

# CITY OF CRYSTAL LAKE AGENDA CITY COUNCIL

# REGULAR MEETING

City of Crystal Lake 100 West Woodstock Street, Crystal Lake, IL City Council Chambers August 16, 2022 7:00 p.m.

- 1. Call to Order
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Approval of Minutes August 2, 2022 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. Mayor's Report
- 8. City Council Reports
- 9. Consent Agenda
  - a. Class 16 Temporary Liquor License Request, The Crystal Lake Service League "Rocks the Beach" Fundraiser, Friday, September 10, 2022
- 10. City Code Amendment to increase the number of Class 13 Liquor Licenses Applicant: Casey's Retail Company d/b/a Casey's #6907, located at 1095 Pyott Road
- 11. City Code Amendment to increase the number of Class 12 Liquor Licenses Applicant: Macias Family Group LLC d/b/a Oruga Social, located at 1000 S. McHenry Avenue
- 12. Bid Award Building Automation System Replacement
- 13. Council Inquiries and Requests
- 14. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel
- 15. Reconvene to Regular Session
- 16. Adjourn

If special 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

Meeting Date: August 16, 2022

<u>Item</u>: Class 16 Temporary Liquor License Request –

The Service League of Crystal Lake

**Staff Recommendation:** Motion to approve issuance of a Class 16 Temporary

Liquor License to The Service League of Crystal Lake

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

Melanie Nebel, Executive Assistant

# **Background:**

The City has received a request from The Service League of Crystal Lake for the issuance of a Class 16 Temporary Liquor License in order to sell beer, wine, and alcoholic liquor drinks at their "Rock the Beach" fundraiser event being held at the Crystal Lake Main Beach, located at 300 Lakeshore Drive, on September 10, 2022 from 5:00 p.m. to 10:00 p.m.

Section 329-5-S of the City Code permits the issuance of a Class 16 Temporary Liquor License for the retail sale of beer and wine for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

Alcohol sales and consumption will be limited to the fenced-in Main Beach area. The Crystal Lake Park District has approved the use of their property and is in support of this event. The City Council approved a temporary liquor license for this event last year.

The following condition must be met prior to the event:

• Certificate of Insurance for Liquor Liability naming the City of Crystal Lake as an additional insured.

### **Votes Required to Pass:**



August 5, 2022

Dear City Council and Mayor Haig Haleblain,

On behalf of the Service League of Crystal Lake we are requesting approval for the issuance of a Class "16" Temporary Liquor License. On September 10th from 5:00 PM to 10:00 PM Service League will be having their annual Rocks the Beach Fundraiser at Crystal Lake Main Beach. The event will raise funds to continue to support members of our Crystal Lake Community in need. Our event last year was very successful, and we are looking forward to this years event being a even bigger success.

Sincerely,

Lynn Reckamp-Event Chair

Nicole LaMorte-Event Co-Chair

- August 14th -7:00 pm. CITY OF CRYSTAL LAKE



# Class "16" Temporary Liquor License

# **General Information:**

- A Class "16" **Temporary** Liquor License authorizes the retail sale of beer and wine for consumption upon the premises specified in the license.
- The license applicant must be a **not-for-profit** corporation qualified to do business in the State of Illinois.
- The license is valid for a period not to exceed three (3) days and may only be used for special events sponsored by the not-for-profit corporation requesting the license.
- Patrons of the premises where the beer and wine are to be sold are required to wear a non-transferrable, one use only, disposable wristband or other means of identification identifying them as patrons of the area that is subject to the license.
- Issuance of a Class "16" Temporary Liquor License must be reviewed and approved by the Mayor and City Council of the City of Crystal Lake.

# City of Crystal Lake Application for Temporary Liquor License

# CLASS "16" Beer and Wine

The undersigned hereby makes application for a license for the sale at retail of beer and wine under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

PIOVI	of the City of Ciyotal Zanto Ziquoi Zioononig Cramanoo.
1.	Applicant's full name Service League of Cnfal lake (Must be not-for-profit organization)
	Address P.O. Box 893 Phone Number
2.	Location where beer and wine will be sold:  (N) Hal Lake Main Beach
3.	Dates of the event (not to exceed three (3) days): Sept. 10, 2022
4.	Hours of operation: 5pm - 10pm
5.	Describe the type of crowd and traffic control licensee will utilize. Ct MMW14 Member 4 HUMIN - Should Not Ned Watte Control.
6.	Describe plan for refuse pickup. Will but in aumpster after event
7.	Please list the names and addresses of the members of the organization who will be selling beer and wine at the location pursuant to the license. If additional space is needed, please use reverse side.  1000 New Hampshire Tru 91008 Particle In.  Crystal Wee IL 10012 Crystal Wee IL 10014
8.	Please attach the following to your application:  License fee in the amount of \$20.00. (Make checks payable to the "City of Crystal Lake".)  Proof of liquor liability insurance.  Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer and wine on the property during the time requested.  Site plan of area where beer and wine will be sold.  Letter to the Mayor and City Council requesting approval of the issuance of a Class "16"  Temporary Liquor License to applicant.  Date
	Signature of Secretary Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

# **AFFIDAVIT**

# STATE OF ILLINOIS ) COUNTY OF MCHENRY )

We swear that we will not violate any of the Ordinances of the City of Crystal Lake or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

Signature of President

Signature of Secretary

Subscribed and sworn to before me this

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Notary Public

NICOLE C L'AMORTE Official Seal Notary Public - State of Illinois My Commission Expires Feb 7, 2026





Agenda Item No: 10

# City Council Agenda Supplement

Meeting Date: August 16, 2022

**Item:** City Code Amendment to Increase the Number of Class 13

Liquor Licenses - Applicant: Casey's Retail Company

d/b/a Casey's #6907, located at 1095 Pyott Road

**Staff Recommendation:** Motion to adopt an Ordinance increasing the number of

Class 13 liquor licenses from the currently permitted 33 licenses to 34 licenses, in order to allow for the issuance of a new Class 13 liquor license to Casey's Retail Company,

d/b/a Casey's #6907, located at 1095 Pyott Road.

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

Melanie Nebel, Executive Assistant

### **Background:**

Buck's, LLC, located at 1095 Pyott Road, is under new ownership and is now known as Casey's Retail Company. As such, the City Code requires that a new liquor license be issued for the newly created entity in order to allow the Casey's Retail Company d/b/a Casey's #6907, to continue to sell alcoholic liquor in the original package at its current location.

Casey's Retail Company d/b/a Casey's #6907 has requested a new Class 13 Liquor License to continue to operate at the current location under a new license. The former owner of Buck's, LLC will surrender their old liquor license, and the number of allowable Class 13 liquor licenses will be automatically reduced by one to 33.

Class 13 license which shall authorize 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, Friday and 7:00 a.m. Saturday and 2:00 am. 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.

### **Current Class 13 License Holders:**

<u>Name</u>	<u>Address</u>	<b>Zoning</b>
7-Eleven	60 W. Terra Cotta (Northside Center)	"O PUD"
7-Eleven	1024 McHenry Ave.	"B-1 PUD"

7-Eleven	6225 Northwest Highway	"B-1 PUD"
Bucky's Express	1095 Pyott	"B-2 PUD"
Casey's General Stores	639 E. Terra Cotta Ave.	"B-2"
Circle K	220 W. Virginia	"B-2"
Circle K	280 N. Route 31	"B-2 PUD"
Circle K	681 W. Terra Cotta	"B-2"
Convenient Liquor & Wine	201 E. Virginia	"B-2"
Cost Plus World Market	6000 Northwest Highway (Crystal Point)	"B-2 PUD"
Crystal Lake BP	281 W. Virginia Street	"B-2"
Crystal Lake Food & Liquor	540 E. Terra Cotta Avenue	"B-2 PUD"
Crystal Lake Gas (Marathon)	770 S. Virginia Road	"B-2"
Crystal Lake Amoco	339 W. Virginia	"B-2"
CVS Pharmacy	1305 Randall Road	"B-2 PUD"
CVS Pharmacy	177 W. Virginia	"B-2"
Fresh Market	6000 Northwest Highway	"B-2 PUD"
Fresh Thyme Farmer's Market	5340 Northwest Highway	"B-2 PUD"
KA Sales (Exxon)	415 W. Virginia	"B-2"
Nick's General Store/Yoga on Lake	1309 North Avenue	"R-2"
LaRosita of Mesos Group, Inc.	131 Main Street	"B-4"
Midwest Petroleum Dev.	7615 U.S. Route 14 (by McDonald's)	"B-2"
Mobil Mart	250 N. Route 31	"B-2"
Murphy's Oil	985 Central Park Drive	"B-2 PUD"
Oak Street Food & Liquor	256 N. Oak Street	"B-1"
Baard Gas Station/Shell #801	4811 Northwest Highway	"B-2"
Osco Drug	6140 Northwest Highway (The Commons S.C.)	"B-2 PUD"
RJ Pantry & Liquor	19 E. Berkshire Drive	"B-1 PUD"
Sam's Club	5670 Northwest Highway	"B-2 PUD"
Target	5580 Northwest Highway	"B-2 PUD"
Thorntons LLC	911 Tek Drive	
Walgreens	151 W. Northwest Highway	"B-2"
Walgreens	315 N. Route 31	"B-2 PUD"
Wal-Mart	1205 Route 31	"B-2 PUD"

The applicant has submitted all of the necessary paperwork. Fingerprint/background checks are pending.

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

- Background Check Completion
- Proof of Ownership or Lease
- 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, Casey's Retail Company d/b/a Casey's #6907, located at 1095 Pyott Road, 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 owner of Buck's, LLC.

# **Votes Required to Pass:**



# 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:

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

Immediately upon the surrendering of the Class 13 Liquor License issued to Buck's, LLC, the number of Class 13 Liquor Licenses shall be increased from 33 to 34.

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

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

DATED at Crystal Lake, Illinois, this 16th day of August, 2022.

	City of Crystal Lake, an Illinois municipal corporation	
	Haig Haleblian, MAYOR	
SEAL		
ATTEST		
Nick Kachiroubas, CITY CLERK		

PASSED: August 16, 2022 APPROVED: August 16, 2022



Agenda Item No: 11

# City Council Agenda Supplement

Meeting Date: August 16, 2022

**Item:** City Code Amendment to Increase the Number of Class 12

Liquor Licenses – Applicant: Macias Family Group LLC, d/b/a Oruga Social, located at 1000 S. McHenry Avenue

**Staff Recommendation:** Motion to adopt an Ordinance increasing the number of

Class 12 liquor licenses from the currently permitted 3 licenses to 4 licenses, in order to allow for the issuance of a new Class 12 liquor license with daily operating hours of 4:00 p.m. to 1:00 a.m. to Macias Family Group LLC, d/b/a

Oruga Social, located at 1000 S. McHenry Avenue.

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

Melanie Nebel, Executive Assistant

### **Background:**

Macias Family Group LLC, d/b/a Oruga Social, located at 1000 S. McHenry Avenue is requesting the creation of a Class 12 liquor license for the banquet hall. The petitioner is requesting to operate daily from 4:00 p.m. to 1:00 a.m., with the majority of events being held on Friday and Saturday. The City Code authorizes the Mayor and City Council to establish the hours for operation of the Class 12 license. The Mayor and City Council may in their discretion extend said hours upon request.

Class 12 license authorizes the retail sale of alcoholic liquor for consumption only on the premises specified in the license where sold. The license shall be issued to a special occasion facility organized for the purposes of providing banquets, wedding and other receptions, meetings, parties or other special events upon a contractual engagement. The special occasion facility may also hold events which are open to the general public.

The annual license fee for a special occasion facility is \$750.

# **Current Class 12 License Holders:**

Name Hickory Hall	Address 406 W. Woodstock Street	•	ursday: 11:00 a.m. to 11:00 p.m. aturday: 11:00 a.m. to 1:00 a.m. day
El Agave Banquets	22 Crystal Lake Plaza	Daily:	4:00 p.m. to 1:00 a.m.
Main Beach	300 Lake Shore Drive	•	ursday, Sunday: 9:00 a.m 11:00 p.m. aturday: 9:00 a.m. to midnight

The applicant has submitted all of the necessary paperwork. There are no zoning issues with the request.

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

- Payment of Prorated License Fee
- Proof of Liquor Liability Insurance
- Surety Bond payable to the City of Crystal Lake
- Certificate of Occupancy

The attached Ordinance approves an increase in the number of Class 12 liquor licenses in order to allow the creation of a Class 12 liquor license for Macias Family Group LLC, d/b/a Oruga Social, with operating hours of 4:00 p.m. to 1:00 a.m.

# **Votes Required to Pass:**



# **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:

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

- 1. Class 12 License shall be increased from 3 to 4, to create a Class 12 Liquor License for Oruga Social, located at 1000 S. McHenry Avenue.
- 2. Operating Hours for the Oruga Social Class 12 Liquor License will be daily from 4:00 p.m. to 1:00 a.m.

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

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

DATED at Crystal Lake, Illinois, this 16th day of August, 2022.

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	City of Crystal Lake, an Illinois municipal corporation	
	Haig Haleblian, MAYOR	
SEAL		
ATTEST		
Nick Kachiroubas, CITY CLERK		

PASSED: August 16, 2022 APPROVED: August 16, 2022



# Agenda Item No: 12

# City Council Agenda Supplement

Meeting Date: August 16, 2022

**Item:** Bid Award – Building Automation System Replacement

Project

**Staff Recommendation:** Motion to adopt a Resolution awarding the contract for the

Building Automation System Replacement Project to the lowest responsive and responsible bidder, Automatic Building Controls, LLC in the amount of \$428,100.00, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders

relating to the contract.

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

Engineering

### **Background:**

The current Building Automation System (BAS) for the Municipal Complex has reached end of useful life. BAS manages and controls the heating, ventilation, air conditioning, humidification, and UV disinfection systems within the Municipal Complex. Therefore, this is a complex system designed to provide building systems efficiencies such as enhanced energy use and decreased operating expenditures.

On August 3, 2022, the City of Crystal Lake publicly opened and read aloud the bids received for the Building Automation System Replacement Project. The following is a breakdown of the bids received:

Contractor	Base Bid	Alternate #2	Total Cost
▼ Automatic Building Controls	\$423,000.00	\$5,100.00	\$428,100.00
Interactive Building Solutions	\$630,000.00	\$17,000.00	\$647,000.00
Helm Service	\$672,107.00	\$26,617.00	\$ 698,724.00
AMS Industries	\$795,000.00	\$14,000.00	\$809,000.00
Applied Controls, LLC		No Bid	
Temperature Service		No Bid	

The City also requested alternate pricing for other project components related to pneumatic controls and monitoring systems. Staff has determined that Alternate #2, Utility Demand Monitoring, is fairly priced and advantageous to the City. More specifically, this alternate will add electric and natural gas consumption monitoring to the BAS. The remaining alternates will be evaluated with future capital projects.

## Recommendation

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The Public Works Department, along with City's consultant for the project, Wold Architect and Engineers (Wold), have reviewed the bids received for completeness and accuracy in accordance with the invitation to bid document. Wold and City staff recommend that the contract for the Building Automation System Replacement Project be awarded to the lowest responsive and responsible bidder, Automatic Building Controls, LLC in the amount of \$428,100.00

Funding is available in the FY2022/2023 Capital Budget.

# **Votes Required to Pass:**

# Building Automation System Replacement Bid Opening 8/3/22, 10:00am

	Automatic Building Controls Rolling Meadows, IL	Interactive Building Solutions Joliet, IL	AMS Industries Woodridge, IL	Helm Service Freeport, IL
Base Bid	\$423,000	\$630,000	\$795,000	\$672,107
Unit Price #1 - Valve/Damper Actuator Replacement	Valve Actuator: \$1,100 Damper Actuator: \$1,300	\$850	No Bid	\$1,795
Alternate #1A - Pneumatic Control Upgrades - AHU-PB Only	\$15,000	\$10,900	\$22,500	\$38,297
Alternate #1B - Pneumatic Control Upgrades - MAU-Maint Only	\$7,200	\$33,600	\$12,000	\$27,425
Alternate #1C - Pneumatic Control Upgrades - AHU-11 Only	\$5,000	\$16,700	\$12,000	\$29,577
Alternate #1D - Pneumatic Control Upgrades - FTR Only	\$8,000	\$27,800	\$8,000	\$81,857
Alternate #2 - Utility Demand Monitoring	\$5,100	\$17,000	\$14,000	\$26,617
Grand Total	\$463,300	\$736,850	\$863,500	\$877,675



# RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE is in need of replacing the existing Building Automation System for the Municipal Complex that has reached the end of its service life; and

WHEREAS the CITY received and publicly opened bids for the Building Automation System Replacement Project on August 3, 2022; and

WHEREAS the lowest responsive and responsible bidder is Automatic Building Controls LLC, from Rolling Meadows, IL.

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

**BE IT FURTHER RESOLVED** that the City Manager is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Automatic Building Controls, LLC for the Building Automation System Replacement Project in the amount of \$428,100.00; and

**BE IT FURTHER RESOLVED** that the City Manager is authorized to execute change orders for up to 10% of the contract amount and to approve warranted completion date change orders relating to the contract.

**DATED** this 16<sup>th</sup> day of August, 2022.

CITY OF CRYSTAL LAKE, an Illinois municipal corporation,

By:		
	Haig Haleblian, MAYOR	

# SEAL

# ATTEST

Nick Kachiroubas, CITY CLERK

PASSED: August 16, 2022 APPROVED: August 16, 2022

