CITY OF CRYSTAL LAKE
AGENDA

CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
June 2, 2015
7:30 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Proclamations**
   a. **Crystal Lake Public Library Summer Reading Program**

5. **Approval of Minutes - May 19, 2015 Regular City Council Meeting**

6. **Accounts Payable**

7. **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.

8. **Mayor's Report**

9. **City Council Reports**

10. **Consent Agenda**
    a. Road closure-Eastbound Route 14-resolution to close one lane on eastbound Route 14 on June 21, 2015 for the 3 Disciplines Illinois Triathlon Championship.

11. **South High School, 1200 S. McHenry Ave.-Special Use Permit for accessory structures (modified bleachers) over 900 square feet and Variations.**

12. **ALDI-5831 Northwest Highway-sign variations to allow two freestanding signs and 200 square feet of wall signage.**

13. **McHenry Athletic Complex-1310 Ridgefield Road-Special Use Permit Amendment and Final PUD Amendment to allow additional uses and Variations.**

14. **Murphy's Oil-1205 S. Route 31-Final PUD Amendment for changes to the Wal-mart site, Final Plat of Subdivision for two lots, Special Use Permit for a gasoline service station with convenience store.**

15. **3 Chefs Catering, 380 W. Virginia - City Code Amendment to Create a Class "27" Liquor License and increase the number of Class "27" liquor licenses from 0 to 1.**

16. **Berraccha Ice Cream-Ordinance amending the Ice Cream Vendor Licensing provisions of the City Code.**

17. **Easement agreement with Jemco Properties for groundwater monitoring for the property at the southwest corner of Virginia and Rakow roads.**

18. **95 Grant St. – Preliminary/Final PUD for a six unit apartment building.**

19. **Oak Hollow Subdivision-Annexation agreement public hearing. Rezoning for A-1 County to R-3A Two-Family Residential. Preliminary Plat of Subdivision for 59 lots.**

20. **Resolution to adopt an intergovernmental agreement with the State of Illinois Department of Transportation for route maintenance of State roads.**

21. **Roadway lighting at the intersection of Route 176 and Haligus/Mt. Thabor Road.**

22. **Resolution to execute an intergovernmental agreement with the McHenry County Major Investigation Assistance Team.**

23. **Resolution waiving the formal bidding requirements for electricity purchase, authorizing participation in the Northern Illinois Municipal Electric Collaborative and authorizing a one or two year contract with the lowest responsive and responsible electricity provider for street lights.**

24. **Bid award and adoption of a resolution authorizing the execution of a contract with Lorig Construction, Inc. for the 2015 Street Resurfacing Program.**

25. **Bid award and adoption of a resolution authorizing the execution of a contract with Strada Construction Company for the Annual Sidewalk and Curb/Pedestrian Ramp Installation Program for 2015.**

26. **Bid award and adoption of a resolution authorizing an a purchase agreement with Monroe Truck Equipment and Ultra Strobe Communications, Inc. for municipal plows and lighting upgrades.**

27. **Membership Agreement for a Geographic Information System (GIS) Consortium and execute a Service Provider Agreement with Municipal GIS Partners Inc.**

28. **Council Inquiries and Requests.**

29. **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.**

30. **Reconvene to Regular Session.**

31. **Ad Hoc Clean Air Counts Advisory Committee Appointment.**

32. **Historic Preservation Commission Appointments.**

33. **Adjourn.**

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Brad Mitchell, 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: 10a

City Council
Agenda Supplement

Meeting Date: June 3, 2015

Item: Resolution for Route 14 road closure for the 3 Disciplines Illinois Triathlon Championship.

Recommendation: Motion to approve the resolution to close one lane on eastbound Route 14 on June 21, 2015 for the 3 Disciplines Illinois Triathlon Championship as part of the IDOT roadway closure permit.

Contact: Michelle Rentzsch, Community Development Director

Background:

- History: IDOT requires a Resolution from the City Council for the road closure as part of the traffic control plan for a parade permit. IDOT classifies the triathlon event as a parade.
- The southernmost lane of eastbound Route 14 would be closed between Pingree Road and the Three Oaks Recreation Area entrance during the time of bicycle portion of the race.
- The Illinois Triathlon Championship event would take place on June 21st. The event will begin with the swim portion in the larger lake at Three Oaks Recreation Area. The bicycle portion will take place on Route 14, Pingree Road, Rakow Road, Virginia Road and Main Street then entering and exiting the Three Oaks Recreation Area. The run portion will take place on the trails inside Three Oaks Recreation Area.

The attached resolution has been reviewed by an attorney and is recommended for approval. This is the same resolution that was approved last year.

Votes Required to Pass: A simple majority vote.

DRAFT

The City of Crystal Lake Illinois

A RESOLUTION ALLOWING THE CLOSURE OF A PORTION OF ROUTE 14 (A STATE HIGHWAY) FOR A SPECIAL EVENT, THE 3 DISCIPLINES ILLINOIS TRIATHLON CHAMPIONSHIP

WHEREAS, 3 Disciplines received approval on March 3, 2015 to hold their special event in the City of Crystal Lake on June 21, 2015 from 6:00 a.m. to 1:00 p.m.; and

WHEREAS, said event will require the closure of lane 2 on eastbound US Route 14 from Liberty Drive to Pingree Road; and

WHEREAS, the State of Illinois requires the City of Crystal Lake to assume all responsibility and liability involved in the closing of said highway.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF CRYSTAL LAKE:

Section 1: That Crystal Lake will assume full responsibility for the direction, protection and regulation of traffic during the time the detour is in effect.

Section 2: That Crystal Lake will assume all liabilities and indemnify the State of Illinois from and against damages of any kind which are proximately caused by the negligent and/or intentional actions of the City in connection with the closure of the State Route.

Section 3: It is further agreed that efficient, all-weather detours will be maintained, conspicuously marked and judiciously police patrolled for the benefit of traffic deviated from the State Route.

Section 5: This resolution shall be effective as of the date of its adoption.

DATED at Crystal Lake, Illinois, this second day of June, 2015.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
AARON T. SHEPLEY, MAYOR

SEAL

ATTEST:

_____
NICK KACHIROUBAS, CITY CLERK

PASSED:

APPROVED:

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

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: REPORT OF THE PLANNING & ZONING COMMISSION

South High School

Requests:

1. Special Use Permit (Section 4-600D) for accessory structures (modified bleachers) over 900 square feet.
2. Variations for:
   a) Section 3-200 A/B from the maximum height requirement of 15 feet for an accessory structure to permit 38' 1" for the proposed west bleachers and 31' 7" for the proposed east bleachers
   b) Section 4-200D4 from the required parking standard of 1,318 parking spaces to allow the existing 733 parking spaces.

Petitioner: Lisa Waggoner on behalf of the petitioner Community High School District 155

PZC Recommendation: Motion to approve a resolution adopting the findings and recommendations of the Planning and Zoning Commission for denial of the petition at 1200 S. McHenry Avenue.

Staff Contact: Michelle Rentzsch, Director of Community Development

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Background:

- Previous Approvals: The South High School property was annexed in 1977 without the granting of a special use permit, as none was required at that time. As such, the property was considered legally non-conforming, prior to the installation of the replacement bleachers in 2013 (the "***Replacement Bleachers***").
- Existing Use: The site is utilized for South High School, the ancillary athletic fields, and associated parking areas.
- Request: Special Use Permit for proposed accessory structures (modified bleachers) over 900 square feet and variations for accessory structure height and required number of parking spaces.

Key Factors:

- General: The football field that is located along the western property line of the South High School property included bleacher structures on the east and west side of the field (the "***Former Bleachers***"). In 2013, the Former Bleachers were removed and the Replacement Bleachers were constructed on the west and east sides of the football field. The Replacement Bleachers were built without any City approvals and in violation of the City's UDO requirements for accessory structures. The proposal is to modify the Replacement Bleachers to bring them closer in conformity with the UDO, subject to the granting of the requested variations.
- Land Use: The Comprehensive Land Use map shows the area as Public – Semi Public given the public high school land use.
- Zoning: The site is zoned R-2 Single Family which permits new secondary schools (high schools) via a special use permit review. The existing high school (exclusive of the Replacement Bleachers) is a legal nonconforming use.

Bleachers

- The plans submitted as part of this petition indicate that the press box incorporated into the Replacement Bleachers would be relocated to the east side bleachers.
- The height of the west side bleachers, after the relocation of the press box, would be 38 feet 1 inch.
- The height of the east side bleachers, after the addition of the press box, would be 31 feet 7 inches.
- There were approximately 2,000 bleacher seats with the Former Bleachers. The Replacement Bleachers increased the capacity to 3,995 bleacher seats.
- The Former Bleachers on the west side were 56 feet wide with 14 rows. The Replacement Bleachers are 192 feet wide with 26 rows (more than three times in width and almost double the rows).
- The Former Bleachers on the east side were 126 feet wide with 20 rows. The east side Replacement Bleachers are 114 feet wide with 14 rows (12 feet less wide with 6 fewer rows; however, with the proposed relocation of the press box the height would be 31'7").

Landscape Buffer

- The submitted landscape plan shows proposed landscaping to provide a 25-foot buffer area between the west side bleachers and the single family residential.
- Given the intensity of the west side bleachers (both the Replacement Bleachers and with the proposed modifications) and their proximity to the existing single family homes, a more solid landscape screen is recommended.

Parking

- There are 703 standard, 16 handicapped, and 14 temporary parking spaces noted on the plat of survey. In addition, 102 bus stalls are listed.
- Based on the UDO requirements for high schools and the total number of bleachers seats of 3,955, a total of 1,318 parking spaces are required. 719 full-time parking spaces have been provided. 14 temporary parking spaces are provided for large events. For particularly large events, the busses can be relocated to another property and the 102 bus stalls utilized for attendee parking.

Stormwater

- The engineering submittals relating to the Replacement Bleachers and proposed modifications have been revised to obtain compliance with the City's stormwater requirements.

PZC Highlights:

- The PZC reviewed the criteria and findings of fact and found that this petition did not meet the criteria.

The Planning and Zoning Commission recommended **denial (7-0)** of the petitioner's request. If approved, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Community High School District 155, date signed 12/4/14, as amended 1/19/15)
   B. Plat of Survey (Marchese and Sons, dated 11/7/2014)
   C. Architectural Site Plan (FGM Architects, dated 12/04/14)
   D. Bleacher Elevations (FGM Architects, dated 12/12/14)
   E. Landscape Plan (FGM Architects, dated 12/12/14, revised 2/2/15)
   F. Site Improvement Plans (Spaceco, dated 12/19/14, revised 3/9/15)

2. Site Plan
   A) The plat of survey at the northwest corner of the site indicates Concord Drive traverses the School District's property. This right-of-way was dedicated with Four Colonies Unit 11 and should be corrected on the survey.

3. Bleacher Plan
   The speaker system for the football field must be maintained in a position so that the speakers are mounted in an easterly direction. The decibel level at events must not exceed the lower of 90 db or the applicable State standard as measured at 5 feet from the westerly property line.

4. Parking Plan
   A) For events where more than 2,000 attendees are expected, bus relocation must be provided to allow for additional on-site parking for event attendees.

5. Landscape Plan
   A) Eliminate the proposed deciduous shrubs and ornamental trees and provide a solid evergreen screen between the west side bleachers and the single family residential. Provide an earthen berm as tall as possible while still allowing for maintainable slopes that provides enough area for stormwater conveyance. Towards the top of the berm, provide six to eight foot tall arborvitae or other acceptable substitution, planted nine feet on center in a double staggered row, to meet the screening requirements of the UDO, must be planted as early in

Spring as practical and maintained as long as the bleachers are present. Planting locations should reflect the comments from the City's stormwater consultant, CBBL.

6. The following variations are being requested:
   a) Section 3-200 A/B from the maximum height requirement of 15 feet for an accessory structure to permit 38' 1" for the west bleachers and 31' 7" for the east bleachers, and
   b) Section 4-200D4 from the required parking standard of 1,318 parking spaces to allow the existing 733 parking spaces.

7. Future Accessory Structures:
   A) No additional accessory structures shall be constructed or installed within the westernmost 100 feet of the zoning lot without the petitioner having first applied for and obtained approval of an amendment to the special use permit.

8. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works and Community Development Departments and the City's stormwater consultant, CBBL.

Votes Required to Pass: A super majority vote (5 votes) is required to overturn the PZC's recommendation for denial.

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Request: Sign Variations to allow two freestanding signs and 200 square feet of wall signage.

Petitioner: ALDI, 5831 Northwest Highway

Staff Recommendation: City Council Discretion:

A. Motion to adopt an Ordinance with the recommended conditions for the variations as requested at 5831 Northwest Highway.
B. Motion to deny the variation request.

Staff Contact: James Richter II, Planning and Economic Development Manager

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Background:

- Existing Use: A new ALDI is in the process of being constructed on the subject property.
- Request: The property is a triple-frontage lot, and ALDI is requesting a sign variation to allow two freestanding signs and 200 square feet of wall signage.

The table below illustrates the variations requested.

Sign	Item	UDO Standard	Proposed Signage	Variation
Freestanding	Quantity	1	2	1
Wall	Size (sq ft)	75# max. for any 1 sign or on 1 facade (150 total)	200 square feet	50 sq ft

As a triple-frontage lot with multiple access points, the petitioner is seeking a second freestanding sign on Heritage Drive. The wall signage is not consistent with the amount of wall signage that was approved at their existing at 320 Virginia Street (60 square feet).

Similar Signs:

Here is some data on other similar freestanding building wall sign variations that have been approved elsewhere:

Location	Business	Size (Area)	Variation
315 Route 31	Walgreens	229.81 sq ft	Yes
1305 Randall Rd	CVS	247.8 sq ft	Yes
5765 NW Hwy	Buffalo Wild Wings	143.3 sq ft	None

Review Criteria:

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

1. The proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship.
2. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not by itself, or with other signs, contribute to the creation of a visual distraction which may lead to personal injury or a substantial reduction in the value of the property.
3. The proposed variation is in harmony with the intent, purpose and objectives of the Ordinance.

Recommended Conditions:

1. Approved plan, to reflect staff comments, as approved by the City Council:
   A. Application (Doyle Signs Inc, received 04/23/15)
   B. Sign Plan (North Shore Sign, received 04/23/15)

2. The petitioner shall comply with all of the requirements of the Community Development Department.

Votes Required to Pass: A simple majority vote.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

DRAFT

AN ORDINANCE GRANTING SIGN VARIATIONS FOR
ALDI, INC., 5831 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of the request (File #2015-04-C) before the City of Crystal Lake, the Petitioner has requested sign variations to allow two (2) free standing signs and 200 square feet of wall signage for Aldi, Inc.; and

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

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

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

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

SECTION I: That sign variations be granted to allow two (2) free standing signs and 200 square feet of wall signage for Aldi, Inc. located at 5831 Northwest Highway (PIN19-09-101-010), Crystal Lake, Illinois with the following conditions:

1. Approved plan, to reflect staff comments, as approved by the City Council:
   A. Application (Doyle Signs Inc, received 04/23/15)
   B. Sign Plan (North Shore Sign, received 04/23/15)

2. The petitioner shall comply with all of the requirements of the Community Development Department.

SECTION II: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this _____ day of _____, _____.

_____

MAYOR

ATTEST:

_____

CITY CLERK

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

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: REPORT OF THE PLANNING & ZONING COMMISSION

McHenry Athletic Complex – PUD/SUP Amendment &Variations

Request:

1) Special Use Permit Amendment and Final PUD Amendment to allow additional uses,
2) Variation from Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and
3) Variation from Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot.

Petitioner: Tom Zanck on behalf of Paul Miceli, petitioner
1310 Ridgefield Road

PZC Recommendation: To approve the PZC recommendations and adopt a Special Use Permit Amendment, Final PUD Amendment and an ordinance granting a variation from the required banquet hall loading requirements and off-street parking and loading general surfacing standards at 1310 Ridgefield Road.

Staff Contact: James Richter II, Planning and Economic Development Manager

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Background:

- Existing Use: McHenry Athletic Complex, formerly known as Regional Sports Center is an indoor and outdoor soccer complex and Davis Speed Center.
- Background: Regional Sports Center was granted a final PUD and SUP in 2002 to allow commercial recreational uses. The PUD specifically allowed indoor and outdoor soccer matches on the property. The final PUD designated an area for a future parking lot addition. In 2010, the PUD and Special Use Permit were amended to allow various events such as celebrations and gatherings, dog agility shows, soccer and lacrosse tournaments

and associated vendors, and off-street parking facilities in another zoning district not in the same block. The SUP and PUD amendment was approved with conditions.

Key Factors:

- Request: The petitioner is requesting a final PUD and SUP amendment to allow additional uses on the property. The request for additional uses on the property would be as follows:
    - Outdoor grill on a covered patio with walls that open in the summer and close in the winter
    - An outdoor bar (Current liquor license only allows for consumption on premise. The petitioner will need to apply for a new license.)
    - Four fenced volleyball pits which could be converted into an outdoor skating rink
    - Up to 3 outdoor gas fire pits
    - 2 horse shoe pits
    - One bocce ball court
    - Conduct indoor and outdoor entertainment for Quinceaneras, concerts and banquet events
    - Home shows with exhibit booths
    - Trade shows
    - Community garage sales
    - Kick boxing and wrestling
    - Cheerleading
- Zoning Variations: Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot and Article 2-400(C)(25) the requirements of a loading area for a banquet hall to be covered and passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state.
- UDO Standard: Banquet hall loading areas are required to have a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles. The UDO also requires off-street parking and loading general surfacing standards require an approved surface for parking lots.

PZC Highlights:

- The PZC thought allowing additional uses at the facility would be beneficial to the community.
- Traffic congestion was brought up as a concern when the larger events end. The petitioner stated they would hire parking lot attendants for the large events.
- Additional parking on the north side of Ridgefield Road has been secured for the proposed uses.

- The PZC agreed that the Findings of Fact had been met.

The PZC recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Tom Zanck, received 04/10/15).
   B. Site Plans (received 04/10/15)
   C. Parking Plan (received 05/15/15)

2. The following uses are allowable: an outdoor bar (must obtain appropriate liquor license), four fenced volleyball pits which could be converted into an outdoor skating rink, kick boxing, wrestling, cheerleading events, up to 3 outdoor gas fire pits, 2 horse shoe pits, one bocce ball court, conduct indoor and outdoor entertainment for Quinceaneras, concerts and banquet events, home shows with exhibit booths, trade shows and community garage sales, per the approved site plan.

3. Provide a detailed site plan for the area where outdoor concerts are to be held, and how pedestrian traffic will be managed.

4. Adjust the location of the band shell to comply with the UDO accessory structure setback requirement of 5 feet.

5. Provide details for the fencing to be used for the sand volleyball area. Chain-link fencing shall not be allowed.

6. When the adjacent property is purchased for additional parking, provide City Staff with a site plan for an approved surface parking lot that meets landscaping requirements.

7. Provide a landscape plan for the parking lot addition.

8. Pave the previously approved 33 parking spaces prior to commencing any additional uses.

9. The additional 200 gravel parking spaces on the adjacent property to the north and west shall be installed prior to commencing any additional uses. These parking spaces shall be paved no later June 1, 2016.

10. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

Votes Required to Pass: A simple majority vote.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE GRANTING AMENDMENTS
TO THE FINAL PUD AND SPECIAL USE PERMIT,
AND VARIATIONS
FOR McHENRY ATHLETIC COMPLEX

WHEREAS, pursuant to the terms of the Petition (File #2015-25) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit Amendment and Final PUD Amendment to allow additional uses; and Variations from: A. Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and B. Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot for McHenry Athletic Complex at 1310 Ridgefield Road; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Final Planned Unit Development be granted as requested in said Petition,

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

SECTION I: That a Special Use Permit and Final PUD Amendments, and Variations be granted to permit to allow additional uses; and Variations from: A. Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and B. Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot for the property located at 1310 Ridgefield Road (13-25-101-002), Crystal Lake, Illinois.

SECTION II: That the Special Use Permit and Final PUD Amendments, and Varaitions be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Tom Zanck, received 04/10/15).
   B. Site Plans (received 04/10/15)
   C. Parking Plan (received 05/15/15)

2. The following uses are allowable: an outdoor bar (must obtain appropriate liquor license), four fenced volleyball pits which could be converted into an outdoor skating rink, kick boxing, wrestling, cheerleading events, up to 3 outdoor gas fire pits, 2 horse shoe pits, one bocce ball court, conduct indoor and outdoor entertainment for Quinceaneras, concerts and banquet events, home shows with exhibit booths, trade shows and community garage sales, per the approved site and floor plans.

3. Provide a detailed site plan for the area where outdoor concerts are to be held, and how pedestrian traffic will be managed.

4. Adjust the location of the band shell to comply with the UDO accessory structure setback requirement of 5 feet.

5. Provide details for the fencing to be used for the sand volleyball area. Chain-link fencing shall not be allowed.

6. When the adjacent property is purchased for additional parking, provide City Staff with a site plan for an approved surface parking lot that meets landscaping requirements.

7. Provide a landscape plan for the parking lot addition.

8. Pave the previously approved 33 parking spaces prior to commencing any additional uses.

9. The additional 200 gravel parking spaces on the adjacent property to the north and west shall be installed prior to commencing any additional uses. These parking spaces shall be paved no later June 1, 2016.

10. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this _____ day of _____, _____.

_____

MAYOR

ATTEST:

_____

CITY CLERK

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Murphy's Oil

Requests: 1) Final PUD Amendment for changes to the Wal-mart site.
2) Final Plat of Subdivision for two lots.
3) Special Use Permit for a gasoline service station with convenience store.

Petitioner: Rafael Bassi, petitioner
1205 S. Route 31

PZC Recommendation: To approve the PZC recommendations and adopt an ordinance granting the Special Use Permit, Final PUD Amendment and Final Plat of Subdivision for Murphy's Oil at 1205 S. Route 31.

Staff Contact: James Richter II, Planning and Economic Development Manager

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Background:

- In 2006, Murphy's Oil received preliminary PUD approval to build a similar station on the outlot that is now occupied by Chase Bank. Following their approval, Murphy's Oil decided to hold-off on their station, and accordingly, that approval expired.
- The property is located within an area that recharges three of the Village of Cary's wells. Cary reviewed the proposed plans and requested several conditions of approval to the City. These suggested conditions were nearly identical to those which were requested by the Village in 2006.
- This site is currently part of the Wal-Mart parking lot and is being created with the subdivision.
- Murphy's Oil is proposing a new convenience store and 12-pump gas station. The changes to the Wal-Mart site require the Final PUD Amendment and the new gas station requires the Special Use Permit.

Key Factors:

- The project includes a 1,400 square-foot convenience store with 12 fuel pumps.

- The logo and the digital price sign will be the only illuminated signs on the canopy.
- Murphy's Oil is requesting 176.82 square feet of total wall signage. The UDO limits stand-alone buildings to a maximum of 150 square feet of signage.
- New commercial buildings are required to meet at least 6 of the architectural Design Standards in the UDO. This project meets 9 of the 10 criteria.
- The site provides the required parking and would also share Wal-Mart's parking. The reduction to the Wal-Mart parking to construct these improvements would not cause Wal-Mart to become non-compliant with their parking requirements.
- The petitioner completed a traffic study and is complying with the recommended conditions.
    - The northwest Murphy Oil Gas Station entrance drive off of the south leg of the Central Park / Lutter intersection lines up with the exit lane of the bank across the street and is signed and striped as a one-way eastbound entrance to the gas station property.
    - The site has been designed so that fueling and delivery trucks leave the gas station property, exit to the east of the site, and either make their way back to the Access Drive (south leg of the Central Park / Lutter intersection) or rejoin traffic flow on Central Park near the Wal-Mart building and head west to the Illinois Route 31 / Rakow Road intersection.
    - Exiting or entering the site from the east (Wal-Mart side) is through two existing parking lot drive aisles.

PZC Highlights:

- The PZC discussed the architecture and appreciated that it matches the Wal-Mart.
- The PZC reviewed the Findings of Fact and they believe that Murphy's met the criteria for the Special Use Permit, Gasoline Station, Planned Unit Development, Outdoor Sales, Storage, Service or Display and Design Standards.

The PZC recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
    A. Application (CEI Engineering, received 03/16/15).
    B. Final Plat of Subdivision (Four Points Land Surveying, undated, received 04/28/15)
    C. Site and Landscape Plans [sheets C-1, 2, 4, 7 & 9] (CEI Engineering, dated 04/23/15, received 04/24/15)
    D. Elevations (BRR, dated 11/07/14, received 04/24/15)

2. Outside storage and sales need to comply with Guidelines for Outdoor Sales, Service, Storage and Display in the UDO, which requires a Limited Use Permit. There shall be no stand-alone water kiosk on the property, unless inside the building.

3. Elevations
   a. The building elevation shall be revised so that the stand-alone window bay does not go to the ground, but that the brick base continues through that area on both the left and right elevations.

4. Plat of Subdivision
   a. Amend the plat title to read Final Plat.
   b. Remove the IDOT signature block from the plat.
   c. A revised final plat shall be provided to the City with Owner, County Clerk and Surveyor/Surface Water Drainage certificates signed.

5. Comply with the recommendations of the traffic study dated March 2015, including:
   a. The eastbound right-turn lane at the Central Park / Lutter intersection should be widened and restriped to better accommodate traffic entering the intersection from the Illinois Route 31 / Rakow Road intersection.
   b. The striping within the gas station property lot that separates the inbound and outbound traffic at the southwest property entrance onto the Access Drive should be extended to better delineate traffic heading into and out of the site.
   c. The three parking spaces immediately adjacent to the southeast corner of the proposed gas station property, near the existing cart corral, should be removed upon further coordination with Wal-Mart.

6. Comply with the recommendations from the Village of Cary in their letter dated May 14, 2015, including:
   a. The detailed fuel storage tank and piping plans, including the means of containment and monitoring, should be reviewed to assure that the containment prevention facilities are suitable for this location. The tanks will sit in a sand and gravel formation that is approximately 90 feet thick with the water level approximately 45 feet below the surface. There will not be any groundwater in the tank excavation, but the geologic materials on this property will not significantly impede the movement of contamination if it is released. Given this geology, the tanks and piping should be set in a lines containment area with monitoring well within the containment zone.
   b. Walmart, the Murphy Oil fueling station, and other property owners at this location should have contingency plans in place for the quick containment of spills on the parking lot and service area surfaces. The owners should also have plans for minimizing the use of salts and chemicals that will be discharged into the drywells.
   c. A triple basin separator should be provided for the storm sewer collection system on this parcel upstream of the drywell to capture contaminated runoff before it enters the drywell. The triple basin separator should include a detection system for petroleum products and an alarm system.
   d. Any monitoring well should be installed in a location to best capture the directional flow of any downstream runoff materials.

7. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

Votes Required to Pass: A simple majority vote.

DRAFT

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT, AN AMENDMENT TO THE FINAL PUD AND FINAL PLAT OF SUBDIVISION FOR MURPHY'S OIL

WHEREAS, pursuant to the terms of the Petition (File #2014-60) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit, Final PUD Amendment and Final Plat of Subdivision for a fuel station for Murphy's Oil at 1205 S. Route 31; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Final Planned Unit Development be granted as requested in said Petition,

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

SECTION I: That a Special Use Permit, Final PUD Amendment and Final Plat of Subdivision for a fuel station for the property located at 1205 S. Route 31 (19-15-203-008), Crystal Lake, Illinois.

SECTION II: That the Special Use Permit, Final PUD Amendment, and Final Plat of Subdivision be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (CEI Engineering, received 03/16/15).
   B. Final Plat of Subdivision (Four Points Land Surveying, undated, received 04/28/15)
   C. Site and Landscape Plans [sheets C-1, 2, 4, 7 & 9] (CEI Engineering, dated 04/23/15, received 04/24/15)
   D. Elevations (BRR, dated 11/07/14, received 04/24/15)

2. Outside storage and sales need to comply with Guidelines for Outdoor Sales, Service, Storage and Display in the UDO, which requires a Limited Use Permit. There shall be no stand-alone water kiosk on the property, unless inside the building.

3. Elevations
   A. The building elevation shall be revised so that the stand-alone window bay does not go to the ground, but that the brick base continues through that area on both the left and right elevations.

4. Plat of Subdivision

A. Amend the plat title to read Final Plat.

B. Remove the IDOT signature block from the plat.

C. A revised final plat shall be provided to the City with Owner, County Clerk and Surveyor/Surface Water Drainage certificates signed.

5. Comply with the recommendations of the traffic study dated March 2015, including:

A. The eastbound right-turn lane at the Central Park / Lutter intersection should be widened and restriped to better accommodate traffic entering the intersection from the Illinois Route 31 / Rakow Road intersection.

B. The striping within the gas station property lot that separates the inbound and outbound traffic at the southwest property entrance onto the Access Drive should be extended to better delineate traffic heading into and out of the site.

C. The three parking spaces immediately adjacent to the southeast corner of the proposed gas station property, near the existing cart corral, should be removed upon further coordination with Wal-Mart.

6. Comply with the recommendations from the Village of Cary in their letter dated May 14, 2015, including:

A. The detailed fuel storage tank and piping plans, including the means of containment and monitoring, should be reviewed to assure that the containment prevention facilities are suitable for this location. The tanks will sit in a sand and gravel formation that is approximately 90 feet thick with the water level approximately 45 feet below the surface. There will not be any groundwater in the tank excavation, but the geologic materials on this property will not significantly impede the movement of contamination if it is released. Given this geology, the tanks and piping should be set in a lines containment area with monitoring well within the containment zone.

B. Walmart, the Murphy Oil fueling station, and other property owners at this location should have contingency plans in place for the quick containment of spills on the parking lot and service area surfaces. The owners should also have plans for minimizing the use of salts and chemicals that will be discharged into the drywells.

C. A triple basin separator should be provided for the storm sewer collection system on this parcel upstream of the drywell to capture contaminated runoff before it enters the drywell. The triple basin separator should include a detection system for petroleum products and an alarm system.

D. Any monitoring well should be installed in a location to best capture the directional flow of any downstream runoff materials.

7. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of

the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this _____ day of _____, _____.

_____
MAYOR

ATTEST:

_____
CITY CLERK

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: City Code Amendments to Create a Class "27" Liquor License Classification and Increase the Number of Class "27" Liquor Licenses – Applicant: 3 Chefs Catering

Council Discretion: Motion to:
(1) Adopt an ordinance creating a Class "27" Liquor License Classification,
(2) Adopt an ordinance increasing the number of Class "27" liquor licenses from 0 to 1, and

Staff Contact: Eric T. Helm, Deputy City Manager

Background:
The City has received a request from 3 Chefs Catering, a catering business which is located at 380 W. Virginia, for the Council to consider the adoption of an ordinance providing for amendments to the liquor license restriction provisions of the city Code, creating a new Class "27" liquor license classification and increasing the number of Class "27" liquor licenses from the current 0 licenses to 1 license.

3 Chefs Catering would like to serve alcoholic beverages on the premises of their private catered events. The City does not currently have a liquor license that would allow a catering company to sell alcoholic beverages at catered events. The new Class "27" liquor license classification would authorize the retail sale of alcoholic liquor for consumption, incidental to the food service, Monday through Thursday between the hours of 11:00 a.m. and 1:00 a.m.; Friday and Saturday from 11:00 a.m. and 2:00 a.m.; and Sunday from noon and 1:00 a.m. Monday.

The applicant does not currently hold a liquor license with the City of Crystal Lake. The issuance of the license will be contingent on the applicant passing a fingerprint/criminal background search by the Illinois State Police and FBI.

Votes Required to Pass:
Simple majority

ORDINANCE NO. ____
FILE NO. _____

DRAFT

ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE, ILLINOIS

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

SECTION I: That CHAPTER 329 LIQUOR LICENSES Section 329-1 Definitions shall be added as follows:

Catering Business
A business which provides food service and serves alcoholic liquor at locations not owned or leased by the catering business for consumption at such location.

Catered Event
A dinner, banquet, party or other similar event at which food service and alcoholic liquor is provided for consumption on the premises by a Catering Business.

SECTION II: That CHAPTER 329 LIQUOR LICENSES Section 329-5 License Classifications shall be added as follows:

329-5.AA. Class 27 license which shall authorize the retail sale of alcoholic liquors in connection with the operation of an off-site catering business as defined herein, that provides and serves alcoholic liquor in connection with the catering of foods for Catered Events and for consumption only on the premises with the food of the Catered Event. The sale of alcoholic liquor shall be incidental to the food service and if the catered event does not qualify as a private function, a special event license shall also be required for the location of the catered event. The service of alcoholic liquor shall be by employees of the licensed catering business. The Catered Event shall not be open to the general public and shall be limited to the contracting party and his/her/their invited guests. No alcoholic liquor shall be served at a single location for more than eight (8) consecutive hours. The licensee shall provide notice to the Crystal Lake Police Department, at least 24 hours prior to a Catering Event held in the City of Crystal Lake corporate limits, of the location of the event and the date and hours during which the event shall occur. In no

occasion shall the event extend beyond the hours established for a Class 2 License Holder. The annual fee for such license shall be $900.00.

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

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

DATED at Crystal Lake, Illinois, this 7th day of April, 2015.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

PASSED:

APPROVED:

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

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Ice Cream Vendor License

Staff Recommendation: Motion to approve the issuance of an Ice Cream Vendor License to Berraccha Ice Cream.

Staff Contact: Eric Helm, Deputy City Manager

Background:
The City has received a request from Berraccha Ice Cream for an Ice Cream Vendors License for the operation of one (1) truck through October 15, 2015. This will be the first time the petitioner has applied for an Ice Cream Vendor License with the City of Crystal Lake.

The City Code allows issuance of no more than three (3) ice cream vendor business licenses in the City of Crystal Lake, each with no more than two (2) vehicles. Prior to the current request, the City has received two renewal applications from Tropical Chill and Kona Ice.

All fees have been paid by Berraccha Ice Cream and the following support documents have been submitted:

- Safety Inspection Certificates
- Proof of Liability Insurance
- Copy of McHenry County Health Department Permit

All other aspects of this petition meet City Code requirements, including the size requirements for the vehicle.

Votes Required to Pass:
Simple majority

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Easement Agreement with Jemco Properties, LLC for Groundwater Monitoring for the property at the southwest corner of Virginia and Rakow Roads.

Staff Recommendation: Motion to adopt a resolution authorizing the City Manager to execute an easement agreement with Jemco Properties, LLC for groundwater monitoring at the property located at the southwest corner of Virginia and Rakow Roads.

Staff Contact: Abigail Wilgreen, City Engineer

Background:
On January 7, 2014 a Special Use Permit was granted to allow for a clean construction and demolition debris (CCDD) fill facility for the property located at the southwest corner of Virginia and Rakow Roads. The Special Use Permit was granted with the condition that the petitioner shall work with staff to provide a groundwater monitoring/protection program to ensure that the CCDD facility does not negatively impact the City's groundwater resource.
Staff has been working with the property owner to establish an easement which allows the City or its hired consultant to collect samples at two monitoring wells. The easement language is similar to the language utilized in the "Crystal Lake Watershed Stormwater Facilities Non-Residential Maintenance Plan, Grant of Easement and Funding Agreement" for properties which develop in the watershed.

The easement agreement has been reviewed by the City's legal counsel. A copy of the agreement is attached for reference.

Votes Required to Pass:
Simple Majority

DRAFT

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the easement agreement with Jemco Properties, LLC for groundwater monitoring at the property located at the southwest corner of Virginia and Rakow Roads.

DATED this second day of June, 2015.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Aaron T. Shepley, Mayor

ATTEST:

_____
Nick Kachiroubas, City Clerk

PASSED: June 2, 2015

APPROVED: June 2, 2015

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: REPORT OF THE PLANNING & ZONING COMMISSION

95 Grant Street Apartments

Request: Preliminary/Final PUD approval for a 6-unit apartment building conversion

Petitioner: George Ieremciuc, petitioner
95 Grant Street

PZC Recommendation: The PZC recommendation of approval failed by a (3-4) vote, thereby producing a negative recommendation.

Staff Contact: James Richter II, Planning and Economic Development Manager

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Background:

- Existing Use: The property was previously utilized as an office and is currently vacant.

Key Factors:

- Requests: The petitioner is requesting approval of a Preliminary / Final Planned Unit Development for a 6-unit apartment building. Completely residential properties in the Downtown require a PUD.
- The petitioner is making interior and exterior changes to convert the building to 6 rental units. New windows are being added and a peaked roof would be installed to provide residential character.

PZC Highlights:

- The PZC's primary concerns were regarding the on-site parking and availability of parking in Downtown Crystal Lake.
- The PZC reviewed the Findings of Fact and felt that this request did not meet #1, a use desirable at this location and #4, creating an impact to the traffic circulation.

The petitioner's attorney has met with the surrounding property owners to work on the parking issues and may have arranged to rent some adjacent spaces.

The City undertook a parking study in 2008 to evaluate the feasibility of a parking garage. The study showed that during the day there is a surplus of 487 spaces. In the evening there is a surplus of 1,081 spaces. The maps illustrating the parking calculations are attached as Exhibit A and B.

As part of this approval, the petitioner is creating an 8-space parking lot behind the building. This would provide 1 dedicated off-street parking space for each unit. Additional spaces would be available in the downtown Z-lots.

The second concern regarding the impact to the traffic circulation was also reviewed by staff. Staff created a chart comparing trips generated, as calculated in the Institute of Traffic Engineers (ITE) trip generation manuals, between an office use and an apartment use. Here are the results.

Use	AM Peak hour	PM Peak hour	Saturday Peak hour
Apartments (Proposed)	7.39 trips	21.12 trips	The calculation actually produced a negative number. There is no reliable data for complexes less than 50 units.
Office (Previous)	27.37 trips	88.91 trips	37.77 trips

The PZC recommendation of approval failed by a (3-4) vote, causing a **negative** recommendation of the petitioner's request. If a motion is made to approve the petitioner's request, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ieremciuc, received 02/10/15)
   B. Architectural Plans (Joseph A. Meyer, dated 04/29/15, received 04/30/15)

2. The petitioner shall apply for one (1) Z-lot pass per unit each year.

3. The building is required to be fully sprinklered and connected to the City's alarm system.

4. Maintain fire rating requirements between units, which would need to continue up through the attic, and the adjacent building.

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

Votes Required to Pass: A simple majority vote.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE GRANTING A PRELIMINARY AND FINAL
PLANNED UNIT DEVELOPMENT
FOR 95 GRANT STREET

WHEREAS, pursuant to the terms of the Petition (File #2014-48) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Planned Unit Development for a multi-family development in the B-4 Downtown Commercial zoning district; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Preliminary and Final Planned Unit Development be granted as requested in said Petition,

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

SECTION I: That a Final Planned Unit Development be granted to permit a multi-family development in the B-4 Downtown Commercial zoning district for the property located at 95 Grant Street (14-32-479-007), Crystal Lake, Illinois.

SECTION II: That the Final Planned Unit Development be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ieremciuc, received 02/10/15)
   B. Architectural Plans (Joseph A. Meyer, dated 04/29/15, received 04/30/15)

2. The petitioner shall apply for one (1) Z-lot pass per unit each year.

3. The building is required to be fully sprinklered and connected to the City's alarm system.

4. Maintain fire rating requirements between units, which would need to continue up through the attic, and the adjacent building.

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

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this _____ day of _____, _____.

_____
MAYOR

ATTEST:

_____
CITY CLERK

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Oak Hollow Subdivision

ANNEXATION AGREEMENT PUBLIC HEARING

Requests: 1. Rezoning from A-1 County to R-3A Two-Family Residential.

Petitioner: Jim Truesdell, petitioner
Kent Avenue

PZC Recommendation: The PZC recommendation of approval failed by a (4-1) vote, thereby producing a negative recommendation.

If approved by the City Council, the following motions would apply:
1) Adopt ordinances authorizing execution of the annexation agreement and annexation of the property;
2) Approve an ordinance for rezoning upon annexation to R-3A Two-Family Residential; and
3) Approve the annexation agreement as provided, for the property located at Kent Avenue and Oak Hollow Road.

Staff Contact: James Richter II, Planning and Economic Development Manager

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Background:

- Existing Use: The property is currently vacant wooded property with one existing single-family residence on the site.
- Roadways: As part of the City's planning process, Oak Hollow Road was stubbed to this site, so when the property developed this connection could be made. The subdivision would also extend Kent Avenue.

Key Factors:

- Requests: The petitioner is requesting approval of Annexation, Rezoning, upon annexation, to R-3A, and approval for 59 lots.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, of the City's Stormwater Consultant.

The draft annexation agreement is attached. This document has been reviewed by an attorney and by staff, and the agreement is in an acceptable format.

Votes Required to Pass: A super majority vote (5 votes) is required to approve the annexation agreement.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT

WHEREAS, it is in the best interests of the City of Crystal Lake, McHenry County, Illinois, that a certain Annexation Agreement, a copy of which is attached hereto and incorporated herein, be entered into; and

WHEREAS, DRH Cambridge Homes Inc., Owner, is ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the statutory procedures provided in Division 15.1 of Article 11 of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with.

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 be and he is hereby authorized and directed to execute, and the City Clerk is directed to attest, the Annexation Agreement, a copy of which is attached hereto and made a part hereof.

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

AYES:

NAYS:

ABSENT:

PASSED this ____ day of _____, 20__.

APPROVED by me this ____ day of _____, 20__.

_____
MAYOR

ATTEST:

_____
CITY CLERK

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

WHEREAS, a written Petition, signed by all of the legal owners and all of the electors of record of all land within the territory hereinafter described, has been filed with the City Clerk of the City of Crystal Lake, McHenry County, Illinois, requesting that said territory be annexed to the City of Crystal Lake; and

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the City of Crystal Lake; and

WHEREAS, said territory is not part of any public library district; and

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, DRH Cambridge Homes Inc., has entered into a valid and binding Annexation Agreement relating to said territory; and

WHEREAS, all Petitions, documents and other necessary legal requirements are in full compliance with the requirements of said Annexation Agreement and with the Statutes of the State of Illinois, specifically 65 ILCS 5/7-1-8; and

WHEREAS, it is in the best interests of the City of Crystal Lake that said territory be annexed thereto.

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 following described territory:

Parcel 1: Lot 4 except the westerly 100 feet thereof, in Crystal Heights Farm Subdivision, being a subdivision of part of lot number two of the Northwest Quarter in Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1929 in Book 8 of Plats, Page 4 in McHenry County, Illinois.

Parcel 2: The westerly 100 feet of Lot 4 in Crystal Heights Farm Subdivision, being a subdivision of part of lot number two of the Northwest Quarter in Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1929 in Book 8 of Plats, Page 4, in McHenry County, Illinois.

Parcel 3: Lot 16 in block 3 in Crystal Heights Subdivision, a subdivision of part of lot 2 of the Northwest Quarter of Section 4, and part of lot 2 of the Northwest Quarter of Section4, all in Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded January 16, 1928 as Document 91577 in Book 6 of Plats, Page 14, in McHenry County, Illinois.

Parcel 4: A private road known as Kent Avenue in Crystal Lake Heights Subdivision and Crystal Heights Farm Subdivision, further described as follows: Beginning at the Southeast Corner of Lot 18 in Block 2 of said Crystal Lake Heights Subdivision; thence East a distance of 191 feet to the Southeast Corner of Lot 16 in Block 3 in said subdivision thence East a distance of 499.18 feet to the Southeast Corner of Lot 4 in Crystal Heights Farm Subdivision; thence South a distance of 66 feet; thence West to a point said point being 66 feet South of the point of Beginning; thence North a distance of 66 feet to the Point of Beginning, according to the plat thereof recorded January 16, 1928 Plat Book 6 Page 14 for the Crystal Heights Subdivision and according to the plat thereof recorded November 20, 1929 in Plat Book 8, Page 4 of Crystal Heights Farm Subdivision. Also,
A private road known as Thomas Street, in Crystal Heights Farm Subdivision, according to the plat thereof recorded November 20, 1929 in Plat Book 8, Page 4, further described as follows: Beginning at the Southeast corner of Lot 8 in said Crystal Heights Farm Subdivision; thence North along the East line thereof to the Northeast Corner of said Lot 8; thence East a distance of 33 feet; thence South a distance of 556.6 feet more or less; thence West a distance of 33 feet to the Point of Beginning. And also the South 33 feet of a private road known as Kent Avenue and also part of Thomas Street in Crystal Heights Farm Subdivision, further described as follows: Beginning at the Northwest Corner of Lot 8 in said subdivision; thence East along the North line of said Lot 8 and it's prolongation thereof, a distance of 486.58 feet to the East right of way line of Thomas Street; thence North along said East line of Thomas Street, a distance of 33 feet; thence West a distance of 486.58 feet to a point; said point being 33 feet North of the West corner of said Lot 8; thence South a distance of 33 feet to the Point of Beginning, according to plat thereof recorded November 20, 1929 in Plat Book 8 Page 4, Township of Algonquin, County of McHenry, State of Illinois.

Parcel 5: Lots 6 and 7, (excepting therefrom that part thereof conveyed by Ruth Kent to the Chicago and Northwestern Railroad Company by Quit Claim Deed dated September 1, 1931 and recorded in Book 196 of Deeds, Page 436) and Lot 8 in Crystal Heights Farm, being a

subdivision of part of Lot 2 of the Northwest Quarter and Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1929 as document 90936, in Book 8 of Plats, Page 4, in McHenry County, Illinois.

be and the same is hereby annexed to the City of Crystal Lake, McHenry County, Illinois.

SECTION II: That the City Clerk of the City of Crystal Lake is hereby directed to record in the Office of the Recorder of Deeds of McHenry County, Illinois, being the County in which the aforesaid annexed territory is situated, a certified copy of this Ordinance together with an accurate map of the territory hereby annexed, said map being attached hereto and made a part hereof and labeled Exhibit "I".

SECTION III: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law, and when a certified copy thereof, together with an accurate map is recorded in the Office of the Recorder of Deeds of McHenry County, Illinois, and filed in the Office of the County Clerk of McHenry County, Illinois; and thereupon said territory shall be subject to the jurisdiction of the City of Crystal Lake.

AYES:

NAYS:

ABSENT:

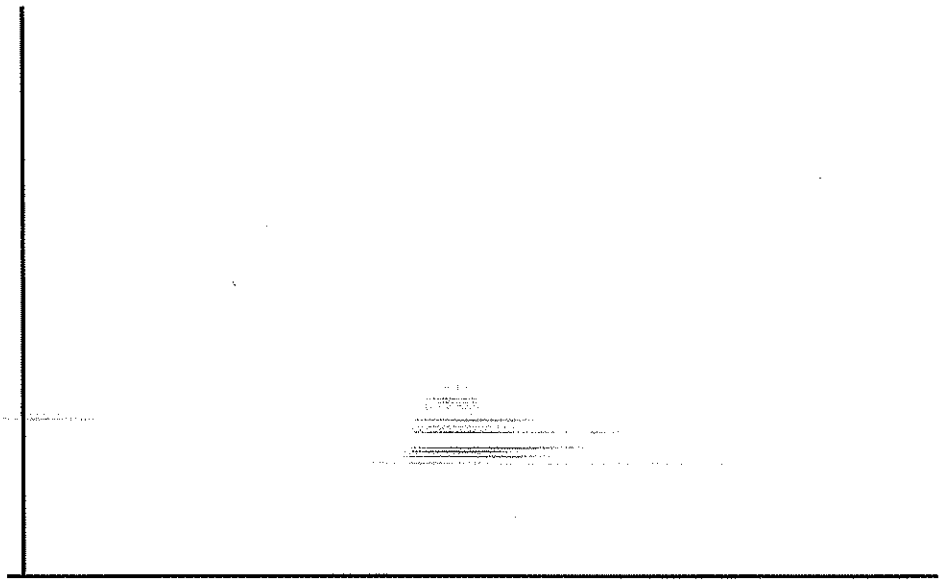
PASSED this ____ day of _____, 20__.

APPROVED by me this _____ day of _____, 20__.

_____
MAYOR

ATTEST:

_____
CITY CLERK



CERTIFICATION

I, NICK KACHIROUBAS, do hereby certify that I am the duly elected, authorized and acting City Clerk of the City of Crystal Lake, County of McHenry, and State of Illinois, and that as such City Clerk I am the keeper of the records and minutes of the proceedings of the Mayor and Councilmembers to the said City.

I do hereby certify that the following "AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS" is a true and correct copy of Ordinance Number _____ duly passed and approved at a regular meeting of said Mayor and Council; held on the _____ day of _____ 20__, at which time ___ councilmembers were present and ___ councilmembers were absent.

Motion was made by Councilmember _____ and seconded by Councilmember _____ that the following Ordinance be passed and approved. Upon roll-call vote, ___ councilmembers voted AYE and _____ councilmembers voted NAY; whereupon said Ordinance was declared duly passed and was thereupon approved by the Mayor.

_____
CITY CLERK

(SEAL)

Return to:
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE ZONING CERTAIN PROPERTY "R-3A" TWO FAMILY ZONING DISTRICT, PRELIMINARY PLAT OF SUBDIVISION AND VARAITION

WHEREAS, certain territory is the subject of a certain Annexation Agreement; and

WHEREAS, said territory has been duly annexed by ordinance to the City of Crystal Lake; and

WHEREAS, by the terms of said Annexation Agreement, said territory is to be zoned "R-3A" Two Family zoning district; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the property legally described hereinbelow be classified and zoned as indicated.

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

SECTION I: That the following described property be and the same is hereby zoned and classified "R-3A" Two Family zoning district:

Parcel 1: Lot 4 except the westerly 100 feet thereof, in Crystal Heights Farm Subdivision, being a subdivision of part of lot number two of the Northwest Quarter in Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1929 in Book 8 of Plats, Page 4 in McHenry County, Illinois.

Parcel 2: The westerly 100 feet of Lot 4 in Crystal Heights Farm Subdivision, being a subdivision of part of lot number two of the Northwest Quarter in Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1929 in Book 8 of Plats, Page 4, in McHenry County, Illinois.

Parcel 3: Lot 16 in block 3 in Crystal Heights Subdivision, a subdivision of part of lot 2 of the Northwest Quarter of Section 4, and part of lot 2 of the Northwest Quarter of Section4, all in Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded January 16, 1928 as Document 91577 in Book 6 of Plats, Page 14, in McHenry County, Illinois.

Parcel 4: A private road known as Kent Avenue in Crystal Lake Heights Subdivision and Crystal Heights Farm Subdivision, further described as follows: Beginning at the Southeast Corner of Lot 18 in Block 2 of said Crystal Lake Heights Subdivision; thence East a distance of 191 feet to the Southeast Corner of Lot 16 in Block 3 in said subdivision thence East a distance of 499.18 feet to the Southeast Corner of Lot 4 in Crystal Heights Farm Subdivision; thence South a distance of 66 feet; thence West to a point said point being 66 feet South of the point of Beginning; thence North a distance of 66 feet to the Point of Beginning, according to the plat thereof recorded January 16, 1928 Plat Book 6 Page 14 for the Crystal Heights Subdivision and according to the plat thereof recorded November 20, 1929 in Plat Book 8, Page 4 of Crystal Heights Farm Subdivision. Also,
A private road known as Thomas Street, in Crystal Heights Farm Subdivision, according to the plat thereof recorded November 20, 1929 in Plat Book 8, Page 4, further described as follows: Beginning at the Southeast corner of Lot 8 in said Crystal Heights Farm Subdivision; thence North along the East line thereof to the Northeast Corner of said Lot 8; thence East a distance of 33 feet; thence South a distance of 556.6 feet more or less; thence West a distance of 33 feet to the Point of Beginning. And also the South 33 feet of a private road known as Kent Avenue and also part of Thomas Street in Crystal Heights Farm Subdivision, further described as follows: Beginning at the Northwest Corner of Lot 8 in said subdivision; thence East along the North line of said Lot 8 and it's prolongation thereof, a distance of 486.58 feet to the East right of way line of Thomas Street; thence North along said East line of Thomas Street, a distance of 33 feet; thence West a distance of 486.58 feet to a point; said point being 33 feet North of the West corner of said Lot 8; thence South a distance of 33 feet to the Point of Beginning, according to plat thereof recorded November 20, 1929 in Plat Book 8 Page 4, Township of Algonquin, County of McHenry, State of Illinois.

Parcel 5: Lots 6 and 7, (excepting therefrom that part thereof conveyed by Ruth Kent to the Chicago and Northwestern Railroad Company by Quit Claim Deed dated September 1, 1931 and recorded in Book 196 of Deeds, Page 436) and Lot 8 in Crystal Heights Farm, being a subdivision of part of Lot 2 of the Northwest Quarter and Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1929 as document 90936, in Book 8 of Plats, Page 4, in McHenry County, Illinois.

That the City agrees to grant Rezoning upon annexation to R-3A Two-Family Residential; Preliminary Plat of Subdivision to create a 59- lot subdivision with outlots for detention and park

site; and Variation from Section 5-200 G 2 b xxii from the growth management plan requirements with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (DRH Cambridge Homes, Inc., received 03/16/15)
   B. ALTA / ASCM Land Title Survey (R.E. Allen and Associates, dated 01/29/15, received 03/16/15)
   C. Preliminary Plat / Site Plan (Pearson Brown, dated 05/08/15, received 05/14/15)
   D. Preliminary Engineering Plans (Pearson Brown, dated 03/09/15, received 03/16/15)
   E. Preliminary Landscape Plan (Dickson Design, dated 05/12/15, received 05/14/15)
   F. Tree Survey (R.E. Allen, dated 02/27/15, received 03/16/15)
   G. House Elevations (Premier Architecture, Inc. dated 04/28/15, received 04/29/15)

2. The petitioner shall prepare all final documents for review including, but not limited to; a Final Plat of Subdivision, Final Landscape Plan and Final Engineering Plans and Reports.

3. The final plat shall illustrate a landscape easement on Lots 9, 10, 11, 12, 14 and 15.

4. The development shall comply with the anti-monotony standards.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, of the City's Stormwater Consultant.

SECTION II: That the City Clerk be and he is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the zoning and classification of the above-described property in accordance with the provisions of this Ordinance, as provided by law.

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

AYES:

NAYS:

ABSENT:

PASSED this ____ day of _____, 20__.

APPROVED by me this _____ day of _____, 20__.

_____

MAYOR

ATTEST:

_____

CITY CLERK

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Routine Maintenance of State Roads Agreement

Staff Recommendation: Motion to adopt a resolution authorizing the City Manager to execute an intergovernmental agreement with the State of Illinois Department of Transportation for routine maintenance of State roads.

Staff Contact: Victor Ramirez, P.E., Director of Public Works

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Background:

The City of Crystal Lake and the Illinois Department of Transportation have an on-going contractual relationship in which the city provides maintenance services on selected roads. The roads maintained are primarily sections of Route 176 and Route 14. Since the previous ten year contract is ending, IDOT has proposed another ten year intergovernmental agreement. The contractual period will start on July 1, 2015 and will end in June 30, 2025. The total ten year payment from IDOT to the City will be $428,000. The City benefits from this agreement since road services such as snow and ice control as well as pothole repairs are completed more efficiently.

Recommendation:

Authorize the City Manager to execute a ten year agreement with Illinois Department of Transportation for road maintenance services.

Votes Required to Pass:

Simple majority

DRAFT

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is hereby authorized and directed to execute a ten-year agreement with the State of Illinois Department of Transportation for routine maintenance of State roads.

DATED this 2nd day of June, 2015

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By:_____
MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED: June 2, 2015
APPROVED: June 2, 2015

Agenda Item No: 21

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Roadway lighting at the intersection of Route 176 and Haligus/Mt. Thabor Road.

Recommendation: City Council discretion
A) Consensus of the City Council to decline roadway intersection lighting at the intersection of Route 176 and Haligus/Mt. Thabor Road as the criteria for lighting has not been met. OR
B) Consensus of the City Council to accept roadway lighting at the intersection of Route 176 and Haligus/Mt. Thabor Road.

Staff Contact: Abigail Wilgreen, City Engineer

Background:

IDOT is in the process of completing the preliminary engineering for the intersection of IL 176 at Haligus/Mt. Thabor Road. The improvement is funded through the Highway Safety Improvement Program funds and is expected to be constructed in 2016 or 2017. The scope of work includes realignment of Mt. Thabor Road to the east to align with Haligus Road so a new traffic signal can be installed.

As part of the improvement, IDOT has asked if the City would like to install roadway lighting at the intersection. City staff is seeking input about whether roadway lighting is desired by City Council at this location.

The cost to install and maintain the lighting would be entirely the City's per IDOT's standard policy. The estimated cost to install the roadway lighting is $250,000. The average estimated maintenance and energy costs for this intersection would be $2,000 annually.

City staff has reviewed the IDOT manuals for analyzing the need for intersection roadway lighting. The factors that are analyzed are:

- number of crashes
- pedestrian volumes

- less than desirable alignment and stopping distances
- existing commercial developments
- distracting illumination from existing adjacent land development
- recurrent fog in the area

None of the criteria are met that would warrant the need for roadway lighting at this intersection; therefore, it is staff's recommendation not to install the roadway intersection lighting at the City's expense at this location.

If City Council desires roadway lighting at this intersection, City staff will communicate this to IDOT. IDOT will then request the City to sign a letter of intent, which will be brought before the City Council for approval, and the lighting will be incorporated into the plans. As the plans reach completion, IDOT will request the City enter into an agreement that will define funding and maintenance responsibilities.

Votes Required to Pass:

Simple majority of City Council present.

Agenda Item No: 22

City Council
Agenda Supplement

Meeting Date: June 2nd, 2015

Item: Major Investigation Assistance Team Agreement

Staff Recommendation: Motion to approve a Resolution authorizing the City Manager to execute an Intergovernmental Agreement with the McHenry County Major Investigation Assistance Team.

Staff Contact: James R. Black, Chief of Police

Background:

Currently, the Police Department is a member of the McHenry County Major Investigation Assistance Team (M.I.A.T). This partnership is designed to overcome potential hardships during major criminal investigations. In the event of a major crime, M.I.A.T members respond to assistance requests by providing personnel, equipment, facilities, and/or services as appropriate. It should be noted that a request can be denied by another agency to ensure sufficient protection of its own jurisdiction is maintained.

M.I.A.T members decided to develop a Mutual Aid Agreement in 2012 to further define terms, responsibilities, and expectations of its members. The original Agreement was approved by the City Council on April 17th, 2012. The Agreement has been amended for clarification and in keeping with contemporary best practices. To reaffirm the Police Department's commitment to M.I.A.T, an authorized signature is required for the Agreement. Therefore, authorization is requested for the City Manager to sign the Agreement.

IRMA, M.I.A.T's legal counsel, and the City's legal counsel have reviewed and approved this Agreement.

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

DRAFT

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, of McHenry County, Illinois, that the City Manager is hereby authorized and directed to execute an intergovernmental agreement between police agencies in McHenry County to provide a Major Investigation Assistance Team.

DATED

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By:_____
MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED:
APPROVED:

Agenda Item No: 23

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Street Light Electrical Supplier Bid

Staff Recommendation: Motion to adopt a resolution waiving the formal bidding requirements for electricity purchase, authorizing participation in the Northern Illinois Municipal Electric Collaborative (NIMEC), and authorizing the City Manager to execute a one or two year contract with the lowest responsive and responsible electricity provider for street lights.

Staff Contact: Eric T. Helm, Deputy City Manager

Background:

In 2007, the State of Illinois implemented a plan to deregulate Commonwealth Edison. Under deregulation, ComEd no longer generates electricity for its customers but continues to provide power through its distribution system. As a result of the deregulation, electricity is purchased based on market price and is no longer dominated by one electrical supplier. In order to take advantage of de-regulation, it is recommended that the City receive bids from other electrical suppliers for its non-metered street lights. City staff recommends that the City continue its relationship with the Northern Illinois Municipal Electric Collaborative (NIMEC) to conduct the bidding process and recommend to the City the most advantageous pricing for non-metered street lights. The program addressed in this agenda supplement and resolution is specifically for street lights, as opposed to the recently approved electrical aggregation program for residential customers and municipal properties such as the City's wastewater treatment plants.

Northern Illinois Municipal Electric Collaborative (NIMEC)

In 2006, the City joined NIMEC, which is a municipal Collaborative that pools the energy needs of members in order to secure more competitive pricing than can be provided individually to a single municipally, based on higher volumes. The Collaborative is made up of 110 members, most of which are municipalities. The amount of aggregated energy purchases of the Collaborative is $20 million.

In the past, the City has utilized NIMEC to receive advantageous electrical supply pricing for City facilities and residential addresses.

NIMEC Bidding Process

Two large electrical suppliers, Constellation and Dynegy, have expressed an interest in the NIMEC member bid for street light electrical supply. The collective usage of the NIMEC group ($2.7 million annually) allows NIMEC to negotiate rates lower than what individual municipalities could negotiate on their own. This makes utilizing NIMEC bid pricing a potentially attractive option.

Sometime between June 1st and June 15th of this year, depending on the state of the energy market pricing, NIMEC will conduct bidding for fixed electrical supply for its members' street lights. Following receipt of the bids, NIMEC will recommend whether the City should accept these prices or continue with the ComEd supplier's floating rate.

Because commodity pricing is volatile (much like the stock market), pricing can only be held for one day. As such, it is necessary to delegate signing authority to the City Manager to accept the NIMEC bid on the day of the bid with the lowest cost electricity provider within hours of the bids being received by NIMEC. The resolution attached for City Council consideration directs the City Manager to engage the services of NIMEC and provides City Council authorization to allow the City Manager to execute a contract with the successful energy supplier upon receipt of the bids by NIMEC.

Also, after the bids are opened, an analysis will be conducted of the submitted bids to determine the optimal length of the electrical supply contract for the City. The City will sign either a one year or two year contract for fixed electrical supply pricing based on NIMEC's recommendation.

Recommendation

It is staff's recommendation to approve the waiving of formal bidding requirements for electricity purchase, authorizing participation in the Northern Illinois Municipal Electric Collaborative (NIMEC), and authorizing the City Manager to execute a contract with the lowest responsible electricity provider for street lights.

Votes Required to Pass:

Super majority.

DRAFT

RESOLUTION

A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS FOR ELECTRICITY PURCHASE, AUTHORIZING PARTICIPATION IN THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE (NIMEC) AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE LOWEST RESPONSIVE AND RESPONSIBLE ELECTRICITY PROVIDER

WHEREAS, the Mayor and City Council find as follows:

A. On January 2, 2007 the State of Illinois implemented a plan to deregulate Commonwealth Edison;

B. Under the aforementioned deregulation plan, Commonwealth Edison no longer generates electricity for its customers, but will continue to provide electric power through its distribution system;

C. As a result of this deregulation, electricity will be purchased based on market price and Exelon, the parent company of Commonwealth Edison, is no longer the sole supplier of electricity in Northern Illinois, resulting in new electricity suppliers being able to compete against Exelon, and competitive market forces dictating the price of electricity;

D. Municipalities across the State are entering the market to purchase electric power in order to mitigate some of the economic impact of rising rates, which, on a practical basis, can only be done using a third party who will serve as a broker for the municipalities and has the knowledge and experience to seek bids from the various electricity providers;

E. The City of Crystal Lake has selected the Northern Illinois Municipal Electric Collaborative (NIMEC) to serve as the City's broker relative to the acquisition of electrical energy due to NIMEC's municipal experience and the fact that NIMEC is a municipal Collaborative which will be pooling the energy needs of members of the Collaborative in order to secure more competitive pricing based on higher volumes than can be provided individually to a single municipality;

F. The amount of compensation that NIMEC receives, if the City chooses the NIMEC electricity supplier, is being built into the prices bid by the electricity supplier and equaling $0.0013 of the cost per kilowatt hour (as would be the case with any broker), so there will be no direct payments made to NIMEC by the City;

G. That because of the way the bidding process works, the City Manager will need to have the authority to sign a contract with the electricity provider which is deemed most favorable for the City within hours of the bids being received by NIMEC.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Crystal Lake that the Northern Illinois Municipal Electric Collaborative (NIMEC) is hereby appointed as the City's broker for purposes of obtaining a supply of electricity for the City's non-metered street light accounts, and City Staff is hereby directed to take all actions necessary to establish said broker relationship.

BE IT FURTHER RESOLVED that the bidding requirements are hereby waived and instead the City of Crystal Lake will participate in the NIMEC bid for electricity. Also, the City Manager is authorized to discuss and negotiate energy rates directly with suppliers in an effort to secure a lower energy cost for the City of Crystal Lake.

BE IT FURTHER RESOLVED that, in light of the time constraints applicable to the acceptance of a competitive bid for a supply of electricity, once the bids are received by NIMEC, the City Manager is hereby authorized to execute a one or two-year contract with the lowest responsible bidder, provided the bid is at a rate that is of benefit to the City.

DATED this 2nd day of June, 2015

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
MAYOR

SEAL

ATTEST

_____
CITY CLERK

PASSED:
APPROVED:

Agenda Item No: 24

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: 2015 Street Resurfacing Program Bid Award

Staff Recommendation: Motion to award the 2015 Street Resurfacing Program bid to the lowest responsive and responsible bidder, Lorig Construction, Inc., in the bid amount of $1,785,408.78, and adopt a resolution authorizing the City Manager to execute a contract with Lorig Construction, Inc., allowing for a 10 percent contingency.

Staff Contact: Abigail Wilgreen, City Engineer

Background:
On May 18, 2015, the City opened and publicly read the bids received for the 2015 Street Resurfacing Program. The City received four bids and the results are tabulated below.

Firm	*Amount of Bid*
Lorig Construction, Inc. [1] Des Plaines, IL	$1,785,408.78
Curran Contracting Company Crystal Lake, IL	$1,910,574.48
Geske and Sons, Inc. Crystal Lake, IL	$1,934,974.38
Arrow Road Construction Company Mt. Prospect, IL	$2,085,504.92 [2]

[1] Indicates Recommended Lowest Responsive and Responsible Bidder.
[2] Corrected Bid Amount Based on Unit Prices Provided

This year's annual street resurfacing program includes 25 locations as part of the proposed FY 2015-2016 City Budget. The attached table and map lists the streets in this year's program. Also included in this year's resurfacing program is the removal of the cracked and deteriorating decorative crosswalks within the Virginia Street Corridor for replacement.

The City has not used Lorig as a contractor before, however, they have been in business since 1986, and they are IDOT prequalified for this work. They recently acquired one of Curran

Contracting's asphalt plants in Crystal Lake. Specifications were mailed to various contractors and standard bid advertisement procedures were followed.

Votes Required to Pass:
Simple majority

DRAFT

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the contract with Lorig Construction, Inc., for the 2015 Street Resurfacing Program in the amount of $1,785,408.78. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance.

DATED this 2nd day of June, 2015.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Mayor

SEAL

ATTEST:

_____
City Clerk

PASSED: June 2, 2015

APPROVED: June 2, 2015

Agenda Item No: 25

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Annual Sidewalk and Curb/Pedestrian Ramp (ADA) Installation Program Bid Award for 2015

Staff Recommendation:

1. Motion to reject all bids from the May 8, 2015 bid opening for the 2015 Sidewalk and Curb/Pedestrian Ramp (ADA) Installation; and

2. Motion to award the 2015 Sidewalk and Curb/Pedestrian Ramp (ADA) Installation bid from the May 27, 2015 bid opening to the lowest responsive and responsible bidder, Strada Construction Company, in the bid amount of $318,032.50, and adopt a resolution authorizing the City Manager to execute a contract with Strada Construction Company, allowing for a 10 percent contingency.

Staff Contact: Abigail Wilgreen, City Engineer

Background:
On May 8, 2015, the City opened and publicly read the bids received for the Annual Sidewalk and Curb/Pedestrian Ramp (ADA) Installation Program. The City received two bids and the results are tabulated below.

Firm	*Amount of Bid*
Copenhaver Construction, Inc. Gilberts, IL	$373,096.00[1]
Chadwick Contracting Company Lake in the Hills, IL	$385,875.20

[1] Corrected Bid Amount Based on Unit Prices Provided

Specifications were mailed to various contractors and standard bid advertisement procedures were followed, but only two bids were received. The Engineering Division contacted six other local concrete contractors to inquire as to why they did not provide a bid. A common reason was that the contractors could not meet the project schedule in the bid due to their existing workload. In an effort to get more competitive bids, the Engineering Division re-bid the project with a revised project schedule.

On May 22, 2015, the City opened and publicly read the re-bids received for the Annual Sidewalk and Curb/Pedestrian Ramp (ADA) Installation Program. The City received four bids and the results are tabulated below.

Firm	*Amount of Bid*
Strada Construction Company[1] Addison, IL	$318,032.50
Chadwick Contracting Company Lake in the Hills, IL	$363,708.20
Copenhaver Construction, Inc. Gilberts, IL	$381,099.00
Triggi Construction, Inc. West Chicago, IL	$453,195.25

[1] Indicates Recommended Lowest Responsive and Responsible Bidder.

This program will remove and replace curb and gutter along the streets in the 2015 Street Resurfacing Program which are in need of repair. Additionally, the City will be implementing Federal American Disability Act requirements for the approach ramps to crosswalks, which have very specific requirements that must be met with regards to grades and cross slopes.

In addition, the annual sidewalk and curb replacement program is included. Every year the City's Engineering Division surveys one quarter of the City, and evaluates all of the sidewalks in that section of the City. The City also routinely responds to reports of damaged sidewalks and curbs that are received from residents and staff. The City keeps records of all the damaged sidewalks and prepares a sidewalk repair program annually to repair all of the sidewalks that meet the replacement criteria.

Strada Construction was the contractor for the 2013 Sidewalk and Curb Replacement Program, and their performance was acceptable. This project is included in the Fiscal Year 2015-2016 budget.

Votes Required to Pass:
Simple majority

DRAFT

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the contract with Strada Construction Company, for the 2015 Sidewalk and Curb/Pedestrian Ramp (ADA) Installation in the amount of $318,032.50. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance.

DATED this 2nd day of June, 2015.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Mayor

SEAL

ATTEST:

_____
City Clerk

PASSED: June 2, 2015

APPROVED: June 2, 2015

Agenda Item No: 26

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Heavy Duty Municipal Plows and Lighting Upgrades

Staff Recommendation: Motion to award the bid for the provision of Municipal Plows to the lowest responsive and responsible bidder, Monroe Truck Equipment, and the bid for Lighting Upgrades to the lowest responsive and responsible bidder, Ultra Strobe Communications, Inc., and adopt a resolution authorizing the City Manager to execute purchase agreements with Monroe Truck Equipment and Ultra Strobe Communications, Inc. in the submitted bid amounts.

Staff Contact: Victor Ramirez, P.E., Director of Public Works

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Background:

On May 21, 2015, the City of Crystal Lake publicly opened the bids received for the provision and installation of three (3) municipal plows and lighting upgrades to six (6) plow trucks.

The following is a breakdown of the bids received:

Company	Plow Installations	Lighting Upgrades	Discount offered if lighting & plows are both done	Grand Total
✓ Monroe Truck Equipment Monroe, WI	**$43,698.00**	$51,688.00	($1,065.00)	$94,321.00
✓ Ultra Strobe Communication Crystal Lake, IL	No Bid	**$34,770.00**	0	$34,770.00
Bonnell Industries Dixon, IL	$45,538.50	$53,210.00	0	$98,748.50

✓ *Indicates lowest responsive and responsible bidders*

Recommendation

The Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. An analysis of the bid submittals substantiates that the apparent low bidder for the category of municipal plows is Monroe Truck Equipment, and for lighting upgrades is Ultra Strobe Communications, Inc. Both Monroe Truck Equipment and Ultra Strobe Communications have completed similar projects for the City in the past with favorable results. It is therefore the recommendation of City staff to award the bid to the lowest responsive and responsible bidders, Monroe Truck Equipment, for the provision and installation of municipal plows, and Ultra Strobe Communication, Inc. for the provision and installation of the lighting upgrades.

Votes Required to Pass:

Simple majority

DRAFT

The City of Crystal Lake

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE as follows:

That the City Manager is authorized to execute Purchase Agreements between the CITY OF CRYSTAL LAKE and Monroe Truck Equipment for the purchase and installation of municipal plows in the amount of $43,698.00 and to Ultra Strobe Communications for the purchase and installation of lighting upgrades in the amount of $34,770.00.

DATED this 2nd day of June, 2015.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
MAYOR

SEAL

ATTEST:

_____
CITY CLERK

PASSED: June 2, 2015

APPROVED: June 2, 2015

Agenda Item No: 27

City Council
Agenda Supplement

Meeting Date: June 2, 2015

Item: Membership Agreement for a Geographic Information System (GIS) Consortium and GIS Consortium Service Provider Contract

Recommendation: Adopting a Resolution authorizing the City Manager to execute a Membership Agreement with the Geographic Information System Consortium (GISC) and execute with a right to renew a Service Provider Agreement with Municipal GIS Partners, Inc., a consultant providing GISC members staffing and technical assistance.

Contact: Michelle Rentzsch, Director of Community Development

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Background:
Geographic Information Systems (GIS) is a computer system designed to capture, store, manipulate, analyze, manage and present all types of geographical data. The 2015-2016 approved City Budget includes funds for the participation in a GIS consortium.

The GIS consortium model is a best practice initiative whereby multiple municipalities collaborate to outsource their GIS technology needs with a single private sector provider. Membership will provide the City with access to resources that otherwise would be cost-prohibitive. Members apply their GIS investment to solutions and all intellectual property developed by the consortium belongs to its members. The City will be joining 28 other Illinois communities that share resources and benefits. Membership in the consortium will greatly improve City record keeping and accurate information management. The City will have the ability to store and access related parcel data such as permits, maintenance records, plats, and ordinances. Informative exhibits and maps can be streamlined to better define projects.

Local government and mapping have a long history together and in one form or another, the City has always provided mapping information for a multitude of end-users. It has become apparent that to keep up with the technological requirements for an advanced GIS system, the City would need to partner with others in order to share resources and keep costs as low as possible.

The City has an existing GIS system that requires consistent updates and professional management. In reviewing GIS options, previously the City issued an RFP for GIS management services. The RFP yielded six GIS companies with an average hourly rate of $107.00/hour. Based on one person being available in-house full time, the total cost per year would be $222,560 if the City were to proceed with a contract with a GIS consultant. The other option reviewed was partnering with an established local government GIS consortium.

Geographic Information System Consortium (GISC) is a 28 member consortium made of local governments. GISC contracts with Municipal GIS Partners, Inc. (MGP), a consultant, to provide GISC members staffing and technical assistance. The City of Crystal Lake would be the 29th local government. This consortium has been in place since 1998 and has never lost a member community. The consortium offers an efficient business model by which cities can cooperatively develop GIS, benefit from each other's projects and improvements. The GIS consortium provides a cost-effective option for municipalities.

With the one-time initiation fee ($20,000) that covers the city's receipt of 28 years of intellectual property that has been developed by the Consortium, the annual membership is accommodated within the 2015/2016 Budget. The GIS Consortium offers a reliable, well-tested, and cost effective method for the City to achieve a sustainable GIS system that offers many efficiencies and services both internally and externally. Compared to the cost to contract directly with a consultant ($222,560), the cost to join the consortium would be less at $199,394. The chart below illustrates some of the benefits of the consortium.

Feature	Consultant	Consortium
Technical expertise	✔	✔
Access to range of technical experts		✔
Intellectual property shared from other communities		✔
Specific municipal experience		✔
Continuity		✔
Consortium of municipal partners		✔
Cost	$222,560 1st year	$199,394 1st year + $20K one-time fee

Member programs are continually evolving as new solutions emerge to address common challenges. The GIS Consortium provides an array of solutions that members can implement and add to standards, applications, training, and shared procurements. The Board routinely identifies opportunities where cost and operation efficiencies can be improved by the organization. Once these improvements are identified, the members cooperatively develop the solution. Although every community within the GIS Consortium is unique, many of their needs are similar. These common-denominator traits are where the GIS Consortium focuses its resources.

GIS Benefits

The cost savings of a GIS system are directly proportional to the utilization of the program. The more it is utilized the greater the efficiencies and savings. That is, the more the system is used the more value it generates. For this to occur, a reliable system needs to be in place with professional assistance, necessary resources and training all made available. In addition to supporting tradition local government processes in a more efficient automated format, GIS can generate significant cost savings and value to the organization.

The City's current GIS capabilities could be furthered and ably managed with the GIS Consortium. GIS provides the following overall benefits:

- Professionalism - Consistent & accurate information
- Transparency – Readily available info for the public
- Efficiency - Data at your fingertips (accessibility to data from a variety of systems which saves time)
- Reliability – better method of collection, input, and maintenance of data
- Sound Decision making – better methods of analysis of data collected
- Meeting our customers' expectations – service to customers 24 hours/7 days a week

Following are typical GIS uses that support the adoption of a GIS system to efficiently provide basic services. The attached summary provides a list of more sophisticated uses of GIS that generally require the help of a GIS professional. Many of these projects encompass the full capabilities of the system including professional cartography, geo-processing, and data analysis. Each section provides an estimate of the cost savings potential, provided by MGP, Inc. based on their work for their partner communities.

Fundamental Benefits

There are two fundamental benefits of an accurate and well-utilized GIS system. The first is public mandates for GIS. Although they do not specifically mention the technology, they essentially require it. These mandates include E9-1-1 Phase II mobile mapping, Fire Rescue Certification, Annual Certified Zoning Map and NPDES (National Pollutant Discharge Elimination System). These mandates are difficult to achieve without a GIS. Organizations often address these mandates independent of each other and without consideration of a GIS program that could meet multiple needs. In addition, it is reasonable to anticipate that more mandates will require this technology specifically in areas such as environmental impacts and general public services.

The second issue is the siphoning of institutional knowledge. The older workforce that consisted of 20 to 30 year careers is leaving local government and taking with them the knowledge of the systems that the community is responsible for maintaining. This group is being replaced with a more transient workforce (and perhaps outsourced) that will not have the benefit of the experience of their predecessors. Although the modern workforce may be more technologically advanced, they will require the necessary information to be more efficient. GIS plays a major role in filling this void.

A community that maintains a GIS program to support these basic business processes can recognize cost savings. The savings comes in the form of efficiencies that can be realized monetarily or operationally depending on the organization. In addition, a community can accrue additional value from the same system by utilizing it for more specialized processes including meeting mandates. The following describes the general business processes in more detail.

Utility lookup

A utility lookup is a process by which staff, residents, developers, real estate professionals, and other utility organizations verify the location and type of facility. Utility lookups are required for many local government processes including:

- JULIE locates
- Redevelopment
- Improvements
- Building permits
- Fire protection
- Sewer lining
- Storm water management
- Basement back ups
- Service locates
- Water main breaks
- Tree trimming

Ad hoc mapping

Creating quick maps within a GIS is the most often used capability. These maps take advantage of the underlying data and allow the user to create most maps within minutes. While staff creates most of these products, the GIS professional creates some of these products. The following is a shortlist of maps that are commonly created on-the-fly:

- Zoning variance
- Site planning
- Development planning
- Special event planning
- Newsletter
- Mailing inserts
- Meeting presentations
- TIF districts
- Field check maps

Data sharing

Quality base mapping is the starting point for development and capital improvement projects. Developers and consulting engineers routinely request this information from local government. If this data is not currently available, they are required to conduct an independent survey to capture planimetric, topographic, and utility information. This data is readily available from the GIS system to be shared among users to ensure efficient use of dollars. This increases the number of potential projects because of the ease of starting the planning process. Projects that most frequently require this data included:

- Road resurfacing
- Property re-development
- New subdivisions
- Environmental impact studies
- Flood control
- Redevelopment projects

- Utility designs and upgrades
- Intergovernmental data studies
- Hydrology distribution

Address Mapping

Address mapping is one of the most common reoccurring processes within a community. It consists of mapping department databases to geography for the purpose of uncovering unseen relationships. Any department that maintains a records database can take advantage of this process, including:

- Police incident mapping
- Fire incident mapping
- Work order history
- Tree locations
- Basement flooding
- Water usage
- Vehicle registration
- Sidewalk repairs

Property lookup

One of the primary responsibilities of local government is to provide residents and real estate professionals information regarding properties that pertain to the community. In most cases, the request pertains to the property zoning and services provided by the community for a particular address. Other information may include:

- County assessor information
- Floodplain risk
- Garbage pickup days
- Lot size
- Property configuration
- School districts
- Township
- Watershed boundaries
- Zoning

Utility updates

Utilities represent the largest dataset within the GIS data model. These systems consist of water distribution, sanitary sewer, storm sewer, and in some cases lighting systems. GIS enables these databases to be centrally maintained and distributed to the staff to support many community processes. In addition, these systems are referenced to the same base mapping which enables them to be combined and displayed with other community datasets to support planning and decision-making. There are a number of ways in which utility information is updated, including:

- As-Builts
- Development projects
- Engineering designs
- Field crew updates
- Fire hydrant flushing
- General operations
- Sewer televising
- Utility plats

Field measurement

Field measurement is a common practice in local government. Department staff is often required to measure length and area of existing facilities or locations. These measurements provide a basis for determining replacement cost, feasibility of a proposed site, and inventory estimates. The following is a list of field measurement purposes:

- Asset inventory
- Capital project estimating
- Fire accreditation
- Impervious surface area
- Parade route distances
- Parking area capacity
- Safety zones
- Site redevelopment
- Special event location feasibility
- Tree preservation

Address list generation

Communities are required to generate mailing lists for a number of different business processes. For

example, local ordinances require communities to provide notice to properties within a certain distance of a zoning variance petition. Other address list requirements include:

- Business notifications
- Capital improvement project notification
- Fire hydrant flushing
- Floodplain notifications
- Boil water notices
- Newsletters
- Reverse 911 dispatch
- Special events
- Surveys
- Zoning variations

Secondary Benefits

Productivity. Because it is difficult to quantify the benefits derived from information technology investments, some other measures may be applied. Empirical research suggests that the simple act of automation will result in a 10% gain in improved performance. When automation is coupled with process improvements, as is expected by joining the Consortium, expected productivity gains can be as much as 90%. One type of productivity enhancement comes in the form of allowing staff to focus on their core functions, versus chasing information or maintaining paper records.

Although potentially very significant, this cost-benefit analysis does not take into consideration the value of this automation and modernization process to the general public or the private sector. For example, speeding up and improving the plat process could result in savings to developers in the range of tens of thousands of dollars on a single project.

Enhanced Public Safety. The availability of GIS data and technology can be employed for emergency government purposes. Across the country, local governments are using GIS to dispatch police, fire, and other first responders. Many governments are using the technology to inventory critical infrastructure and sensitive facilities. Law enforcement and other agencies use GIS technology and data to support tactical planning and crime reporting and monitoring. GIS technology is used to plan for and manage natural disasters. In the case of flooding, GIS allows existing staff to be able to more quickly identify problems and create solutions for operations.

Internal Benefits. Having better, more complete, and timely information will facilitate the public decision making process. This analysis does not take into consideration either the reduction in time or in the quality of decisions that may be made by elected officials. Another significant, yet unaccounted for, benefit is the surge in staff effectiveness as systems mature and specific applications are developed.

Economic Development. One of the most valuable applications of enterprise GIS is for economic development. The ability to quickly compile, analyze, and present information to prospective businesses and employers is invaluable. GIS is used to site businesses, public and educational institutions based on a set of selection criteria. Example criteria include: soil suitability, depth to bedrock, access to rail, truck, and mass, transportation, educational attainment rates, employment statistics, proximity to water and waste water, zoning, and available parcels for building or rehabilitation. GIS also provides a visually pleasing way for virtual visitors to the City to learn about the City's many restaurants, retailers, and other businesses.

Asset Management. More than a matter of productivity, GIS helps organizations manage their physical assets. These include physical assets such as building, road pavement, and technology. Increasingly, mobile asset management, tracking and dispatching vehicles, manpower, etc., has

become a high impact use of GIS. Examples include snowplow command, dispatch of inspectors, and service delivery routing.

Enhanced Service. Although it does not show up as a matter of productivity, the use of enterprise GIS can contribute mightily in improving customer service. Examples include quicker, more convenient access to governmental information, better code inspection and enforcement, and quicker processing of plans, plats, and various permit requests.

Recommendation

Based on the feedback received during the most recent Budget deliberations, City Staff submitted a membership application. Recently, the City's membership application was unanimously approved by the GISC board. Membership in GISC and the Service Provider Agreement with MGP will provide the City with an on-site GIS expert full-time. It is staff's recommendation to adopt a resolution authorizing the City Manager to execute a Membership Agreement with the Geographic Information System Consortium (GISC) and execute a Service Provider Agreement with Municipal GIS Partners, Inc., a consultant providing GISC members staffing and technical assistance.

Votes Required to Pass:

Simple Majority

DRAFT

AUTHORIZING THE EXECUTION OF A MEMBERSHIP AGREEMENT FOR A GEOGRAPHIC INFORMATION SYSTEM CONSORTIUM AND GIS CONSORTIUM SERVICE PROVIDER CONTRACT

WHEREAS the CITY OF CRYSTAL LAKE (hereinafter "City") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the CITY is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the CITY desires to benefit from a membership in the Geographic Information System (GIS) Consortium (hereinafter "Consortium"), and

WHEREAS membership will provide shared knowledge, training and databases amongst the GIS Consortium members, and

WHEREAS the CITY has budgeted sufficient funds for membership in the Consortium.

NOW THEREFORE BE IT RESOLOVED by the Mayor and City Council of the City of Crystal Lake, County of McHenry, Illinois as follows:

THAT the City Manager is hereby authorized to execute the "Membership Agreement for a Geographic Information System Consortium" and subsequent "GIS Consortium Service Provider Contract" with Municipal GIS Partners, Inc. at 701 Lee Street Suite 1020, Des Plaines, IL 60016

DATED this 2nd day of June, 2015.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
MAYOR

SEAL
ATTEST

_____
CITY CLERK

PASSED: June 2, 2015
APPROVED: June 2, 2015