work Completion:	4/10/2025
Revision:	

Plat of Survey

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION 31 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 360.0 FEET (315.5 FEET ACCORDING TO SAID QUARTER SECTION LINE, AS REESTABLISHED PURSUANT TO MONUMENT RECORDED AS DOCUMENT NO. 863507) TO THE PLACE OF BEGINNING; THENCE NORTH 2 DEGREES, 35 MINUTES, 00 SECONDS EAST, 372.00 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST, 132.32 FEET; THENCE SOUTH 2 DEGREES, 51 MINUTES, 00 SECONDS WEST 122.00 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST 61.25 FEET; THENCE SOUTH 0 DEGREES, 24 MINUTES, 52 SECONDS EAST, 249.65 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 83.57 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



Terra Cotta Avenue (IL Route 176)

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }
COUNTY OF MCHENRY } SS

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED APRIL 25, 2025
JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

JOAQUIN P. CAMACHO 35-4088 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CRYSTAL LAKE, IL

NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ALL BEARINGS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
- BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
- UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

0' 20' 40' 60'

LEGEND
- FOUND IRON PIPE/BAR
- SET IRON BAR
- PK NAIL
- "X" SCRIBED INTO SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- PLASTIC/VINYL FENCE

ABBREVIATIONS
PUE PUBLIC UTILITY EASEMENT
MUE MUNICIPAL UTILITY EASEMENT
VUE VILLAGE UTILITY EASEMENT
DE DRAINAGE EASEMENT
SE STORMWATER EASEMENT
BSL BUILDING SETBACK LINE
POC POINT OF COMMENCE
POB POINT OF BEGINNING
ROW RIGHT OF WAY

LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184-007092
Telephone: (815) 526-3974
E-mail: admin@lucosurveying.com

Common Address:	650 W. Terra Cotta Avenue, IL
PIN:	14-31-252-029
Job Number:	25-75228
Drafted By:	jac
Client:	2 Froggy Jumps
Field Work Completion:	4/10/2025
Revision:	

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: Bid Award – Fin Tube Radiator Control Valve Replacement

Staff Recommendation: Motion to award the bid for the Fin Tube Radiator (FTR) Control Valve Replacement project to the lowest responsive and responsible bidder, C. Acitelli Heating & Piping Contractors, Inc., and adopt a Resolution authorizing the City Manager to execute a contract with C. Acitelli Heating & Piping Contractors, Inc. in the amount of $48,000.00, 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, P.E., Director of Public Works and Engineering

---

Background:
The rooms along the exterior walls of the Municipal Complex are equipped with supplemental fin tube radiator (FTR) baseboard hot water heating units. The level of heat that the FTRs radiate is managed by control valves that are integrated into piping of the radiators and controlled by the building automation system (BAS) for climate control. These FTR control valves have reached the end of their service life, and many have failed, preventing proper control of the heating in the rooms along the exterior of the building. To address this, the valves must be replaced. This work needs to take place in the summer when the hot water heating system can be shut down.

On June 17, 2025, staff publicly opened and read aloud bids received for FTR Control Valve Replacement. The breakdown of bids is as follows:

Bidder	√ C. Acitelli Heating & Piping Contractors, Inc. Villa Park, IL	Roberts Environmental Control Corp. Tinley Park, IL
Bid Total	$48,000.00	$62,000.00

√ Indicates recommended lowest responsive and responsible bidder

Recommendation:
The Public Works Department has reviewed all bids received for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment, City staff recommends awarding the FTR Control Valve Replacement contract to the lowest responsive and responsible bidder, C. Acitelli Heating & Piping Contractors, Inc., in the amount of $48,000.00. The City has previously worked with C. Acitelli Heating & Piping Contractors, Inc. and has been satisfied with their service.

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The 2025 budget allocated $50,000 for this work.

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS the CITY has determined that the fin tube radiator (FTR) control valves in the Municipal Complex require replacement; and

WHEREAS the CITY received and publicly opened bids for FTR Control Valve Replacement on June 17, 2025; and

WHEREAS the lowest responsive and responsible bidder C. Acitelli Heating & Piping Contractors, Inc., Villa Park, Illinois.

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 a contract between the CITY OF CRYSTAL LAKE and C. Acitelli Heating & Piping Contractors, Inc. for FTR Control Valve Replacement in the bid amount of $48,000.00; 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 1st day of July, 2025.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

Draft

SEAL

ATTEST

_____

CITY CLERK

PASSED: July 1, 2025
APPROVED: July 1, 2025

Draft

THE CITY OF CRYSTAL LAKE

CONTRACT FOR THE

FTR CONTROL VALVE REPLACEMENT

BIDDER'S PROPOSAL

Full Name of Bidder C. Acitelli Heating & Piping Contractors, Inc. ("Bidder")

Principal Office Address 813 S Villa Avenue, Villa Park, IL 60181

Local Office Address 813 S Villa Avenue, Villa Park, IL 60181

Contact Person Charlie Acitelli Telephone 630-832-4645

Email charlie@acitelli.com

TO: The City of Crystal Lake ("Owner")
100 W. Woodstock Street
Crystal Lake, Illinois 60045

Attention: *Michael Wisinski – Public Works Manager*
SEALED BID: FTR Control Valve Replacement

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. _____, which are securely stapled to the end of this Bidder's Proposal [if none, write "NONE"] ("Bid Package").

Bidder acknowledges and agrees that all terms capitalized in this Bidder's Proposal shall have the meaning given to them in the documents included in the Bid Package.

1. **Work Proposal**

A. Contract and Work. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will contract with Owner, in the form of the Contract included in the Bid Package: (1) to provide, perform and complete at the site or sites described in the Bid Package ("Work Site") and in the manner described and specified in the Bid Package all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the FTR Control Valve Replacement; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith

SCHEDULE OF PRICES

A. LUMP SUM CONTRACT

For providing, performing, and completing all Work, the total Contract Price of:

Forty-eight thousand (in writing) **Dollars and** 00/100 (in writing) **Cents**

48,000 (in figures) **Dollars and** 00/100 (in figures) **Cents**

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract;

2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits are included in this Schedule of Prices; and

4. All costs, royalties, and fees arising from the use on, or the incorporation into, the Work of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions are included in this Schedule of Prices.

All claim or right to dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: Bid Award – Public Works Garage Floor Replacement – Phase 3 – South Street Division Bay

Staff Recommendation: Motion to award the bid for the Public Works Garage Floor Replacement–Phase 3 – South Street Division Bay to the lowest responsive and responsible bidder, Carmichael Construction, Inc., and adopt a Resolution authorizing the City Manager to execute a contract with Carmichael Construction, Inc. in the amount of $327,600.00, 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, P.E., Director of Public Works and Engineering

---

Background:
The Public Works garage floor has reached the end of its service life and requires replacement. Areas of the floor continue to crack and break apart, creating cavities in the surface. These breaks pose tripping hazards and require regular corrective maintenance to ensure a safe working environment for employees.

Due to the garage's size and its constant use by Public Works employees and equipment, the project has been divided into multiple phases spread out over several years. This year marks the third phase, focusing on the floor in the southernmost Street Division bay. The project will include removing and replacing the existing floor, along with striping walking lanes and parking spots on the new surface.

The City of Crystal Lake publically opened and read the bids on June 6, 2025. There were 2 responsive bids and 3 non-responsive bids. The bid results are summarized as follows:

Bidder	AK Plumbing of IL, Inc. Wood Dale, IL	Finished Concrete Algonquin, IL	Bee Liner Lean Services, Inc. Bridgeview, IL	√ Carmichael Construction, Inc. Marengo, IL	Honch Concrete, LLC Barrington Hills, IL
Bid Total	$155,000.00	$182,971.00	$195,000.00	$327,600.00	$374,639.00

√ Indicates recommended lowest responsive and responsible bidder

The specifications for this project require that the contractor perform, with the contractor's own organization, work amounting to not less than 50 percent of the total contract cost. This requirement ensures that the contractor has the experience, equipment, and financial capability to complete the project work. Multiple attempts were made by City staff and the City's consultant, Wold Architects and Engineers, to contact the three lowest bidders to request a cost breakdown and scope review of the project. However, all three failed to adequately respond, preventing the City from properly evaluating their bids. As a result, the bids were rejected as non-responsive due to the contractors' failure to address inquiries and provide a cost breakdown demonstrating compliance with the above specification.

Recommendation:

Staff and the City's consultant, Wold Architects and Engineers, have reviewed the bids received for completeness and accuracy in accordance with the Invitation to Bid document. City staff recommend awarding the Public Works Garage Floor Replacement – Phase 3 – South Street Division Bay contract to the lowest responsive and responsible bidder, Carmichael Construction, Inc., in the amount of $327,600.00. Carmichael Construction, Inc. meets all of the City's requirements and has previously worked with the City.

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The 2025 budget allocated $500,000 for this work.

Votes Required to Pass:

Simple majority vote

RESOLUTION

WHEREAS the floor of the Public Works garage has reached the end of its service life and requires replacement; and

WHEREAS the CITY advertised, received and publicly opened the bids for the Public Works Garage Floor Replacement –Phase 3 – South Street Bay project on June 6, 2025; and

WHEREAS the lowest responsive and responsible bidder is Carmichael Construction, Inc.

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 a contract between the CITY OF CRYSTAL LAKE and Carmichael Construction, Inc. for the Public Works Garage Floor Replacement – Phase 3 – South Street Bay project in the bid amount of $327,600.00; 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 1st day of July, 2025.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: July 1, 2025
APPROVED: July 1, 2025

Draft

CONTRACT FOR THE

PUBLIC WORKS GARAGE FLOOR REPLACEMENT - PHASE III

SOUTH STREET BAY

BIDDER'S PROPOSAL

Full Name of Bidder Carmichael Construction ("Bidder")

Principal Office Address 1080 E Grant Highway Marengo, IL 60152

Local Office Address 1080 E Grant Highway Marengo IL 60152

Contact Person Jim Carmichael Telephone 815-568-8337

TO: The City of Crystal Lake ("Owner")
100 W. Woodstock Street
Crystal Lake, Illinois 60045

Attention: Michael Wisinski – Public Works Manager
SEALED BID: Public Works Garage Floor Replacement - South Street Bay

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. 1-2, which are securely stapled to the end of this Bidder's Proposal [if none, write "NONE"] ("Bid Package").

Bidder acknowledges and agrees that all terms capitalized in this Bidder's Proposal shall have the meaning given to them in the documents included in the Bid Package.

1. **Work Proposal**

A. Contract and Work. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will contract with Owner, in the form of the Contract included in the Bid Package: (1) to provide, perform and complete at the site or sites described in the Bid Package ("Work Site") and in the manner described and specified in the Bid Package all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the Public Works Garage Floor Replacement - South Street Bay; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract included in the Bid Package; (3) to procure and furnish all Bonds and all certificates and policies of insurance specified in the Bid Package; (4) to pay all applicable federal, state and local taxes;
{00028684 2}

SCHEDULE OF PRICES

A. LUMP SUM CONTRACT

SCHEDULE OF ALLOWANCES

1. **Allowance No. 1:** Include the stipulated sum of $10,000 as an Owner's general project allowance.

Base Bid	$ 317,600.00
Allowance No. 1	$10,000.00

For providing, performing, and completing all Work, the total Contract Price of:

Three Hundred Twenty Seven Thousand Six Hundred (in writing) Dollars and Zero (in writing) Cents

$ 327,600 (in figures) Dollars and 00 (in figures) Cents

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract;

2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions,

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: Purchase of Leased City Vehicles

Staff recommendation: Motion to adopt a Resolution authorizing the City Manager to execute agreements to purchase City vehicles leased through Enterprise Fleet Management for an amount not to exceed 10% over the listed reduced book value plus contractual fees

Staff Contact: Jodie Hartman, Director of Finance
Adam Orton, Assistant Finance Director

Background:
On January 16, 2024, the City Council adopted a resolution authorizing the extension of the Vehicle Leasing and Replacement Program (VLR Program) with Enterprise Fleet Management, Inc. (EFM) for the leasing of City vehicles. This extension allows the City the flexibility to evaluate each vehicle acquisition to determine the most advantageous financing mechanism for acquiring vehicles whether leasing or purchasing.

The City originally authorized the vehicle leasing program as a financing mechanism to rotate vehicles in and out of the City's fleet on a set schedule keeping the quality of the fleet high and its maintenance costs low. With the leasing program having been in place for over six years, many of the City's leased vehicles have passed or are approaching the end of their initial lease terms.

Despite reaching the end of their lease terms, certain of these leased vehicles remain in good operating condition. The City has the option to purchase leased vehicles that have reached the end of their lease term from EFM at the vehicle's reduced book value plus contractual end of lease fees. The City currently has twenty-eight (28) leased vehicles that will reach the end of their lease terms in 2025. Of these, the Public Works Department is recommending the purchase of twenty-three (23) vehicles while the remaining vehicles will be returned to EFM. By purchasing these lease vehicles, the City would retain the flexibility of when to replace these vehicles in its fleet as well as achieve cost savings through the elimination of interest payments and management fees.

The following twenty-three (23) vehicles are recommended for purchase within this fiscal year. Each vehicle will reach the end of its lease term in FY2025. Vehicles that have not yet reached the end of their lease term will be purchased at lease expiration.

Department	Vehicle Type	Vehicle	Lease Unit	Reduced Book Value
Engineering	Engineering Pickup	49	23HMKF	$7,266.00
Fire Rescue	Transit Cargo Van	330	23C56Q	$13,159.00
Fire Rescue	Interceptor Utility	302	239SDC	$9,352.00
Fire Rescue	Pickup Truck	334	23LRFW	$12,429.00
Police	Chief Car	1001	23XT5S	$6,549.00
Streets	Plow Truck	406	238S3X	$33,907.00
Streets	Plow Truck	407	238S53	$33,907.00
Streets	Plow Truck	414	238S58	$33,907.00
Streets	Plow Truck	415	238S66	$33,907.00
Streets	Plow Truck	417	238S6J	$33,907.00
Streets	Plow Truck	433	238S6Q	$33,907.00
Streets	Plow Truck	403	238S83	$37,507.00
Streets	Plow Truck	411	238S87	$33,957.00
Streets	Plow Truck	416	238S89	$34,194.00
Streets	Plow Truck	434	238S7S	$40,530.00
Streets	Aerial Truck	409	23BHRX	$13,342.00
Wastewater	Pickup Truck	709	23JL5J	$13,688.00
Water	SUV	501	23C54J	$6,070.00
Water	Light/Med Duty Truck	540	235H7N	$17,506.00
Wastewater	VAC Truck	611	238S4H	$58,704.00
Water	Transit Cargo Van	541	23G5V5	$8,745.00
Water	Transit Cargo Van	539	23HHG6	$10,089.00
Water	Ford F-350	542	23JL8L	$11,498.00
			Total:	**$538,027.00**

The five vehicles that are not being purchased are police vehicles that have met or exceeded their recommended service life and will be returned to EFM per their lease agreements. One of these vehicles was also experiencing significant maintenance issues as well.

Recommendation:

Since the reduced book value of a vehicle can change due to the timing of monthly lease payments, Staff recommends the adoption of a resolution authorizing the City Manager to execute agreements to purchase City vehicles leased through Enterprise Fleet Management for an amount not to exceed 10% over the above listed reduced book value plus contractual fees.

Votes Required to Pass:

Simple majority

Res.

R E S O L U T I O N

WHEREAS on January 16, 2024, the City Council authorized the extension of the City's participation in the Vehicle Leasing and Replacement Program (VLR Program) with Enterprise Fleet Management, Inc.; and

WHEREAS, many of the City's leased vehicles have reached the end of their initial lease term and remain in good operating condition; and

WHEREAS, the City has the option to purchase its leased vehicles for their reduced book values plus contractual end of lease fees; and

WHEREAS, the purchase of leased vehicles at the end of their initial lease term would eliminate the monthly interest payments and management fees; and

WHEREAS, the reduced book value of a vehicle can change due to the timing of monthly lease payments.

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 City Manager is hereby authorized to execute agreements to purchase the City vehicles leased through Enterprise Fleet Management and described in the list below for an amount not to exceed 10% over the below listed reduced book value, plus contractual fees.

Draft

Department	Vehicle Type	Vehicle	Lease Unit	Reduced Book Value
Engineering	Engineering Pickup	49	23HMKF	$7,266.00
Fire Rescue	Transit Cargo Van	330	23C56Q	$13,159.00
Fire Rescue	Interceptor Utility	302	239SDC	$9,352.00
Fire Rescue	Pickup Truck	334	23LRFW	$12,429.00
Police	Chief Car	1001	23XT5S	$6,549.00
Streets	Plow Truck	406	238S3X	$33,907.00
Streets	Plow Truck	407	238S53	$33,907.00
Streets	Plow Truck	414	238S58	$33,907.00
Streets	Plow Truck	415	238S66	$33,907.00
Streets	Plow Truck	417	238S6J	$33,907.00
Streets	Plow Truck	433	238S6Q	$33,907.00
Streets	Plow Truck	403	238S83	$37,507.00
Streets	Plow Truck	411	238S87	$33,957.00
Streets	Plow Truck	416	238S89	$34,194.00
Streets	Plow Truck	434	238S7S	$40,530.00
Streets	Aerial Truck	409	23BHRX	$13,342.00
Wastewater	Pickup Truck	709	23JL5J	$13,688.00
Water	SUV	501	23C54J	$6,070.00
Water	Light/Med Duty Truck	540	235H7N	$17,506.00
Wastewater	VAC Truck	611	238S4H	$58,704.00
Water	Transit Cargo Van	541	23G5V5	$8,745.00
Water	Transit Cargo Van	539	23HHG6	$10,089.00
Water	Ford F-350	542	23JL8L	$11,498.00
			Total:	**$538,027.00**

Draft

DATED this 1st day of July, 2025.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: July 1, 2025
APPROVED: July 1, 2025

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: July 1, 2025

Item: Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake

Staff recommendation: Discussion Only

Contact: Mayor Haig Haleblian

Background:
As the City Council may recall, the Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake was approved by the City Council at the September 19, 2023 City Council meeting.

Attached are documents related to the approval and the Lake Safety Agreement between the City and the Village of Lakewood.

Recommendation:
Discussion Only

INTERGOVERNMENTAL AGREEMENT REGARDING LAKE SAFETY AND ECOLOGY FEES FOR USERS OF CRYSTAL LAKE

WHEREAS, for many years, the City of Crystal Lake ("City") and the Village of Lakewood ("Village") have had in place an Intergovernmental Agreement (the "Original IGA") regarding lake safety upon Crystal Lake ("Lake") and have annually approved budgets as a method of financing Lake safety;

WHEREAS, the City and Village have adopted identical ordinances regarding Lake safety and enforcement that reflect certain Illinois State statutes regulating boating activities on the Lake;

WHEREAS, the City and Village, along with the Crystal Lake Park District ("Park District") have been approached by the Lake Advisory Committee with a plan to address invasive plant species and ecology relative to the Lake;

WHEREAS, the City, Village and Park District desire to enter into this agreement (the "Agreement") in order to address and improve the ecology of the Lake for the users and residents of their respective units of local government;

WHEREAS, the Park District's participation in this Agreement is for Lake ecology, and collection and disbursement of Lake usage fees;

WHEREAS, the parties are authorized to enter into this Agreement pursuant to the Illinois Compiled Statutes and by Article VII, Section 10 of the Illinois Constitution of 1970.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Recitals. The above stated recitals are incorporated into this Agreement by this reference.

2. Lake Usage Fees. Each motorized and non-motorized watercraft operating on the Lake shall display a Lake usage decal. The Park District shall be solely responsible for selling the Lake usage decals and collecting and disbursing the revenue therefrom. The Village shall enforce the requirement for watercraft to display a Lake usage decal. The initial cost of Lake usage decals shall be as follows:

2024 Proposed Crystal Lake Boat Decal Fee Table					
	Non-Motorized	0-39 HP	40-99 HP	100-199HP	200 + HP*
Lake Safety Fee	$20	$30	$30	$30	$30
Lake Ecology Fee	N/A	$20	$45	$95	$170
TOTAL FEE	**$20**	**$50**	**$75**	**$125**	**$200**

*Unspecified Horsepower (HP) will pay the 200+HP fee

Lake usage decal costs may be modified from year to year by written concurrence of the City, Village

and Park District without otherwise amending this Agreement.

3. Use of Funds.

A. The Lake Safety Fee shall be used to administer and pay for the Lake safety patrol and enforcement upon the Lake in accordance with the terms and conditions approved by the City and Village in accordance with the Original IGA. The Park District shall distribute the Lake Safety Fee received by it to the Village at least monthly along with an accounting sufficient to identify the fees collected.

B. The Lake Ecology Fee shall be held by the Park District and restricted for use for the Lake ecology purposes and pursuant to the terms of this Agreement

4. Lake Ecology Purposes. The Park District may use funds received as the Lake Ecology Fee for purposes of maintaining and improving the health of the Lake, limited to:

- **Consultants:** The costs of Lake ecology consultants, as they relate to supplemental and enhanced weed treatment and harvesting.
- **Weed Harvester**: Harvesting conducted by the Park District using a harvester owned by the Park District.
- **Direct Treatment of Milfoil and other Invasive Weed Species ("Weeds")**: Treatments applied by authorized specialists in varying areas of the Lake as needed based on plans developed by the Park District.

(Collectively, the "Lake Ecology Activities.") The Park District's receipt and use of the Lake Ecology Fee are subject to the Park District continuing to budget for and fund activities relating to ongoing monitoring and management programs, special technical studies, and special management and capital improvement activities relating to the Lake (the "Ongoing Lake Activities") in an annual amount of not less than $67,000.00, unless otherwise approved in writing by the City and Village. It is intended that the additional revenue from the Lake Ecology fee are to be used for the Lake Ecology Activities and not offset costs for the Park District's Ongoing Lake Activities.

5. Accounting For Use of Ecology Fees and Distribution at the End of the Term. No later than October 1 of each year, the Park District shall provide an accounting with respect to the Lake Ecology Fees receipts, use thereof, and fund balance, as well as the Ongoing Lake Activities to the City and Village. At the termination of this Agreement, the fund balance remaining, if any, of the Lake Ecology Fees received by the Park District shall disbursed to the Village for the Lake Safety Fund.

6. Term. The initial term of this Agreement shall begin on the date the last of the parties hereto approves it and shall end on December 31, 2024. The term of this Agreement shall automatically renew on January 1 of each year thereafter, and run until December 31st each year, unless any party hereto gives written notice no later than November 1 of the then current term that the Agreement will terminate at the end of the then current term.

7. No Third Party Beneficiaries. This Agreement is not intended to create any rights or

benefits in or to any third parties and is entered into solely for the benefit of the City, Village and Park District.

8. Amendment. This Agreement may be amended at any time upon the mutual written agreement of the City, Village and Park District.

9. Governing Law. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois.

10. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, which, when taken together shall constitute one document. Facsimile and emailed copies of this Agreement bearing the signatures of the representatives of the parties shall be construed as original versions of this Agreement.

CITY OF CRYSTAL LAKE, an Illinois municipal corporation

By: _____
Mayor Haig Haleblian

ATTEST:

Nick Kachiroubas by Nicole Hammonds, Deputy City Clerk
City Clerk Nick Kachiroubas

Dated: September 20, 2023

VILLAGE OF LAKEWOOD, an Illinois municipal corporation

By: _____
President David Stavrou

ATTEST:

_____
Village Clerk Jeanette Lobaugh

Dated: September 26 2023

CRYSTAL LAKE PARK DISTRICT, an Illinois park district

By: _____
Eric Anderson, President

ATTEST:

_____
Jason Herbster, Secretary

Dated: September 21, 2023

{00031096 4}

Councilwoman Smith asked for clarification on the changes to massage establishments. Ms. Cowlin explained requirements were not changed, but staff would review applications for a Limited Use Permit. If an applicant cannot meet requirements, they would need to go through the formal approval process for PZC and City Council approval.

Councilwoman Brady moved to approve the Planning and Zoning Commission (PZC) recommended approval to allow the UDO text amendments, with the additional language "if it does not change the character of the PUD" to Article 4-500.E.2.i. Councilmember Montford seconded the motion. On roll call, all present voted yes. Motion passed.

21. Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake

Crystal Lake Park District Executive Director Jason Herbster and Gregg Kobelinski member of the Lake Ecology Advisory Committee thanked the City Council for reconsideration of this issue.

Mr. Kobelinski provided an overview of the agreement, and added that the Park District has purchased a weed harvester, which has been working out on the lake. He said in addition, last year a treatment was completed to eliminate an invasive species of milfoil. The agreement would help continue the efforts to control weed growth in the lake.

Mayor Haleblian asked if anyone in the public wished to comment on the petitioner's request. No one wished to speak.

Councilwoman Brady said she supports the Crystal Lake Park District. She read a statement explaining the charge of the Park District to maintain all parks and properties, including the lake. She said weeds would exist on the lake even if there were no boating and that she feels it is a taxpayer issue.

Councilwoman Brady does not understand how the lake is separated out from maintenance of other Park District facilities, and cleaning the lake would take a very small percentage of the Park District budget to do so. She said it should be a taxpayer issue, not an additional cost added onto the cost of stickers for use of the lake.

Councilman Philpot said he feels the Park District has shown that they are willing to contribute funds to maintain the cleanliness of the lake and because of this; he can support the agreement, even if for a limited time.

Councilwoman Smith said but for the stress of the larger boats, too large for the size of Crystal Lake, and the amount of the water stirred up to create a wake cause a drastic increase in the amount of weeds. She said the paddle boarders and swimmers are not adding to the amount of weeds.

Councilwoman Smith said the several area communities have higher sticker prices and she does not have an issue with increasing the cost of the stickers, as the agreement allows for documentation of how funds are being spent on weed control.

Councilman Hopkins asked if the Park District would handle the administration and sale of stickers under this agreement. Mr. Herbster said yes.

Councilman Hopkins said he was willing to try the agreement, and the agreement can be revisited.

Councilman Hubbard said he struggles with the idea. He said he does not feel this is the appropriate source of revenue, and the Park District has a responsibility to maintain the lake that they are not keeping up with, they are not making an effort.

That being said, Councilman Hubbard said he can support trying the agreement, but does not want funding to be used for anything else.

Councilwoman Montford shares the concern of the other Councilmembers as to why the Park District is not paying for the entire cost of maintaining the lake. She said she has never received an answer to the question.

Councilwoman Brady also asked for an answer to that question.

Mr. Herbster explained the business model of the Park District, with revenues from two sources, user fees for cost recovery and taxes. He provided examples of tournaments at Lippold Park, a markup on dance programs to help avoid costs to taxpayers. He said this IGA is a similar means to recover costs from those using the lake.

Councilmember Brady asked it is such a small amount; the Park District cannot afford to pay the fee once a year. Mr. Herbster said the Park District could, but the funds would be taken from somewhere else.

Councilwoman Brady said the lack of weed control is damaging the lake, which is shallow. She said the weed harvester helps eliminate weeds on the surface but does not get rid of weeds from the bottom of the lake, so the problem continues.

Mr. Herbster said the goal is to strike a balance for users of the lake. The harvester skims the top of the lake and cleans them up.

Councilwoman Brady said there would always be weeds in the lake due to the nature of Crystal Lake.

Councilwoman Smith asked what the Park District's annual budget is and how much is budgeted for lake ecology. Mr. Herbster said $16 million and that between $65,000 and $100,000 is budgeted for lake ecology based on the recommendation of the lake consultant.

Councilwoman Smith said the number of boat launches and the number of boats. The funds would be dedicated for this. She said she spoke with 77 residents who use boats on the lake, and they have said it has been expected for some time. The issue is to find a balance between what happens naturally as opposed to invasive species being brought in by boats and other vessels.

Mr. Kobelinski said Hey and Associates have said that there will always be an invasive species of some kind at the lake. The need will always be there.

Mr. Kobelinski said all of the associations around the lake support this change.

Mr. Herbster said there would be upset users, but hopefully a marketing campaign will help educate users.

Councilwoman Montford thanked Mr. Herbster for the information. She agrees with Councilwoman Smith that the large boats belong on Lake Geneva, not Crystal Lake, and there needs to be an education campaign about how and where to operate on the lake.

Mayor Haleblian said this issue is about responsibility, and that all boaters he had spoken to have no issue with it. He said he has no problem with it as long as funds are separated out for lake ecology and there is an accountability reported to the City as to what is spent and where funds are going.

Councilwoman Brady said the harvester was purchased after this last time the agreement is considered. Mr. Herbster said the Park Board decided to move forward and this was an unbudgeted expense.

She asked if a cost analysis was done about contracting out versus in-house work. Mr. Herbster said one was completed and it is cheaper to do harvesting in-house.

Councilwoman Brady and Councilman Hubbard said the agreement should not be used to pay for the cost of the harvester.

Councilman Hubbard said it is a principle issue.

Mr. Herbster said the Committee has developed this proposal as a means to collect funds to take care of the lake. Mr. Herbster said the funds spent so far were surplus, which will not go on forever, and this mechanism is a means to do so.

Councilman Philpot moved to adopt a Resolution approving the Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for users of Crystal Lake. Councilwoman Smith seconded the motion.

Councilman Hubbard asked for clarification that the agreement would not be covering funds already being spent on lake ecology, including the harvester.

Councilman Philpot said that is not correct. Councilman Hubbard said he does not support this.

Mr. Herbster explained that there are funds for ongoing lake ecology activities such as monitoring, testing and others ($67,000), and then there are fees for other activities including treatment and harvesting.

City Manager Helm said the agreement-designated activities (testing, monitoring, consultant fees) are in one category and the harvesting and treatment in another, which would be covered by the agreement.

Councilman Hopkins asked for clarification regarding the annual review of the agreement.

Councilman Philpot stated this is included in the agreement.

On roll call, Mayor Haleblian and Councilmembers Smith, Philpot, Hopkins and Montford voted yes. Councilmembers Brady and Hubbard voted no. Motion passed.

22. Hotel Tax Funding Guidelines Consideration

Finance Director Jodie Hartman provided an overview of the proposed changes to the Hotel/Motel Tax Program Guidelines.

Based on discussions at the September 5, 2023 City Council meeting, the following changes have been made to the proposed guidelines.

- The requirement that only Crystal Lake based organizations may be eligible was removed, and was replaced with Crystal Lake based projects will be given priority funding. In addition, "The City reserves the right to allocate some or all of the tax to other uses, including grants for agencies promoting tourism within Crystal Lake, public art installations or other items as deemed appropriate."
- City reserves the right to withhold Funding disbursement to any organization with amounts due the City in arrears until the organization is current on all outstanding amounts.

Ms. Hartman reviewed the changes to the program to allow for applications from for-profit businesses, with additional restrictions. For-profit entities must prove the generation of hotel tax stays through confirmation from a hotel/motel in Crystal Lake, and would be limited to the amount of funds received to the amount of hotel tax funds generated. She outlined that requirement of funding is not to be used for capital equipment remains in this draft.

Councilwoman Montford said she would recommend removing the requirement of not allowing for funding of capital equipment from the guidelines. She said she was happy to see the program being opened up to for-profit entities, but did not think the requirement of proving hotel stays is feasible. She suggested that there was possibly another way to determine who was attending events.

Councilwoman Montford mentioned it should not be so cumbersome for the Quarry Cable Park, which is a regional tourist attraction used in the City's marketing brochures, or other such businesses which bring people to Crystal Lake.

Mayor Haleblian asked if there was anyone in the public who wished to speak on the request. No one wished to speak.

Councilman Philpot said he was generally okay with the guidelines as presented, and is okay with additional requirements for-profit businesses receiving funds. He said a little added responsibility is a good thing, and prefers funds go toward specific events.

INTERGOVERNMENTAL AGREEMENT FOR ENFORCEMENT AND SAFETY PATROL UPON CRYSTAL LAKE

WHEREAS, the CITY OF CRYSTAL LAKE ("City") and the VILLAGE OF LAKEWOOD ("Village") desire to enforce lake safety upon Crystal Lake ("Lake"); and

WHEREAS, the City and the Village have each adopted identical ordinances attached as Exhibits "A" and "B", respectively ("Ordinance" or "Ordinances"), and

WHEREAS, certain Illinois State statutes exist that regulate boating activities on the Lake; and

WHEREAS, the policing bodies of the City and the Village, or their designated agents, both individually and in cooperation, all have the authority to enforce said State statutes and municipal ordinances; and

WHEREAS, the Lake constitutes a "Police District" under the law of the State of Illinois entitling either municipality or their agents to enter upon the entire Lake to protect the health, safety and welfare of their respective citizenries; and

WHEREAS, the City and the Village are authorized to enter into this Agreement pursuant to the Illinois Compiled Statutes and by Article VII, Section 10 of the 1970 Constitution of the State of Illinois.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

A. Definitions

1. "Municipalities" shall mean the City of Crystal Lake and the Village of Lakewood.

2. "Staff" shall mean the City of Crystal Lake and Village of Lakewood Staffs.

B. Ordinances. Each party agrees to keep the ordinances, identified as Exhibits A and B, in effect for the term of this Agreement and not amend same without the agreement of the other party.

C. Lake Staff.

1. The staff shall be as established by the Village Administrator and the City Manager in accordance with the terms of this Agreement in order to carry out the purposes of this Agreement and, where applicable, the provisions of the Ordinances attached as Exhibit "A" and "B".

2. Staff shall:

(a) The City shall be responsible for the sale of lake usage decals and all monies received from sales of stickers shall be deposited by the City into a joint account with the Village of Lakewood with an accounting of all revenue received every two weeks between March 1 and October 1.

(b) The Village shall proposed an operating budget by March 1 of each year which shall be subject to the approval of the Village Board and the City Council no later than April 1 of each year.

(c) The Village shall be responsible for establishing a lake use and decal program to provide funding for the entire annual budgeted amount. The lake use and decal budget shall be submitted to the municipalities prior to February 1 of each year.

(d) The Village shall establish an on-water lake safety and enforcement patrol including, but not limited to, procurement of the patrol boat and other necessary equipment, providing for a boat docking facility or facilities, location and maintenance of buoys/markers, the depths

and locations pursuant to the requirements as outlined in Exhibits A and B, and the purchase or rental of equipment necessary for the proper operation of the on-water lake safety program including the establishment of a program for normal equipment maintenance.

(e) By December 31 each year the Village shall furnish to the City an annual report of acts and doings which shall include, but not be limited to, an accurate accounting of the total itemized expenses, total patrol hours and number and type of tickets issued with their disposition.

(f) The City Manager and the Village Administrator shall review the reports of the monthly receipts and expenditures prepared by the City and Village during April through September and shall consolidate all months into an annual report to be submitted to the Village Board and City Council prior to February 1 of each year.

(g) Purchase or rent equipment as approved by the municipalities and establish a program for normal maintenance of equipment.

(h) Locate and maintain buoys/markers at depths and locations pursuant to the requirements, as outlined in Exhibits A and B.

(i) Furnish to the municipalities by February 28th of each year an annual report of acts and doings which shall include, but not be limited to, an accurate accounting of:

(1) Total revenues by source;

(2) Total itemized expenses;

(3) Total patrol hours; and

(4) Tickets issued.

D. Lake Patrol Officers.

1. Shall be sworn police officers of the Village or other qualified persons provided that the hiring of any police officers pursuant to this Agreement shall be subject to the rules and regulations of the Village.

2. Contract costs for services of lake patrol officers shall be paid directly from Lake Safety funds.

3. Lake patrol officers shall conduct and document patrol activities as directed by the Lakewood Staff within the limits of approved budgeted funding.

4. Scheduled boat patrolling activities shall begin Memorial Day and extend through Labor Day.

5. A "24 hour" on-call service shall be coordinated with both municipal police departments.

6. Prosecution of violations shall be through the municipality issuing the citation. The resulting revenue, less prosecution expenses, is to be directed to the Staff as income.

7. Lake patrol officers participating in scheduled patrol activities and regular municipal police officers have the authority to enforce the Ordinances enacted by the municipalities pursuant to this Agreement, as well as the State boating laws regarding safe boating practices throughout the waters of the Lake, regardless of which municipality they represent and regardless of which municipal jurisdiction violations occur.

8. Lakewood Staff shall develop and implement guidelines for lake patrol officers and scheduling lake patrol officers.

E. Funding.

1. The Lake Safety Patrol will be self-supporting.

2. Emergency loans for equipment acquisition, etc. may only be undertaken upon the joint approval of the City and Village. This provision does not preclude the Staff, with the approval of the municipalities, from arranging for private funding.

F. Ownership and Disposition of Assets.

1. Upon termination of this Agreement, unless some other provision is made, the property and facilities established, operated and maintained under this Agreement shall be owned legally by the City and Village equally as tenants in common.

2. Upon termination of this Agreement, all property shall be sold and the proceeds of such sales shall be distributed to the City and the Village on a percentage basis based upon the number of stickers sold to Lakewood and Crystal Lake residents. In addition, the percentage applicable to Park District residents situated outside of the corporate limits of the Village and City would be shared by the City and Village equally.

G. Event Scheduling. Any group or organization planning an event to take place on the Lake is required to schedule the event with the Staff in advance to avoid conflicts and to comply with any requirements established by the Village Board and the City Council regarding control, safety and cleanup. Nothing contained in this paragraph shall supersede the provisions of statutory authority or any ordinance of the municipalities.

H. The City agrees to save and hold harmless the Village and the Village agrees to save and hold harmless the City from any and all claims, demands, causes of action, litigation or liability related to damages to each other or any third parties or property of third parties by reason of the exercise of their individual duties and responsibilities set forth in this Agreement.

I. Terms.

1. This Agreement shall remain in effect for a term beginning February 1, 1996, and ending December 31, 1996. If neither of the parties give notice by November 1 of each year of its intent to terminate this Agreement, then this Agreement shall be automatically renewed for the following year.

2. This Agreement may be amended, except as otherwise stated herein, at any time upon the mutual written agreement of the City and Village.

J. Severability. The Agreement must be approved in total, and, if any provision herein is not approved, then the entire Agreement shall be null and void.

K. Effective Date. This Agreement shall be effective and program established when executed by the City and Village.

K. Governing Law. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois.

CITY OF CRYSTAL LAKE, an Illinois municipal,

By: _____
MAYOR

ATTEST:

_____
CITY CLERK

VILLAGE OF LAKEWOOD, an Illinois municipal corporation,

By: _____
PRESIDENT

ATTEST:

_____
VILLAGE CLERK

Ord. No. 3875

EXHIBIT A

File No. 244

ORDINANCE

WHEREAS, the CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation, has entered into an Intergovernmental Agreement with the VILLAGE OF LAKEWOOD to enforce the provisions of the Boat Registration and Safety Act, Illinois Compiled Statutes, Chapter 625 Act 45; and

WHEREAS, the provisions of the Boat Registration and Safety Act allow political subdivisions of the State of Illinois to impose additional regulations upon water areas within the jurisdiction of the political subdivisions not inconsistent with state law; and

WHEREAS, representatives of the CITY OF CRYSTAL LAKE and the VILLAGE OF LAKEWOOD have recommended to the Mayor and City Council of the CITY OF CRYSTAL LAKE, the President and Board of Trustees of the VILLAGE OF LAKEWOOD that the following regulations be imposed upon the waters of Crystal Lake.

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

SECTION I:

1. Decals. All designated watercraft which are operated on Crystal Lake shall display a current "Lake Usage Decal." Initial decal fees shall be $15.00 for watercraft 14' and under, $25.00 for watercraft 15' and over. The future cost of said decal shall be determined annually as part of the budget process.

2. Wake Zones. Portions of the lake shall be designated as wake areas, and shall be defined as the portion of the lake lying within the confines of buoys. Buoys shall be placed at a depth of approximately 8 (eight) feet of water, provided that the Patrol Coordinator or Patrol Agency may approve exceptions to the 8 (eight) foot depth to accommodate a smooth alignment of the buoys; but in no case shall buoys be located in less than 5 (five) feet of water.

3. Wake/No-Wake Times:

   a. Sunday & Holidays - Wake hours from 8:00 a.m. to 2:00 p.m.

Monday	-	Wake hours from 8:00 a.m. to 8:00 p.m.
Tuesday	-	Wake hours from 8:00 a.m. to 5:00 p.m.
Wednesday	-	Wake hours from 8:00 a.m. to 8:00 p.m.
Thursday	-	Wake hours from 8:00 a.m. to 5:00 p.m.
Friday	-	Wake hours from 8:00 a.m. to 8:00 p.m.
Saturday	-	Wake hours from 8:00 a.m. to 5:00 p.m.

b. "Holidays" shall mean Memorial Day - Monday, Independence Day and Labor Day.

c. Wake/no-wake hours set forth in Section I.3.a. herein shall be in effect only during the period of Memorial Day weekend through Labor Day weekend, inclusive.

4. Counterclockwise Travel. All motor-driven watercraft operating above no wake speed shall travel in a general counterclockwise direction around the lake.

5. Speed Limit. No boat shall be operated on Crystal Lake at speeds in excess of 40 m.p.h. at any time.

6. Jet Skis/Personal Watercraft. Jet skis and personal watercraft shall be subject to the same regulations as any other engine-powered watercraft, including requirements concerning the age of the operator, direction of travel, no-wake times, and appropriate safety practices.

7. Watercraft Operation. All boats shall operate in conformance with the Boating Registration and Safety Act of the State of Illinois, Illinois Compiled Statutes, Chapter 625 Act 45, which shall be and is hereby adopted by reference as the rules and regulations for the use of watercraft on Crystal Lake, in all respects not inconsistent with the provisions of this ordinance.

8. Swimming and Flotation Devices. It shall be unlawful to swim or use recreational flotation devices (such as air mattresses) within the designated wake zones unless accompanied by a manned watercraft or a watercraft at anchor.

9. Special Use Permits. Parties interested in special shows, regattas, races, or special lake activities shall first obtain a special use permit from the Patrol Coordinator or Patrol Agency which shall not be unreasonably withheld. Patrol must be arranged for weekend special uses.

10. Penalties. Any person, firm, or corporation violating any provision of this ordinance shall be, upon conviction, fined a sum not to exceed $500.00 for each separate offense.

SECTION II:

If any section, paragraph, subdivision, clause, sentence, or provision of this ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION III:

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV:

This ordinance shall be in full force and effect from and after its passage, approval, and publication, as provided by law.

SECTION V:

This ordinance shall be published in pamphlet form.

DATED at Crystal Lake, Illinois, this 9th day of January, 1996.

AYES: 3

NAYS: 2

ABSENT: 0

PASSED this 9th day of January, 1996.

APPROVED by me this 9th day of January, 1996.

Robert D. Wagner
MAYOR

ATTEST:

James B. Kelley
CITY CLERK

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

EXHIBIT B

ORDINANCE NO. 1995-96-24

An Ordinance Amending the Lakewood Municipal Code to Add Chapter 12, Crystal Lake Regulations

WHEREAS, the Village of Lakewood has entered into a Intergovernmental Agreement with the City of Crystal Lake to enforce the provisions of the Boat Registration and Safety Act, 625 ILCS 45/1-1, et. seq.; and

WHEREAS, the provisions of the Boat Registration and Safety Act allow political subdivisions of the State of Illinois to impose additional regulations upon water areas within the jurisdiction of the political subdivisions not inconsistent with state law; and

WHEREAS, representatives of the Village of Lakewood and City of Crystal Lake have recommended to the Mayor and City Council of the City of Crystal Lake and the President and Board of Trustees of the Village of Lakewood that the following regulations be imposed upon the waters of Crystal Lake; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village of Lakewood to incorporate said regulations into the Lakewood Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lakewood, McHenry County, Illinois, as follows:

SECTION 1: That the Lakewood Municipal Code shall be amended to add Chapter 12, Crystal Lake Regulations, which shall read as follows:

Chapter 12
Crystal Lake Regulations

12.01 Decals
12.02 Wake Zones
12.03 Wake/No Wake Times
12.04 Counterclockwise Travel
12.05 Speed Limit
12.06 Jet Skis/Personal Watercraft

12.07 Watercraft Operation
12.08 Swimming and Floatation Devices
12.09 Special Use Permits
12.10 Penalties

12.01 DECALS

All designated watercraft which are operated on Crystal Lake shall display a current "Lake Usage Decal." Initial decal fees shall be $15.00 for watercraft 14 feet and under and $25.00 for watercraft 15 feet and over. The future cost of said decal shall be determined annually as part of the budget process.

12.02 WAKE ZONES

Portions of Crystal Lake shall be designated as wake areas, and shall be defined as the portion of the lake lying within the confines of buoys. Buoys shall be placed at a depth of approximately eight feet of water, provided that the Patrol Coordinator or Patrol Agency may approve exceptions to the eight foot depth to accommodate a smooth alignment of the buoys; but in no case shall buoys be located in less than five feet of water.

12.03 WAKE/NO WAKE TIMES

A. Wake hours shall be as follows:

1. Sundays and Holidays, 8 a.m. to 2 p.m.
2. Mondays, 8 a.m. to 8 p.m.
3. Tuesdays, 8 a.m. to 5 p.m.
4. Wednesdays, 8 a.m. to 8 p.m.
5. Thursdays, 8 a.m. to 5 p.m.
6. Fridays, 8 a.m. to 8 p.m.
7. Saturdays, 8 a.m. to 5 p.m.

B. "Holidays" shall mean Memorial Day, Monday; Independence Day and Labor Day.

C. Wake/no wake hours set forth herein shall be in effect only during the period of Memorial Day weekend through Labor Day weekend, inclusive.

12.04 COUNTERCLOCKWISE TRAVEL

All motor driven watercraft operating above no wake speed shall travel in a general counterclockwise direction around the lake.

12.05 SPEED LIMIT

No boat shall be operated on Crystal Lake at speeds in excess of 40 miles per hour at any time.

12.06 JET SKIS/PERSONAL WATERCRAFT

Jet skis and personal watercraft shall be subject to the same regulations as any other engine-powered watercraft, including requirements concerning the age of the operator, direction of travel, no wake times and appropriate safety practices.

12.07 WATERCRAFT OPERATION

All boats shall operate in conformance with the Boating and Registration and Safety Act of the State of Illinois, 625 ILCS 45/1-1, et. seq., which shall be and is hereby adopted by reference as the rules and regulations for the use of watercraft on Crystal Lake in all respects not inconsistent with the provisions of this chapter.

12.08 SWIMMING AND FLOATATION DEVICES

It shall be unlawful to swim or use recreational floatation devices (such as air mattresses) within the designated wake zones unless accompanied by a manned watercraft or a watercraft at anchor.

12.09 SPECIAL USE PERMITS

Parties interested in special shows, regattas, races or special lake activities shall first obtain a special use permit from the Patrol Coordinator or Patrol Agency which shall not be unreasonably withheld. Patrol must be arranged for weekend special uses.

12.10 PENALTIES

Any person, firm or corporation violating any provision of this chapter shall be, upon conviction, fined a sum not to exceed $500.00 for each separate offense.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith, specifically those ordinances establishing and/or amending regulations on Crystal Lake, are hereby repealed.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes: Trustees C. Carl Davis, William J. Montgomery, John Ross and Richard P. Vogelman and President William J. Young

Nayes: Trustees Thomas V. Henricks and Blair Picard

Absent: None

Abstain: None

APPROVED:

/s/ William J. Young
Village President William J. Young

(SEAL)
ATTEST: /s/ Meg Myers
Village Clerk Meg Myers

Passed: January 8, 1996
Approved: _____
Published: _____