



**CITY OF CRYSTAL LAKE**

**AGENDA**

**CITY COUNCIL**

**REGULAR MEETING**

City of Crystal Lake

100 West Woodstock Street, Crystal Lake, IL

City Council Chambers

December 1, 2020

7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – November 17, 2020 Regular 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**
  - a. **Resolution Approving 2021 City Council Meeting Schedule**
  - b. **Referral of a Text Amendment of the Unified Development Ordinance to consider allowing other Cannabis Business Establishments such as craft growers, cultivation centers, infusers/processors and transporters along with amending the approvals for Medical Cannabis uses to the Planning and Zoning Commission**
10. **City Code Amendment to Increase the Number of Class 13 Liquor Licenses – Applicant: Negeshwari and Sadhi Inc, DBA Crystal Lake Food and Liquor, 540 E. Terra Cotta Avenue, Suite E**
11. **City Code Amendment to Increase the Number of Class 25 Liquor Licenses – Applicant: Moontime Smokin' Que, 88 Railroad Street, Unit A**
12. **Agata, 333 Commerce Drive - Special Use Permit for a Massage Establishment**
13. **Reed, 121 N. Main Street and 135 Beardsley Street – Preliminary and Final Plat of Subdivision to divide the lot into two lots, and Variations from Article 3 to create two nonconforming lots: a variation from the 5,000 square foot-minimum lot area standard, with Lot 1 being 3,827 square feet and Lot 2 being 3,423 square feet, a variation from the 20-foot rear yard setback to allow both lots to have a zero-foot setback, a variation from the maximum building coverage allowance of 70% to allow Lot 1 75% coverage and Lot 2 98% coverage, and a variation from the maximum impervious surface coverage allowance of 95% to allow both lots to have 100% coverage**
14. **Bid Awards – Water Treatment Chemicals**
15. **Intergovernmental Agreement with the McHenry County Conservation District for snow removal on Prairie Trail**

- 16. Cullinan Properties, 95 E. Crystal Lake Avenue - Conceptual Planned Unit Development (PUD) review for a mixed-use development**
- 17. Council Inquiries and Requests**
- 18. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel**
- 19. Reconvene to Regular Session**
- 20. Adjourn**

*If 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: 9a**

**City Council  
Agenda Supplement**

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**Meeting Date:** December 1, 2020

**Item:** Resolution Approving 2021 City Council Meeting Schedule

**Staff Recommendation:** Staff recommends adoption of the Resolution Approving 2021 City Council Meeting Schedule

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

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**Background:**

This Resolution approves the 2021 schedule of City Council meetings which is required to be published by the Open Meetings Act.

Attached for City Council review is a copy of all support documentation regarding this request.

**Votes Required to Pass:**

Simple majority

**DRAFT**

Res.



**The City of Crystal Lake Illinois**

**RESOLUTION**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE** that pursuant to the Illinois Open Meetings Act, 5 ILCS 120/2, which requires public notice of an annual meeting schedule, the City Council approves the attached 2021 Calendar of Regularly Scheduled Meetings and authorizes its publication.

DATED this 1<sup>st</sup> day of December, 2020.

CITY OF CRYSTAL LAKE, an  
Illinois municipal corporation,

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Haig Haleblan, ACTING MAYOR

SEAL

ATTEST

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Nick Kachiroubas, CITY CLERK

Passed: December 1, 2020

Approved: December 1, 2020

**CITY OF CRYSTAL LAKE 2021 CALENDAR OF REGULARLY SCHEDULED MEETINGS**

The following schedule designates the place, time, and date of all regularly scheduled meetings of the City Council, Boards and Commissions. For further information please call the City Manager's Office at (815) 459-2020.

**CITY COUNCIL**

Place: Municipal Complex, City Council Chambers, 100 W. Woodstock Street

Date: 1<sup>st</sup> and 3<sup>rd</sup> Tuesday

Time: 7:00 p.m.

<b>January 5, 19</b>	<b>April 6, 20</b>	<b>July 6, 20</b>	<b>October 5, 19</b>
<b>February 2, 16</b>	<b>May 4, 18</b>	<b>August 3, 17</b>	<b>November 2, 16</b>
<b>March 2, 16</b>	<b>June 1, 15</b>	<b>September 7, 21</b>	<b>December 7, 21</b>

**Workshop Meetings**

Place: Municipal Complex, City Council Chambers, 100 W. Woodstock Street

Date: 2<sup>nd</sup> Tuesday

Time: 7:00 p.m.

<b>January 12</b>	<b>April 13</b>	<b>July 13</b>	<b>October 12</b>
<b>February 9</b>	<b>May 11</b>	<b>August 10</b>	<b>November 9</b>
<b>March 9</b>	<b>June 8</b>	<b>September 14</b>	<b>December 14</b>



## Agenda Item No: 9b

### City Council Agenda Supplement

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**Meeting Date:** December 1, 2020

**Item:** Referral of a Text Amendment of the Unified Development Ordinance (UDO) to consider allowing other Cannabis Business Establishments such as craft growers, cultivation centers, infusers/processors and transporters along with amending the approvals for Medical Cannabis uses to the Planning and Zoning Commission.

**Recommendation:** Motion to refer the UDO Text Amendment to the January 6, 2021 Planning and Zoning Commission meeting for review and recommendation.

**Staff Contact:** Michelle Rentzsch, Community Development Director  
Elizabeth Maxwell, City Planner

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**Background:**

- The City Council adopted an Ordinance on October 1, 2019, which allowed a Cannabis Dispensary as a Special Use in the B-2 zoning district. During those discussions, it was stated that the City would reevaluate other Cannabis Business Establishments after one year.
- The State of Illinois allows other Cannabis Business Establishments including cultivation centers, craft growers, infusers/processors and transporters. The City did not make changes to the Ordinance to allow these other uses and can be considered at this time.
- Prior to the State allowing recreational cannabis use, they allowed for Medical Cannabis Dispensaries and Medical Cannabis Cultivation Centers. At that time, the City was not allowed to opt-out of allowing those uses. The City placed them in very restrictive zoning districts. It now makes sense to review the Medical Cannabis use and have it mirror the recreational cannabis use.

**Proposed Amendment:**

- The proposed text amendment would be to consider allowing these other Cannabis Business Establishments within the City.
- The proposed text amendment would also look at the Medical Cannabis Cultivation Center and Medical Cannabis Dispensary uses.

- Below are the adopted definitions for the other uses and the proposed change to the Land Use Table
  - CANNABIS CRAFT GROWER:  
A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture as a “craft grower” to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
  - CANNABIS CULTIVATION CENTER:  
A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture as a “cultivation center” to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
  - CANNABIS INFUSER:  
A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture as an “infusing organization” or “infuser” to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
  - CANNABIS PROCESSING:  
A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture as a “processing organization” or “processor” to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
  - CANNABIS TRANSPORTER:  
An organization or business that is licensed by the Illinois Department of Agriculture as a “transporting organization” or “transporter” to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.
  - MEDICAL CANNABIS CULTIVATION CENTER – A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.
  - MEDICAL CANNABIS DISPENSING ORGANIZATION – A facility operated by an organization or business that is registered by the Illinois Department of Financial

and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

P = Permitted Use      L = Limited Use Permit      S = Special Use Permit

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria
Industrial	Cannabis Infuser/Processor														S		2-400-79
	Cannabis Transporter														S		2-400-80
Agricultural	Cultivation Center														S	S	2-400-78
	Craft Grower														S	S	2-400-77
Medical Facility	Medical Cannabis Cultivation Center														S	S	
	Medical Cannabis Dispensary	S										S					

**Votes Required to Pass:**      A simple majority.





**Agenda Item No: 10**

**City Council  
Agenda Supplement**

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**Meeting Date:** December 1, 2020

**Item:** City Code Amendment to Increase the Number of Class 13 Liquor Licenses – Applicant: Nageshwari and Sadhi Inc., DBA Crystal Lake Food and Liquor

**Staff Recommendation:** Motion to adopt an Ordinance increasing the number of Class 13 liquor licenses from the currently permitted 32 licenses to 33 licenses, in order to allow for the issuance of a new Class 13 liquor license to Nageshwari and Sadhi Inc., DBA Crystal Lake Food and Liquor, located at 540 E. Terra Cotta Avenue, Suite E

**Staff Contact:** Eric T. Helm, Deputy City Manager  
Melanie Nebel, Executive Assistant

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**Background:**

Nageshwari and Sadhi Inc. is the new owner of Crystal Lake Food and Liquor, located at 540 E. Terra Cotta Avenue, Suite E. Licenses are non-transferable, thus Nageshwari and Sadhi Inc. is requesting the City Council to approve an increase in the number of Class 13 licenses to allow for the continuous operation of the Crystal Lake Food and Liquor.

The former owner of Crystal Lake Food and Liquor, Matru Kupra 3 Inc., will surrender their liquor license, and the number of allowable Class 13 liquor licenses will be automatically reduced by one to 32.

The Class 13 liquor license authorizes the sale of alcoholic liquors on the premises specified in the license in packages only but not for consumption on the premises where sold between the hours of 7:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday, and Friday; and 7:00 a.m. Saturday and 2:00 a.m. Sunday, and 7:00 a.m. Sunday and 2:00 a.m. Monday. A Class B Type restaurant may be located on the premises.

The annual fee for such a license shall be \$625.

The applicant has submitted all of the necessary paperwork. A fingerprint/background search revealed no criminal history under the new applicant's name.

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

- Payment of Prorated License Fee
- Certificate of Occupancy

The attached Ordinance approves an increase in the number of Class 13 liquor licenses in order to allow the new owner of Crystal Lake Food and Liquor to continue to operate under a new license. This Ordinance is expressly made subject to the voluntary surrender of the existing liquor license by the former license holder, Matru Krupa 3 Inc.

**Votes Required to Pass:**

Simple majority

**DRAFT**

Ord. No.  
File No. 255 L



**The City of Crystal Lake**

**AN ORDINANCE AMENDING THE CODE  
OF THE CITY OF CRYSTAL LAKE**

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

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

1. Class 13 License shall be increased from 32 to 33.

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

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

DATED at Crystal Lake, Illinois, this 1st day of December, 2020

City of Crystal Lake, an  
Illinois municipal corporation

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Haig Haleblain, ACTING MAYOR

SEAL

ATTEST

\_\_\_\_\_  
Nick Kachiroubas, CITY CLERK

PASSED: December 1, 2020  
APPROVED: December 1, 2020



**Agenda Item No: 11**

**City Council  
Agenda Supplement**

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<b><u>Meeting Date:</u></b>	December 1, 2020
<b><u>Item:</u></b>	City Code Amendment to Increase the Number of Class 25 Liquor Licenses – Applicant: Moontime Smokin’ Que
<b><u>Staff Recommendation:</u></b>	Motion to adopt an Ordinance increasing the number of Class 25 liquor licenses from the currently permitted 6 licenses to 7 licenses, in order to allow for the issuance of a new Class 25 liquor license to Moontime Smokin’ Que, located at 88 Railroad Street, Unit A.
<b><u>Staff Contact:</u></b>	Eric T. Helm, Deputy City Manager Melanie Nebel, Executive Assistant

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**Background:**

Moontime Smokin’ Que, located 88 Railroad Street, Unit A, is requesting the creation of a Class 25 liquor license to allow for the sale and consumption of alcoholic beverages on the premises (interior of building), as well as the sale of liquor in the original package. The restaurant plans to open soon.

The Class 25 license authorizes the retail sale, of alcoholic liquor, for consumption, on the premises as well as the retail sale of alcoholic liquor in the original package between the hours of 7:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday; 7:00 a.m. and 2:00 a.m. Friday and Saturday; and 7:00 a.m. on Sunday and 1:00 a.m. on Monday. A Class A Type restaurant may be located on the premises.

The annual fee for such a license shall be the sum of \$1,350. Per the adjustments to liquor licenses fees made at the November 17, 2020 City Council meeting, the pro-rated license fee will be reduced by 50%.

The applicant has submitted all paperwork for application and licensing. There are no zoning issues with this request.

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

- Payment of Pro-rated License Fee
- Applicant Must Provide Name of Manager

- Certificate of Occupancy

The following establishments currently hold Class 25 Liquor Licenses.

<u>Name</u>	<u>Address</u>	<u>Zoning</u>
Williams Street Tap	80 N. Williams Street	"B 4"
Garfield's Beverage Depot	305 Virginia Street	"B-2"
Coleman's	7608 Virginia Road	"B-2"
Binny's Beverage Depot	5380 Northwest Hwy	"B-2 PUD"
Café Olympic	90 N. Williams Street	"B-4"
Jude's	19 N. Williams Street	"B-4"

The attached Ordinance approves an increase in the number of Class 25 liquor licenses in order to allow Moontime Smokin' Que, to serve alcoholic liquor.

**Votes Required to Pass:**

Simple majority

**DRAFT**

Ord. No.  
File No. 255 L



**The City of Crystal Lake**

**AN ORDINANCE AMENDING THE CODE  
OF THE CITY OF CRYSTAL LAKE**

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

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

1. Class 25 License shall be increased from 6 to 7.

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

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

DATED at Crystal Lake, Illinois, this 1<sup>st</sup> day of December, 2020.

City of Crystal Lake, an  
Illinois municipal corporation

\_\_\_\_\_  
Haig Haleblan, ACTING MAYOR

SEAL

ATTEST

\_\_\_\_\_  
Nick Kachiroubas, CITY CLERK

PASSED: December 1, 2020  
APPROVED: December 1, 2020



## Agenda Item No: 12

### City Council Agenda Supplement

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<b><u>Meeting Date:</u></b>	December 1, 2020
<b><u>Item:</u></b>	REPORT OF THE PLANNING & ZONING COMMISSION
<b><u>Request:</u></b>	Special Use Permit (SUP) for a Massage Establishment
<b><u>Petitioner:</u></b>	Agata Foreman, petitioner 333 Commerce Drive
<b><u>PZC Recommendation:</u></b>	Motion to approve the Planning and Zoning Commission recommendation and adopt an Ordinance granting the SUP for a massage establishment at 333 Commerce Drive.
<b><u>Staff Contact:</u></b>	Michelle Rentzsch, Director of Community Development Elizabeth Maxwell, City Planner

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#### **Background:**

- The petitioner recently opened a wellness spa that offers massage therapy at 333 Commerce Drive. This office space is shared with an existing chiropractor.
- All massage establishments are required to obtain a Massage Establishment License and a Special Use Permit.
- The petitioner has already submitted the Massage Establishment License application.

#### **PZC Highlights:**

- The PZC was supportive of the request for a Special Use Permit.
- They found that the request met the Findings of Fact.

#### **PZC Vote:**

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Foreman, received 10/27/20)

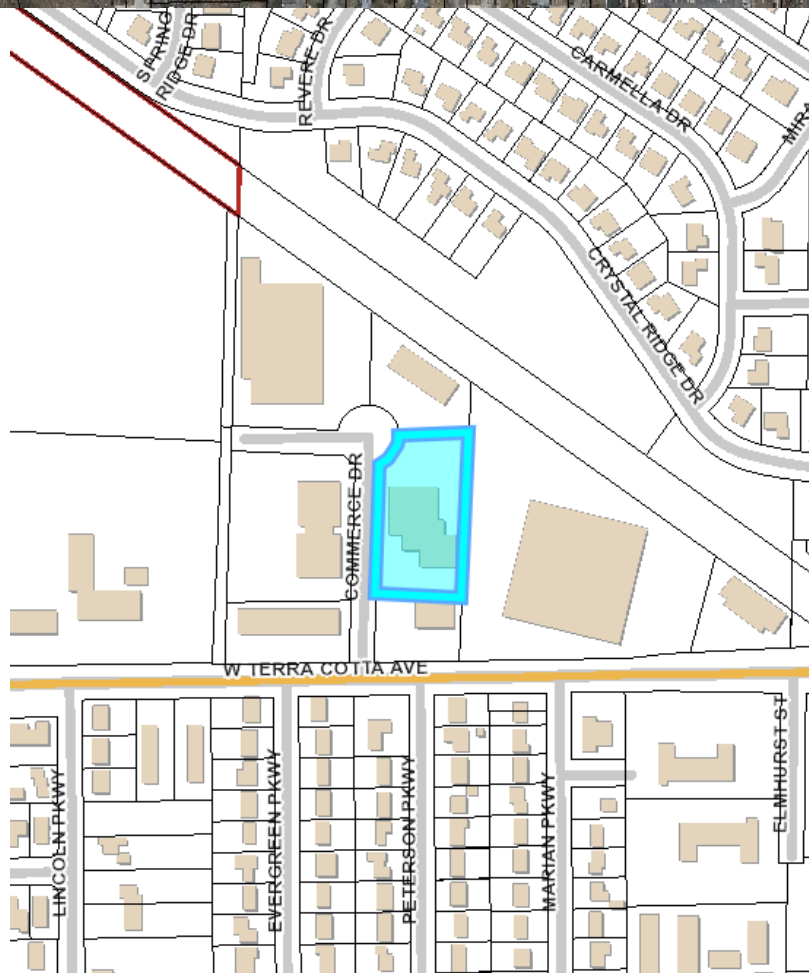
B. Floor Plan (Foreman, received 118/05/20)

2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.
3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

**Votes Required to Pass:** A simple majority.



# PIQ MAP - 333 Commerce Drive



**DRAFT**

Ord. No. ....  
File No. ....



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
AT 333 COMMERCE DRIVE**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2020-185) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Special Use Permit to allow a Massage Establishment for the property located at 333 Commerce Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 29, 2020 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 19, 2020 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit; and

WHEREAS, on November 19, 2020, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Special Use Permit be approved, as documented in the minutes; and

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

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

Section I: That a Special Use Permit be issued to allow a Massage Establishment for the property commonly known as 333 Commerce Drive (14-32-177-012), Crystal Lake, Illinois.

Section II: Said Special Use is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Foreman, received 10/27/20)
  - B. Floor Plan (Foreman, received 118/05/20)

**DRAFT**

Ord. No. ....  
File No. ....

- 2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.
- 3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit 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 1<sup>st</sup> day of December, 2020.

City of Crystal Lake, an  
Illinois municipal corporation

\_\_\_\_\_  
Haig Haleblian, ACTING MAYOR

SEAL

ATTEST:

\_\_\_\_\_  
Nick Kachiroubas, CITY CLERK

Passed: December 1, 2020  
Approved: December 1, 2020



**Agenda Item No: 13**

**City Council  
Agenda Supplement**

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**Meeting Date:**

December 1, 2020

**Item:**

REPORT OF THE PLANNING & ZONING COMMISSION

**Request:**

1. Preliminary/Final Plat of Subdivision to divide the lot into two lots.
2. Variations from Article 3 to create two nonconforming lots:
  - a. Variation from the 5,000 square-foot minimum lot area standard. Lot 1 would be 3,827 square feet, a variation of 1,173 square feet and Lot 2 would be 3,423 square feet, a variation of 1,577 square feet.
  - b. Variation from the 20-foot rear yard setback to allow both lots to have a zero-foot setback, a variation of 20 feet.
  - c. Variation from the maximum building coverage allowance of 70% to allow Lot 1 75% coverage, a variation of 5% and Lot 2 98% coverage, a variation of 28%.
  - d. Variation from the maximum impervious surface coverage allowance of 95% to allow both lots to have 100% coverage, a variation of 5%.

**Petitioner:**

Mark Saladin, attorney & Chris Reed, petitioner  
121 N. Main Street & 135 Beardsley Street

**PZC Recommendation:**

To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Preliminary and Final Plat of Subdivision with variations for a two lot subdivision at 121 N. Main Street and 135 Beardsley Street.

**Staff Contact:**

Michelle Rentzsch, Director of Community Development  
Kathryn Cowlin, Assistant City Planner

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**Background:**

- The former City Hall and Fire Station for the City occupy the subject property and the current property owner is requesting a subdivision to create two lots, one for each building.

- There are no proposed changes to the property and the existing conditions were created prior to the current Unified Development Ordinance (UDO).

**Request:**

- The petitioner is requesting a two-lot subdivision and variations for the existing conditions.
- The petitioner is purchasing the 135 Beardsley Street property and in order to sell the former Fire Station building separately, the plat of subdivision is required to divide the land per the UDO.

**PZC Highlights:**

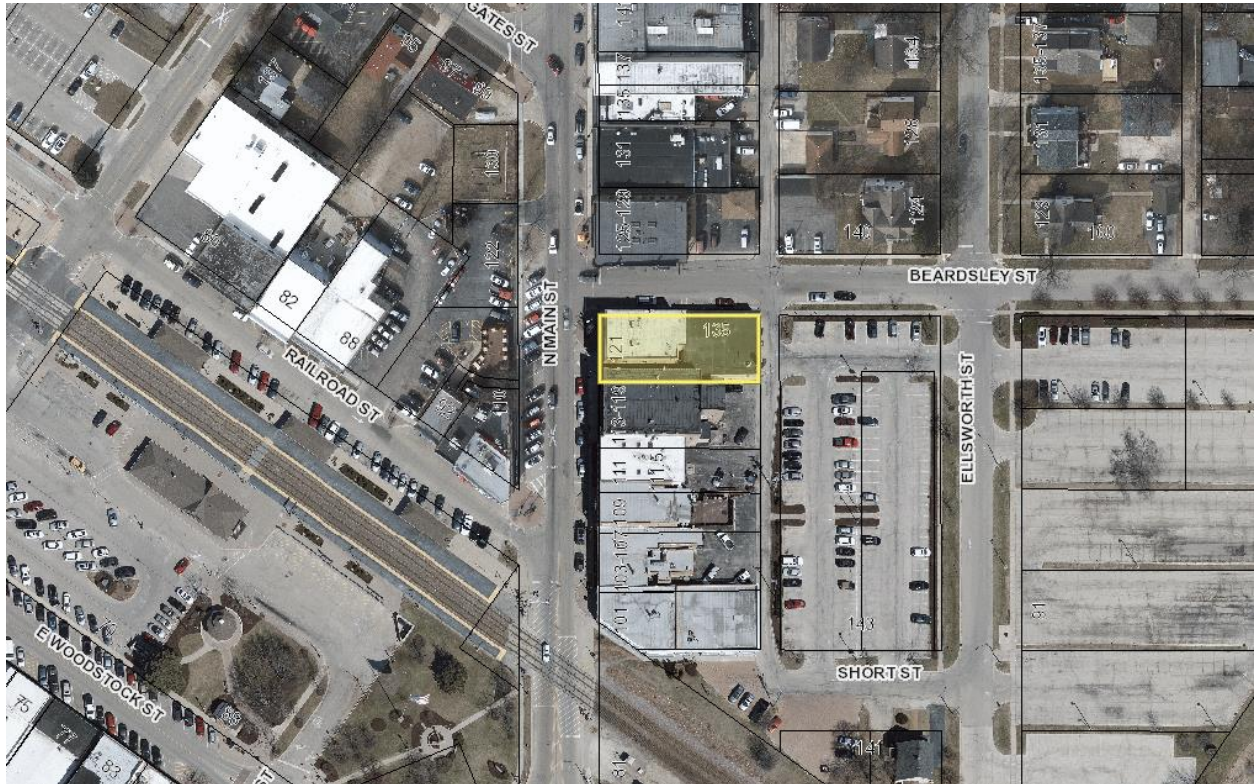
- The PZC agreed the hardship for the variations was not self-created and had no issues with the request.
- The PZC stated the Findings of Fact had been met.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Stephan P Schneider Trust, received 10/19/2020)
  - B. Plat of Subdivision (Vanderstappen Land Surveying, Inc., dated 09/11/2020, received 10/19/2020)
  - C. Plat of Survey (Vanderstappen Land Surveying, Inc., dated 09/11/2020, received 10/19/2020)
2. The petitioner shall address all of the review comments and requirements of Community Development and Fire Rescue Departments.

**Votes Required to Pass:** A simple majority.

PIQ MAP – MAIN STREET SUBDIVISION – 121 N. MAIN ST & 135 BEARDSLEY ST



**DRAFT**

Ord. No. xxxx  
File No. xxx



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING A PRELIMINARY/FINAL PLAT OF  
SUBDIVISION AND VARIATIONS  
AT 121 N. MAIN STREET AND 135 BEARDSLEY STREET**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2020-00182) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Plat of Subdivision and Variations to allow the creation of two lots with variations from the 5,000 square-foot minimum lot area standard for both lots, the 20-foot rear yard setback requirement for both lots to have a zero-foot setback, the maximum building coverage allowance of 70% to allow Lot 1 75% coverage and Lot 2 98% coverage, and the maximum impervious surface coverage allowance of 95% to allow both lots to have 100% coverage at 121 N. Main Street and 135 Beardsley Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 28, 2020 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 19, 2020 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Subdivision and Variations; and

WHEREAS, on November 19, 2020, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Preliminary/Final Plat of Subdivision and Variations be approved; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Preliminary/Final Plat of Subdivision and Variations be issued as requested in said Petition.

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

Section I: That a Preliminary/Final Plat of Subdivision and Variations to allow the creation of two lots with variations from the 5,000 square-foot minimum lot area standard for both lots, the 20-foot rear yard setback requirement for both lots to have a zero-foot setback, the maximum building coverage allowance of 70% to allow Lot 1 75% coverage and Lot 2 98% coverage, and the maximum impervious surface coverage allowance of 95% to allow both lots to have 100% coverage at 121 N.

**DRAFT**

Ord. No. xxxx  
File No. xxx

Main Street and 135 Beardsley Street (14-33-351-001), Crystal Lake, Illinois.

Section II: Said Preliminary/Final Plat of Subdivision and Variations is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Stephan P Schneider Trust, received 10/19/2020)
  - B. Plat of Subdivision (Vanderstappen Land Surveying, Inc., dated 09/11/2020, received 10/19/2020)
  - C. Plat of Survey (Vanderstappen Land Surveying, Inc., dated 09/11/2020, received 10/19/2020)
2. The petitioner shall address all of the review comments and requirements of Community Development and Fire Rescue Departments.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Final Plat of Subdivision and 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 1<sup>st</sup> day of December, 2020.

City of Crystal Lake, an  
Illinois municipal corporation

\_\_\_\_\_  
Haig Haleblian, ACTING MAYOR

SEAL

ATTEST:

\_\_\_\_\_  
Nick Kachiroubas, CITY CLERK

Passed: December 1, 2020  
Approved: December 1, 2020





**Agenda Item No: 14**

**City Council  
Agenda Supplement**

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**Meeting Date:**

December 1, 2020

**Item:**

Water Treatment Chemical Bid Awards

**Staff Recommendation:**

1) Motion to award the contract to the lowest responsive and responsible bidder for Liquid Hydrofluosilicic Acid to Alexander Chemical Corporation and adopt a Resolution authorizing the City Manager to execute a one-year contract with Alexander Chemical Corporation in the submitted bid amount.

2) Motion to award the contract to the lowest responsive and responsible bidder for Ortho Poly Phosphate to Carus LLC and adopt a Resolution authorizing the City Manager to execute a one-year contract with Carus LLC, in the submitted bid amount.

3) Motion to reject the bids for Chlorine.

**Staff Contact:**

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

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**Background:**

The City of Crystal Lake annually requests bids for chemicals used in the water treatment process. The price of these chemicals fluctuates based on market conditions.

On October 23, 2020, the City of Crystal Lake publicly opened and read aloud the bids received for purchasing water treatment chemicals. These chemicals are used at the City's five water treatment plants to comply with drinking water standards set by the Illinois Environmental Protection Agency (IEPA).

The following is a breakdown of the bids received:

	Alexander	Hawkins	Carus LLC	Shannon
<b>Base Year 2021</b>				
Liquid Hydrofluosilicic Acid (Gal.)	√\$3.29	\$4.24	\$4.532	\$6.77
Ortho Poly Phosphate (Gal.)	No Bid	\$5.19	√\$4.674	\$9.09
Chlorine Gas (Lb.)	\$0.395	\$0.415	No Bid	No Bid

√ Indicates recommended lowest responsible, responsive bidder.

**Discussion:**

Last year, the low bid contract for Chlorine provided a bid for one-year at \$0.31/pound and provided an optional second-year bid at the same price. This vendor has agreed to the second-year option at \$0.31/pound. This price is lower than the bids received on October 23, 2020. As such, the City is executing the second-year option of this contract, and City staff recommends rejecting bids received for Chlorine.

Alexander Chemical Corporation submitted the lowest bid price for Liquid Hydrofluosilicic Acid, while Carus LLC provided the lowest bid price for Ortho Poly Phosphate. The delivery of these chemicals will begin in 2021. For these chemicals, this year’s bid represents a cost savings from last year. For comparison purposes, the 2020 Unit Prices (previous contracts) are listed below:

	2020 Price
Liquid Hydrofluosilicic Acid (Gal.)	\$3.34
Ortho Poly Phosphate (Gal.)	\$4.79
Chlorine Gas (Lb.)	\$0.31

The City estimates expending approximately \$49,000 for these chemicals. Adequate funds are budgeted for this expenditure.

**Recommendation:**

The Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. The City has worked with these vendors previously. It is staff’s recommendation to:

- Reject the bids for Chlorine (since the current vendor’s second-year price is less than bids received).
- Award a one-year contract to Alexander Chemical Corporation for Liquid Hydrofluosilicic Acid, and award a one-year contract to Carus LLC for Ortho Poly Phosphate in the submitted bid amounts as these bids represent a savings over last year’s bid.

**Votes Required to Pass:**

Simple Majority

**DRAFT**



## **RESOLUTION**

**WHEREAS** the CITY OF CRYSTAL LAKE received and publicly opened bids for Water Treatment Chemicals on October 23, 2020; and

**WHEREAS**, it is in the City's interests to reject the bids for Chlorine; and

**WHEREAS** the lowest responsive and responsible bidder for Liquid Hydrofluosilicic Acid was Alexander Chemical Corporation; and

**WHEREAS** the lowest responsive and responsible bidder for Ortho Poly Phosphate was Carus LLC.

**NOW THEREFORE BE IT RESOLVED BY THE ACTING MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE** that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

**BE IT FURTHER RESOLVED** that the bids for Chlorine are hereby rejected; and

**BE IT FURTHER RESOLVED** that the City Manager is authorized to execute a one-year contract between the CITY OF CRYSTAL LAKE and Alexander Chemical Corporation for the purchase and delivery of Liquid Hydrofluosilicic Acid in the amount bid; and

**BE IT FURTHER RESOLVED** that the City Manager is authorized to execute a one-year contract between the CITY OF CRYSTAL LAKE and Carus LLC for the purchase and delivery of Ortho Poly Phosphate in the amount bid.

**DATED** this 1<sup>st</sup> day of December, 2020.

CITY OF CRYSTAL LAKE, an  
Illinois municipal corporation,

By: \_\_\_\_\_  
Haig Haleblian, ACTING MAYOR

**DRAFT**

SEAL

ATTEST

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CITY CLERK

PASSED: December 1, 2020

APPROVED: December 1, 2020



**Agenda Item No: 15**

**City Council  
Agenda Supplement**

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**Meeting Date:** December 1, 2020

**Item:** Intergovernmental Agreement with the McHenry County Conservation District for snow removal on the Prairie Trail

**Staff Recommendation:** Motion to adopt a Resolution authorizing the City Manager to enter into an agreement with the McHenry County Conservation District for the continued removal of snow along the Prairie Trail from US Route 14 north to Main Street.

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

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**Background**

In 2009, the City Council approved entering into an intergovernmental agreement with the McHenry County Conservation District (MCCD) allowing the City to provide snow removal along the Prairie Trail from US Route 14 north to Crystal Lake Avenue. The Prairie Trail in Crystal Lake is used all year round and this service has been successful. There are no sidewalks along Main Street between Crystal Lake Avenue and US Route 14 (access to shopping). Therefore, this section of the path also acts as a local connection for pedestrians between the downtown, adjacent residential neighborhoods and the US Route 14 corridor.

**Discussion:**

The original agreement was for a term of five (5) years with one additional five (5) year term. It did not include an automatic renewal clause (renews automatically unless either party wishes to terminate the agreement) and has now expired. The proposed agreement is for one (1) year with an automatic renewal of successive one (1) year terms unless either party wishes to terminate. There are no fees associated with this agreement. The proposed agreement has been reviewed by the City's legal counsel and is acceptable to MCCD.

**Recommendation:**

Approval of the Resolution authorizing the City Manager to execute the intergovernmental agreement and continue to provide this service.

**Votes Required to Pass:**

Simple majority.

**DRAFT**



## **RESOLUTION**

**WHEREAS**, the City of Crystal Lake (hereinafter referred to as the “City”) and the McHenry County Conservation District (hereinafter referred to as the “District”) previously entered into an intergovernmental agreement for snow removal along the Prairie Trail from US Route 14 to Crystal Lake Avenue; and

**WHEREAS** the snow removal service provided by the City under that agreement is successful and provides a public purpose and benefit; and

**WHEREAS** the City and the District are desirous of continuing the snow removal service in the future and have prepared a new Intergovernmental Agreement Relative to Snow Removal along the Prairie Trail.

**NOW, THEREFORE BE IT RESOLVED BY THE ACTING MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE** that the Intergovernmental Agreement Relative to Snow Removal along the Prairie Trail with the McHenry County Conservation District is accepted by Resolution; and

**BE IT FURTHER RESOLVED** that the City Manager is hereby authorized to execute the Agreement.

**DATED** this 1<sup>st</sup> day of December, 2020.

CITY OF CRYSTAL LAKE, an  
Illinois Municipal Corporation,

By: \_\_\_\_\_  
Haig Haleblian, ACTING MAYOR

**DRAFT**

SEAL

ATTEST

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CITY CLERK

PASSED: December 1, 2020

APPROVED: December 1, 2020

**DRAFT**

**AGREEMENT RELATIVE TO  
SNOW REMOVAL ALONG THE PRAIRIE TRAIL**

1. Snow Removal. The City of Crystal Lake ("City") and the McHenry County Conservation District ("MCCD") agree that City shall be permitted to perform snow removal, plowing and ice removal operations along the MCCD's Prairie Trail from Route 14 north to Crystal Lake Avenue, Due to the structure of the Trail and potential damage to landscaping, only smaller tractors (such as John Deere type lawn tractors) with snow brushes, snow thrower attachments or plow blades shall be permitted to be used to clear the Prairie Trail. In addition, City agrees to take reasonable precautions to avoid any damage to the Prairie Trail, trees or landscaping and shall repair or replace any pavement, trees or landscape which is so damaged by virtue of City's snow removal operations. MCCD agrees to allow the City to erect signage along the Trail warning users of possible snow and ice conditions. In all other respects, MCCD shall be responsible for the maintenance of the Prairie Trail as described above.

2. Insurance. City shall be required to maintain the insurance required by this section or in such higher amounts in the future which are commercially reasonable. All insurance required shall be with financially sound insurance companies or through a self-insured intergovernmental risk pool or agency and written for not less than the limits of liability specified in this section, or required by law, whichever coverage is greater. All required coverage shall be maintained on an occurrence basis without interruption from the date of commencement of this Agreement. All insurance shall be written on insurance services office (ISO) or comparable forms and shall be written for not less than the following minimum limits or greater if required by law.

- A. Commercial General Liability Insurance including as minimum coverages or limits of liability: \$4 million combined single limit per occurrence for bodily injury and property damage
- B. Business Automobile Liability Insurance including owned, hired and non-owned vehicles with combined single limit - \$2,000,000 per accident.
- C. Before the City begins providing services described herein, it shall provide the MCCD with a Certificate of Insurance naming the MCCD, and its principals, officers, Board of Trustees, elected and appointed officials, employees, and agents as additional insureds on all policies of insurance required herein. The Certificate of Insurance shall provide that the coverage shall not be terminated or materially modified unless thirty (30) days written notice has been given to MCCD by certified mail return receipt requested.
- D. All the insurance required by this section shall state that the coverage afforded to the additional insureds shall be primary insurance of the additional insured. If MCCD has other insurance or self-insured coverage which is applicable to the loss, it shall be on an excess or contingent basis.
- E. Under no circumstances shall MCCD be deemed to have waived any of the insurance requirements of this Agreement by (1) City beginning to provide the services described herein before receipt of certificates of insurance or additional insured endorsements; (2) by failing to review any certificates or documents received; or (3) by failing to advise the City that any certificate of insurance or additional insured endorsement fails to obtain all of the required insurance provisions or is otherwise deficient in any manner. The City agrees that the obligation to provide the insurance required by this Agreement is solely its responsibility and that its obligations cannot be waived by any act or omission of MCCD.

3. Mutual Indemnification

- A. The City shall indemnify and hold harmless MCCD and its elected and appointed officials, employees and agents from or against loss or damage to persons and/or property suffered by, though, or solely from the acts or omissions of the City, its employees or agents relating to the City's prosecution of any work or activity contemplated by this AGREEMENT except to the



**DRAFT**

extent that any such loss is caused by the gross negligence or willful acts of the MCCD, or its contractors and/or agents.

- B. MCCD shall indemnify and hold harmless the City and its elected and appointed officials, employees and agents from or against loss or damage to persons and/or property suffered by, though, or solely from the acts or omissions of the MCCD, its employees or agents relating to MCCD's prosecution of any work or activity contemplated by this AGREEMENT except to the extent that any such loss is caused by the gross negligence or willful acts of the City, or its contractors and/or agents
4. Term and Termination. This Agreement shall commence upon the date of execution by the Parties hereto for a period of one (1) year. From the anniversary date hereof, this Agreement shall automatically renew thereafter and remain in full force and effect for successive one (1) year term(s), without further action by either party, until terminated by either party by written notice as hereafter provided. This Agreement may be terminated by either party at any time, with or without cause, upon thirty (30) days written notice to the other party. In the event that there exist any outstanding obligation(s) under the terms of this Agreement at the time of such termination notice, said obligation(s) shall remain the responsibility of the responsible party.
5. Notices. Any and all notices, communications, demands, consents and approvals required under this Agreement shall be in writing, and shall be sent and deemed received: (A) on the third business day after mailed by first class mail, or (B) on the next business day after deposit with a nationally-recognized overnight delivery service (such as Federal Express or Airborne) for guaranteed next business day delivery, or (C) by facsimile transmission or email transmission on the day of transmission, if sent before 5:00 pm on a business day, or (D) by personal delivery, if addressed to the Parties as follows:

To City:

City of Crystal Lake  
100 W. Woodstock Street  
Crystal Lake, Illinois 60014  
Attention: City Manager  
Fax: 815-459-2350  
Email:

To MCCD:

McHenry County Conservation District  
18410 U.S. Highway 14  
Woodstock, IL 60098  
Attention: Executive Director  
Fax: 815-334-2877  
Email

By notice complying with the requirements of this Section, each party shall have the right to change the addressee, the address of the addressee, or both for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

6. This Agreement is entered into pursuant to the Intergovernmental Cooperation Act, 5 LLCS 220/1, *et seq.*, and by Article VII, Section 10 of the Illinois Constitution of 1970.

**DRAFT**

Dated: \_\_\_\_\_

City of Crystal Lake

\_\_\_\_\_  
By: Gary J. Mayerhofer  
City Manager

Attest: \_\_\_\_\_  
Nick Kachiroubas  
City Clerk

Dated: \_\_\_\_\_

McHenry County Conservation District

\_\_\_\_\_  
By: Elizabeth S. Kessler  
Executive Director

Attest: \_\_\_\_\_  
Megan Lee  
Executive Assistant



## Agenda Item No: 16

### City Council Agenda Supplement

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<b><u>Meeting Date:</u></b>	December 1, 2020
<b><u>Item:</u></b>	Conceptual Planned Unit Development (PUD) review for a mixed-use development.
<b><u>Petitioner:</u></b>	Cullinan Properties, Jim Testin and Sean Garrett 95 E. Crystal Lake Avenue
<b><u>Recommendation:</u></b>	For Discussion Only
<b><u>Staff Contact:</u></b>	Michelle Rentzsch, Director of Community Development Kathryn Cowlin, Assistant City Planner

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#### **Background**

- Cullinan Properties is proposing a mixed-use development with 159 apartments and approximately 7,100 square feet of commercial. The apartment building would be located on the south end of the property and the commercial would be near the intersection.
- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel development, a mixed-use development including 170 condominium units and 14,248 square feet of commercial space. The commercial was on the first floor with the condos above. Mr. Hummel received Preliminary Planned Unit Development (PUD) approval, but did not come forward for Final PUD due to the economic recession.
- A conceptual PUD review was presented in 2016 for a mixed-use development including 217 residential apartments and approximately 10,000 square feet of commercial space. The commercial was on the first floor with the apartments above. The developer was unable to obtain financing for the project and did not come forward for Preliminary or Final PUD approval.
- The subject property is located in the Main Street TIF District. The TIF District is a 23-year TIF and is set to expire in the year 2028.

#### **Conceptual Plan Highlights**

- The project proposal includes a 7,150 square-foot retail building at the corner and a 3-story residential building along Main Street. It features 1 and 2 bedroom units for a total of 159 units.

- Site Plan:
  - A full access driveway would be allowed on Crystal Lake Avenue and a right-in/right-out entrance would be allowed on Main Street.
  - The traffic study conducted by HLR in 2006 will be updated for the project.
  - Based on the current proposal, 223 parking spaces would be required for the residential units and 234 spaces are provided.
  - If the 7,150 sf of retail would be occupied by restaurants, the required number of parking spaces would be 21 spaces and 38 are provided.
- Teska Associates, the City's professional planning consultant, provided an alternative site plan based on the petitioner's plan. The alternative plan aligns the commercial building with Main Street so the entrance on Crystal Lake Avenue can have a greater presence and allow traffic to flow into the site. Moving the commercial building also allowed for a larger plaza at the intersection of Crystal Lake Avenue and Main Street.
- Architecture:
  - At this time, the applicant does not have a complete rendering of the commercial or residential buildings as proposed.
  - The petitioner has submitted some examples of buildings and renderings illustrating architectural elements that would be incorporated into the design for the subject property.

### **PZC Discussion**

- The PZC was split on whether a single mixed-use building or separate residential and commercial buildings would be appropriate for the site.
- The PZC agreed that open space should be provided on the site. It should be a place to gather for both the public and the residents of the property. The site design needs to be geared towards pedestrians and not auto users.
- The PZC stated a drive-through user should not be located at this property. The PZC reiterated that the site design needs to be pedestrian-oriented and not auto-oriented.
- Architecture was discussed and the general feedback was that the buildings should complement the downtown. The architecture style should blend and not be fully modern in style.

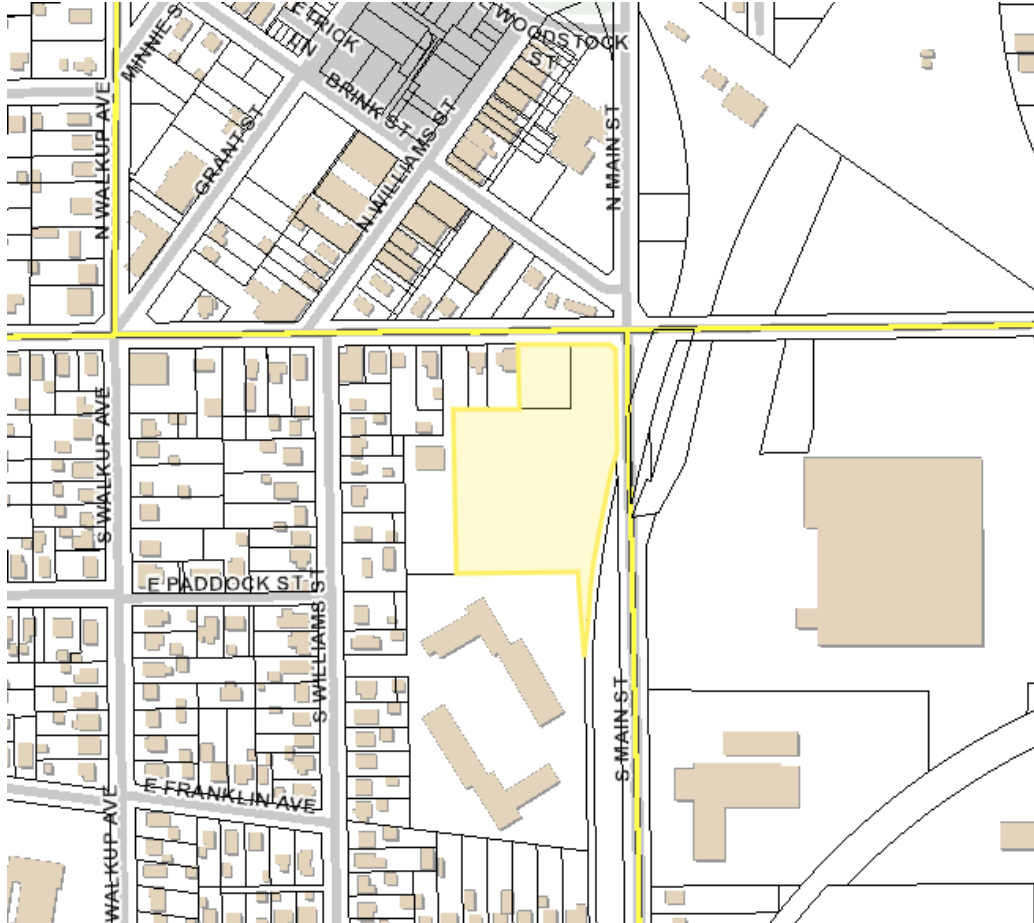
### **City Council Discussion Points:**

1) Type of Mixed-Use Development: the proposed by the previous two developers offered a vertical mixed-use building. This proposal provides a horizontal mixed-use concept, more suburban in nature, with less activity at the street, and more parking internal to the site. **Which type of mixed-use development is preferred?**

2) Public and Open Space: based on the type of mixed use development proposed, open space can be internal to the site with a small expanded sidewalk area or it could be more of a public plaza at the corner. **Would the City Council like to see a public plaza at the corner or is that not a requirement?**

3) Architecture: The majority of apartment buildings going up today are boxy, modern in architectural style, and use easier to construct materials. **Are the classic design elements of the existing Downtown's architecture important for this site or is more modern architecture preferred?**

PIQ MAP – 95 E. CRYSTAL LAKE AVE – CONCEPTUAL PUD



**City of Crystal Lake  
Development Application**

Office Use Only  
File # PLN 2020-0127

Project Title: 95 E. Crystal Lake Ave. Mixed Use

**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                       | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input checked="" type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                        | <input type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment              | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision        | <input type="checkbox"/> Other                           |

**Petitioner Information**

Name: Cullinan Enterprises, LLC  
Address: 420 N. Main Street  
East Peoria, IL 61611  
Phone: 309-999-1700  
Fax: 309-999-1701  
E-mail: \_\_\_\_\_

**Owner Information (if different)**

Name: First Midwest Bank  
Address: 8750 West Bryn Mawr, Suite 1300  
Chicago, IL 60631  
Phone: 708-576-714  
Fax: 708-398-3577  
E-mail: amanda.panozzo@firstmidwest.com

**Property Information**

Project Description: Mixed Use project of an approximately 7,000 square feet of multi-tenant retail  
in 2 buildings and a residential luxury apartment building totaling  
approximately 160 units.

Project Address/Location: 95 E. Crystal Lake Avenue, Southwest corner of the intersection of  
E. Crystal Lake Avenue and S. Main Street.

PIN Number(s): 19-05-228-062 and 19-05-228-061, formerly 19-05-228-050 and 19-05-228-006

**Development Team**

Please include address, phone, fax and e-mail

*Contact Name*, Cullinan Enterprises, LLC, 420 N. Main Street, East Peoria, IL 61611

**Developer:** 309-999-1700, 309-999-1701(F), Contact: Jim Testin, (630) 286-0129: [jtestin@cullprop.com](mailto:jtestin@cullprop.com)

Joe Safiri of BSB Design, Inc., 220 N. Smith St., Suite 210, Palatine, IL 60067

**Architect:** 847-705-2200, [jsafiri@BSBDesign.com](mailto:jsafiri@BSBDesign.com)

Richard Joseph of Miller, Hall & Triggs, LLC, 416 Main Street, Suite 1125, Peoria, IL 61602

**Attorney:** 309-671-9600, 309-671-9616(F), [richard.joseph@mhtlaw.com](mailto:richard.joseph@mhtlaw.com)

**Engineer:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

**Planner:** \_\_\_\_\_

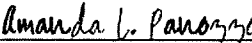
**Surveyor:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**Signatures**

 \_\_\_\_\_ 11/2/20  
**PETITIONER: Print and Sign name (if different from owner)** **Date**

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

DocuSigned by:  
 \_\_\_\_\_ Amanda L. Panozzo, VP, First Midwest Bank 10/22/2020  
0C76B0922B08480  
**OWNER: Print and Sign name** **Date**

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





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
THURSDAY, NOVEMBER 19, 2020  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Greenman at 7:00 p.m.

Mr. Greenman called the meeting to order. On roll call, members Esposito, Gronow, Skluzacek, Repholz and Greenman were present. Members Jouron and McGinnis were absent.

Michelle Rentzsch, Community Development Director, Elizabeth Maxwell, City Planner, and Katie Cowlin, Assistant City Planner were present from Staff. Lee Brown, President of Teska Associates and special planning consultant was also present on behalf of the City.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel and is also being broadcasted on Zoom.

**2020-127 95 E. CRYSTAL LAKE AVE – CONCEPTUAL PUD – PUBLIC MEETING**

Conceptual review of a mixed-use planned unit development proposal for 159 apartments and 7,150 square feet of commercial space.

Sean Garrett, President of Acquisitions and Director of Community Relations and Jim Testin, Development Manager of Cullinan Properties were present to represent the petition.

Ms. Rentzsch introduced the development team and stated the item before the Planning & Zoning Commission is a conceptual planned unit development (PUD) review.

Mr. Garrett and Mr. Testin presented the request for the conceptual PUD. They have been working on the plan for approximately one year and see the property as a gateway to Downtown. The proposed plan included apartments and retail; Cullinan is experienced in developing both. Mr. Testin described the property's proximity to Downtown and the Metra station and while they are close, Cullinan views the property as an auto-oriented location. There has been an evolution of the site plan – starting with a more traditional outlot design to incorporating staff's comments about the commercial building being located on the street. City staff has asked for a more urban design. A major factor to the site plan design are the access points for the site, the only full access is located on Crystal Lake Avenue. The commercial building has parking adjacent and that is important for attracting tenants. The site plan also shows a future connection to the property to the west in anticipation of future redevelopment. Regarding amenities, there are two terraces fronting the Prairie Path, which is a great amenity, and helps connect the human factor.

Mr. Testin addressed why a PUD is required for the proposed development – they are looking for flexibility with the height of the building, parking requirements and the growth management for the property. The architecture for the property will include elements that city staff have requested, varying depths, materials, rooflines and cornice work.

Cullinan does not have a tenant for the commercial building as of yet, they would like to get a general site plan approved and then work with the interested tenants to build the building to suit. The commercial building could be a single restaurant or multi-tenant. There was a plan that incorporated a drive-through, but that was removed since there was not an end user. Overall, the goal would be to break ground in 2021 and have construction of the residential units finished in 2022.

Ms. Rentzsch introduced city staff who have worked on the project and Lee Brown, President of Teska Associates who has aided staff. Ms. Rentzsch provided an overview of why a PUD is necessary – multiple buildings on a lot and any development in B-4 that is greater than one acre requires a PUD. The PUD allows flexibility in site design and zoning district standards to allow for creative and pedestrian-friendly development. Ms. Rentzsch provided a history of the mixed-use development proposals for the property, a description of the surrounding area and the elevation change from the site to Downtown.

Ms. Cowlin provided a summary review of the petitioner’s site plan and reviewed the four discussion points for the Commission. The first point is regarding the site plan and whether a single, large building was desirable or if multiple buildings on the site was more desirable. They have different massing and a different presence for the property. The property is a gateway and if a horizontal mixed-use plan was desirable, a public plaza element should be incorporated into the plan at the corner.

Mr. Brown spoke on the second and third discussion points. The site plan needs to activate the public street. There are design elements that help create a sense of place – seating, landscaping and lighting. Lighting is especially important in the Chicagoland area to extend the usability of the plaza when it gets dark at 5pm. It is important to remember that places need character and need to be functional. The example of Fountain Square in Evanston shows how a public plaza becomes a destination for an area. You see people picking up food from restaurants and choosing to go sit and eat in the plaza. The movable tables and chairs provides flexibility and are a fun accent for the plaza.

Mr. Brown reviewed a comparison of the petitioner’s site plan and an alternative done by Teska Associates. The Teska plan shifts the commercial building to allow for a larger corner plaza and creates an active retail street. The plaza on the Teska plan is the same size as the triangle plaza at Fountain Square, Evanston. The revised site plan also creates a grand entrance for the residential building and drop-off area. An interior courtyard area would replace the surface parking lot in the middle of the “u-shaped” portion of the residential building; there would not be a loss of parking.

Ms. Cowlin reviewed the last discussion point regarding architecture. The architecture of the buildings should complement the historic Downtown by using traditional building materials and using Terra Cotta tile or a similar product as an accent material.

The Chairman asked if anyone from the public wished to speak on this agenda item and there was no one in the public wishing to speak.

Mr. Greenman started the Planning and Zoning Commission's discussion on the conceptual plan. The first discussion point was reviewed. Members Skluzacek, Repholz and Gronow generally liked having the commercial use separate from the residential use. Members Esposito and Greenman thought a single mixed-use building would work better for the site. Mr. Esposito stated the site should have an urban feel and no drive-through uses. Ms. Repholz felt the separate buildings would work better for the downtown; it is more modest than the grand Hummel plan. Ms. Repholz also stated that the property needs the amenities and walkability through the site to downtown in order to ask for higher rents. The activation of the street that Mr. Brown discussed would be critical. Mr. Gronow added the development should mimic downtown and asked if it was possible to add residential above the commercial building. Mr. Greenman stated the site plan is challenging with the two buildings, the site plan is segmented and the commercial may not be functional in the current layout. Mr. Greenman thought a single building with retail on the first floor and residential above would be better for the traffic flow of the site.

The discussion point on pedestrian level design was discussed. Mr. Gronow thought the Teska plan did a better job at addressing pedestrians and site amenities. The commercial building along Main Street would also enhance the sightlines when you approach the downtown from the south. Mr. Gronow asked if there would be room to have a drop-off lane for the residential as shown on the Teska plan. Mr. Brown confirmed there is room for a drop-off lane/covered drive. Mr. Testin believes the lobby could be relocated as shown in the Teska plan. Ms. Repholz would like a less traffic-generating user for the commercial – it should be a user that benefits the residents on the site, too. The site is an extension of downtown and the retail/restaurant component is important to help promote walking. Mr. Esposito stated this is a gateway to downtown, it is walking distance and there is additional parking kitty corner so there should not be a “strip center” style commercial building. This is not Route 14. Mr. Skluzacek felt a restaurant would be the best fit for the commercial building. There should not be a drive-through. Mr. Greenman reaffirmed his desire for a mixed-use development; the site is tough with the access restraints and shape. The pedestrian feel needs to occur at the corner of Crystal Lake Avenue and Main Street. This should be a small urban project with the residential close to the plaza.

Mr. Gronow asked if the developer has a retail user. Mr. Garrett stated they do not but there is interest. The goal would be to develop the residential first to create a demand for the commercial part.

The members agreed that open space is important for the site and a gathering space should be an amenity for the residential component. The plaza feature should be meaningful and comfortable (attract people to use it).

The final discussion point on architecture was discussed. Mr. Skluzacek felt the architecture should complement the downtown and not be modern in style. Mr. Esposito agreed and thought brick should be the primary material with an accent of terra cotta tile if possible. Increasing the height of the commercial building should be considered to make it more complementary to the downtown. Ms. Repholz stated the

architecture for the site should act as a transition. The style should be clean, warm, and green with a touch of vintage. Downtown does not have a single architectural style to act as a guide. Fiber cement paneling should not be utilized. Mr. Gronow agreed and had “urban vintage” written down as a style for the property. Mr. Greenman agreed the architecture should complement downtown, the former Hummel plan was too big of a splash. Mr. Greenman continued to say that he is excited for the architecture and that each elevation should pop and give us the “feel good” feeling.

Mr. Gronow finished the discussion with a statement about the timing of the project. The plaza and open space need to be included in the first phase; the corner should not remain vacant with the residential completed in the rear.

Mr. Garrett and Mr. Testin thanked the Commission for their time and stated that there will need to be a balance between feasibility and desires.



**#PLN-2020-00127**  
**95 E. Crystal Lake Ave – Conceptual PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	November 19, 2020
<b><u>Request:</u></b>	Conceptual planned unit development review for a mixed-use development.
<b><u>Location:</u></b>	95 E. Crystal Lake Ave
<b><u>Acreage:</u></b>	Approximately 4.8 acres
<b><u>Zoning:</u></b>	B-4 – Mixed-Use Business
<b><u>Surrounding Properties:</u></b>	North: B-4 – Mixed-Use Business South: R-3B PUD – Multi-Family Residential PUD East: M – Manufacturing West: M-L & R-3A – Manufacturing Limited & Two-Family Residential
<b><u>Staff Contact:</u></b>	Katie Cowlin (815.356.3798)

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**Background:**

- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel development, a mixed use development including 170 condominium units and 14,248 square feet of commercial space.
- A conceptual PUD review was presented in 2016 for a mixed use development including 217 residential apartments and approximately 10,000 square feet of commercial space.

**Development Analysis:**

**Land Use/Zoning**

- The site is currently zoned B-4 Mixed-Use Business. Mixed use developments are encouraged within this zoning district.
- The petitioner would request variations in conjunctions with the Planned Unit Development.
- The current land use is Mixed Use. This site is within the Crystal Lake Avenue and Main Street TIF District. The TIF redevelopment plan calls for Mixed Use.

General

- The project proposal includes a 7,150 square-foot retail building at the corner and a 3-story residential building along Main Street.
- It features 1 and 2 bedroom units for a total of 159 units.
- The project is adjacent to the MCCD Prairie Trail.

Comparison of Developments			
	<b>Hummel (approved in 2006)</b>	<b>The Crystal 2016 Conceptual</b>	<b>Proposed Project</b>
<b>Development</b>	170 condos & 14,248sf retail	217 apartments & 10,000sf retail	159 apartments & 5,000-7,150 sf retail
<b>Height</b>	62 feet/5 & 6 stories	66 feet 4 inches/6 stories	One story retail & 3/4 stories residential
<b># of Buildings</b>	2 buildings	1 building	2 buildings
<b>Parking</b>	Parking provided at street level and basement	Parking provided for retail use on street level and resident parking is located internal to the building on each level	Parking provided for retail use on street level and resident parking is under the building and around the building

Site Layout

- The proposed retail building would be located along Crystal Lake Avenue with a reduced setback in order to continue the Downtown Crystal Lake standard. The residential building would be located at the south end of the property fronting Main Street.
- A full access driveway would be allowed on Crystal Lake Avenue and a right-in/right-out entrance would be allowed on Main Street.
- The traffic study conducted by HLR in 2006 will be updated for the project.
- Previous project proposal have been the traditional concept of mixed-use (retail on the first floor and residential above). The proposed site plan is considered a horizontal mixed-use plan (uses are located in separate buildings).

Building Elevations

- At this time, the applicant does not have a complete rendering of the commercial or residential buildings as proposed.
- The petitioner has submitted some examples of buildings and renderings illustrating elements that would be incorporated into the design for the subject property.

- The architecture of the buildings should be complementary to the downtown and include traditional building materials.

#### Parking

- Parking for retail customers is provided along the exterior of the building near the retail use.
- Parking for the residents is provided on the first level/below the residential units and surface parking would also be available for residents and guests.
- Based on the current proposal, 223 parking spaces would be required for the residential units and 234 spaces are provided.
- If the 7,150 sf of retail would be occupied by restaurants, the required number of parking spaces would be 21 spaces and 38 are provided.

#### **Planning and Zoning Commission Discussion:**

The following comments are for discussion and consideration in future submittals:

1. Is a tall, big, single-use building taking the entire site or two or more buildings separating the residential from the commercial the preferred layout?
2. Site Plan: How important is pedestrian level design, amenities, and integration on this site?
3. Public and Open Space: The corner plaza feature can be a nice element unless a landmark building holds the edge of that corner. Successful residential projects include open space amenities – how is this design accommodating that feature?
4. Architecture: Are the classic design elements of the existing Downtown’s architecture or more modern architecture preferred?



# Crystal Lake Mixed-Use Development Concept Design

November 2020



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# About Us



## WHAT WE OFFER

A wealth of experience – we ensure that you **meet your deadlines** and stay on budget. We manage every aspect of project development, from initial studies through completion of construction and facility operation.



## WHAT MAKES US UNIQUE

It's a **partnership** from the beginning to the completion of the project. We provide a variety of options and services including: Joint Ventures, Build-to-Suit, Sale/Leaseback and Real Estate Consulting.



## PROVEN SUCCESS

More than **\$1 billion** in real estate **projects** have been completed, creating a positive and lasting impact on communities.



## PROUD WBENC

We are **proud to be WBENC** certified and recognize the commitment to supplier diversity that is embraced by many institutions, corporations and government agencies today, and are pleased to add diversity to our clients' supply chain as well.

## LOCAL ROOTS — NATIONAL RECOGNITION



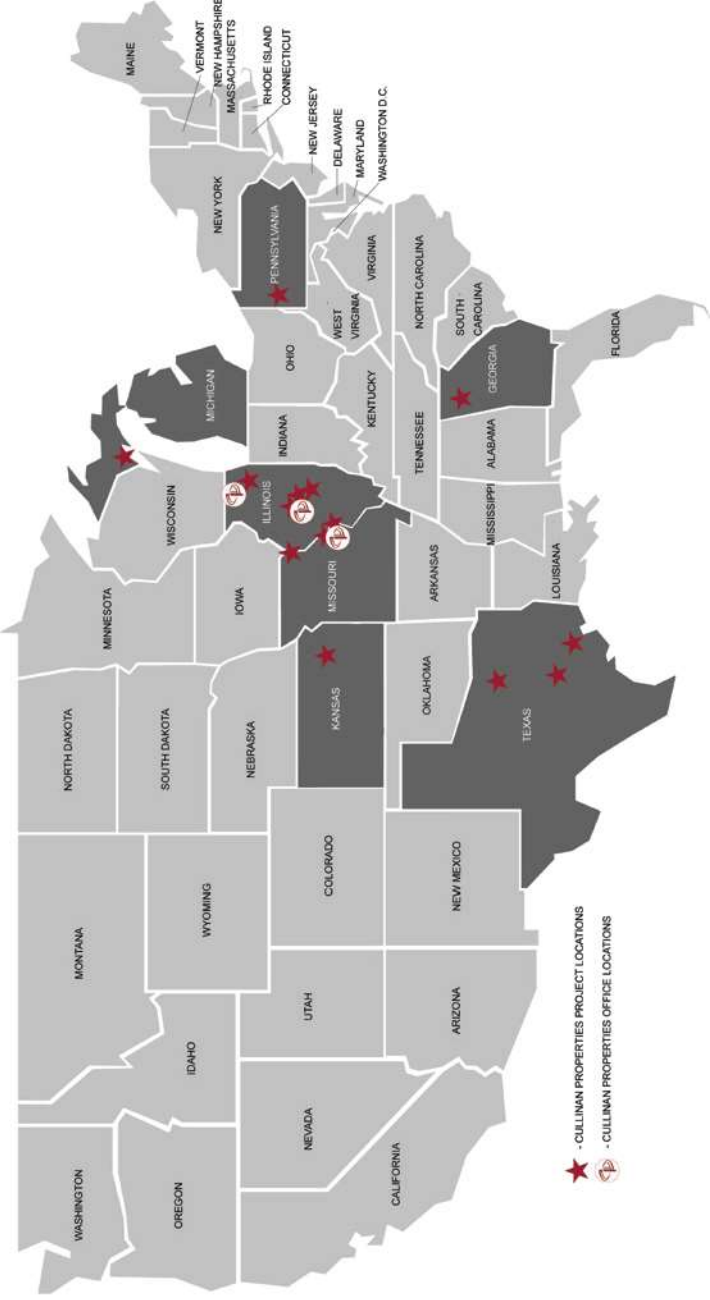
**30+**  
**YEARS**  
FOUNDED IN 1988

**EXPERIENCE**

**STRENGTH**

**STABILITY**

**COMMUNITY FOCUSED**

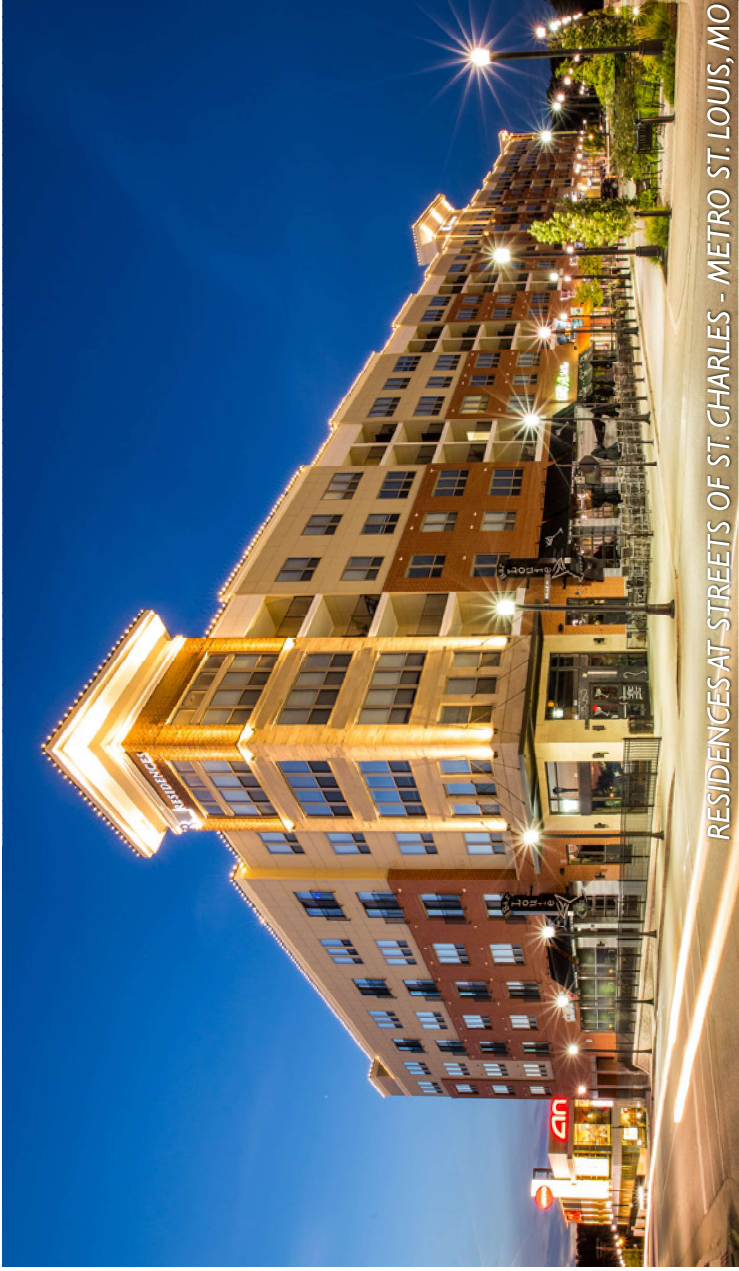


★ - CULLINAN PROPERTIES PROJECT LOCATIONS  
● - CULLINAN PROPERTIES OFFICE LOCATIONS

# Past Projects



LOFTS AT EUCLID - ST. LOUIS, MO



RESIDENCES AT STREETS OF ST. CHARLES - METRO ST. LOUIS, MO



THOUSAND OAKS SUBDIVISION - PEORIA, IL



APARTMENTS AT GRAND PRAIRIE - PEORIA, IL



KNOXVILLE POINTE APARTMENTS - PEORIA, IL



HARBOR POINTE RESIDENCES - EAST PEORIA, IL

## CULLINAN PROPERTIES, LTD MULTI-FAMILY

# Project Summary

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In late 2019, Cullinan Properties, Ltd. and the City of Crystal Lake met at an ICSC event to discuss development opportunities in the city. The Cullinan team was familiar with the outstanding qualities of Crystal Lake and had already been considering parcels in the community. The City staff was acquainted with some of Cullinan Properties' executives, as well as previous projects such as East Peoria's Levee District.

As a result of that initial meeting with City staff, in March 2020 Cullinan Enterprises, LLC ("Cullinan") entered into a Purchase and Sale Agreement for approximately 4.6 acres of vacant property (the "Site") in the City. The Site is located at the southwest corner of the intersection of Main Street and Crystal Lake Avenue, 95 E. Crystal Lake Avenue. While this former Hines Lumber property has been vacant for many years, the site now has the opportunity to become the gateway to the beautiful and thriving Historic Downtown Crystal Lake. This new development will consist of approximately 160 luxury apartments and approximately 7,200 square feet of retail space.

The Site is currently zoned B-4 which allows for a mix of commercial and high-density residential uses. Since the site will have multiple principle structures, Cullinan will seek approval under the Planned Unit Development standards under the City's Unified Development Ordinance.

At the request of the City staff, Cullinan has furnished preliminary footprint layouts and design examples of surrogate properties to give a vision of the development that is planned. We look forward to working through the necessary components with the City of Crystal Lake in order to advance the project.

Luxury apartments are planned to be built in "U" shaped building. Parking is planned below the building, in addition to surface parking. Design elements include varying materials, heights and depth of the facade. The architecture will also include features identified by the City such as the

majority being brick, dark metal for window trim and broad overhanging eaves or cornices. The site will include terraces along the Prairie Path to relate the development to that amenity. The community amenities will include a fitness center, outdoor seating and grill area, coffee bar, under building parking, a dog park, bicycle storage and shared workspace.

The unit mix will consist of approximately 50% one-bedroom units and 50% two-bedroom units, and will average just over 900 square feet per unit. The units will include nine-foot ceilings, full appliance package, quartz or granite counter tops, full-sized washer and dryer, custom cabinets, walk-in master bedroom closets and ceramic tile in the entries, kitchen and baths. Access to the units and the community will be controlled with a keyless entry system.

The portion of the site closest to the intersection has been identified to be a single retail building. Cullinan Properties is utilizing its depth and breadth of professional relationships to market the site. There is potential for either a multitenant building or single user, such as a restaurant. The retail building is pushed up to the road and the designed with a public plaza at the corner and the Prairie Path in mind. Due to the limited access to Main Street and a design that focus on pedestrian elements, on what some users may consider an auto oriented site, it is anticipated the commercial development will be a second phase of a two-part project.

An open public plaza will be constructed at the corner of East Crystal Lake Avenue and Main Street, serving as an amenity to the residential and commercial tenants as well as all residents of the city. The space will have outdoor seating and an entrance feature to define the development. It is adjacent to the Prairie Trail, which provides access to many miles of paths for both pedestrians and bicyclists and would serve as an excellent starting or stopping point along the trail. As a public amenity it is anticipated that the plaza would be completed by the City.

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# Project Summary

Development of the subject property provides the City of Crystal Lake with a huge opportunity to grow and strengthen its downtown. Cullinan Properties is very excited to be working on such an important project for the City and one which will generate so many benefits for the community. From a financial standpoint alone, proceeding with the project will net nearly \$2.7 million in direct tax proceeds over the next 8 years (the remaining life of the TIF) for local government *after* factoring in the required developer assistance to make this project a reality. Additionally, the spin-off development and economic activity from the construction of the project and its ongoing occupancy will help strengthen the downtown area and local small businesses during a time when COVID-19 has created so much uncertainty. The project will create 460 new jobs throughout construction and stabilization, and a combined \$60 million economic impact to the local economy between construction costs and spending in the local community.

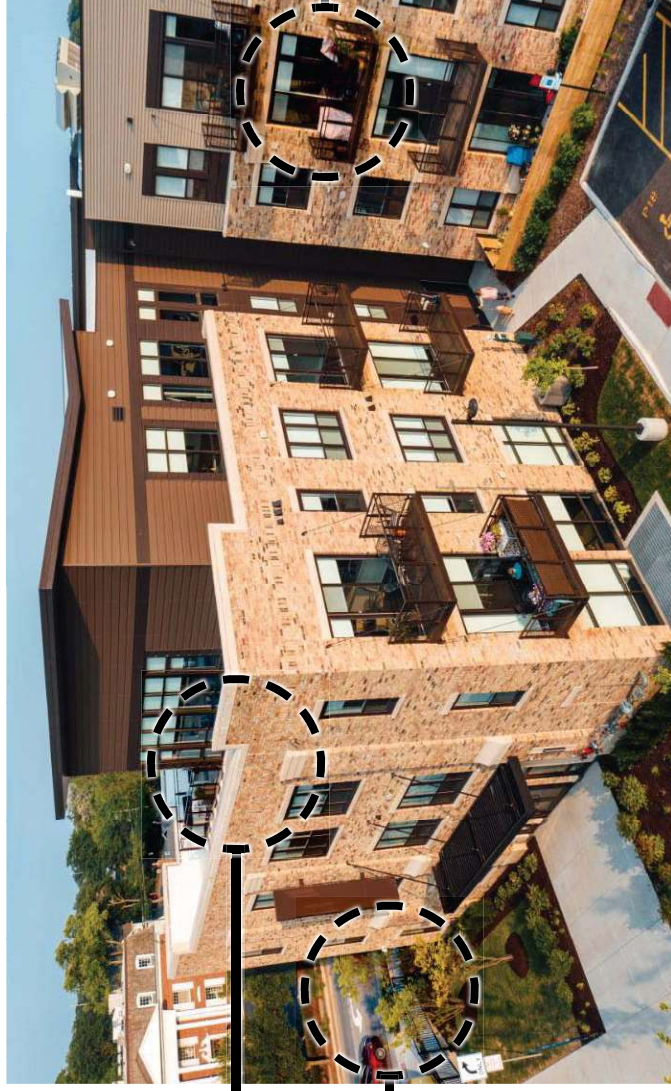
By breaking ground on this exciting project in 2021, this development will provide immediate assistance to local businesses that may be struggling as a result of COVID-19. Our project will address the environmental remediation long required at the property. It will be a first-class apartment project which will help the City attract and retain high-income young professionals as well as empty nesters looking to downsize. The project will provide housing to over 200 residents within walking distance to all of the downtown shops and restaurants. These renters will have sufficient discretionary income to drive local spending. This will boost locally owned businesses and improve the ambiance of downtown, which will further drive foot-traffic and customer visits to downtown Crystal Lake.

The Cullinan Properties team is excited to help the City of Crystal Lake bring this transformational long-desired project to fruition. With a development agreement executed this year, we can break ground in the first half of next year on this important investment in the City of Crystal Lake.

# Site Location



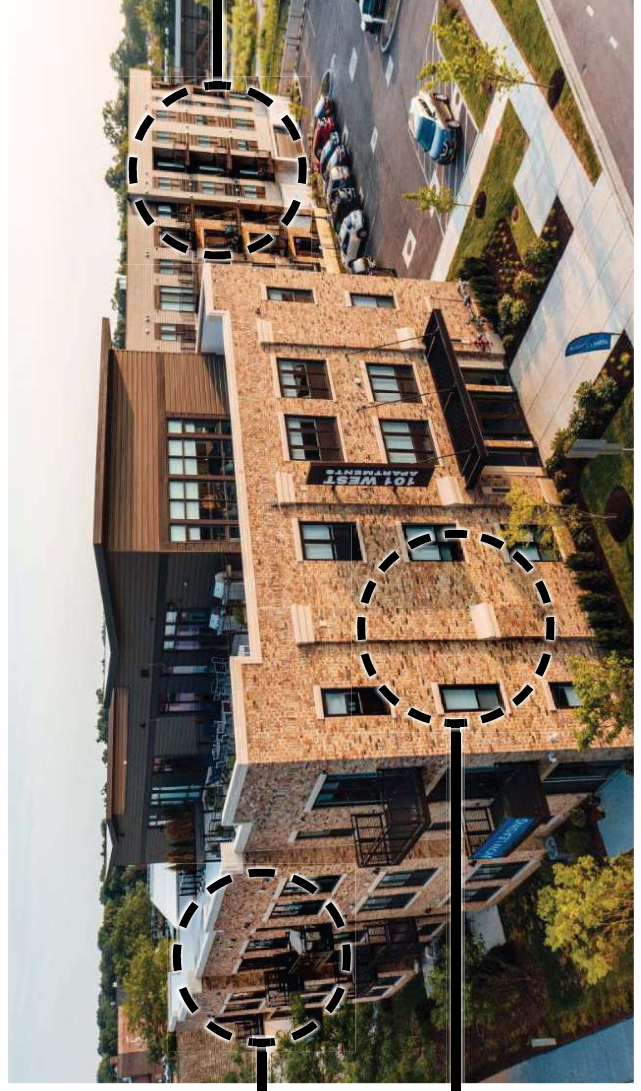
# Key Components: City Provided Photos



Varying Rooflines

Building Against Roadway

Dark Metal for Balconies and Window Trim



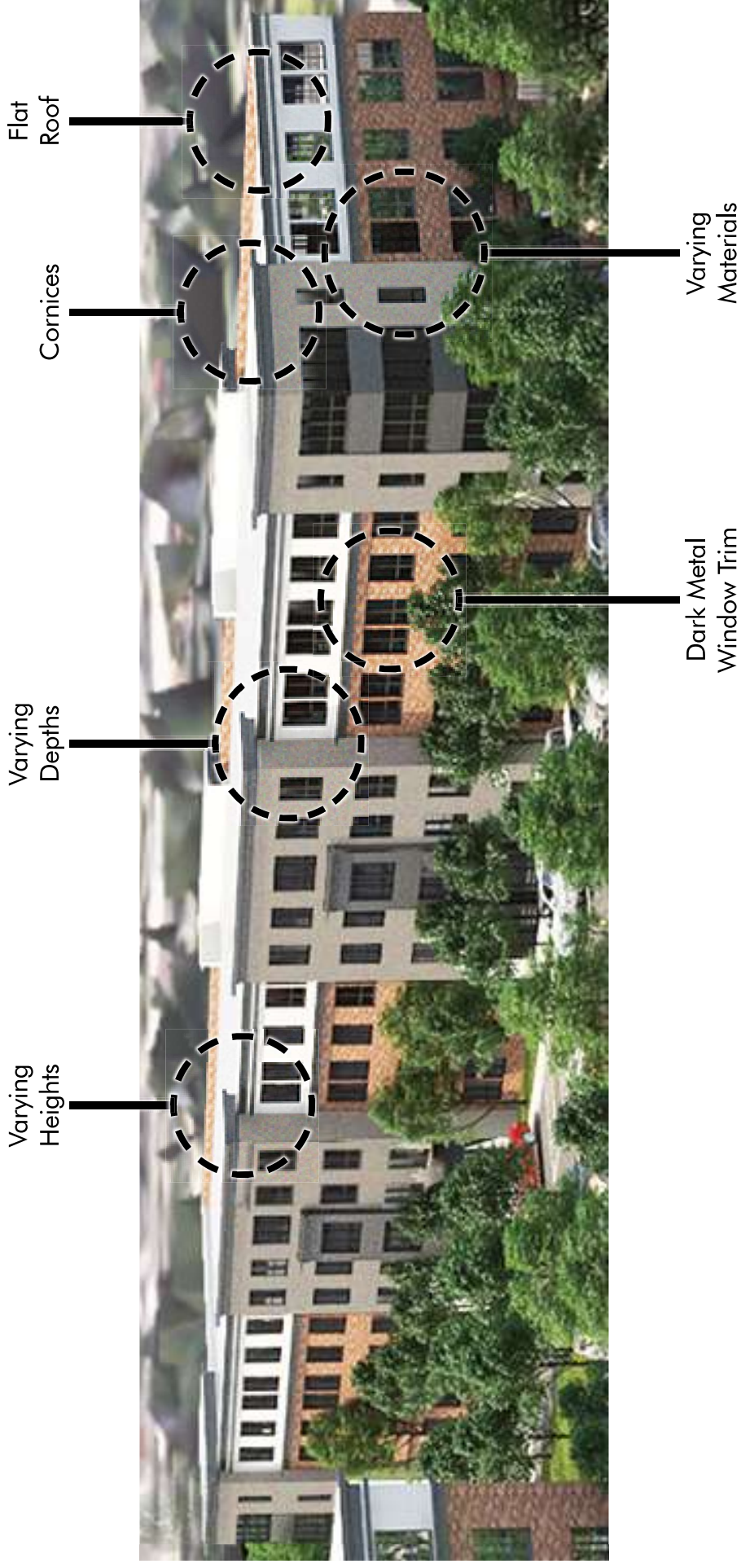
Varying Depths

Emphasize Brick on Main Facades

Varying Materials

# Key Components: City Provided Rendering

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# Proposed Site Plan

## CONCEPT PLAN SITE INFORMATION:

**Total Site Acreage** 4.62 acres  
**Commercial Site** .85 acres  
**Residential Site** 3.77 acres

### Total Residential Units: 159 Unit

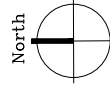
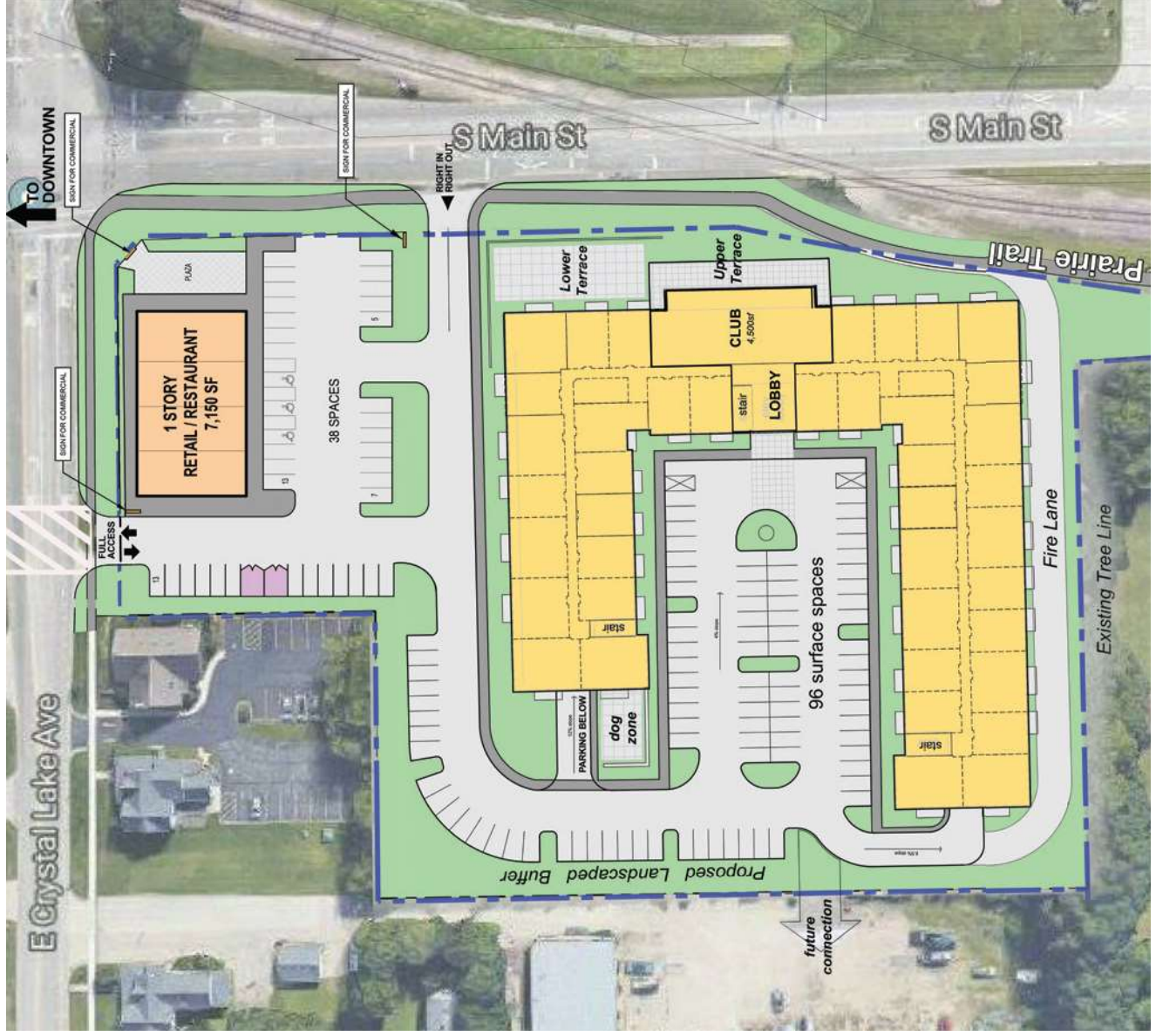
*One Bedroom* 80  
*Two Bedroom* 79

### Unit Percentages

80 *One Bedroom* 50.5%  
 79 *Two Bedroom* 49.5%

### Parking: 234 Spaces

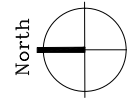
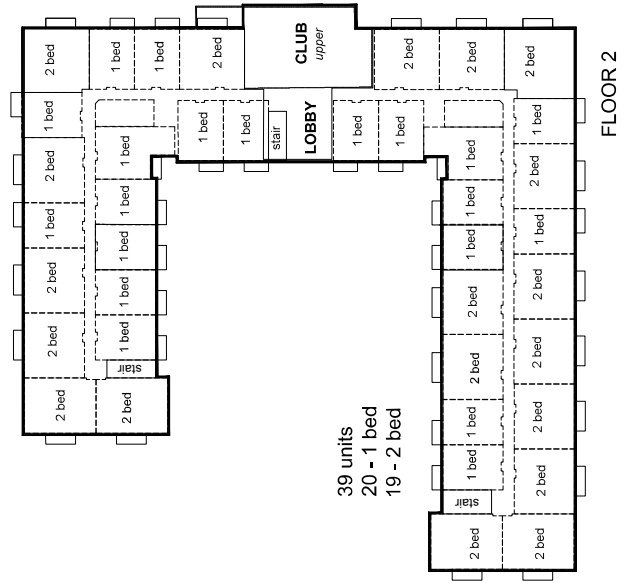
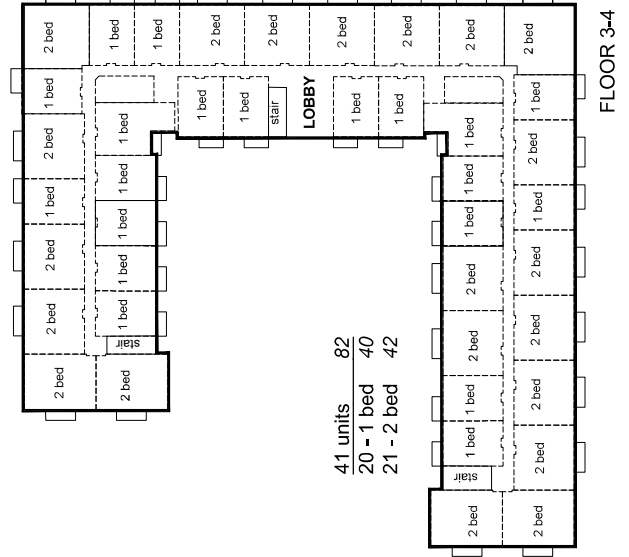
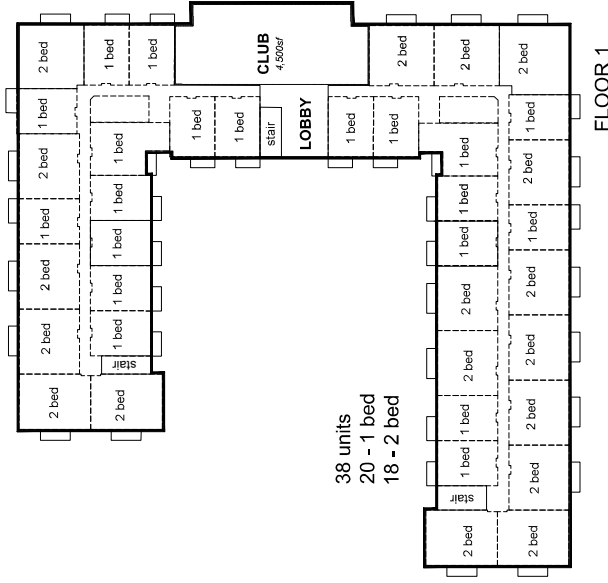
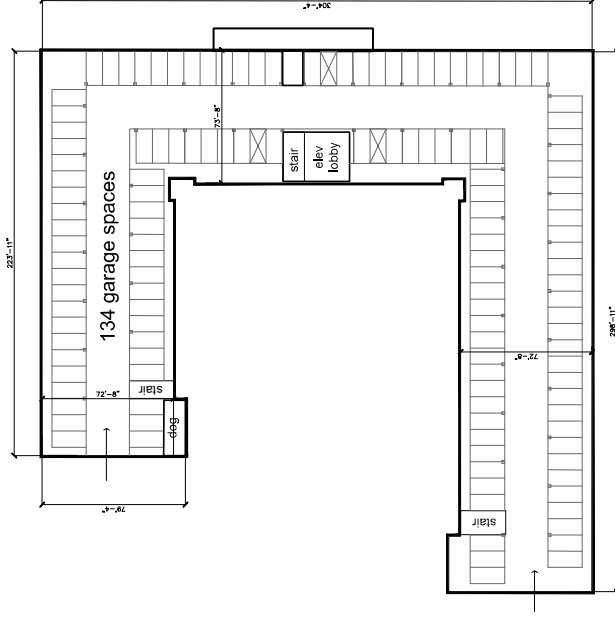
*Garage* 138  
*Surface* 96  
*Ratio* 1.47:1



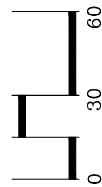
Scale: 1" = 40'



# Proposed Floor Plates



Scale: 1" = 30'



# Key Residential Elements

Varying Heights

Varying Materials

Dark Metal for Balconies and Window Trim

Broad Overhanging Eaves or Cornices



Varying Depths

Majority of Facade Visible from Main Street  
Brown Brick

# Key Commercial Elements

Decorative  
Cornices

Building Moved up  
Crystal Lake Avenue

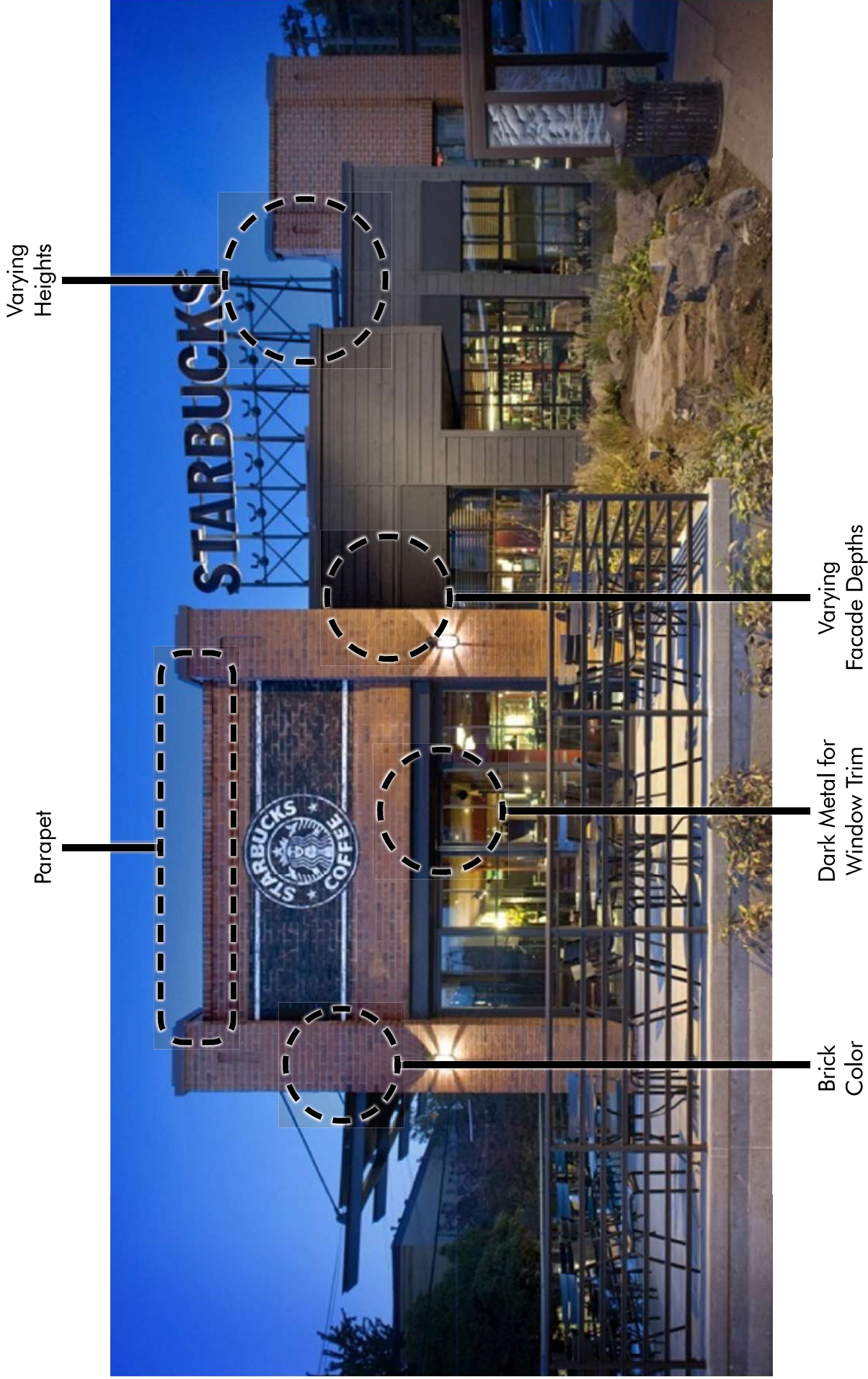


OKW Design commissioned by City of Crystal Lake

Varying  
Facade Depths

Varying  
Heights

# Key Commercial Elements



# Corner Gateway View Plaza Example

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# Corner Gateway View Plaza Example

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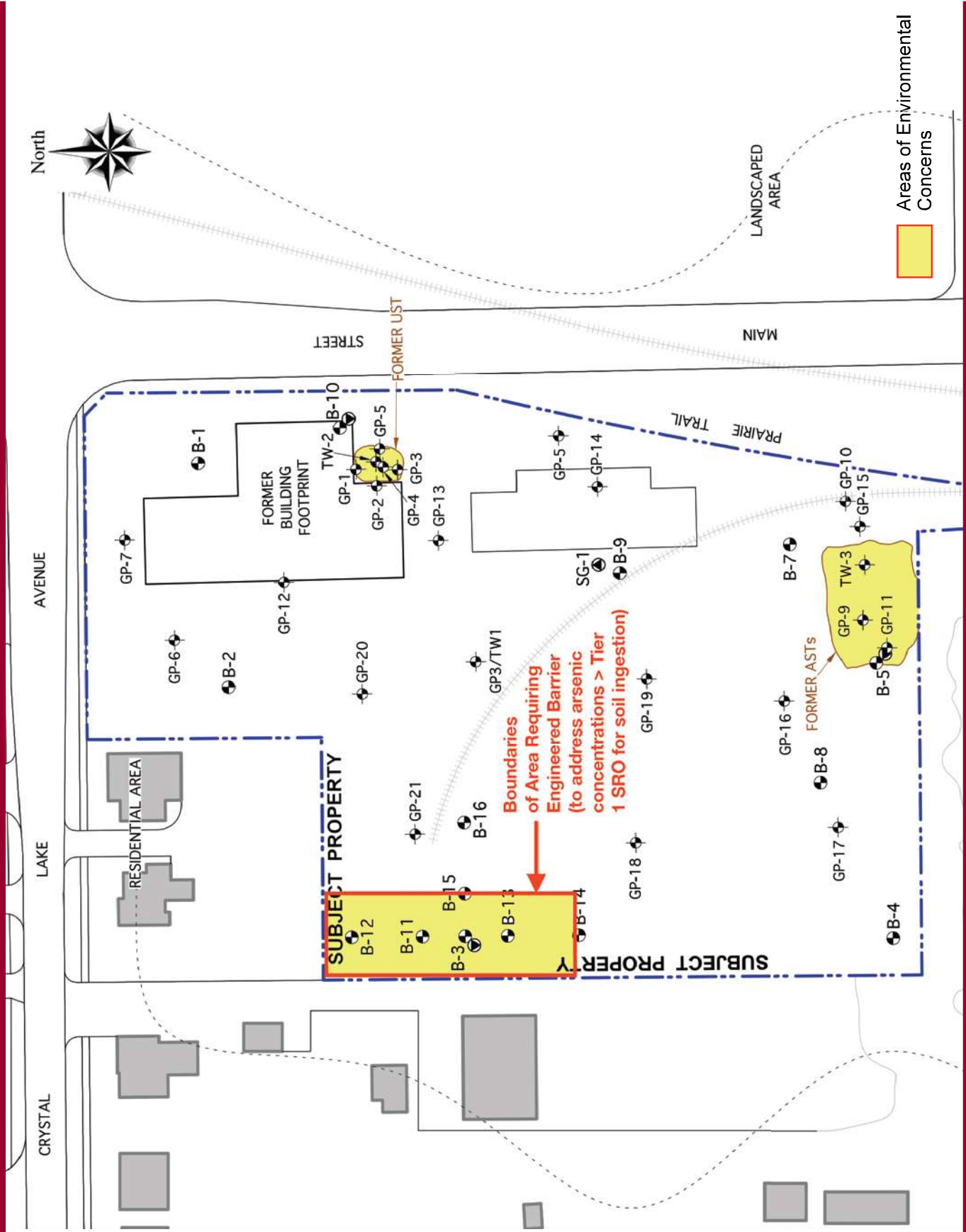
# Schedule

## Tentative Schedule

Task	2020	2021												2022																
Concept at P&Z	Blue																													
Concept Plan at Council	Brown																													
Preliminary Plat Material/Review/Notices	Yellow																													
Plan Commission Public Hearing																														
Approval of PUD at Council																														
Revise Documents and Final Engineering																														
Final PUD to Plan Commission																														
Final PUD to Council																														
Building Permit Submittal/Review/Issued																														
Construction Phase 1																														



# Environmental Map



# Cullinan Properties: Turning Real Estate Ideas Into Reality

**GRAND PRAIRIE DEVELOPMENTS**  
Peoria, IL | 2003  
\$10M infrastructure incentive



**STREETS OF ST. CHARLES**  
Metro St. Louis, MO | 2012  
\$50M TIF incentive



**THE LEVEE DISTRICT**  
East Peoria, IL | 2012  
100% property tax rebate (\$18M) and  
\$6M in sales tax rebates

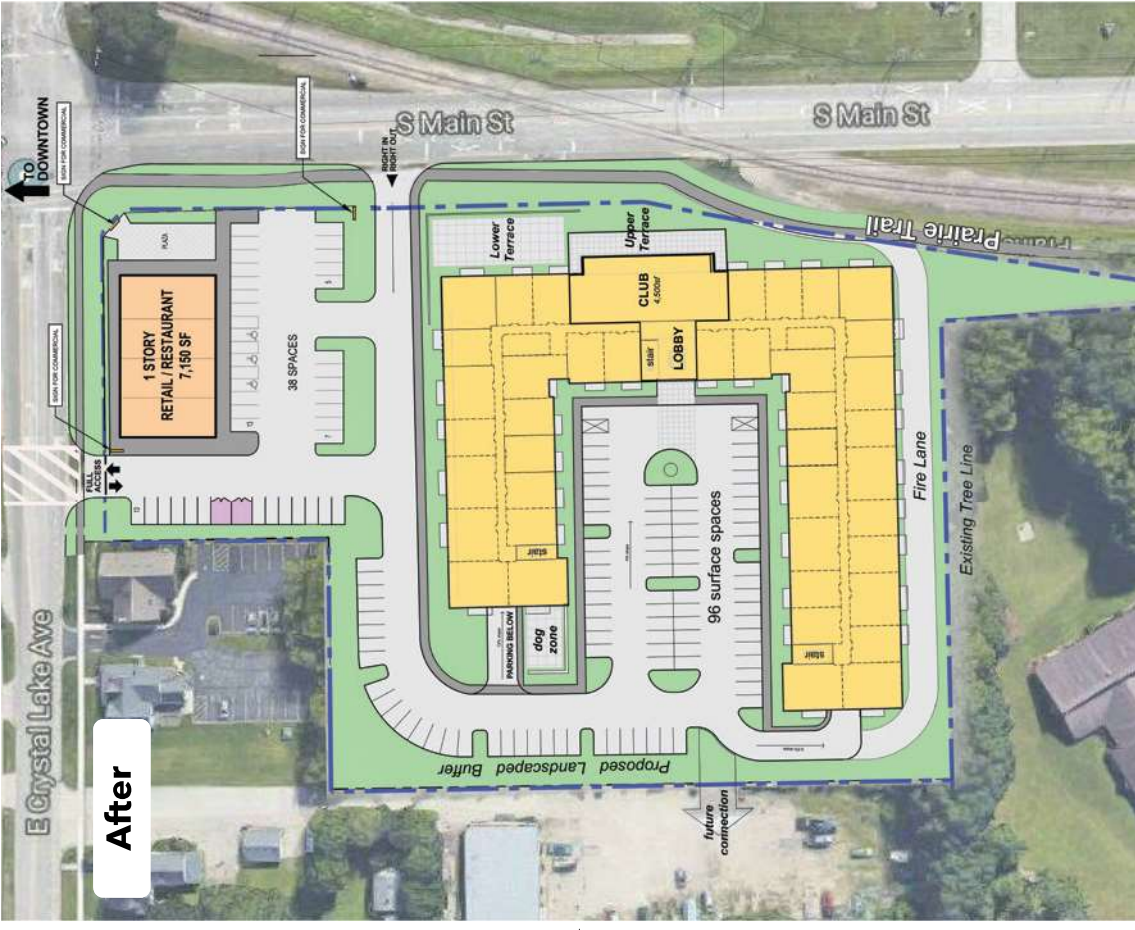


# Before & After



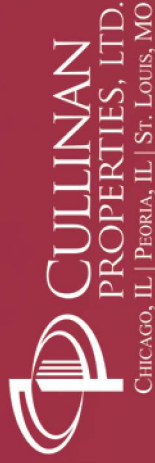
**Before**

**2020**



**After**

**2022+**



 **Headquarters**  
420 N. Main St.  
East Peoria, IL

**Chicago Office**  
745 McClintock Dr.  
Burr Ridge, IL

**St. Louis Office**  
1650 Beale St.  
St. Charles, MO

 309.999.1700

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 [CullinanProperties.com](http://CullinanProperties.com)

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**MIXED-USE ▪ RETAIL ▪ MULTI-FAMILY  
MEDICAL ▪ OFFICE ▪ GOVERNMENTAL**

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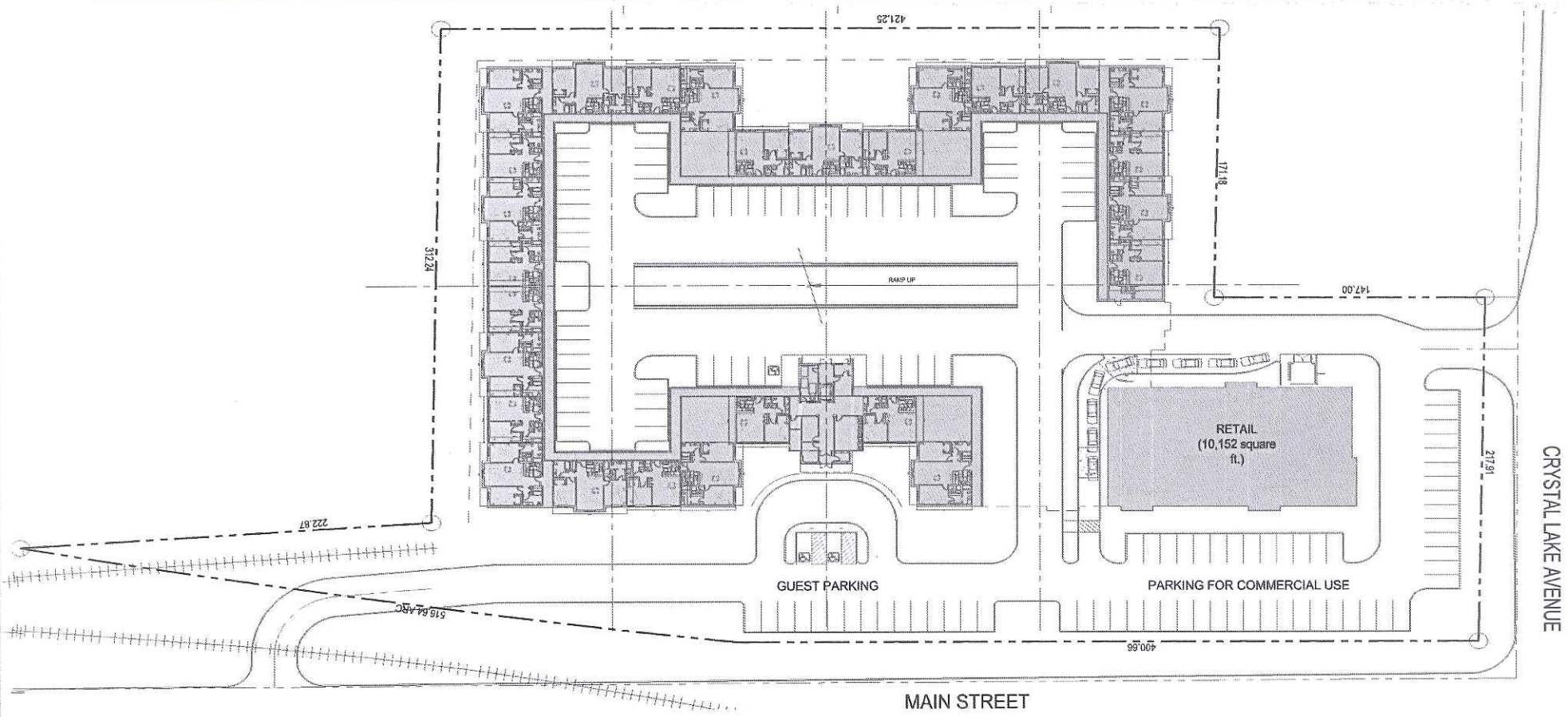
The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report

Cullinan Properties, Ltd. has a direct or indirect interest in some portions of this project and as provided by state law cannot be the agent for any buyer or tenant or prospective buyer or tenant. Cullinan Properties, Ltd. and its agents will only provide ministerial acts in showing or providing information to any buyer or tenant or prospective buyer or tenant concerning this property.

November 2020

**PREVIOUS MIXED-USE  
DEVELOPMENT  
PROPOSALS**





PRELIMINARY SCHEMATIC DESIGN.

# SITE PLAN

Councilman Dawson asked if this fee had ever been waived in the past. Ms. Rentzsch advised that the Council had waived the fee for the Barn Nursery annexation.

Following a brief Council discussion with Mayor Shepley observing that the property had been involuntarily annexed by the City when the owner failed to respond to the City's invitations and Councilman Dawson pointing out that annexation to the City would only increase the property's value, Councilwoman Ferguson moved to approve the Planning and Zoning Commission recommendations and adopt an Ordinance granting the rezoning of the property from E-Estate to M-Manufacturing, but not granting the fee waiver. Councilman Dawson seconded the motion. On roll call, all present voted yes. Motion passed.

**14. Urban Air Trampoline, 220 Exchange Drive – Alternative Use Permit to allow All Other Amusement and Recreation Use and Variation from the three year time limit for any alternative use.**

Jennifer Keilman was present for the matter. Mayor Shepley noted that the petition had received a favorable 5-0 recommendation from the Planning and Zoning Commission and asked if there were any issues with the recommended conditions. Ms. Keilman said there were no issues. Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Ferguson moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance granting an Alternative Use Permit and a variation from the three year time limit for any Alternative Use to Urban Air Trampoline at 220 Exchange Drive. Councilman Hopkins seconded the motion. On roll call, all present voted yes. Motion passed.

**15. 95 E. Crystal Lake Avenue – SW Corner of Crystal Lake Ave. and Main St., Conceptual Review.**

The Council conducted a conceptual review of the vacant, former Hines Lumber property at the southwest corner of Crystal Lake Avenue and Main Street. Mayor Shepley explained to the audience that the Planning and Zoning Commission had previously reviewed the plan and the City Council would provide feedback regarding it, but would not take any formal vote that evening.

Present for the proposed development were Lee Wolfson of Arthur Goldner & Associates, Kally Morton, project manager, Thad Gleason, architect and Michael Caldwell, engineer.

Mr. Wolfson stated that he had been involved in redeveloping the former Crystal Point Mall property several years ago. He provided on-screen illustrations of the proposed development, which would consist of 220 apartments, half of which would be 865 square foot one-bedroom, and the other half would be 1,265 square foot two-bedroom apartments, and ~10,000 square feet of retail on the first floor. He explained that the proposed "Texas Wrap" design would be unique to Crystal Lake because all of the parking would be hidden in the center core, and residents would be able to park on the same level as their apartments. He provided information and photos of other developments he had done in the Chicago area, including Arlington Heights, Wheeling, West Dundee, Edens Plaza, Palatine, Oak Park, Hinsdale and Arborland Center in Ann Arbor, MI. He listed benefits to Crystal Lake, which included transforming a blighted 4.6 acre property into a mixed use development, adding luxury one and two bedroom apartments to the City,



creating a beautiful gateway to the Downtown district, providing service and retail amenities for the residents and the community, serving as a catalyst for additional downtown retail development, providing an increase to the real estate and sales tax base, and providing a first class option for empty nesters and young executives.

Mr. Wolfson stated that they were contemplating calling the development "The Crystal".

Mr. Wolfson stated that he and his team were looking forward to working with City staff and invited questions from the Council.

Mayor Shepley noted that this was not a formal public hearing, but asked if anyone in the audience wished to comment. No one wished to speak.

Mayor Shepley thanked Mr. Wolfson for bringing this proposed project to the City, stating that the City Council had been waiting a long time with hopes that a plan such as this would come forward.

Councilman Dawson stated that he was concerned about 10" of snow on the top deck of the parking garage and icy ramps, as well as ventilation in the garage. Mr. Gleason, the architect, stated that if they do not construct a roof, there would be heating coils to melt the snow. Mr. Wolfson stated that the project was not yet at the stage to provide plans but he assured Councilman Dawson that they had the same concerns and would address them as part of their formal submittals. He stated that ventilation would be provided by extensive blower systems to handle exhaust and that construction would be first class and adhere to all codes. He stated that he believed putting any other kind of building in this "gateway" area would be a mistake because parking garages were unsightly, and he noted that the only visible parking would be for residential guests and the retail area. He noted that there are multiple "Texas Wrap" style buildings in the area and invited the City Council to tour a recently completed building on Deerfield Road.

Councilwoman Ferguson stated that she was concerned that there would be enough parking with the 70% formula and Mr. Wolfson stated that they would provide double what the code requires. Director of Community Development Michelle Rentzsch confirmed that there would be a surplus of 100 parking spaces. Councilwoman Ferguson stated that she was not against the proposal at all, but it did seem like a huge building, with no other structure of that height and size in Crystal Lake, and she asked how they would visually break up the mass, noting that she did think that their buildings in Arlington Heights and Palatine were beautiful. Councilwoman Ferguson also expressed concern about the proximity of the railroad tracks and the new Willow Creek church. Mr. Wolfson stated that the building height was not even 5 feet taller than the previously approved Hummel building and cautioned that because of the extremely expensive financial considerations, they would need to have 220 units to proceed. He stated that they were trying to maximize 4.6 acres in a very attractive and traditional way for the community.

Councilman Hubbard thanked Mr. Wolfson for bringing the proposal to Crystal Lake and stated that he felt it was fantastic and he was sure they would find ways to "break up" the visual appearance. He stated that he was also very glad that they would be managing the property. Mr. Wolfson stated that they would be the owners, managers and leasing agents and would have their own employees on site for facilities and property management.

Councilman Hopkins stated that he wanted to ensure there would be ample parking for the retail component. Mr. Wolfson advised that he was on the ICSC State Planning Board for many years and was highly sensitive to retailers and their parking needs.

In response to Councilwoman Ferguson's earlier comment, Mr. Caldwell advised that the development would not cross the railroad tracks and they would move access along Main Street to north of the tracks. Mr. Wolfson stated that would line up access very nicely to the front door of their retail area.

Councilman Haleblian stated that his concerns had been addressed by previous comments and he was excited with this proposal for a high quality and beautiful building, although as a personal preference which was not an issue for him as far as approval, and knowing that he was probably alone in his opinion, he would prefer a more contemporary design. He also asked if there were any plans to convert the units to condominiums in the future.

Mr. Wolfson stated that the cycles in real estate change regularly and although there were no plans for condo conversions now because financial entities and lenders preferred apartments, he could not guarantee what could happen in 10 years as far as possibly converting some units to condos.

Regarding the building design, Mr. Wolfson advised that they had followed City staff's guidance for a more traditional design, but noted that the new building in Deerfield was highly contemporary. He stated that a contemporary design would not be their first choice, cautioning that it may not stand the test of time. He stated that they had also looked at renderings of the new Willow Creek Church for possible design similarities, but had decided it would not be feasible for a residential design. He asked for a consensus from the City Council as to their design preference as soon as possible.

Councilman Haleblian stated that the proposed design was beautiful and thanked them for bringing it to the City Council. He asked if the parking spaces would be leased separately, and Mr. Wolfson stated that had not yet been determined for the residences, but that all visitor and retail parking would be free. Councilman Haleblian asked about rent prices, and Mr. Wolfson stated that they engage separate consulting firms to provide ranges, demographic data, etc., but their initial feedback had provided a very rough number of between \$1.65 and \$1.75 per square foot. In response to further questions from Councilman Haleblian, Mr. Wolfson stated that the ceilings would be 9 ft. high. He stated that they would typically have one or two year leases with no short term leases, unless there was an opening for just a short period of time. He stated that the retail component would be 10,000 square feet but they had not yet determined how it would be divided, noting that it would be tenant-driven and it could consist of 3 to 5 retailers which they would strive to make a mix of local, regional and national tenants. He showed where a possible retail drive-through would be located, and that retail rental prices similar to Route 14 would be favorably considered.

Councilman Dawson stated that he had no problem with the building height and design, and did not want a contemporary building.

Mayor Shepley stated that he agreed 100% that a traditional building was preferred, noting that it would be in an old neighborhood and the buildings in the downtown area were from the early 1900s or before. He stated that he was very much in favor of the proposal and the designs and

knew that they would work with City staff for guidance on the City Council's preferences, noting that most of the Council had been together for 18 years and that Ms. Rentzsch was very familiar with their preferences. Regarding building height, he noted that it would be located at the bottom of a hill and would not tower over the adjoining neighborhood on Williams Street, which probably would not even see it. He urged Mr. Wolfson to take City staff's advice regarding traffic, noting this was a busy intersection and the new Church would need to be considered, and the Council wanted a good, clean traffic study and if not, Mr. Wolfson needed to incorporate ways to address any concerns. He stated that he thought the "Texas Wrap" style was great, and knew they would address any concerns. He stated that he would like to see more retail in this prime location, but he would not dig in his heels on that matter. He confirmed with Mr. Wolfson that there would be no charge for retail parking. He also discouraged any signage for "no parking except for" or "tow zone" etc. and Mr. Wolfson stated that the retail parking would be completely non-exclusive, which the retailers would demand.

There being no further comments from the City Council, Mayor Shepley thanked Mr. Wolfson and the other representatives for coming to the City Council meeting with their proposal.

Mr. Wolfson thanked the City Council for their review and that they would take every comment to heart and address it. Councilman Haleblan asked how long it would be before construction could begin, and Mr. Wolfson replied that if they fast tracked through the approvals, TIF District, etc., it could start near the end of 2017 with an 18 month construction build out, noting that this type of luxury residential development takes much longer to construct than a typical commercial building.

#### **17. Property Tax Levy Ordinance / Truth in Taxation Public Hearing.**

Mayor Shepley opened the Public Hearing.

Finance Director George Koczwara provided an overview, stating that the City Council had previously determined a maximum dollar increase of .7% over the previous year and if the City Council adopted that increase, it would result in an overall tax rate decrease of 4.55%, due to the robust increase in EAV (equalized assessed valuation) mostly due to recent annexations to the City. He stated that if the Council adopted a 0% dollar increase, the overall tax rate would decrease by 5.21%.

Mayor Shepley asked if anyone in the audience wished to speak. No one wished to speak.

Mayor Shepley stated that the City staff, the Library and other organizations included in the City's tax levy had done a tremendous job of making more with less, and the City Council had an obligation as stewards of the public resources to keep taxes as low as conceivably possible. He noted that because McHenry County taxes overall were in the top bracket of taxes in the U. S., he proposed keeping the City's property tax levy "flat" at a 0% increase. He stated that City staff had good plans in place to keep the City's finances on track for the coming years and that the Library has been working diligently to do the same, and in the current economic climate, keeping the City's tax levy increase at 0% was the prudent thing to do.

Councilman Hubbard agreed. Councilman Dawson stated that although going with a tax increase of .7% the increase would still be a much lower than that of the school district and other taxing bodies, he also agreed with Mayor Shepley. Councilwoman Ferguson agreed, stating that if the

**PLANNING AND ZONING COMMISSION**

**DECEMBER 7, 2016**

PAGE 6

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Deneault, dated 11/14/16, received 11/15/16)
  - B. Additional Information & Floor Plan (Urban Air, received 11/15/16)
2. The Alternative Use Permit is approved for Urban Air Trampoline only and only as illustrated on the attached plans. Any expansion of the use would require review and amendment of this Alternative Use Permit.
3. The Alternative Use Permit is approved without a time limit on the permit.
4. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

**2016-53 OVERLY – 390LT E. Terra Cotta Ave. – PUBLIC HEARING**

Rezoning from E – Estate to M – Manufacturing zoning district.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Todd Marler was present to represent the property owners. Mr. Marler said the property is currently zoned “E” Estate and they are requesting it to be rezoned to “M” Manufacturing. This zoning would conform to the surrounding properties’ zoning.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss said he has no questions and is ok with the request. Mr. Skluzacek agreed. He added that this parcel is very narrow and there isn’t much you could do with it. Mr. Greenman said this meets the Findings of Fact. Mr. Jouron said he does not have a problem with the request. Mr. Hayden agreed.

Mr. Goss moved to approve the rezoning from “E” Estate to “M” Manufacturing for the property located at 390LT E. Terra Cotta Avenue. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

**2016-50 – 95 E. Crystal Lake Ave. (SWC Main St & Crystal Lake Ave) – PUBLIC MEETING**

**Conceptual review for a mixed use development.**

Lee Wolfson, petitioner, Thad Gleason, architect, and Michael Caldwell, engineer, were present to represent the conceptual plan. Mr. Wolfson said he has developed property within Crystal Lake several years ago. He thanked the Commissioners for discussing this project. They have had several work sessions with staff to get a feel for what would be do-able in Crystal Lake. They want to continue to work with Staff and do what the City wants for this site.

Mr. Wolfson showed a Power Point which included the site plan, building elevations, and parking facility. This plan shows 217 apartments of which 1 and 2 bedroom units will be split evenly. All of the residential parking is hidden inside the building. Everyone's parking space will be on the same level as their apartment. They are showing the retail on corner and it will have its own parking in front. There will also be exterior guest parking. Mr. Wolfson showed the elevations of the building including a zoomed in look at some of the details to be included on the building. The apartment sizes will be 865 square feet for the one-bedroom to about 1,200 square feet for the two bedroom unit. This will benefit the downtown area by transforming a blighted property into a beautiful gateway to downtown and will include service and retail amenities. This could be a catalyst for additional downtown redevelopment and it will increase the taxes collected, both property and sales. Mr. Wolfson showed other projects they have been associated with in Arlington Heights, Wheeling, West Dundee, Edens Plaza, Crystal Lake Crystal Point Mall, Arborland Center in Ann Arbor MI, Palatine, Oak Park, and Hinsdale. He added that they want to continue to work with staff to bring forward something formally and asked if there were any questions.

Mr. Goss thanked the group for coming to Crystal Lake. They have received many questions from residents asking when something was going to happen with this property. Mr. Goss asked if there is going to be a roof over the garage's 6<sup>th</sup> floor. Mr. Wolfson said they haven't finalized that yet. Mr. Goss said he likes the design but prefers something more contemporary and asked if staff has shown them what was approved for Willow Creek Church across Main Street. He also would like to see the retail be two stories with boutiques. Mr. Wolfson said they were directed towards this style of architecture but they are open to doing the project however the City would like it to be done. He added that there is a modern design in Deerfield that was recently completed. That would be a good example of what it would be like here, if they went modern. Mr. Wolfson said he has been involved with the ICSC for many years and doesn't believe second floor retail would work.

Mr. Goss asked if the parking garage would be for the residents only. Mr. Wolfson said the structure would be for residents only. Mr. Goss asked if there would be card controlled. Mr. Wolfson said there are many ways to go. The building is setback from road to accommodate guest and retail parking in front. Mr. Goss is concerned with emergency trucks getting around the building. Mr. Gleason said they will address the Fire Department concerns which were just received. Mr. Goss asked if the building is to be sprinklered. Mr. Gleason said yes.

Mr. Skluzacek said he likes the project. He is concerned with how the snow will be removed from the top level if it is not covered. Mr. Gleason said there will be a snow melting system. Mr. Skluzacek asked if the garage will also be sprinklered. Mr. Gleason said yes and also there will be a Fire Department access room. Mr. Wolfson said they received comments from many departments and they will address each one but

haven't had a chance to do that yet. Mr. Skluzacek asked about elevators. Mr. Gleason said there will be two. Mr. Skluzacek asked how many indoor parking spaces are allotted for each apartment. Mr. Gleason said there will be two spaces per apartment. Mr. Wolfson added that because of this location there may be a number of apartments that will not have a car so there will be extra spaces available.

Mr. Greenman welcomed the group back to the City and said this is exciting. They have been looking for the right partnership. He added that it is important for the group to see what was approved for Willow Creek. Mr. Greenman said he is not sure this makes the right statement for the entrance to downtown. This reflects two stark differences and this will probably be built-out prior to Willow Creek's completion since they are doing it in phases. There are great features and the expanse of the building is broken up in the design. This needs to create a real positive statement for the downtown. Mr. Greenman believes that more discussions are needed. There needs to be a compliment to each other but not sure what that is exactly. Mr. Wolfson said they will look at the plans. Mr. Greenman asked about the types of businesses they would be looking for to fill the retail area. Would it be local, national or a mixture. Mr. Wolfson said ideally the retail spaces should be uses that are service or retail uses for the residents as well as the entrance to downtown. They don't want just regional but a good mix would work. He added that Crystal Lake is a great regional hub and the downtown is very special. There may be an ability to have national uses as well. Mr. Greenman said this is potentially an extension of the downtown area. Mr. Wolfson said there is a possibility that businesses in the downtown may want to relocate to a larger space. They won't actively seek those businesses. He added that the retail rents will be along the lines of the rent along Route 14. Mr. Wolfson said they use a residential development firm to determine if the apartment rents will be ok for the area.

Mr. Greenman asked about the parking. Mr. Wolfson said the guest and commercial parking are not exclusive. Mr. Caldwell said generally their developments have been over parked. Mr. Greenman said some believe that we are under parked in the downtown area. Mr. Caldwell said it would not look good to have separate parking garages for this development. This design has the building wrap around the parking so it is not seen. Mr. Greenman asked why go with apartments and not condos. Mr. Wolfson said the lending world won't support condos at this time. Mr. Greenman asked what the potential rent could be. Mr. Wolfson said the rent is determined by other but it could be \$1.70 per square foot. The numbers will change and they want the rent to be reasonable. Mr. Greenman asked if the elevators are for the residents. Mr. Caldwell said yes since not everyone will own a car that lives in the apartments. Mr. Greenman asked if there will be any apartments for rent control subsidies. Mr. Wolfson said no. Mr. Greenman asked about additional amenities. Mr. Wolfson said there will be community areas, work out rooms, etc. Those have not been completely determined yet. Mr. Greenman said overall he is very excited with this project and looks forward to seeing this in the near future.

Mr. Jouron asked what they see Crystal Lake as in terms of architectural style. Mr. Gleason said this is a typical Midwest downtown community with a very traditional feel. Mr. Jouron said he likes the building and the features are more like the downtown. This will be a good building for the area. Mr. Wolfson said the cost of doing this project is a big part of the project. Every time a tweak is made it changes the overall financial picture of the project.

Mr. Hayden asked about emergency access to the higher floors. Mr. Wolfson said all of the emergency service providers are used to using either an elevator or stairs. This design is no different than any other apartment building. There is a hallway between the parking spaces and the apartments. He added that these are conceptual drawings and not all of the things that this building will need are shown in this plan. This is not an architecture plan. Mr. Hayden asked if there will be access to the retail from the apartments. Mr. Wolfson said no. The residents will need to go outside. It's a security nightmare for retail to have the additional connection. Mr. Greenman suggested awnings covering the area between the building and the retail entrances. Mr. Hayden noted that there is a drive through shown on the retail building. Mr. Wolfson said yes it is shown but they aren't sure what business yet. Mr. Hayden asked about the entrance on Main Street. Mr. Caldwell said it has been suggested to have a right in/right out on Main Street just south of Crystal Lake Avenue in place of the full entrance. Mr. Wolfson said there is no problem relocating the access points.

Mr. Hayden feels the architecture shown fits in more with downtown than Willow Creek. Mr. Wolfson said they want to be sure to get the design as close as they can to be within the economic model they have.

Mr. Hayden asked about recessed balconies versus exposed because of the things people store on the balconies. Mr. Wolfson understands but that would reduce the square footage of the units. He added that they need this number of apartments at this height to make the financial model work for this project. They will be managing and leasing the property themselves. They will have their own on-site people at this project. Mr. Hayden suggested adding more first floor commercial. Mr. Wolfson said he is a retail guy and what needs to be considered is that they don't want to have any retail space dark. They want it to be 100 percent leased. He added that the amount shown is a fair amount of retail space. There is so much retail on Route 14 and good amount in downtown already.

Mr. Hayden asked about additional storage for the residents. Mr. Gleason said there will be storage rooms available. Mr. Wolfson said they are also thinking about having a private locked bike room for bike storage and repair area.

Mr. Jouron asked about a time frame for a build out. Mr. Wolfson said nothing gets done on the schedule you want. It could take possibly 9 months to get through the Zoning approval process. After approval it would be possibly 18 months after there is a shovel in the ground to completion. That is not because of size but the type of development that it is. Once they get more feedback from staff they can move forward. They need to come to as final of a design as possible. Then they need to get into the discussions regarding the TIF district and pricing for the building. Then work on a development agreement with the City starts.

Mr. Greenman asked if this will be a pet friendly complex. Mr. Wolfson said he didn't know yet. They haven't thought about it.

Mr. Goss asked what happens next. Ms. Cowlin said they will proceed to the Council for their comments since this is in the TIF district. Mr. Goss said it is important to get them the Willow Creek design. We need to be mindful of this being the entrance to downtown. Mr. Goss said because it's a TIF does it make it more

difficult to put a shovel in the ground. Mr. Wolfson said any project of this size is difficult - TIF or not. The TIF is critical.

Mr. Hayden thanked the applicants for coming to discuss their project. Mr. Wolfson thanked the Commissioners for their comments. They are very helpful.

**REPORT FROM PLANNING**

- Harris Bank trust 114690 (D'Andrea) – 4419 Rt. 14 – Annexation Rezoning
- 32 Brink Street – Preliminary/Final PUD
- Cotter - 651 Woodland Dr. - Variation
- Walnut Glen – 1200-1276 Walnut Glen Dr – Final PUD Amendment
- Ultra Strobe – 748 Tek Dr – Sign Variation

Ms. Cowlin reviewed the items to be discussed at the next meeting on January 4, 2017.

**COMMENTS FROM THE COMMISSION**

There were no comments from the Commission.

The meeting was adjourned at 10:00 p.m.





## #2016-50

### The Crystal – Conceptual PUD

### Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	December 7, 2016
<b><u>Request:</u></b>	Conceptual review for a mixed use development.
<b><u>Location:</u></b>	95 E. Crystal Lake Avenue
<b><u>Acreage:</u></b>	Approximately 4.5 acres
<b><u>Zoning:</u></b>	B-4 Downtown Business
<b><u>Surrounding Properties:</u></b>	North: B-4 Downtown Business South: R-3B PUD Multi-Family Residential Planned Unit Development East: M Manufacturing West: M-L Manufacturing Limited, R-3A Two-Family Residential & R-2 Single Family Residential
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3798)

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#### **Background:**

- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel development, a mixed use development including 170 condominium units and 14,248 square feet of commercial space.
- The petitioner is requesting a Conceptual review for a mixed use development including 217 residential apartments and approximately 10,000 square feet of commercial space.

#### **Development Analysis:**

##### **Land Use/Zoning**

- The site is currently zoned B-4 Downtown Business. Mixed use developments (commercial on the street level and residential above) are allowed within this zoning district.
- The petitioner would request variations in conjunctions with the Planned Unit Development.
- The current land use is Mixed Use. This site is within the Crystal Lake Avenue and Main Street TIF District. The TIF redevelopment plan calls for Mixed Use.

General

- The project is for retail on the first level and residential on the upper levels.
- It features 1 and 2 bedroom units.
- The project would require a variation for building height as the proposed building is 66 feet 4 inches, 6 stories, and the maximum in the B-4 district is 36 feet, 3 stories.
- The project is adjacent to the MCCD Prairie Trail.

Comparison of Developments		
	Hummel (approved in 2006)	The Crystal
Development	170 condos & 14,248sf retail	217 apartments & 10,000sf retail
Height	62 feet/5 & 6 stories	66 feet 4 inches/6 stories
# of Buildings	2 buildings	1 building
Parking	Parking provided at street level and basement	Parking provided for retail use on street level and resident parking is located internal to the building on each level

Site Layout

- The proposed building will be setback from the roadways to allow for parking to be located near the retail portion of the building.
- A fire access around the building will need to be provided.
- The traffic study conducted by HLR in 2006 will be updated for the project.
- The proposed access point to Main Street should be relocated North of the railroad tracks.

Building Elevations

- The proposed building elevations have hints of Gothic Revival and Queen Anne architectural styles.
- The proposed building materials include brick in two earth tones (red and light brown) with cream/neutral accented turrets.
- The vertical mass of the building is broken up with projections, horizontal banding, changes in building materials and awnings over the retail portion of the building.
- A mansard roof would accent portions of the building to break up the roof line. Also, a gable roof would be utilized on the recessed portion of the residential part of the building to accent the main entrance.

### Parking

- Parking for retail customers is provided along the exterior of the building near the retail use.
- Parking for the residents is provided on each level of the building. The Texas Wraparound design allows residents to park on the same level as their unit.
- Guest parking is provided at the main entryway for the residential portion of the building along Main Street.
- Based on the current proposal, 381 parking spaces would be required for the residential units and 435 spaces are provided.

### Roadway and Railroad Improvements

When Immanuel Lutheran Church received their subdivision approval, there was discussion that Teckler Boulevard needed to cross the railroad tracks and connect to Congress Parkway at Main Street. In addition to this intersection improvement, future modifications to the area would remove the at-grade track crossings on Main Street and Crystal Lake Avenue, create a new rail storage yard and install a new spur for train maneuvering. These improvements would benefit all properties in this area including those at the intersection at Main Street and Crystal Lake Avenue. A phased implementation plan is being finalized for City Council's consideration in the near future.

### **Planning and Zoning Commission Discussion:**

The following comments are for discussion and consideration in future submittals:

1. Is the proposed architecture complementary to the Downtown Crystal Lake architecture?
2. The project would be a six-story 217 unit apartment style building for independent seniors. The TIF District plan calls for a five to six story building at this site, is the height in line with the plan?
3. The petitioner illustrates the building to be setback from Crystal Lake Avenue and Main Street. Downtown properties are permitted to have a zero foot setback. Is the proposed setback appropriate for the site?
4. Will this site benefit from the railroad track relocation and Teckler Boulevard intersection project?

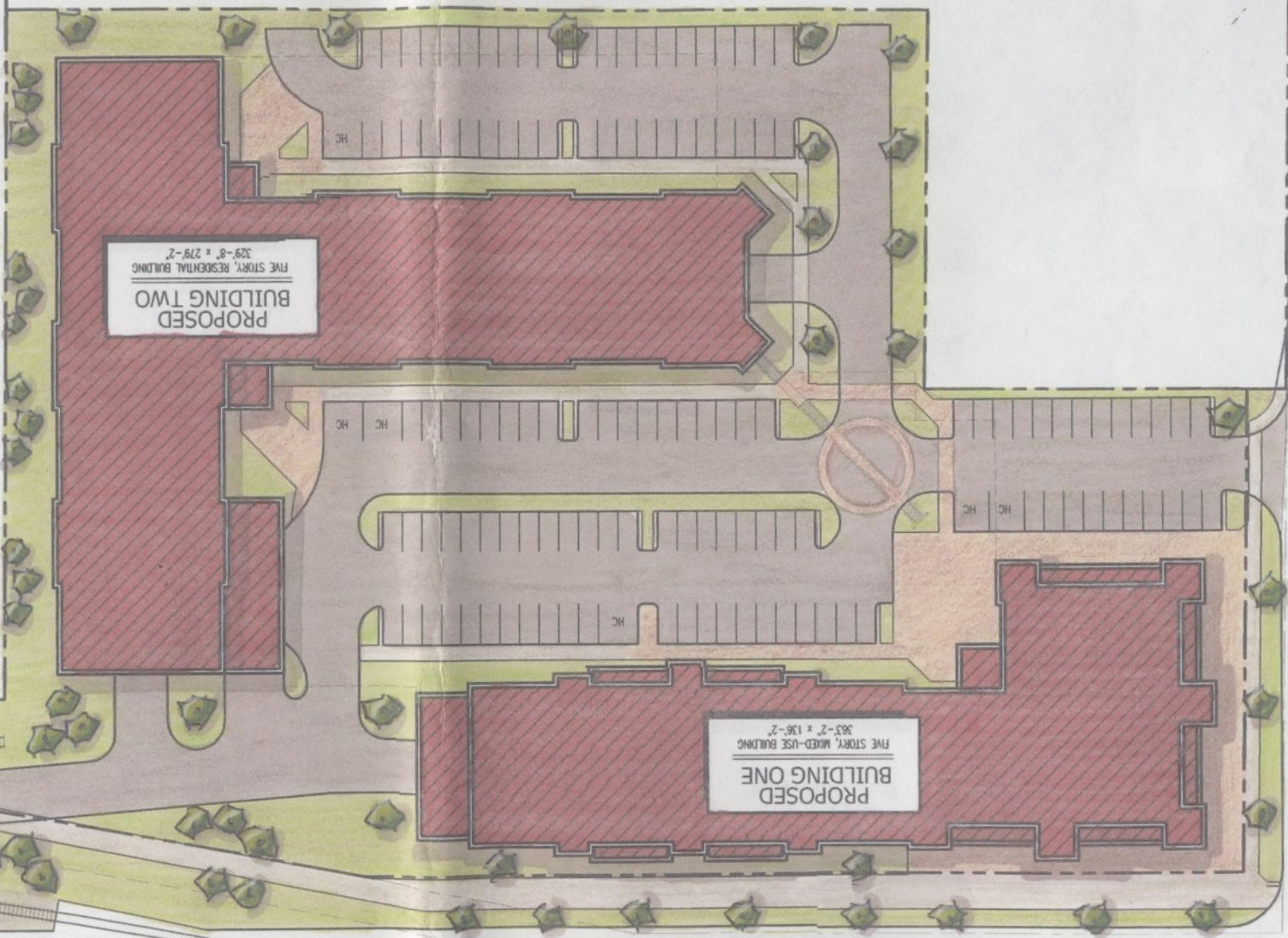


THE HUMMEL GROUP  
DEVELOPMENT & CONSTRUCTION

TINAGLIA  
ARCHITECTS



MAIN STREET STATION  
CRYSTAL LAKE, IL





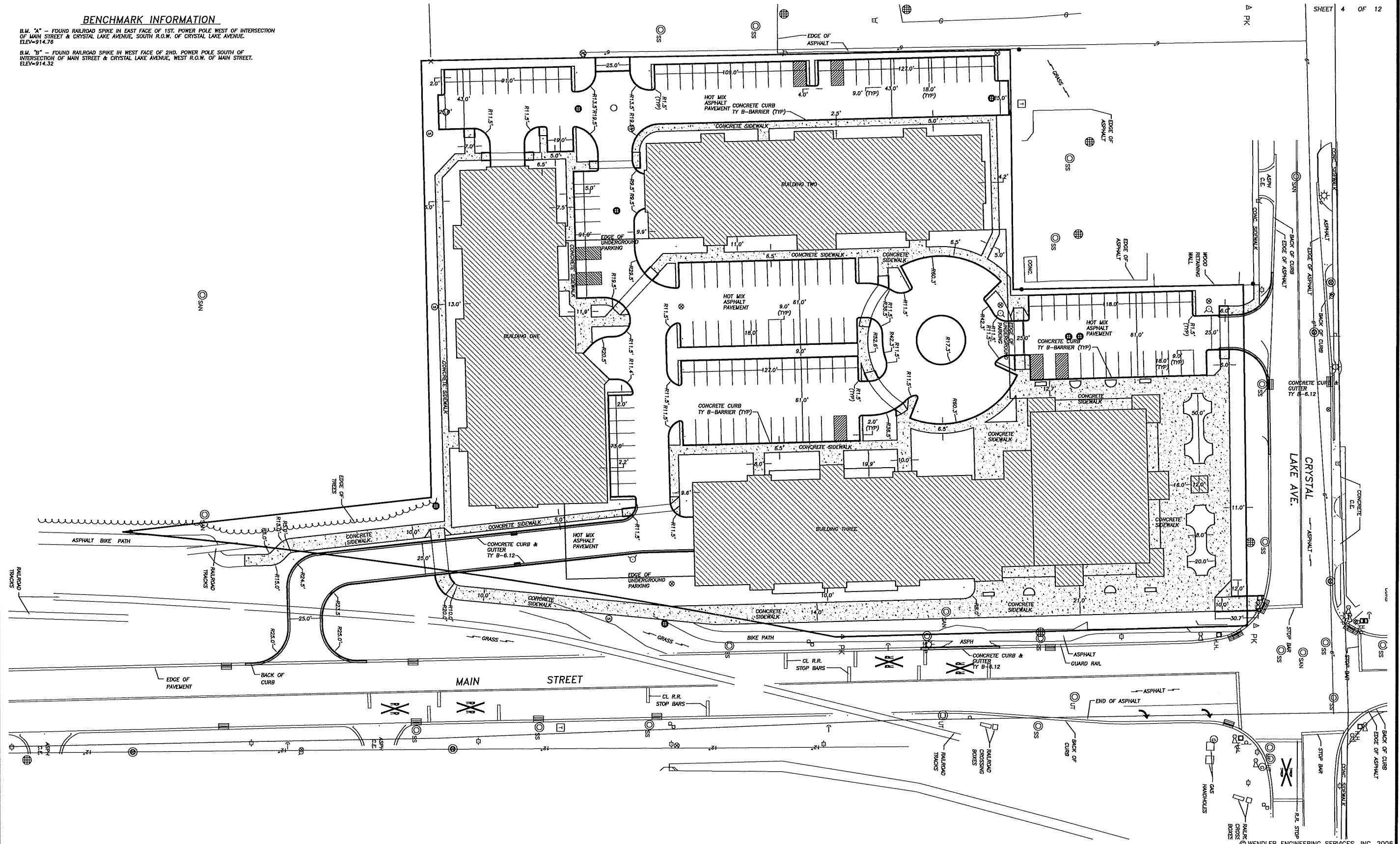
PROPOSED WEST ELEVATION

SEE PLAN

PROPOSED WEST ELEVATION  
ARCHITECTURAL RENDERING  
DATE: 10/15/2024  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: [Number]

**BENCHMARK INFORMATION**

B.M. "A" - FOUND RAILROAD SPIKE IN EAST FACE OF 1ST. POWER POLE WEST OF INTERSECTION OF MAIN STREET & CRYSTAL LAKE AVENUE, SOUTH R.O.W. OF CRYSTAL LAKE AVENUE. ELEV=914.76  
 B.M. "B" - FOUND RAILROAD SPIKE IN WEST FACE OF 2ND. POWER POLE SOUTH OF INTERSECTION OF MAIN STREET & CRYSTAL LAKE AVENUE, WEST R.O.W. OF MAIN STREET. ELEV=914.32

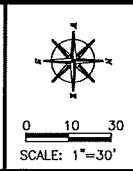


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REVISION	DATE	SURVEYED BY WES	JOB NO. 205843	DRAWN BY KWH	DESIGNED BY KWH
		BOOK NO.	DRAWING NAME KWH	DRAWING DATE 02/06/2007	
TITLE <b>MAIN STREET STATION</b>					
TITLE <b>LAYOUT PLAN</b>					
CLIENT <b>THE HUMMEL GROUP, LTD</b>					



Following further Council discussion, Mayor Shepley cautioned about his stance on selling alcohol to minors. Councilman Christensen moved to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council increasing the number of Class "15" Liquor Licenses from the current permitted four licenses to five licenses. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

**Main Street Station (The Hummel Group), Southwest Corner of Crystal Lake Avenue and Main Street – Preliminary Planned Unit Development for a mixed use development and Zoning Variations regarding height, maximum FAR and interior parking lot landscaping.**

The Council considered The Hummel Group's proposal for redevelopment of the former Hines Lumber property at the southwest corner of Crystal Lake Avenue and Main Street. Mike Cassidy of The Hummel Group and architect Jim Tinaglia were present for the matter, along with traffic consultant, Mike Magnuson.

Mr. Cassidy made an opening statement that providing high quality development to a niche market was the core of their business. He stated that the property offers exceptional potential as it is the gateway to the downtown, and they had received positive feedback from the downtown Main Street organization, business owners, residents and the Planning and Zoning Commission and had made improvements to the plans based on their comments. He stated that they would ensure that price points would ensure that any future development projects will be of the same high quality and be in accord with the City's redevelopment plan. He stated that they were committed to improving the intersection of Crystal Lake Avenue and Main Street for safety. He described the proposed development, which would include the creation of 170 new residences, and a new restaurant and retail shops, which he stated would set a new benchmark for quality and design. He stated that the condominiums would be priced up to \$750,000.

Architect Jim Tinalia presented the architectural renderings. He stated that the building would have old world features and fit well with the downtown area. He stated there would be camouflaged underground parking, and a retail component on the first floor which would include a fine dining restaurant.

Mayor Shepley asked if anyone in the audience wished to speak on the matter.

Attorney Bill Braithwaite spoke on behalf of Dr. Donald Chinlund, who owns the building at 77 E. CL Avenue, adjacent to the proposed development. Mr. Braithwaite asked that the Council require the developers to provide fencing around Dr. Chinlund's entire property on the east and south sides which abut subject property, and to require a retaining wall. He stated that they also wanted the developer to dedicate 5 parkings spaces for Dr. Chinlund's use, with access through a gate in the fence. He stated that they wanted the fencing to be attractive and wrought iron. Mayor Shepley asked what the developer would receive in return for the five parking spaces, and Mr. Braithwaite replied that they would receive Dr. Chinlund's cooperation in not opposing the development because of the height. Councilwoman Brady Mueller noted that Dr. Chinlund currently has a parking lot. Dr. Chinlund stated that he was concerned about people from the development using his parking lot, and Councilwoman Brady Mueller noted that if the fence was not gated, that would not be an issue. Councilwoman Brady Mueller asked what would keep people from parking in the proposed five dedicated spaces, and Dr. Chinlund stated that those spaces would be used by himself and his staff.





Sandra Kossow, 7081 Great Hill Road, outside of City limits, stated that she travels on Main Street every day and did not think that the proposed building would look good because it was too large and did not fit with the quaint Victorian homes in the area. She stated that she was also concerned about traffic.

Rosemary Kurtz, former State Representative, stated that she was very supportive of the proposal because it would bring people back to the inner hub of the City, rather than using up more farmland. She stated that it would also provide impetus to improving Main Street as link between Route 176 and Route 14.

Diana Kenney, Downtown Main Street Executive Co-Director, stated that she and the Main Street Board were very supportive of the proposal and felt that it would bring an element to the downtown that would make it shine even more.

A woman in the audience asked questions about traffic, and traffic engineer Mike Magnuson outlined the planned improvements to extend the merge on Main Street further north and transition to two lanes with a center turn lane. He talked about further improvements to Main Street and Crystal Lake Avenue, where the eastbound turn lane would be shorted to provide for a westbound left turn lane to get into the development. She asked about impact on the schools, and Mayor Shepley explained the City's impact fee ordinance, which all developers must pay, regardless of the actual impact. He stated that in most cases, this type of development would have minimal impact on the schools. Mr. Cassidy added that a similar development in Palatine is 80% sold, with no school age children. The woman expressed concern about the Pingry Row Homes, which did not sell well and many were currently rental units. Mr. Cassidy stated that they had done many studies, and anticipated this development to be very successful.

Scott Puma, 20 Elmhurst Street, stated that he was very much in favor of the development, stating that it would be a linchpin to future redevelopment in the City, was smart growth, and would bring people back to the downtown area. He stated that as a resident of the area, he was not concerned about traffic backups, as they would only occur during peak hours. He asked that there be covenants that the units be owner occupied. Mr. Cassidy stated that they would not be marketed as rentals.

Bob Olson, 117 S. Williams Street, stated that he felt the building would be too tall and overwhelming, and asked that it be two stories shorter.

Doyle Green, 45 S. Williams Street, stated that he thought the proposed plan was beautiful, but he was concerned that there were no play areas for children and he was concerned about traffic. He asked about the Fire Department's capability for a five story building, and the Fire Rescue Chief assured that the Fire Department's ladder truck had sufficient reach. Mr. Cassidy stated that with 170 units, they did not anticipate having even double that many residents, and no playground had been planned because they did not anticipate young families purchasing the units. Mr. Green was concerned that a similarly tall structure would be built on the adjacent Rosenthal property, which was behind his house. Mr. Green stated that he did not feel the development would have a positive impact on the downtown, and that it should be scaled down.



As a point of reference for the five story building, Councilman Dawson pointed out that the City's Municipal Complex cupola was 63 feet high, over five stories. Councilman Dawson asked about parking, and Mr. Tinaglia stated that the underground parking would be for residents. He stated that there would be 120 spaces above ground for the commercial component, and an additional 100 spaces for visitors.

In response to Councilman Dawson's question, the Fire Rescue Chief provided assurance that he was confident that the Fire Department could handle any fires. He noted that there were hundreds of thousands of buildings worldwide which were much taller than ladder trucks could reach, and there were different methods of fighting fires.

Councilwoman Brady Mueller asked if the petitioners were negotiating a crossing with the Union Pacific Railroad, and Mr. Cassidy stated that they were very optimistic that a crossing would be approved. Councilman Goss asked about stormwater, and Mr. Cassidy stated that the basin to the east had available capacity, and they were working with the property owners on that. Councilman Goss stated that he would like the Rosenthal property addressed at Final. Councilman Goss asked that the traffic studies be done when school is in session, and Mr. Magnuson stated that traffic volumes were taken from a variety of sources, and they also did a sampling during the school year to make sure that the information was correct. Councilman Goss asked if traffic signals would be needed on Crystal Lake Avenue at Williams Street and Walkup Avenue, and Mr. Magnuson stated that the bulk of the traffic will go up and down Main Street, and only 15% would travel on Crystal Lake Avenue to the west. He stated that there was a concern if Crystal Lake Avenue were improved further, motorists would use it as an alternative to Route 176. Councilwoman Brady Mueller asked how commuters would be prevented from parking in the lot, and Mr. Cassidy stated that they would enter into an agreement with the Police Department to enforce the parking, similar to other agreements the Police Department has throughout the City. Councilman Christensen applauded the petitioners on providing ample guest parking, and he agreed that most units would only have two residents. He asked about stacking to enter the property, and Mr. Cassidy stated that the left hand turning lane would be sufficient.

Councilwoman Ferguson expressed concerned about their ability to gain access across the railroad tracks, and asked if they would work with Immanuel Lutheran Church to have one combined access. Mr. Cassidy stated that they would need preliminary approval before the railroad would negotiate. Councilwoman Ferguson stated that she was concerned about left hand turns in and out of Main Street, and asked if this development would trigger right-in/right-out access to Brink Street. Victor Ramirez, the Director of Engineering and Building, stated that the intersection improvement under TIF funding was under staff review now.

Councilman Thorsen stated that this was a step in a very positive direction, and the best proposal for the area. He stated that it would be good for downtown, and was completely different than the Pingry Row Homes, which were a three-story product marketed to a one-story market. He stated that he was very hopeful that the petitioners would work with the neighbors on their concerns without the Council having to impose any conditions. He stated that he was very excited about the development, and felt it represented a huge step for Crystal Lake.



Mayor Shepley provided a brief history of the property and other proposed developments, which he stated he had opposed since they were not in keeping with the area. He stated that he lives in the neighborhood, and his personal opinion was that overall, the impact of this property on the downtown and surrounding area would be a benefit, because when there is a strong downtown, people want to live near it. He stated that the building was very large, and he understood the concerns of the neighbors and suggested that the developer put up a boom truck with a flag at the highest point of the development so that they neighbors could see what the impact would be. He stated that he would prefer that the building be one story shorter, but he had full confidence that the developers would be good neighbors.

He stated that he also was very concerned that the railroad spur on Main Street be removed, because it was a blight on the area. He asked that the developers agree to bear a fair proportion of the expense that might be associated with that, along with the Immanuel Lutheran Church property. He stated that he was not in favor of full access on Main Street, because he was concerned that motorists turning left out of the property to go north on Main Street would stack up because of the traffic light. Mr. Cassidy stated that full access on Main was necessary for viability of the retail component.

Councilwoman Brady Mueller asked if they would work with the neighbors on their concerns and Mr. Cassidy agreed. Mayor Shepley repeated his request for a boom truck with a flag. Councilman Dawson asked what that would achieve if the neighbors still did not like the height and if the Council was going to talk about making the building shorter, it should be discussed now. Mayor Shepley stated that they needed something to gauge the height. Councilwoman Ferguson asked about the Palatine development, and Mr. Cassidy stated that was a nine story building. Mr. Tinaglia offered to show the neighbors a model of the development with the surrounding properties and grade on the street. Mayor Shepley stated that the boom truck could end the height issue, and he felt it would be a simple courtesy to the neighbors.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations approving the Preliminary Planned Unit Development with the condition that the developer work to address the concerns of the neighbors, and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council approving the requested Zoning variations from the maximum height of 36 feet/three stories to allow up to 62 feet/five stories, from the maximum 1.0 floor area ratio to allow 1.46, and from the interior parking lot landscaping requirement to provide an island for every 10 spaces. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

**Congress Station, Southwest Corner of Congress Parkway and Exchange Drive – Final Planned Unit Development for a multi-building office/retail development.**

The Council considered Final PUD approval for a multi-building office/retail development for Congress Station. Attorney Dan Curran was present for the matter, and stated that the development had been granted preliminary approval by the City Council on November 15<sup>th</sup> with the condition that the architecture be acceptable to the Planning and Zoning Commission. He stated that they had worked with the staff to come to an architectural resolution that was well received by the Planning and Zoning Commission. He stated that they were in agreement with the Planning and Zoning Commission conditions, and showed an architectural rendering of the



proposed three story building new design. He stated that they had assured the Planning and Zoning Commission that they would address any runoff from the canopy.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilman Thorsen commended the developers on the improved architecture. Following a brief further discussion, Councilman Thorsen moved to approve the Planning and Zoning Commission recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council granting the Final Planned Unit Development for Congress Station. Councilman Christensen seconded the motion. On roll call, all voted yes. Motion passed.

**Erick Street Commons, 417 E. Terra Cotta Avenue – Preliminary and Final PUD for two multi-tenant buildings and a funeral home with a crematorium, Special Use Permit to allow a crematorium, and Zoning Variations regarding building height and landscaping, and a Subdivision Ordinance Variation from the requirement to bury utility lines.**

Attorney Joseph Gottmoller was present for the petitioners and attorney Jeremy Shaw was present for the funeral home. Mr. Gottmoller stated that they were in agreement with the Planning and Zoning Commission recommendations and he provided an overview of the proposed plan. Mr. Shaw talking about the height variation for the funeral home, stating that the mansard roof angle fit the style of architecture.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Mr. Gottmoller stated that the dumpsters would be screened in the rear, and the courtyard would have landscaping and benches. Councilman Goss stated that he was concerned about overflow parking going onto Route 176 and asked for cross access with the funeral home and landbanked properties to the east for future parking. Councilwoman Brady Mueller stated that she was not in agreement with having cross access between a shopping center and a funeral home. Councilman Dawson stated that he was in favor of cross access, but not with landbanking because that would be difficult with two property owners. Councilman Christensen stated that he would like a walkway connection for accessing Route 176. Mr. Gottmoller stated that the retail development could access Erick Street. Councilman Thorsen stated that he would agree to not having a cross access now, but would want available land if the use ever changes.

Mayor Shepley stated that he was generally supportive of the plan, and he agreed with having a cross access, stating that visitors to the funeral home would then also have the option of exiting on to Erick Street.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations approving the Preliminary and Final Plat of Subdivision and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council granting Final Planned Unit Development approval, a Special Use Permit for a crematorium within a funeral home for 417 East Terra Cotta Avenue, and a Subdivision Ordinance variation from the requirement to bury the aerial utility lines until an overall areawide program is initiated



and with an added requirement that the cross access be landbanked. Councilman Thorsen seconded the motion. Councilwoman Ferguson asked that the cross access be triggered if there is an issue, rather than a land use change. Mr. Gottemoller agreed. Councilwoman Brady Mueller restated the motion to include that a landbanked cross access to the west is to be provided if another use takes the place of the funeral home or if the Council deems it necessary after revisiting the matter within one year of opening. Councilman Thorsen seconded.

Councilman Goss amended the motion to include that a landbank cross access to the east be included. Councilman Dawson seconded. On roll call for the motion to amend by Councilman Goss, Councilmembers Dawson, Goss and Mayor Shepley voted yes. Councilmembers Brady Mueller, Christensen, Ferguson and Thorsen voted no. Motion failed.

Councilman Christensen moved to amend the motion to require the funeral home property to landbank access to the east that would be triggered at Council discretion based on impact to the east as it would be developed at some point in the future. Councilman Goss seconded. On roll call, Councilmembers Brady Mueller, Christensen, Ferguson, Goss, Thorsen and Mayor Shepley voted yes. Motion passed.

On the original motion, Councilman Goss stated that he would still like to see cross access. Councilwoman Brady Mueller stated that a funeral home should not be burdened with additional traffic and cars cutting into processions. Councilman Thorsen agreed. On roll call, Councilmembers Brady Mueller, Christensen, Ferguson and Thorsen voted yes. Councilmembers Dawson, Goss and Mayor Shepley voted no. Motion passed.

Mayor Shepley called a recess at 9:40 p.m. and the Council reconvened at 9:58 p.m.

#### **Tracy Trail Special Service Area Public Hearing**

Victor Ramirez, Director of Engineering and Building, explained that when the Tracy Trail Subdivision was approved, Tracy Trail had not been built to City standards and had not been accepted by the City as a public road, and therefore, it remained a private road with the adjacent property owners having maintenance responsibility. He stated that the property owners wished to bring the road to City standards so that it could be dedicated to the City, and wished to utilize a Special Service Area as a mechanism to fund the improvements.

Mayor Shepley opened the Public Hearing for the Tracy Trail Special Service Area, and asked if anyone wished to speak.

John Colomer, owner of Fast Eddies Car Wash at Pingree Road and Tracy Trail stated that he was pleased with the creation of the Special Service Area, and asked the Council to consider designating Tagway, the short street by Country Inn and Suites, as a City alleyway. The City Attorney stated that this matter could be looked at separately at the Council's discretion.

Mayor Shepley closed the Public Hearing.

#### **Resolution authorizing execution of an agreement for the Tracy Trail design services.**

Councilwoman Brady Mueller moved to adopt a resolution authorizing the City Manager to execute a contract for the Tracey Trail design services with Smith Engineering Consultants, Inc.

**2006-03 HUMMEL – SW Main St. & Crystal Lake Ave.** – PUBLIC HEARING  
Preliminary PUD for a mixed use development.

Michael Cassady with the Hummel Group and Jim Tinaglia, architect, were present to represent the petition. Mr. Cassady said this project will announce where Crystal Lake downtown is. They are very excited about the project and the property. They have done projects in downtown Libertyville, downtown Woodstock, and downtown Palatine to name a few. Mr. Cassady said they appreciate the comments that were received from the Commissioners at the last meeting as well as the Downtown Main Street Board.

Mr. Cassady said they want to promote downtown and with their experience in building these types of buildings elsewhere, they have learned to work quickly with less impact on the neighbors.

Mr. Tinaglia said they located an old railroad spur on the property, which will be saved and placed just after the entrance off of Crystal Lake Avenue as a reminder of the City's past. He said the entire site would be excavated for residential parking. He showed a color rendering of the building looking from across the street. He said this is a low area. Mr. Tinaglia said the buildings will be of brick and stone materials as well as completely sprinklered. They are proposing a total of 170 units – 66 in the first building and 140 in the second. There will be 349 covered parking spaces and 132 outside spaces.

Mr. Cassady said there are a number of recommendations in the traffic study and they agree with them.

Dr. Don Chinlund, 77 E. Crystal Lake Ave., said his dental office is directly west of this property. He is in favor of progress in the City and helped develop the area 20 years ago. He has concerns for possible property value damage. Dr. Chinlund said his property seems to be hemmed in by large buildings and that there will be an increase in traffic. He has a good practice but is concerned what could hurt property values. Dr. Chinlund said he would be sitting down with an attorney soon to discuss how best to protect his property. He asked about the street improvements to Crystal Lake Avenue. Mr. Tinaglia explained the improvements and how far west they will go.

Dr. Chinlund asked about the comment made in the staff report regarding possible redevelopment of the properties in the area. Mr. Tinaglia said they have worked with staff regarding possible future cross access points.

Dr. Chinlund said the sunlight will be blocked to his property and he is concerned with a 6-story building being next to a 2-story building. There will be an increase in traffic not only car traffic but pedestrian as well. Dr. Chinlund showed the location of his property on the site plan.

Mr. Tinaglia said the northernmost building setback matches the rear of the buildings on the property next to this. The buildings will not block the sunlight from the adjacent properties except for very early morning sun.

Mr. Cassady said people need to remember this is a 5-story building not 6-stories. There is a 6<sup>th</sup> story only in the turrets.

Dianna Kenney, co-Executive Director of Downtown Main Street, said their Board has recently met with the Hummel Group. The Board has given a letter of support for this project to the City. Mr. Hayden said they did receive it. They did not have much concern over the building height because the property is so much lower. This is the gateway to the downtown area and part of the Main Street Program is to enhance not only the businesses in the downtown area but also residential. This is a nice mix for the downtown and a nice gateway.

Ms. Kenney also stated that as a resident of Crystal Lake she is really excited to see this development. It is a great opportunity and a quality look.

Rosemary Kurtz, 599 Cress Creek, said when she left the ZBA in 1997 she met with many special interest groups that called for sensible growth with a "hub" effect. She commends the City and this is the first plan with sensible growth and it will be a "hub." She said children would be able to walk to school and the library, etc. Mrs. Kurtz said the precedence for the building height for the downtown has already been set by the Raue Center.

Mike Czosnyka, 498 Rockland, said this project would break away from using your car to get everywhere. Something like this will create a sense of community. This is a good thing and is concerned that pedestrian access needs to be good. Mr. Czosnyka said he is glad to see this project. He watched the construction in Palatine from the train every day. This design looks great. It has a classic old style. He suggested that the City develop design standards so developers know what the City wants.

Sandra Kossow, 7081 Great Hill Road, said she has lived here for 25 years. This is a beautiful building but it is not in the character of the downtown area. She was trying to imagine a huge building on this property and didn't like it. Ms. Kossow said the traffic in that area is bad now and would prefer to have a Dole Crossing type design. This is too big.

Scott Puma, 20 Elmhurst, said this is exactly the type of project they were hoping for in this area. This is great for the downtown area and keeps the people in the downtown. Mr. Puma said he is pleased to see a positive "step up."

Lynn Wickham, business owner at 67 Williams Street, said this is exciting to see Crystal Lake "grow up." She feels the height will work to the City's advantage.

Ron Smith, 102 Main Street, Algonquin, said he is glad to see there is support for this use. He said people will park and walk, and the property values will rise. Mr. Smith stated that he has no relationship with the developer in the past or currently.

There was no one else present who wished to speak on this matter. The public hearing was closed at this time.

Mrs. Schofield is very excited to see so much support for this project. She has questions about the traffic and the access to Main Street.

Mr. Magnuson with HLR, the City's traffic consultant on this project, said the City has reviewed that intersection prior to the CVS Pharmacy plan and determined certain improvements be done to the intersection with or without a development on this parcel. He explained the changes to the intersection and stated that the City is in the process of designing the road improvements. This will happen whether or not there is a development on this property. Mr. Magnuson said that a transit orientated development (TOD) in Arlington Heights showed a drop in traffic of 17% after this type of project was done in their community and he used a conservative 10% drop for this project.

Mrs. Schofield asked the petitioner if there were any concerns with the suggestions made in the traffic report. Mr. Cassady said no. Mrs. Schofield asked about the railroad crossing. Mr. Cassady said they will have discussions with the railroad after they receive preliminary approval. Ms. Rentzsch stated that a copy of the plans have been forwarded to the City's contact with the railroad. It has not gone to their committee yet but they will let us know when it has.

Mr. Batastini said the traffic backs up at the stop sign at the top of the hill just west of this property. Mr. Magnuson explained the design for the left turn lanes and how this will help the congestion at the intersection.

Mr. Esposito said he is concerned with the left turn off of Main Street on Brink Street. Mr. Magnuson said he would prefer that to be a right in/right-out only on Brink Street.

Mr. Batastini asked about Main Street and Route 176. Mr. Magnuson said the City might want to look into a signal at that intersection. It would take some of the pressure off Gates Street.

Mr. Hayden said the road narrows abruptly just north of Crystal Lake Avenue and Main Street. Mr. Magnuson said that is part of the plan to provide a better merging area. Ms. Rentzsch said all of the points brought up by the Commissioners have been discussed with the possible design engineers and will be addressed with the intersection improvements. The road improvements will happen regardless of the development.

Mrs. Schofield asked about the shadow study. Mr. Tinaglia said there was information given to the Commissioners. There will be more than 100 feet between the buildings in some areas.

Mrs. Schofield suggested restricting parking. Mr. Tinaglia said the residential parking would be assigned. Mr. Cassady said he could see where there could be a possible problem with commuters parking in that lot. He said they would work with Staff on possible restrictions. Ms. Rentzsch said commuters would park anywhere they can. Mr. Cassady said they would have 221 parking spaces for the restaurant, retail and guests. Mr. Batastini asked about the parking study. Ms. Rentzsch said there was a study conducted and the recommendation was for a parking garage. She said a few locations were identified.

Mr. Jouron said he likes this project and asked about the roof materials. Mr. Tinaglia said it would be copper on the corners and high-grade textured asphalt shingles on the remainder of the roof.

Mr. Jouron said this would make a great difference to the downtown.



Mr. Greenman said he agrees with many comments that were made by the public. He wants this to be a success in Crystal Lake and this is incredible. He said he is not sure what the City is trying to accomplish in this area in the future. He is not sure the architecture belongs in Crystal Lake. Mr. Greenman is not concerned with the height. He asked if there were other architectural styles presented to Staff. Mr. Tinaglia said there are not many ways to go. This design is a classical, warm design. Mr. Cassady said this proposal is "quality" and they don't want to vary from that in any project. He believes they will be up for awards for this development. Mr. Greenman said awards don't mean anything if the design doesn't fit.

Mr. Esposito said this design would not fit on Route 14 but it fits here. The question he had was if he wants a Holiday Inn height building on that corner. He said it would not be seen from the train platform because of the grade change. He wants the "old downtown look" not the big box look of Route 14.

Mr. Hayden said there are 9 members of this Commission for a reason. He believes this is the most important project they have seen. This project will change Crystal Lake forever, especially downtown. Mr. Hayden said this will be a great fit for the downtown. The property values will increase. He wonders what will happen to the property to the west. He has faith that the Council has a vision of what they want for the area.

Mr. Batastini said the architecture is stunning. He said the condos proposed are 1, 2 and 3 bedrooms but if one sells better than another, do they need a PUD amendment to change it. Ms. Rentzsch said the approval would be for the number of units.

Mr. Batastini said he is excited with what other developments this will attract. He would not be comfortable with having a development this tall farther north in downtown because of the different elevations.

Mrs. Schofield asked about the landscaping comments. Mr. Cassady said they are ok with the conditions. Mr. Greenman asked about the FAR. Ms. Rentzsch explained how that is determined and that FAR is a measurement of building mass on a lot. She said that usually there is a variation for the FAR if there is a height variation.

Mr. Hopkins asked about the signage. Mr. Tinaglia said they have a very carefully thought out program with signage being on the awnings or in the windows. They don't use the typical box signage.

Mr. Hopkins asked about the entrance to the parking garages and cars backing up onto Main Street. Ms. Rentzsch said based on the volumes of traffic identified in the study, this was not identified as a concern. Mr. Greenman asked if there would be security for the parking garages. Mr. Cassady said yes.

Mr. Greenman asked about the possible hours of operation. Mr. Cassady said the restaurant will be open later but the retail will probably be until 9 p.m. possibly 7 days a week.

Mr. Hayden asked if there would be outdoor seating for the restaurant. Mr. Cassady said yes. Mr. Tinaglia showed possible locations in the plaza area, along the front sidewalks or along the rear of the restaurant.

Mr. Batastini moved to approve Preliminary PUD approval for a mixed use development; Zoning variations from: A. Section 4.4-10 from the maximum height of 36 feet/3 stories to allow up to 62 feet/5 stories; and B. Section 4.4-9 from the maximum 1.0 FAR to allow 1.46 FAR for Hummel at 95 Crystal Lake Avenue with the following conditions:

1. Approved plans, reflecting PZC recommendations, as approved by the City Council:
  - A. Plan Set including architectural site plan, plaza plan, elevations, and floor plans (Tinaglia, dated 1/24/06).
  - B. Engineering plans (Wendler, dated 1/26/06)
  - C. Traffic Impact Study (HLR, dated 1/6/06)
  
2. Site plan
  - A. Work with the City to coordinate the streetscape elements (lighting, benches, trash receptacles, planter beds, bike racks, etc.) with the planned TIF streetscape improvements in this area.
  - B. Provide a photometrics plan for review and approval at Final PUD. Work with the City to continue the decorative lighting standards found in the downtown area.
  - C. Provide trash enclosure details for the two buildings, if applicable.
  
3. Architectural plans
  - A. At Final PUD, provide material and color samples of exterior building materials to be used on the buildings for review by the Planning and Zoning Commission and the City Council. The materials and colors notations should be provided on the final plans.
  
4. Landscape plan
  - A. At Final PUD, a detailed landscape plan should be provided with interior parking lot landscaping that meets the Zoning Ordinance and specifics of the remaining site landscaping.
  - B. Provide an overlay of all easement locations on the landscape plan to help reduce any landscape/utility conflicts.
  
5. The petitioner shall address all of the review comments and requirements of the Building, Engineering, Fire/Rescue, Police, Public Works, and Planning Departments, as well as those contained within the traffic study by HLR, the City's Traffic Consultant.

Mr. Skluzacek seconded the motion. On roll call, members Batastini, Esposito, Hopkins, Jouron, Schofield, Skluzacek, and Hayden voted aye. Mr. Greenman abstained. Motion passed.

Mr. Greenman stated that his abstention was due to a lack of time to discover the Council's vision for that TIF area, and the architecture, not the project itself.



**#2006-03**  
**Main Street Station (Hummel)**  
**Project Review for Planning and Zoning Commission**

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**Meeting Dates:** February 1 and February 15, 2006

**Zoning Requests:**

- 1) Preliminary PUD approval for a mixed use development.
- 2) Zoning variations from:
  - A) Section 4.4-10 from the maximum height of 36 feet/3 stories to allow up to 62 feet/5 stories;
  - B) Section 4.4-9 from the maximum 1.0 FAR to allow 1.46 FAR; and
  - C) Section 5.3-3 from the interior parking lot landscaping requirement to provide an island every 10 spaces.

**Location:** Southwest corner Main Street and Crystal Lake Avenue

**Acreage:** 4.58 acres

**Existing Zoning:** "B-4" Downtown Business district

**Surrounding Properties:** North (B-4), gasoline service station  
South (R-3bPUD), The Villager  
East (M), Crystal Lake University  
West (M-LPUD), Rosenthal

**Staff Contact:** Michelle Rentzsch (356-3615)

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**Background:**

The property in question is the former location of Rosenthal Lumber and Fuel Company and more recently the Edward Hines Lumber Company, until a few years back, when the buildings were demolished on the site. The site has remained vacant for years with a few development proposals presented that were not in sync with the City's vision for this property.

The new property owner, the petitioner, is seeking Preliminary Planned Unit Development approval for a mixed-use residential and commercial redevelopment, including 170 condominium units and 14,248 square feet of commercial space, which includes a 233-seat fine dining restaurant.

### **Land Use Analysis:**

The Downtown Comprehensive Land Use Plan lists several main goals and this proposed development advances the following: 1) Maintain Downtown's unique and desirable character; 2) Promote Downtown housing and 3) Promote commercial activities. The Plan goes into detail about the necessary quality of new development and the need to maintain the architectural elements found in the existing historic downtown buildings. In addition, the Plan discusses the importance of Downtown housing as a means to provide a nearby customer base for the Downtown restaurants, shops and other business venues.

#### *Crystal Lake & Main Tax Increment Financing (TIF) District*

This property is located within the newly created Crystal Lake & Main TIF District. The TIF District's contains 18 parcels, is approximately 58 acres in area, and is generally bound by Crystal Lake Avenue and the Metra rail line to the north, the railroad right-of-way to the east and south, and extends 500 feet to the west of Main Street.

The redevelopment plans approved with the TIF District envisions the redevelopment of this site with "a mix of commercial and residential land uses in a few 5 to 6 story structures. Retail commercial should occupy the ground floor and contain a mix of retailers that compliment the existing downtown. The upper floors of the structures should be utilized for residences that provide a mix of housing opportunities from one bedroom to three or four bedroom units that allow for a mix of users. Parking should be provided on site for both the residents and customers of the retail commercial uses. Commercial parking standards should reflect the urban nature of the development and allow for shared parking between commercial uses and account for other downtown parking opportunities in close proximity to the site. The site is envisioned as one of the first opportunities to compliment the existing downtown with a new development that provides both the modern amenities that urban dwellers are attracted to while complimenting and not competing with existing retailers."

#### *Site Design and Architecture*

Two five-story buildings are proposed with two full accesses, one onto Main Street and one onto Crystal Lake Avenue. At the City's request for a "public" space at the corner of this main intersection, the petitioner has provided a substantial plaza area, with decorative walkways, benches and planters, to coordinate with the remainder of the Downtown district. Underground parking would service the building residents, while the aboveground parking would be primarily for the commercial uses. The City is undertaking the improvement to the Crystal Lake and Main Street intersection in the near future, with a dedicated left turn lane, right turn lane and through lane – for all four legs of this intersection.

The Gothic-reminiscent architecture proposed for this development will set the benchmark of aesthetic design for future development projects in Crystal Lake's Downtown. The massing and scale of this building are perfectly in keeping with an urban downtown district. The articulated roofline, arched openings, quality materials, craftsmanship and details provided in the plans echo the quality and nature of the existing historic buildings and anchor this main gateway to the Downtown.

### *Parking*

This site is generously parked. Per the Zoning Ordinance for the Downtown district, this site would be required to provide approximately **260 parking spaces**. This is based on 170 residential units, 9,248 square feet of retail space and a 5,000 square foot restaurant. The proposed site plan indicates 132 above ground parking spaces, 349 below ground parking spaces, for a total of **481 spaces** provided for the site.

### *Traffic Study*

Hampton, Lenzini & Renwick (HLR), one of the City's traffic consultants, reviewed the proposed site plan as well as anticipated uses in general area, and provided a traffic study. The summary of recommendations follows:

1. The City's improvement for the Crystal Lake Avenue/Main Street intersection will require the dedication of between 26 and 30 feet of additional right-of-way along Main Street and between 18 and 25 feet of additional right-of-way along Crystal Lake Avenue. This dedication is necessary to accommodate the proposed roadway improvements and provide for the existing MCCD Prairie Trail path along with a parkway for ornamental lighting. A corner radii dedication as identified in the City's concept plan should also be required.
2. The proposed entrance onto Main Street should align with the existing entrance to the east that services the former Oak Industries facility. An exclusive northbound left-turn lane should be constructed along Main Street. This will require additional widening along Main Street beyond what has been identified in the City's previous concept plan. The relatively low volume of projected southbound right-turning traffic does not warrant a separate southbound right-turn lane since there are already two southbound lanes on Main Street.
3. The entrance onto Main Street should be widened to allow for better maneuvering of emergency vehicles. It appears that an additional 8-10 feet of pavement through the curved area is needed.
4. A sidewalk and parkway as identified on the City's plan should be constructed along both Main Street and Crystal Lake Avenue.
5. The entrance to the site on Crystal Lake Avenue is at the extreme western edge of the existing property. While this location is not ideal, since it will not permit construction of a full left-turn lane on Crystal Lake Avenue for westbound traffic, there is no ability to shift the location of the driveway further west. If any future redevelopment efforts proceed on properties located west of this development, it would desirable to require cross-access to these properties so that this entrance be converted to a "right-turn in/right-out only" access to avoid having westbound left-turns on Crystal Lake Avenue potentially stop and block the flow of traffic on Crystal Lake Avenue. A future entrance on Crystal Lake Avenue further west should be reviewed with respect to the location of access driveways/alleys on the north side of Crystal Lake Avenue and impacts to on-street parking. This relocation would allow for a full left-turn lane to be constructed.

If the City's intersection improvement proceeds, an interim condition could be developed that would provide for back-to-back left-turn lanes on the west approach to the Main Street intersection. A short (60-feet of storage) left-turn lane could be provided for westbound Crystal Lake Avenue into the development coupled with some minor pavement widening to allow for westbound traffic to pass any stopped left-turning vehicles that may spill back out of the turn lane during peak periods. Outside of the peak periods, cars could be adequately serviced in a short left-turn lane.

6. Approval from the Union Pacific Railroad (UPRR) will be required to cross their track along Main Street. This track is a spur track utilized for storage of UPRR maintenance equipment and is not an active freight line. The UPRR will determine what level of protection will be required at the entrance (lights/warning bells.) It is not anticipate that gates will be required. It should be noted that there are currently ongoing efforts by the City to work with the UPRR to remove this spur track at some point in the future.
7. The existing McHenry County Conservation District (MCCD) Prairie Trail path traverses across the frontage of the proposed development on the existing sidewalk and then proceeds east on Crystal Lake Avenue. Coordination with MCCD will be required during the design of the Main Street frontage to ensure that the safety and traffic flow of patrons of the path and pedestrians are adequately planned for.

**Findings of Fact:**

**PRELIMINARY PLANNED UNIT DEVELOPMENT**

The petitioner is requesting a Preliminary Planned Unit Development approval for their plans. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and for the orderly development of the City.

Section 6.3 of the Zoning Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
2. The use will not be detrimental to area property values.
3. The use will comply with the zoning districts regulations.
4. The use will not negatively impact traffic circulation.
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
6. The use will not negatively impact the environment or be unsightly.
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
8. The use will meet requirements of all regulating governmental agencies.
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
10. The use will conform to the regulations established for specific special uses, where applicable.

The petitioner's plans satisfy the criteria above.

## **ZONING ORDINANCE VARIATIONS**

### **BUILDING HEIGHT and F.A.R.**

Sections 4.4-10 and 4.4-9 of the Zoning Ordinance concern building height and mass. Before the latter part of 1999, the maximum building height and FAR in the "B-4" Downtown Business District was 50 feet/5 stories and 2.0 FAR. The City Council passed a resolution to refer a text amendment to the Zoning Board of Appeals, in response to a proposed 200-unit apartment complex, consisting of three 6-story buildings. Building height and FAR were reduced at that time, with the understanding that future projects of merit could request height and FAR variations to accommodate the project scope. The petitioner is seeking a variation from maximum building height of 36 feet/3 stories and FAR of 1.0 to request 62 feet/5 stories and a floor area ratio of 1.46.

Section 4.9 of the Zoning Ordinance states that, "Parapet walls for screening, chimneys, cooling towers, elevator or mechanical equipment rooms, fire towers and stacks, stage towers and scenery lofts, solar energy panels, rooftop mechanical screening and necessary mechanical appurtenances shall be permitted to exceed maximum height provisions when erected in accordance with all other ordinances of the City of Crystal Lake." The gabled roofline and spires provide the screening for the rooftop mechanicals for these two buildings and are exempted from being included in the building height calculation.

### **INTERIOR PARKING LOT LANDSCAPING**

Section 5.3-3.6D of the Zoning Ordinance requires 1 parking lot island in every row of 10 parking spaces. The site plan shows a minimal deficiency of interior parking lot islands, with rows consisting of 11 or 12 spaces. A variation from this requirement is requested to allow the site plan as presented.

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Before recommending any Variation, the Planning and Zoning Commission and the City Council shall first determine and record its findings that the evidence justifies the conclusions that the Variation:

1. Will not impair an adequate amount of light and air to adjacent properties;
2. Will not unreasonably diminish the value of adjacent property;
3. Will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and
4. Is in harmony with the general purpose and intents of the Zoning Ordinance.

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

can be approved as a condition of the Planned Unit Development.

**Recommended Conditions:**

A motion to recommend approval of the petitioner's requests with the following conditions:

1. Approved plans, reflecting PZC recommendations, as approved by the City Council:
  - A. Plan Set including architectural site plan, plaza plan, elevations, and floor plans (Tinaglia, dated 1/24/06).
  - B. Engineering plans (Wendler, dated 1/26/06)
  - C. Traffic Impact Study (HLR, dated 1/6/06)
2. Site plan
  - A. Work with the City to coordinate the streetscape elements (lighting, benches, trash receptacles, planter beds, bike racks, etc.) with the planned TIF streetscape improvements in this area.
  - B. Provide a photometrics plan for review and approval at Final PUD. Work with the City to continue the decorative lighting standards found in the downtown area.
  - C. Provide trash enclosure details for the two buildings, if applicable.
3. Architectural plans
  - A. At Final PUD, provide material and color samples of exterior building materials to be used on the buildings for review by the Planning and Zoning Commission and the City Council. The materials and colors notations should be provided on the final plans.
4. Landscape plan
  - A. At Final PUD, a detailed landscape plan should be provided with interior parking lot landscaping that meets the Zoning Ordinance and specifics of the remaining site landscaping.
  - B. Provide an overlay of all easement locations on the landscape plan to help reduce any landscape/utility conflicts.
5. The petitioner shall address all of the review comments and requirements of the Building, Engineering, Fire/Rescue, Police, Public Works, and Planning Departments, as well as those contained within the traffic study by HLR, the City's Traffic Consultant.





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Lee Brown is a Past President of the American Institute of Certified Planners. He is a Fellow of AICP, with more than 35 years of professional planning experience.

President of Teska Associates, Inc., a consulting firm that provides urban planning and landscape architecture services throughout the Midwest and in the Mid-Atlantic. He has led the preparation of comprehensive plans, business district revitalization plans, neighborhood plans, corridor plans, and special area redevelopment plans in more than 100 communities.

Along with his day (and night) job, he is active in APA, having served as the Illinois Chapter President, and on the AICP Commission; since 2000 he has been a Site Visitor for the Planning Accreditation Board, has championed AICP's Community Planning Assistance Program, the Commission's Core Competencies Initiative, and the comprehensive Exam revision. Lee's undergraduate degree in Urban Planning is from the University of Illinois, and his graduate degree in urban planning is from the University of Wisconsin-Madison.