CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake
City Council Chambers
May 19, 2026
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – May 5, 2026, Regular Meeting**

5. **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.

6. **Mayor's Report**

7. **City Council Reports**

8. **Consent Agenda**
   a. **Accounts Payable**
   b. **City Code Amendment to Reduce the Number of Class 25 Liquor Licenses and Increase the Number of Class 24 Liquor Licenses – Applicant: Casa Chapala Mexican Grill Inc., dba Casa Chapala Mexican Grill, located at 1295 N. Randall Road, Unit 104**
   c. **Special Event Request – Crystal Lake Brewing Thursday Garden Acoustics, Thursdays May 28, June 4, June 25, July 23, July 30, August 6, August 27, and September 3, 2026, from 6:00 p.m. to 8:00 p.m.**
   d. **Special Event Request - 2026 Lakeside Festival Kids Bike Parade and Police Assistance Fee Waiver – Saturday, July 4, 2026**
   e. **Special Event Request - Lakeside Legacy Foundation 2026 Lakeside Fest and Police Assistance Fee Waiver**
   f. **The Quarry Cable Park 2026 Use Fees and Gianelli's Cafe 2026 Concession Menu**
   g. **The Quarry Cable Park Events and Live Music Consideration-Friday and Saturday nights, May 9, 2026, September 27, 2026, November 7 and 8, 2026**

9. **795 North Shore Drive Garage Variation to allow the construction of a new 600 square-foot garage encroaching 33 feet into the 38-foot average front yard setback, leaving a five-foot setback from North Shore Drive**

10. **175 Lakeshore Drive Fence Variation to allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard**

11. **950 Barlina Road Fence Variation to allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street**

12. UDO Text Amendments to Article 2, 3, 4, and 10; Appendix Section A-1100 and Virginia Street Design Standards

13. Historic Landmark Designation for the Bauer Garage at 77 E. Woodstock Street

14. Purchase of one (1) new Kubota F2690 Sidewalk Tractor using Sourcewell contract #082923-KBA

15. Bid Award – Wireless Alarm Network Maintenance

16. Bike Ordinance – Three Oaks Path

17. Council Inquiries and Requests

18. 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

19. Reconvene to Regular Session

20. Adjourn

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

Agenda Item No. 8a

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: Accounts Payable List

Staff Recommendation: Approve

Staff Contact: Jodie Hartman, Director of Finance

Background:

Attached is the Accounts Payable list for the May 19, 2026 City Council meeting. This list includes bills received since the last Council approval on May 5, 2026 to date. Should the Council have questions regarding any of the items listed, please contact me.

Votes Required to Pass:

Simple majority.

CITY OF CRYSTAL LAKE

VOUCHER LIST PRESENTED TO THE CITY COUNCIL

AT THEIR MEETING ON MAY 19, 2026

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 05/19/2026 - 05/19/2026
POSTED AND UNPOSTED
OPEN AND PAID

Description		Amount
A5 GROUP INC		
ECONOMIC DEVELOPMENT 2026 MARKETING		4,200.00
	TOTAL:	4,200.00
ADVANCED TREE CARE		
TREE REMOVALS EMERGENCY LEONARD PKY & BEDFORD		2,892.50
TREE REMOVALS EMERGENCY ON DARTMOOR		3,450.00
	TOTAL:	6,342.50
AIRGAS USA, LLC		
RENTAL OXYGEN AND ACETYLENE - SIGNS		40.30
	TOTAL:	40.30
AL WARREN OIL CO INC		
FUEL - GENERATORS, DIESEL/UNLEADED FOR FLEET STOCK		12,288.00
FUEL - GENERATORS, DIESEL/UNLEADED FOR FLEET STOCK		7,665.75
	TOTAL:	19,953.75
ALEXANDER CHEMICAL CORP.		
2026 CHLORINE CYLINDERS FOR WATER TREATMENT		2,178.00
	TOTAL:	2,178.00
ALPHAGRAPHICS		
PRINTING - ADOPT A FIREFIGHTER CERTIFICATES		257.88
	TOTAL:	257.88

Description		Amount
AMAZON CAPITAL SERVICES, INC.		
PRINTER TONER		211.97
BATHROOM SUPPLIES - MUNICIPAL COMPLEX		539.88
SAFETY GLASSES - FLEET TECHS		27.90
PEST ABATEMENT		40.52
DESKTOP PRINTER TONER		12.99
THREE OAKS - STORM 5 - DEPTH GUAGE		46.99
THERMOMETER EAR COVERS		51.15
CHRISTMAS TREE DECORATIONS - CITY HALL		267.35
CHRISTMAS TREE STORAGE BAGS		37.99
LABELS		21.84
COMPUTER ACCESSORIES		39.83
ASE TEST PREP STUDY GUIDES		79.58
SUSTAINABILITY COMMITTEE SUPPLIES		173.82
BIKE TUNNEL CAMERA POWER SUPPLY		19.75
BATHROOM SUPPLIES - MUNICIPAL COMPLEX		525.78
CHRISTMAS DECORATIONS - CITY HALL		562.93
UNIFORM ALLOWANCE		94.66
CONSOLE CABLE ADAPTER		26.35
SUGAR		37.49
PLASTIC TABLECOTHS (PW LUNCHEON)		14.99
8 TAB PLASTIC DIVIDERS		5.69
OFFICE SUPPLIES		6.06
WTP 3 LED LIGHTS - PRODUCTION		145.34
SOAP & COFFEE		149.02
COMPUTER MONITORS		459.98
PENS		12.14
CLEANING SUPPLIES, SOAP, AND DOGIPOT BAGS		233.86
OFFICE SUPPLIES		5.99
WWTP3 TO WATER PLANT 4 NETWORK EXTENSION		553.74
NW HWY MAIN ST BIKE TUNNEL CAMERA ANTENNA		7.99
CREDIT - SAFETY GLASSES (INV 14R4-4F9N-V4VC)		(27.90)
CREDIT - DESK MONITOR DOCK ADAPTER		(288.07)
OFFICE SUPPLIES		55.54
WTP 1 SEWING MACHINE FOR SOFTENER STRAINERS		269.99
DESK TELEPHONE HANDSETS		105.80
	TOTAL:	4,528.93
AMY COTTER		
SERGEANT TRAINING		1,110.00
	TOTAL:	1,110.00
AQUATIC INFORMATICS INC		
WW SYSTEMS SCADA & LAB REPORTING SOFTWARE		8,177.02
	TOTAL:	8,177.02
AT&T DW HOLDINGS, INC		
CITY HALL FIBER INTERNET AT&T		1,141.58
	TOTAL:	1,141.58
ATLUS GLOBAL AVIATION, LLC		
NEW MANUFACTURING BUSINESS GRANT		10,000.00
	TOTAL:	10,000.00
AUTOMATIC BUILDING CONTROLS, LLC		
MAINTENANCE AGREEMENT/ PREFERRED SERVICE RATE		1,835.00
MAINTENANCE AGREEMENT/ PREFERRED SERVICE RATE		1,835.00
	TOTAL:	3,670.00

Description		Amount
BAXTER & WOODMAN		
PEDESTRIAN CONN TO PRAIRIE TRAIL IMPR CONST ENG		3,494.56
PRETREATMENT ASSISTANCE		393.75
	TOTAL:	3,888.31
BO MCINTURFF		
UB refund for account: 071674-000		32.11
	TOTAL:	32.11
BRIAN HIRCHERTS COLLISION CENTER, INC		
BUMPER PAINT REPAIR - STREET SWEEPER UNIT 424		1,423.00
	TOTAL:	1,423.00
BYRNE SOFTWARE TECHNOLOGIES INC		
ACCELA MAINTENANCE AND SUPPORT		405.00
	TOTAL:	405.00
CAPTAIN ROD'S BOAT LIFT SERVICE		
INSTALL LIFT AND PIER		250.00
	TOTAL:	250.00
CARDIO PARTNERS, INC		
ZM-ALS SENSOR		873.00
	TOTAL:	873.00
CARUS CORPORATION		
2026 ORTHO POLYPHOSPHATE - WATER TREATMENT		5,424.74
	TOTAL:	5,424.74
CDS OFFICE TECHNOLOGIES		
POLICE VEHICLE ROOF CELLULAR ANTENNA FOR NEW SQUADS		872.27
	TOTAL:	872.27
CDW GOVERNMENT INC		
M365 BACKUP ONEDRIVE TEAMS SHAREPOINT SYNOLOGY NAS		2,686.24
	TOTAL:	2,686.24
CENTRAL TREE & LANDSCAPE MULCH, LLC		
2026 BRUSH GRINDING SERVICES - FIRST & SECOND PASSES		24,850.00
	TOTAL:	24,850.00
CHICAGO COMMUNICATIONS LLC		
UPDATE/PROGRAM 25 MOBILES		2,887.50
	TOTAL:	2,887.50

Description		Amount
CHRISTOPHER B BURKE ENGINEERING LTD		
RE-ESTABLISH CRYSTAL CREEK CONSTRUCTION ENGINEERING		6,677.42
STORMWATER REVIEW (123 EDGEWATER DR.)		76.00
STORMWATER REVIEW (1141 NORTH SHORE)		228.00
STORMWATER REVIEW (MCHD RENOVATIONS)		273.00
STORMWATER REVIEW (PATHWAY COURT APTS.)		146.00
STORMWATER REVIEW (WATERSIDE TOWNHOMES)		190.00
STORMWATER REVIEW (SUNSHINE APTS.)		804.50
STORMWATER REVIEW (201 VIRGINIA RD.)		2,323.75
GENERAL STORMWATER CONSULTING SERVICES		3,924.00
	TOTAL:	14,642.67
CLARK DIETZ INC		
THREE OAKS TRAIL AERIAL IMAGE & GIS LAYER		947.39
	TOTAL:	947.39
CLARK HILL PLC		
PROFESSIONAL SERVICES		6,458.50
	TOTAL:	6,458.50
CLARKE ENVIRONMENTAL MOSQUITO MGMT,		
MOSQUITO MANAGEMENT SERVICES - MAY 2026		25,000.00
	TOTAL:	25,000.00
COMCAST CABLE		
COMCAST FIBER INTERNET AND METROE		4,682.00
COMCAST FIBER INTERNET AND METROE		4,682.00
	TOTAL:	9,364.00
COMCAST CABLE		
3 OAKS COAX INTERNET SERVICE		155.35
3 OAKS INTERNET SERVICE		174.85
INTERNET SERVICE - WWTP3		224.77
COAX INTERNET BREATHALYZER - POLICE LOCKUP		191.90
	TOTAL:	746.87
COMED		
ELECTRIC SERVICE		167.83
	TOTAL:	167.83
CONCENTRIC INTEGRATION, LLC		
WATER CONCENTRIC T&M SERVICES		1,892.00
	TOTAL:	1,892.00
CONSERV FS INC		
LANDSCAPE SUPPLIES		285.00
LANDSCAPE MATERIALS - MCCORMICK PARK		111.00
	TOTAL:	396.00
CORE & MAIN LP		
IPERL WATER METERS		23,800.00
WATER MAIN REPAIR CLAMPS - UNDERGROUND		993.50
	TOTAL:	24,793.50

Description		Amount
COUNTRYSIDE FLOWER SHOP		
EARLY SPRING PLANTING		2,300.00
FLOWERS - GESLER FATHER IN-LAW		76.00
	TOTAL:	2,376.00
CRYSTAL LAKE EXPRESS WASH		
CAR WASH (M. FARMER)		7.00
	TOTAL:	7.00
CURRAN MATERIALS COMPANY		
POTHOLE PATCHING MATERIALS		920.17
	TOTAL:	920.17
DAHME MECHANICAL INC		
REPLACE THE ISOLATION VALVES AT LIFT 22		16,888.00
	TOTAL:	16,888.00
DAVID G ETERNO		
ADJUDICATION LEGAL SERVICES		525.00
	TOTAL:	525.00
DAWN GILMAN		
NAMEPLATES		163.00
	TOTAL:	163.00
DENIS PILSHCHIKOV		
UB refund for account: 074492-007		39.22
	TOTAL:	39.22
DOORS DONE RIGHT, INC.		
REPLACEMENT OF WTP 3 EXTERIOR DOORS, PRODUCTION		18,405.00
	TOTAL:	18,405.00
DYNEGY ENERGY SERVICES		
ELECTRIC SERVICE		501.41
ELECTRIC SERVICE		183.74
ELECTRIC SERVICE		166.75
ELECTRIC SERVICE		125.32
ELECTRIC SERVICE		144.02
ELECTRIC SERVICE - WTP4 & WWTP3		14,091.22
ELECTRIC SERVICE		20.98
ELECTRIC SERVICE		560.65
ELECTRIC SERVICE		238.98
ELECTRIC SERVICE		316.22
ELECTRIC SERVICE		22.22
ELECTRIC SERVICE - WWTP2		17,144.64
ELECTRIC SERVICE		556.38
ELECTRIC SERVICE - THREE OAKS		190.21
ELECTRIC SERVICE		756.02
ELECTRIC SERVICE		593.06
ELECTRIC SERVICE - WTP2		14,017.26
ELECTRIC SERVICE		875.52
	TOTAL:	50,504.60

Description		Amount
ED'S RENTAL & SALES, INC. #2		
EQUIPMENT RENTAL FOR DEPOT BRICK		86.25
	TOTAL:	86.25
ENDRESS + HAUSER INC		
WTP #4 VOC TOWER THERMAL MASS FLOWMETER - PRODUCTION		6,363.87
	TOTAL:	6,363.87
FEDEX		
POSTAGE - PARKING PASS		14.24
	TOTAL:	14.24
FEHR GRAHAM & ASSOCIATES, LLC		
PROJECT 1 - LEAD SERVICE LINE REPLACEMENT ENGINEERING		4,485.75
	TOTAL:	4,485.75
FERGUSON US HOLDINGS, INC		
LOCATOR CALIBRATION - UNDERGROUND		255.63
LOCATOR CALIBRATION - UNDERGROUND		230.13
PIPE LOCATOR REPAIR - UNDERGROUND		1,061.20
LOCATOR REPAIR/CALIBRATION - UNDERGROUND		251.65
LOCATOR REPAIR/CALIBRATION - UNDERGROUND		253.83
NEW CONSTRUCTION WATER METERS - COMM. DEV.		6,317.06
WATER METER FLANGE KITS (QTY 2)		957.10
2026 WATER METER CHANGE OUT (FOR VEREGY)		6,083.30
WATER MAIN REPAIR CLAMPS - UNDERGROUND		988.22
RAS PUMP #1 REBUILD		3,739.66
BATHROOM REPAIR PARTS - MUNICIPAL COMPLEX		99.97
WTP #4 AIR LINES - PRODUCTION		89.82
WTP #4 AIR LINES - PRODUCTION		383.50
WTP 1 & 3, SCH 80 PIPE - PRODUCTION		412.51
RPZ, PORTABLE HYDRANT METER - UNDERGROUND		748.21
MISC SUPPLIES - 3/4X9 V500AA VB CP		33.29
CREDIT - RETURNED METER		(9,315.35)
CREDIT - NEW CONSTRUCTION WATER METERS - COMM. DEV.		(6,317.06)
	TOTAL:	6,272.67
FOX VALLEY FIRE & SAFETY CO.		
RADIO & HEAD END MAINTENANCE 04/16/26 TO 05/15/26		3,243.50
	TOTAL:	3,243.50
FOXCROFT MEADOWS		
EROSION CONTROL MATERIALS		198.00
COMPOST FOR DOWNTOWN STREETSCAPE		380.00
COMPOST FOR DOWNTOWN STREETSCAPE		25.00
RESTORATION SUPPLIES		105.00
RESTORATION SEED - UNDERGROUND		478.50
RESTORATION TOPSOIL - UNDERGROUND		350.00
RESTORATION SUPPLIES		105.00
	TOTAL:	1,641.50
GENERAL COMMUNICATIONS, INC		
WTP 3 SCADA ANTENNA SWEEP - PRODUCTION		185.00
	TOTAL:	185.00

Description		Amount
GESKE & SONS, INC		
PATCHING MATERIAL		71.40
	TOTAL:	71.40
GORDON FLESCH COMPANY INC		
ENGINEERING COPIER MAINTENANCE		12.42
	TOTAL:	12.42
GOVCONNECTION, INC.		
RETURN CREDIT - PRINTER		(519.47)
TONER CARTRIDGES		365.46
TORA PRINTERS		1,114.02
	TOTAL:	960.01
GREAT LAKES WATER RESOURCES GROUP		
WELL 10 & 14 REHAB & MAINTENANCE		18,315.00
	TOTAL:	18,315.00
HAGG PRESS INC		
MAY NEWSLETTER PRINTING		4,699.37
	TOTAL:	4,699.37
HAMPTON, LENZINI & RENWICK, INC.		
RT. 176 & OAK ST. INTERSECTION DESIGN STUDY UPDATE		1,522.50
	TOTAL:	1,522.50
HAWKINS INC		
2026 FLUORIDE - WATER TREATMENT		1,390.50
	TOTAL:	1,390.50
HD SUPPLY, INC		
LAB SUPPLIES		496.44
LAB SUPPLIES		335.84
	TOTAL:	832.28
HEATHER MAIERITSCH		
BISNOW EVENT TRAVEL REIBURSEMENT		25.27
NATURALLY MCEDC MEETING TRAVEL REIMB		14.98
NATURALLY MCH BOARD MEETING TRAVEL REIMB		12.32
	TOTAL:	52.57
HISTORIC DOWNTOWN DISTRICT OF CRYSTAL LAKE		
HOTEL TAX DISTRIBUTION 25-26 FARMERS MARKET		1,735.16
	TOTAL:	1,735.16
HOTSY OF CHICAGO		
EQUIPMENT REPAIRS		175.11
	TOTAL:	175.11

Description		Amount
HUBEXO US, INC		
APRIL 2026 ONLINE BIDDING SERVICES		594.00
	TOTAL:	594.00
IFSAP		
MEMBERSHIP RENEWAL - KRAUSE & LETTIERI		120.00
	TOTAL:	120.00
IL CITY/COUNTY MANAGEMENT ASSOC		
JOB POSTINGS		100.00
	TOTAL:	100.00
IL POLICE ACCREDITATION COALITION		
HENDERSON MEMBERSHIP DUES		100.00
	TOTAL:	100.00
INDUSTRIAL/ORGANIZATIONAL SOLUTIONS INC		
POLICE APPLICANT WRITTEN EXAMS		2,175.00
	TOTAL:	2,175.00
INSIGHT PUBLIC SECTOR INC		
ADOBE ACROBAT PRO FOR ENTERPRISE		586.32
BARRACUDA CLOUD EMAIL ARCHIVING 300 USERS FOR 1 YEAR		8,352.00
	TOTAL:	8,938.32
IRMA		
DEDUCTIBLE MAR 26		24,009.96
	TOTAL:	24,009.96
JEFFREY S BENNETT		
UB refund for account: 074582-000		10.59
	TOTAL:	10.59
JOSEPH D. FOREMAN & COMPANY		
REPAIR COUPLINGS/MH HOOKS - UNDERGROUND		998.00
	TOTAL:	998.00
JUAN CARLOS VASCONCELOS MEZA		
UB refund for account: 070126-000		117.13
	TOTAL:	117.13
JULIE JOHNSON		
UB refund for account: 071113-000		29.73
	TOTAL:	29.73

Description		Amount
K & R WHOLESALERS INC		
UTV DOORS & MIRRORS		7,001.97
	TOTAL:	7,001.97
KEYTH SECURITY SYSTEMS INC		
ALARM MONITORING - THREE OAKS		206.25
THREE OAKS STORAGE BUILDING ALARMS		206.25
	TOTAL:	412.50
LAKE ROOTS MARKET AND CAFE LLC		
LAKE ROOTS FACADE GRANT REIMBURSEMENT		20,000.00
	TOTAL:	20,000.00
LAW ENFORCEMENT TRAINING LLC		
COURTSMART RENEWAL - FULL ONLINE ACCESS		3,300.00
	TOTAL:	3,300.00
LEACH ENTERPRISES		
PURGE VALVE FOR REPAIR - CLFR UNIT 381		104.81
CREDIT FOR PURGE VALVE CORE - CLFR UNIT 381		(27.90)
	TOTAL:	76.91
LESLIE JOHNSON		
LSL REIMBURSEMENT - 40 MAPLE ST.		13,000.00
	TOTAL:	13,000.00
MANUSOS GENERAL CONTRACTING INC		
WELL 19 WELL HOUSE CONSTRUCTION		143,481.00
WELL 19 WELL HOUSE CONSTRUCTION		18,791.00
	TOTAL:	162,272.00
MARK 1 LANDSCAPE INC		
MOWING OF CITY OWNED PROPERTIES		37,927.18
ROW MOWING		4,265.00
MOWING OF CITY OWNED PROPERTIES - ADDITIONAL		1,230.00
	TOTAL:	43,422.18
MATT FARMER		
MEAL REIMBURSEMENT (WATERCON)		16.81
	TOTAL:	16.81
MCHENRY CO ECONOMIC DEV CORP		
2026 INVESTMENT RENEWAL COMMITMENT		1,500.00
	TOTAL:	1,500.00
MCHENRY CO RECORDER		
RECORDING OF LIENS		329.00
	TOTAL:	329.00

Description		Amount
MECHANICAL24 INC		
ICE MACHINE MAINTENANCE - MUNICIPAL COMPLEX		286.50
	TOTAL:	286.50
MENARD INC		
2026 CLPD KITCHEN REMODEL - CABINET		1,316.65
MISC SUPPLIES		51.96
CEDAR RAIL & POSTS		474.34
CEDAR POSTS		78.39
FENCE REPAIR SUPPLIES		982.46
CEDAR RAILS & POSTS		304.85
FENCE SUPPLIES		345.71
SHOP SUPPLIES		17.13
DOWNTOWN MAINTENANCE SUPPLIES		131.24
MISC TOOLS & SUPPLIES		72.98
DOWNTOWN MAINTENANCE SUPPLIES		76.94
PAINTING SUPPLIES		73.73
CLEANING VINEGAR		16.72
MISC SUPPLIES		10.24
OUTLET DIGITAL TIMER		17.99
MISC SUPPLIES		9.12
	TOTAL:	3,980.45
MES I ACQUISITION INC		
CREDIT - FIRE-DEX-PRO LEATHER GLOVES		(2,000.00)
FIRE-DEX-PRO LEATHER GLOVES		2,410.00
FIRE-DEX-PRO LEATHER GLOVES		2,013.43
	TOTAL:	2,423.43
MIDWEST POWER INDUSTRY, INC		
GENERATOR MAINT. (INSPECTIONS/LOAD BANK TESTING)		4,880.00
	TOTAL:	4,880.00
MIDWEST SALT		
2026 WATER TREATMENT SALT - PRODUCTION		2,826.06
2026 WATER TREATMENT SALT - PRODUCTION		2,824.77
	TOTAL:	5,650.83
MINUTEMAN PRESS		
MONOGRAMMING - J. LENNON		27.70
	TOTAL:	27.70
MIP V ONION PARENT LLC		
STREET SWEEPING ROUND 1		26,406.00
	TOTAL:	26,406.00
MKSK, INC		
BEARDSLEY STREET PARKING LOT AND ALLEY IMPROVEMENTS		2,950.00
	TOTAL:	2,950.00
MOTOROLA SOLUTIONS		
STARCOM AIRTIME - MAY 2026		8,229.00
	TOTAL:	8,229.00

Description		Amount
NALCO WATER PRETREATMENT SOLUTIONS.		
DI WATER RENTAL EQUIPMENT		252.51
	TOTAL:	252.51
NATALY DELGADO		
UB refund for account: 074833-000		24.96
	TOTAL:	24.96
NICOR / BILL PAYMENT CENTER		
GAS SERVICE		182.16
GAS SERVICE		68.38
GAS SERVICE		350.02
GAS SERVICE		396.77
GAS SERVICE		1,244.71
GAS SERVICE		507.65
GAS SERVICE		65.68
GAS SERVICE		184.80
GAS SERVICE		161.72
GAS SERVICE		849.05
GAS SERVICE		71.08
GAS SERVICE		1,036.85
	TOTAL:	5,118.87
NORTHWEST COMMUNITY MUSIC ACADEMY		
HOTEL/MOTEL TAX DISTRIBUTION 25-26		4,900.00
	TOTAL:	4,900.00
OLSEN SAFETY EQUIPMENT CORP		
PPE - WORK GLOVES		407.63
LENS WIPES		22.86
	TOTAL:	430.49
ORMSBY MOTORS INC		
PREVENTATIVE MAINTENANCE, WW UNIT 718		127.75
	TOTAL:	127.75
PACE ANALYTICAL SERVICES, LLC		
LAB SERVICES - STP2 INF BIO PRIORITY POLLUTANTS		942.98
LAB SERVICES - STP3 INF BIO PRIORITY POLLUTANTS		942.98
LAB SERVICES - STP 3 EFF PRIORITY POLLUTANTS		471.49
LAB SERVICES - STP 2 EFF PRIORITY POLLUTANTS		471.49
LAB SERVICES - DICHROMO 041726		63.00
DRINKING WATER LAB SERVICES, BACTI (QTY 14)		143.50
LAB SERVICES - APRIL STREAM MONITORING		73.80
DRINKING WATER LAB SERVICES		10.25
DRINKING WATER LAB SERVICES, FLUORIDE (QTY 5)		63.75
	TOTAL:	3,183.24
PACE SYSTEMS, INC.		
MICROSOFT OFFICE 365 LICENSES		711.30
	TOTAL:	711.30
PARIC HOLDINGS, INC		
CLPD LUNCHROOM CHAIRS - MUNICIPAL COMPLEX (DEPOSIT)		1,977.60
	TOTAL:	1,977.60

Description		Amount
PARKMOBILE, LLC		
MOBILE PARKING FEES APR 26		841.40
	TOTAL:	841.40
PLACER LABS INC		
26 ECONOMIC DEVELOPMENT MARKETING - PLACER.AI		27,000.00
	TOTAL:	27,000.00
PROMOS 911, INC		
CUSTOM FIRE HELMETS - PUBLIC EDUCATION		452.85
	TOTAL:	452.85
QRS/QUALITY REDUCER SERVICES INC		
INSPECTION OF DIGESTER #1 GEAR BOX		600.00
	TOTAL:	600.00
RON JONES ELECTRIC INC		
2026 CLPD LUNCHROOM RENOVATION		3,475.00
	TOTAL:	3,475.00
RONALD KLECKA		
LEAD SERVICE LINE REPLACEMENT REIMB - 354 CL AVE		11,235.00
LEAD SERVICE LINE REPLACEMENT REIMB - 354 CL AVE		200.00
	TOTAL:	11,435.00
SAM'S CLUB DIRECT		
SAM'S CLUB PURCHASES - APRIL 2026		337.90
	TOTAL:	337.90
SEBIS DIRECT INC (SERVICE)		
UTILITY BILL PRINTING		1,296.86
	TOTAL:	1,296.86
SHAW SUBURBAN MEDIA GROUP		
BID & MEETING ADS		276.40
	TOTAL:	276.40
SHERMAN MECHANICAL INC		
HVAC MAINTENANCE & RPZ CERTIFICATION		512.25
HVAC MAINTENANCE & RPZ CERTIFICATION		377.00
	TOTAL:	889.25
SLP, INC		
MAILING OF EPA LETTERS FOR LEAD		1,131.80
	TOTAL:	1,131.80

Description		Amount
SOMMERFIELD, MADISON		
TROLLEY TOUR BOOK REIMBURSEMSENT		60.24
	TOTAL:	60.24
SPEX CERTIPREP, LLC		
LAB TESTING MATERIALS		269.07
	TOTAL:	269.07
SWIFT WASH CRYSTAL LAKE, LLC		
APRIL CAR WASHES		108.00
CAR WASHES - ENGINEERING & STREETS		126.00
	TOTAL:	234.00
SYMBOL ARTS		
LIFE SAVING MEDALS & PINS		630.00
	TOTAL:	630.00
SYNAGRO CENTRAL LLC		
BIOSOLIDS HAULING		8,660.00
	TOTAL:	8,660.00
T.O.P.S. IN DOG TRAINING		
K-9 MAINTENANCE - CRUISE & OSAKA		850.00
	TOTAL:	850.00
TARAS OLISHKEVYCH		
UB refund for account: 075143-002		68.95
	TOTAL:	68.95
THE SHERWIN-WILLIAMS CO		
PAINT FOR REGISTERS - CLPD, MUNICIPAL COMPLEX		25.14
WTP 3 DOOR PAINT - PRODUCTION		233.37
	TOTAL:	258.51
THOMPSON ELEVATOR INSP SERVICE INC		
2026 ELEVATOR INSPECTIONS (PASS THRU COSTS)		43.00
	TOTAL:	43.00
THOMSON REUTERS - WEST		
CLEAR SUBSCRIPTION - MAY 2026		1,825.00
	TOTAL:	1,825.00
TIMOTHY ADAMS		
SCULPTURE PLAQUE		780.00
	TOTAL:	780.00

Description		Amount
TOM GAGLIANO		
UB refund for account: 054396-004		40.46
	TOTAL:	40.46
TRAFFIC CONTROL & PROTECTION LLC		
SIGN MATERIAL		606.50
	TOTAL:	606.50
TROTTER AND ASSOC		
PHOSPHORUS REMOVAL WWTP 2 & 3 DESIGN		6,718.17
	TOTAL:	6,718.17
ULTRA STROBE COMMUNICATIONS INC		
ST 4 ANTENNA REPAIR AND LABOR		463.70
ST 4 ANTENNA REPAIR		350.00
CAR 1044 - NEW SQUAD INSTALL		15,998.75
CAR 1037 - REMOVE EQUIPMENT		575.00
CAR 1036 - REMOVE EQUIPMENT		575.00
CAR 1032 - CHANGEOVER		6,063.02
SQUAD 1036 - CHANGEOVER		5,211.65
CAR 1025 - REMOVE EQUIPMENT		575.00
CAR 1028 - REMOVE EQUIPMENT		575.00
	TOTAL:	30,387.12
UPS		
STREAMLIGHT SERVICES, RUSIN LAW - POSTAGE		67.36
	TOTAL:	67.36
USALCO, LLC		
ALUM PLANT 2		4,746.42
	TOTAL:	4,746.42
VANDERSTAPPEN SURVEYING & ENGINEERI		
PLAT OF SURVEY – PROPOSED ROADWAY DEDICATION		3,800.00
	TOTAL:	3,800.00
VC3 INC		
BACKUP AND DISASTER RECOVERY SERVICE - JAN26 - DEC26		4,058.00
	TOTAL:	4,058.00
VERIZON WIRELESS		
CELLULAR SERVICE - APR 2026		7,132.79
	TOTAL:	7,132.79
VESTIS GROUP, INC ARAMARK UNIFORM & CAREER APPAREL GROUP, INC		
FLEET MATS, SHOP TOWELS - APR 2026		49.43
W&S SHOP TOWELS/MATS - APR 2026		38.15
MAT & SHOP TOWEL RENTAL		80.05
FLEET MATS, SHOP TOWELS - MAY 2026		49.43
W&S SHOP TOWELS/MATS - MAY 2026		63.66
	TOTAL:	280.72

Description		Amount
W.W. GRAINGER, INC		
HARD HATS - PRODUCTION		291.30
	TOTAL:	291.30
WELDERS SUPPLY COMPANY		
OXYGEN FOR REFLECTIVITY PROGRAM		21.42
OXYGEN FOR TORCH SET - REFLECTIVITY		21.42
	TOTAL:	42.84
WHOLESALE DIRECT INC		
21" LO-PRO AMBER LIGHT BAR - WW UNIT 717		868.94
SIGNAL LED LIGHT - W&S UNIT 520		693.16
	TOTAL:	1,562.10
WILD GOOSE CHASE INC		
2026 GOOSE MANAGEMENT THREE OAKS		1,344.00
	TOTAL:	1,344.00
WILLIAM RAINEY HARPER COLLEGE		
CPE 1.6 TUITION - WISZ		425.00
	TOTAL:	425.00
WOLD ARCHITECTS & ENGINEERS		
FEASIBILITY STUDY - 200 E. CONGRESS PKWY		12,237.00
FACILITY CONDITION ASSESSMENT - 200 E CONGRESS PKWY		15,302.00
FEASIBILITY STUDY - 200 E. CONGRESS PKWY		12,237.00
SURVEILLANCE CAMERA ACCESS CONTROL PROJECT RFP ASSIST		2,300.00
2026 PUBLIC WORKS GARAGE SLAB REPLACEMENT - PART 4		4,718.65
2026 FIRE STATION #1 APPARATUS BAY RADIANT HEAT - A&E		4,939.78
ADMINISTRATION TOILET ROOM REFRESH PROJECT		981.39
MAIL ROOM SKYLIGHT INFILL PROJECT		906.60
	TOTAL:	53,622.42
WORKING WORLD STAFFING		
TEMPORARY STAFF IN FINANCE DEPT		489.60
TEMPORARY STAFF IN FINANCE DEPT		489.60
	TOTAL:	979.20
ZIEBELL WATER SERVICE PRODUCTS		
BBOX REPAIR PARTS - UNDERGROUND		639.36
HYDRANT REPAIR KIT - UNDERGROUND		623.50
	TOTAL:	1,262.86
ZIEGLER'S ACE HARDWARE		
ZIEGLER'S ACE PURCHASES - APRIL 2026		130.15
	TOTAL:	130.15
Report Total:		870,485.35

FUND TOTALS:

101 GENERAL FUND	342,536.08
110 CAPITAL REPLACEMENT FUND	63,886.23
115 VEHICLE REPLACEMENT FUND	29,573.42
201 RESTRICTED POLICE FUNDS	850.00
230 FIRE RESCUE FUND	20,201.87

Description	Amount
260 PARKING FUND	855.64
620 WATER & SEWER FUND	187,425.82
630 W&S CAPITAL & EQUIP REPL FUND	225,156.29

PAYMENT TYPE TOTALS:

ACH Transaction	667,450.95
Paper Check	203,034.40

INVOICE APPROVAL (BY INVOICE) FOR CITY OF CRYSTAL LAKE

EXP CHECK RUN DATES 05/13/2026 - 05/13/2026
POSTED AND UNPOSTED
OPEN AND PAID

	Invoice Number	Bank Account	Description	Amount
102700 COMCAST CABLE				
	0142513-04262026	GFCKG	CITY HALL WATER INTERNET	176.85
	8771 10 004 0014530	GFCKG	CABLE SERVICES - MAY 2026	15.97
Total For: COMCAST CABLE				192.82
015270 COMED				
	8640975000	GFCKG	ELECTRIC SERVICE	668.50
Total For: COMED				668.50
136132 ENTERPRISE FM TRUST				
	510562-050526	GFCKG	LEASED VEHICLE CHARGES	20,536.12
Total For: ENTERPRISE FM TRUST				20,536.12
027672 FEDEX				
	9-265-24721	GFCKG	POSTAGE	102.90
Total For: FEDEX				102.90
055973 MCHENRY CO RECORDER				
	INVOICE_3032	GFCKG	LAREDO SERVICES & PRINTED PAGES	261.50
Total For: MCHENRY CO RECORDER				261.50
136813 SEBIS DIRECT INC (POSTAGE)				
	POSTAGE JUN 26	GFCKG	UTILITY BILL POSTAGE - JUNE 2026	6,861.87
Total For: SEBIS DIRECT INC (POSTAGE)				6,861.87
102663 WEX BANK				
	112453605	GFCKG	GASOLINE PURCHASES	936.87
Total For: WEX BANK				936.87
Report Total:				29,560.58

FUND TOTALS:

101 GENERAL FUND	1,137.50
115 VEHICLE REPLACEMENT FUND	16,781.67
230 FIRE RESCUE FUND	82.69
260 PARKING FUND	14.24
620 WATER & SEWER FUND	7,726.14
630 W&S CAPITAL & EQUIP REPL FUND	3,818.34

PAYMENT TYPE TOTALS:

ACH Transaction	27,397.99
Paper Check	2,162.59

LIST OF BILLS PRESENTED FOR APPROVAL
May 19, 2026

APPROVED BY:

Mayor

City Manager

Council Member

Finance Director

Fund	Description	Amount
101	General Fund	$343,673.58
110	Capital Replacement Fund	$63,886.23
115	Vehicle Replacement Fund	$46,355.09
201	Restricted Police Funds	$850.00
230	Fire/Rescue Fund	$20,284.56
260	Parking Fund	$869.88
620	Water and Sewer Fund	$195,151.96
630	W&S Capital & Equip Repl Fund	$228,974.63
	Subtotal - Checks	**$900,045.93**
	Wire Transfers	
	Police Clothing Allowance 05/01/26	$54,783.00
	IPBC Health Insurance May 2026	$580,770.87
	Biweekly Payroll 05/08/26	$1,276,326.18
	Subtotal - Wire Transfers	**$1,911,880.05**
	GRAND TOTAL	**$2,811,925.98**

Agenda Item No: 8b

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: City Code Amendment to Reduce the Number of Class 25 Liquor Licenses and Increase the Number of Class 24 Liquor Licenses – Applicant: Casa Chapala Mexican Grill Inc., dba Casa Chapala Mexican Grill, located at 1295 N. Randall Road, Unit 104

Staff Recommendation: Motion to adopt an Ordinance reducing the number of Class 25 liquor licenses from 6 to 5 and increasing the number of Class 24 liquor licenses from the currently permitted 9 licenses to 10 licenses, in order to allow for the issuance of a new Class 24 liquor license to Casa Chapala Mexican Grill Inc., dba Casa Chapala Mexican Grill, located at 1295 N. Randall Road, Unit 104

Staff Contact: Nick Hammonds, Deputy City Manager
Melanie Gray, Assistant to the City Manager

Background:
Casa Chapala Mexican Grill Inc., dba Casa Chapala Mexican Grill, located at 1295 N. Randall Road, Unit 104, which currently holds a Class 25 liquor license, has requested a new Class 24 liquor license to allow for the sale and consumption of alcoholic liquor on the premises, both the interior of the building and an open unroofed area immediately contiguous to the building or structure. A Class 25 license does not allow for outside sale and consumption of alcohol.

The petitioner will surrender the Class 25 license, should the Class 24 license be approved.

Current Class 24 License Holders:

Name	Address	Zoning
Benedicts la Strata	40 N. Williams Street	"B-4"
Cantina 52	52 N. Brink Street	"B-4"
Café Olympic	90 N. Williams Street	"B-4"
Jude's	19 N. Williams Street	"B-4"
Crystal Lake Junction	88 Railroad Street, Unit B	"B-4"
Papa Savarios Pizzeria	540 E Terra Cotta Ave, Unit A	"B-1 PUD"
Tony's Café	1030 S. McHenry Avenue	"B-2 PUD"
Goal Line	85 Brink Street	"B-4"
First Watch	5689 Northwest Highway, Unit A	"B-4 PUD"

The following conditions must be met prior to the license being issued:

- Payment of license fee.
- Surrender Class 25 liquor license.

The attached Ordinance approves a reduction in the number of Class 25 liquor licenses from 6 to 5, and increases the number of Class 24 liquor licenses from the currently permitted 9 licenses to 10 licenses, in order to allow for the issuance of a new Class 24 liquor license to Casa Chapala Mexican Grill Inc., dba Casa Chapala Mexican Grill, located at 1295 N. Randall Road, Unit 104.

Votes Required to Pass:
Simple majority

Ord. No.
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

SECTION I: That CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

The number of Class 25 Liquor Licenses shall be reduced from 6 to 5; and

the number of Class 24 Liquor Licenses shall be increased from 9 to 10.

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

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

DATED at Crystal Lake, Illinois, this 19th day of May, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: May 19, 2026
APPROVED: May 19, 2026

Draft

Agenda Item No: 8c

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: Special Event Request – Crystal Lake Brewing Thursday Garden Acoustics, Thursdays May 28, June 4, June 25, July 23, July 30, August 6, August 27, and September 3, 2026, from 6:00 p.m. to 8:00 p.m.

Staff Recommendation: Motion to approve the Special Event Request for Crystal Lake Brewing Thursday Garden Acoustics Request – Crystal Lake Brewing Thursday Garden Acoustics, Thursdays May 28, June 4, June 25, July 23, July 30, August 6, August 27, and September 3, 2026, from 6:00 p.m. to 8:00 p.m. pursuant to the recommended conditions

Staff Contact: Elizabeth Maxwell, City Planner
Victoria Wojcik, Community Development Analyst

Background:
Crystal Lake Brewing is proposing to hold weekly live music and outdoor dining at the Brewery on Thursdays May 28, June 4, June 25, July 23, July 30, August 6, August 27, and September 3, 2026 from 6:00 p.m. to 8:00 p.m. The outdoor event will include musicians playing near the building out towards the beer garden seating area. Food trucks and alcoholic beverages will be present outdoors, but the sale of alcohol will be performed inside the brewery. This is the second year this event will be held and requires a special event permit due to the request for live music.

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

1. This approval is valid for the Special Event Permit on Thursdays May 28, June 4, June 25, July 23, July 30, August 6, August 27, and September 3, 2026, from 6:00 p.m. to 8:00 p.m.
2. All music must end by 8:00 p.m.
3. At the sole discretion of the City, if any complaints are received, organizers are to contact the Police Department for official "No Parking" signs that are to be posted along Gates Street and First Street. The "No Parking" signs are not to be posted on telephone poles and are to be removed the day after the event. Signs must be posted directing attendees to

various City parking lots that can be used during the event. A map of the Railroad Street parking lot is attached.

4. Since alcohol will be present, the event area shall be fully enclosed with a barricade to contain the event in a designated area.
5. The event shall be in accordance with the submitted site plan.
6. Any lighting should be placed so as not to disturb neighbors.
7. Promotional and informational banners and signage are approved via this approval. Please contact the Building Division regarding the details of the signage to be used in conjunction with the event. Signs cannot obstruct the view of traffic or be attached to utility poles.
8. The applicant is responsible for obtaining all necessary McHenry County Health Department permits.
9. Pedestrian ways or fire lanes must not be obstructed to ensure safety to and from the event space.
10. The applicant must provide adequate trash receptacles, which need to be emptied on a regular basis throughout the event, and following post-event cleanup. Waste materials in/under and within 30 feet of all tents/canopies need to be stored in approved containers. (Garbage cans must be provided for waste.)
11. Vendors are responsible for site clean-up, with all garbage removed at the end of each event day.
12. A minimum 20 foot access lane shall be maintained within fire lanes to allow access for emergency vehicles.
13. Fire hydrants shall be accessible or unobstructed.
14. Any building used for the event must remain below the posted occupancy load limit.
15. No smoking, cooking, or open flames is permitted under canopies/tents.
16. Tents/Canopies to be used for this event must follow City guidelines. Inspection(s) shall be completed PRIOR to event for every occurrence (if used for event). Contact the Community Risk Management team to schedule an inspection (815) 356-3700.
17. Generators, if used, must be a minimum of 20 feet from any tents and/or canopies, and protected from the public by fencing, enclosure, or other approved means. Generators shall be properly grounded as outlined by the manufacturer.
18. All electrical connections and cords shall meet the requirements of the 2017 National Electric Code. Contact the Building Department at (815) 356-3605 if you have any questions.
19. All electrical cords shall be covered to avoid a potential trip hazard. Electrical cords shall utilize an approved, commercially available cord protector.
20. If used for the event, food trucks shall be inspected PRIOR to the event. Food trucks are required to provide a valid City of Crystal Lake certificate of inspection upon demand. City of Crystal Lake employees shall provide identification. A list of currently inspected food trucks is available by contacting Community Development.

The applicant has been advised to attend the May 19, 2026, City Council meeting to answer any questions.

Votes Required to Pass: Simple majority vote.

CITY OF
Crystal Lake
ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Thursday Garden Acoustics

EVENT LOCATION Crystal Lake Brewing Beer Garden

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

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

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

2. General Description/Purpose of the event:
Weather permitting, providing live musicians
1-3 pc acoustic only
2 45 min sets between 6-8pm on Thu

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

8. Number of persons scheduled to monitor and work the event: 3-4

9. Estimated attendance: 50-75

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

ORGANIZATION INFORMATION

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

12. Name of Event Manager: Beth Alberger

13. Contact Information for Event Manager:

Address: 150 N Main St
Crystal Lake, IL 60014

(Please check preferred means of contact)

Daytime phone: [redacted] ☐

Emergency phone: [redacted] ☐

Cell phone: [redacted] ☒

Email: [redacted] ☐

EVENT OPERATION

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

Set Up: Minimal - 1 hour prior

Event: 5/28, 6/4, 6/25, 7/23, 7/30, 8/6, 8/27, 9/3

Dismantling: Same as setup

15. Hours of the event:

Set Up: _____

Event: 6-8 pm

Dismantling: _____

CITY MANAGER'S OFFICE

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

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

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

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

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

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

**Please complete the attached Temporary Liquor License Application*

COMMUNITY DEVELOPMENT

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

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

Temporary community event signs ☐ Yes ☒ No

Temporary neighborhood event signs ☐ Yes ☒ No

Directional signs ☐ Yes ☒ No

Banner ☐ Yes ☒ No

21. Will food be served or sold at the event? Del Toro 5-8 ☒ Yes* ☐ No

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

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

Description of Products _____

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

Name of Company _____
Address _____
Phone _____

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

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

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

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

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

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

28. Please state what provisions have been made for first aid and emergency medical services, if any:

First Aid Kit

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

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

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

Beth Alberger
Signature

4/23/24
Date

Beth Alberger
Print Name

STAFF USE ONLY

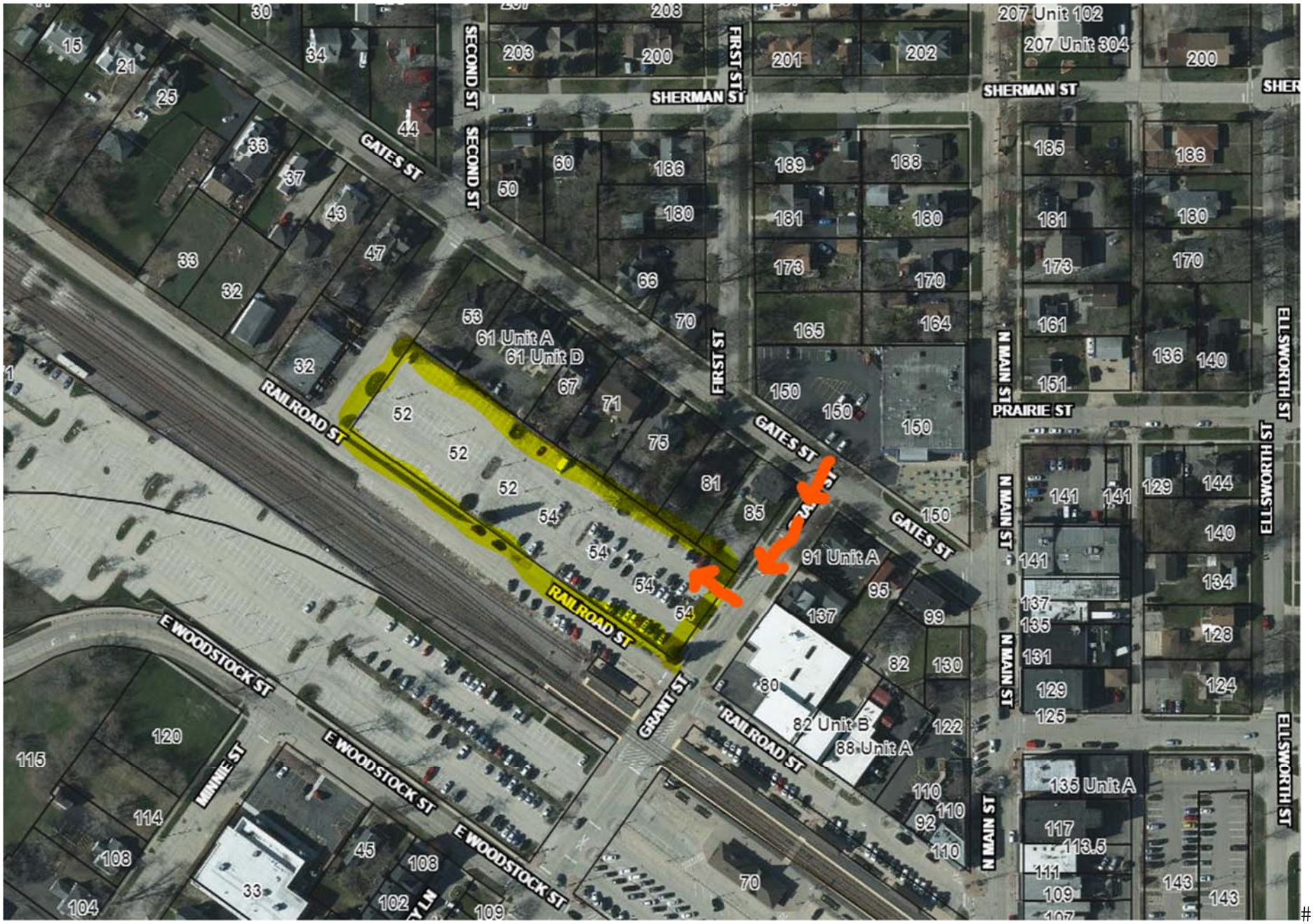
Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ❑ Yes ❑ No

City Council Approval Required: ❑ Yes ❑ No


NEW HANDICAPPED PARKING STRIPING
HANDICAPPED PARKING SIGNAGE
EXISTING SIDEWALK
EXIST TO REMAIN
EXISTING MAIN ENTRANCE/EXIT
TAP ROOM EXIT
1-3 musicians
Del Toro
FOOD TRUCK PARKING
40'-11 3/8"
ENTRANCE/EXIT
96'-4"
SIDEWALK
LANDSCAPING
55'-1"
36" H FENCE, TYPICAL
SIDEWALK
BIKE RACK
24'-10 7/8"
SIDEWALK
EXISTING BRICK PAVERS
Bench Table, Seats 4-6
Picnic Table, Seats 4
Barrel Table, Seats 2
Total Seating = 86


SECOND ST
FIRST ST
SHERMAN ST
GATES ST
RAILROAD ST
PRAIRIE ST
N MAIN ST
ELLSWORTH ST
GRANT ST
E WOODSTOCK ST
LIMME ST
61 Unit A
61 Unit D
91 Unit A
82 Unit B
88 Unit A
135 Unit A
207 Unit 102
207 Unit 304

Agenda Item No: 8d

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: Special Event Request - 2026 Lakeside Festival Kids Bike Parade and Police Assistance Fee Waiver – Saturday, July 4, 2026

Staff Recommendation: Motion to approve the Special Event Request for the 2026 Lakeside Festival Kids Bike Parade, pursuant to the recommended conditions and to waive Police Officer assistance fees ($538.80) for this event.

Staff Contact: Elizabeth Maxwell, City Planner
Victoria Wojcik, Community Development Analyst

Background:
The Lakeside Festival Committee has submitted a special event permit application for the 2026 Lakeside Festival Kids Decorated Bike Parade. The parade will be held Saturday, July 4, 2026, from 12:00 p.m. until 12:45 p.m. Additionally, they are requesting a Crystal Lake Police Detail to assist with the traffic control and safety during the event.

As part of their application, they are requesting the use of Lake Shore Drive, from Dole Avenue to County Club Road, and County Club Road, from Lake Shore Drive to the second entrance drive of The Dole. This event has been a feature of the Lakeside Festival for over 30 years.

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

1) The volunteers for the parade are to carry cellular phones or radios to contact 911 in case of an emergency. Volunteers are not to direct traffic.
2) The organizers must coordinate with the Crystal Lake Police Department regarding assistance during the event.
3) All debris created by the event needs to be cleaned up during and after the event.
4) Streets are not to be marked with paint or any permanent materials.
5) A designated weather-monitoring person is required during the event, and an emergency plan shall be in place in the event of severe weather.

The organizers are requesting a waiver of the Police assistance fee. The Police Department estimates that the chargeback fees would not be more than $538.80 for 6 officers at a 1 hour minimum for the event.

The applicant has been made aware of these recommended conditions and advised to attend the May 19, 2026, City Council meeting to answer any questions.

Votes Required to Pass:

A simple majority vote.

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Lakeside Festival Kids' Bike Parade

EVENT LOCATION Corner of Dole and Lake Shore Drive to Lakeside Festival Grounds

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

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

   Parade

   General use of City-owned property

2. General Description/Purpose of the event:

   Kids' Bike Parade has been a feature of the Lakeside Festival over July 4th for over 30 years.

   The kids and parents/ gather at the grass triangle where Dole Ave meets the Lake across from the boat gate. Police cars escort the parade in the road in front of Main Beach to the Entrance of the Lakeside Festival.

3. Will the event require the use of City-owned property? X Yes

4. Is a site map attached? X Yes

5. Is the event an annual/recurring event? X Yes

6. Will the event require a public street/sidewalk to be blocked or closed? X Yes

7. Will the event require the use of a public parking lot? X Yes

8. Number of persons scheduled to monitor and work the event: 10

9. Estimated attendance: 70

10. Is a "rain date" proposed? X No

ORGANIZATION INFORMATION

11. Yes, organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of events manager: Shari Chakoian

13. Contact Information for Event Manager:

Address: 154 Ridge Ave Crystal Lake 60014

Phone/ Text: [redacted]

Emergency phone: [redacted]

Email: [redacted]

:

EVENT OPERATION

14. Date of the event (including time for assembling **and**/or dismantling support structures);
Set Up: July 4th 11:00
Event: July 4th 12:00 - 12:45
Dismantling:July 4th 12:45

15. Date of the event:
Set Up: July 4th 11:00 - 12:00
Event: July 4th 12:00 - 12:45
Dismantling:July 4th 12:45

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind?

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

17. Is the Certificate of Insurance and Hold Harmless Agreement attached?
YES

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

No alcohol . Insurance is part of the Lakeside Festival Group

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

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

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

    Temporary community event signs ☑ Yes ☐ No

    Temporary neighborhood event signs ☑ Yes ☐ No

    Directional signs ☐ Yes ☑ No

    Banner ☐ Yes ☑ No

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

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

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

    Description of Products_____

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

    Name of Company_____
    Address_____
    Phone_____

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

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

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

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

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

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

28. Please state what provisions have been made for first aid and emergency medical services, if any:

First Aid and Emergency services available at Festival grounds at end of route.

PUBLIC WORKS

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

If yes, please complete the attached Barricade Borrowing Application

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

Specify _____

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

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

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

Sharon S Chakoian
Signature

4/10/26
Date

SHARON CHAKOIAN
Print Name

STAFF USE ONLY

Assigned City Department: _____

Assigned City Staff Liaison: _____

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

Outlook

Waivere Requset for Police Fee

From Shari Chakoian [redacted]
Date Mon 4/27/2026 11:51 AM
To Victoria Wojcik <vwojcik@crystallake.org>

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Victoria,
As sponsoring organizations of the July 4th Kids' Bike Parade, The Crystal Lake Women of Today and the Lakeside Festival Committee request that the Police Fees be waived for this event on Saturday, July 4th. 2 police cars are needed for 30 minutes from 12:00 until 12:30. The was planned by Festival Chairperson, Ron Russel when he met with the police.

Thanks for all of your help with the paperwork for the bike parade!
Shari Chakoian


LEONARD PKWY
PARK LN
LAKE SHORE DR
EAGLE ST
S DOLE AVE
PIERSON ST
LAKE ST
LAKE AVE
RINGLING RD
COUNTRY CLUB RD
RIVERSIDE DR
BROADWAY AVE
LAKESIDE AVE
HIGHLAND AVE
SPRUCE LN
NASH RD
JAMES ST
PORTER AVE
GOLF RD
Esri Community Maps Contributors, County of McHenr

Agenda Item No: 8e

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: Special Event Request - Lakeside Legacy Foundation 2026 Lakeside Fest and Police Assistance Fee Waiver

Staff Recommendation: Motion to approve the Special Event request for the 2026 Lakeside Festival to be held July 2 through July 5, 2026 pursuant to staff recommended conditions and a waiver of the Police chargeback fees ($35,650.60) for the Police Officers assigned to the festival and beam gate rental reimbursement ($6,982.50).

Staff Contact: Elizabeth Maxwell, City Planner
Victoria Wojcik, Community Development Analyst

Background:

The Lakeside Legacy Foundation is currently planning the 2026 Lakeside Festival from July 2 through July 5, 2026. The Lakeside Festival is one of McHenry County's largest festivals and attracts around 50,000 people every year. The festival will be operated as it has been in the past, with two stages for live entertainment, a carnival featuring rides and midway games, food vendors from the area, a beer garden, live music, and other fun events. The daily schedule of the event is:

- Thursday, July 2: Noon to 11:00 PM
- Friday, July 3: Noon to 11:00 PM
- Saturday, July 4: Noon to 11:00 PM
- Sunday, July 5: Noon to 10:00 PM

Similar to previous years, the fireworks will take place on the last day of the Festival on Sunday, July 5.

The application has been reviewed, and the following conditions are recommended:

1. Comply with all City Code regulations pertaining to the request.
2. Comply with the Carnival License requirements.
3. Comply with Class 21 Liquor License requirements.

4. All carnival operators must be in compliance with the Illinois Carnival and Amusement Rides Safety Act, which includes requirements for hiring of carnival workers, criminal background checks, substance abuse policy, operator training standards, and penalties for violations. Prior to the event, the carnival operator must provide the Crystal Lake Police Department with a list of all employees who will work on the premises of the public event, including their legal name, date of birth, home address, social security number and proof that said employees have undergone the required background checks.
5. All patrons are required to wear a nontransferable, one use only, disposable wristband identifying them as patrons of the beer garden.
6. Provide a list of members of the organization who will be selling beer and alcohol at the location pursuant to the license.
7. The area where alcohol is sold and consumed must be in a contained location.
8. Signage shall be provided indicating that alcoholic beverages may not be taken into or out of the beer garden location.
9. The applicant must comply of all Class 21 Liquor License requirements.
10. The applicant will provide Proof of Insurance for Liquor sales.
11. Trash must be picked up on a daily basis.
12. There must be sufficient lighting around the portable toilet area.
13. Any lighting should be placed so as not to disturb the neighbors.
14. The event sites are subject to a life safety inspection by the Community Development, Fire Rescue, and Police Departments prior to the start of the festival.
15. The petitioner shall work with the City regarding parking for the festival. In addition to on-site parking for the event, the petitioner has requested from the Park District the use of the "triangle" and the Main Beach lot for parking. Also, the petitioner has requested the use of District 47's South Elementary and Lundahl parking lots for parking.
16. The Lakeside Festival is exempt from the City's Noise Ordinance (City Code Chapter 358).
17. A meeting with the Police, Fire Rescue, and Public Works Departments of the City, the Crystal Lake Park District Police, Lakewood Police, and event organizers to discuss the Incident Action Plan shall be scheduled one month before the event and held at the Municipal Complex. Contact Patrol Commander Ryan Coutre of the Police Department at 815-356-3620 to schedule this meeting.
18. Uniformed City of Crystal Lake Police Officers will be on the grounds during all hours of the festival operation in the following numbers:
19. Provide Police assistance, as required in the pre-planning meeting with City Departments.
20. The Women of Today will be required to apply for a parade permit for the children's bike decorating parade on Lake Shore Drive and Country Club Road and coordinate the logistics of the parade through the Crystal Lake Police Department. The Police Department will use two squad cars to assist with the parade.
21. In the event of inclement weather during the festival, South Elementary School and Lakeside Legacy Foundation will be used as sheltering sites.
22. Additional emergency exits are required due to the potentially high occupant loads. Provide an emergency exit near the main stage area which shall exit to Ringling Rd. Provide an emergency exit in the vender area exiting to Country Club Rd. Post signs identifying the emergency exits and they shall be maintained free of obstructions at all times.
23. Tents and canopies used for this event must comply with the Tent Guidelines (enclosed).

24. The drive around the building shall be maintained and remain fully accessible for emergency responding vehicles.
25. An approved means of fire apparatus access shall be provided. Barricades shall be placed so that firefighter/paramedics are able to easily move them if emergency vehicles need access.
26. Generators, if used, shall be a minimum of 20 feet from any tents/canopies and protected from the public by fencing, enclosure, or other approved means. Each generator shall be provided with an approved portable fire extinguisher.
27. Electrical equipment and wiring shall be listed and labeled for outdoor use.
28. LP-gas such as containers, tanks, piping, hoses, fittings, valves, tubing and other related components shall be approved and in accordance with Chapter 61 and the International Fuel Gas Code. LP-gas containers and tanks shall be located outside. Pressure relief devices shall be pointed away from the tent or membrane structure. Portable LP-gas containers, tanks, piping, valves and fittings shall be adequately protected and secured to prevent unauthorized movement.
29. All food trucks are required to be inspected and obtain a certificate of inspection from the City of Crystal Lake prior to the event for that calendar year. A list of inspected and approved food trucks may be obtained from The City of Crystal Lake.
30. The stages shall have the manufacturer's specifications on site for wind speed restrictions and design criteria.
31. A weather-monitoring person is required during the event, and an emergency plan shall be in place in the event of severe weather.
32. Please contact the Fire Prevention Bureau at (815) 356-3640 a minimum of 3 days prior to the event to arrange for the required inspections. The inspection of the entire venue, including the carnival, is required on the day of the event prior to opening to the public.
33. Provide male and female accessible restroom facilities.
34. Obtain any necessary approvals from the McHenry County Department of Health.
35. Promotional and informational banners and signage may need a limited duration sign permit issued by the Building Division. Please contact the Building Division regarding signage to be used in conjunction with the event.
36. To be consistent with prior years' approval and other similar events, the event on Sunday, July 5, 2026, must end by 10:00 pm.
37. Alcohol sales must stop half hour before closing time each night; 10:30 pm on Thursday, Friday, and Saturday, and 9:30 pm on Sunday.

Police Department Chargeback and Barricade Fees Waiver

The Lakeside Festival will require staffing officers and supervisors as the City has provided in the past. The estimated cost of Police assistance for the Lakeside Festival is approximately $35,650.60 and beam gate rental reimbursement of $6,982.50. As stated above, the applicant has requested to waive these fees, and the City Council has granted this request in the past. The Police assistance and barricade waiver request is stated in the Application Summary Document.

The applicant has been made aware of these recommended conditions and advised to attend the May 19, 2026, City Council meeting to answer any questions.

Votes Required to Pass:

Simple majority vote

PLN-2026-00076

Lakeside Festival 2026 - Special Event
Lakeside Festival - Special Event Lakeside ...

STATUS
In Review
04/20/2026 by Victoria Wojcik

LOCATION
None Provided

CONTACT
Ronald Russell

WORKFLOW
11 total Task
2 completed 2 active

- Summary
- Record
- Activities (0)
- Activity Summary (4)
- Address (0)
- Data Fields
- Data Tables (0)
- Calendar
- Comments (0)
- Conditions (0)
- Conditions of Approval (0)
- Contacts (1)
- Communications (1)
- Documents (9)
- Fee (0)

Menu | Reports | Help

File Date: 04/19/2026
Application Status: In Review
Application Type: Special Event/Temporary Use Permit
Application Detail: Detail
Description of Work: Lakeside Festival - Special Event Lakeside Festival July 2 through July 5, 2026. Taste of Crystal Lake, Carnival, Beer Garden, Live entertainment, cornhole tournament, Kids Bike Parade (By Women of Today). We request police coverage and barricades at no charge to the Lakeside Legacy Foundation and the festival as has been provided for the past years' festivals.
Application Name: Lakeside Festival 2026 - Special Event
Address:
Owner Name: Lakeside Legacy Foundation
Owner Address: 401 Country Club Road, Crystal Lake, IL 60014
Parcel No:
Contact Info:

Name	Organization Name	Contact Type	Status
Ronald W Russell		Facility Contact	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00
Total Fee Assessed: $0.00
Total Fee Invoiced: $0.00
Balance: $0.00
Custom Fields:

KEY DATES

Appoved Date	Use/event Begin Date	Use/Event End Date
	07/02/2026	07/05/2026

LOCATION INFORMATION

Site Description	Location Info - Address if applicable:
401 Country Club Road grounds	Dole Mansion 401 Country Club Road Crystal Lake. IL 60014

PROJECT INFORMATION

Use/Event Category	Type of Simplified Event	Type of Major Event
Major Special Event		Festival
If Other, Description:	Tents or Canopies?	Temporary Electricity or Lighting?

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

KEY DATES

Appoved Date	Use/event Begin Date	Use/Event End Date
	07/02/2026	07/05/2026

LOCATION INFORMATION

Site Description	Location Info - Address if applicable:
401 Country Club Road grounds	Dole Mansion 401 Country Club Road Crystal Lake. IL 60014

PROJECT INFORMATION

Use/Event Category	Type of Simplified Event	Type of Major Event
Major Special Event		Festival
If Other, Description:	Tents or Canopies?	Temporary Electricity or Lighting?
	Yes	Yes
Temporary Signs?	Alcohol Service?	Food Service?
Yes	Yes	Yes
Police or Fire Service requested?	Street Closure or City Owned Property Use?	Street/City Property Details
Yes	Yes	Country Club road closure between Ringling and Broadway. Ringling Road between Highland Broadway during July 5 Chamber of Commerce parade.
Stage?	Amusment Rides or Inflatable Devices	Raffle?
Yes	Yes	No
Description and Location of Signage	City Barricades Required?	Event Parking
Banners and signs on property promoting the event and sponsors.	Yes	On site parking Park District Main Beach South Elementary Lundahl Jr. High
Addmisson Fee	Entertainment	
$10 general admission each day, 12 and under free $5 Seniors 65 + Active military free with ID	Multiple bands on two stages	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	04/20/2026	Rebecca Hagenow
Review Distribution	Victoria Wojcik	In Review	04/20/2026	Victoria Wojcik

City of Crystal Lake
Barricade & Cone Borrowing/ Block Party Application

Individuals wanting to borrow barricades or cones from the City of Crystal Lake are required to provide the information requested and agree to all of the conditions stated in the following application.

Applicant and Event Information:

Lakeside Legacy Foundation (First Name) _____ (Middle) (Ron Russell) (Last)

401 Country Club Road (Residential Address) Crystal Lake (City) IL (State) 60014 (Zip)

(____)____-_____ (Home Phone) [redacted] (Cell Phone) [redacted] (Email)

Date of Event: 07/02/2025 (07/05/25) Time of Event: 12 noon to 11 pm

Number of Barricades Needed (at least two per intersection): 24

Number of Cones Needed: _____

Date & Time when barricades/cones will be picked up: _____

Street(s) to be closed to non-emergency traffic: Country Club between Ringling and Broadway

Ringling (Name) between Highland (Name) and Country Club (Name)

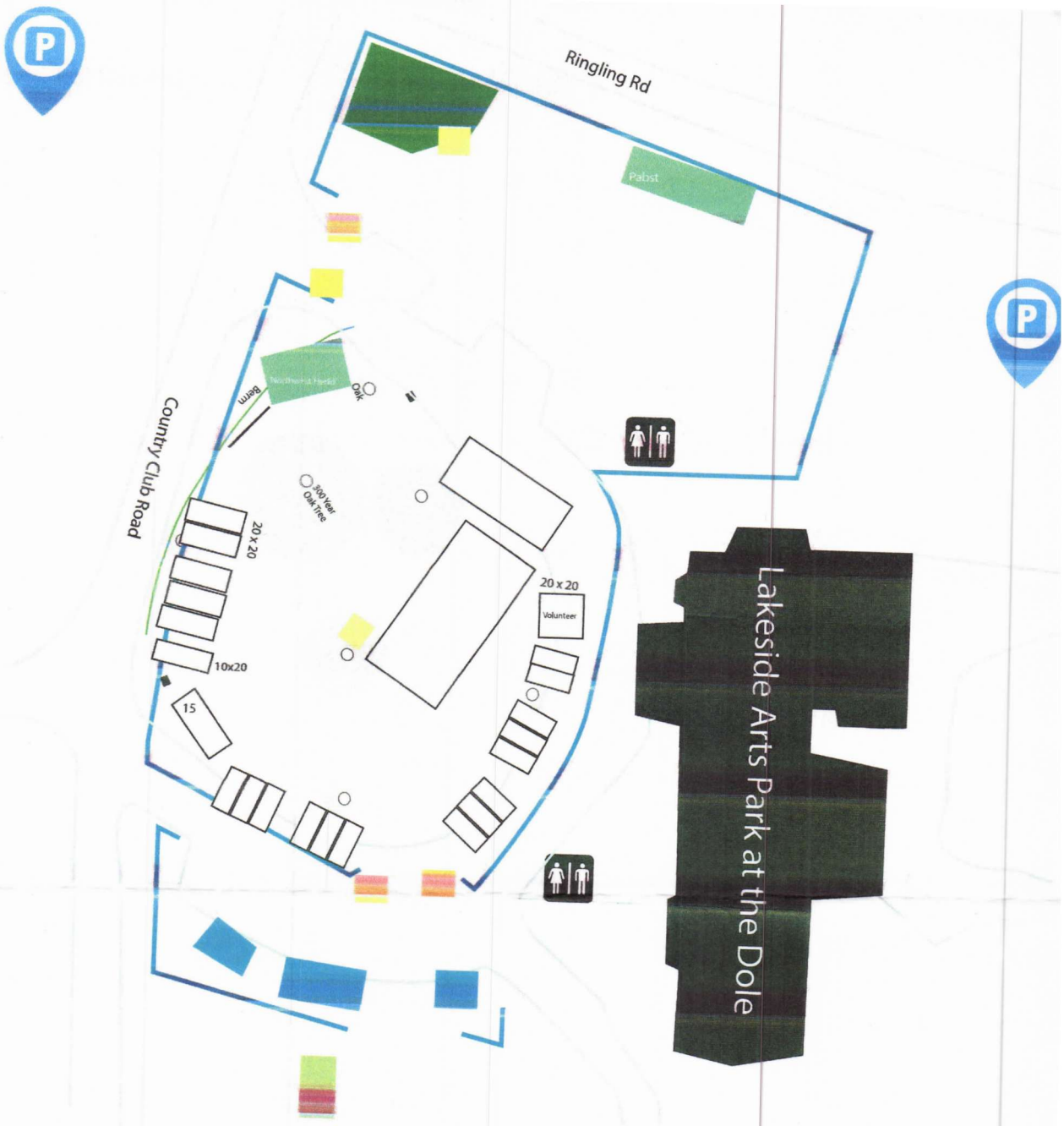
Applicant agrees to:

- Return barricades and cones in the same condition as received.
- Return barricades and cones to the City Garage on the following business day after completion of the event.
- Reimburse the City of Crystal Lake for barricades or cones which are damaged or missing at a rate of $55 per barricade and $18 per cone.

Ronald W. Russell For Lakeside Legacy Foundation
Borrower Signature

04/08/26
Date

Please return application to Public Works Department at:
City of Crystal Lake • 100 W. Woodstock Street, Crystal Lake, IL 60014 • (815) 356-3614



Carnival

FENCING ADDED AROUND CARNIVAL PERIMETER.

- Stages
- Baggo Area
- Carnival Ticket Sales
- Family Program Area

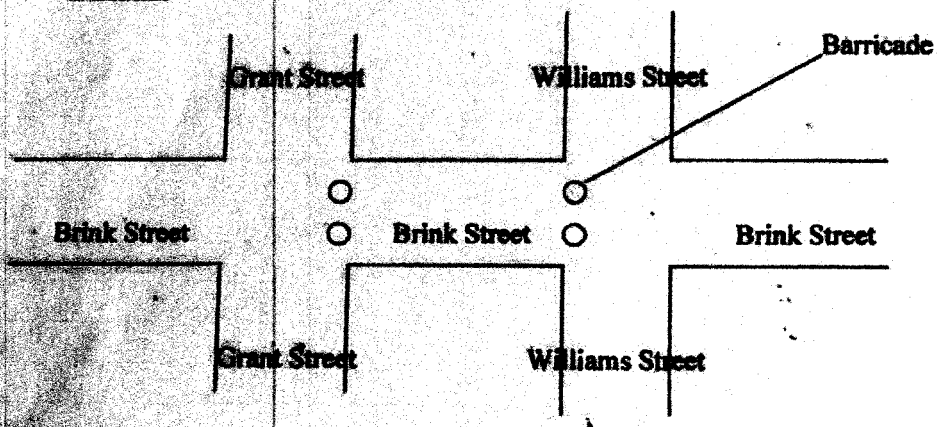
LLF Tents

- Taste by the Lake Enterances
- Drink Tickets
- Tent for Baggo

- Fencing

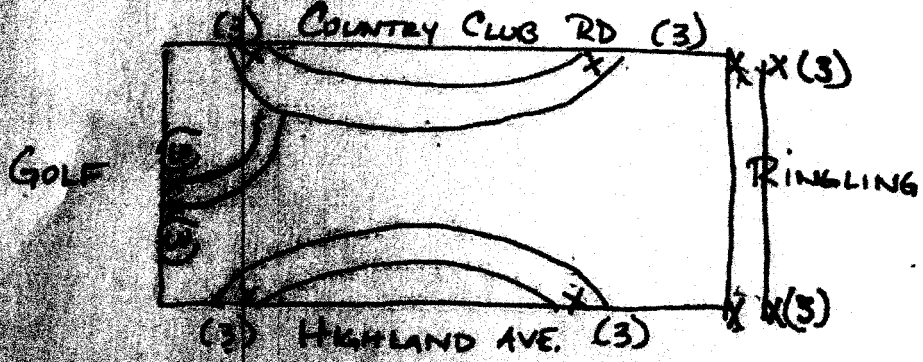
Prior to approval for the use of City barricades, the applicant is <u>required</u> to identify the exact placement of the barricades. In the space provided below, please draw a map indicating the location of the barricades to be used for the event and provide a description of the street(s) to be closed to non-emergency traffic (see example below).

<u>Example</u>:



<u>Description</u>:
Access to Brink Street between Grant Street and Williams Street will be closed to non-emergency traffic.

<u>Map showing the Location of the Barricades</u>:



<u>Description</u>:

Agenda Item No: 8f

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: The Quarry Cable Park 2026 Use Fees and Gianelli's Cafe 2026 Concession Menu

Staff Recommendation: 1. Motion to adopt a Resolution approving the 2026 Use Fees per section 5.02 of the property use agreement between Quarry Cable Park, LLC and the City of Crystal Lake, and;

2. Motion to adopt a Resolution approving the 2026 Concession Menu per section 9(a) of the Concessionaire Lease Agreement between Gianelli's Cafe and the City of Crystal Lake.

Staff Contact: Ryan Oates, Assistant to the City Manager

The Quarry Cable Park 2026 Pricing:

Per section 5.02 of the City's Property Use Agreement with Quarry Cable Park, LLC, the concessionaire must submit their proposed fees for the use of the facility by members of the public. The 2025 fees and the proposed 2026 fees are depicted in the table below. The proposed fees are in compliance with the terms of the property use agreement.

The Quarry Cable Park Use Fees / Rates				
		2025	*2026*	
RATES	2hr	$50	*$55*	
	All day	$70	*$78*	
RENTAL	Helmet	$8	*$10*	
	Life Vest	$10	*$12*	
	Standard Board	$20	*$22*	
	Demo Board	$40	*N/A*	
MULTI-RIDE	5 pk (2-Hour)	$225	*$250*	Save $25
	5 pk (All-Day)	$325	*$360*	Save $30
	10 pk (2-Hour)	$475	*$525*	Save $25
	10 pk (All-Day)	$675	*$725*	Save $55
SEASON	Q Pass Unlimited	$850	*$850*	
	Parking	Additional	Additional	
AQUA PARK RATES	Mon – Thurs (45-Minutes)	$22	*$22*	
	Fri-Sun (45-Minutes)	$26	*$26*	

Section 5.02 of the property use agreement states that "the Use Fees shall be based upon the prevailing market rate for similar facilities." It also states that the City's approval of the use fees cannot be

unreasonably withheld. Based on a sampling of several similar cable parks, it is the determination of City Staff that the 2026 Quarry Cable Park fees at the Three Oaks Recreation Area are in line with the prevailing market at other cable park facilities.

Sample of Cable Park Pricing	2 hour pass	4 hour pass	All Day
Action Wake Park, MI	$55	$65	$70
Hydrous Cable Park, Allen, TX	$65	$130	-
Wake Nation, Fairfield, OH	$49	-	-
The Quarry Cable Park, Crystal Lake, IL	$55	-	$78

Gianelli's Café 2026 Menu:

Per section 9(a) of the Concessionaire Lease Agreement, the concessionaire (Gianelli's Cafe) must submit their proposed menu, including a description and price for each food item, 30 days prior to the concessions opening date. The 2026 proposed menu and pricing are depicted in the table below. The proposed menu is in compliance with the Concessionaire Lease Agreement.

Gianelli's Cafe Proposed Menu			
	2025 Cottage	*2026*	*2026*
Menu Item	Single Item	*Single Item*	*Combo (Fries and Drink)*
Hamburger	$7.00	*$7.00*	*$9.00*
Cheeseburger	$8.00	*$8.00*	*$10.00*
Double Hamburger	-	*$9.50*	*$12.00*
Double Cheeseburger	-	*$10.50*	*$13.00*
Grilled Chicken Sandwich	$9.00	*$8.00*	*$11.00*
Breaded Chicken Sandwich	-	*$8.00*	*$11.00*
Hot Dog	$4.00	*$4.00*	*$7.50*
Cheese or Chili Hot Dog	-	*$5.00*	*$8.50*
Chili Cheese Hot Dog	-	*$6.00*	*$8.50*
Chicken Tenders (3)	$7.00	*$5.00*	*$9.00*
Chicken Tenders (5)	-	*$7.00*	
Italian Beef	-	*$8.00*	*$11.00*
Grilled Fish Sandwich	-	*$8.00*	*$11.00*
Kids Meals: Hot Dog/ PB&J/ Tenders	-	*$7.00*	
Fries	$5.00	*$3.00*	
Cheese Fries	$7.00	*$4.00*	
Chili Cheese Fries	-	*$5.00*	
Soft Pretzel		*$4.00*	
Soft Pretzel with Cheese	$8.00	*$5.00*	
Nachos with Cheese	$7.00	*$4.00*	
Nachos with Cheese & Jalapenos	-	*$5.00*	
Mozzarella Sticks	-	*$5.00*	
Onion Rings	-	*$5.00*	
Breaded Mushrooms	-	*$5.00*	
Chips	$1.00	*$1.75*	
Candy	-	*$1.75*	
Single Scoop Cone	$4.00	*$4.00*	
Double Scoop Cone	$6.00	*$6.00*	
Churros	-	*$4.00*	
Funnel Cakes	-	*$4.00*	

12 oz Fountain Drink	-	*$2.00*	
16 oz Fountain Drink	$3.00	*$2.75*	
24 oz Fountain Drink	$4.00	*$3.50*	
32 oz Fountain Drink	-	*$4.25*	
Real Fruit Smoothies	$6.00	*$5.00*	
Assorted Juice	$4.00	*$2.00*	
Bottled Water	-	*$2.00*	

Votes Required to Pass:

Simple majority vote of the City Council.

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that per section 5.02 of the Property Use Agreement between the City of Crystal Lake and Quarry Cable Park, LLC, the City approves the 2026 Use Fees/Rates for the use of the Facilities by members of the public, and that per section 9(a) of the Concessionaire Lease Agreement between the City of Crystal Lake and Gianelli's, the City approves the 2026 Concession Menu.

The approved Use Fees are depicted in the table below.

		2026	
RATES	2hr	*$55*	
	All day	*$78*	
RENTAL	Helmet	*$10*	
	Life Vest	*$12*	
	Standard Board	*$22*	
	Demo Board	*N/A*	
MULTI-RIDE	5 pk (2-Hour)	*$250*	Save $25
	5 pk (All-Day)	*$360*	Save $30
	10 pk (2-Hour)	*$525*	Save $25
	10 pk (All-Day)	*$725*	Save $55
SEASON	Q Pass Unlimited	*$850*	
	Parking	Additional	
AQUA PARK RATES	Mon – Thurs (45-Minutes)	*$22*	
	Fri-Sun (45-Minutes)	*$26*	

The approved Concession Menu is depicted in the table below.

	2026	*2026*
Menu Item	*Single Item*	*Combo (Fries and Drink)*
Hamburger	*$7.00*	*$9.00*
Cheeseburger	*$8.00*	*$10.00*
Double Hamburger	*$9.50*	*$12.00*
Double Cheeseburger	*$10.50*	*$13.00*
Grilled Chicken Sandwich	*$8.00*	*$11.00*
Breaded Chicken Sandwich	*$8.00*	*$11.00*
Hot Dog	*$4.00*	*$7.50*
Cheese or Chili Hot Dog	*$5.00*	*$8.50*
Chili Cheese Hot Dog	*$6.00*	*$8.50*
Chicken Tenders (3)	*$5.00*	*$9.00*
Chicken Tenders (5)	*$7.00*	

Draft

Italian Beef	*$8.00*	*$11.00*
Grilled Fish Sandwich	*$8.00*	*$11.00*
Kids Meals: Hot Dog/ PB&J/ Tenders	*$7.00*	
Fries	*$3.00*	
Cheese Fries	*$4.00*	
Chili Cheese Fries	*$5.00*	
Soft Pretzel	*$4.00*	
Soft Pretzel with Cheese	*$5.00*	
Nachos with Cheese	*$4.00*	
Nachos with Cheese & Jalapenos	*$5.00*	
Mozzarella Sticks	*$5.00*	
Onion Rings	*$5.00*	
Breaded Mushrooms	*$5.00*	
Chips	*$1.75*	
Candy	*$1.75*	
Single Scoop Cone	*$4.00*	
Double Scoop Cone	*$6.00*	
Churros	*$4.00*	
Funnel Cakes	*$4.00*	
12 oz Fountain Drink	*$2.00*	
16 oz Fountain Drink	*$2.75*	
24 oz Fountain Drink	*$3.50*	
32 oz Fountain Drink	*$4.25*	
Real Fruit Smoothies	*$5.00*	
Assorted Juice	*$2.00*	
Bottled Water	*$2.00*	

DATED this 19th day of May, 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: May 19, 2026
APPROVED: May 19, 2026

Draft

Agenda Item No: 8g

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: The Quarry Cable Park Events and Live Music Consideration

Staff Recommendation: 1. Motion to approve live outdoor music on all Friday and Saturday nights through October 3, 2026, pursuant to the conditions recommended in this agenda supplement; and,

2. Motion to approve the Special Event application from the Quarry Cable Park for use of the Three Oaks Recreation Area for the Wellness Fest on Wednesday, June 3; Quarry Ten-Year Anniversary Party on Sunday, June 7; and the Merry Market event in November 2026.

Staff Contact: Ryan Oates, Assistant to the City Manager

Background:

The Quarry Cable Park has requested a Special Event permit to host events at their location at the Three Oaks Recreation Area. Pursuant to section 5.08 (l) of the Concessionaire and Property Use Agreement, the Quarry Cable Park shall receive Special Event approval for all events involving "tournaments, special advertising displays, live bands, special promotions, outside vendors, night use, and/or large groups of people that could exceed the available parking space. The review of these events will be reviewed on a case-by-case basis." The following special events are proposed in 2026.

Event	Date	New / Recurring
Wellness Fest	Wednesday, June 3	Recurring
Quarry Ten-Year Anniversary Party	Sunday, June 7	New
Merry Market	Tentatively November 2026	Recurring

All events and all related activities will be contained in the designated premises outlined in the Property Use Agreement. The Police Department, Fire Rescue Department, Public Works Department, and Three Oaks Recreation Area staff have reviewed and approved the following events proposed by the Quarry Cable Park.

Wednesday, June 3, 2026: Wellness Fest
This event is proposed for Wednesday, June 3, 2026 from 5:30 p.m. to 8:30 p.m. The event will have 30+ health and wellness businesses, three guest speakers, free workout demo classes and samples of mocktails. The Quarry held this event in 2025 and had over 100 people.

Sunday, June 7, 2026: Quarry Ten-Year Anniversary Party
To celebrate the Quarry's Ten-Year anniversary, the Quarry will be providing free wakeboarding, free live music and free hot dogs to the first 100 guests. This will be a one-time event but is estimated to bring in over 200 people.

Tentatively November 2026: Merry Market

This event is tentatively proposed for Friday, November 6, and Saturday, November 7, 2026. Previous event attendance was 150 people. This event will be similar to the events held in past years, featuring artists with hand-crafted holiday gifts and accessories.

Live Music

Live music has been conducted in the past with no issues. A current schedule of live music events is attached; however, this is not an exhaustive list. The petitioner is requesting approval for live music events throughout the year on Friday and Saturday nights through October 3, 2026. The list includes live music on Sunday nights preceding the Memorial Day and Labor Day holidays.

Staff Conditions for All Events

City staff from the Fire Rescue and Police Departments have reviewed the request and do not have any concerns regarding the events, provided that the following conditions are met:

1. The Quarry Cable Park & Grille shall coordinate with the Crystal Lake Fire Rescue and Police Departments, and Three Oaks Recreation Area staff regarding assistance during each event, including coordinating with the Fire Rescue Department regarding occupancy limits.
2. Provide a layout for each event showing the locations of the various event activities.
3. Provide and maintain emergency access (boat launch) to the North Lake for rescue purposes during the entire event.
4. Provide 20-foot access lane(s) for emergency vehicles to gain access to the building, Fire Department Connection, and the event site.
5. Fire hydrants located on or near the property must remain unobstructed and "No Parking" signs posted.
6. Provide a site plan at least 30 days prior to the event for any tents/canopies, if used, to ensure compliance.
7. Any barricades used to restrict traffic or pedestrians must be easily moveable or manned by event staff should an emergency occur during the event hours.
8. Provide adequate lighting for participants during night hours.

9. If a standby ambulance is being requested, contact the Fire Department at least 30 days prior to the event to discuss scheduling and associated fees.
10. All debris created by the event shall be cleaned up during and after the event.
11. Petitioner must adhere to the required City insurance provisions.
12. In the case of inclement weather, alternate dates can be approved by the City Manager.

The applicants have been made aware of these recommended conditions. The application materials and current band schedule have been attached for reference.

Votes Required to Pass:

Simple majority vote of the City Council.



Band Schedule - 2026 Tentative Band Line-up

Saturday, May 9: Mom Fest (12-5pm)
Friday, May 22: Mark Domanico (7:30-10:30pm)
Saturday, May 23: Daddy Wan't There (7:30-10:30pm)
Sunday, May 24: Wait, What? (7:30-10:30pm)
Friday, May 29: Yankee Cowboy Band (7:30-10:30pm)
Saturday, May 30: Gritman and Moran (7:30-10:30pm)
Wednesday, June 3: Wellness Fest (5:30-8:30pm)
Friday, June 5: All Stars (7:30-10:30pm)
Saturday, June 6: Chicago Mule (7:30-10:30pm)
Friday, June 12: Marg. Party (7:30-10:30pm)
Saturday, June 13: Irish Goodbye (7:30-10:30pm)
Friday, June 19: Blackberry Jam (7:30-10:30pm)
Saturday, June 20: Blue Shield Band (7:30-10:30pm)
Friday, June 26: Pino Farina Band (7:30-10:30pm)
Saturday, June 27: GENR8R (7:30-10:30pm)
Friday, July 3: Jimmy Marquis (7:30-10:30pm)
Saturday, July 4: Marc Concialdi (7:30-10:30pm)
Friday, July 10: Yacht Rock with Anchors Away (7:30-10:30pm)
Saturday, July 11: Jimmy Marquis (7:30-10:30pm)
Friday, July 17: White Party with Tyler Smith Live (5-7pm) and DJ Teknik (7:30-10:30pm)
Saturday, July 18: Matt Jaye (7:30-10:30pm)
Friday, July 24: SEMPLE (7:30-10:30pm)
Saturday, July 25: Blue Shield Band (7:30-10:30pm)
Friday, July 31: Country Night with Whiskey Romance and Kickit with Carol (7:30-10:30pm)
Saturday, August 1: Simply Wally (7:30-10:30pm)
Friday, August 7: Libido Funk Circus (7:30-10:30pm)
Saturday, August 8: Chicago Mule (7:30-10:30pm)
Friday, August 14: Island Party
Saturday, August 15: GENR8R (7:30-10:30pm)
Friday, August 21: Wildwood Country (7:30-10:30pm)
Saturday, August 22: Matt Jaye (7:30-10:30pm)
Friday, August 28: Mac O'Brien Band (7:30-10:30pm)
Saturday, August 29: Dollar Giraffes' (7:30-10:30pm)
Friday, September 4: Jimmy Marquis (7:30-10:30pm)
Saturday, September 5: Jack Byron (7:30-10:30pm)
Sunday, September 6: Dangerous Joes(7:30-10:30pm)
Saturday, September 12: Quarchella (10-5pm)

Agenda Item No: 9

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: The construction of a new 600 square-foot garage encroaching 33 feet into the 38-foot averaged front yard setback, leaving a five-foot setback from North Shore Drive

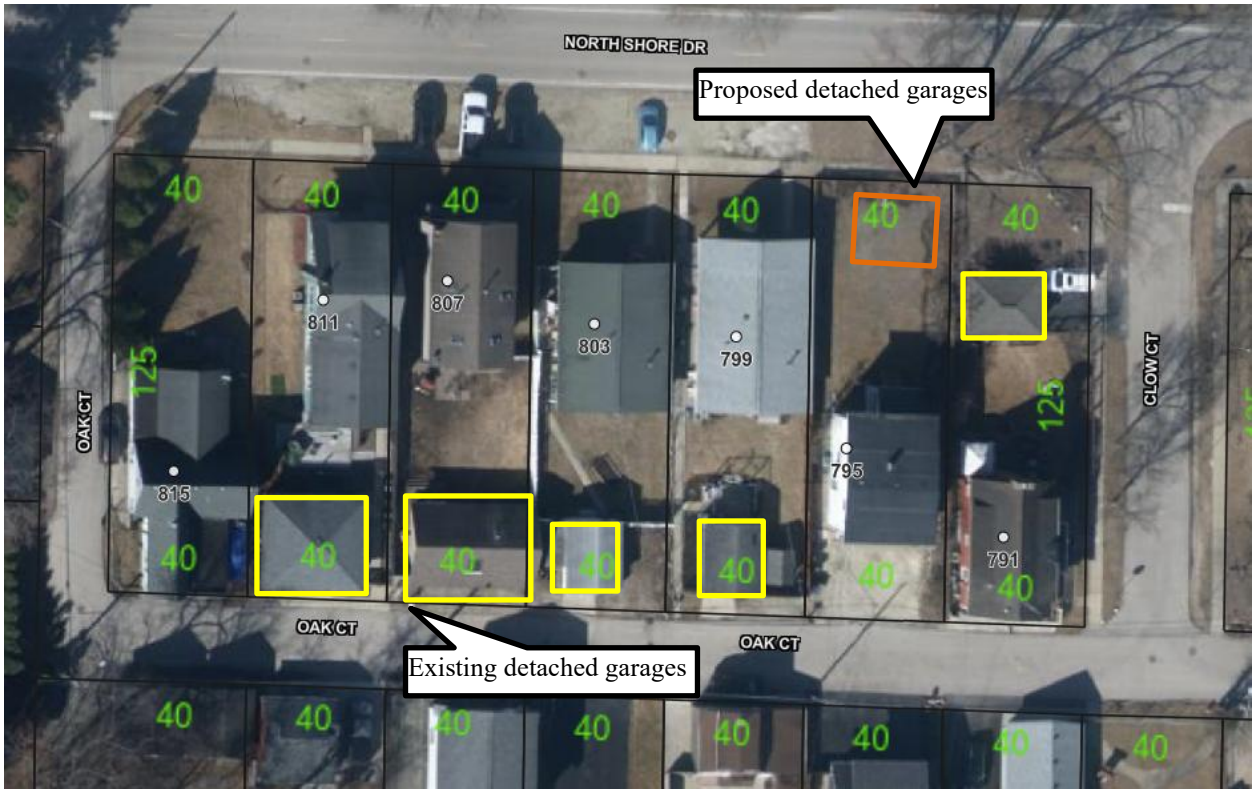
Emma Ilukhin, applicant
795 North Shore Drive

PZC Recommendation: A motion to approve the petitioner's request with a 2-2 vote

Staff Contact: Elizabeth Maxwell, City Planner

Background:

- Request: The petitioners are requesting a variation to allow the garage 5 feet from the North Shore Drive property line, a variation of 33 feet into the average front yard setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- Due to this being a double frontage lot, accessory structures are not permitted in any front yard or yard abutting a street. The average front yard setback along North Shore Drive is 38 feet. The accessory structure would need to be setback 38 feet placing it very close to the home and in the middle of the yard. The neighborhood pattern of this area has garages on the property line along Oak Court.
- Staff originally provided incorrect information stating a garage could be 5 feet from a property line prior to the applicant closing on the property. This created confusion and has further led to the need for a variation. If the lot was along the lake then the garage could be built 5 feet from the North Shore property line. The staff oversight does not create a legal obligation to approve the variation.
- The improvement will not exceed the maximum hard-surface coverage allowance.



PZC Highlights:

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

- Some commission members asked about moving the garage.
- The commission noted the unique lot configuration and character of the north shore area.
- Several of the PZC found that the petition met the Findings of Facts for the setback variation,

The Planning and Zoning Commission recommended **approval (2-2)** of the petitioner's request.

Should the City Council choose to approve the request and adopt an Ordinance approving the variation at 795 North Shore Drive the following conditions of approval are recommended:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following documents provided:
   A. Application (Ilukhin, received 04/09/26)
   B. Narrative (ALA Architects, dated 04/08/26, received 04/09/26)
   C. Architectural Plans (ALA Architects, dated, received 01/22/26)

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

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the **Variation at 795 North Shore Drive** for, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 5/12/2026
Signature

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should include 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 (Ilukhin, received 04/09/26)
   B. Narrative (ALA Architects, dated 04/08/26, received 04/09/26)
   C. Architectural Plans (ALA Architects, dated, received 01/22/26)

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

PIQ MAP
795 North Shore Drive



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION TO CONSTRUCT A 600 SQUARE FOOT GARAGE 5-FEET FROM THE FRONT YARD PROPERTY LINE AT 795 NORTH SHORE DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2026-61) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Variations from Article 3 to allow the construction of an new detached garage at 600 square feet in area encroaching 33 feet into the 38-foot averaged front yard setback at 795 North Shore Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 18, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on May 6, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variation; and

WHEREAS, on May 6, 2026, 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 for the setback encroachment be approved which moves forward with a 2-2 vote, 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 modified 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 from Article 3 to allow the construction of a new detached garage at 600 square feet in area encroaching 33 feet into the 38-foot averaged front yard setback at 795 North Shore Drive 19-06-110-006), Crystal Lake, Illinois is hereby approved

Section II: Said variation is issued subject to 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 (Ilukhin, received 04/09/26)
   B. Narrative (ALA Architects, dated 04/08/26, received 04/09/26)
   C. Architectural Plans (ALA Architects, dated, received 01/22/26)

Draft

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

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a 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 provided by law.

DATED at Crystal Lake, Illinois, this 19th day of May, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____

Haig Haleblian, MAYOR

SEAL

ATTEST:

_____

CITY CLERK

Passed: May 19, 2026
Approved: May 19, 2026

Draft

#2026-61
795 North Shore Drive – Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 6, 2026

Request: The construction of a new 600 square-foot garage encroaching 33 feet into the 38-foot averaged front yard setback, leaving a five-foot setback from North Shore Drive.

Location: 795 North Shore Drive

Acreage: Approximately 5,000 square feet

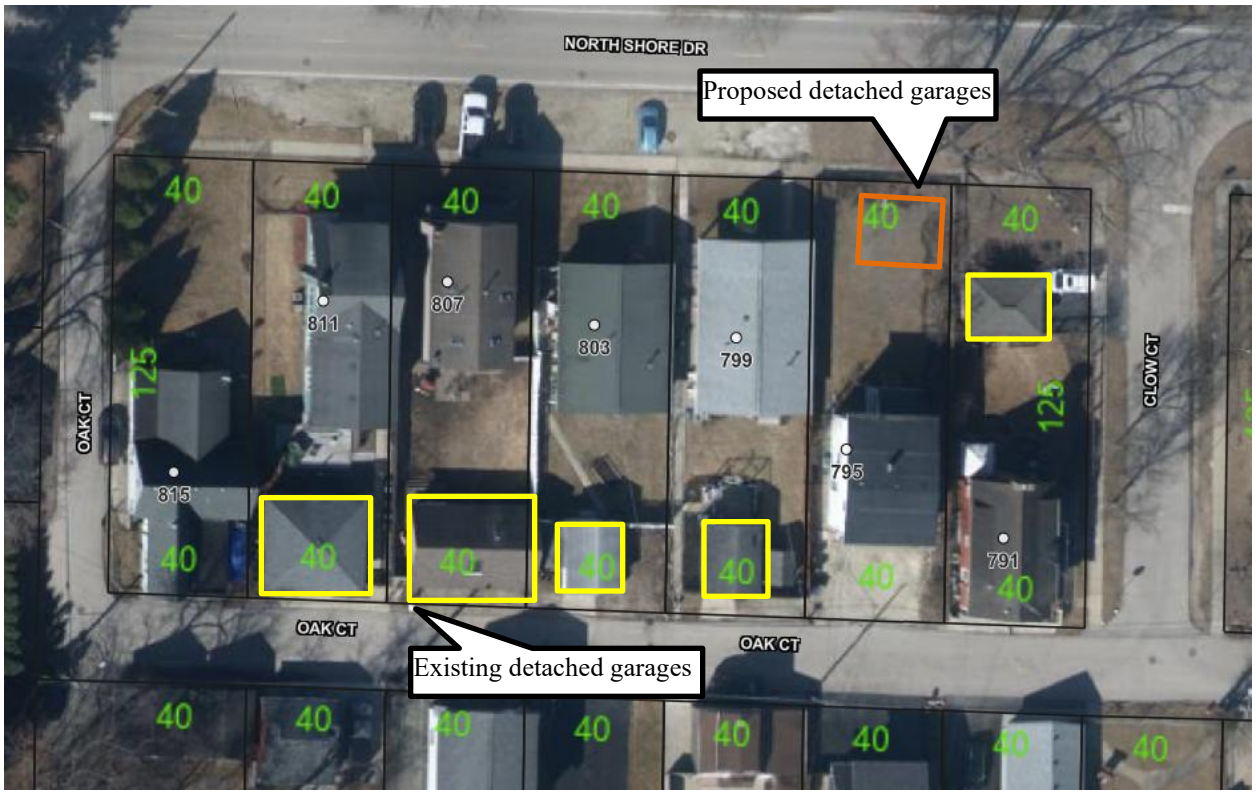
Existing Zoning: R-2 Single Family

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)

General:

- The property is an existing single-family residential lot in Crystal Lake. The lot is a double frontage lot between North Shore Drive and Oak Court.
- Staff originally provided incorrect information stating a garage could be 5 feet from a property line prior to the applicant closing on the property. This created confusion and has further led to the need for a variation. If the lot was along the lake then the garage could be built 5 feet from the North Shore property line.
- Due to this being a double frontage lot, accessory structures are not permitted in any front yard or yard abutting a street. The average front yard setback along North Shore Drive is 38 feet. The accessory structure would need to be setback 38 feet placing it very close to the home and in the middle of the yard. The neighborhood pattern of this area has garages on the property line along Oak Court.
- The petitioners are requesting a variation to allow the garage 5 feet from the North Shore Drive property line, a variation of 33 feet into the average front yard setback.
- The garage meets all other requirements of the UDO including height, size and there are no dormers. Also, the lot is at 30% lot coverage.



Development Analysis:

General

- Requests: To construct a 600 square-foot garage five feet from the front property line.
- 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.

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 to allow a garage to encroach 33 feet into the averaged front yard setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a

zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

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

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

☒ *Meets* ☐ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

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

☒ *Meets* ☐ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

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

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Ilukhin, received 04/09/26)
   B. Narrative (ALA Architects, dated 04/08/26, received 04/09/26)
   C. Architectural Plans (ALA Architects, dated, received 01/22/26)

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

City of Crystal Lake
Development Application

Application Type Simplified Residential Variation

Applicant Emma Ilukhin

Date 4/8/2026

ALA Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

April 8, 2026

City of Crystal Lake
Community Development Department
100 West Woodstock Street
Crystal Lake, IL 60014

Variance Request For:
Emma Ilukhin
Proposed Detached Garage Addition for SFR
795 North Shore Drive
Crystal Lake, Illinois 60014
ALA# 26071

We respectfully request the following zoning variation for the proposed detached garage building addition to the single-family residential property at 795 North Shore Drive.

Site Data:

Zoning: R-2
PIN: 19-06-110-006
Minimum Lot Area: 8,400 sf
Actual Lot Area: 4,494.27 sf
Minimum Lot Width: 70ft
Actual Lot Width: 40ft
Allowable Impervious: 50%
Proposed Impervious: 49.5%
Allowable Building Coverage: 40%
Proposed Building Coverage: 31.9%
Average Front Setback (North Shore Drive): 38.36 ft
Proposed Front Setback (New Garage): 5' – Variance Requested
Side Yard Setback: 4.9ft
Proposed Minimum Side Yard Setback: 5.0 ft

Requested Variances:

1. Front Yard Setback (North Shore Drive): 33.36 ft

Unique Circumstances:
Emma Ilukhin loves her home and its proximity to Crystal Lake and its amenities. The existing residence was likely built as a summer lake cottage and was built without a garage or other accessory structures. To better meet the needs of the homeowner, and to provide some much-needed secure storage space for vehicles and maintenance equipment, Emma proposes to construct an 600 SF detached garage in the front yard of her property facing North Shore Drive. The proposed addition seeks to provide a basic amenity that one would expect in current home designs, and one that is already enjoyed by the majority of the Emma's neighbors. The proposed garage was designed as modestly as possible while still providing the minimum amount of space to meet her needs.

ALA Architects & Planners, Inc.
2600 Behan Road (at Route 176)
Crystal Lake, IL 60014
Phone: 815-788-9200
Fax: 815-788-9201

The preference of all parties was to design the addition without a variance request. Unfortunately, the age and placement of the home, and the non-conforming size of the lot, have made this infeasible. The existing residence is built on a non-conforming lot in the R-2 zoning district. The home is older and was located & built on the lot prior to the adoption of the current zoning ordinance. Every effort was made to comply with the current zoning requirements. The proposed addition complies with all requirements for height, side yard setbacks, building, and impervious area requirements. However, full compliance in this case means that Emma would have to attach the garage to the front of her house. Relief from the 38.36 ft front yard setback to a 5 ft front yard setback is requested to allow as much green space as possible to remain.

Is the Hardship Self-Created?:
The hardship is not self-created. Building an attached garage facing Oak Court is technically infeasible due to the placement of the existing residence on the lot; there is simply not enough room. Constructing a garage facing North Shore Drive is also technically infeasible, unless a variance is granted. Because the existing lot is less than 60% of the required lot area for the R-2 zoning district, compliance with the required 38.36 ft front yard setback creates an extreme hardship. Placing the garage so far back from the front lot line diminishes the front yard greenspace to zero; the proposed garage would need to be attached to the front of the residence, removing light and fresh air to existing interior spaces within the existing residence and essentially removing any type of yard space for the homeowner. This scenario would also very likely require an additional variance request for impervious area.

Are Conditions Applicable to Other Properties in the Same Zoning Classification?:
Many of the lots in this area are non-conforming regarding R-2 zoning requirements. However, due to the placement of the existing home on the lot, the same opportunities to provide a compliant garage, as observed on other properties on the block, are not available.

Will the Variation Alter the Essential Character of the Locality?:
The proposed 1-story garage addition was designed to complement the aesthetics, height, and massing of the adjacent 1 & 2 story homes. The addition will blend in well with the 1-story structures on either side of it. There is also a substantial parkway area beyond the sidewalk, past the front property line, that creates a certain uniformity of massing along the block.

Would the Variation to Detrimental to the Public Welfare or Injurious to Other Properties?:
If granted, the proposed variation will not be detrimental to the public welfare or injurious to other properties. The addition is small, poses no safety hazards, and will conform to all requirements for stormwater management.

Will the Proposed Variation Impair Adequate Supply of Light or Air to Adjacent Properties, Diminish Property Values, Increase Congestion in Public Streets, Substantially Increase the Danger of Fire, or Endanger Public Safety?:
The size & massing of the proposed addition is very similar to adjacent properties and will not impair light or air to them or diminish property values. The addition will not increase congestion in public streets, increase the danger of fire, or endanger public safety.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-061 – 795 NORTH SHORE DRIVE – VARIATION
Variation to allow a garage with a five-foot encroachment into the 38.4-foot front-yard setback.

The petitioner, Emma Ilukhin, presented her request for a variation and stated she had owned the property for approximately one year. She explained that she understood at the time that the property did not contain a garage, but that construction of a garage had always been part of her plans for the property. Ms. Ilukhin stated that prior to submitting an offer on the property, she contacted the City to verify whether a detached garage could be constructed on the property and received confirmation that a detached garage less than 600 square feet could be constructed five feet from the North Shore Drive property line which influenced her decision to purchase the property. Ms. Ilukhin stated she later learned, after working with her architect and beginning the permit process, that a variation would be required. She explained the property is a double frontage lot, with North Shore Drive to the north and Oak Court to the south. Ms. Ilukhin stated most nearby homes have garages located on the southern side of their lots; however, because the existing house is positioned farther south on the property, constructing a garage in that location would require attaching it to the house, which would block windows serving the kitchen and living room and would require major reconfiguration of the first floor of the home. She also explained there is a sump pump discharge and drainage area located north of the house and constructing a garage too close to that area could negatively impact drainage conditions on the property. Ms. Ilukhin stated the proposed garage location would still provide substantial distance between the structure and the North Shore Drive roadway. She noted neighboring properties already utilize gravel parking areas along the roadway and stated she believed there would still be adequate room for vehicle maneuvering and safe visibility exiting the property.

Mr. Greenman opened the public hearing for public comments. No members of the public spoke regarding the petition, and the public portion was closed.

Mr. Moore reviewed the request and stated because of the lot configuration and setback requirements, some form of variation would likely be necessary to accommodate construction of a garage at any location on the property. Mr. Moore further stated that construction of a garage on the southern side of the lot would likely require additional variations related to principal structure setbacks and that extending the garage farther back from North Shore Drive would require more driveway pavement and an additional variation for hard-surface coverage.

Mr. Gronow stated he was familiar with the neighborhood and acknowledged the unique lot configurations in the area. He noted several nearby properties contain garages positioned close to the Oak Court roadway and stated he understood the petitioner’s desire to preserve the backyard and maintain parking functionality on the property.

Ms. Repholz stated neighboring property owners had been properly notified of the request and noted no objections had been submitted regarding the proposed garage location. Ms. Repholz also commented that the surrounding neighborhood contains a variety of unique property layouts and developments.

Ms. Mason stated the petitioner had adequately explained the hardship associated with the property and indicated support for the request.

Mr. Greenman stated he agreed a hardship existed due to the property configuration and drainage conditions; however, he expressed concern regarding the extent of the requested setback reduction. He stated he would have preferred to see the garage shifted farther from the roadway, potentially closer to a ten-foot setback, to better align with neighbors.

Mr. Moore noted that the property was nearing the maximum allowable hard surface coverage permitted under the ordinance and moving it farther south would result in an increase in paved areas on the property.

Ms. Repholz made a motion to approve the request as presented, 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 (Ilukhin, received 4/09/26)
    B. Narrative (Ilukhin, received 4/09/26)
    C. Architectural Plans (Ilukhin, received 4/09/26)

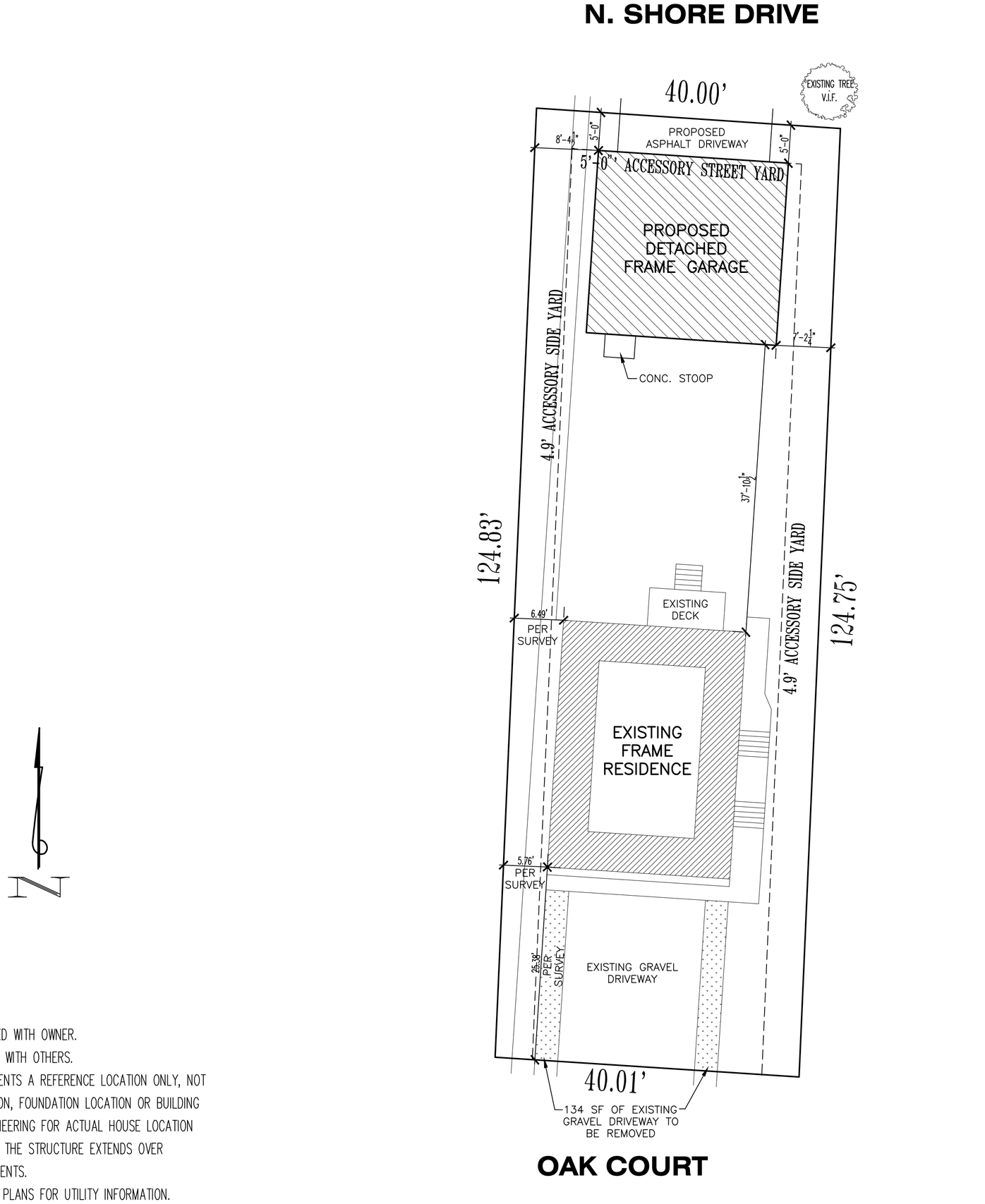
2. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering Department, and Community Development Department.

Ms. Mason seconded the motion. On roll call vote, Members Gronow and Greenman voted no. Members Repholz and Mason voted in favor. The motion resulted in a 2-2, motion to proceed forward with no recommendation.

ILUKHIN RESIDENCE

795 N SHORE DR

CRYSTAL LAKE, IL 60014



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
   SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

1E / A000 SITE PLAN

1"=10'-0"

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	4991.3 S.F.
ZONING DISTRICT	R-2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	2495.7 S.F.
PROPOSED IMPERVIOUS	
EXISTING RESIDENCE FOOTPRINT	+780.0 S.F.
EXISTING CONC. PORCH/WALKWAYS	+494.7 S.F.
EXISTING DECK	+61.7 S.F.
EXISTING GRAVEL DRIVEWAY	+537.0 S.F.
GARAGE FOOTPRINT & STOOP	+612.0 S.F.
PROPOSED DRIVEWAY	+100.0 S.F.
PORTION OF GRAVEL REMOVED	-134.0 S.F.
TOTAL IMPERVIOUS COVERAGE	2451.4 S.F.

BUILDING LOT COVERAGE	
AREA OF LOT	4991.3 S.F.
ZONING DISTRICT	R-2
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	1996.5 S.F.
PROPOSED LOT COVERAGE	
EXISTING RESIDENCE FOOTPRINT	+780.0 S.F.
GARAGE FOOTPRINT	+600.0 S.F.
EXISTING DECK	+61.7 S.F.
EXISTING CONC. PORCH	+50.7 S.F.
TOTAL BLDG. LOT COVERAGE	1492.4 S.F.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

--NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS--

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
- THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .
- PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 401.2.1 & 401.2.6, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 408.2.2
- THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }

NOTE TO BIDDERS & CONTRACTORS:

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

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

PLAN & ELEVATION SYMBOLS

5S 5 SHELVES
1SIR 1 SHELF & 1 ROD
SPR SPRINKLER HEAD
GAS GAS HOOKUP
WATER WATER HOOKUP
FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET
SHOWER RAIN HEAD
FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE
MASONRY FIREPLACE FLUE
REBAR
CEILING DETAIL DIAGRAM
WORK POINT
6/12 ROOF PITCH
SECTION/ VIEW MARKER
ELEVATION MARKER
REVISION MARKER
V.I.F. VERIFY IN FIELD
V.M.O. VERIFY WITH OWNER

FACE BRICK, HORIZONTAL SIDING, BOARD & BATTEN SIDING, ASPHALT SHINGLES ROOFING
STONE, SHAKE SIDING, CEDAR SHAKE ROOFING, CONCRETE
FIELD STONE, STUCCO / E.I.F.S., METAL ROOFING, GRAVEL

ELECTRICAL SYMBOLS:

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

WALL TYPES

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

NOTE TO CONTRACTORS

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

DRAWING INDEX

A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES

A101 FOUNDATION PLAN
FLOOR PLAN
ROOF PLAN & STRUCTURAL NOTES,
ATTIC VENT SCHEDULE

A200 FRONT ELEVATION,
REAR ELEVATION
LEFT SIDE ELEVATION,
RIGHT SIDE ELEVATION
WALL SECTIONS,
CONSTRUCTION SPECIFICATIONS,

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD		25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY		30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORING OF FOUNDATION WALLS
- FOUNDATION REINFORCING TO BE GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS.
- ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2X6 W/ ½" SHEATHING)
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS.
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
- MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

- FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
- FOR 10'-0" PLATES, TOP OF WINDOWS @ 106⅞" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 9'-0" PLATES, TOP OF WINDOWS @ 94⅞" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 82⅝" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
  EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
- PROVIDE (2)2 X 12 HEADER ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWO WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR.
- ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR AS FOLLOWS:
  WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
- WINDOW & DOOR TAGS: FIXED WINDOW = Ⓕ, EGRESS WINDOW = Ⓔ, TEMPERED GLASS = Ⓣ

STRUCTURAL NOTES:

- PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
- ALL INTERIOR FRAME WALL PARTITIONS = 3½" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR FRAME WALLS = 4½" (2 X 4 STUD W/ 1" SHEATHING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9⅝" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUDS W/ ½" SHEATHING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)
- ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
- PROVIDE (5" X 3½" X ⅜") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (5" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (7" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.
- PROVIDE (9" X 4"X ⅜") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH ½"ø BOLTS @ 20" O.C. AND (2) @ EACH END.
- ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
- WALLS SHALL BE BRACED @ EACH END & 20'-0" BETWEEN PANELS MAX..
- ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
- ALL HEADERS TO BE (2) 2 X 12 SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
- THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED ⅓ THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING.
- = (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
- ■= (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
- ■= POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS.
- ADD 2X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
- FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS.
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:

- ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
- ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
- ALL OUTLETS IN GARAGE TO BE GFI.
- ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE:
  - (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL.
  - (1) SMOKE DETECTOR IN EACH BEDROOM.
  - (1) COMBO SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE.
- ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
- PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHER.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
- PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
- PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

PLUMBING NOTES:

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS.
  ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
  BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
  ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
  BELOW GROUND WATER - TYPE K COPPER
- COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING.
- AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ISPC 890.1930..
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD.
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY OF CRYSTAL LAKE CODE OF ORDINANCES

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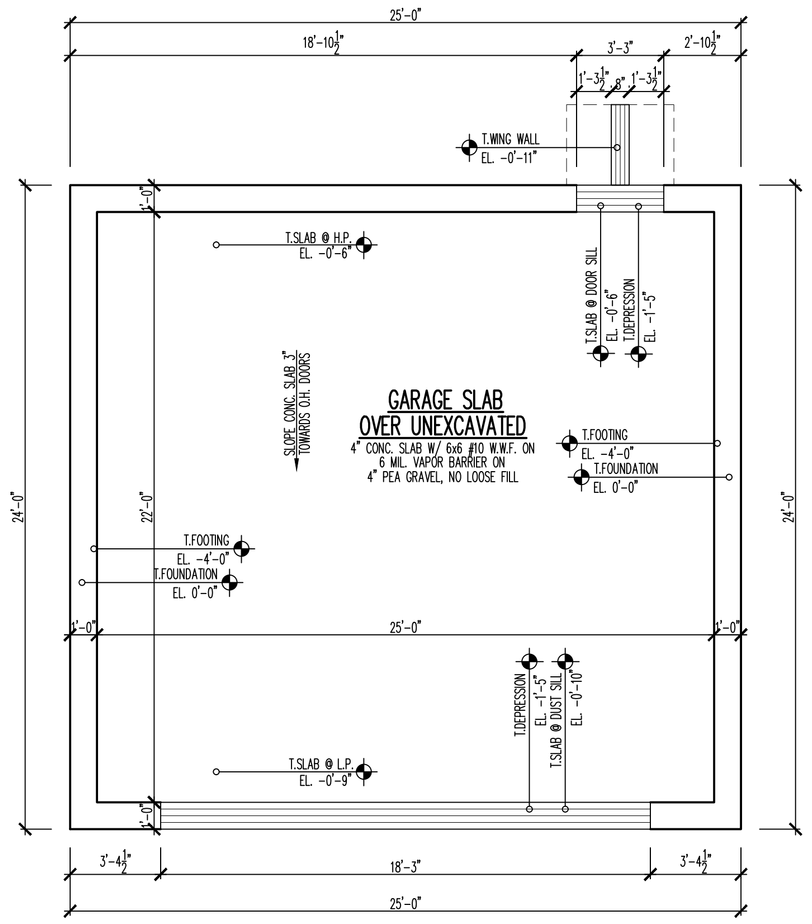
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SITE PLAN
DRAWING INDEX
GENERAL NOTES

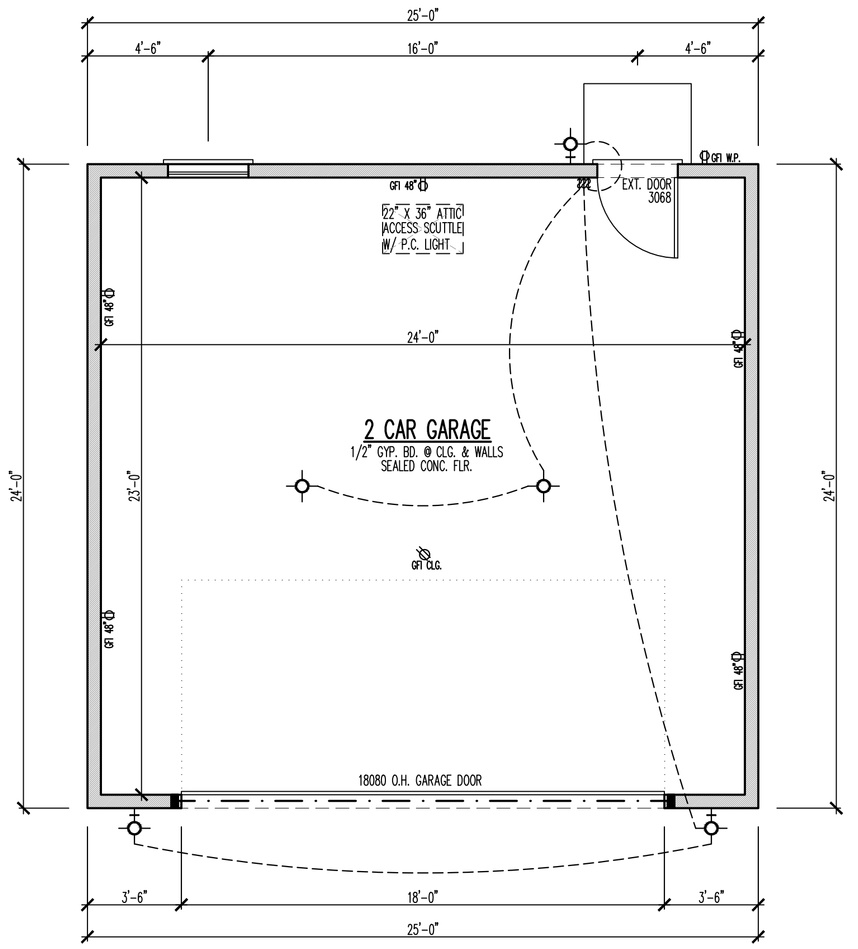
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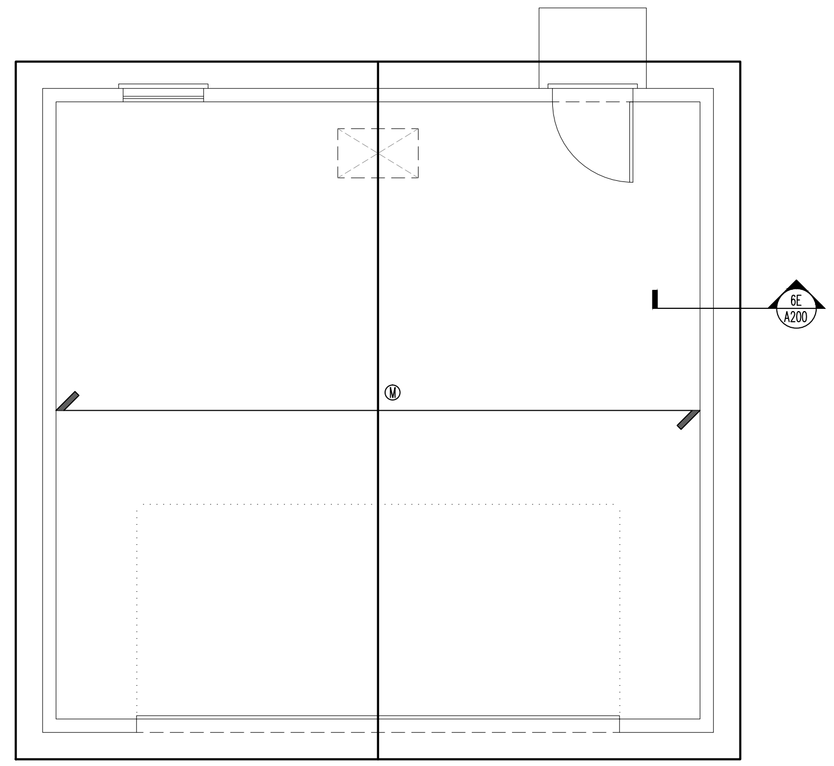
1D / A101 FOUNDATION PLAN

1/4"=1'-0"



3D / A101 FLOOR PLAN

1/4"=1'-0"



ROOF STRUCTURAL SPECIFICATIONS		NOTES
(A) = 2 X 6 RAFTERS @16" O.C.	(I) = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
(B) = 2 X 8 RAFTERS @16" O.C.	(J) = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
(C) = 2 X 10 RAFTERS @16" O.C.	(K) = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(F) = 2 X 8 CEILING JOISTS @16" O.C.	(N) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER
(G) = 2 X 10 CEILING JOISTS @16" O.C.		NOTE TO TRUSS MANUFACTURER: TRUSS MANUFACTURER TO FIELD VERIFY ALL NEEDED MEASUREMENTS PRIOR TO FABRICATION OF THE TRUSS PACKAGE. DO NOT USE THE PLAN MEASUREMENTS TO FABRICATE THE TRUSS SYSTEM.
(H) = 2 X 12 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
M.L. = 1 3/4" 1.9E MICROLLAM LVL T.S. = 1 3/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD O.L. = OVERLAY E.R. = EXTENDED RIDGE U.B. = UNDER BUILD G.T. = GIRDER TRUSS D.R. = DOUBLE RAFTER T.R. = TRIPLE RAFTER E.V. = EXTENDED VALLEY E.H. = EXTENDED HIP	

5D / A101 ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

ATTIC VENT SCHEDULE

ATTIC	ATTIC AREA	REQUIRED VENT		ACTUAL VENT				ACT. VENT VALUES
		INTAKE @ SOFFIT	EXHAUST @ ROOF	INTAKE @ SOFFIT	EXHAUST @ ROOF			CONT. SOFFIT VENT =10 S.I. / 1 FT.
		AREA (S.I.) / 300	AREA (S.I.) / 300	SOFFIT VENTS	RIDGE VENTS	CAN VENTS		RIDGE VENTS =20 S.I. / 1 FT.
MAIN ROOF	754 S.F. 108576S.I.	362 S.I.	362 S.I.	37 FT. 370 S.I.	19 FT. 380 S.I.	-- CAN(S)---- S.I.		CAN VENTS =100 S.I. / VENT
	----- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.		
	---- S.F. ----S.I.	---- S.I.	---- S.I.	---- FT.---- S.I.	---- FT.---- S.I.	-- CAN(S)---- S.I.		

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

5E / A101 ATTIC VENT SCHEDULE

NO SCALE

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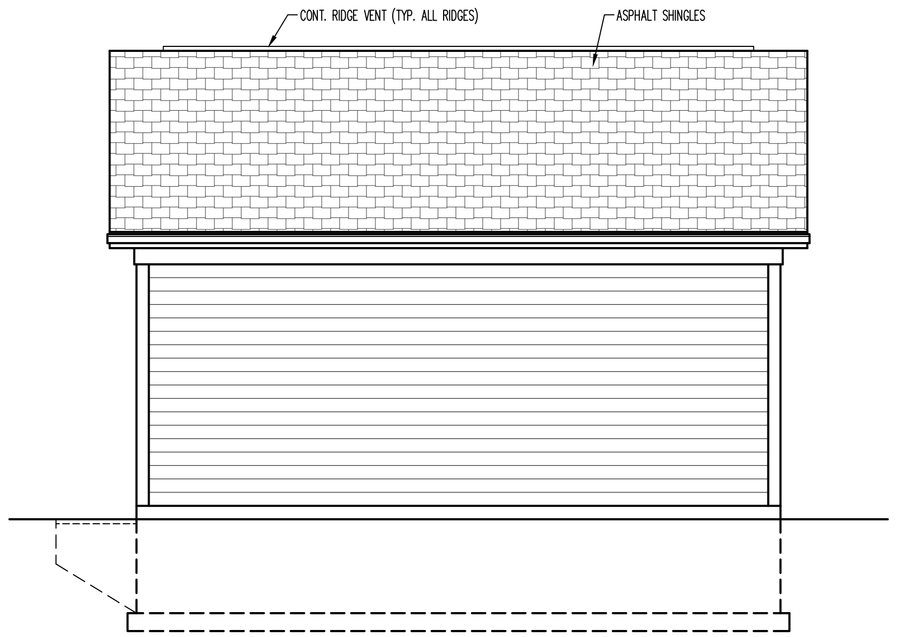
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FOUNDATION PLAN
FLOOR PLAN
ROOF PLAN & STRUCTURAL NOTES

PRELIMINARY

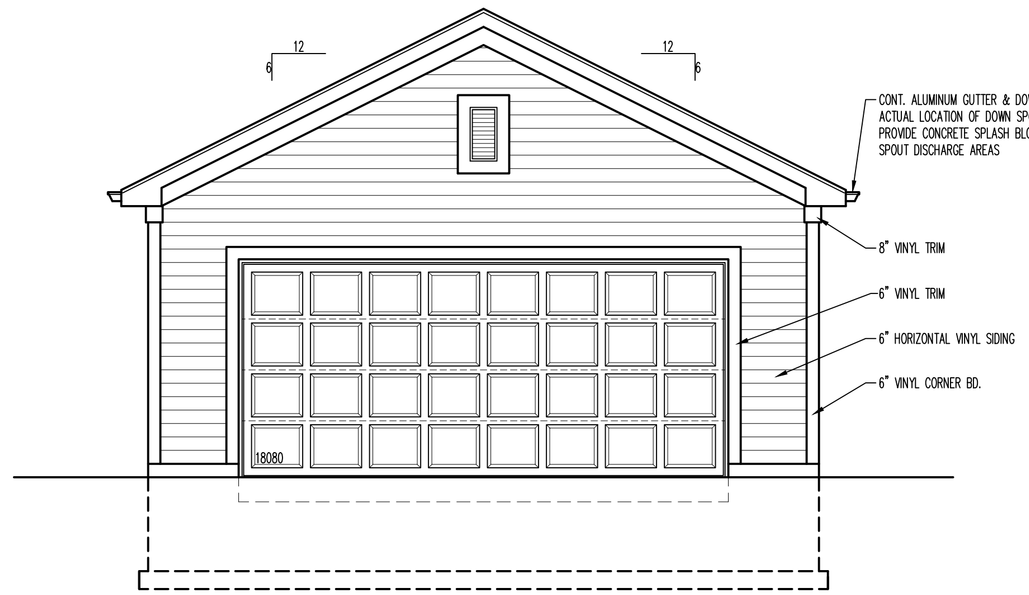
Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-259-0021
2600 Behan Road at Rt. 176 98 W. Main St.
Crystal Lake, IL 60014 Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukesha, WI 53186
40 Crystal St.
Crys.,IL 60013

Job Number: 26071
Sheet Number: A101
File Name: LAYOUT100



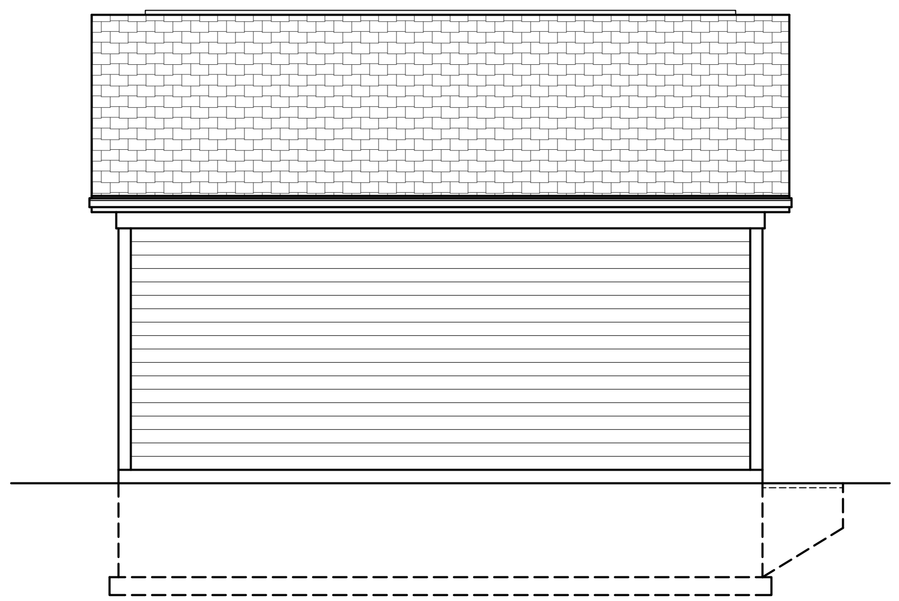
1B A200 LEFT SIDE ELEVATION

1/4"=1'-0"



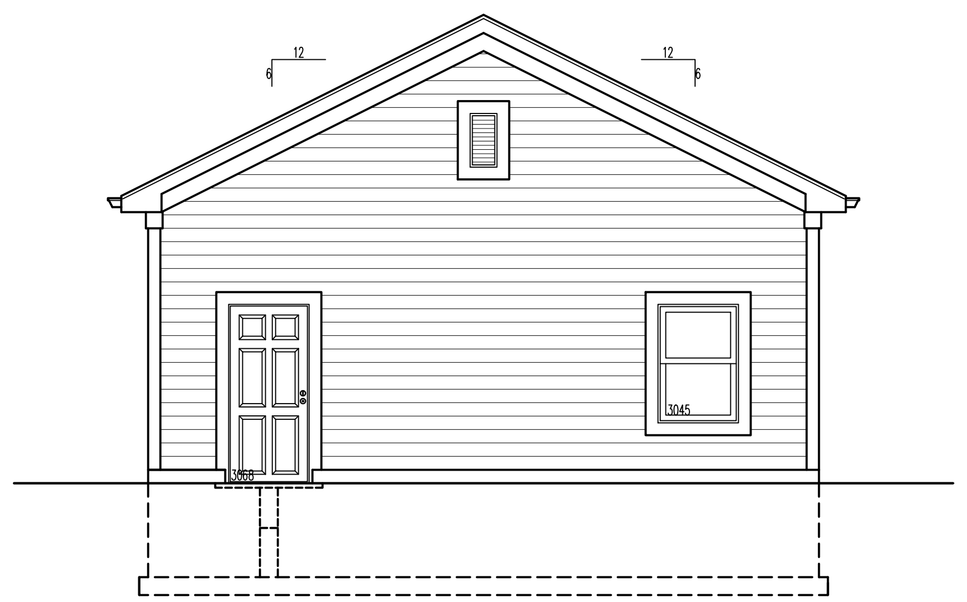
4B A200 FRONT ELEVATION

1/4"=1'-0"



1D A200 RIGHT SIDE ELEVATION

1/4"=1'-0"



4D A200 REAR ELEVATION

1/4"=1'-0"

ELEVATION NOTES

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

WINDOW NOTES

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

EXAMPLE: 2555 = 2'-5" X 5'-5"

EXAMPLE: 3068 = 3'-0" X 6'-8"

EXAMPLE: 18080 = 18'-0" X 8'-0"

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

CONSTRUCTION SPECIFICATIONS

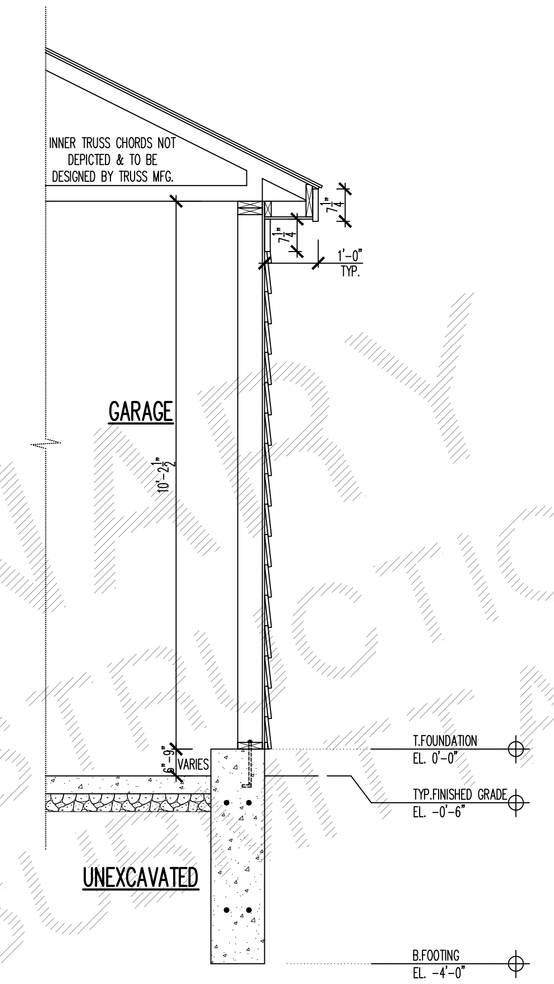
TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
(PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES)
5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING W/ H-CLIPS
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/
MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
ALUMINUM SOFFITS W/ CONTINUOUS VENTS
1 X FRIEZE BD. PER ELEVATIONS
1" AIR BAFFLES
5/8" GYP. BD. AT CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN

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

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

CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
12" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
ASPHALTIC DAMPROOFING



6E A200 WALL SECTION

1/2"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

REVISIONS
1 05-19-26 AMF
2
3
4
5

DESIGN STAGE
AIA D.C. =
PRELIMINARY DESIGN
PRELIMINARY DESIGN
RELEASE FOR BID
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

ILUKHIN RESIDENCE
795 N. SHORE DRIVE
CRYSTAL LAKE, IL 60014

PRELIMINARY

ELEVATIONS
WALL SECTION
CONSTRUCTION SPECIFICATIONS

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-2394001
2600 Belvan Road at Rt. 176 98 W. Main St.
Crystal Lake, IL 60014 Lake Geneva, WI 53147
40 Crystal St. 1700 E. Racine Ave.
Cary, IL 60013 Waukesha, WI 53186

A200

Job Number: 26071
Sheet Number: A200
File Name: LAYOUT200

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A L A Architects & Planners, Inc.

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: A Variation to allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard.

Location: 175 Lake Shore Drive

Applicant: Anke Dougherty, owner
175 Lake Shore Drive

PZC Recommendation: To approve the Planning and Zoning Commission recommendation and adopt an Ordinance granting a Variation at 175 Lake Shore Drive

Staff Contact: Elizabeth Maxwell, City Planner
Darrell Moore, Assistant City Planner

Background:

- The property is a corner-side lot containing a single-family residence at Lake Shore Drive and Pierson Street. The rear yard abuts the parking lot of Lake Roots restaurant.
- Request: The petitioners are requesting a Variation to allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard.
- Land Use: The land use map shows the area as Urban Residential, which is consistent with the land use.
- Zoning: The site is zoned R-3A Two-Family Residential District.
- Previous Approvals: None.

PZC Highlights:

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

- The hearing was held on May 6th, at which time the petitioner stated that the requested variation was being sought in order to replace storm-damaged fences in the front yard of the property with fences in the same styles and heights.

- The applicant noted how the six-foot fence is necessary to buffer the property from the adjacent Lake Roots restaurant parking lot and Route 14 traffic.
- The applicant stated both fences to be replaced had been on the property for many years prior to her purchase of the property. Staff noted that the request would have been eligible for approval as an administrative variation if the fences had previously received permits.
- There were no public comments.
- The PZC was generally supportive of the request, recognizing that: the fences were not erected by the current owner, provided necessary separation from the adjacent commercial use, were consistent with the character of the neighborhood, and were sufficiently set back from the sidewalk.

The Planning and Zoning Commission recommended **approval (4-0)** 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 (Dougherty, 4/16/26)
   B. Site Plan (Dougherty, 4/16/26)

2. Replacement fences shall match as closely as possible the style and material of the existing fences.

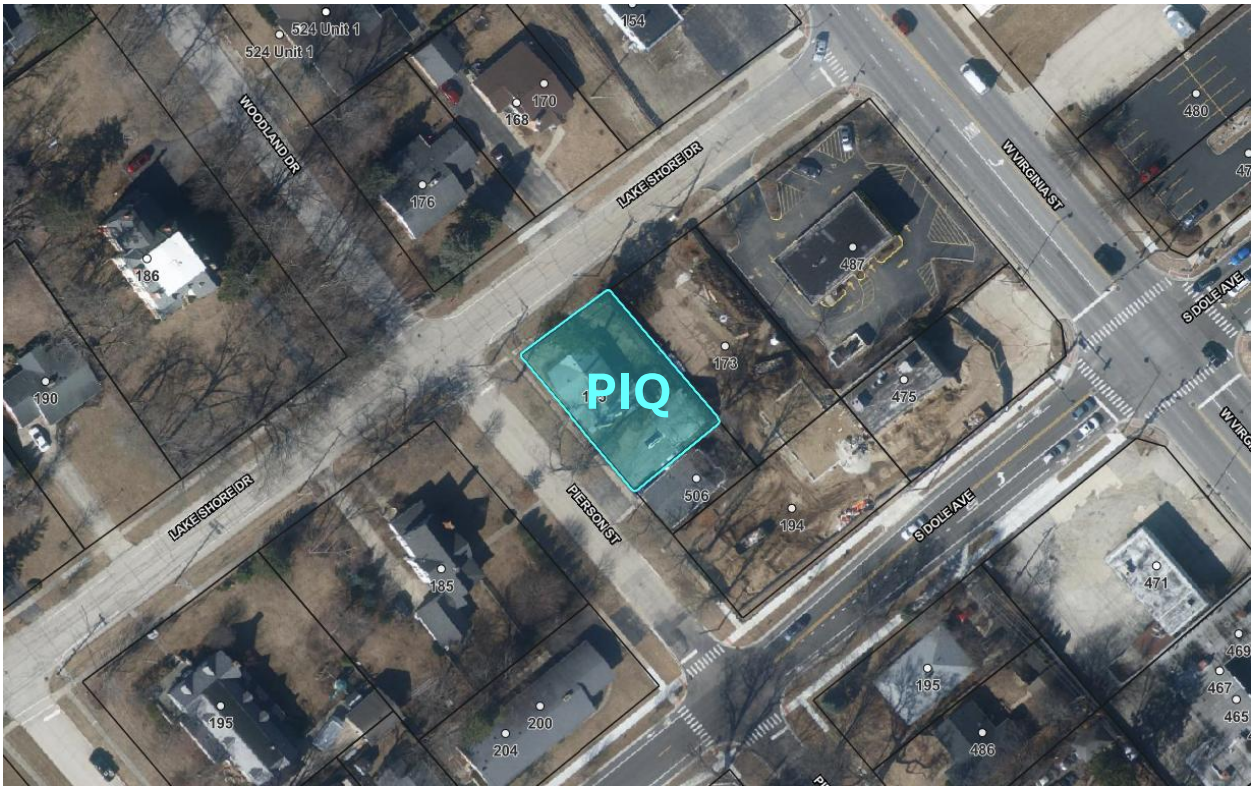
3. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

4. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

Votes Required to Pass: A simple majority vote

PARCEL IN QUESTION

175 Lake Shore Drive



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION TO ALLOW REPLACEMENT OF A FOUR-FOOT PICKET FENCE AND A SIX-FOOT SOLID FENCE IN A FRONT YARD, AT 175 LAKE SHORE DRIVE

Draft

WHEREAS, Anke Dougherty (the "Petitioner") have filed a Petition (File #PLN-2026-071) requesting a Variation to allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard at 175 Lake Shore Drive, Crystal Lake, Illinois; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to all required noticing, including notice duly published on April 21, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on May 6, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Petition; and

WHEREAS, on May 6, 2026, 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 replacement of a four-foot picket fence and a six-foot solid fence in a front yard at 175 Lake Shore Drive, 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 (Dougherty, 4/16/26)
   B. Site Plan (Dougherty, 4/16/26)

2. Replacement fences shall match as closely as possible the style, material, and color of the existing fences.

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

4. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

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

DATED at Crystal Lake, Illinois, this 19th day of May 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: May 19, 2026
Approved: May 19, 2026

Draft

#2026-071
175 Lake Shore Drive – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 6, 2026

Request: A variation to allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard.

Location: 175 Lake Shore Drive

Acreage: 6,904 square feet

Existing Zoning: R-3A Two-Family Residential

Surrounding Properties:
Northeast: B-2 General Commercial
Southeast: R-3A Two-Family Residential
Southwest: R-3A Two-Family Residential
Northwest: R-3A Two-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a corner-side lot containing a single-family residence that abuts Lake Shore Drive and Pierson Street.
- Previous Approvals: None

Development Analysis:

General

- Request: To allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard. This will allow for a like-for-like replacement of the two fences.
- Zoning: The site is zoned R-3A Two-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The fences to be replaced are to the side and rear of the house, as the front door faces Pierson Street. However, because the narrowest side of the lot fronts Lake Shore Drive, the yard the fences extend into is classified as the front yard.
- The like-for-like replacement is for: 1) a six-foot wooden privacy fence that separates the property from the Lake Roots restaurant parking lot, and 2) a four-foot wooden picket fence that extends out from the house toward the sidewalk and then ties into the six-foot fence at the property line. According to the petitioner, recent storm damage brought down sections of the fences they are seeking to replace. The petitioner reported that the condition of the fences does not allow for repair of these sections and, instead, replacement is required.

- The petitioner states that the variation for the six-foot fence is needed to function as "a buffer between residential and commercial uses" and to "maintain a uniform appearance" with the remaining six-foot fence, which has been in place "for several years." The replacement will match the existing fence in height and style, with no changes to location.
- There are no records of any fence permits on this property. Based on historical images, the portion of the six-foot fence to be replaced was erected around 2018 and the picket fence has been likely been in place since prior to 2005.



Top: View facing east (2022)
Middle: View facing southeast (2022)
Bottom: View facing south (2022)

Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential zoning variation to allow replacement of a four-foot picket fence and a six-foot solid fence in a front yard.

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 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 (Dougherty, 4/16/26)
    B. Site Plan (Dougherty, 4/16/26)

2. Replacement fences shall match as closely as possible the style, material, and color of the existing fences.

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

4. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Anke Daugherty
Name

175 Lakeshore Drive
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: 175 Lakeshore Dr Crystal Lk, IL 60010

   b. PIN #: _____

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:

   See attached

   IS THE HARDSHIP SELF-CREATED?

   see attached

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

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?
see attached

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

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? See attached

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

IV. Signatures

[redacted] 4/12/21

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.

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.

Replacement of existing fence panels along two sides of the property due to storm damage. The proposed fence will match the existing fence in height and similar style, consisting of one 6-foot section and one 4-foot section. A portion of the fence line is adjacent to a neighboring restaurant property, where an existing fence is already in place, while the remaining portion is located on my property.

In addition to replacing the damaged panels, I am also proposing to replace one remaining 6-foot panel that is still standing in order to maintain a uniform appearance along the entire fence line. This will ensure consistency in materials and appearance across the full boundary.

In an effort to maintain a uniform appearance along the shared boundary and provide continued privacy from the adjacent parking lot, the replacement fence will closely match the existing style and alignment. No changes to the fence layout, footprint, or placement relative to the property lines are proposed.

The request is to replace sections of an existing fence that were damaged during a recent wind storm. The original fence has been in place for several years and includes both 6-foot and 4-foot sections. The proposed replacement will match the existing fence in height and similar style, with no changes to the location, footprint, or overall design.

A portion of the fence line runs adjacent to a neighboring restaurant property, where a fence is already present, while the remaining portion is located on my property. The existing fence line has functioned as a buffer between residential and commercial uses. In an effort to maintain a consistent and uniform appearance along the shared boundary, as well as to preserve privacy from the adjacent parking lot, I am proposing a replacement fence that closely matches the existing style and height.

The existing fence is located along the current property boundaries, including areas that may fall within a typical utility easement. The replacement fence will remain in the same location and will not interfere with utility access, and can be removed if access is ever required.

One remaining section of the existing 6-foot fence is still intact; however, replacing this section as part of the project will ensure a consistent and cohesive appearance across the entire fence line. This is not an expansion, but rather a continuation of the same existing fence condition.

While it was recently brought to my attention that the original fence may not have been installed with a permit, this application is being submitted in good faith to bring the property into compliance while maintaining the established boundary and appearance.

Additionally, the fence is necessary for safety and containment, as I am planning to get a dog and need a secure, enclosed yard.

Denial of this request would create a hardship by preventing reasonable replacement of an existing structure, reducing privacy and safety, and negatively impacting the usability and appearance of the property—particularly given its adjacency to a commercial parking area.

The adjacent restaurant and associated parking area were approved through a rezoning process within the past year. As a result, the existing fence has become increasingly important as a buffer between the residential property and the newly introduced commercial use. The 6-foot fence provides necessary privacy, noise reduction, and visual screening from the adjacent parking area, which was not previously present.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-071 – 175 LAKE SHORE DRIVE – VARIATION
Variation to allow a four-foot and six-foot fence in a front yard.

The petitioner, Anke Dougherty, presented her request for a variation to allow replacement of a four-foot and six-foot fence in the front yard. Ms. Dougherty explained she purchased the property approximately four years ago and intended it to be her long-term residence. She stated both fences already existed when she purchased the property and that they had likely been in place for many years. Ms. Dougherty explained a windstorm caused damage to the six-foot fence, including a fallen panel. She stated the fence had become unstable and unsafe due to continuing wind damage and required replacement. Ms. Dougherty described changes to the surrounding area since she purchased the property, specifically referencing the development of the adjacent restaurant and removal of landscaping that previously screened the property from Route 14 and nearby commercial activity. She stated that fencing was now necessary to maintain privacy and reasonable enjoyment of the property.

Mr. Greenman opened the public comment portion of the hearing. With no one wishing to speak, the public comment portion was closed.

Mr. Moore explained that City records did not contain permits for either fence. Mr. Moore stated the four-foot picket fence likely had existed for more than 20 years and the six-foot solid fence predated the current homeowner's ownership. Mr. Moore noted that, had permits existed in the file, the request likely would have qualified for an administrative variation due to the long-standing nature of the improvements. He further explained that the property's narrowest side fronts Lake Shore Drive, meaning, the yard the fence extends into is classified as the front yard, even though it visually appears to be the side yard. Mr. Moore also stated the four-foot fence was significantly separated from the sidewalk area despite being near the property line.

Ms. Repholz stated she viewed the request as replacement with existing fencing conditions and would be in support of a repair or replacement of what is existing. Ms. Repholz asked for clarification regarding the petitioner's plans for the replacement picket fence, specifically whether the new fence would be white.

Ms. Dougherty explained the existing picket fence was extremely old and deteriorated and that she intended to replace it with white maintenance-free material that would complement planned improvements to the home.

Ms. Mason stated she had no concerns with the request and agreed the proposal represented replacement of existing improvements and had no further questions.

Mr. Gronow stated he understood the unusual circumstances and agreed the request was unique due to the existing conditions and the impact of the adjacent commercial development. He supported the request if she is just replacing what was already there.

Mr. Greenman echoed fellow Commissioner comments and stated the petition involved a unique property condition and replacement of fencing that had already existing for an extended period. He reviewed the recommended staff conditions and confirmed the petitioner was agreeable to comply with all conditions related to fencing materials, installation standards, and permit requirements.

Staff recommended modifying the proposed condition related to fence color to specifically allow the replacement of picket fence to be white so there would be no future confusion regarding compliance.

Ms. Repholz made a motion to approve the request as presented, with the following conditions with an edit to Condition 2 to remove the mention of color:

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 (Dougherty, 4/16/26)
    B. Site Plan (Dougherty, 4/16/26)

2. Replacement fences shall match as closely as possible the style and material of the existing fence.

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

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

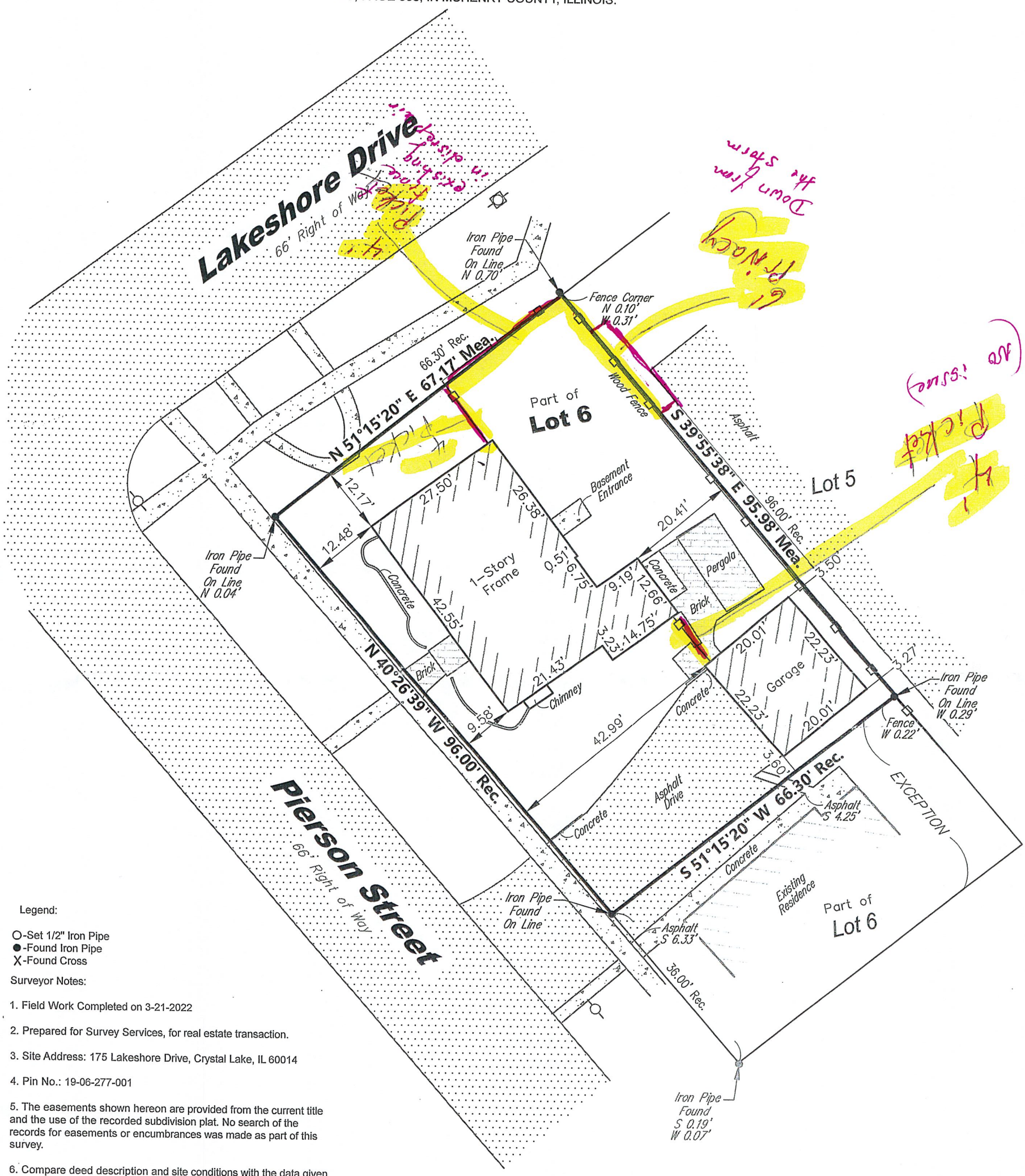
Ms. Mason seconded the motion. On roll call vote, Members Gronow, Repholz, Mason, and Greenman voted in favor. The motion passed 4-0.

PLAT OF SURVEY

N

Scale: 1" = 20'

LOT 6 (EXCEPTING AND RESERVING THEREFROM THE SOUTHEASTERLY 36 FEET THEREOF) IN BLOCK 8 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTION 5 AND SECTION 6, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1868 AS IN BOOK 43 OF DEEDS, PAGE 303, IN MCHENRY COUNTY, ILLINOIS.



Legend:

○-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 3-21-2022
2. Prepared for Survey Services, for real estate transaction.
3. Site Address: 175 Lakeshore Drive, Crystal Lake, IL 60014
4. Pin No.: 19-06-277-001
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.
10. No boundary corners were set at time of field survey. Boundary corners will be set a later date.
11. Bearings are assumed.
12. Title commitment issued by Acuity Title number: 41448 date: March 4, 2022

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 24th day of March, A.D. 2022 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyer Number 3323
License Expiration Date 11-30-22

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

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

Job Number
LS220327
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Field Work Completed:	3-21-2022
Scale: 1" = 20'	Date: 3-24-2022

Site Address:
175 Lakeshore Drive
Crystal Lake, Illinois

Drafted By : ER	Field Work : KJ
Drawing Revisions	
REVISION	Date

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation to allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street. **After the PZC hearing, the petitioner modified the application to request the fence to extend 15 feet into the required 30-foot setback for a yard abutting a street.**

Location: 950 Barlina Road

Applicant: Nisrine & Elias Salhab, owners
950 Barlina Road

PZC Recommendation: To deny a Variation at 950 Barlina Road

Staff Contact: Elizabeth Maxwell, City Planner
Darrell Moore, Assistant City Planner

Background:

- The property is a corner-side lot containing a single-family residence that fronts Barlina Drive on two sides. A drainage swale runs along the rear property line.
- Request: The petitioners are requesting a Variation to allow construction of a six-foot privacy fence extending 15 feet into the required 30-foot setback for a yard abutting a street.
- Land Use: The land use map shows the area as Urban Residential, which is consistent with the land use.
- Zoning: The site is zoned R-2 Single-Family Residential District.
- Previous Approvals: None.

PZC Highlights:

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

- The hearing was held on May 6th, at which time the petitioner stated that the requested variation was being sought in order to create more functional space on the property and safely contain the property owner's adult disabled child.

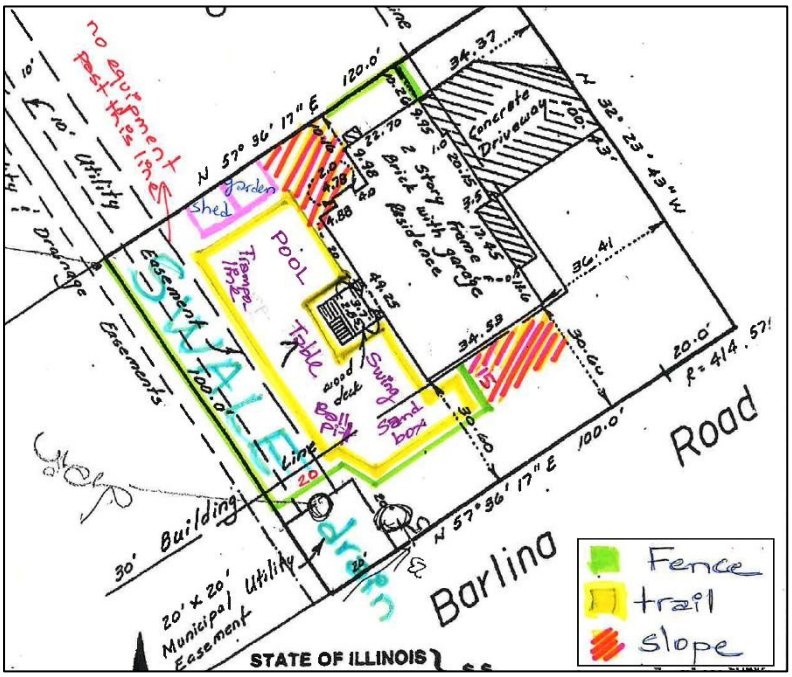
- The applicant noted that a drainage swale along the rear property line reduced the usable area of the rear yard due to wet soil and a slope that prevents the placement of play equipment and accessory structures there.
- The applicant provided a petition of support signed by 18 neighbors and noted examples of similar fence placements around the city.
- There were no public comments.
- The PZC expressed concern over the requested six-foot white vinyl fence five feet off the property line and sidewalk.
- The PZC recognized the difficulties associated with the property owners' living situation and noted that their focus must be limited applying the standards for variations to the physical property, which, they said, was not sufficient to support the required Findings of Fact for variations.

The Planning and Zoning Commission recommended **denial (3-1)** of the petitioner's request.

Request Amended After the Hearing

After the hearing, the applicant adjusted the site plan (at right) and the scope of the request.

- The revised site plan reduces the fence encroachment from 25 feet down to 15 feet and shows proposed uses for the enclosed yard, including: pool, swing, trampoline, table, ball pit, and sand box.
- Also added to the site plan is a "trail" that would provide a walking circuit for the resident.
- The location of the drainage swale and drain are also more clearly labeled and illustrate size of the available yard is limited by physical characteristics of the lot.



Should the Council consider approving the variation for the fence the following conditions are recommended. The fence would become a legal nonconforming structure future changes would require the fence come into compliance with current ordinances.

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 (Bachour/Salhab, 4/7/26)
    B. Site Plan (Bachour/Salhab, 4/7/26)

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

3. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

4. The Variation herein granted shall terminate at such time as the Petitioners no longer own the residence at 950 Barlina Road, at which point the subject fence will be deemed a legal nonconformity under the Unified Development Ordinance.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the **Variation at 950 Barlina Road** for, please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 5-11-2026
Signature

Recommended Conditions:

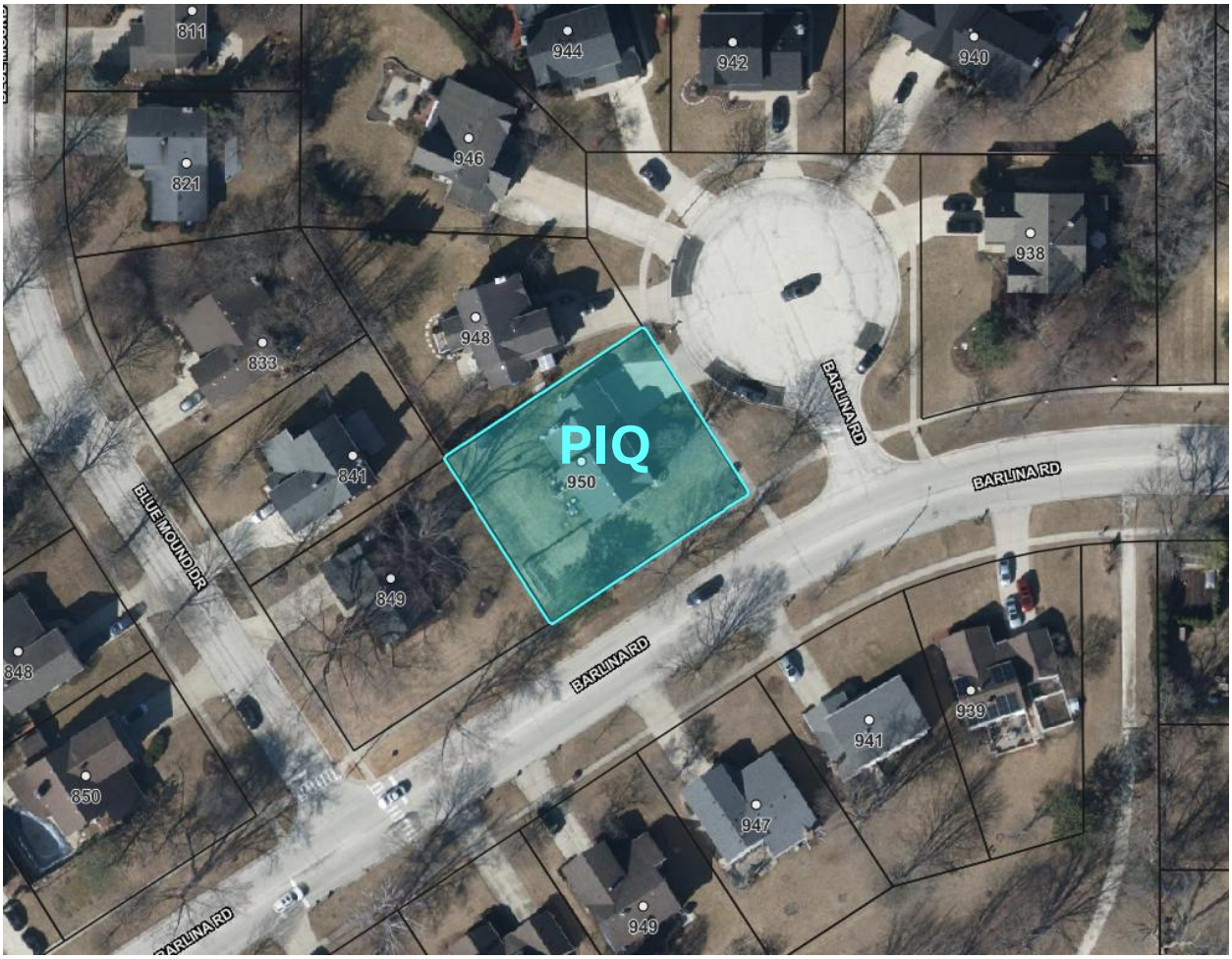
1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Bachour/Salhab, 4/7/26)
   B. Site Plan (Bachour/Salhab, 4/7/26)

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

3. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

PARCEL IN QUESTION

950 Barlina Road



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION TO ALLOW CONSTRUCTION OF A SIX-FOOT PRIVACY FENCE EXTENDING 15 FEET INTO THE REQUIRED 30-FOOT SETBACK FOR A YARD ABUTTING A STREET, AT 950 BARLINA ROAD

Draft

WHEREAS, Nisrine & Elias Salhab (the "Petitioners") have filed a Petition (File #PLN-2026-059) requesting a Variation to allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street at 950 Barlina Road, Crystal Lake, Illinois; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to all required noticing, including notice duly published on April 16, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on May 6, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Petition; and

WHEREAS, on May 6, 2026, 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, in response to the PZC recommendation, the Petitioners have modified their Petition and now seek a Variation to allow construction of a six-foot privacy fence extending 15 feet into the required 30-foot setback for a yard abutting a street at 950 Barlina Road; and

WHEREAS, the granting of the requested 15-foot variation will provide a reasonable accommodation to the Petitioners consistent with the Americans with Disabilities Act ("*ADA*") and applicable law; 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 15 feet into the required 30-foot setback for a yard abutting a street at 950 Barlina Road, 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 (Bachour/Salhab, 4/7/26)
    B. Site Plan (Bachour/Salhab, 4/7/26)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.
3. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.
4. The Variation herein granted shall terminate at such time as the Petitioners no longer own the residence at 950 Barlina Road, at which point the subject fence will be deemed a legal nonconformity under the Unified Development Ordinance.
5.

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

DATED at Crystal Lake, Illinois, this 19th day of May 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: May 19, 2026
Approved: May 19, 2026

Draft

#2026-059
950 Barlina Road – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 6, 2026

Request: A variation to allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street.

Location: 950 Barlina Road

Acreage: 12,065 square feet

Existing Zoning: R-2 Single Family Residential

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

Staff Contact: Darrell Moore (815) 356-3612

Background:

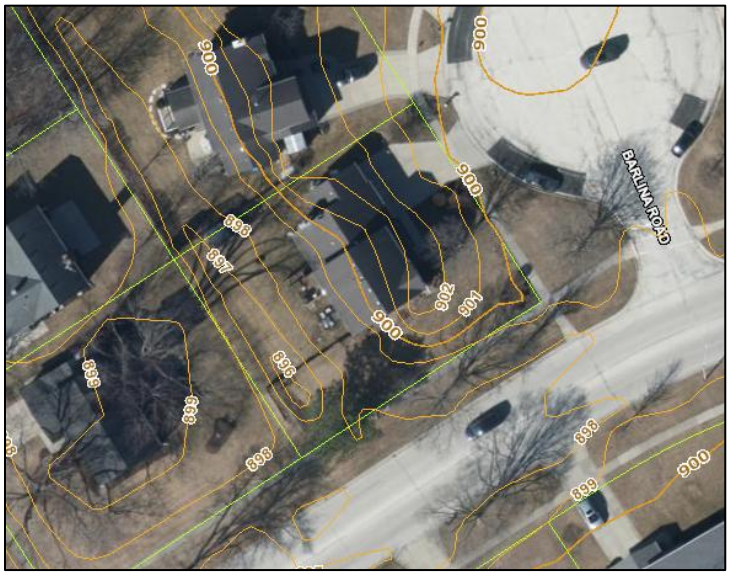
- The property is a corner-side lot containing a single-family residence that fronts Barlina Drive on two sides.
- Previous Approvals: None

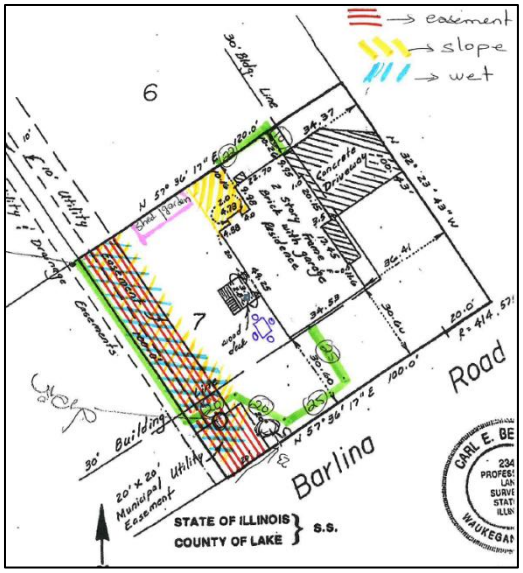
Development Analysis:

General

- Request: To allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street.
    - The proposed fence is identified as vinyl privacy fence.
- Zoning: The site is zoned R-2 Single Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner states the basis for the variation stems from the "unique physical constraints of the property that create a hardship in achieving safe and reasonable use of the backyard." They note a city drainage area in the rear yard creates "persistent muddy conditions" and reduces the amount of "flat, dry, and usable space." These constraints limit the land available for outdoor play equipment.
- A four-foot fence would be allowed in the proposed fence location, however, the petitioner states that the six-foot height is necessary to safely contain a six-feet-tall special needs

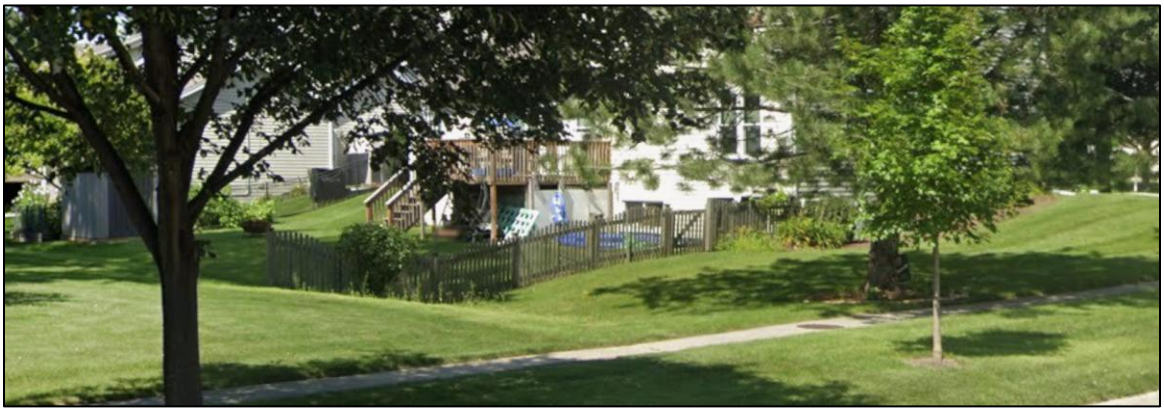
individual living on the property, who also can experience "severe anxiety and distress from environmental triggers" and who would benefit from a "visual and physical barrier."





Top Left: Property in question with one-foot contours, aerial 2025
Top Right: Site Plan (provided)
Middle: View of the side of the property facing northwest (Google Street View, 2023)
Bottom: View of the rear of the property facing northeast (Google Street View, 2023)







At Left and Bottom: Exhibits provided by the petitioner

- The petitioner provided examples of of potential play equipment (below). Placement of these items was not included in the site plan. Accessory structures, which includes pools, are not allowed in a yard abutting a street.



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 25 feet into the required 30-foot setback for a 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.

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 (Bachour/Salhab, 4/7/26)
    B. Site Plan (Bachour/Salhab, 4/7/26)

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

3. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

Application for Simplified Residential Variation

Application Number: _____ **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

Caroline Bachour

Name

1167 Waterford Cut

Street

Crystal Lake IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Nisrine & Elias Salhab

Name

950 Barlina Road [redacted]

Address Telephone Number

III. Project Data

1. a. Location/Address: 950 Barlina Road

b. PIN #: 18-12-431-006

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

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

Limited flat space - Sleeping yard
Southwest corner easement (20' x 20')
West property line easement (100' x 15')
City drain - Waterpooling - wet & muddy

IS THE HARDSHIP SELF-CREATED?

No

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:

None

IV. Signatures

[redacted] Caroline Bachour 4-7-2026

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.

[redacted] Nisrine Salhab 4-7-2026

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.

April 7th, 2026

Dear Members of the Zoning Committee and City Council,

My name is Caroline Bachour (applicant), and I am assisting my sister and her husband, Nisrine and Elias Salhab (owners), in applying for a variance to install a six-foot vinyl privacy fence at their residence at 950 Barlina Road.

This request is primarily due to unique physical constraints of the property that create a hardship in achieving safe and reasonable use of the backyard. The property is impacted by two easements, partially overlapping (20’ x 20’ in the southwest corner and 100’ x 15’ along the west property line), a city drainage area that collects water from surrounding homes and causes persistent muddy conditions, and multiple sloping areas. Together, these conditions significantly reduce the amount of flat, dry, and usable space available.

If the fence is required to begin at the back corner of the house, the remaining enclosed area would be confined to a small, uneven, and compromised portion of the yard. Much of this space is affected by drainage and slope, making it impractical and unsafe for consistent use. Extending the fence closer to the side yard is necessary to maximize the limited usable space and create a functional outdoor area that can reasonably accommodate items such as an adult swing set (8’ x 8’), pool (20’ x 12’), trampoline (14’ diameter), and other essential play equipment for my nephew George.

George is 22-year-old, severely cognitively impaired with Autism Spectrum Disorder Level 3, nonverbal verbal with intellectual disability. He requires continuous 24-hour care, and has significant adaptive and safety challenges. He also walks on his tippy toes, which affects his balance and makes uneven sloppy or muddy terrain particularly challenging.

George is approximately six feet tall and has a tendency to climb, making a standard four-foot fence insufficient and creating a serious risk of elopement. A six-foot privacy fence is necessary to ensure his safety. He also experiences severe anxiety and distress from environmental triggers, including dogs passing along the sidewalk, and would benefit from the visual and physical barrier a privacy fence provides.

Previously, this type of fencing was not required because George attended school and summer programs that provided structured environments and supervision. However, as he is aging out of these services and funding is no longer available, the need to provide a safe, secure, and supportive environment at home has become essential.

This request is not for aesthetic purposes, but rather a necessity due to the property’s physical limitations and safety concerns. Granting the variance will not negatively impact neighboring properties, visibility, or public safety, and will allow for the reasonable and safe use of the land, while supporting George’s developmental needs.

Thank you for your time and consideration.

Sincerely,
Caroline Bachour

Hardship list -950 Barlina Road

Limited flat safe usable space for severely autistic child. Please refer to site plan

Southwest corner (20' x 20' easement) City drain



Corner easement (20' x 20')
West property line easement (100' x 15')



Slope and Water pooling



Homes with fence variation

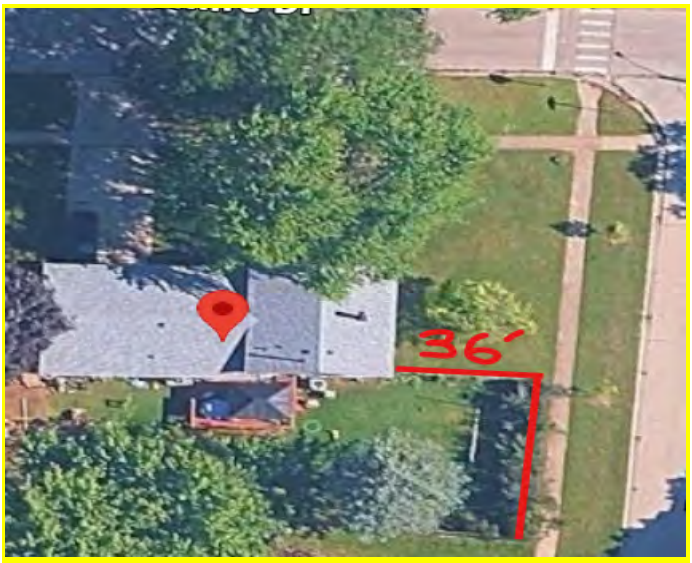
95 BERKSHIRE (& Faringdon)

About 36 feet from building line



Only 1.5 feet from sidewalk





719 Coventry (& Berkshire



103 Berkshire (& Northampton)



850 Blue Mound (& Barlina)



890 Hawthorne (& Barlina)



1079 Plum Tree (& Sandalwood)



CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-059 – 950 BARLINA ROAD – VARIATION
Variation to allow a six-foot fence in a yard abutting a street.

The petitioner, Caroline Bachour, appeared on behalf of her sister and brother-in-law and explained that the family was requesting the variation to create a safer and more secure outdoor environment for the homeowners' 22-year-old son with autism. Ms. Bachour explained that the family hoped to maximize the usable outdoor area for therapeutic and recreational equipment and also desired a visual barrier from outside triggers, including passing dogs and activity. Mrs. Bachour stated that the family obtained signatures from 18 of the 20 neighboring properties in support of the request and clarified that the remaining two neighbors were unavailable rather than opposed to the opposition.

Mr. Greenman opened the public comment portion of the hearing. With no one looking to speak, Mr. Greenman closed the public comment portion and opened it to staff.

Mr. Moore reviewed the request for a fence in a yard abutting a street greater than four feet and explained that the property contained a drainage swale and easement area that reduced usable backyard space. Mr. Moore displayed the site plan and explained the proposed fence would extend around the drainage inlet and enlarge the enclosed yard area. Mr. Moore noted that the hardship related primarily to the unique topography and drainage conditions of the property.

Mr. Greenman explained the Commission's role in evaluation variation requests, noting the Commission must determine whether a hardship exists based upon the property itself and whether the requested variation met the standards of the UDO. After getting input on the matter from Mr. Moore, who had discussed the petition with city counsel, Mr. Greenman further clarified that the Commission's role was limited in scope to the standards for variations, but the City Council, who ultimately makes the final decision, may be able to take a broader view.

Mr. Gronow stated he understood and empathized with the family's situation but noted the Commission historically had difficulty approving large fence variations on corner lots and yards abutting streets. Mr. Gronow asked whether a smaller enclosed area could still accommodate the intended use and equipment. Ms. Bachour responded that the family had already reduced the original request after discussions with staff and explained the drainage easements significantly limited where equipment and safe play areas could be placed. She stated the enclosed space would serve as the primary outdoor area for the residents and emphasized the importance of maximizing the functional yard.

Ms. Repholz turned to the recreational equipment shown in the submitted materials and questioned whether certain accessory structures or equipment would be permitted within the proposed yard area. Mr. Moore clarified that some items may require additional variations in the future but explained the current

request only pertained to the fence variation itself. Ms. Repholz then asked at what location would a six-foot fence be accepted. Mr. Moore stated thirty feet back from the property line.

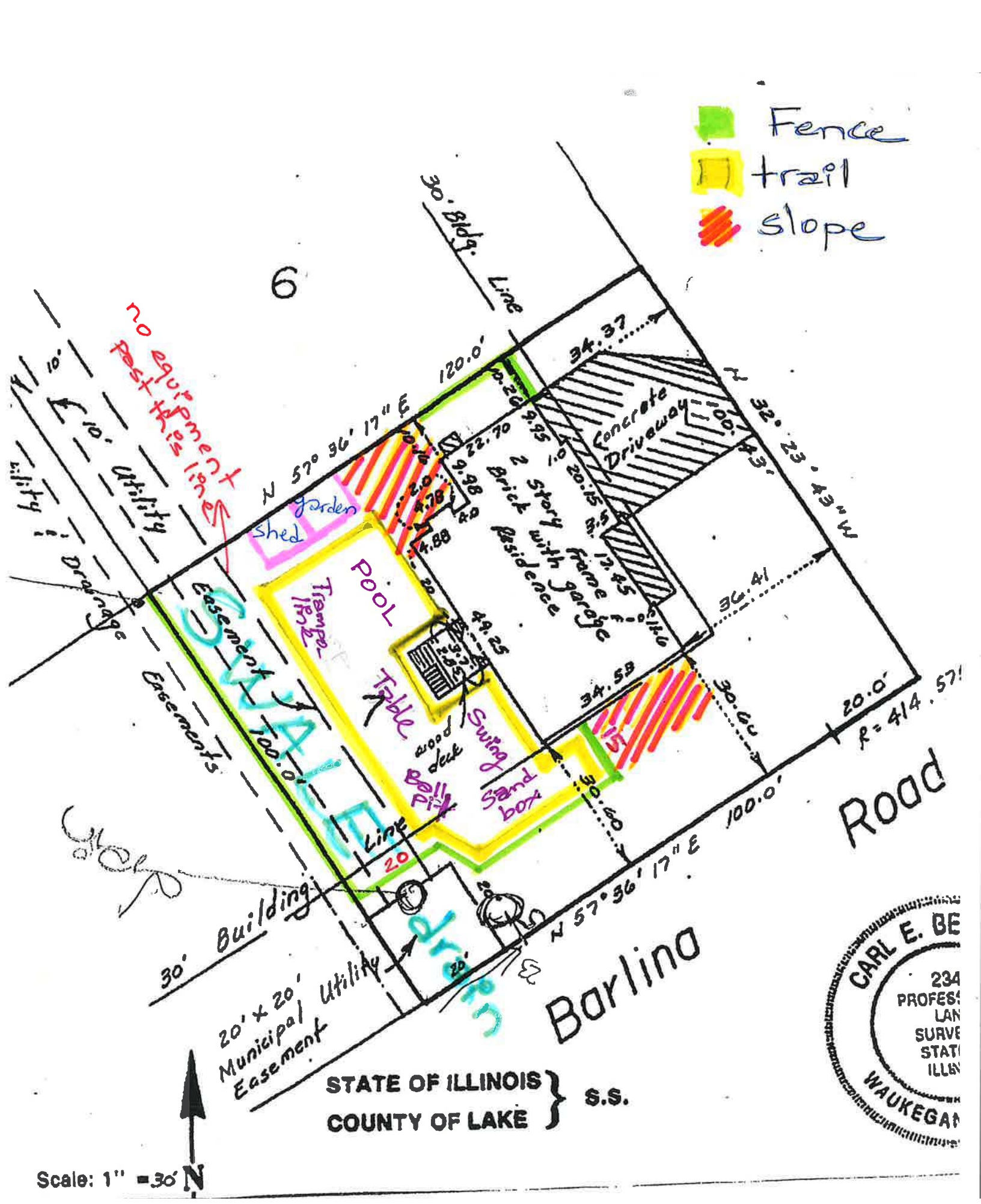
Ms. Mason thanked the petitioner for speaking openly about the family's circumstances and acknowledged the effort made to obtain neighborhood support. Ms. Mason asked whether the resident currently used any portion of the yard and whether the existing fence provided any meaningful enclosure. Ms. Bachour explained the residents could use portions of the yard only under constant supervision because the existing fencing did not fully enclose the area.

Mr. Greenman summarized the Commission's discussion by stating there appeared to be general agreement regarding the hardship created by the drainage swale and topography. However, concern remained regarding the magnitude of the requested variation. Mr. Greenman stated he could potentially support a smaller variation request but was not comfortable supporting the full request as presented.

Mr. Gronow questioned whether a variation was granted, would there be a way to approve on a temporary basis tied to the current residents. Mr. Moore stated that that was not possible.

Mr. Gronow made a motion to deny the request as presented.

Ms. Mason seconded the motion. On roll call, Members Gronow, Mason, and Mr. Greenman voted yes. Ms. Repholz voted no. Motion to deny passed 3-1.


Fence
trail
Slope
6
30' Bldg. Line
no equipment past this line
10' E Utility Easement
Drainage Easement
N 57° 36' 17" E
120.0'
34.37
N 32° 23' 43" W
100.0'
43'
Concrete Driveway
Garden
Shed
22.70
9.95
1.0
20.15
3.5
2 story frame Brick with garage Residence
13.45
9.98
2.0
4.78
4.0
14.88
POOL
Trampoline
Table
49.25
9.3
2.65
wood deck
Swing
Sand box
Bell Pit
36.41
34.58
30.60
20.0'
R = 414.57'
15'
SWALE
100.0'
Line
20
30' Building
20' x 20' Municipal Utility Easement
drain
N 57° 36' 17" E
100.0'
Road
Barlina
STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }
CARL E. BE
234
PROFESS
LAN
SURVE
STAT
ILLIN
WAUKEGAN
Scale: 1" = 30'
N

Fencing & Equipment

6 x 8 white vinyl



20 x 12 pool



14 ft diameter trampoline



8 x 8 Adult swing



Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: UDO Text Amendment to Article 2, 3, 4, and 10 and Appendix Section A-1100 and changes to various portions of the City Code

PZC Recommendation: To approve the PZC recommendation and adopt an Ordinance amending Chapter 650 of the Code of Ordinances of the City of Crystal Lake for the changes to Article 2, 3, 4, and 10 and the Appendix.

City Council Discretion: Approve the various changes to the City Code.

Staff Contact: Elizabeth Maxwell, City Planner
Darrell Moore, Assistant City Planner

Background:

- When the City Council adopted the Unified Development Ordinance (UDO) in 2009, it was intended to be a dynamic document that would be updated periodically.
- The following proposed amendments to the UDO reflect changes for best practices, new trends and to better improve the clarity of the UDO.
- The State's People Over Parking Act goes into effect June 1, 2026, so language proposed would allow the City to have standards in place for anyone looking to develop under that act.

Request:

The amendments to the UDO include the following:

Drive-through uses
This comes from the discussion at Dunkin Donuts related to variations. This language will eliminate variations in the future.

- Amending the limited use standards to remove the bypass lane if the drive-through is a double lane drive-through.
- Amending the parking requirement to reduce the required number of spaces for limited-service restaurants with a drive-through by 25% and reduce the parking requirements for a drive-through only limited-service restaurant to employee required spaces.

Commercial Solar Farms

This comes from the joint workshop discussion.

- Amending the criteria based on the joint workshop to provide larger setbacks and more screening.

Parking lots

This text looks to eliminate the ambiguity on what is removal and what is patching. This will help during permit reviews.

- Clarifies what qualifies as a parking lot "remove and replace" repair.
- Amends the requirements for improving nonconforming parking lots when there is a "remove and replace" repair, based on parking lot size and site constraints.

Art Murals

- Removing the additional public meeting notification requirements

Accessory Structures

This addresses a concern we have about donation bins and litter dumped on properties. This provides a formal process for donation bin approvals. Also allowing a screen panel for homeowners based on a request received.

- Donation bins are classified as accessory structures. These amendments clarify that in the definitions and accessory structure sections.
- Added a screen panel option for people looking to screen pools or patios in their rear or side yard from neighbors.

People Over Parking Act

The proposed changes are in response to the State's approval of the Act which would limit even home rule communities from requiring parking minimums within ½ mile of a transit stop. The changes would allow development without parking and limits the number of units or square footage.

- The Act states a local government may not impose or enforce any minimum automobile parking requirements on a development project if the project is within one-half mile of a public transportation hub. Both Metra Train Stations would qualify as transportation hubs. Similar parking exemptions apply to development projects within one-eighth a mile of a "transportation corridor" (which is a term that can change over time based on bus service routes and schedules).
- Changes to the Density and Dimensional Standards and Parking sections have been drafted to address these limitations, which limitations are based on existing City Code and UDO provisions. [*See* UDO Table 4-200H(1) (parallel parking space length); UDO Table 4-200D (# of parking spaces for efficiency units); Int'l Bldg Code §1207.4 (minimum square footage per efficiency unit); UDO Table 4-200D (equivalency of 2.5 spaces/1000 square feet).]

PZC Highlights:

- Staff summarized the various changes. There were minor questions and comments and the PZC was supportive of the changes.

Following the discussion, the PZC recommended **approval (4-0)** of the proposed changes as presented with staff to research the items above.

In addition, there are several staff-initiated City Code changes.

Reason for Change: Section 241-46 no longer exists.

§ 515-2 Submission of written request; approval; deposit.
A. Any property owner, hereinafter referred to as "applicant," desiring an extension of the City water or sewer main or other conveyance to his/her property shall submit to the City a detailed plan showing the location of the extensions to the property. ~~The applicant shall state in said request that he/she agrees to pay the cost of the extension, unless otherwise provided by § 241-46 of the City Code.~~ Such request shall be subject to the approval of the City Engineer, or his/her designee.

Reason for Change: Properties situated at the City limits may not require extensions across their entire parcel.

§ 515-7 Extension of existing lines.
Hereafter, any person, firm or corporation desiring to make sewer and/or water extensions of existing City of Crystal Lake sewer and/or water lines shall carry said extensions to a point opposite the farthest property line of the person, firm or corporation making said extension, **unless waived by the Director of Public Works and Engineering**. In some cases, a looping water main may be required, per the direction of the City Engineer.

Reason for Change: The Building Division and Building Commissioner oversee private sewage disposal systems..

§ 515-12 Private sewage disposal.
A. Where a public sanitary or combined sewer is not available under the provisions of § 515-11 above, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this article.
B. Before commencement of construction of a private sewage disposal system the owner shall first obtain a written permit signed by the Building Commissioner or his/her designated representative. The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications, and other information as are deemed necessary by the Building Commissioner or his/her designated representative. A permit and inspection fee as required by Chapter 241, Fees (permit fee schedule), of the City of Crystal Lake shall be paid to the City at the time the application is filed.
C. A permit for a private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the ~~City Engineer~~**Building Commissioner**. The ~~City Engineer~~ **Building Commissioner** shall be allowed to inspect the work at any stage of construction and, in any event, the applicant for the permit shall notify the ~~City Engineer~~ **Building Commissioner** when the work is ready for final inspection and before any underground portions are covered. The inspection shall be made within 72 hours of the receipt of notice by the ~~City Engineer~~ **Building Commissioner.**

D. The type, capacities, location and layout of a private sewage disposal system shall comply with all requirements of the Illinois Department of Public Health Private Sewage Disposal Code, 225 ILCS 225/1 et seq.
E. The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times, at no expense to the City.
F. No statement contained in this article shall be construed to interfere with any additional requirements that may be imposed by the Health Officer. The owner is required to follow all City procedures regarding installation of private sewage disposal systems in effect at time of application.
G. When a public sanitary sewer becomes available to a property served by a private sewage disposal system, the building sewer shall be connected to said public sewer within 90 days, in accordance with the provisions of this chapter and Chapter 241 of the City Code, and the private sewage disposal system shall be abandoned, cleaned of sludge and filled with clean bank-run gravel or dirt.

§515-13 Building sewers and connections.
A. No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the Community Development Department. Any person, firm or corporation who or which utilizes an unauthorized connection or unauthorized use shall be fined for each offense as set forth in Chapter 248, Fines.
B. There shall be four classes of building sewer permits: residential, commercial, institutional, and industrial. In any case, the owner or agent shall make application on a form furnished by the City. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the ~~City Engineer and/or the~~ Building ~~Inspector~~ **Commissioner or her/his designee**. Permit and inspection fees are outlined in Chapter 241, Fees, (permit fee schedule) and shall be paid to the Director of Finance at the time the application is filed. A building sewer permit will only be issued and a sewer connection shall only be allowed if it can be demonstrated that the downstream sewerage facilities, including sewers, pump stations and wastewater treatment facilities, have sufficient reserve capacity to adequately and efficiently handle the additional anticipated waste load.
C. Allocation of costs.
(1) All costs and expenses incident to the installation, connection, disconnection, repair, or maintenance of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation, connection, disconnection, repair and maintenance of the building sewer.
(2) All costs and expenses incident to the installation, connection, disconnection, repair, or maintenance of the building water service shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation, connection, disconnection, repair, and maintenance of the building water service.
D. A separate and independent building sewer shall be provided for every building; except where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one building sewer, on examination and test by the ~~City Engineer and/or~~ Building ~~Inspector~~ **Commissioner or her/his designee** to meet all requirements of this article.
E. Old building sewers may be used in connection with new buildings only when they are found on examination and test by the Community Development Department to meet all requirements of this article.

F. The building sewer shall be either of the following:

(1) PVC plastic sewer pipe: PVC plastic sewer pipe and fittings of sizes four-inch through fifteen-inch shall conform to the latest revised specification requirements of ASTM D3034 for Type PSM polyvinyl chloride (PVC) sewer pipe and fittings of minimum wall thickness SDR 35, and the joints shall be either the solvent-weld-type conforming to the latest revised specification requirements of ASTM D2564 and ASTM D2855, or elastomeric gasket-type conforming to the latest revised specification requirements of ASTM D1869 and ASTM D3212. A thicker walled pipe such as SDR 26 may be specified by the Engineer depending on design and/or field conditions. PVC plastic sewer pipe and fittings of sizes eighteen-inch through thirty-six-inch shall conform to the latest revised specification requirements of ASTM F679 for polyvinyl chloride (PVC) large-diameter plastic gravity sewer pipe and fittings of minimum wall thickness T-l, or ASTM F794 for Series 46 polyvinyl chloride (PVC) large-diameter ribbed gravity sewer pipe and fittings, with integral bell gasketed joints and elastomeric gaskets to form a watertight seal conforming to the latest revised specification requirements of ASTM F477 or ASTM D3212. Pipe and fittings shall be the products of one approved manufacturer only, and there shall not be any mixing of pipe and fittings of different manufacturers. The handling and installation of pipe, assembly or joints, and manhole connections shall be in accordance with the manufacturer's recommendations.

(a) Gasket-type waterstop collars consisting of a neoprene collar and a stainless steel band or other approved manhole waterstop shall be installed wherever the pipe passes through the manhole walls to provide a watertight joint to prohibit infiltration into the sewer system.

(b) Installation of PVC pipe:

[1] PVC pipe shall be installed in accordance with the latest revised specification requirements of ASTM D2321 using either compacted Class I or Class II granular embedment materials for bedding, haunching and initial backfill of 12 inches over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipe's original internal diameter.

[2] The contractor shall provide the necessary tools and equipment and perform the work necessary to test the deflection in the initial 1,200 feet of installed sewer and not less than 10% of the remainder of the sewer project at random locations selected by the engineers no sooner than 30 days after backfilling has been completed. In the event that deflection exceeds the maximum limit of 5%, the contractor shall test all other new flexible pipe for deflection. Deflection shall be tested by use of either a mandrel or rigid ball having a diameter equal to 95% of the inside diameter of the pipe, and the test shall be performed without using mechanical pulling devices. Wherever the deflection limitation is exceeded, the contractor shall uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.

(2) Cast-iron soil pipe: Service weight cast-iron soil pipe and fittings conforming CISPI Specification HS-67 with compression-type rubber gasket joints conforming to ASTM Specification C564, or other suitable materials approved by the ~~City Engineer~~ **Building Commissioner or his/her designee**.

G. The building sewer shall not be less than six-inch diameter size VCP pipes installed at a minimum invert slope of 0.125 (1/8) inch per foot, or not less than four-inch diameter size cast-iron pipe in length of not less than 10 feet installed at a minimum invert slope of 0.25 (1/4) inch per foot. Building sewers shall be constructed in accordance with the requirements of the ~~City Engineer~~ **Building**

Commissioner or his/her designee as to trench excavation and backfilling, installation of pipe and fittings and testing.

H. The connection of the building sewer into the public sewer shall be made at the Y-branch, if such branch is available at a suitable location. If the public sewer is 12 inches in diameter or less, and no properly located Y-branch is available, the owner shall, at his/her expense, install a Y-branch in the public sewer at the location specified and installation approved by the ~~City Engineer~~ **Building Commissioner or his/her designee**. Where the public sewer is greater than 12 inches in diameter, and no properly located Y-branch is available, a neat hole may be cut into the public sewer to receive the building sewer, with entry in the downstream direction at an angle of about 45°. An ell of 45° may be used to make such connection, with the spigot end cut so as not to extend past the inner surface of the public sewer. The invert of the building sewer at the point of connection shall be at the same or a higher elevation than the invert of the public sewer. A smooth, neat joint shall be made and the connection made secure and watertight by encasement in concrete.

I. The contractor shall bed the lower quadrant of the sewer pipe on a layer of gravel or crushed stone. Gravel or crushed stone shall meet ASTM No. 67 specifications and shall have a minimum thickness of four inches under the pipe barrel and two inches under bells. It shall be carefully placed and compacted around the pipe to provide uniform support to the bottom quadrant.

J. After the sewer pipe is laid, inspected and approved, the contractor shall immediately refill the trench except that the backfill around the sides and over the top of the pipe shall be carefully compacted in six-inch layers to a depth of 12 inches above the top of the pipe. This section must be free of stones or any other objects that would damage the clay pipe. If the trench excavation has been made deeper than necessary, bedding material, as specified above, shall be used to fill the trench to the required grade.

K. No connections to the municipal sewage works shall be made except by plumbers and sewer contractors licensed by, and bonded to, the City of Crystal Lake.

L. All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Street, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City within 30 days.

M. Abandonment of sanitary sewer lines.

(1) All existing portions of the sanitary sewer system serving a building or property that will not be reused as part of building demolition or remodeling must be properly disconnected and abandoned by the property owner from the point where such system connects to the sewer main.

(2) The sanitary sewer service lateral shall be capped at the public right-of-way. An abandonment fee will be charged for grouting the service line at the sanitary main, which shall be based on the City's annual grouting program cost.

(3) Upon abandonment of a sewer line, as required by this subsection, the owner of the property serviced by such line shall be required to restore all property disturbed by such abandonment, including compacted backfill, restoration of grounds, sidewalk, pavement, or other features to match surrounding conditions.

Reason for Change: There is no 392-5E

§ 515-22Water meter requirements. The consumer or user on all property or premises upon which any building or structure has been erected or having any connection with the City water main system

shall be equipped with a water meter approved by the City in accordance with Chapter 241, Fees, of this Code.

A. Water meters shall be installed in an accessible location within a building pursuant to the Code of Ordinances of the City of Crystal Lake~~, § 392-5E~~. It is the building owner's or occupant's responsibility to maintain access to the meter for reading and servicing needs. The meter shall be installed on the water service line such that no water distribution piping to the building or outdoor fixtures may be connected to the service line prior to the meter.

Reason for Change: There is no stormwater variance fee.

§595-30(D) Variances. Variances to the provisions of this chapter may be granted subject to the process and standards that follow:

D. A variance petition shall include:

(1) A stormwater management permit application;
(2) Payment of the initial application fee;
~~(3) Payment of the variance fee as outlined in § 241-35;~~
(4) A description and depiction of the regulated development;
(5) Plans, reports, calculations and any other documentation listed in the application requirements of this chapter which the enforcement officer deems necessary in order to make a written recommendation;
(6) Identification of each chapter provision for which a variance is requested;
(7) A written statement describing the effect on adjoining properties; and
(8) A legal description or PIN for all parcels impacted by the regulated development.

Votes Required to Pass: A simple majority.

Ord. No.
File No.

AN ORDINANCE AMENDING CHAPTER 650: UNIFIED DEVELOPMENT ORDINANCE AND SECTIONS 515-2, 515-7, 515-12, 515-13, 515-22 AND 595-30 (D) OF THE CODE OF ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS

WHEREAS, pursuant to its home rule powers, the Illinois Municipal Code, and other applicable authority, the City is authorized to regulate land uses within the City and does so pursuant to the City's Unified Development Ordinance, set forth as Chapter 650 of the Crystal Lake City Code; and

WHEREAS, pursuant to the terms of a Petition (File #PLN-2026-075) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Text Amendment; and

WHEREAS, from time to time it is appropriate to review, update and modify the Unified Development Ordinance to assure that it appropriately addresses new issues that may arise; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 21, 2026, in the Northwest Herald, held a public hearing at 7:00 p.m., on May 6, 2026, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider proposed amendments to the Unified Development Ordinance regarding Article 2, Article 4, Article 4 and Article 10 along with the Appendix; and

WHEREAS, on May 6, 2026, 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 proposed amendment to the Unified Development Ordinance be approved as stated in the minutes from the meeting; and

WHEREAS, the Mayor and City Council, having considered such recommendation and the findings and minutes from the Planning and Zoning Commission, have found and determined that adopting amendments to Article 2, Article 3, Article 4, Article 10 and the Appendix of the Unified Development Ordinance as set forth in this Ordinance will be in the best interests of the City and its residents; and

WHEREAS, the Mayor and City Council may also consider amendment to the City Code's various sections as presented by staff; and

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

SECTION I: The foregoing Recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

SECTION II: That Article 2 shall be amended as follows: [changes are depicted in RED]

ARTICLE 2

Table 2-400

Section 2-400C Review criteria for specific uses

DRIVE-THROUGH USES

7. c

(iv) ~~All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet~~. Single-lane drive-through lanes shall provide a bypass lane with a minimum width of 10 feet. Double drive-through lanes are not required to provide a separate bypass lane.

(viii) ~~All drive-through facilities shall be provided with an "escape" route from an existing queue~~. Single-lane drive-through lanes shall provide an "escape" route from an existing queue. Double drive-through lanes are not required to provide a separate "escape" route.

COMMERCIAL SOLAR FARM

[Delete the existing Special Use standards and replace with the following.]

74. Solar Farms must comply with the following standards:
   a. Along Major Arterials or Strategic Regional Arterials such as Route 176, Route 14 and Route 31 the solar farm shall be setback 300 feet from the roadway. Along all other roadways, the solar farm shall be setback 100 feet from the roadway.
   b. The solar farm shall be completely surrounded by a fabric wrapped chain link fence or equivalent screening.
   c. The grounds in and around the site shall be planted with native plantings that support wildlife including bees, butterflies, and birds.
   d. A 20-foot-wide landscape buffer constructed upon a minimum 5-foot-high berm along all roadways consisting of a minimum 6-foot-high trees planted 40-foot on center is required.
   e. A 50-foot landscape buffer constructed upon a minimum 5-foot-high berm from residentially zoned properties as established in Table 4-200B
   f. The applicant must provide a maintenance plan that preserves and replaces the required landscape during the duration of operation.
   g. The applicant must provide a copy of the decommission and site restoration plan.

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ART MURALS

81. Art Murals

b. *Application Process.* No Art Mural installation may commence without first obtaining approval as provided in this Section. Art Mural applications shall be submitted to the Community Development Department. Upon determining that the application submittal is complete, and that any proposed structural elements comply with the City's building code, the application submittal shall be distributed to the Public Arts Commission~~, and a public meeting shall be scheduled before the Public Arts Commission~~ to consider the application.

~~Not less than 15 days prior to the scheduled public meeting, the petitioner shall mail notice of the public meeting, by first-class mail, to the owner of record of each property located within 200 feet of the subject property. Prior to the public meeting, the petitioner shall submit to the Community Development Department a certification of mailing. The notice of public meeting and the certification of mailing shall be made upon such forms as may be provided by the Community Development Department. The public meeting shall not be held unless the certification of mailing has been submitted.~~

The Public Arts Commission shall hold a public meeting to consider whether the application submittal complies with the general standards set forth in this Section.

~~Failure of any intended recipient to receive the notice required by this subsection or any defect in the mailing of such notice, shall not invalidate or otherwise affect any proceedings, recommendations, or actions taken under this Section by the Public Arts Commission or the City Council~~

Draft

SECTION III: That Article 3 shall be amended as follows: [changes are depicted in RED]:

Section 3-200 Dimensional Standards

A. For properties that provide off-street parking subject to Section 4-200; Dimensional standards in residential districts. All principal and accessory structures in residential zoning districts are subject to the dimensional standards in Section 3-200 A (residential uses and Table 3-200A (all other uses). All rules of measurements and exceptions to the rules of measurement are set forth in Section 3-300.

B. For properties that provide off-street parking subject to Section 4-200; Dimensional standards in nonresidential districts. All principal and accessory structures in nonresidential zoning districts are subject to the dimensional standards in Section 3-200B. All rules of measurements and exception to the rules of measurement are set forth in Section 3-300.

C. For properties developed in accordance with the People Over Parking Act. Dimensional standards for residential, nonresidential and all other uses.

1. RESIDENTIAL

Unit of Frontage (excluding the width of any driveway)	Allowable # of Units/ Unit of Frontage	Allowable Square Footage/ Unit of Frontage
23’	1	220 square feet

(Example: for a 66’ wide residential lot with no driveway, it could be allowed to have up to two units with a maximum of 440 square feet of floor area (for the entire dwelling, regardless of the number of units.)

2. NON-RESIDENTIAL

Unit of Frontage (excluding the width of any driveway)	Allowable Square Footage/Unit of Frontage
23’	400 square feet

(Example for a 200’ wide one-acre non-residential lot with no driveway, it would be allowed to have less than 3,500 square feet of building [a FAR of about 0.087].)

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SECTION IV: That Article 4 shall be amended as follows: [changes are depicted in RED]

Section 4-200 Off-Street Parking and Loading

Table 4-200B-1

Table 4-200B-1 Parking Lot Improvements						
	Required Number of Parking Spaces	Parking Lot Setbacks	Parking Lot Curbing	Parking Lot Land-scaping	Illinois Accessibility Code Compliance	Wheel Stops
Expansion of Parking Area --Up to 10 spaces			X		X	X
Expansion of Parking Area --11 or more additional spaces	X	X	X	X	X	X
Change in parking lot access			X		X	
Parking lot sealcoat/ striping (same as existing layout)					X	X

Repair of storm sewer structure					X	
Parking lot patching* only					X	
Parking lot overlay (same as existing layout)					X	
~~Parking lot remove and replace~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~
Parking lot remove and replace – Lots with less than 20 spaces				X**	X	X
Parking lot remove and replace – Lots with 20 or more spaces	X	X	X	X	X	X
Remove and replace curb			X		X	
Add curb			X		X	

X = Required

* Patching that cumulatively exceeds 30% of the parking lot area over any 5-year period shall be considered a "parking lot remove and replace"

**Perimeter landscaping is required where at least five feet of separation between property lines and edge of pavement is available

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Section 4-200 D Off-Street Parking Standards

4. Minimum number of parking spaces required

d. Properties that are developed in accordance with the People Over Parking Act are exempt from the minimum parking standards in this section and restricted by Section 3-200C.

Table 4-200D

Food Service and Drinking Places	Restaurants, Full Service	1 per 250 SF GFA, or 1 per 4 seats based upon the capacity of the fixed or moveable seating area, whichever is greater
	Restaurants Limited Service, Cafeterias, Grill Buffets and Buffets, Snack and Non-Alcoholic Beverage Bars	1 per 100 SF GFA ~~+ stacking spaces for any drive-through as required per this Ordinance~~

	Limited-Service Restaurant with drive-through lanes	1 per 125 SF GFA + stacking spaces for any drive-through as required per this Ordinance
	Drinking Places	1 per 3 seats of the design capacity or 1 per 100 SF GFA, whichever is greater
	Drive-Through only limited-service restaurants (no inside customer area)	Stacking spaces as required by this Ordinance + 1 per employee on largest shift

Section 4-600 Accessory Structures and Uses

B. General Standards, Subject to the limitations of this section, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district, provided the accessory structure or uses:

10. Accessory buildings or structures (other than donation bins and such buildings or structures that are accessory to a detached single-family dwelling) shall be designed with the same materials and color scheme as the principal building and use similar architectural styling.

C. Permitted accessory structures.

1. All Residential uses: Permitted accessory structures for residential uses include but are not limited to: detached garages; decks; gazebos; private greenhouses; garden houses; sheds or buildings for domestic storage; children's play houses; play equipment (including, but not limited to, swing set, trampoline, basketball hoop, treehouses, etc.); screen panels; fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); flagpoles; swimming pools; antenna or satellite dish (smaller than 39 inches in diameter); signs (in compliance with Section 4-1000, Signs); mailboxes; off-street parking areas for multifamily developments; waste disposal containers for multifamily developments (screened from public view, in compliance with Section 4-700, Fences, walls and screening); public utility equipment and any supporting structures; and other structures meeting the definition of an accessory use or structure. Additionally, structures used for water-related activities, including boat docks, boathouses, sea walls and similar structures, are permitted accessory structures for properties that front on Crystal Lake.

2. Nonresidential uses: Permitted accessory structures for nonresidential uses include but are not limited to: detached garages; off-street parking and loading facilities; storage buildings for merchandise, stock or records as part of a principal use; process, production or maintenance facilities; guardhouses for industrial uses; rail spur lines or rail loading docks for industrial uses; signs (in compliance with Section 4-1000 Signs); waste disposal, trash enclosure containers (screened from public view in compliance with Section 4-700 Fences, Wall and Screening); fences, walls, hedges (in compliance with Section 4-700 Fences, Walls, and Screening); public utility equipment and any supporting structures; donation bins or similar appurtenances; and other uses and structures meeting the definition of an accessory use or structure.

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E. Location of Detached Accessory Structures

1. Residential Uses not fronting Crystal Lake

b. Side and Rear Yards

(i) E. Screen Panels a maximum eight (8) feet in height and 12 feet in total length (including spaces between panels).

E 3. For nonresidential uses:

a. Front yard and yard abutting a street: Accessory buildings or structures are not permitted within the front yard, with the exception of signs (in compliance with Section 4-1000, Signs); fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); mailboxes and flagpoles.

b. Side and rear yard: Accessory structures must meet the setback requirements listed in Article 3, Density and Dimensional Standards. Exceptions include fences, walls or screening in accordance with the provisions of Section 4-700, Fences, walls and screening, and waste disposal containers.

c. Accessory buildings or structures may be located adjacent to a railroad right-of-way, but only for the purpose of providing a rail loading dock.

d. Accessory buildings or structures shall be designed with the same materials and color scheme as the principal building and use similar architectural styling if such buildings or structures are visible from a public street, alley or public park. This requirement shall not apply to donation bins.

I. Unique area signs. Certain unique areas in the City such as rights-of-way, agricultural lands, open space, park land, or donation bins in various zoning districts are permitted certain signage based on the unique needs of these properties or to satisfy legal and safety requirements. The following table corresponds to the Land Use Table Categories and subcategories and uses:

2. Donation bins as accessory structures.

I-1 Unique Area Signs

Quantity	Sign Type	Size (sq.ft.)	Height (feet)	Notes	
Unlimited	Wall	10	NA	Signage on Accessory Structures / Buildings.	

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SECTION V: That Article 10 shall be amended as follows: [changes are depicted in RED]

10-200

A. General Definitions

ACCESSORY STRUCTURES – A structure which is detached from a principal structure or principal building and located on the same zoning lot and customarily incidental to and subordinate to the principal structure or principal building, except as otherwise expressly authorized by provisions of this Code. Donation bins are accessory structures. I thought that one characteristic of these

DONATION BINS – Any secure attended or unattended outdoor container in which clothing, shoes, toys or other goods are placed into for donation to an organization that is located on a zoning lot for not more than 180 consecutive days and not more than 180 days in any calendar year.

FRONTAGE – The linear distance along the front lot line of the lot.

LITTER – Also known as Debris, Junk, or Rubbish. The untidy accumulation of objects, trash, garbage, broken down or destroyed products lying scattered about.

E. Land Use

OUTDOOR STORAGE – The keeping in an unroofed area, of any goods, material, merchandise, or vehicles meant to be stored outside without being damaged, in the same place for more than ~~48~~ 24 hours, except areas solely designated for ~~garbage and trash~~ trash enclosures for a specific use.

PATCH, PARKING LOT – The structural maintenance of a section or sections of a parking lot that do not cumulatively exceed 30% of the total paved area of the lot over any five-year period. Structural maintenance beyond this standard is considered a "repair and replace" and subject to additional standards.

SCREEN PANEL – A panel constructed of solid wood, lattice, fabric in a frame, or similar construction to screen an activity in a private yard.

SOLAR FARM – Any array of solar panels designed to produce power in excess of 120% of the current estimated needs for the zoning lot on which such array is located and is connected to a power grid serving properties in addition to the zoning lot.

F. Signs

LIMITED DURATION SIGN – A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and two days following the event or occurrence, but in no case longer than 39 days. A total of four limited duration ~~signs~~ permits may be issued in a calendar

Draft

year. For the purpose of this Ordinance, a limited-duration event is considered to be an even lasting no more than seven calendar days.

SECTION VI: That Appendix shall be amended as follows: [changes are depicted in RED].

Section A-1100 Recommended Plant List

D. 1. [Remove Callery Pear tree from list]

SECTION VII: That the City Code shall be amended as follows: [changes are depicted in RED]:

§ 515-2 Submission of written request; approval; deposit.
A. Any property owner, hereinafter referred to as "applicant," desiring an extension of the City water or sewer main or other conveyance to his/her property shall submit to the City a detailed plan showing the location of the extensions to the property. ~~The applicant shall state in said request that he/she agrees to pay the cost of the extension, unless otherwise provided by § 241-46 of the City Code.~~ Such request shall be subject to the approval of the City Engineer, or her/his designee.

§ 515-7 Extension of existing lines.
Hereafter, any person, firm or corporation desiring to make sewer and/or water extensions of existing City of Crystal Lake sewer and/or water lines shall carry said extensions to a point opposite the farthest property line of the person, firm or corporation making said extension, **unless waived by the Director of Public Works and Engineering**. In some cases, a looping water main may be required, per the direction of the City Engineer.

Section 515-12 – replace every instance of City Engineer with Building Commissioner.

Section 515-13 – replace every instance of City Engineer with Building Commissioner.

Section 515-22 A. Water meters shall be installed in an accessible location within a building pursuant to the Code of Ordinances of the City of Crystal Lake~~, § 392-5E~~. It is the building owner's or occupant's responsibility to maintain access to the meter for reading and servicing needs. The meter shall be installed on the water service line such that no water distribution piping to the building or outdoor fixtures may be connected to the service line prior to the meter.

Section 595-30 (d) remove item 3 ~~(3) Payment of the variance fee as outlined in § 241-35~~; and renumber remaining items.

SECTION VIII: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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SECTION IX: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the approval of the text amendment in accordance with the provisions of this Ordinance, as provided by law.

SECTION X: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED at Crystal Lake, Illinois, this 19th day of May, 2026.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

PASSED: May 19, 2026
APPROVED: May 19, 2026

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

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#2026-075
UDO Text Amendment – Various
Project Review for Planning and Zoning Commission

Meeting Date:	May 6, 2026
Request:	Amend the Unified Development Ordinance Article 2, 3, 4 and 10 and Appendix section A-1100.
Staff Contact:	Elizabeth Maxwell, City Planner Darrell Moore, Assistant City Planner

Background:

- The Unified Development Ordinance was adopted in 2009. It is a living document that has been amended throughout the years.
- The following proposed amendments to the UDO reflect changes for best practices, new trends and to better improve the clarity of the UDO.

Recommendation:

The following revisions and additions are recommended based on recent discussions with the Planning and Zoning Commission, City Council and city staff's observances of common sections that need attention.

Summary of the Changes

Drive-through uses

- Amending the limited use standards to remove the bypass lane if the drive-through is a double lane drive-through.
- Amending the parking requirement to reduce the required number of spaces for limited-service restaurants with a drive-through by 25% and reduce the parking requirements for a drive-through only limited-service restaurant to employee required spaces.

Commercial Solar Farms

- Amending the criteria based on the joint workshop to provide larger setbacks and more screening.

Parking lots

- Clarifies what qualifies as a parking lot "remove and replace" repair.
- Amends the requirements for improving nonconforming parking lots when there is a "remove and replace" repair, based on parking lot size and site constraints.

Art Murals

- Removing the additional public meeting notification requirements

Accessory Structures

- Donation bins are classified as accessory structures. These amendments clarify that in the definitions and accessory structure sections.
- Added a screen panel option for people looking to screen pools or patios in their rear or side yard from neighbors.

People Over Parking Act

- The Act states a local government may not impose or enforce any minimum automobile parking requirements on a development project if the project is within one-half mile of a public transportation hub. Both Metra Train Stations would qualify as transportation hubs. Similar parking exemptions apply to development projects within one-eighth a mile of a "transportation corridor" (which is a term that can change over time based on bus service routes and schedules).
- Changes to the Density and Dimensional Standards and Parking sections have been drafted to address these limitations, which limitations are based on existing City Code and UDO provisions. [*See* UDO Table 4-200H(1) (parallel parking space length); UDO Table 4-200D (# of parking spaces for efficiency units); Int'l Bldg Code §1207.4 (minimum square footage per efficiency unit); UDO Table 4-200D (equivalency of 2.5 spaces/1000 square feet).]

(Existing text is in black, Red text are the proposed changes.)

ARTICLE 2

Table 2-400

Section 2-400C Review criteria for specific uses

DRIVE-THROUGH USES

7. c

(iv) ~~All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet~~. Single-lane drive-through lanes shall provide a bypass lane with a minimum width of 10 feet. Double drive-through lanes are not required to provide a separate bypass lane.

(viii) ~~All drive-through facilities shall be provided with an "escape" route from an existing queue~~. Single-lane drive-through lanes shall provide an "escape" route from an existing queue. Double drive-through lanes are not required to provide a separate "escape" route.

COMMERCIAL SOLAR FARM

[Delete the existing Special Use standards and replace with the following.]

74. Solar Farms must comply with the following standards:
    a. Along Major Arterials or Strategic Regional Arterials such as Route 176, Route 14 and Route 31 the solar farm shall be setback 300 feet from the roadway. Along all other roadways, the solar farm shall be setback 100 feet from the roadway.

b. The solar farm shall be completely surrounded by a fabric wrapped chain link fence or equivalent screening.
c. The grounds in and around the site shall be planted with native plantings that support wildlife including bees, butterflies, and birds.
d. A 20-foot-wide landscape buffer constructed upon a minimum 5-foot-high berm along all roadways consisting of a minimum 6-foot-high trees planted 40-foot on center is required.
e. A 50-foot landscape buffer constructed upon a minimum 5-foot-high berm from residentially zoned properties as established in Table 4-200B
f. The applicant must provide a maintenance plan that preserves and replaces the required landscape during the duration of operation.
g. The applicant must provide a copy of the decommission and site restoration plan.

ART MURALS

81. Art Murals

b. *Application Process.* No Art Mural installation may commence without first obtaining approval as provided in this Section. Art Mural applications shall be submitted to the Community Development Department. Upon determining that the application submittal is complete, and that any proposed structural elements comply with the City's building code, the application submittal shall be distributed to the Public Arts Commission~~, and a public meeting shall be scheduled before the Public Arts Commission~~ to consider the application.

~~Not less than 15 days prior to the scheduled public meeting, the petitioner shall mail notice of the public meeting, by first-class mail, to the owner of record of each property located within 200 feet of the subject property. Prior to the public meeting, the petitioner shall submit to the Community Development Department a certification of mailing. The notice of public meeting and the certification of mailing shall be made upon such forms as may be provided by the Community Development Department. The public meeting shall not be held unless the certification of mailing has been submitted.~~

The Public Arts Commission shall hold a public meeting to consider whether the application submittal complies with the general standards set forth in this Section.

~~Failure of any intended recipient to receive the notice required by this subsection or any defect in the mailing of such notice, shall not invalidate or otherwise affect any proceedings, recommendations, or actions taken under this Section by the Public Arts Commission or the City Council~~

ARTICLE 3

Section 3-200 Dimensional Standards

A. For properties that provide off-street parking subject to Section 4-200; Dimensional standards in residential districts. All principal and accessory structures in residential zoning districts are subject to the dimensional standards in Section 3-200 A (residential

uses and Table 3-200A (all other uses). All rules of measurements and exceptions to the rules of measurement are set forth in Section 3-300.

B. For properties that provide off-street parking subject to Section 4-200; Dimensional standards in nonresidential districts. All principal and accessory structures in nonresidential zoning districts are subject to the dimensional standards in Section 3-200B. All rules of measurements and exception to the rules of measurement are set forth in Section 3-300.

C. For properties eligible under the People Over Parking Act. Dimensional standards for residential, nonresidential and all other uses.

RESIDENTIAL

Unit of Frontage (excluding the width of any driveway)	Allowable # of Units/ Unit of Frontage	Allowable Square Footage/ Unit of Frontage
23’	1	220 square feet

(Example: for a 66’ wide residential lot with no driveway, it could be allowed to have up to two units with a maximum of 440 square feet of floor area (for the entire dwelling, regardless of the number of units.)

NON-RESIDENTIAL

Unit of Frontage (excluding the width of any driveway)	Allowable Square Footage/Unit of Frontage
23’	400 square feet

(Example for a 200’ wide one-acre non-residential lot with no driveway, it would be allowed to have less than 3,500 square feet of building [a FAR of about 0.087].)

Article 4

Section 4-200 Off-Street Parking and Loading

Table 4-200B-1

Table 4-200B-1 Parking Lot Improvements						
	Required Number of Parking Spaces	Parking Lot Setbacks	Parking Lot Curbing	Parking Lot Land-scaping	Illinois Accessibility Code Compliance	Wheel Stops

Expansion of Parking Area --Up to 10 spaces			X		X	X
Expansion of Parking Area --11 or more additional spaces	X	X	X	X	X	X
Change in parking lot access			X		X	
Parking lot sealcoat/ striping (same as existing layout)					X	X
Repair of storm sewer structure					X	
Parking lot patching* only					X	
Parking lot overlay (same as existing layout)					X	
~~Parking lot remove and replace~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~
Parking lot remove and replace – Lots with less than 20 spaces				X**	X	X
Parking lot remove and replace – Lots with 20 or more spaces	X	X	X	X	X	X
Remove and replace curb			X		X	
Add curb			X		X	

X = Required

* Patching that cumulatively exceeds 30% of the parking lot area over any 5-year period shall be considered a "parking lot remove and replace"

**Perimeter landscaping is required where at least five feet of separation between property lines and edge of pavement is available

Section 4-200 D Off-Street Parking Standards

4. Minimum number of parking spaces required

d. Properties that are eligible under People Over Parking Act are exempt from the minimum parking standards in this section and restricted by Section 3-200C.

Table 4-200D

	Restaurants, Full Service	1 per 250 SF GFA, or 1 per 4 seats based upon the capacity of

Food Service and Drinking Places		the fixed or moveable seating area, whichever is greater
	Restaurants Limited Service, Cafeterias, Grill Buffets and Buffets, Snack and Non-Alcoholic Beverage Bars	1 per 100 SF GFA ~~+ stacking spaces for any drive-through as required per this Ordinance~~
	Limited-Service Restaurant with drive-through lanes	1 per 125 SF GFA + stacking spaces for any drive-through as required per this Ordinance
	Drinking Places	1 per 3 seats of the design capacity or 1 per 100 SF GFA, whichever is greater
	Drive-Through only limited-service restaurants (no inside customer area)	Stacking spaces as required by this Ordinance + 1 per employee on largest shift

Section 4-600 Accessory Structures and Uses

B. General Standards, Subject to the limitations of this section, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district, provided the accessory structure or uses:

10. Accessory buildings or structures (other than donation bins and such buildings or structures that are accessory to a detached single-family dwelling) shall be designed with the same materials and color scheme as the principal building and use similar architectural styling.

C. Permitted accessory structures.

1. All Residential uses: Permitted accessory structures for residential uses include but are not limited to: detached garages; decks; gazebos; private greenhouses; garden houses; sheds or buildings for domestic storage; children's play houses; play equipment (including, but not limited to, swing set, trampoline, basketball hoop, treehouses, etc.); screen panels; fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); flagpoles; swimming pools; antenna or satellite dish (smaller than 39 inches in diameter); signs (in compliance with Section 4-1000, Signs); mailboxes; off-street parking areas for multifamily developments; waste disposal containers for multifamily developments (screened from public view, in compliance with Section 4-700, Fences, walls and screening); public utility equipment and any supporting structures; and other structures meeting the definition of an accessory use or structure. Additionally, structures used for water-related activities, including boat docks, boathouses, sea walls and similar structures, are permitted accessory structures for properties that front on Crystal Lake.

2. Nonresidential uses: Permitted accessory structures for nonresidential uses include but are not limited to: detached garages; off-street parking and loading facilities; storage buildings for merchandise, stock or records as par of a principal use; process, production or maintenance

facilities; guardhouses for industrial uses; rail spur lines or rail loading docks for industrial uses; signs (in compliance with Section 4-1000 Signs); waste disposal, trash enclosure containers (screened from public view in compliance with Section 4-700 Fences, Wall and Screening); fences, walls, hedges (in compliance with Section 4-700 Fences, Walls, and Screening); public utility equipment and any supporting structures; donation bins or similar appurtenances; and other uses and structures meeting the definition of an accessory use or structure.

E. Location of Detached Accessory Structures

1. Residential Uses not fronting Crystal Lake

b. Side and Rear Yards

(i) E. Screen Panels a maximum eight (8) feet in height and 12 feet in total length (including spaces between panels).

E 3. For nonresidential uses:

a. Front yard and yard abutting a street: Accessory buildings or structures are not permitted within the front yard, with the exception of signs (in compliance with Section 4-1000, Signs); fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); mailboxes and flagpoles.

b. Side and rear yard: Accessory structures must meet the setback requirements listed in Article 3, Density and Dimensional Standards. Exceptions include fences, walls or screening in accordance with the provisions of Section 4-700, Fences, walls and screening, and waste disposal containers.

c. Accessory buildings or structures may be located adjacent to a railroad right-of-way, but only for the purpose of providing a rail loading dock.

d. Accessory buildings or structures shall be designed with the same materials and color scheme as the principal building and use similar architectural styling if such buildings or structures are visible from a public street, alley or public park. This requirement shall not apply to donation bins.

Section 4-1000 Signs

[Add wall signage for accessory buildings to each of the following tables]

Table 4-1000

D-2 Multi-Family Residential Signs

E-1 Office Signs

F-1 Commercial Signs

G-1 Civic Signs

H-1 Industrial Signs

I-1 Unique Area Signs

Quantity	Sign Type	Size (sq.ft.)	Height (feet)	Notes	
Unlimited	Wall	10	NA	Signage on Accessory Structures / Buildings.	

Article 10

ACCESSORY STRUCTURES – A structure which is detached from a principal structure or principal building and located on the same zoning lot and customarily incidental to and subordinate to the principal structure or principal building, except as otherwise expressly authorized by provisions of this Code. Donation bins are accessory structures. I thought that one characteristic of these

DONATION BINS – Any secure attended or unattended outdoor container in which clothing, shoes, toys or other goods are placed into for donation to an organization that is located on a zoning lot for not more than 180 consecutive days and not more than 180 days in any calendar year.

FRONTAGE – The linear distance along the front lot line of the lot.

LIMITED DURATION SIGN – A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and two days following the event or occurrence, but in no case longer than 39 days. A total of four limited duration ~~signs~~ permits may be issued in a calendar year. For the purpose of this Ordinance, a limited-duration event is considered to be an even lasting no more than seven calendar days.

LITTER – Also known as Debris, Junk, or Rubbish. The untidy accumulation of objects, trash, garbage, broken down or destroyed products lying scattered about.

OUTDOOR STORAGE – The keeping in an unroofed area, of any goods, material, merchandise, or vehicles meant to be stored outside without being damaged, in the same place for more than ~~48~~ 24 hours, except areas solely designated for ~~garbage and trash~~ trash enclosures for a specific use.

PATCH, PARKING LOT – The structural maintenance of a section or sections of a parking lot that do not cumulatively exceed 30% of the total paved area of the lot over any five-year period. Structural maintenance beyond this standard is considered a “repair and replace” and subject to additional standards.

SCREEN PANEL – A panel constructed of solid wood, lattice, fabric in a frame, or similar construction to screen an activity in a private yard.

SOLAR FARM – Also known as a solar park or photovoltaic power station is a grid-connected photovoltaic power system (PV system) / solar panels designed for the supply of power. They are different from most building-mounted solar because they supply power at the utility level, rather than to a local user or users.

Appendix

Section A-1100 Recommended Plant List

D. 1. [Remove Callery Pear tree from list]

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 2026
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

2026-075 – CITY OF CRYSTAL LAKE – UDO TEXT AMENDMENTS

Staff reviewed proposed amendments to Articles 2, 3, 4, and 10 of the Unified Development Ordinance, as well as Appendix Section A-1100. Staff explained the amendments were intended to reflect best practices, improve clarity, and address issues identified through recent Commission discussions and staff observations.

Staff reviewed the proposed changes related to drive-through uses, including amendments removing the requirement for separate bypasses and escape lanes for double-lane drive-through facilities. Staff also discussed revised parking requirements for limited-service restaurants with drive-throughs, including reduced parking minimums and requirements for drive-through-only restaurants. The Commission questioned how the largest shift would be measured and requested further review.

Staff discussed proposed standards for commercial solar farms following prior workshop discussions. Proposed amendments included increased setbacks along major roadways, enhanced landscape buffering, screening requirements, native plantings, maintenance plans, and decommissioning requirements.

Staff reviewed amendments related to parking lot improvements and nonconforming parking lots. The amendments clarified what constitutes parking lot "patching" versus "remove and replace" work and established different improvement requirements depending on parking lot size and site constraints.

Staff also reviewed amendments associated with the Illinois People Over Parking Act. Staff explained the Act limits the City's ability to impose minimum parking requirements for developments located near public transportation hubs and corridors. Proposed amendments established frontage-based dimensional standards and limitations for qualifying residential and nonresidential developments.

Additional amendments included modifications to regulations for accessory structures and donation bins, including clarifying that donation bins are considered accessory structures. Staff also reviewed the addition of screen panels as permitted residential accessory structures and associated dimensional standards.

Staff discussed amendments to the Art Mural regulations removing the additional mailed public meeting notice requirements while maintaining review by the Public Arts Commission.

Additional text amendments included revisions to sign regulations permitting wall signage on accessory buildings in several zoning districts, updates to definitions including outdoor storage, litter and parking lot patching, and removal of the Callery Pear tree from the recommended plant list.

Ms. Repholz recommended approval of the UDO Text Amendments as presented, with the addition of further review regarding comments mentioned by Commission. Ms. Mason seconded the motion. All members present voted ‘aye’. Motion passed 4-0.

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: REPORT OF THE HISTORIC PRESERVATION COMMISSION

Historic Landmark Designation for the Bauer Garage at 77 E. Woodstock Street

Dawn and Kevin Kincaid, applicants
77 E. Woodstock Street

HPC Recommendation: Motion to approve the Historic Preservation Commission (HPC) recommendation and adopt an Ordinance authorizing Historic Landmark designation for the Bauer Garage at 77 E. Woodstock Street.

Staff Contact: Elizabeth Maxwell, City Planner

Request:

The City Council is the final vote on Commission recommendations. The Historic Preservation Commission recommended approval of a landmark application for the Crystal Lake Academy Building (Tarpley House, Gates House) at 210 McHenry Avenue.

A building's landmark potential is established in the City Code Section 295. There is a set of criteria, which the Historic Preservation Commission first reviews and makes a recommendation on. The recommendation and criteria move forward to the City Council for the final vote.

The Council vote is based on the HPC recommendation and the Landmark criteria.

Background:

- H.J. Bauer constructed the building in 1914 wanting to create a fire-proof structure. It included cement floors, iron structure, fireproof walls, and brick and stone exterior.
- The façade with its green glazed brick exemplifies the legacy of William Day Gates.
- Originally constructed garage which helped usher in the age of the automobile it was also a showroom for new car purchases.
- The building currently houses Aroma Café and Blush Salon.
- The full historical summary is in the Application Packet.

What does Landmarking do:

- Highlights the City and this building that was prominent piece of its identity as Art and Architecture. Protects the structure and history for future generations. Encouraging tourism.
- Protects the exterior façade of the building and does not limit interior renovations, modifications, or reuse of the inside of the space.
- Can remove the burden of building costs and maintenance from the property owner and allow the community to help with repairs, maintenance, and restoration for reuse. Can apply for grants and other funding sources to help with preservation costs.

Historic Preservation Commission Analysis:

The Commission reviewed the request against the list of criteria established to evaluate a landmark. It is required to meet their first two and then one additional standard from the three categories. The full analysis is included in the staff report.

Once a property is historically landmarked, any significant changes to the exterior of the structure must be reviewed and approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission determines if the proposed improvement is historically appropriate. In addition, landmarked buildings are eligible for a $500 grant every other year provided by the HPC that assists the property owner in their exterior upgrades. The HPC generates this grant funding through the proceeds of their Annual Heritage Trolley Tour. The grant program is being updated to offer more incentive and assistance to landmarked properties.

The Bauer Garage represents a significant landmark of Crystal Lake's local history and its architectural design. The structure is worthy of recognition and preservation because of its history in the early days of Crystal Lake settlement and its unique architecture and building materials.

The Historic Preservation Commission recommended **approval (5-0 vote)** of the request.

Votes Required to Pass: A simple majority vote.

PIQ MAP
77 E. Woodstock Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING HISTORIC LANDMARK DESIGNATION TO THE BAUER GARAGE AT 77 E. WOODSTOCK STREET

WHEREAS, the Mayor and City Council of the City of Crystal Lake have by ordinance established an Historic Preservation Commission; and

WHEREAS, pursuant to the terms of a Petition (File #PLN-2026-63) before the Crystal Lake Historic Preservation Commission, the Petitioners have requested a Historic Landmark Designation for the Bauer Garage at 77 E. Woodstock Street; and

WHEREAS, the Historic Preservation Commission of the City of Crystal Lake held a public hearing at 4:30 p.m. on May 4, 2026, pursuant to notice duly published on April 17, 2026, in the Northwest Herald, held at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on May 4, 2026, the Historic Preservation 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 Historic Landmark Designation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the request 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 the Mayor and City Council of the City of Crytal Lake approve the Historic Landmark Designation of the Bauer Garage at 77 E. Woodstock Street (14-32-479-005), Crystal Lake,

Section II: That the Historic Preservation Commission take all steps necessary to recognize the Historic Landmark Designation of the Bauer Garage.

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 Historic Landmark Designation in accordance with the provisions of this Ordinance, as provided by law.

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

Draft

Ord. No.
File No.

DATED at Crystal Lake, Illinois, this 19th day of May, 2026.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

CITY CLERK

Passed: May 19, 2026
Approved: May 19, 2026

Draft

Agenda Item No: 5

Historic Preservation Commission
Agenda Supplement

Meeting Date: May 4, 2026

Request: **Historic Landmark Designation**

Location: Bauer's Garage
77 E. Woodstock Street

Petitioners: Dawn and Kevin Kincaid

Action: 1. Vote to recommend the landmark designation
2. Continue the item
3. Vote to not recommend the landmark designation

Background:

- According to a Crysal Lake Herald article, dated August 27, 1914 Bauer will erect a modern building.
- The constructor's goal was to make the building fireproof and used brick, iron and cement. This included fireproof windows of wire glass and steel frames. Fireproof walls and doors will be inside the structure. The front used a light green glazed brick and decorated with carved stone.

Landmark Criteria:

1. It is located within the corporate boundaries of the City of Crystal Lake; and
   ☒ *Meets* ☐ *Does not meet*

2. It is over 50 years old, in whole or in part; and
   ☒ *Meets* ☐ *Does not meet*

3. One or more of the following conditions exist:
   A. General consideration.
      1. It has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the City, the State of Illinois, or the United States;
         ☒ *Meets* ☐ *Does not meet* ☐ *N/A*

      2. It is closely identified with a person or persons who significantly contributed to the culture or development of the City, the State of Illinois, or the United States;
         ☒ *Meets* ☐ *Does not meet* ☐ *N/A*

3. It involves the notable efforts of or is the only example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the City, the State of Illinois, or the United States;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

4. It has a unique location or single physical characteristic(s) that make it an established or familiar visual feature;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

5. Activities associated with it make it a current or former focal point of reference in the City;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

6. It is of a type associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

7. It is an area that has yielded or is likely to yield historically significant information or even prehistoric data;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

B. Architectural Significance.

1. It represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

2. It embodies elements of design, detail, material, or craftsmanship of exceptional quality;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

3. It exemplifies a particular architectural style in terms of detail, material, and workmanship, and has undergone little or no alteration since its original construction or has been properly restored;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

4. It is one of the few remaining examples of a particular architectural style and has undergone little or no alterations since its original construction or has been properly restored;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

5. It is or is part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, characteristics, time period, type of property, method of construction or use of indigenous materials and accents the architectural significance of an area;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

6. The detail, material and workmanship of the structure, building, object, or site can be valued in and of themselves as reflective of or similar to those of the majority of the visual elements in the area;
☒ *Meets* ☐ *Does not meet* ☐ *N/A*

C. Historical Significance.

1. It is an exceptional example of an historic or vernacular style or is one of the few such remaining properties of its kind in the City;
   ☒ *Meets* ☐ *Does not meet* ☐ *N/A*

2. It is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the City of Crystal Lake, State of Illinois, or the United States;
   ☒ *Meets* ☐ *Does not meet* ☐ *N/A*

3. It is associated with a notable historic event;
   ☒ *Meets* ☐ *Does not meet* ☐ *N/A*

4. It is associated with an antiquated use due to technological or social advances;
   ☒ *Meets* ☐ *Does not meet* ☐ *N/A*

5. It is a monument to or a cemetery of an historic person or persons.
   ☐ *Meets* ☐ *Does not meet* ☒ *N/A*

- Should the Historic Preservation Commission find that the structure meets the criteria for landmark designation, they shall make a motion stating such recommendation to the City Council.

PROJECT NUMBER: _____
CITY OF CRYSTAL LAKE
LANDMARK DESIGNATION
APPLICATION
Please type or print legibly

PROJECT TITLE: BAUER'S GARAGE

PERSON(S) OR GROUP PROPOSING DESIGNATION:

NAME: Aroma Coffee & Wine Shop

ADDRESS: 77 East Woodstock Street

Crystal Lake, IL 60014

PHONE: 815.513.5193

OWNER(S) OF PROPERTY(S) PROPOSED FOR DESIGNATION (as shown on the tax assessor's rolls):

NAME: Noneya LLC Doing Business as Aroma Coffee & Wine Shop

ADDRESS: 63 Hilltop Drive

Lake in the Hills, 60156

INDICATE OWNER(S) CONSENT TO PROPOSED DESIGNATION:

X YES _____ NO _____ UNKNOWN

ADDRESSES & PROPERTY INDEX NUMBERS (attach legal description): _____

77 East Woodstock Street PIN 14-32-479-005

DOC 2016R0008283 Nunda Township, McHenry County

ATTACH A WRITTEN STATEMENT DESCRIBING THE AREA AND PROPERTY(S) AND REASONS IN SUPPORT OF THE PROPOSED DESIGNATION AS STATED IN THE CRITERIA FOR DESIGNATION AS A HISTORIC LANDMARK@ (ATTACH DOCUMENTATION)

See attached.

PLEASE PROVIDE A LIST OF SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES AND/OR OBJECTS THAT SHOULD BE PROTECTED: Facade along Woodstock Street, previously known as Railroad Street, of light Teco green terracotta brick trimmed in white with faux columns capped with carved stone figure of Winged Automotive Wheel.

CRITERIA FOR DESIGNATION OF 77 EAST WOODSTOCK STREET AS A HISTORIC LANDMARK

The building at 77 Woodstock Street, historic name Bauer's Garage now doing business as Aroma Coffee and Wine meets the following requirements:

It is within the corporate boundaries of the City of Crystal Lake; and

It is over fifty (50) years old, in whole or in part; and

One or more of the following conditions exist as found in the Historic Preservation Ordinance 295-13; such as having "significant character, interest, or value as part of the historic cultural, aesthetic, or architectural characteristics of the City, the State of Illinois, or the United States".

In 1914, the intersection of the railroad and the emerging automobile industry created a transformative moment in the architecture and culture of **Crystal Lake**. The construction of the **Bauer Garage** on **Railroad Street** now known as Woodstock Street, positioned directly opposite the newly built **Chicago & North Western (C. & N. W.) depot**, exemplified the shift from rail-dependent travel to automotive independence.

Architecture of Display and Sales

The architecture of the personal automobile's sales and display was designed to signal **modernity, luxury, and safety**. H. J. Bauer's garage, which cost approximately **$12,000**, was a "handsome modern structure" that served as a high-end backdrop for the **Auburn automobiles** he sold, stored, serviced and rented. THe prior building also owned by Bauer was a blacksmith shop that served as a horse and automobile livery and was demolished for the current building.

- **Exterior Aesthetics:** The building featured a 50-foot frontage on Railroad Street with a facade of **light green glazed brick** trimmed in white and ornamented with **carved stone**, described as winged wheels.This decorative approach aligned with broader early 20th-century storefront trends, where distinguishing materials and large display windows were used to "entice prospective customers". Together, these features, also seen on other buildings constructed at the time along Williams Street, illustrate how technological progress and local infrastructure transformed the social and economic landscape of the American Midwest Main Street.
- **The Salesroom and Showroom:** Unlike earlier multi-purpose buildings, Bauer's structure included a dedicated **auto showroom** specifically for displaying machines like the **Auburn Six and Four**. These showrooms utilized large plate glass windows to showcase the vehicles' streamlined silhouettes and features like "Turkish-type deep upholstery" and "European-style" wide doors.
- **Fireproof Construction:** Because early internal combustion engines were significant fire hazards, Bauer emphasized safety by building with **brick, iron, and cement**, incorporating **fireproof windows** made of wire glass and steel frames. All construction enabled him to have 850 gallons of gasoline for which pumps remained on premise until the 1930's.

Historical Significance

By 1914, the automobile was transitioning from a "hobbyist's toy" to a reliable tool for the elite. The presence of such a modern facility in a railroad city like Crystal Lake signaled that the **"Age of the Auto"** had arrived, providing a new level of freedom to explore the area topography of the area and local resorts of **McHenry County** that was previously inaccessible by train.

The Railroad and Resort Connection

The placement of the garage was strategic, catering to the "high-society tourism" of the era. Crystal Lake served as a gateway for wealthy Chicagoans traveling to local resorts or further north to **Lake Geneva** via the C. & N. W. "Air Line" or "Lake Geneva Special".

- **The Concierge Experience:** Bauer designed the building to be a "sanctuary" for elite travelers. He included a **"well-appointed ladies' waiting room"** and offices at the front of the building, allowing seasonal visitors to wait in comfort while their vehicles were readied with gasoline or serviced in the 27x47 foot repair shop.
- **The Auburn as a Resort Car:** The Auburn was marketed as a rugged yet refined machine capable of handling the unpaved roads between Crystal Lake and grand estates like **William Wrigley Jr.'s "Hillcroft,"** which was also established in 1914. The car's reputation was often bolstered by technical trials like the nearby **Algonquin Hill Climbs**, which proved the mechanical worth of the engines to a public skeptical of automotive longevity.
- **The Auburn as a Liberating Autonoble:** The model did not require a front crank to start, but used an in dash button. The steering wheel was moved from the right to the left providing visibility for the driver of on-coming automobiles. The headlamps were electric as opposed to arc lamps leading to the publicized adventures of Alice Ramsey's pioneering cross-country journey and the travel log by Emma Burbank Ayer, "A motor flight through Algeria and Tunisia which included on its cover the automotive wheels with wings.

[TRANSCRIPTION]

Crystal Lake Herald Thursday August 27, 1914, p.1

BAUER WILL ERECT MODERN BUILDING

HANDSOME STRUCTURE WILL GRACE RAILROAD STREET

TO COST ABOUT $12,000.00

Building Will Be a Beauty - Fireproof and Up-to-Date in Every Respect

The work of demolishing the H. J. Bauer building of Railroad street, opposite the site of the new C, & N. W. depot, was started last week and the building has been torn down rapidly. In its place Mr. Bauer will erect a handsome modern structure in which to house his garage, auto salesroom and repair shop.

The new building will be erected at a cost of $12,000, promises to equal if not surpass any [building] in Crystal Lake or for that matter, in any of the surrounding towns outside of Chicago.

The plans provide for a building with a 50-foot frontage on Railroad street and 132 feet deep. The entire building will be erected of brick, iron and cement and will be as near only fireproof as it is possible to make such a structure. The front will be of light green glazed brick trimmed in white and ornamented with carved stone. The floors will be built of cement. At the rear of the building will be a modern repair shop, occupying a space 27x47 feet, and in front of it the garage and auto showrooms. Between the two a fireproof wall with fireproof doors will be erected. In front of the show room space has been laid out for a well appointed ladies' waiting room and offices.

A second story is to be erected at the front of the new building arranged for a flat with a 50-foot frontage and 25 feet deep.

The building will be heated by steam, the plant being located in a small basement in the front of the structure. Fireproof windows are to be placed both on the side adjoining the Lowell building and the occupant occupied by the Schroeder implement house. These windows will be made of wire glass with steel frames.

Mr. Bauer has had it in mind for some time such a building as he is now having erected. But it was only recently that a deal was made in which he became the owner and the property of the property occupied by Schroeder's implement house, which made it possible to put up a structure with the frontage that will be occupied by the new garage building. While the Schroeder building will not be torn down, the east wall will be moved 5 feet to the west to permit the construction of a 13-foot alley between it and the new Bauer building. A

[TRANSCRIPTION]

Crystal Lake Herald Thursday August 27, 1914, p.1

[continue]

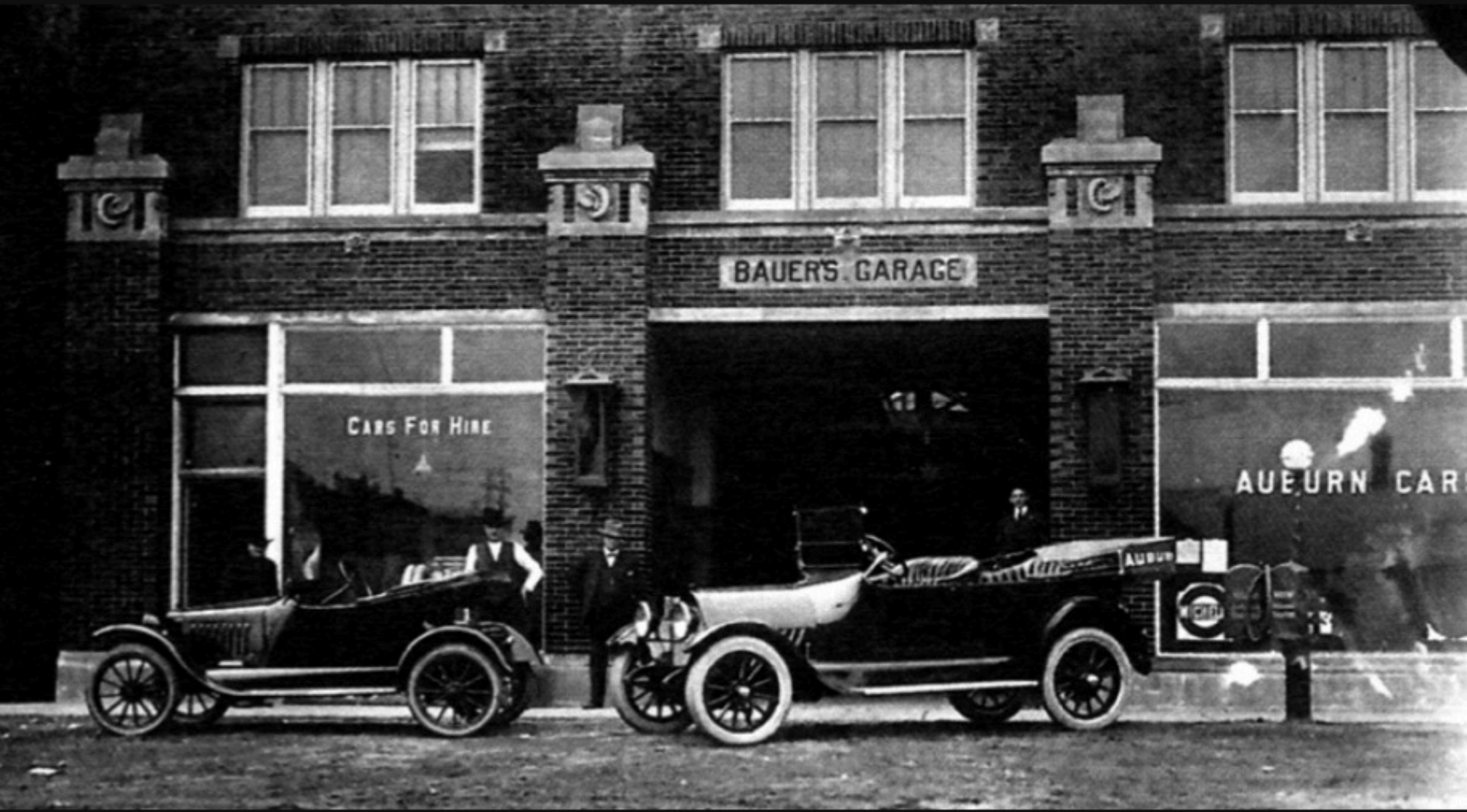
sidewalk space of 4 feet will separate the Bauer building from the Lowell building east of the site of the new structure.

After the new garage is completed Mr. Bauer expects to install another underground gasoline tank with a capacity of 500 gallons in addition to the 340-gallon tank and pump now at this location.

The work of erecting the new building is being handled by Contractors Delton of Dundee and Crabtree of Crystal Lake.






BAUER'S GARAGE
CARS FOR HIRE
AUBURN CAR

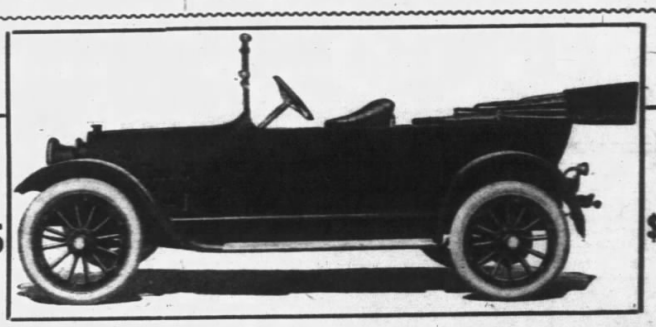
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The Herald (Crystal Lake, Illinois) · Thu, Feb 18, 1915 · Page 8
Downloaded on Feb 13, 2026

of Crystal Lake ready to tax its capacity.

the play you have been anxiously screen Saturday, March 6.



MODEL 4-36 $1075

MODEL 4-36 $1075

THE AUBURN

FOR 1915 SEE IT AT

BAUER'S GARAGE

¶ Every automobile must have paint, upholstery and metal parts, just as every bond has paper, ink and green or gold edges. But thinking people who buy bonds don't buy just paper. They buy the SECURITY BACK OF THE BOND. People who buy Auburn cars are in a class with the wise investors in bonds. These people know that any car has paint, etc. But they can rely upon the Auburn judgment and depend upon Auburn quality. This confidence is the thing that makes the Auburn such a reliable, sound and successful company. Can you afford to ignore it?

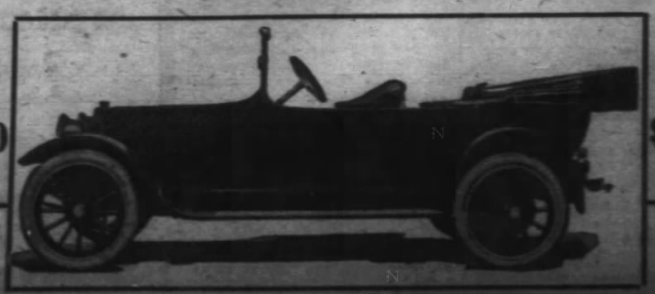
¶ The new Auburn cars for 1915 meet the demand for both a Six and a Four. The builders of the Auburn cars do not make one model to attract popular favor and use it as a "blind" behind which they "unload" an inferior model upon the market. Nor does the Auburn company build one new and apparently attractive model to make an opening wedge through which they can get rid of the overstock of an unsuccessful model. New Auburn cars are absolutely new. When you buy an Auburn, either the Six or Four, each car stands upon its own individual merit.

Auburn Six $1550 Some people prefer a Six. And if the makers did not know this car is right, the praise Auburn dealers have given it would be sufficient to warrant the most lavish claims. We can be fogiven for saying that the Auburn company never built a car of which they are prouder. This new Auburn Six is yours for $1550.

Auburn Four $1075 This new Four is a light, reliable and sturdy car at a price that sets a new standard. For $1075 you get all that can be desired in such a car. Look at it. Note its grace and symmetry, the ease of operation and handiness of everything. Car is complete—electric starter and lights, electric horn, one-man top, kit of tools, demountable rims, speedometer, tire irons, windshield, and—but see the car. All for $1075.

NOW ON DISPLAY

Get a Demonstration at Bauer's Garage



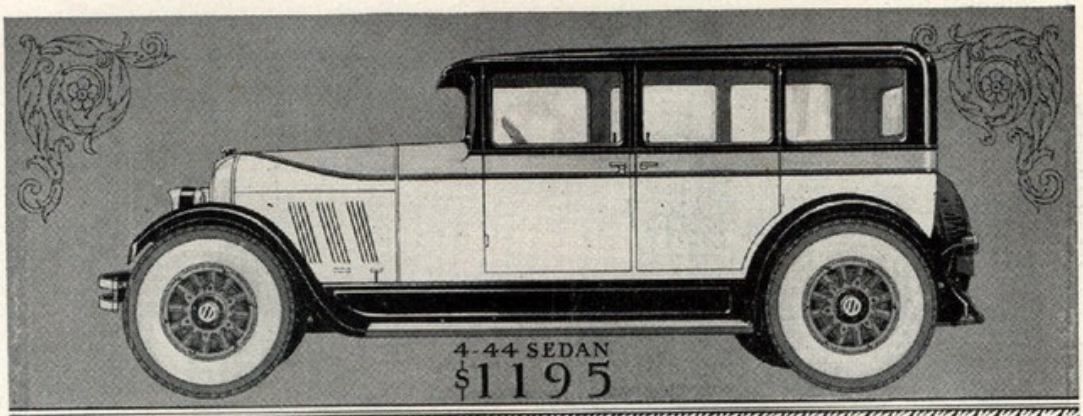
MODEL 6-40 $1550

MODEL 6-40 $1550

Auburn Ad

Clipped By:
rkosin
Feb 13, 2026

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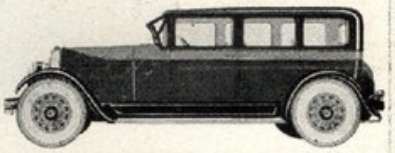
4-44 Sedan, $1195, freight and tax extra. 120" wheelbase. 3⅝"x 5" four-cylinder motor with 5-bearing crankshaft. A big, fine, durable car.

THE EIGHT—not a "little eight" but a more powerful, more buoyant, more rugged, 129-inch wheelbase quality car. Nothing finer could be said of it than that it is an even better Eight than last year, with performance and riding qualities that can only be obtained with long wheelbase and large motor.

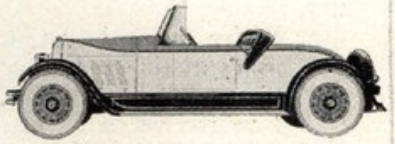
THE SIX—a *real* Six, not a "pocket edition six." More room, more comfort, more enduring quality. Low, smart and rugged, it is today's utmost in Six-cylinder value.

THE FOUR—ten years of comfortable, dependable, economical transportation! Riding qualities possible only with long wheelbase. Power and long life possible only with large motor of sufficient size to always have ample reserve power. Four wheel brakes and balloon tires. A body larger than the average high priced Six.

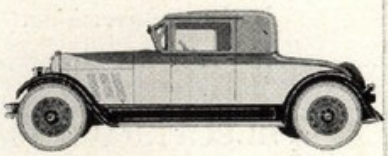
AUBURN AUTOMOBILE CO., AUBURN, IND.



6-66 Sedan, $1695, freight and tax extra. 121" wheelbase. 3¼" x 4½" six-cylinder motor. Second only to Auburn 8-88 Sedan.



6-66 Roadster, $1395, freight and tax extra. 121" wheelbase. 3¼" x 4½" six-cylinder motor. Classy—speedy—powerful —economical.



6-66 Coupe, $1445, freight and tax extra. 121" wheelbase. 3¼" x 4½" six-cylinder motor. The six for business.

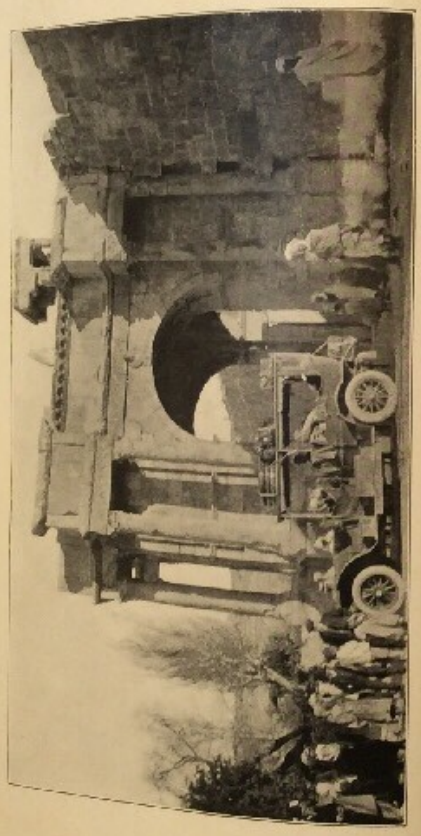
8 EIGHTY EIGHT 6 SIXTY SIX 4 FORTY FOUR



YELLOW CAB GARAGE

218 Woodstock St.
J. DUFIELD

Crystal Lake, Ill.
A. W. KAPPING



THE ARCH OF CARACALLA AT TEBESSA

A MOTOR FLIGHT THROUGH ALGERIA AND TUNISIA

BY

EMMA BURBANK AYER

PROFUSELY ILLUSTRATED
FROM PHOTOGRAPHS BY THE AUTHOR

CHICAGO
A. C. McCLURG & CO.
1911

A MOTOR FLIGHT through ALGERIA and TUNISIA

AYER



LOCAL HISTORY

LOC HIST
916.11
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[TRANSCRIPTION]

Crystal Lake Herald November 16, 1905

TICO POTTERY

W. D. Gates Talks of This Beautiful Ware

GUEST OF WOODSTOCK LADIES

Relates the Story of the Making of the Artistic Production of His Factory

Woodstock Sentinel: the art department of the Woodstock woman's club had an evening this week the meeting was held in the I/O F hall Tuesday night and was attended by a large number of the members.

following the regular business of the club Mrs. JD Donovan chairman of the art department introduced WD gates of terracotta Illinois president of the American terracotta and ceramic company whose works are at terracotta in this county and president of the American ceramic association a Society of the manufacturers and admirers of fine pottery.

Mr. gates up most entertainingly of choice artistic pottery and exhibited many beautiful specimens made by Indian Romania Egyptians and also some inquisitive exquisite live specimens of his own tiko Ware manufactured in his factory at terra cotta.

He told how he first became interested in pottery how he picked up a lump of clay at his tile factory some years ago and one wondering what were the possibilities of using it for something more than ordinary building material with this thought in mind he fashioned the lump into the form of of a frog and sent it away to be fired the results was so encouraging that it awoke in him an interest in pottery that has now become his hobby and from a small beginning in his factory he now has a department which turns out some of the most beautiful forms and colors in pottery that may be found in the world over.

The most famous products of Mr. Gates' factory is probably his Teco ware – a ware finished in a beautiful subdued shade of green that is rich and harmonious soap perfectly with so many colors and shades and of which one can never grow tired that it has become most popular in the market this where is Mr. Gates' own invention and is particular to his factory alone.

At his works he is consistently experimenting and now and then is rewarded with some new glaze among his experiments he discovered the formula for two glazes which are particularly rare only two other men in the world have made the same discovery and they living in Europe

Before Mr. gates began his talk the members responded as their names were called with items bearing upon the subject of the evening and it proved to be a very pleasant part of the program.

[END]

ARCHTECTURAL SUMMARY

IT EMBODIES ELEMENTS OF DESIGN, DETAIL, MATERIAL, OR CRAFTSMANSHIP OF EXCEPTIONAL QUALITY;

HAS UNDERGONE LITTLE OR NO ALTERATION SINCE ITS ORIGINAL CONSTRUCTION OR HAS BEEN PROPERLY RESTORED;

THE BUILDING FAÇADE EXEMPLIFIES A PARTICULAR ARCHITECTURAL STYLE IN TERMS OF DETAIL, MATERIAL, AND WORKMANSHIP.

The building facade at 77 East Woodstock Street exemplifies the legacy of William Day Gates through:

- Chemically sophisticated glaze controlled at architectural scale
- Industrial precision in molded terra cotta units
- Systematic integration of components into a coherent facade
- Visible evidence of advanced kiln practices
- High-quality installation that preserves material intent

It is not simply clad in glazed terra cotta—it is a complete expression of a manufacturing ecosystem, where chemistry, kiln engineering, and architectural design converge into a unified, durable surface.

The facade at 77 East Woodstock Street can be read as a direct, physical expression of the material science, production methods, and design philosophy developed by William Day Gates 1853 - 1935 and the American Terra Cotta and Ceramic Company (ATC&C). Its significance lies less in ornamentation and more in how the surface is made and assembled.

1) The glaze as a controlled industrial finish (not decoration):

- The green terra cotta units on the facade exhibit the hallmark microcrystalline matte glaze associated with Gates' kilns at ATC&C:
- The surface reads as velvety and diffuse, not reflective
- Color is integral to the glazing body, not painted or applied afterward
- Subtle tonal variation from unit to unit reflects kiln atmosphere and cooling gradients, evidence of large-scale firing rather than uniform factory coating

This is important: The glaze demonstrates that the same chemically controlled slow-cooling process used in Teco art pottery was successfully scaled to architectural units or vice versa. That level of consistency across many bricks indicates tight control of firing schedules and kiln loading, which was a defining strength of Gates' operation. The

achievement of a stable smooth matte finish requires to precisely control both the chemical compounds and the firing schedule. ATC&C used copper oxide or chromium oxide to get that specific green color, but the texture came from adding elements like zinc or barium and crucial to the process, calcium oxide. The kiln must get to 1150 to 1200° Celsius which is roughly 4 to 6 cones[1] in pottery terms to melt this chemical mixture into a glaze.

2) Unlike hand-carved stone, this style of commercial facade relies on molded terra cotta units of precise modularity and repeatable craftsmanship:

- Units are dimensionally consistent, allowing tight, regular joints
- Edges and profiles remain crisp, showing high-quality plaster mold making
- Repeating elements (pilasters, caps, trim pieces) demonstrate systematized production without loss of detail

This building reflects a key innovation of the American Terra Cotta and Ceramic Company's ability for industrial replication with artisanal fidelity—the ability to mass-produce architectural components that still appear as crafted.

3) The facade of this building indicates a fully developed terra cotta fabrication system, where the manufacturer supplied not just bricks but an entire coordinated kit of parts, Integrated with the structure and surface; illustrated in catalogues and delivered by rail (C&NW Ry):

- The facade is not merely clad—it is composed:
- Terra cotta units form defined architectural zones: base (bulkhead), display level, upper banding
- The glazed surface wraps structural forms, reinforcing horizontal and vertical rhythm

The material transitions (brick to glass to trim) are handled with purpose-built ceramic shapes; not improvised joints.

4) The façade on the finished building reveals the science of the Pottery Kiln as a visible record of industrial problem-solving.

- Slight variation in glazing tone suggests pieces fired together in large kiln loads

[1] **Cone** (or pyrometric cone): A small, slender pyramid made of ceramic materials designed to melt at a specific temperature, acting as a visual indicator of "heat work". Thereby measures the combined effect of time and temperature on clay and glazes, rather than just the air temperature; ensuring the kiln, through peepholes, has reached the proper maturity for the glaze and the clay has vitrified.

- The presence of smaller or specialty units reflects the same logic that led to Teco pottery—efficient kiln packing and use of space
- Consistency across these varied shapes shows mastery over heat distribution and cooling, which was notoriously difficult in multi-story kilns

The strictly controlled and very slow cooling process of the liquid glaze undergoes phase separation. The microscopic calcium silicate crystals literally grew within the cooling liquid glaze. Rather than a standard glossy glaze of a smooth perfectly flat surface that when the sunlight hits the tile, the light bounces straight back into eye creating a harsh glare. Instead, the microcrystalline glaze of those millions of microscopic crystals breaks up the sunlight into millions of tiny facets that scatter in every possible direction, creating a soft velvety matte, most common, a green glow.[2]

5) Beyond manufacturing, the setting of the material is crafted even at the time of installation

- Joints are typically even and subordinate, allowing the glaze surface to dominate
- Alignment across courses and openings shows skilled masonry coordination with modular units
- collaboration between factory precision and field craftsmanship.

The facade displays from the pedestrian distance at the C&NW Ry Depot, a continuous skin rather than discrete pieces, indicating careful layout and sequencing during construction.

6) The facade embodies a specific visual aesthetic of controlled modernity:

- The matte green reduces glare and softens mass
- The smooth, cleanable surface conveys hygiene and order
- Ornament of the winged wheel is restrained, allowing material quality and proportion to carry the design

This aligns directly with the broader architectural messaging of the period, especially in commercial buildings tied to the new technology like the automobile—where the material finish itself communicated trust, cleanliness, and technical control.

Reference:
Berry, George A., Sharon S. Darling *Common Clay: A History of American Terra Cotta Corporation, 1881–1966*. Crystal Lake, IL: TCR Corp, 2003.

[2] **The "Teco Green" Effect**: The iconic matte green, developed independently by William Day Gates at American Terra Cotta, was not an imitation of other, more popular greens, but rather a result of this specific reaction that yielded a soft, velvety texture often described as micro-crystalline.

From Earth to Art: The Industrial Symphony of William Day Gates

As visitors observe the "frozen music" of the classic landmarks in Chicago along Michigan Avenue or State Street, they are often looking at the transformed earth of McHenry County, Illinois. To understand the American architectural landscape of the age of Terra Cotta is to understand the alchemy of William Day Gates, a man who translated local geology and transportation network into an enduring industrial and artistic legacy.

1. The Bedrock of Innovation: McHenry County Geology

The success of the American Terra Cotta and Ceramic Company (ATC&C) was not merely a result of business acumen but of a profound synergy with the local environment. The specific mineral deposits of the Crystal Lake and Terra Cotta areas provided a natural laboratory for innovation, allowing for a vertically integrated production cycle where the ingredients for both structural bodies and sophisticated glazes were mined just steps from the kilns.

The Ingredients of the Terra Cotta Empire

Raw Material	Industrial Function / Fired Result
Iron-rich Red Clay	Provides the plastic body for terra cotta; fires to a warm buff or reddish base that glows beneath the glaze.
Silica Sand	Functions as the primary glass-former within the chemical glaze mixture.
Feldspar	Acts as a vital flux, lowering the melting temperature to facilitate fusion during firing.

This unique geology was the "secret sauce" of the factory’s location. It allowed Gates to control the entire manufacturing ecosystem, from raw earth to finished façade, providing a foundation for resilience that would soon be tested by fire.

2. The Pivot: From Drain Tiles to Architectural Landmarks

The evolution of ATC&C is a masterclass in industrial adaptation. William Day Gates, originally a Chicago attorney, returned to Crystal Lake to manage the family tile business only to watch the original factory burn to the ground. Rather than returning to the law, Gates rebuilt and re-imagined the factory's potential, shifting from rural utility to the grand scale of the Chicago School of Architecture of the Post-Fire Era,

Gates navigated three distinct stages of industrial evolution:

1. **Utility:** The production of humble drain tiles and bricks for local agricultural drainage.
2. **Scale:** A pivot to architectural terra cotta following the Great Chicago Fire of 1871, which created a desperate demand for fireproof, durable building materials.
3. **Art:** The establishment of "Gates Potteries" to produce Teco ware, utilizing the same industrial kilns to create high-design home goods.

The 1871 fire was the catalyst for this transformation; as Chicago rose from the ashes, architects demanded materials that were not only non-combustible but also moldable and lightweight—requirements that terra cotta met with unrivaled versatility.

3. The "Teco Green" Mastery: Chemistry in the Kiln

The crowning achievement of the Gates laboratory was the microcrystalline matte glaze, popularly known as "Teco Green." Achieving this finish was a feat of high-temperature chemistry, requiring kiln masters to monitor "heat work" using Pyrometric Cones (specifically Cones 4–6, or 1150–1200° Celsius) to ensure the chemical mixture reached maturity.

While Copper oxide and Chromium oxide provided the iconic green pigment, the signature texture was the result of a complex interaction of Alkaline Earths—Zinc, Barium, and Calcium Oxide.

The Science of Phase Separation: During a strictly controlled and very slow cooling cycle, the liquid glaze undergoes "phase separation." Microscopic calcium silicate crystals literally grow within the cooling liquid. This molecular transformation creates a surface that is structurally complex, effectively trapping the color within a crystalline matrix.

The resulting "velvety matte" finish was technologically superior to the harsh, glossy glazes common in 19th-century ceramics:

- **Light Scattering:** Millions of microscopic facets break up sunlight, scattering it to create a soft, organic glow rather than a reflective glare.
- **Visual Softness:** The matte surface reduces the perceived mass of large architectural units, allowing massive structures to feel approachable.
- **Aesthetic of Cleanliness:** The smooth, cleanable surface conveyed a sense of modern hygiene, a critical selling point for commercial buildings in soot-heavy cities.

Gates proved that he could scale this chemistry from a tiny Teco vase to massive architectural blocks, achieving an "industrial replication with artisanal fidelity" that retained the soul of hand-crafted art across 8,000 buildings.

4. Case Study: Bauer's Garage (77 E. Woodstock St.)

Bauer's Garage of 1914 stands as a physical record of this manufacturing ecosystem. Built during a milestone year for the region, it was designed by Henry J. Bauer with his business partner, Charles L. Teckler, to serve the burgeoning elite who traveled between Chicago and the northern resorts around Crystal Lake and Lake Geneva. The building's façade, likely featuring the work of chief architectural modeler Fritz Albert, is a study in controlled modernity, featuring light green glazed brick trimmed in white and the symbolic "Winged Wheel" ornament of the Golden Age of Motoring.

Modern Features of 1914:

- **Fireproof Integrity:** A construction of brick, iron, and cement with a dedicated fireproof wall separating the showroom from the repair shop.
- **Safety Glazing:** Windows utilizing steel frames and wire glass to resist heat and prevent shattering.
- **Automobile Showroom:** Large plate-glass bays designed to showcase the **Auburn Model 6-40 or 4-40**.
- **Social Amenities:** A "well-appointed ladies' waiting room" and executive offices to serve the socialites of the resort loop.
- **Infrastructure:** An underground 500-gallon gasoline tank with curbside pumps and a steam heating plant.

The "modern repair shop" was a necessity for the high-performance engines tested at the **Algonquin Hill Climbs**. Before an Auburn was sold at Bauer's showroom, its reliability was proven on the "Two-Hill Challenge" of Perry and Phillips hills, ensuring it could handle the rolling glacial topography of McHenry County and the Fox River Valley..

5. The Arteries of Distribution: The C&NW Railway

The success of the ATC&C factory and local landmarks like the Bauer's Garage was dictated by the Chicago and North Western Railway (C&NW Ry). In a chilling historical coincidence, the C&NW Ry first featured extended service to Lake Geneva in July 1871—mere months before the Great Fire would ignite the demand for Gates' materials. And in the same year the Garage opened, was the height of the "Newport of the West" era, roughly 1870-1920, when Lake Geneva attracted Chicago's richest families and prominent philanthropists, Hutchinson, Chapin, Harris and Wrigley.

The Railroad as Industrial Tool	The Railroad as Social Catalyst
Delivered a "coordinated kit of parts" for over 8,000 buildings across North America.	Acted as a conduit for the landed gentry, to reach what became the Newport of the West
Linked the raw clay of Terra Cotta directly to the building sites of the Chicago School of Architecture.	Created the "Resort Loop," where elite travelers disembarked at Crystal Lake to be met by luxury automobiles.
Distributed Teco catalogs and Art Pottery to a national consumer base.	Facilitated the escape of wealthy families from the "smoke and dirt" of the city to the spring-fed glacial waters of the north.

6. The Teco Legacy: Where Architecture Meets the Arts and Crafts Movement

Teco art pottery was the democratic application of Gates' high-design material science. Introduced around 1899, it allowed the factory to retain its staff of sculptors and chemists during slow architectural cycles, bridging the gap between mass production and artisanal soul.

The Teco Appeal:

1. Shape over Decoration Teco ware rejected applied ornament in favor of organic, geometric forms. Many pieces featured **architectonic straps and buttresses**, directly mirroring the structural logic and support systems of the skyscrapers the company clad in terra cotta.

2. Modernist "Prairie School" Aesthetics Through collaborations with masters like **Frank Lloyd Wright** and **William LeBaron Jenney**, Teco became the standard-bearer for the Prairie School. Designs were often inspired by local nature, such as the lily pads found in the factory's own pond at Terra Cotta.

3. Industrial Accessibility (Moderate Pricing) By utilizing the same kilns and industrial chemistry as the architectural façade units, Gates could market Teco at moderate prices. This made sophisticated design accessible to the average American, proving that high art could be successfully—and beautifully—manufactured for the many.

MINUTES
Historic Preservation Commission
May 4, 2026
City Hall, 100 W. Woodstock Street, Crystal Lake, IL

1) Call to Order
A. Freund called the meeting to order at 4:30 p.m.

2) Roll Call/Attendance
The following Commission members were present: Zach Benkert, Ana Freund, Bob Kosin, Madison Sommerfield and Bob Wyman. Nancy Haskins were absent. City Planner, Elizabeth Maxwell was present for staff.

3) Public Comment

4) Approval of Minutes from the April 6, 2026 Regular Meeting
Tabled until the next meeting.

5) PUBLIC HEARING – Landmark Designation 77 E. Woodstock Street
A. Freund opened the public hearing.
Mr. Kosin stated that the legal notice had been published in the paper and mailed to the surrounding property owners. He said that Ms. Kincaid was kind enough to allow the sign to be posted in the front window. He gave a brief history on the building being used as a garage and the unique glazed brick. He said only one company in the country could produce the green color due to the temperature of the kilns. Dawn and Kevin Kincaid were present to discuss the application for Landmark status. She was excited the building would be landmarked. They asked about changing the windows to an accordion to open on nice weather. There was also some discussion about where the plaque could be located.
A. Freund closed the public hearing.

The Commission members went through the standards and checked which ones met. The application was determined to meet the mandatory requirements, as well as nearly all of the optional requirements. M. Sommerfield made a motion to approve the landmark designation for 77 E. Woodstock Street, the Bauer Garage. Z. Benkert seconded the motion. On voice vote, all members voted aye. Motion passed 5-0.

Judith Svalander was present to discuss the possibility of plaquing. B. Kosin went through the history of this building. Ms. Svalander discussed the renovations and upkeep they have done over the past years. The adjacent building abuts their building so maintenance on that side is difficult and needs to have interior walls removed to get to it from the inside. There are water issues and problems from where they connected the electrical at the top. The Commission noted they have done a nice job in maintaining the façade. This building would definitely be candidate for landmark designation.

DRAFT

6) Certificate of Appropriateness – 84 N. Walkup Avenue
The property owners were installing a ductless mini split air conditioning system for the home. The application states that this will be better than window shakers and can help preserve the glass in the windows and their frames. The condenser will be outside toward the rear of the home. The Commission supported the project. B. Wyman made a motion to approve the Certificate of Appropriateness. A. Freund seconded the motion. On voice vote, all members voted aye. Motion passed 5-0.

7) Certificate of Appropriateness 26 N. Williams Street
Mike Magnuson, Director of Public Works was present to represent the petitioner. He stated the City is taking over ownership of the Raue Theater, as it was previous the now dissolved Civic Center Authority. Mr. Magnuson discussed the history of the building and the previous repairs that were done. In early 2000 the entire building was tuckpointed. The work used modern mortar and caulk. Some of this is popping out and needs to be removed and properly restored. They will be tuckpointing and using a polyurethane caulk in select spots. The caulk will primarily be between dissimilar materials like steel to brick and terra cotta to brick.

The commission asked about the caulk as they were concerned with discoloration on the terra cotta and not a historically accurate material. They also asked about the acid wash as they did not want the brick damaged. Mr. Magnuson discussed the different sections of the building where there is cement block on the south side. There is only a few spots on the front façade that will need repair work. There is a Type O mortar that is very soft and there is concern that water could get through it and into the building. The Type N has been used by this company on historic buildings before and is better rated for exterior use. The City plans to use funds previous donated through hotel motel tax to pay for repairs. Home State Bank is actually contracted to pay for these costs as part of a previous agreement with the Raue Theater.

Z. Benkert made a motion to approve the Certificate of Appropriateness with the note that the caulk will be sparingly used and care taken around the terra cotta. B. Kosin seconded the motion. On voice vote, all members voted aye. Motion passed 5-0.

8) Trolley Tour
A. Freund said she has posters at her house that can be given to the businesses downtown. The other members will pick them up and help distribute. B. Wyman said the Knights of Columbus food truck will be there, he and B. Kosin may need to help staff the truck so they will let her know when making the schedule for trolley speakers if they will have a conflict. There was a reminder about selling ads and getting the artwork turned in.

9) Plaque for Train Depot
B. Kosin presented some information from four different plaque companies. The Commission chose the least expensive one. Staff asked Mr. Kosin to submit the actual invoices so payment could be processed.

10) New Projects
None

DRAFT

11) Member Inquiries and Reports
Z. Benkert said he spoke with Father Scott who was supportive of working with the commission on placing the sign near the corner. He was out on sabbatical but would return on the 14th. From the pictures it looks like some of the fence may have been removed so the commission wanted to be sure it was still there as that is landmarked.

10) Adjournment
Z. Benkert made a motion to adjourn the meeting. B. Wyman seconded the motion. On voice vote all members voted aye. Motion passed and the meeting ended at 5:58 p.m.

DRAFT

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date:	May 19, 2026
Item:	Purchase of one (1) new Kubota F2690 Sidewalk Tractor using Sourcewell contract #082923-KBA
Staff Recommendation:	Motion to adopt a Resolution authorizing the City Manager to execute an agreement with Russo Power Equipment for the pricing and delivery of one (1) new Kubota F2690 Sidewalk Tractor using Sourcewell contract #082923-KBA in the total amount of $32,435.47, execute change orders for up to 10% of the contract amount; and approve warranted completion date change orders relating to the contract
Staff Contact:	Michael Magnuson, Director of Public Works & Engineering

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Background:

The Public Works Department budget for 2026 includes funds for the replacement of its 2015 John Deere 1575 Terrain cut tractor (now 11 years old), which is used by the Street Division for sidewalk snow removal. This equipment is essential for Public Works Department maintenance operations and requires replacement to maintain an efficient and effective fleet. This determination was based on a Vehicle Replacement Evaluation conducted by the Public Works Department Fleets & Facilities Division. This equipment has a typical service life of 10 years.

Upon reviewing the needs of the divisions and the intended function of the equipment to be replaced, the Public Works Department has determined that replacing the 2015 John Deere 1575 Terrain cut tractor with a new Kubota F2690 sidewalk tractor offers the best value to the City and meets the operational needs of the divisions.

Staff researched alternative equipment and market pricing and recommends the contract pricing provided by Russo Power Equipment, through Sourcewell contract #082923-KBA, as the most advantageous to the City. This contract provides the City with an overall discount of $8,524.78 off the list price of the proposed vehicle. The discounted pricing available through the cooperative contract is illustrated in the table below.

Equipment for Purchase	Purchase Price Including Upfit	Sourcewell Purchasing Cooperative Discount	Total Price After Cooperative Discount (Including Upfit)
Kubota F2690 Sidewalk Tractor	$40,960.25	$8,524.78.00	$32,435.47

The pricing provided through Sourcewell contract #082923-KBA was negotiated as part of an RFP that was advertised and reviewed by Sourcewell, a purchasing cooperative. As members of Sourcewell, the City can take advantage of the contracts leveraged by the combined purchasing power of cooperative members, which helps reduce costs. Participation in this cooperative was authorized by Resolution 17R-98.

Recommendation:

The Public Works Department recommends authorizing the City Manager to enter into an agreement with Russo Power Equipment for the pricing and delivery of one (1) new Kubota F2690 sidewalk tractor using Sourcewell contract #082923-KBA in the total amount of $32,435.47.

Votes Required to Pass:

Simple Majority

RESOLUTION

WHEREAS Public Works Department's 2015 John Deere 1575 Terrain cut tractor has been evaluated by City staff and has been determined to be in need of replacement in order to maintain efficient and operable equipment for use by the Public Works Department in conducting maintenance operations; and

WHEREAS the City budgeted for the replacement of vehicles and equipment during the 2026 fiscal year, including vehicles and equipment within the Public Works Department; and

WHEREAS City staff have determined that the 2015 John Deere 1575 Terrain cut tractor should be replaced with a new Kubota F2690 sidewalk tractor; and

WHEREAS the City utilizes purchasing cooperatives and joint bids to combine purchasing power with other government agencies to reduce costs; and

WHEREAS the City Council has authorized participation in the Sourcewell purchasing cooperative; and

WHEREAS contract #082923-KBA, provided through Sourcewell, offers pricing for the purchase and delivery of a new Kubota F2690 sidewalk tractor;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Russo Power Equipment, using Sourcewell contract #082923-KBA for the pricing and delivery of one (1) new Kubota F2690 sidewalk tractor in the total amount of $32,435.47; 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 contracts.

DRAFT

DATED this 19th day of May 2026.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL
ATTEST

_____
Nick Hammonds, CITY CLERK

PASSED: May 19, 2026
APPROVED: May 19, 2026

Sourcewell

Ground Maintenance, CE, Utility
Tractors, Mowers, RTV's - 112624-KBA
Ag Tractors with Related Attachments - 082923-KBA
NJPA Arkansas 4500655337
Nebraska 14777 (OC)
Mississippi 8200067336

Quote Provided By
RUSSO POWER EQUIPMENT
Paul Stebel
9525 West Irving Park Rd
Schiller Park, IL 60176
email: pstebel@russopower.com
phone: 8155573706

-- Standard Features --

Kubota

F Series F2690

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE
Model #D1105
3 Cyl., 1123 cu. cm.
+23.3 Gross Eng. HP
@3000 Eng. RPM
CARB Certified
Alternator -- 40 Amps
Hand Throttle
Dual Element Air Cleaner

OPERATING FEATURES
Tilt Steering Wheel
Power Steering
Deluxe Suspension Seat
w/ 4 Adj. Controls

HYDRAULICS
Open Center -- Gear Type
2 Point Hitch Lift
Cap at Lift Point -- 573 lbs
8.6 GPM Hyd. Pump Cap.
6 GPM Remote Outlet

HYD. INDEPENDENT PTO
Hyd. Multi-Disc PTO
Single Speed PTO
2545 rpm @ 3000 Eng. rpm

+ Manufacturer Estimate

TRANSMISSION
Hydrostatic Drive (F2/R2)
Forward Speed -- 0 - 12.5 mph
Reverse Speed -- 0 - 6.8 mph
Front Differential Lock

FLUID CAPACITY
Fuel Tank 16.1 gal
Cooling System 4.9 qts
Engine Oil 3.7 qts
Transmission and Hydraulics 14.8 qts

SAFETY EQUIPMENT
2 Post Foldable ROPS w/ Retractable Sear Belt
ROPS meet ISO and OSHA
Safety Start Switch
Operator Presence Control
Parking Brake
Overheat Alarm Buzzer

INSTRUMENTS
Liquid Chrystal Dispay (LCD)Panel
Hour Meter
Electric Fuel Gauge
Temperature Gauge
Easy Checker TM
Oil Light
Charge Light
Glow Plug Light

SELECTED TIRES
sub163
FRONT - 24x12.00-12 R3 Maxxis Pro Tech
REAR - 18x9.50-8 R3 Kenda Super Turf K500

-- Custom Options --

F2690 Base Price:	$26,227.00
Selected Kubota Attachments	
(1) SUSPENSION SEAT F8280-SUSPENSION SEAT	$508.00
(1) HARD CAB FOR NEW F-SERIES 90'S PNF F5206-HARD CAB FOR NEW F-SERIES 90'S PNF	$6,975.00
(1) HEATER W/QK CONNECT HOSE FITTINGS PNF F5311-HEATER W/QK CONNECT HOSE FITTINGS PNF	$630.00
(1) CAB SEALING KIT FOR F5206 CAB PNF F5254-CAB SEALING KIT FOR F5206 CAB PNF	$345.00
(1) ROOF MOUNTED LED STROBE LIGHT KIT PNF F5313-ROOF MOUNTED LED STROBE LIGHT KIT PNF	$233.00
(1) INTERIOR REARVIEW MIRROR PNF F5314-INTERIOR REARVIEW MIRROR PNF	$121.00
(1) 60" FRONT BLADE B2765A-60" FRONT BLADE	$2,414.00
(1) MALE QUICK HITCH (F-SERIES) PNF F5212A-MALE QUICK HITCH (F-SERIES) PNF	$508.00
(1) HYDRAULIC VALVE SINGLE F8283-HYDRAULIC VALVE SINGLE	$555.00
(1) REMOTE HYDRAULIC KIT F5218-REMOTE HYDRAULIC KIT	$233.00
Total Kubota Attachments:	$12,522.00
Total Attachments:	$12,522.00
Configured Price:	$38,749.00
Sourcewell Discounts:	
Kubota Items:	($8,524.78)
Total Discount:	($8,524.78)
SUBTOTAL:	$30,224.22
Kubota Item Fees:	
Dealer Assembly:	$1,155.00
Freight Cost:	$656.25
PDI:	$400.00
Total Unit Price:	$32,435.47
Quantity Ordered:	1
Final Sales Price:	$32,435.47

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: Bid Award – Wireless Alarm Network Maintenance

Staff Recommendation: Motion to award the Wireless Alarm Network Maintenance contract to the lowest responsive and responsible bidder, Fox Valley Fire & Safety Co., and adopt a Resolution authorizing the City Manager to execute a one-year contract with Fox Valley Fire & Safety Co., with four optional one-year extensions, in the amounts bid.

Staff Contact: Criag Snyder, Fire Rescue Chief
Nick Hammonds, Deputy City Manager

Background:
The Crystal Lake Wireless Alarm Network Maintenance (CLWAN) contract expires on May 31, 2026. City staff prepared and posted an invitation to bid on the City's online bid portal, QuestCDN, to select a contractor for the maintenance services. In addition, City staff contacted six qualified vendors to seek their bid proposals for the contract.

The CLWAN is a centralized fire alarm monitoring system that is used by all Crystal Lake businesses. There are over 500 City-owned wireless alarm radios in use throughout the City of Crystal Lake, Village of Lakewood, and Village of Prairie Grove. The city collects a monthly monitoring fee for this service from each location to offset the costs of maintenance services.

The alarm maintenance contractor installs necessary head-end radio equipment and remote receivers as needed. Additional alternate equipment and services may be purchased solely dependent on the City's needs. All radio equipment for subscribers who are required to, or who request to, connect their alarm systems to the City's Network will be purchased by the City from the contractor. The contractor provides on-going service and maintenance on all head-end equipment, remote equipment at SEECOM, all subscriber radio equipment, and any purchased alternate equipment. The contractor provides ongoing Network service and maintenance.

On April 17, 2026, staff publicly opened and read aloud bids received for the Wireless Alarm Network Maintenance contract. One responsive bid was received. City staff attempted to contact the other qualified contractors to discuss why they did not submit a bid, but the City has not received a response.

The following table is a breakdown of the unit bid prices. **The annual cost for Wireless Alarm Network Maintenance, including monthly maintenance, new installations, and annual licensing, is approximately $120,000.** This amount can fluctuate from year to year depending on the number of new developments in the City. The City is reimbursed for the full amount of install and maintenance costs from private users.

Fox Valley Fire & Safety Co. ✓	*Year 1*	*Year 2*	*Year 3*	*Year 4*	*Year 5*
New Radio Installation Cost	$1,725	$1,725	$1,725	$1,875	$1,875
Monthly Maintenance Cost	$7	$7	$7	$8	$8
Keltron Radio Support	$2,000	$2,000	$2,000	$2,000	$2,000
FCC License Fee	$250	$0	$0	$0	$0
Inspection/Testing Fee Per Unit	$175	$175	$175	$175	$175
Software and License Fee	$1,300	$1,300	$1,300	$1,300	$1,300
Hourly Service Rate	$225	$225	$225	$245	$245

√ Indicates recommended lowest responsive and responsible bidder

Fox Valley Fire & Safety Co. is the current service provider for the City's Wireless Alarm Network Maintenance and the contractor has performed satisfactorily in accordance with the contract.

Recommendation:

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 Fire Rescue Department has reviewed the bid received for completeness and accuracy, in accordance with the invitation to bid document. Based on this assessment and the City's experience working with Fox Valley Fire & Safety Co. for Wireless Alarm Network Maintenance services, City staff recommends awarding the contract to the lowest responsive and responsible bidder, Fox Valley Fire & Safety Co., in the amounts bid.

Votes Required to Pass:

Simple majority

Res. No. 26R-___

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE's contract for Wireless Alarm Network Maintenance services expires on May 31, 2026; and,

WHEREAS the CITY received and publicly opened bids for Wireless Alarm Network Maintenance on April 17, 2026; and

WHEREAS the lowest responsive and responsible bidder is Fox Valley Fire & Safety Co.

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 Fox Valley Fire & Safety Co. for Wireless Alarm Network Maintenance services in the amounts bid.

DATED this 19th day of May, 2026.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: May 19, 2026
APPROVED: May 19, 2026

SCHEDULE OF PRICES

A. UNIT PRICE CONTRACT

For providing, performing, and completing all Work, the sum of the annual pricing for each Item.

COMPLETE TABLE AS INDICATED

TABLE 1	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
KELTRON Model 2.0 WIRELESS RADIO COSTS – Subscriber Locations Radio Equipment Costs – Unit Cost						
UL Listed Transceiver	$ 1175.00	$1175.00	$1175.00	$ 1200.00	$1200.00	$ 5,925.00
Antenna, 60 hour standby battery, transformer, and miscellaneous equipment	$	$	$	$	$	$
	PRICE INCLUDED ABOVE IN BASE PRICE OF NEW RADIO					
Standard installation. All installations shall be fully compliant with NFPA 70 (2024 Edition) & NFPA 72 (2024 Edition) standards.	$ 550.00	$550.00	$550.00	$575.00	$575.00	$ 2,800.00
Replacement radio CPU board (shall be new)	$ 675.00	$675.00	$675.00	$ 675.00	$675.00	$ 3,375.00
Any Additional Costs/Fees	$ DNA	$ DNA	$ DNA	$ DNA	$ DNA	$ DNA
Total	$ 1725.00	$ 1725.00	$ 1725.00	$ 1875.00	$ 1875.00	$ 12,100.00

TABLE 2	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
KELTRON Model 2.0 WIRELESS RADIO COSTS – Municipal–Owned Locations (Exhibit 3) Radio Equipment Costs – Unit Cost						
UL Listed Transceiver	$ 1175.00	$ 1175.00	$ 1175.00	$ 1200.00	$ 1200.00	$ 5925.00
Antenna, 60 hour standby battery, transformer, and miscellaneous equipment	$	$	$	$	$	$
Standard installation. All installations shall be fully compliant with NFPA 70 (2024 Edition) & NFPA 72 (2024 Edition)	$550.00	$ 550.00	$550.00	$ 575.00	$575.00	$ 2800.00
Any Additional Costs/Fees	$	$	$	$	$DNA	$
Total	$ 1725.00	$ 1725.00	$ 1725.00	$ 1875.00	$ 1875.00	$ 8,725.00

SCHEDULE OF PRICES (CONT'D.)

TABLE 3	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
Monthly Maintenance for Keltron Equipment – computer automation, remote system at SEECOM, and all other head-end system components located at the Crystal Lake City Hall facility						
Per Month/Per Subscriber Location	$2.00	$2.00	$2.00	$3.00	$3.00	$12.00

TABLE 4	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
Monthly cost for radio maintenance at subscriber locations – Includes labor, equipment, batteries, travel, etc.						
Per Month/Per Subscriber Location	$7.00	$7.00	$7.00	$8.00	$8.00	$37.00

TABLE 5	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
Monthly cost for radio maintenance at installed Municipal-Owned facilities (See Exhibit #3) – Includes labor, equipment, batteries, travel, etc.						
Per Month/Per Subscriber Location	$7.00	$7.00	$7.00	$8.00	$8.00	$37.00

TABLE 6	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
Monthly Maintenance for Keltron Redundant Equipment located at Crystal Lake Fire Rescue Station #3.						
Per Month/Per Subscriber Location	$1.00	$1.00	$1.00	$1.00	$1.00	$5.00

TABLE 7	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
Monthly cost for radio maintenance at subscriber locations – Includes labor, equipment, batteries, travel, etc. (Redundant system)						
Per Month/Per Subscriber Location	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

SCHEDULE OF PRICES (CONT'D.)

TABLE 8	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
The cost of the Keltron annual support fee. (Main and Redundant systems)						
Annual Support Fee	$ 2000.00	$ 2000.00	$ 2000.00	$ 2000.00	$ 2000.00	$ 10,000
The cost for the annual FCC license fee						
Annual FCC License Fee	$ 250.00	$ 0.00	$ 0.00	$0.00	$ 0.00	$250.00
Total	$ 2,250.00	$ 2000.00	$ 2000.00	$ 2000.00	$ 2000.00	$ 10,250

TABLE 9	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
The cost (per radio) to remove a Network radio						
Radio Removal Fee Per Unit	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 1,000.00

TABLE 10	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
The cost (per radio) to reinstall a Network radio at a subscriber site						
Radio Reinstall Fee Per Unit	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 2,750.00

TABLE 11	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
The cost (per radio) to inspect and test all subscriber radios annually. Battery replacement included.						
Inspection/Test Fee Per Unit	$ 175.00	$ 175.00	$ 175.00	$ 195.00	$ 195.00	$ 915.00

TABLE 12	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
The cost of the software and maintenance fee for LS7000	$ 1,000.00	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 5,000
The annual cost of one (1) seat license and (1) administrative seat license for LS7000	300.00 $	300.00 $	300.00 $	300.00 $	300.00 $	1,500.00 $

SCHEDULE OF PRICES (CONT'D.)

TABLE 14	YEAR 1 PRICE	YEAR 2 PRICE	YEAR 3 PRICE	YEAR 4 PRICE	YEAR 5 PRICE	TOTAL PRICE
Indicate the hourly service rate for Network equipment repairs or service calls above and beyond the monthly maintenance fee paid per radio.						
Hourly Service Rate	$225.00	$225.00	$225.00	$245.00	$245.00	$1,165.00

SUM TOTAL: TABLES 1 - 14	**YEAR 1 PRICE**	**YEAR 2 PRICE**	**YEAR 3 PRICE**	**YEAR 4 PRICE**	**YEAR 5 PRICE**	**TOTAL PRICE**
	$8,167.00	$7,917.00	$ 7,917.00	$10,260.00	$10,260.00	$44,521.00

Required Disclosures:
Vendors Must Attach:

- A complete list of all possible fees, even if not listed above.
- A statement confirming no hidden or undisclosed fees.
- Documentation of Keltron training/certification.
- Warranty terms for parts and labor.
- Any exclusions or limitations.

In the above fees, is travel time charged to and/or from the site for services above and beyond covered services? If so, what will the standard travel time be for this proposal?

TWO WAY TRAVEL WOULD APPLY IF DURING OFF BUSINESS HOURS

When calculating the time charged to perform services above and beyond the covered services, how is the rate calculated (ex. Next full hour, 1/10th, ¼, ½, etc.)?

1/2 HOUR INCREMENTS

D. 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

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: May 19, 2026

Item: City Code Chapter 175 Amendment – Bicycles and Motor Driven Vehicles on Three Oaks Recreation Area Paths

Recommendation: Motion to adopt an Ordinance amending Chapter 175 of the City Code regarding Bicycles and Motor Driven Vehicles on Three Oaks Recreation Area Paths

Staff Contact: Nick Hammonds, Deputy City Manager
Ryan Oates, Assistant to the City Manager
James Black, Police Chief
Michael Magnuson, Director of Public Works and Engineering

Background:

The Three Oaks Recreation Area lake loop trail is now open to pedestrians with signage at access points around the lake. The trail was constructed for pedestrian access only, and bicycles and motor driven vehicles are not allowed to ride on certain segments of the trail due to safety precautions. City staff recommends amending the City Code to ensure the enforceability of restricting bike access for certain parts of the trail.

The construction of the lake loop trail was refined to a pedestrian only path for a few reasons. First, a multi-use path (bicycles and pedestrians) requires large curves and relatively flat grades. A multi-use path design would have resulted in significant impacts to the park, including large areas of tree/vegetation removal for grading, tall and long retaining walls (10+ feet high) and larger impacts to the shoreline. Second, constructing a path to accommodate bicycles would also have significantly increased the cost of project, adding hundreds of thousands of dollars to the project cost. The path has been designed to meet United States Department of Agriculture, Forest Service Trail Accessibility Guidelines (pedestrians).

Fines:

Signage has been posted at the park to notify riders where bicycles are not allowed. Specifically, bicycles are not allowed on the new portions of the loop path due to grades, curve radius at some of the corners, and the switchback on the west side. Prohibiting bicyclists reduces the City's liability in case a bicycle rider is injured while riding on the path. Violators will be subject to fines and may also be trespassed from the property. Per City Code Section 1-7, "Any person violating any provision of this Code for which another penalty is not specifically prescribed shall be fined as set forth in Chapter 248, Fines." Section 248-2 states that the "General penalty for Code violations where no specific penalties are set forth in this chapter is a $50 minimum and $1,000 maximum fine."

Bicycles are still allowed on paved asphalt paths, sidewalks, the parking lot, and entrance roads. In addition, the path leading from Pingree Road through to the upper parking lot will remain accessible to bicycle riders.



Recommendation:

City staff recommends that the City Code be amended to prohibit the riding of bicycles and/or other motor driven vehicles, including e-bikes and e-scooters. The attached ordinance shows the amendment to City Code 175.

§ 175-6. Traffic rules for bicycles and motor driven vehicles.

§ 175-5. Traffic rules for bicycles and motor driven vehicles.

N. Location restrictions.

(1) No person shall ride a bicycle or motor driven vehicle on a sidewalk within a business district.

(2) The Chief of Police is authorized to erect signs on **or adjacent to** any sidewalk **or path** ~~or roadway~~ **located in the City, including the Three Oaks Recreation Area,** prohibiting the riding of bicycles **and/**or motor**-**driven vehicles thereon by any person, and, when such signs are in place, ~~no person shall~~ **it shall be a violation of this code for any person to** disobey the same. **The Chief of Police shall exercise**

this authority for the protection of the health, safety, and welfare of this public in consideration of the design, utilization, and location of the sidewalk or path at issue.

(3) Whenever any person is riding a bicycle or motor driven vehicle upon any sidewalk, or motor driven vehicle upon any roadway, such person shall yield the right-of-way to all pedestrians and shall give an audible signal before overtaking and passing such pedestrian.

(4) A person may not operate a low-speed electric scooter or high-speed scooter (i) on any public street or any State highways within the City having a speed limit in excess of 35 miles per hour, (ii) on any sidewalk within the City, or (iii) where prohibited by signage; provided that a low-speed electric scooter may be driven across a public street within a designated crosswalk and may be driven upon a bicycle path.

(5) A person may not operate a low-speed electric bicycle upon any sidewalk within the City or where prohibited by signage. Low-speed electric bicycles may be operated upon streets and bicycle paths.

Votes Required to Pass:

Simple majority.

ORDINANCE NO.

CITY OF CRYSTAL LAKE

AN ORDINANCE AMENDING CHAPTER 175 OF THE CITY CODE REGARDING BICYCLES AND MOTOR DRIVEN VEHICLES

WHEREAS, the City of Crystal Lake (the "***City***") is a home rule Illinois municipality operating Article VII, Section 6 of the Illinois Constitution and the Illinois Municipal Code, 65 ILCS 5; and

WHEREAS, in accordance with Article VII, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City is authorized to regulate the use of its streets and municipal property pursuant to 65 ILCS 5/11-80-2; and

WHEREAS, the City is also authorized to regulate the use of sidewalks pursuant to 65 ILCS 5/11-80-13; and

WHEREAS, the Mayor and City Council of the City have determined that it is appropriate, necessary, and in the best interests of the health, safety, and public welfare of the City and its residents to amend Chapter 175, entitled "Bicycles and Other Low Speed Vehicles," of the City Code of Crystal Lake (the "***City Code***") as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, County of McHenry, State of Illinois, as follows:

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SECTION ONE. Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance by reference.

SECTION TWO. Amendment to Section 175-5 of the City Code. Section 175-5, entitled "Traffic rules for bicycles and motor-driven vehicles," of Chapter 175, entitled "Bicycles and Other Low Speed Vehicles," of the City Code is hereby amended as follows:

§ 175-5. Traffic rules for bicycles and motor driven vehicles.

* * *

N. Location restrictions.

(1) No person shall ride a bicycle or motor driven vehicle on a sidewalk within a business district.

(2) The Chief of Police is authorized to erect signs on **or adjacent to** any sidewalk **or path** ~~or roadway~~ **located in the City, including the Three Oaks Recreation Area,** prohibiting the riding of bicycles **and/**or motor-driven vehicles thereon by any person, and, when such signs are in place, ~~no person shall~~ **it shall be a violation of this code for any person to** disobey the same. **The Chief of Police shall exercise this authority for the protection of the health, safety, and welfare of this public in consideration of the design, utilization, and location of the sidewalk or path at issue.**

(3) Whenever any person is riding a bicycle or motor driven vehicle upon any sidewalk, or motor driven vehicle upon any roadway, such person shall yield the right-of-way to all pedestrians and shall give an audible signal before overtaking and passing such pedestrian.

(4) A person may not operate a low-speed electric scooter or high-speed scooter (i) on any public street or any State highways within the City having a speed limit in excess of 35 miles per hour, (ii) on any sidewalk within the City, or (iii) where prohibited by signage; provided that a low-speed electric scooter may be driven across a public street within a designated crosswalk and may be driven upon a bicycle path.

(5) A person may not operate a low-speed electric bicycle upon any sidewalk within the City or where prohibited by signage. Low-speed electric bicycles may be operated upon streets and bicycle paths.

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SECTION THREE. **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in the manner provided by law.

PASSED THIS ___ day of _____, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

APPROVED THIS ____ day of _____, 2026.

_____
Haig Haleblian, Mayor

ATTEST:

_____
Nick Hammonds, City Clerk

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