



**CITY OF CRYSTAL LAKE**  
**AGENDA**  
**CITY COUNCIL**  
**REGULAR MEETING**  
City of Crystal Lake  
100 West Woodstock Street, Crystal Lake, IL  
City Council Chambers  
August 18, 2020  
7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – August 4, 2020 City Council Meeting**
5. **Accounts Payable**
6. **Public Presentation**  
*The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.*
7. **Acting Mayor's Report**
8. **City Council Reports**
9. **Consent Agenda**
10. **5050 Rickert Road, General Kinematics – Sign Variation to allow a 190 square-foot limited duration sign that is 10 feet in height to be displayed through October 1, 2020**
11. **Video Gaming Code Changes**
12. **Historic Preservation Commission Appointments and Reappointment**
13. **Council Inquiries and Requests**
14. **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**
15. **Reconvene to Regular Session**
16. **Adjourn**

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



**Agenda Item No: 10**

**City Council  
Agenda Supplement**

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**Meeting Date:** August 18, 2020

**Item:** Sign Variation to allow a 190 square-foot limited duration sign that is 10 feet in height to be displayed through October 1, 2020 at 5050 Rickert Road.

**Staff Recommendation:** City Council Discretion:  
A. Motion to approve an Ordinance with the recommended conditions for a variation at 5050 Rickert Road.  
B. Motion to deny the variation request.

**Staff Contact:** Michelle Rentzsch, Director of Community Development  
Katie Cowlin, Assistant City Planner

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**Background:**

General Kinematics is celebrating their 60<sup>th</sup> anniversary in Crystal Lake. To thank their employees for their commitment to the company and the community, General Kinematics would like to hang a temporary banner (limited duration sign) below their wall sign.

**Analysis**

- The property at 5050 Rickert Road is zoned Manufacturing and the business use is industrial. Per the Unified Development Ordinance (UDO), limited duration signs are permitted 16 square feet and four feet in height.
- The proposed limited duration sign is 190 square feet and 10 feet in height.
- The sign would be hung under the existing wall sign for the building. The building has a setback of 105 feet from Pingree Road.
- The proposed banner would complement the existing wall sign and the proposed size would allow for the sign to be readable from the sidewalk.
- A recommended condition of approval is that the sign must be removed no later than October 5, 2020.

- The petitioner is requesting variations from Section 4-1000 H Industrial Signs in the UDO. The following table illustrates the Ordinance requirements and whether the proposed sign meets those requirements:

| Proposed Signage                              | UDO Requirement       | Requested Sign  | Variation             |
|---|-----------------------|-----------------|-----------------------|
| Temporary 60 <sup>th</sup> Anniversary Banner | Area - 16 square feet | 190 square feet | Yes – 174 square feet |
|   | Height - 4 feet       | 10 feet         | Yes – 6 feet          |

Image of proposed limited duration sign under the existing wall sign:



**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.

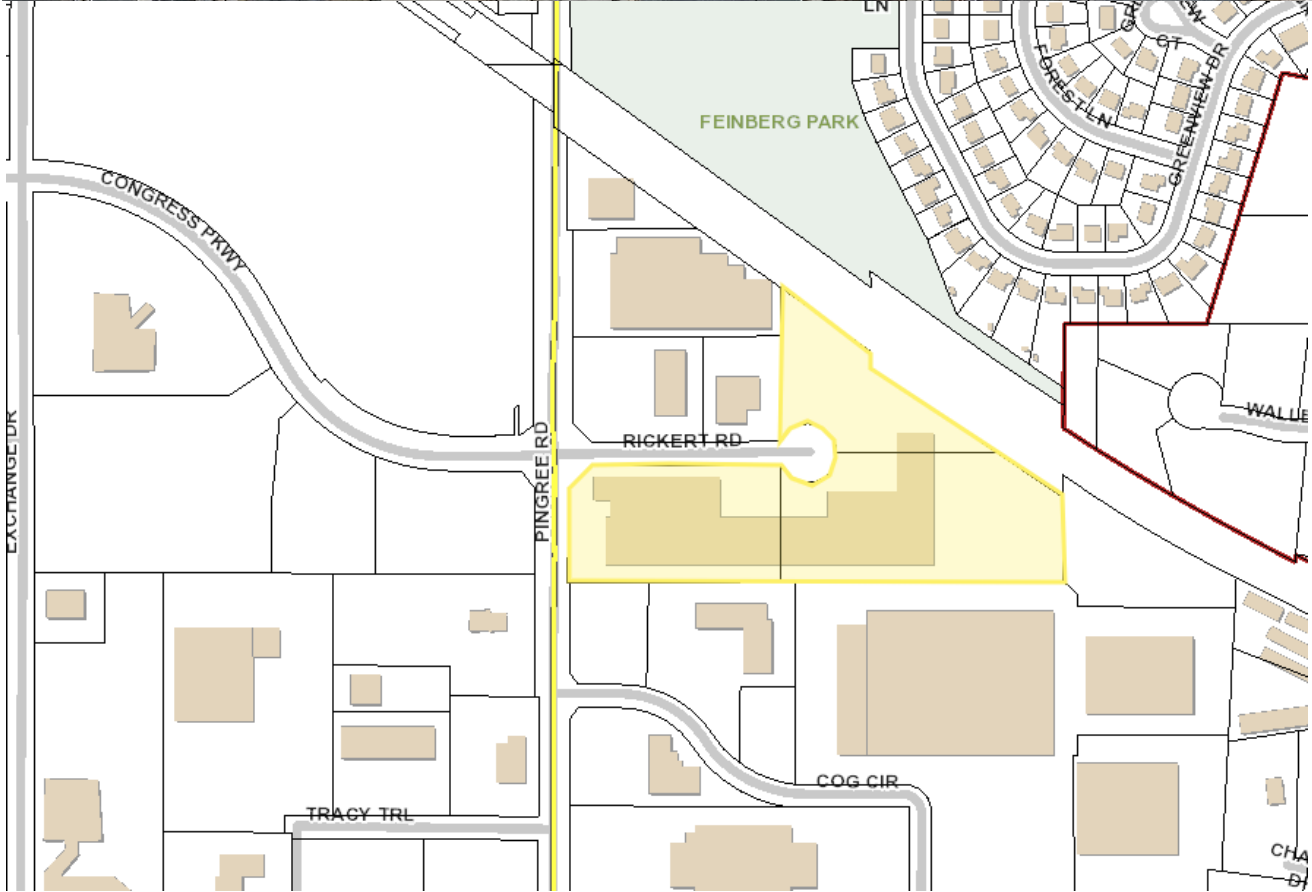
3. The proposed variation is in harmony with the intent, purpose and objectives of the Ordinance.

**Recommended Conditions:**

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application, Smith, received 08/11/2020
  - B. Sign Rendering, received 08/11/2020
2. The temporary sign must be removed by October 5, 2020.

**Votes Required to Pass:** Simple majority.

PIQ Map  
5050 Rickert Road



**DRAFT**

Ord. No. xxxx  
File No. xxx



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING A SIGN VARIATION FOR  
GENERAL KINEMATICS AT 5050 RICKERT ROAD**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2020-145) before the City of Crystal Lake, the Petitioner has requested a sign variation to allow a 190 square-foot limited duration wall signage that is 10 feet in height for General Kinematics' 60<sup>th</sup> Anniversary at 5050 Rickert Road; and

WHEREAS, a hearing of the request was held before the City of Crystal Lake City Council on August 18, 2020 in the manner and in the form as prescribed by Ordinance and Statute; and

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

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

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

Section I: That a sign variation be granted to allow a 190 square-foot limited duration wall signage that is 10 feet in height for General Kinematics' 60<sup>th</sup> Anniversary at 5050 Rickert Road (19-03-302-004, 19-03-302-002 & 19-03-301-005), Crystal Lake, Illinois.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application, Smith, received 08/11/2020
  - B. Sign Rendering, received 08/11/2020
2. The temporary sign must be removed by October 5, 2020.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of the sign variation in accordance with the provisions of this

**DRAFT**

Ord. No. xxxx  
File No. xxx

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 18<sup>th</sup> day of August, 2020.

City of Crystal Lake, an  
Illinois municipal corporation

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Haig Haleblian  
Acting Mayor  
City of Crystal Lake

SEAL

ATTEST:

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Nick Kachiroubas, City Clerk

Passed: August 18, 2020

Approved: August 18, 2020



**Agenda Item No: 11**

**City Council  
Agenda Supplement**

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**Meeting Date:** August 18, 2020

**Item:** Video Gaming Code Changes

**Staff Recommendation:** Motion to adopt an Ordinance amending Chapter 268-3 (H) of the City Code regarding Video Gaming, to increase the number of allowable Video Gaming Terminals from 3 terminals to 6 terminals.

**Staff Contact:** Eric T. Helm, Deputy City Manager

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**Background:**

The City received an inquiry from a Crystal Lake restaurant/bar requesting that the City increase the number of video gaming terminals allowed per licensed establishment in Crystal Lake. Video gaming is regulated by the State of Illinois through the Video Gaming Act (230 ILCS 40) (the “Act”). Pursuant to the Act, local municipalities are allowed to either prohibit video gaming or place certain restrictions or limitations on video gaming. In Crystal Lake, the City Council approved video gaming at the April 5, 2016 City Council meeting by the adoption of Section 268-3 of the City Code. The relevant sections of the Act and the City Code pertaining to video gaming are attached to this agenda supplement for your reference.

Pursuant to Section 25 of the Act, licensed establishments may have a maximum of 6 video gaming terminals. Under the City’s authority granted by the State, the City currently limits the number of video gaming terminals per licensed establishment to 3.

City staff surveyed surrounding communities and found that the following allowed up to six terminals per licensed establishment. These include Algonquin, Cary, Fox River Grove, Harvard, Huntley, Johnsburg, Lake in the Hills, Marengo, Hoffman Estates and Lake Zurich. It should be noted that Lake in the Hills allows up to six terminals based on a square footage formula, with a minimum facility square footage of 1,500 sq. ft. facility to be eligible for video gaming. Facilities with 1,500-2,000 sq. ft. are allowed a maximum of 3 terminals, and facilities over 2001 sq. ft., are allowed 6 terminals. McHenry and Woodstock allow five terminals.



If the City Council were to increase the number of terminals, each licensed establishment desiring to increase the number of terminals would need to submit an application and site plan to the City. Based on these submittals, City staff would review the site plan to ensure that the location and screening of the new terminals meet the requirements of the City Code. The City would also ensure that the establishments have received State approval and met other requirements.

The Crystal Lake bars and restaurants that currently have video gaming terminals are noted in the below table. These establishments, and any new establishments, would be impacted by a change to the number of allowable video gaming terminals.

| Name                    | Address                 | Number of Terminals | First Licensing Period |
|-------------------------|-------------------------|---------------------|------------------------|
| Fire Bar                | 435 Angela Lane         | 3                   | 2016/2017              |
| The Cottage             | 6 E. Crystal Lake Ave.  | 3                   | 2016/2017              |
| Moe B Dicks             | 1050 North Shore Dr.    | 3                   | 2016/2017              |
| Labemi's                | 109 N. Main St.         | 3                   | 2016/2017              |
| Wings Etc.              | 5899 Northwest Hwy.     | 3                   | 2016/2017              |
| Crystal Lake Rib House  | 540 E. Terra Cotta Ave. | 3                   | 2016/2017              |
| Goal Line               | 85 Brink Street         | 3                   | 2016/2017              |
| Colemans                | 7608 S. Virginia        | 3                   | 2016/2017              |
| Finn McCools            | 72 N. Williams          | 3                   | 2016/2017              |
| Williams St. Tap        | 80 N. Williams          | 3                   | 2016/2017              |
| Buffalo Wings and Rings | 1520 Carlemont Dr.      | 3                   | 2016/2017              |
| Las Cazuelitas          | 21 Crystal Lake Plaza   | 3                   | 2016/2017              |
| Matt's Tavern           | 92 Railroad Street      | 2                   | 2016/2017              |
| Village Squire          | 4818 NW Highway         | 3                   | 2017/2018              |

The City's legal counsel has reviewed and approved the attached Ordinance language.

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**AN ORDINANCE AMENDING CHAPTER 268 (H) OF THE CODE OF THE CITY OF CRYSTAL LAKE PERTAINING TO VIDEO GAMING**

WHEREAS, the City of Crystal Lake, McHenry County Illinois is a home rule municipality with authority under the provisions of Article VII, Section 6 of the Illinois Constitution; and

WHEREAS, the City's ordinances have included restrictions on the use of gambling devices; and

WHEREAS, the Video Gaming Act (230 ILCS 40/1 *et seq.*) (the "Act") was enacted on July 13, 2009, and allows certain licensed establishments to conduct video gaming within facilities that possess a valid State and local liquor license and which are operated in accordance with the Act; and

WHEREAS, the Mayor and City Council previously determined that permitting video gaming within the City would provide an incentive to certain new businesses opening in the City and certain existing businesses which wish to offer additional services; and

WHEREAS, pursuant to that determination, the Mayor and City Council found that the authorization of such devices was in the public interest and adopted section 268-3 of the City Code (Ordinance numbers 7208 and 7209) to authorize video gaming in Crystal Lake; and

WHEREAS, section 268-3(H) of the City Code provides that not more than three (3) video gaming terminals may be operated within a license establishment; and

WHEREAS, the Illinois Legislature, pursuant to Public Act 101-0031, amended the Act to increase the maximum number of video gaming terminals which may be operated within a licensed establishment from five (5) to six (6), subject to local control and further restrictions by municipalities; and

WHEREAS, the Mayor and City Council have found and determined that it would be appropriate and in the best interest of the City and its residents to amend Section 268-3(H) in order to increase the maximum number of video gaming terminals allowed within a licensed establishment from three (3) to six (6).

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

**SECTION I: Recitals.** The foregoing recitals are hereby incorporated by reference as though

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fully set forth herein.

**SECTION II: Amendment to Section 268-3.** Section 268-3 of the City Code of Ordinances is hereby amended as follows:

*[Deletions are reflected by strikethroughs. Additions are reflected in bold and underlined]*

**Section 268-3. Video Gaming.**

**H. Video Gaming Terminal Permit. Limitation on Number.**

The City Manager or his/her designee shall be authorized to issue Video Gaming Terminal Permits within the City. No Video Gaming Terminal may be operated within a Licensed Establishment unless such Video Gaming Terminal shall have been first approved in accordance with the Illinois Video Gaming Act (230 ILCS 40/1 *et. seq.*) and a current Video Gaming Terminal Permit has first been issued by the City Manager or his/her designee for such Video Gaming Terminal to the owner of the Licensed Establishment. Each Video Gaming Terminal Permit shall be valid only during the calendar year for which such permit has been issued. The issuance of such permit shall be evidenced by a sticker which shall be affixed to and readily visible upon each permitted Video Gaming Terminal. Not more than ~~three (3)~~ **six (6)** Video Gaming Terminals may be operated within a Licensed Establishment.

**SECTION III: Effective Date.** This ordinance shall be in full force and effect from and after its passage and approval according to law.

**SECTION IV:** All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 18<sup>th</sup> day of August, 2020

APPROVED:

\_\_\_\_\_  
HAIG HALEBLIAN, ACTING MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

PASSED: August 18, 2020  
APPROVED: August 18, 2020

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



**Agenda Item No: 12**

**City Council  
Agenda Supplement**

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|-------------------------------------|---|
| <b><u>Meeting Date:</u></b>         | August 18, 2020   |
| <b><u>Item:</u></b>                 | Historic Preservation Commission Appointments and Reappointment |
| <b><u>Staff Recommendation:</u></b> | City Council Discretion   |
| <b><u>Contact:</u></b>              | Acting Mayor Haig Haleblian                                     |

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**Background:**

The Historic Preservation Commission has recommended nomination of Judi Halter to fill the vacancy on the Commission for the term ending June 30, 2023 and Brittany Niequist to fill the vacancy on the Commission for the term ending June 30, 2023. There are currently three vacancies on the nine-member Commission.

In addition, Lisa Solak has asked to be reappointed to the Commission. Her term expired June 30, 2020. Ms. Solak has served on the Commission since 2014.

Ms. Halter moved to Crystal Lake in 1956 and she has lived in the City since that time. She is very interested in community history and would like to give back to Crystal Lake.

Ms. Niequist lives in a historically landmarked property in the City, and would like to help protect other historic structures in Crystal Lake while learning more about the history of the community.

Attached for the Council's information is a copy of the letters from Ms. Halter and Ms. Niequist requesting consideration as well as the Historic Preservation Commission meeting minutes regarding the Commission recommendations.

Appointments to the Historic Preservation Commission are made and confirmed by the Mayor and City Council.

**Votes Required to Pass:**  
Simple majority.