



CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING
City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
October 17, 2023
7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – October 3, 2023 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. **Lease Agreement with Lou Street Lockup**
 - b. **Class 20 Temporary Liquor License Request - Kids In Need of McHenry County**
 - c. **Class 20 Temporary Liquor License Request – Pioneer Center for Human Services**
 - d. **County Zoning Request – 701 Roger Street, Village of Algonquin**
10. **99 Maple Street - Simplified Residential Zoning Variations to allow a 720 square-foot detached garage five feet from the interior side yard, an encroachment of two feet into the required 7-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet into the required 20-foot rear-yard setback**
11. **Contract Extension – Integrated Supply Agreement (NAPA/GPC)**
12. **Bid Rejection and Award – City Hall Openings (Door) Replacement Project**
13. **Board and Commission Reappointments – Economic Development Committee**
14. **Council Inquiries and Requests**
15. **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**
16. **Reconvene to Regular Session**
17. **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: October 17, 2023

Item: Lease Agreement with Lou Street Lockup

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute a six-month lease agreement with Lou Street Lockup for the use of the property at 6210 Lou Street, Suite 1 at a rate of \$2,000 per month.

Staff Contact: Jim Black, Chief of Police
Eric T. Helm, City Manager

Background:

The City's Police Department utilizes off-site storage for vehicles and equipment that have been impounded and are required to be stored. Since 2007, the City has utilized Lou Street Lockup, located at 6210 Lou Street, for this purpose. The facility currently meets the City's storage needs and the monthly rent of \$2,000 has not increased since 2007. The current owner has notified the City that they are looking to sell the property. A six-month lease ending on January 20, 2024 was previously approved by the City Council. The owner has not yet sold the property and is agreeable to extend the lease for another six months. The Police Department is currently researching options for future storage if the facility cannot be secured beyond July 20, 2024.

There is no change to the "Industrial Building Lease" language that was previously reviewed and approved by City legal counsel.

Votes Required to Pass:

Simple majority



RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a six (6) month lease agreement with Lou Street Lockup in the form attached hereto as Exhibit A for the use of the property at 6210 Lou Street, Suite 1 at a rate of \$2,000 per month.

DATED this 17th day of October 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

PASSED: October 17, 2023

APPROVED: October 17, 2023

Exhibit A
Lou Street Lockup Industrial Building Lease

Draft

INDUSTRIAL BUILDING LEASE

DATE OF LEASE	TERM OF LEASE	
	BEGINNING	ENDING
January 20, 2024	January 20, 2024	July 20, 2024
MONTHLY RENT - \$2,000.00		
PREMISES: 6210 Lou Street, Suite 1, Crystal Lake, Illinois 60014		
PURPOSE		
Storage of City vehicles and equipment and vehicles and equipment that have been impounded and are required to be stored by the City of Crystal Lake		

LESSEE

Name: City of Crystal Lake
Address: 100 W. Woodstock Street
City: Crystal Lake, IL 60014

LESSOR

Name: Lou Street Lockup
Address: P.O. Box 551
City: Crystal Lake, IL 60039-0551

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. RENT. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this Lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this Lease that are not herein expressed; Lessee will keep the Premises, including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this Lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this Lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

3. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee will not allow Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other hereinbefore specified, and will not load floors with machinery or goods beyond the floor load

rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same, or any part thereof, nor assign this Lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in Premises acquired through this Lease, and will not permit Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten (10) consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. MECHANIC'S LIEN. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

5. INDEMNITY FOR ACCIDENTS. Lessee covenants and agrees that it will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense arising out of any accident or occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any such claims and against and from any such loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provision hereof.

6. NON-LIABILITY OF LESSOR. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts of neglect of any owners or occupants of adjacent or contiguous property.

7. KEEP PREMISES IN REPAIR. Lessor shall not be obliged to incur any expense for repairing any of Lessee's improvements upon said demised premises or connected therewith, and the Lessee, at his own expense, will keep all such improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenantable and wholesome condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep such improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may, but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

8. ACCESS TO PREMISES. Lessee will allow Lessor access to the Premises only when accompanied by a representative of the City for the purpose of examining or exhibiting the same, or to make any repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice for “For Sale” and “To Rent”, and will not interfere with the same.

9. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee’s right to occupy the Premises be terminated by Lessor by reason of Lessee’s breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiencies monthly during the remaining period of this Lease.

10. EXTRA FIRE HAZARD. There shall not be allowed, kept or used on the Premises any flammable or explosive liquids or materials save such as may be necessary for use in the business of the lessee, and in such case, any such substances shall be delivered and stored in amount, and use, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

11. DEFAULT BY LESSEE. If default is made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may, at any time thereafter at his election, declare said term ended and re-enter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

12. NO RENT DEDUCTION OR SET OFF. Lessee’s covenant to pay rent is and shall be independent of each and every other covenant of this Lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

13. RENT AFTER NOTICE OR SUIT. It is further agreed, by the parties hereto, that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit or said judgment.

14. PAYMENT OF COSTS. Lessee will pay and discharge all reasonable costs, attorney’s fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this Lease.

15. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this Lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

16. FIRE AND CASUALTY. In case the Premises shall be rendered un-tenantable during the term of this Lease by fire or other casualty, Lessor, at its option, may terminate the Lease or

repair the Premises within sixty (60) days thereafter. If Lessor elects to repair, this Lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this Lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or casualty.

17. SUBORDINATION. This Lease is subordinate to all mortgages which may now or hereafter affect the Premises.

18. PLURALS; SUCCESSORS. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this Lease, and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

19. SEVERABILITY. Wherever possible, each provision of this Lease shall be interpreted in such a manner as to be effective and valid under applicable law; but if any provision of this Lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease. If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year first above written.

LESSEE:

LESSOR:

CITY OF CRYSTAL LAKE

LOU STREET LOCKUP

By: _____

By: _____

Printed Name: Eric T. Helm

Printed Name: _____



Agenda Item No: 9b

**City Council
Agenda Supplement**

<u>Meeting Date:</u>	October 17, 2023
<u>Item:</u>	Class 20 Temporary Liquor License Request - Kids In Need of McHenry County
<u>Staff Recommendation:</u>	Motion to approve issuance of a Class 20 Temporary Liquor License to Kids In Need of McHenry County
<u>Staff Contact:</u>	Nick Hammonds, Assistant City Manager

Background:

The City received a request from Kids In Need of McHenry County for the issuance of a Class 20 Temporary Liquor License in order to offer alcohol in the package only, as a raffle prize for a fundraiser on Friday, November 3, 2023. While raffle licenses are approved administratively per the City Code, the issuance of a temporary liquor license requires consideration by the City Council.

The organization will need a temporary liquor license as the awarding of alcoholic liquor as a raffle prize is considered the sale of alcohol by the State Liquor Control Act. The alcoholic raffle prizes will be awarded at the Holiday Inn, located at 800 S. Route 31, on Friday, November 3, 2023 and must be picked up by Sunday, November 5, 2023.

Section 329-5-T of the City Code permits the issuance of a Class 20 Temporary Liquor License for the retail sale of alcoholic liquor on the premises in packages only but not for consumption on the premises specified in the license where sold. The license shall be issued to not-for-profit corporations or organizations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three days and shall be issued only for special events sponsored by the not-for-profit corporation or organization requesting the license.

If approved, issuance of the temporary liquor license is contingent upon the submittal of a certificate of insurance.

Votes Required to Pass:

Simple majority

CITY OF CRYSTAL LAKE



Class "20" Temporary Liquor License

General Information:

- A Class "20" **Temporary** Liquor License authorizes the retail sale of alcoholic liquor on the premises specified in the license in packages only but not for consumption on the premises where sold.
- 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.
- Issuance of a Class "20" 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 "20"
Alcoholic Liquor in Packages Only

The undersigned hereby makes application for a license for the sale at retail of alcoholic liquor in packages only under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name Kids In Need of McHenry County
(Must be not-for-profit organization)

Address P.O. BOX 183, McHenry Phone Number 815-310-5437

2. Location where beer in packages only will be sold:
Crystal Lake Holiday Inn, 800 South Rt 31, C. L. 60014

3. Dates of the event (not to exceed three (3) days): 11/3/2023

4. Hours of operation: 6 pm - 10 pm

5. Describe the type of crowd and traffic control licensee will utilize. _____

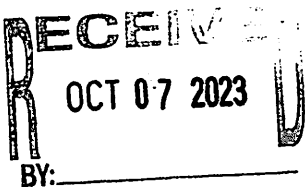
6. Describe plan for refuse pickup. Holiday Inn disposes of garbage

7. Please list the names and addresses of the members of the organization who will be selling alcoholic liquor in packages only at the location pursuant to the license. If additional space is needed, please use reverse side.

Michelle Prickett - 1806 W Cobblestone Ln, McHenry, 60051
Dawn Bremer -
Liz Quijada -

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 in packages only on the property during the time requested.
- Site plan of area where beer in packages only will be sold.
- Letter to the Mayor and City Council requesting approval of the issuance of a Class "20" Temporary Liquor License to applicant.



[Signature]
Signature of President

10/2/23
Date

[Signature]
Signature of Secretary

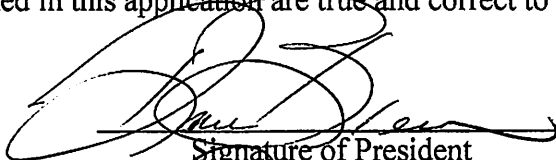
10-2-23
Date

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

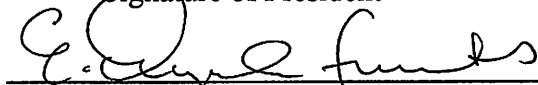
AFFIDAVIT

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 2
day of OCTOBER, 2023.



Notary Public





Kids In Need of McHenry County, a 501(c)(3)
Tax# 82-3401945
Kinmc.org
PO Box 183 - McHenry, IL 60051 - 847-310-5437(KIDS)

Mayor Haleblain & City Council

October 6, 2023

City of Crystal Lake
100 W. Municipal Complex
Crystal Lake, IL 60014

Greetings,

On November 3, 2023, Kid's in Need of McHenry County will be hosting it's fundraising Gala at the Crystal Lake Holiday Inn. During this event there will be raffles in which some of the prize packages may include items of alcohol. As a member of the Board of Directors of Kids In Need of McHenry County, I respectfully request approval of the issuance of a Class "20" Temporary Liquor License to the applicant; Kids in Need of McHenry County.

Best regards,

A handwritten signature in black ink, appearing to read 'S. Adams', with a long horizontal flourish extending to the right.

Scott Adams
Treasurer
Kids In Need of McHenry County



Agenda Item No: 9c

**City Council
Agenda Supplement**

<u>Meeting Date:</u>	October 17, 2023
<u>Item:</u>	Class 20 Temporary Liquor License Request – Pioneer Center for Human Services
<u>Staff Recommendation:</u>	Motion to approve issuance of a Class 20 Temporary Liquor License to Pioneer Center for Human Services
<u>Staff Contact:</u>	Melanie Nebel, Executive Assistant Nick Hammonds, Assistant City Manager

Background:

The City received a request from Pioneer Center for Human Services for the issuance of a Class 20 Temporary Liquor License in order to offer alcoholic liquor in the package only, as a raffle prize for their Annual Holiday Inspiration Luncheon on Friday, December 1, 2023. While raffle licenses are approved administratively per the City Code, the issuance of a temporary liquor license requires consideration by the City Council.

The organization will need a temporary liquor license as the award of alcoholic liquor as a raffle prize is considered the sale of alcohol by the State Liquor Control Act. The wine and alcoholic liquor raffle prizes will be awarded at the Holiday Inn, located at 800 S. Illinois Route 31, on Friday, December 1, 2023 and must be picked up by Sunday, December 3, 2023 at the latest.

Section 329-5-T of the City Code permits the issuance of a Class 20 Temporary Liquor License for the retail sale of alcoholic liquor on the premises in packages only, but not for consumption on the premises specified in the license where sold. The license shall be issued to not-for-profit corporations or organizations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three days and shall be issued only for special events sponsored by the not-for-profit corporation or organization requesting the license.

Pioneer Center for Human Services has met all application requirements for a temporary liquor license.

Votes Required to Pass:

Simple majority

CITY OF CRYSTAL LAKE



Class "20" Temporary Liquor License

General Information:

- A Class "20" Temporary Liquor License authorizes the retail sale of alcoholic liquor on the premises specified in the license in packages only but not for consumption on the premises where sold.
- 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.
- Issuance of a Class "20" 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 "20"
Alcoholic Liquor in Packages Only

The undersigned hereby makes application for a license for the sale at retail of alcoholic liquor in packages only under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name Pioneer Center for Human Services
(Must be not-for-profit organization)

Address 4031 W. Dayton St. McHenry, IL 60050 Phone Number 815.344.1230

2. Location where beer in packages only will be sold:
Cruystal Lake Holiday Inn - 800 S Illinois Rte 31, Crystal Lake, IL 60014

3. Dates of the event (not to exceed three (3) days): Friday, Dec. 1, 2023

4. Hours of operation: 10:45 a.m.- 2:00 p.m.

5. Describe the type of crowd and traffic control licensee will utilize. provided by facility staff

6. Describe plan for refuse pickup. provided by facility staff

7. Please list the names and addresses of the members of the organization who will be selling alcoholic liquor in packages only at the location pursuant to the license. If additional space is needed, please use reverse side.

To be determined prior to event. Will be provided to city.

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 in packages only on the property during the time requested.
- Site plan of area where beer in packages only will be sold.
- Letter to the Mayor and City Council requesting approval of the issuance of a Class "20" Temporary Liquor License to applicant.

Rebecca Heisler 9-21-23
Signature of President Date

[Signature] 09/13/2023
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.

Rebecca Heisler
Signature of President

[Signature] 09/13/2023
Signature of Secretary

Subscribed and sworn to before me this 13th + 21st
day of September, 2023.

Mary J Smith
Notary Public





Developmental Disabilities • Behavioral Health • Homeless Services

Passion to Serve. Commitment to Care.

September 25, 2023

Mayor & City Council of the City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Honorable Mayor & City Council,

Pioneer Center for Human Services requests approval of the enclosed License to Conduct a Raffle and Class "20" Temporary Liquor License.

We are celebrating our 65th Anniversary during our Annual Holiday Inspiration Luncheon with prizes which include liquor, wine and beer. This event will take place Friday, December 1st. These proceeds support Pioneer Center for Human Services programs and services for people with Developmental Disabilities, Homeless and Behavioral Health needs throughout McHenry County and the surrounding area.

Pioneer Center for Human Services currently and throughout the decades has had the privilege to work with Crystal Lake residents as Pioneer Center Board Members, staff and volunteers. We also have been and currently are members of the Crystal Lake Chamber of Commerce and have participated in many events for Crystal Lake organizations throughout the decades. This Holiday Inspiration Luncheon annually supports and promotes Crystal Lake businesses through sponsorships and in-kind donations make into spectacular holiday gift baskets.

Please accept our enclosed Save the Date Early Bird invitation to join us in our 65th Anniversary day of laughter, joy and memories.

Thank you for your consideration.

With gratitude,


Frank Samuel
Pioneer Center Chief Executive Officer

Administrative Office

4031 Dayton Street • McHenry, IL 60050 • 815.344.1230 • www.pioneercenter.org



September 21, 2023

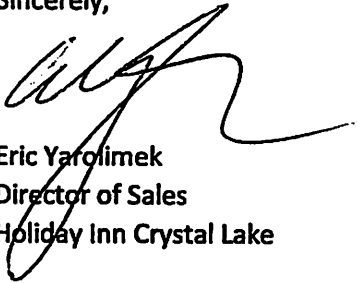
City Manager's Office
Attn: Raffle & Liquor to be included in the Raffle Baskets.
100 W. Municipal Complex
Crystal Lake, IL 66014

RE: Raffle License Application

Greetings,

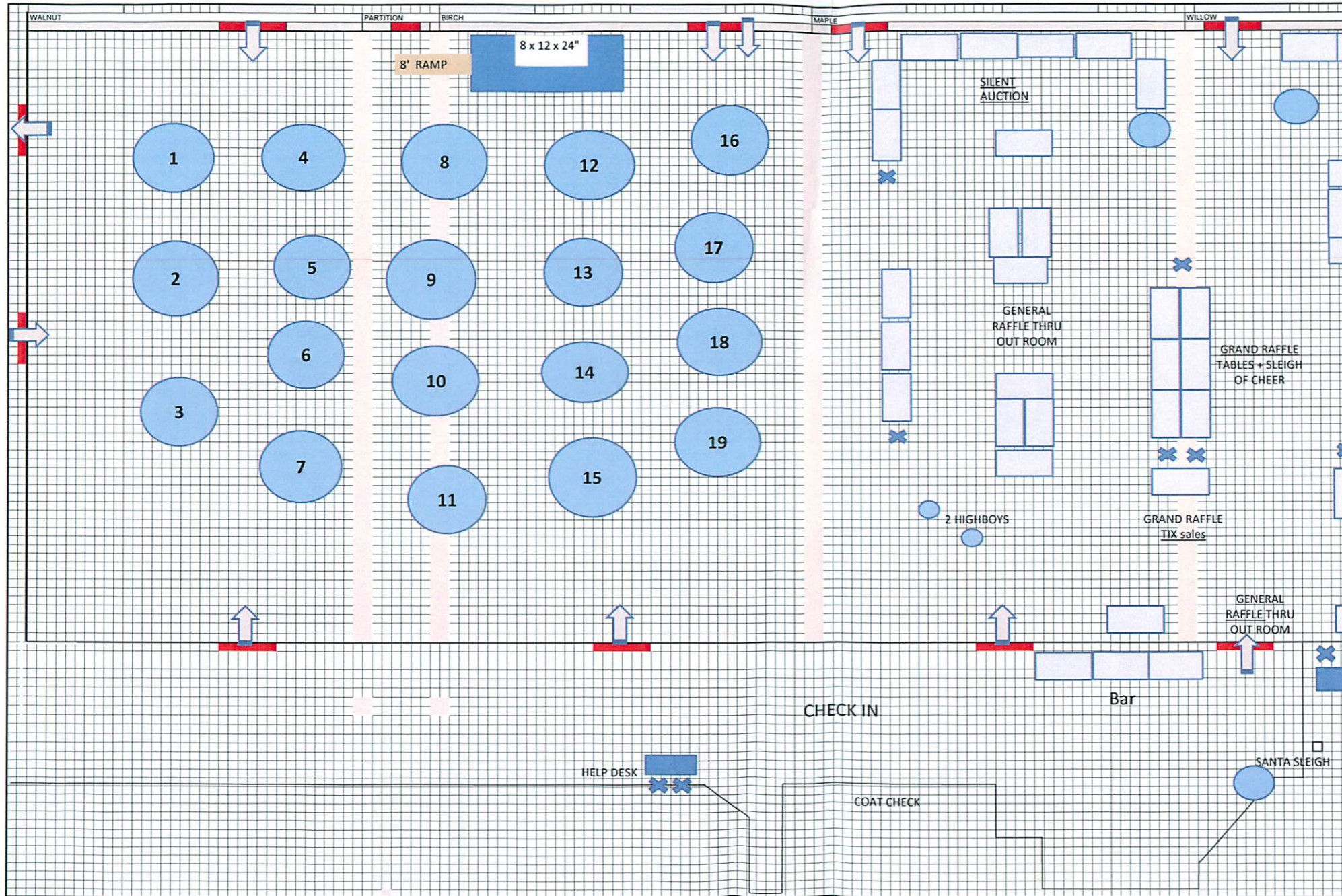
On December 1, 2023 the Pioneer Center for Human Services will host their Fundraiser at the Holiday Inn, Crystal Lake. We are aware that the Pioneer Center for Human Services will conduct different raffles and they additionally have permission to include alcohol in the raffle baskets. The Holiday Inn will not receive any proceeds from these raffles. All proceeds from the event is in support of the Pioneer Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Yarolimek'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric Yarolimek
Director of Sales
Holiday Inn Crystal Lake

Holiday Inn Chicago NW Crystal Lake Convention Center
800 S Illinois Rte 31 Crystal Lake, IL 60014 Phone: 815-477-7000
www.crystallakeHI.com



Holiday Inn
 Floorplan for
 Pioneer Center
 Holiday Inspiration
 Luncheon



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/05/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Beth & Rudnicki Insurance Agency, Inc. P.O. Box 1510 McHenry, IL 60050 Chad R. Beth	815-385-7630	CONTACT NAME: Stephanie Heinberg PHONE (A/C, No, Ext): 815-385-7630 E-MAIL ADDRESS: stephanie@brinsurance.net	FAX (A/C, No): 815-399-6689																				
	INSURED Pioneer Center for Human Services 4031 Dayton Street McHenry, IL 60050		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>Philadelphia Indemnity Ins. Co</td> <td>18058</td> </tr> <tr> <td>INSURER B :</td> <td>SECURA Insurance Company</td> <td>22543</td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Philadelphia Indemnity Ins. Co	18058	INSURER B :	SECURA Insurance Company	22543	INSURER C :			INSURER D :			INSURER E :			INSURER F :	
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INSURER D :																							
INSURER E :																							
INSURER F :																							

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PHPK2570189	07/01/2023	07/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/POP AGG \$ 3,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK2570189	07/01/2023	07/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB869815	07/01/2023	07/01/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			WC3307648	07/01/2023	07/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liab.			PHPK2570189	07/01/2023	07/01/2024	Prof Liab 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Raffle Items having alcohol as prizes for 12/1/23 Event at Holiday Inn-800 S Rt 31, Crystal Lake, IL 60014
General Liability policy outlined above includes coverage for raffle prizes being raffled by Insured that contain alcohol.

CERTIFICATE HOLDER CITYCR3 City of Crystal Lake 100 W. Woodstock Street Crystal Lake, IL 60014	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/4/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: PCF Insurance Services of the West, LLC DBA Total Insurance Services
CONTACT NAME:
PHONE (A/C, No, Ext): (847) 205-1777
INSURER(S) AFFORDING COVERAGE: INSURER A: Westfield Insurance, INSURER B: Hartford Fire Insurance Co.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, Workers Compensation, Liquor Liability, and EPLI.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

For Informational Purposes
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: Andrew C. Klyfberg



Agenda Item No: 9d

**City Council
Agenda Supplement**

Meeting Date: October 17, 2023

Item: COUNTY ZONING REQUEST
701 Roger Street
Village of Algonquin

Recommendation: City Council's discretion.

- a) Motion to object to the proposed Reclassification from the "R-1" Single Family Residential District to the "R-2" Two-Family District directing staff to proceed with an objection to the County Hearing Officer.
- b) No action.

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The subject property in question is zoned "R-1" Single Family Residential District and consists of approximately 1.5 acres. Currently, the subject property contains a single-family residence and detached garage.
- The subject property is surrounded by County Zoning District "R-1" Single-Family Residential District to the north, south and east, and Algonquin "R-4" Multi-Family Residential to the west.

Request:

- The petitioners are requesting a Reclassification from the "R-1" Single Family Residential District to the "R-2" Two Family District to change the zoning from single-family to two-family.
- Per McHenry County's Unified Development Ordinance, the "*...intent of the "R-2" Two-Family Residential District is to accommodate both single-family and two-family residential uses on lots a minimum of one (1) acre in size. The R-2 District is for areas of higher residential density, located in close proximity to municipalities or historic town centers where services are available and more accessible.*"

- The County's 2030 Land Use Plan identifies the subject property as residential. This is consistent with the surrounding land uses.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

Votes Required to Pass: A simple majority.

PIQ Map
701 Roger Street
Algonquin Township
Southwest of the intersection of Algonquin Road and Pyott Road
Approximately 1.5 miles outside the City Limits





McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

November 2, 2023, 1:30 PM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS / PUBLIC HEARING
 - 3.1 2023-034 Sieradzki, R1-R2, Algonquin Twp 2
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only
Petition #/Permit # <u>2023-034</u>

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:	ATTORNEY or AGENT CONTACT INFORMATION (if Applicable):
Name <u>TYCJAN SIERADZKI</u>	Name _____
Address <u>701 ROGER ST.</u>	Address _____
City, St, Zip <u>ALGONQUIN, IL 60102</u>	City, St, Zip _____
Daytime Phone _____	Phone _____
Email _____	Email _____

APPLICANT (if other than owner):	TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):
Name _____	Name _____
Address _____	Address _____
City, St, Zip _____	City, St, Zip _____
Daytime Phone _____	Phone _____
Email _____	Email _____

PARCEL INFORMATION:

Address 701 ROGER ST.

City ALGONQUIN, IL Zip 60102

Parcel/Tax Number 19-28-330-045-0040

Number of Acres 1.5

A-1 and

Applying For: (Check all that apply)	<input checked="" type="checkbox"/> Reclassification	Current Zoning: <u>R1</u> Requested Zoning: <u>R2</u>
	<input type="checkbox"/> Conditional Use & Site Plan Review	CUP Request:
	<input type="checkbox"/> Variation, Administrative	Variation Request:
	<input type="checkbox"/> Variation, Zoning	Type:
	<input type="checkbox"/> Site Plan Review	UDO Section(s):
	<input type="checkbox"/> Text Amendment	Type:
	<input type="checkbox"/> Appeal	

RECEIVED

SEP 19 2023

ZONING DIVISION

RECEIVED

AUG 7 2023

ZONING DIVISION

Please provide additional information on the back of this page.



NARRATIVE: Please use this space to explain your request in detail.

we would like to change the existing zoning R1 to R2 based on the land suitability. The purpose has been met most of the requirements, and our goal is to make it official. We would like to proceed with respect to the whole community.

CONSENT

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

[Handwritten signature]

Owner's Signature

JURJAN SIERADZKI

Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me this 10 day of August, 2023.

[Handwritten signature: Madison Panfil]

NOTARY PUBLIC





CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative many inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

Owner's Signature

TYLJAN SIERAPZKI
Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me
this 10 day of August, 2023.

Madison Panfil
NOTARY PUBLIC



Approval Standards for Map Amendments
(McHenry County Unified Development Ordinance §16.20.010E.1)

This form must be completed for requests for rezoning. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

Yes. it will still be a residential zoning. We would like to change it from single family home (R1) to multiple family residence (R2).

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?

—

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

Yes. it allows us to develop the land & home to preserve resources.

4. Is this property suitable for uses allowed under the **current zoning designation**?

Yes. it is.

5. How long has the property been vacant under the **current zoning designation**?

No vacancy.

6. Is there a public need for the **proposed use** of the property?

Not sure.

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

Yes. it may be.



IN THE MATTER OF THE APPLICATION OF
TYCJAN SIERADZKI, OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
RECLASSIFICATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) # 2023-034
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals**, in connection with this Ordinance, which would result in a **RECLASSIFICATION** for the following described real estate:

LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN LAKE IN THE HILLS ESTATES UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1953 AS DOCUMENT NO. 264707 IN BOOK 11 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS. AND ALSO THE SOUTHERLY HALF OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF CRAIG STREET LYING NORTH OF AND ADJACENT TO LOTS 1, 2, 3, AND 4 IN BLOCK 10 IN LAKE IN THE HILLS ESTATES UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1953 AS DOCUMENT NO. 264707 IN BOOK 11 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS. AND ALSO THAT PART OF ROGER STREET LYING NORTH OF AND ADJACENT TO LOT 1 IN BLOCK 15 IN LAKE IN THE HILLS ESTATES UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1953 AS DOCUMENT NO. 264707 IN BOOK 11 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS.

PIN 19-28-330-015

The subject property is located at the point of intersection of Willy Avenue and Roger Street on the northwest side **with a common address of 701 Roger Street, Algonquin in Algonquin Township, Illinois.**

The subject property is presently zoned **“R-1” Single Family Residential District** and consists of approximately 1.42 acres with **“R-1” Single Family Residential District zoning to the North, East and South and the Village of Algonquin to the West.**

The Applicant is requesting a **Reclassification of the property from “R-1” Single Family Residential District to “R-2” Two Family Residential District.**

The Applicant presently can be reached at 701 Roger Street, Algonquin, Illinois.

A hearing on this Petition will be held on the 2nd day of November 2023 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center/Ware Rd. Administration Building, 2200 N. Seminary Avenue, Woodstock, Illinois at which time and place any person desiring to be heard may be present.

DATED THIS 3RD DAY OF OCTOBER 2023.

By: Linnea Kooistra, Chair
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

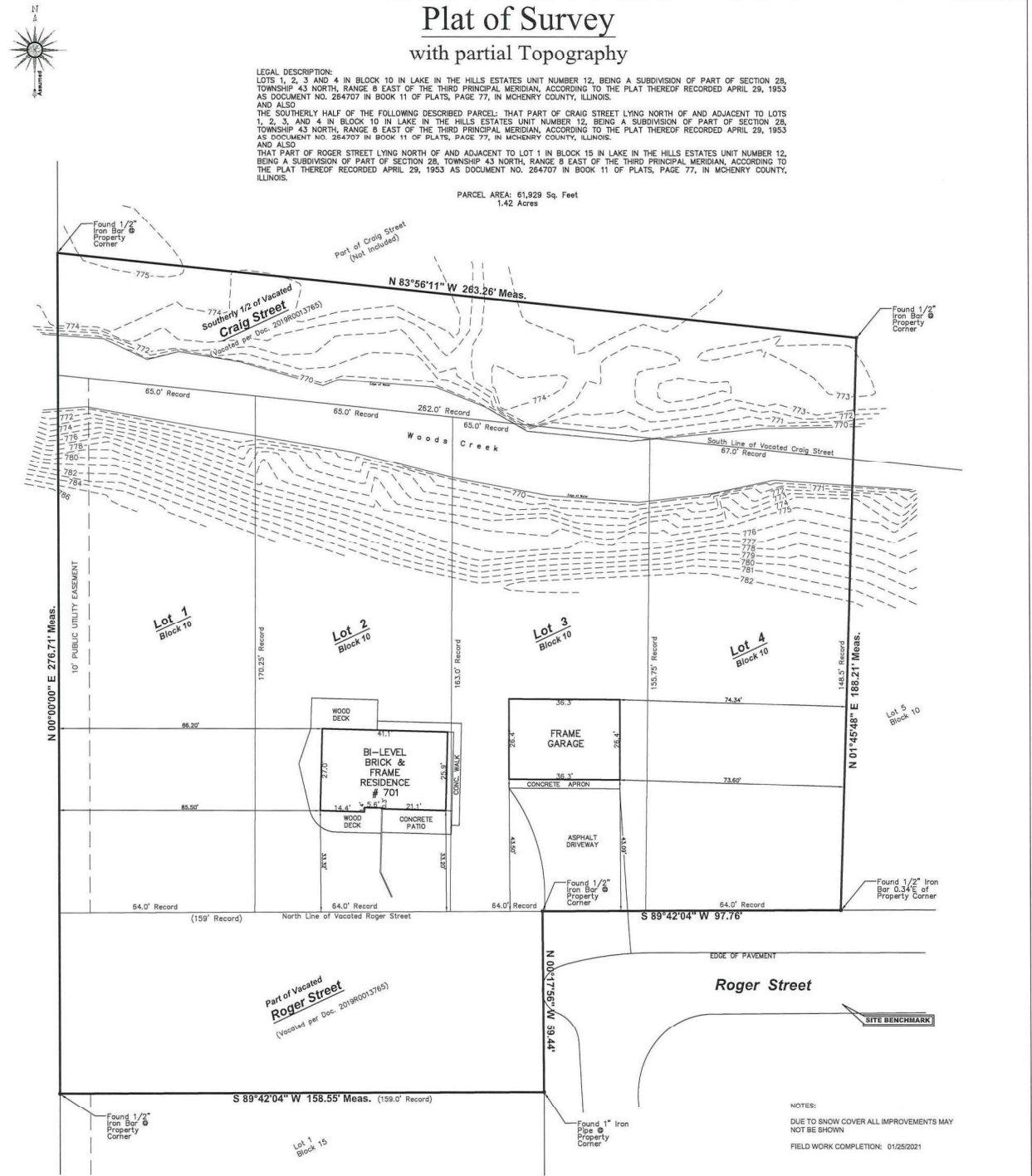
Petitions for all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the “Agenda” link for the specific meeting date.

Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the “Video” link for the specific meeting date.

Plat of Survey with partial Topography

LEGAL DESCRIPTION:
 LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN LAKE IN THE HILLS ESTATES UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1953 AS DOCUMENT NO. 264707 IN BOOK 11 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS.
AND ALSO
 THE SOUTHERLY HALF OF THE FOLLOWING DESCRIBED PARCEL, THAT PART OF CRAIG STREET LYING NORTH OF AND ADJACENT TO LOTS 1, 2, 3, AND 4 IN BLOCK 10 IN LAKE IN THE HILLS ESTATES UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1953 AS DOCUMENT NO. 264707 IN BOOK 11 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS.
AND ALSO
 THAT PART OF ROGER STREET LYING NORTH OF AND ADJACENT TO LOT 1 IN BLOCK 15 IN LAKE IN THE HILLS ESTATES UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1953 AS DOCUMENT NO. 264707 IN BOOK 11 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS.

PARCEL AREA: 61,929 Sq. Feet
 1.42 Acres



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.
 STATE OF ILLINOIS)
 COUNTY OF MCHENRY)
 IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREIN DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DATED THIS 25th DAY OF August, A.D. 2023.
 JEFFREY A. SPRENS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
 REGISTERED AGENT FOR LUCCO SURVEYING
 LICENSE TO BE RENEWED NOVEMBER 30, 2022

ELEVATION INFORMATION
PROJECT BENCHMARK:
 Station Number: 6631 McHenry County Survey Monuments
 Location: Northeast Corner of Ackman Road and Amberwood Lane in Crystal Lake, IL
 (located 127'N of CL of Ackman Road and 175'E of CL of Amberwood Lane)
 6631 Designation: CRYSTAL LAKE-1
 Latitude: 42°13'37.62"N
 Longitude: 088°21'31.00720"W
 Northing: 614653.393
 Easting: 297912.333
 Orthometric Height m: 268.95 (882.38 FEET)
SITE BENCHMARK:
 Not in government of Roger Road
 Elevation = 791.15' NAVD83
REF:
 Subject Parcel is beyond the limit of Study of Crystal Creek and Woods Creek
 FIRM Panel No. 171110D341 Effective November 16, 2006 shows this area to be in Zone X (unshaded)

NOTES:
 DUE TO SNOW COVER ALL IMPROVEMENTS MAY NOT BE SHOWN
 FIELD WORK COMPLETION: 01/25/2021

LEGEND	
●	Set Top
○	Find Top
○	Find Bottom
○	Find P.C.
○	Find P.S.
—○—○—	Wood Fence
—○—	CL Fence
▨	Concrete
▩	Asphalt
▧	Grass
▦	Water
⊙	Street Light
⊙	Manhole
⊙	Water Valve Vault
⊙	Fire Hydrant
⊙	Manhole
⊙	Storm Manhole
⊙	Anchor Box
⊙	Power Pole
⊙	Electric Transformer

0' 20' 40' 60'

Luco Surveying
 Professional Design Firm No. 184.007972
 54 Lou Avenue, Crystal Lake, IL 60014
 Phone: 815.638.3914 Email: adam@lucosurveying.com
 Common Address: 701 Roger Street, Algonquin, IL
 PIN # 19-28-330-015
 Job Number: 21-82717 Drawn By: JAC
 Client: Gloropad Reference: N/A
 Field Work Completion: 01/25/2021
 Revisions: 8/25/23 - Added Acreage & Vacated Recording Information

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

August 15, 2023

Tycjan Sieradzki
701 Roger Street
Algonquin, IL 60102

Re: Parcel # 19-28-330-015
Common Location: 701 Roger Street, Algonquin, IL 60102
NRI# L23-064-4524
Zoning Change: R1 to R2

Dear Ms. Sieradzki:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Tycjan Sieradzki property as applied for in Report #L23-064-4524. Due to size of parcel being rezoned the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Office maps indicate the presence of hydric soils in the northern areas of the parcel (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

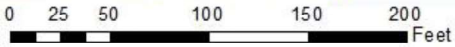
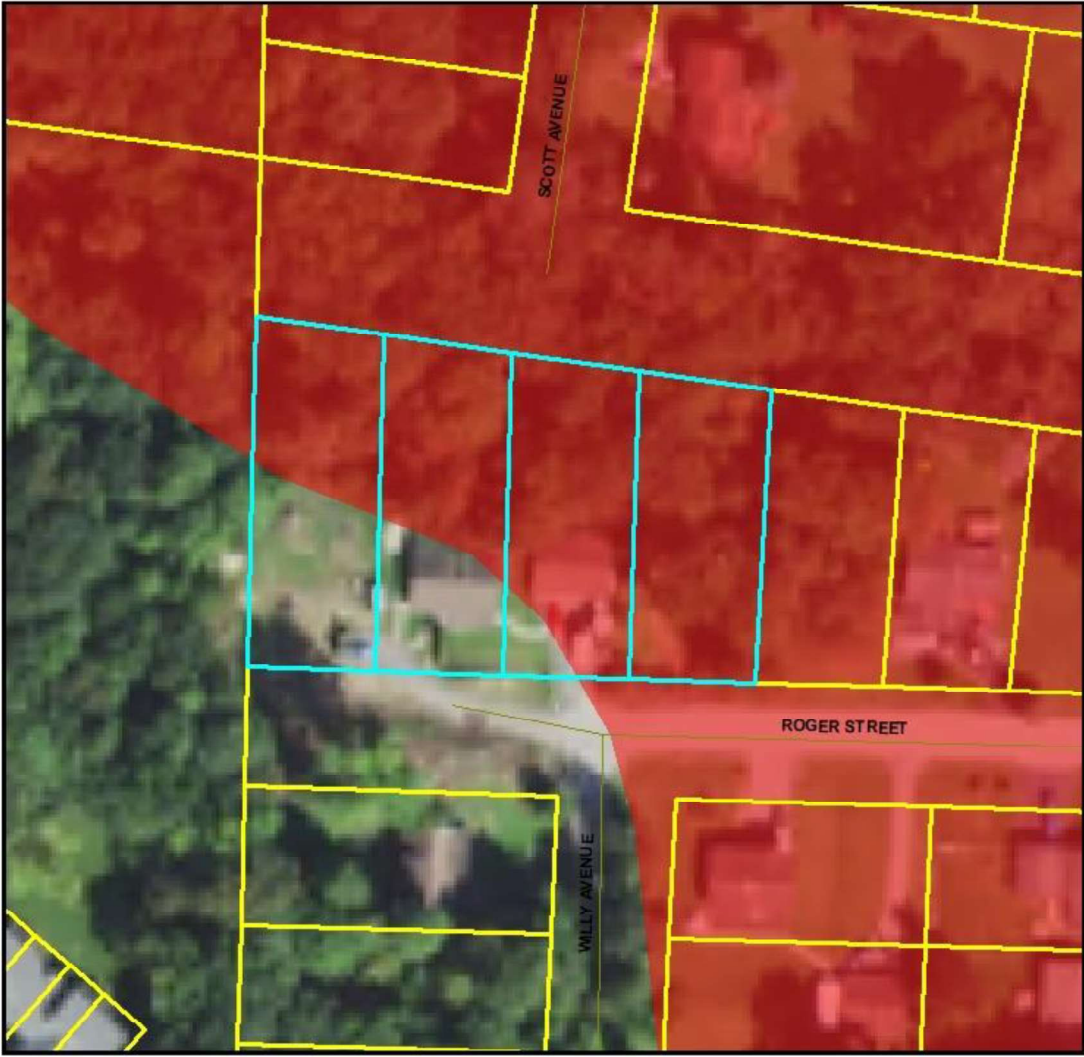
Sincerely,



Ryan Bieber
Urban Conservation Specialist

Cc: Kim Charlow, McHenry County Department of Planning and Development,
KBScharlow@mchenrycountyil.gov

Hydric Soil Locations



2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District



Key To Features

 Hydric Soil



Agenda Item No: 10

**City Council
Agenda Supplement**

Meeting Date: October 17, 2023 - Continued from the October 3, 2023

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Simplified Residential Zoning Variations to allow a 720 square-foot detached garage feet five feet from the interior side yard, an encroachment of two feet into the required 7-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet into the required 20-foot rear yard setback

Sarah Merkatoris, petitioner
99 Maple Street

PZC Recommendation: To deny the request for the setback variations

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- **Request:** To construct a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required 7-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet into the required 20-foot rear yard setback.
- **Zoning:** The site is zoned R-2 Single Family and used as a single-family home.
- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- The proposed garage is 24'x 30' for a total of 720 square feet with an overall height of 14 feet. Accessory structures greater than 600 feet in area must meet the principal structure setbacks.
- The R-2 zoning district requires a minimum interior side yard setback of 7 feet and a rear yard setback of 20 feet.
- The existing non-conforming garage is 18'x 20' (360 square feet) and setback approximately three feet from both the side and rear lot lines. The proposal is to remove the existing garage and have a five-foot setback in order to continue to utilize the existing shared driveway.

- Additionally, the subject property has a shared driveway which splits leading toward the garages.



Google Street View

PZC Highlights:

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

- The petitioner explained the request to have a three-car garage with space for storage. The proposed location would allow for the petitioner to keep their driveway in its existing location. By keeping the driveway in its existing location, it will have the least amount of impact on the neighbors and minimize the impervious surface coverage. Additionally, it would preserve two trees located between the house and driveway. The petitioner stated the location would have minimal impact on the neighbor as they would not have to make changes to the existing shared driveway.
- The PZC found the petitioner created the hardship and did not support the request. The PZC noted the petitioner has the option to move the proposed 720 square foot garage to meet the required principal structure setbacks or eliminate the variation request by reducing the garage to 600 square feet or less.
- The PZC found the petition did not meet the Findings of Fact.

The Planning and Zoning Commission recommended **denial (6-1)** of the petitioner’s request.

If the City Council chooses to approve the request the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Merkatoris, dated 06/21/23, received 06/23/23)
 - B. Site Plan (Merkatoris, received 06/23/23)
 - C. Elevation Plans (Merkatoris, received 06/23/23)

2. The exterior siding material must be complementary to the residential character of the area.
3. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

Votes Required to Pass: A super majority vote (5 votes)



Acknowledgement Form

Regarding the Variation at 99 Maple Street. Please check one of the choices and sign below.

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

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

Petitioner's Name: _____

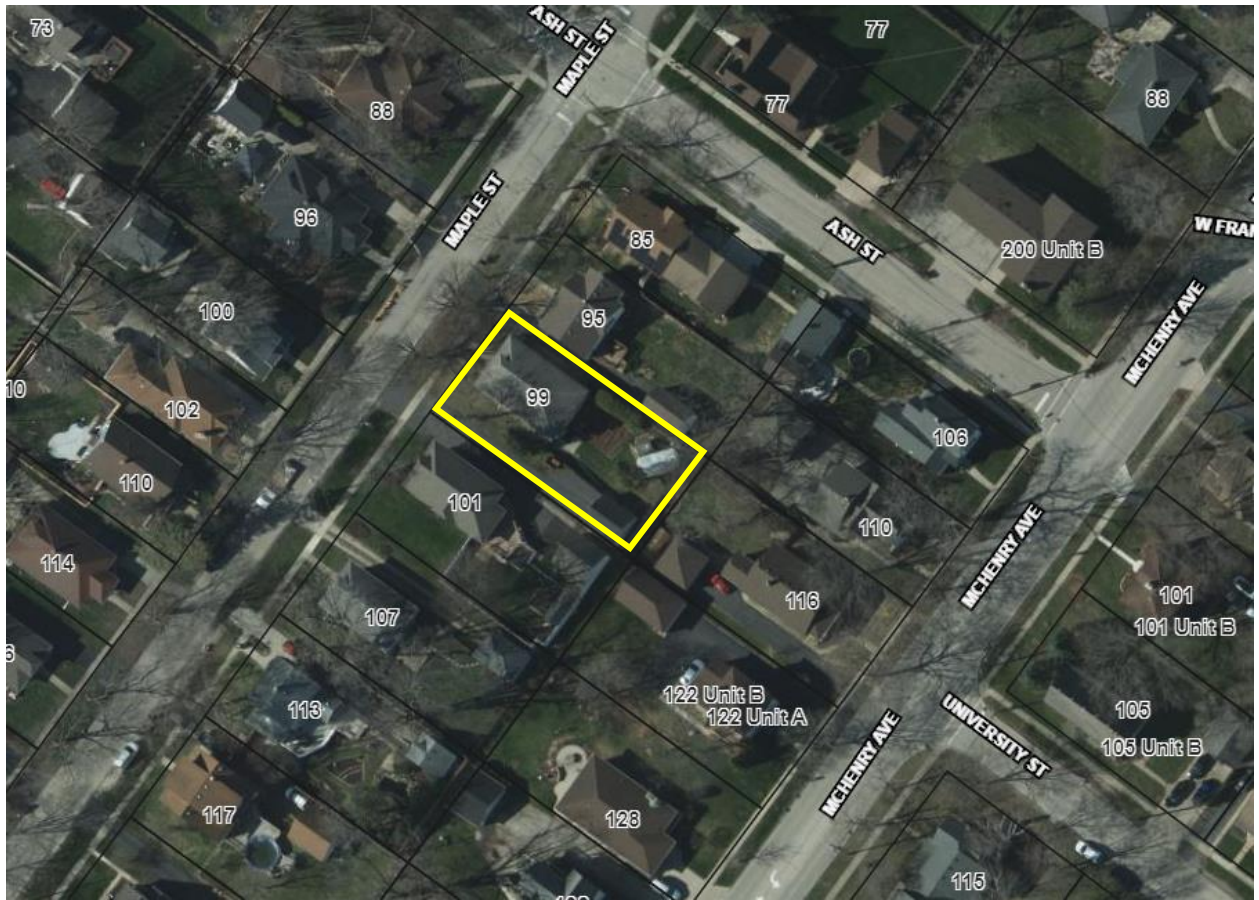
Joseph H. Merkatoris
Signature

Date: 9/22/23

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Merkatoris, dated 06/21/23, received 06/23/23)
 - B. Site Plan (Merkatoris, received 06/23/23)
 - C. Elevation Plans (Merkatoris, received 06/23/23)
2. The exterior siding material must be complementary to the residential character of the area.
3. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

PIQ Map
99 Maple Street





The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL ZONING VARIATIONS TO ALLOW A DETACHED GARAGE GREATER THAN 600 SQUARE FEET FIVE FEET FROM THE INTERIOR SIDE YARD, AN ENCROACHMENT OF TWO FEET INTO THE REQUIRED SEVEN-FOOT SIDE YARD SETBACK, AND FIVE FEET FROM THE REAR YARD, AN ENCROACHMENT OF 15 FEET INTO THE REQUIRED 20-FOOT REAR YARD SETBACK AT 99 MAPLE STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-144) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested Variations to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required seven-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback at 99 Maple Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on August 25, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on September 20, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Variations; and

WHEREAS, on September 20, 2023, 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 Variations be denied, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the 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 Variations to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required seven-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet into the required 20-foot rear yard setback at 99 Maple Street (19-05-131-003), Crystal Lake, Illinois is hereby approved.

Section II: Said Variations are issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Merkatoris, dated 06/21/23, received 06/23/23)
 - B. Site Plan (Merkatoris, received 06/23/23)
 - C. Elevation Plans (Merkatoris, received 06/23/23)
2. The exterior siding material must be complementary to the residential character of the area.
3. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering 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 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 17th day of October, 2023.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: October 17, 2023

Approved: October 17, 2023



#2023-144 99 Maple Street – Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 20, 2023
<u>Request:</u>	Simplified Residential Zoning Variations to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required 7-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback.
<u>Location:</u>	99 Maple Street
<u>Acreage:</u>	8,712 square feet
<u>Existing Zoning:</u>	R-2 Single Family
<u>Surrounding Properties:</u>	North: R-2 Single Family Residential South: R-2 Single Family Residential & R-3A Two-Family Residential East: R-2 Single Family Residential & R-3A Two-Family Residential West: R-2 Single Family Residential
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- **Existing Use:** The subject property is currently improved with a single-family residence and detached garage.

Development Analysis:

General:

- **Zoning:** The site is zoned R-2 Single Family and used as a single-family home.
- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Request Overview:

- The petitioners are requesting to construct a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required 7-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback.

- The proposed garage is 24'x30' for a total of 720 square feet. Accessory structures greater than 600 feet in area must meet the principal structure setbacks.
- The R-2 zoning district requires a minimum interior side yard setback of 7 feet and a rear yard setback of 20 feet.
- The proposed garage has an overall height of 14 feet.
- The existing garage is 18'x20' (360 square feet) and setback approximately three feet from both the side and rear lot lines.
- Additionally, the subject property has a shared driveway which splits leading toward the garages.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioners are requesting a variation from Article 4-600 to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required 7-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

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

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

Meets

Does not meet

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

Meets *Does not meet*

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

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

Meets *Does not meet*

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

Meets *Does not meet*

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

Meets *Does not meet*

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

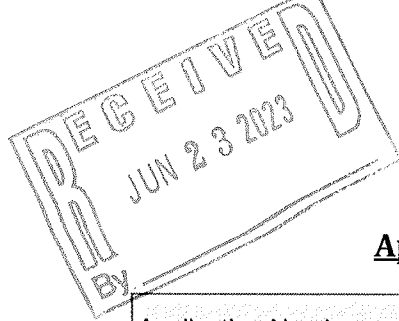
Meets *Does not meet*

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Merkatoris, dated 06/21/23, received 06/23/23)
 - B. Site Plan (Merkatoris, received 06/23/23)
 - C. Elevation Plans (Merkatoris, received 06/23/23)
2. The exterior siding material must be complementary to the residential character of the area.
3. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.



Application for Simplified Residential Variation

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

I. Applicant

Sarah L Merkatoris
Name

99 Maple Street
Street

Crystal Lake IL 60014
City State Zip Code

N/A
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 99 Maple Street

b. PIN #: 19-05-131-003

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

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

This property is located on a quiet, tree-lined street near downtown Crystal Lake. The property shares a driveway with the neighboring lot. The shared driveway entrance is located between two homes, then splits leading to two separate detached garages near the rear of the lots. There are also two mature trees located between the shared driveway and the home on this property.

IS THE HARDSHIP SELF-CREATED?

No. The shared driveway and mature trees are preexisting conditions. There are no feasible alternatives for constructing the garage with the applicable setback requirements of 11 feet and 20 feet without removing two mature trees and adding another lane of pavement to the driveway.

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

Yes. Other properties in the same zoning classification with a shared driveway and mature trees inhibiting the property owner's ability to comply with the setback requirements may be applicable.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No. If anything, the variation will allow the character of the locality to be preserved by leaving the existing shared driveway intact as designed. Further, the character of the locality is preserved through the maintenance of the existing mature trees and grass lawn on the property, as opposed to replacing the existing vegetation with an expanded blacktop driveway to comply with setbacks.

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

No. If granted, the variation will have no impact on the public welfare or other properties. The variance would permit the existing garage to be torn down and rebuilt with the same setbacks as the current structure, 5 feet on each side, allowing the shared driveway to remain largely intact.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUBSTANTIALLY INCREASE THE DANGER OF FIRE; OR ENDANGER PUBLIC SAFETY?

No. As proposed, the variance will not impact the surrounding properties or community. Further, the variance does not create an increased risk of fire or danger to public safety.

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

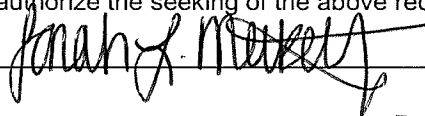
IV. Signatures

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.

Sarah L. Merkatoris



11/21/23

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
WEDNESDAY, SEPTEMBER 20, 2023
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

CALL TO ORDER

On roll call, members, Greenman, Gronow, Mason, Repholz, Skluzacek, Smith and Teetsov and were present.

Katie Rivard, Assistant City Planner, was present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

APPROVE MINUTES OF THE SEPTEMBER 6, 2023 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the September 6, 2023 regular Planning and Zoning Commission meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. Motion passed.

2023-144 – 99 MAPLE STREET – SIMPLIFIED RESIDENTIAL VARIATIONS – PUBLIC HEARING

Simplified Residential Zoning Variations to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required seven-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback.

Sarah Merkatoris, property owner, and Dan Goles, contractor, were present to represent the petition. Mr. Goles stated they would like to build a newer, larger garage. He stated that the required principal structure setbacks affect the shared driveway and existing maple tree. They are also replacing the siding on the house; therefore, the exterior of the proposed garage will match.

Mr. Greenman opened the public hearing.

Michael Mastroianni, 116 McHenry Avenue, stated he is the property owner behind the subject property. He asked about the width of the current garage as it relates to the current driveway. Mr. Goles responded it is 20 feet and will extend an additional 10 feet. Mr. Mastroianni stated he is concerned with it going wider since it will block his view in his backyard.

Mr. Goles responded it is really not that big of an addition. He explained the difference in size from the existing garage to the proposed garage.

There was no one else who wished to speak. Mr. Greenman closed the public hearing and turned it over to staff.

Ms. Rivard spoke to the variation request and the UDO standards for accessory structures.

Mr. Greenman clarified the question of the neighbor.

Mr. Gronow asked for clarification on the garage width and asked about the setbacks of the existing garage. Mr. Goles said they are moving it in and away from the side and rear lot lines by approximately one foot. Mr. Gronow asked about the existing fence. Mr. Goles stated the fence has to be re-routed to the corner of the house and straight back. Ms. Merkatoris stated the garage and fence will be replaced at the same time.

Mr. Skluzacek asked about the location of the tree. Mr. Goles noted it is between the house and driveway. Mr. Gronow noted there are actually two trees there.

Ms. Teetsov asked about the work on the driveway. Mr. Goles stated it will be asphalt. Ms. Teetsov asked if it would be a three-car garage. Mr. Goles responded yes. Ms. Teetsov stated her fence questions had been answered and there were no further questions.

Ms. Mason had no questions at this time.

Mr. Smith questioned the hardship for the size, but noted he has no concerns with the setback. He stated he is concerned with the square footage of a garage that size on an 8,700 square foot lot. Mr. Smith asked the petitioner to explain their hardship. Mr. Goles responded the hardship is that a 20-foot depth would actually have inside measurements of approximately 19 feet. Ms. Merkatoris has a pick-up truck that sits outside and you would need a 24-foot deep garage to fit the truck. The inside measurements are one foot less than the outside measurement. Mr. Smith noted they could do a 24-foot deep and 25-foot wide garage and still be under 600 square feet. Mr. Goles stated the problem with that is the garage would not be three-car. Mr. Smith stated from their perspective, they have to find the hardship other than the want. Mr. Goles stated they could put the garage where it meets the setbacks, but it affects the existing shared driveway, and would require the removal of two trees and more impervious surface coverage. It also has a greater impact on the neighbor. Mr. Smith noted he has no issues with location, but his concern is the size. He stated he does not see a need for square footage. Mr. Goles reiterated they are trying to keep the location of driveway and trees. They can comply with setback requirements, but it has a much greater impact. Mr. Smith stated he understands. Ms. Merkatoris clarified their concerns was the size of the garage and not the setbacks. She noted she would have to put it in the middle of the backyard to meet the UDO requirements. Mr. Smith stated he would grant the setback request, but not size.

Mr. Gronow clarified there would be two options that do not require a variation, one being a 720-square foot garage that meets the setbacks, or a garage that is 600 square feet or less in the proposed location.

Mr. Smith noted that regardless of PZC's recommendation, City Council does not have to follow our recommendation. Mr. Goles reiterated their hardship explanation relative to the driveway and tree. Mr. Greenman clarified the PZC understands, but there appears to be a misunderstanding of hardship.

Variations look for findings of fact and the hardship cannot be created by the petitioner. Mr. Greenman stated Ms. Merkatoris is driving the variations for the setbacks based on the desired size. He stated there is nothing wrong with that, but that is why you are going through this process. He noted PZC only makes a recommendation to City Council. The PZC looks at hardships based on circumstances such as the topography, size of the lot, and/or unique situations. Mr. Greenman noted the PZC's purview is fairly narrow. Mr. Smith stated he is not objecting to the project, but the intent of the UDO may be to prevent putting a 720 square foot garage on the 8,700 square foot lot. Mr. Smith stated that in this case, the UDO does not give leeway for me to make a positive recommendation.

Ms. Repholz stated she is familiar with the parcel and lot. She asked for clarification on the width of the driveway. Mr. Goles explained they would be adding to the driveway to accommodate the additional width. Ms. Repholz stated in terms of a hardship it could be a hardship on the petitioner's side to have to adjust the driveway, but in her experience in real estate, anyone that has a shared driveway would be delighted to no longer have a shared driveway. It impacts the value of both houses. Ms. Repholz noted from her perspective that moving the driveway is a hardship and disadvantage for the neighbor. Ms. Merkatoris stated the disadvantage to the neighbor would be that their driveway is torn up in the process; whereas, the driveway would be unaffected if they could place the garage if as proposed.

Mr. Greenman stated everyone understands what you are trying to accomplish. Mr. Goles further explained that if they had to move the driveway, the neighbor would have to incur the cost to install a new approach as well as the petitioner. Curbs may also be required. These are issues we are trying to avoid. Ms. Repholz stated we would not be going down this road if the structure was 600 square feet. Ms. Merkatoris stated they do not want to cause a hardship to the neighbor or have any of the neighbors feel uncomfortable. She stated they believe this variance is less cumbersome to the neighbor. Mr. Smith agrees a 720 square foot garage would be better at the proposed setbacks than in the middle of the yard, but our consideration is not necessarily that.

Mr. Greenman mentioned the option to split the motion into two motions. Mr. Smith noted this is opportunity for a straw poll. Discussion on the motion ensued. Mr. Greenman took a poll in regards to the size. Mr. Skluzacek voted yes. Mr. Gronow voted no and stated he thinks Mr. Smith makes a good point about the square footage. He is ok with the setbacks. Ms. Repholz stated she does not want to separate the vote. Mr. Greenman stated no on the size.

Mr. Smith made a motion to recommend denial 2023-144 the request for variations to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required seven-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback. Ms. Repholz seconded the motion. On roll call, Members Greenman, Gronow, Mason, Repholz, Smith and Teetsov voted yes. Member Skluzacek voted no. Motion passed 6-1.

Mr. Greenman explained the motion and recommendation. He noted regardless of their recommendation the request will go before City Council. City Council has a different purview than PZC. Ms. Merkatoris clarified she could build the proposed 720 square foot garage if she met the setbacks. Mr. Greenman responded yes, or go before City Council and make a decision after they make a decision.

HORIZON SURVEY, LLC

P.O. BOX 438607
Chicago, IL 60643
Office: 312-972-7185
horizonsurveychicago@gmail.com

PLAT OF SURVEY

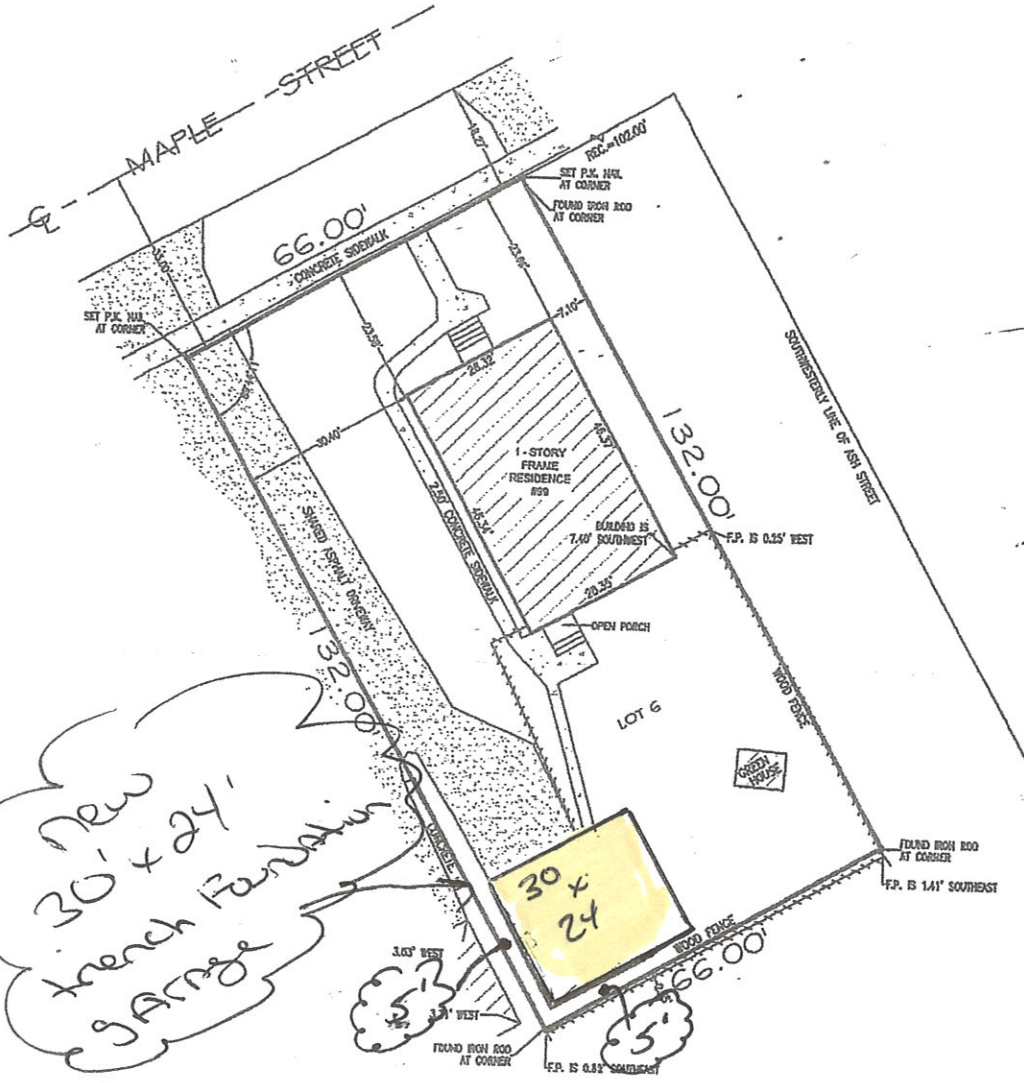
PLAT OF SURVEYS
ATLANS/SPS
CONDOMINIUMS
LAND DEVELOPMENT

LOT NUMBER SIX (6) IN BLOCK NUMBER FIVE (5) IN POMEROY'S ADDITION TO THE VILLAGE (NOW CITY) OF CRYSTAL LAKE, AS SHOWN ON THE PLAT OF SAID ADDITION RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, IN BOOK 55 OF DEEDS, AT PAGE 612, AND IN BOOK 2 OF PLATS, AT PAGE 26, SAID LOT BEING LOCATED IN AND BEING A PART OF THE NORTHWEST 1/4 OF SECTION NUMBER FIVE (5), IN TOWNSHIP NUMBER FORTY-THREE (43) NORTH, OF RANGE NUMBER EIGHT (8), EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SITUATE, LYING AND BEING IN THE CITY OF CRYSTAL LAKE, IN MCHENRY COUNTY, ILLINOIS.

PROPERTY ADDRESS: 99 MAPLE ST, CRYSTAL LAKE, ILLINOIS.



SCALE: 1" = 20'



LAND DEVELOPMENT CONSULTANTS
CIVIL, MINING, ENVIRONMENTAL, FORENSIC
AND UTILITY ENGINEERING, LAND SURVEYING
REAL ESTATE AND CORPORATION AGENTS

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK } S.S.

1"=20'
SCALE

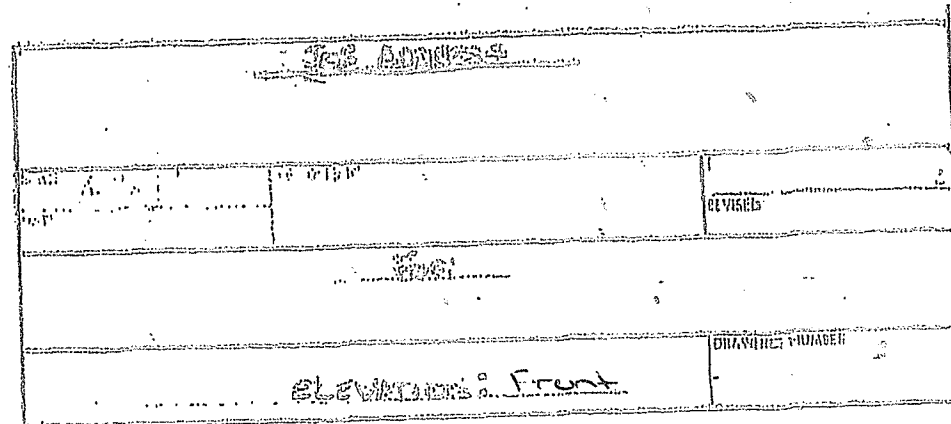
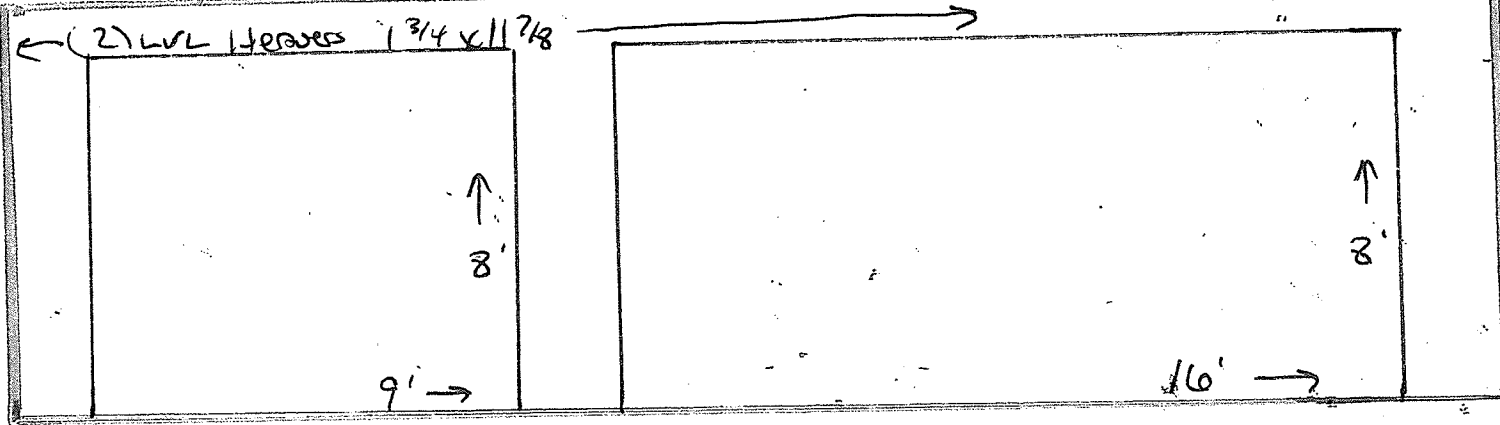
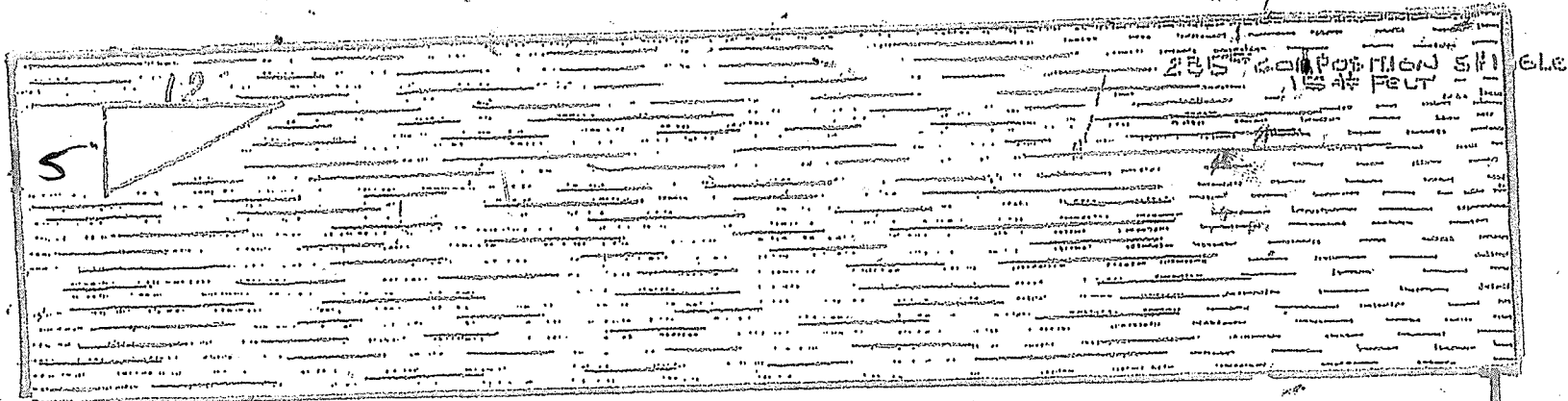
This is to certify that HORIZON SURVEY, LLC, by its imaging agent George E. Stourton, P.L.S., Professional Land Surveyor #2058, whose license expires November 30, 2022, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals Thereof, and all bearings are based on assumed north. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

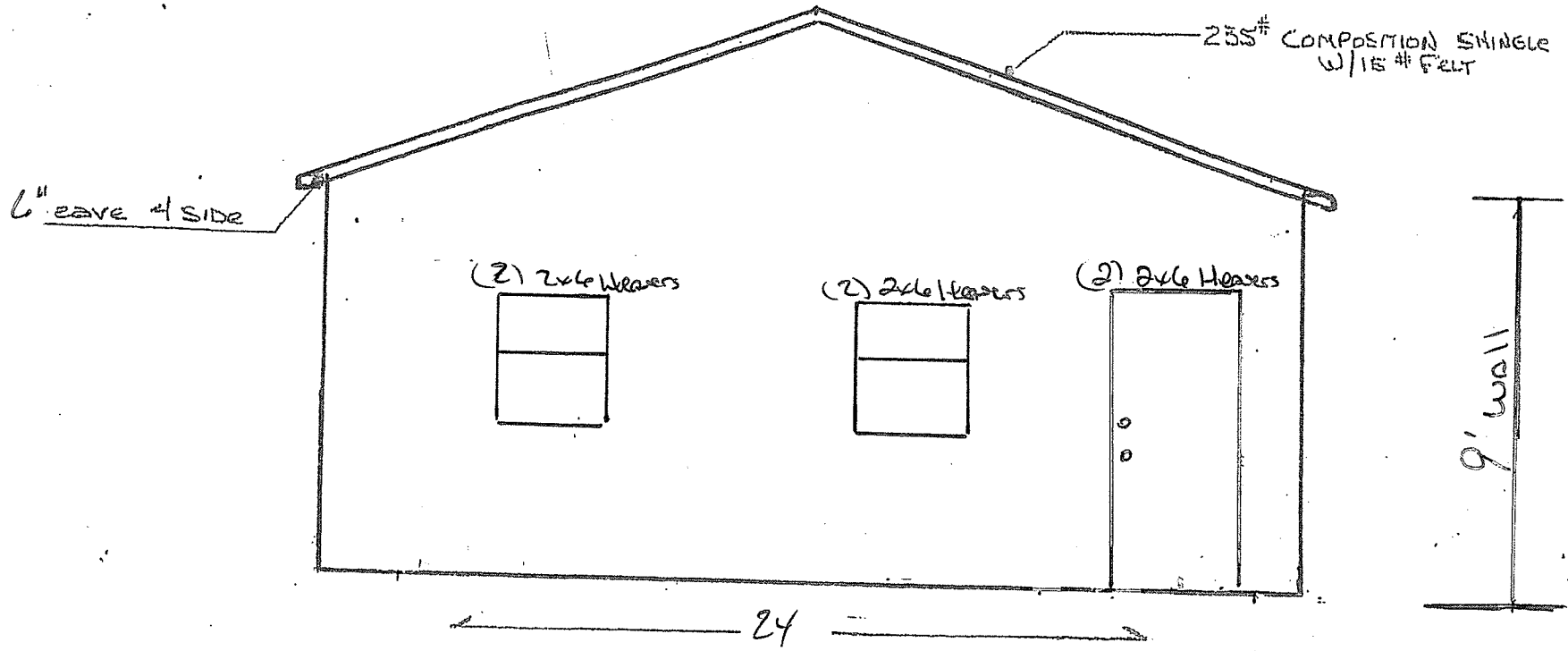
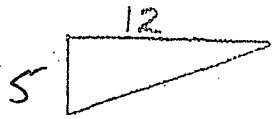


DATED THIS 29TH DAY OF NOVEMBER, 2022

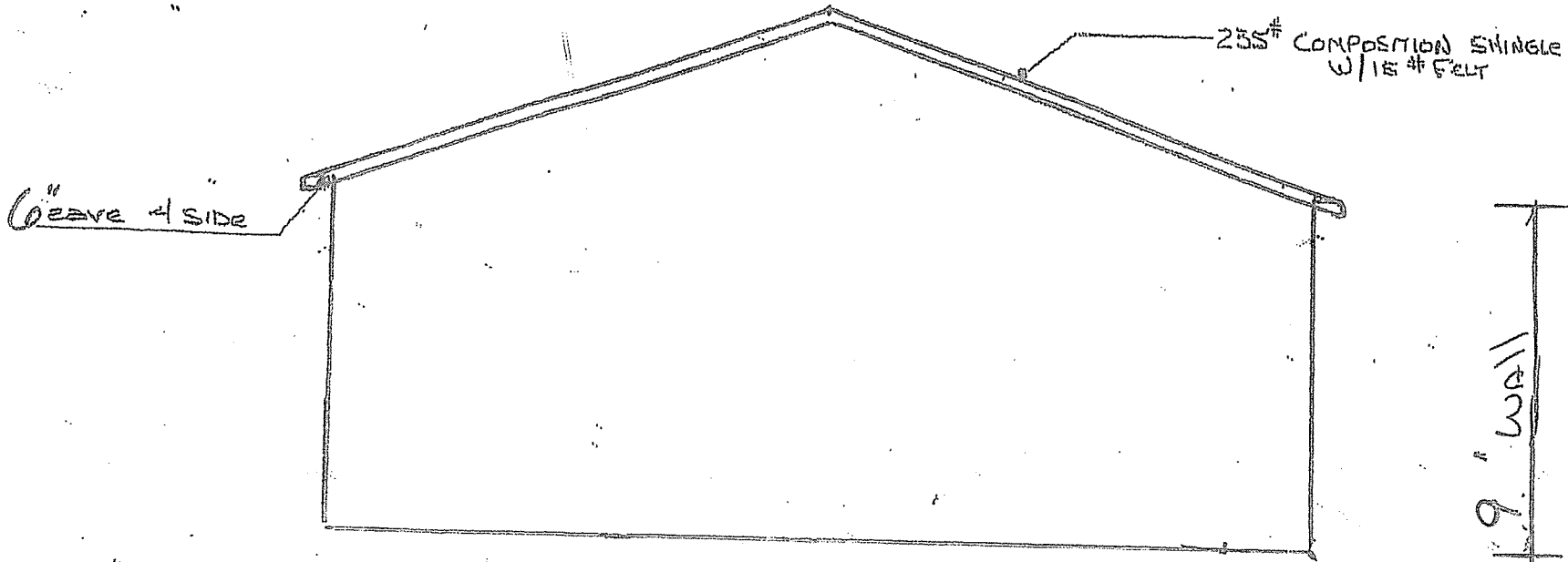
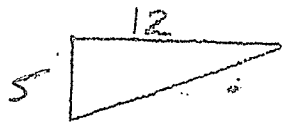
George E. Stourton
GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022

JOB #: 99MAPLEST
DATE OF COMPLETION IN THE FIELD: NOVEMBER 28, 2022
PREPARED FOR: SARAH MERKATORIS
P.L.N # 19-05-131-003-0000 MCHENRY COUNTY, ILLINOIS
COMMONLY KNOWN AS: 99 MAPLE ST., CRYSTAL LAKE, ILLINOIS





JOB ADDRESS		
SCALE: 1/4" = 1'	APPROVED BY:	DATE: -
		REVISED
FOR:		
ELEVATION Front Side		DRAWING NUMBER



JOB ADDRESS	
SCALE: $\frac{1}{4}" = 1'$	APPROVED BY:
DATE: -	REVISOR:
FOR:	
ELEVATION SIDE	DRAWING NUMBER

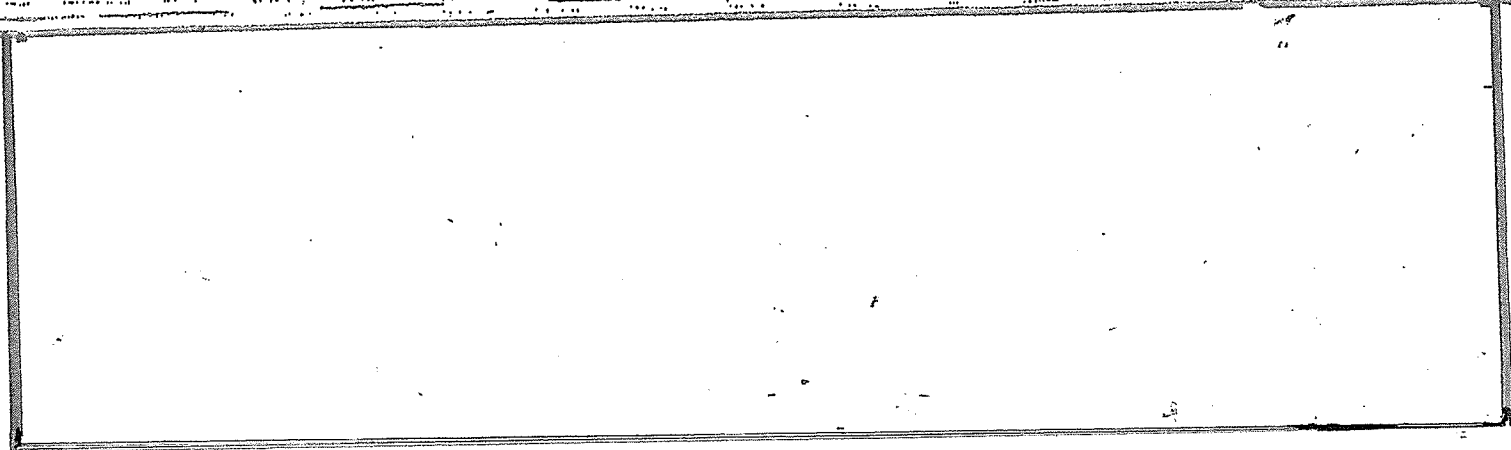
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JOB ADDRESS

REVISED

ELEVATIONS: 1000

ORGANIZATION NUMBER



Agenda Item No: 11

**City Council
Agenda Supplement**

Meeting Date:

October 17, 2023

Item:

Contract Extension – Integrated Supply Agreement
(NAPA/GPC)

Staff Recommendation:

Motion to adopt a Resolution authorizing the City Manager to execute a contract extension with Genuine Parts Company-NAPA Integrated Business Solutions through December 29, 2025.

Staff Contact:

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

Background:

The City of Crystal Lake awarded the Integrated Supply Agreement to Genuine Parts Company-NAPA Integrated Business Solutions on July 17, 2018 (Res.18R-56). This agreement, solicited through a competitive proposal process by the National Joint Powers Alliance, now Sourcewell, has allowed the City to purchase various maintenance equipment, supplies, services, water meters, and inventory management solutions in a streamlined process and at a discounted rate.

Resolution 18R-56 also provides for the City Council to extend the contract for an additional five years (2023 to 2028).

Discussion:

The extension of this contract, through the end date of the agreement between Sourcewell and Genuine Parts Company-NAPA Integrated Business Solutions, December 29, 2025, would allow the City to continue to receive a discounted price on parts and materials purchased through this contract and continue to benefit from the time and money saved using this streamline process.

Recommendation:

It is the recommendation of the Public Works Department to extend the Integrated Supply Agreement contract with Genuine Parts Company-NAPA Integrated Business through December 29, 2025, when the Sourcewell purchasing cooperative agreement, through which this was contract was originally awarded, expires.

Votes Required to Pass:

Simple Majority



RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE participates in certain cooperative purchasing groups, including Sourcewell, which can save time and money in contract production as well as lower contract prices through the power of aggregation; and

WHEREAS the agreement between Genuine Parts Company-NAPA Integrated Business and Sourcewell, that was competitively bid and awarded by the Nation Joint Powers Alliance, now Sourcewell, remains in effect through December 29, 2025; and

WHEREAS the contract with Genuine Parts Company-NAPA Integrated Business that was awarded by the CITY OF CRYSTAL LAKE on July 17, 2018, based on the agreement between Genuine Parts Company-NAPA Integrated Business and Sourcewell, allows for an authorized extension of up to five years;

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 extension between the CITY OF CRYSTAL LAKE and Genuine Parts Company-NAPA Integrated Business, allowing for the purchase of various maintenance equipment, supplies, services, water meters, and inventory management solutions, based on the competitively bid contract awarded by the Nation Joint Powers Alliance, now Sourcewell, through the expiration of the agreement on December 29, 2025.

DATED this 17th day of October, 2023.

**CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,**

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

Nick Kachiroubas, CITY CLERK

PASSED: October 17, 2023
APPROVED: October 17, 2023

Draft

**RESOLUTION NO.****APPROVAL OF A FLEET-RELATED MAINTENANCE EQUIPMENT, SUPPLIES, SERVICES, AND INVENTORY MANAGEMENT SOLUTIONS CONTRACT WITH GENUINE PARTS COMPANY/NAPA INTERGRATED BUSINESS SOLUTIONS**

WHEREAS, previously, the City Council authorized the execution of agreements to participate in cooperative purchasing groups. Cooperative purchasing is increasingly popular at the federal, state, and local levels because it can save significant time and money in contract production as well as lower contract prices through the power of aggregation; and

WHEREAS, cooperative purchasing allows a group of buyers with a common interest to pool their buying power in order to negotiate more favorable pricing on goods and services. Cooperative purchasing allows the City to aggregate volume of specific commodities and services to achieve better pricing than it would on its own; and

WHEREAS, one purchasing group that the City is a member of is National Joint Powers Alliance (NJPA); and

WHEREAS, following a competitive proposal process, NJPA awarded a Fleet-Related Maintenance Equipment, Supplies, Services, and Inventory Management Solutions contract to Genuine Parts Company/NAPA Integrated Business Solutions. NJPA followed the same process that the City would follow for the public procurement, including: publicly advertising the bid, analyzing the responses from the five proposers, and entering into a contracting with the awarded vendor, Genuine Parts Company/NAPA Integrated Business Solutions; and

WHEREAS, Genuine Parts Company (GPC) is an American service organization engaged in the distribution of automotive replacement parts, industrial replacement parts, office products and electrical/electronic materials; and

WHEREAS, GPC is the parent company of other companies that will be involved under this Fleet-Related Maintenance Equipment, Supplies, Services, and Inventory Management Solutions contract; and

WHEREAS, the Automotive Parts Group, the largest division of GPC, distributes approximately 475,000 automotive replacement parts, accessory items and service items throughout North America, Australia and New Zealand. In North America, parts are sold primarily under the NAPA brand name as well as under the Genuine; and

WHEREAS, the Industrial Parts Group of GPC, which operates under the name Motion Industries, offers access to more than 6.5 million industrial replacement parts and related supplies and serves over 150,000 original equipment manufacturers (OEMs) and maintenance, repair and overhaul providers (MROs) throughout North America and in all types of industries; and

WHEREAS, MRO items include consumables (such as cleaning or laboratory supplies), industrial equipment (such as compressors, pumps, valves) and plant upkeep supplies (such as gaskets, lubricants, repair tools); and

WHEREAS, Motion Industries is a reseller of water meters manufactured by Badger Meter, Inc. (Badger Meters). In 2005, following a competitive bidding process, the City undertook a city-wide water meter change-out program. Since that time, water meters manufactured by Badger Meters have been the sole water meter utilized by the City of Crystal Lake to measure water flow distribution of properties connected to the City's water distribution system. NAPA-IBS will manage the acquisition, control and fulfillment of the City's water meters; and

WHEREAS, the Office Products Group of GPC, which operates under the name S. P. Richards Company, distributes more than 62,000 items to over 6,300 resellers and distributors throughout the United States and Canada from a network of 45 distribution centers; and

WHEREAS, NAPA Integrated Business Solutions (NAPA-IBS), a division of GPC, provides vendor managed inventory solutions to government and private vehicle fleets. NAPA-IBS provides complete on-site parts management from procurement and inventory management, through order fulfillment; and

WHEREAS, the supply chain infrastructure of NAPA-IBS includes the substantial combined corporate assets of GPC's family of supply and distribution enterprises, company and small-business independent stores, including the Crystal Lake, IL NAPA auto parts store; and

WHEREAS, Motor Parts & Equipment Corporation (MPEC) is a regional, independent NAPA distributor, wholesaler, and retailer. MPEC Holdings companies includes MPEC Distribution Operations which specialize in auto parts distribution through their 40,000-square-foot distribution operation located in Rockford, Illinois. Additionally, MPEC Holdings includes MPEC NAPA which features 45 independent NAPA auto parts stores throughout Illinois, Iowa, Minnesota and Wisconsin, including the NAPA store in Crystal Lake, IL; and

WHEREAS, NAPA-IBS will assign the Fleet-Related Maintenance Equipment, Supplies, Services, and Inventory Management Solutions contract between the City of Crystal Lake and with Genuine Parts Company/NAPA Integrated Business Solutions to MPEC to manage the City's contract on behalf of NAPA-IBS; and

WHEREAS, over time, the City anticipates significant financial and practical advantages by implementing a comprehensive Fleet-Related Maintenance Equipment, Supplies, Services, and Inventory Management Solution versus the current method.

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

BE IT FURTHER RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE hereby approves a Fleet-Related Maintenance Equipment, Supplies, Services, and Inventory Management Solution (the "Inventory Management Solution Program") with Genuine Parts Company/NAPA Integrated Business Solutions based on the competitively bid contract awarded by the National Joint Powers Alliance (NJPA) for a term of five years, with an option to renew for an additional five years; provided, however, that any renewal of such Inventory Management Solution Program (or agreements relating thereto) beyond the initial five-year term shall be subject to further review and approval of the City Council.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute on behalf of the City an agreement with Genuine Parts Company/NAPA Integrated Business Solutions

in substantially the form prescribed as part of the Inventory Management Solution Program, subject to final review and approval of the City Attorney.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute on behalf of the City an Inventory Management Solution Program Assignment Agreement with Motor Parts & Equipment Corporation.

DATED at Crystal Lake, Illinois, this 17th day of July, 2018.

APPROVED:



Aaron T. Shepley, Mayor

ATTEST:



Nick Kachiroubas, City Clerk



ATR Agt of Clerk

PASSED: July 17, 2018

APPROVED: July 17, 2018



Agenda Item No: 12

City Council Agenda Supplement

Meeting Date:

October 17, 2023

Item:

Bid Rejection and Award – City Hall Openings (Door) Replacement Project

Staff Recommendation:

Motion to adopt a Resolution rejecting all bids from the September 14, 2023 bid opening for the City Hall Openings (Door) Replacement Project, and to award the bid for the City Hall Door Replacement Project to the lowest responsive and responsible bidder, Northwest Contractors, Inc., of Hampshire, Illinois, authorizing the City Manager to execute a contract with Northwest Contractors, Inc. in the amount of \$125,176.00, execute change orders 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 City has identified the need to replace two exterior entrances (doors and frames) along with seven interior doors. Two exterior entrance vestibules located at the Administrative entrances to City Hall were installed in 1987 (36 years old) and the frames associated door hardware have deteriorated and require replacement. Additionally, four interior doors within the Administrative areas of City Hall (also installed in 1987) require replacement because of normal wear on the doors and failure of the door hardware. The interior door hardware is no longer manufactured and therefore cannot be repaired. This project will also include the replacement of three interior lobby doors located at the entrances to the Finance Department, Community Development, and the Fire Department with bullet resistant doors to supplement the bullet resistant glass that was previously installed at the service windows to improve facility security. These three doors were originally installed in 2004 (19 years old). The bullet resistant door installation was bid as an alternate in the bid advertisement.

The City conducted two bid openings for the City Hall Opening Replacement Project. The first bid opening was on September 14, 2023 with only one bid received. The City encourages competitive bidding and did not want to award a project based on one bid. City staff reviewed the scope of the project, determined it to still be appropriate, and rebid the project. City staff followed

standard bidding procedures, published the bids electronically (QuestCDN), and reached out directly to advise contractors of the project.

The City of Crystal Lake publically opened and read the bids on October 5, 2023. The bid documents clearly described the award of the contract would be determined by the Base Bid. The Base Bid includes replacement of two exterior openings and four interior doors. Alternate 1 (recommended for award) includes replacement of three interior doors with bullet resistant doors. The bid results are summarized below:

Description	Bidders			
	¹ Northwest Contractors Hampshire, IL	Carmichael Construction Marengo, IL	Manusos General Contracting Fox Lake, IL	Efaim Carlson & Son Libertyville, IL
Base Bid (award criteria)	\$88,588.00	\$88,957.00	\$104,411.00	\$138,800.00
Alternate #1	\$36,588.00	\$29,950.00	\$36,731.00	\$25,300.00
Total (Base Bid and Alternate 1)	\$125,176.00	\$118,907.00	\$141,142.00	\$164,100.00

¹ Indicates Recommended Lowest Responsive and Responsible Bidder

Public agencies must be transparent and open in the bidding process. Bid specifications need to clearly identify how a bid is going to be awarded (how is the most responsive and responsible bidder determined). For this project, the City wanted the option to consider an additional alternate, should funding permit, to include additional doors. Since this cost would not be known until the bid is opened, the bid specifications stated that the bid would be awarded based on the base bid cost and therefore Northwest Contractors is the lowest bidder.

Recommendation:

The contract award amount of \$125,176.00 includes the replacement of two exterior openings and four interior doors (\$88,588.00) plus pricing for replacement of three interior doors located at entrances to the Finance Department, the Fire Department, and Community Development with bullet resistant doors (\$36,588.00), for a total of \$125,176.00.

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.

Staff and the City’s consultant, Wold Architects and Engineers, have reviewed the bids and checked the references for Northwest Contractors, Inc., and found they meet all of the City’s requirements. This project is included in the Fiscal Year 2023/2024 Budget.

Votes Required to Pass:

Simple majority vote



RESOLUTION

WHEREAS the several entryways and interior doors at City Hall including the entryway vestibules of the Administrative Offices and several doors throughout the City Hall Administrative facility have reached the end of their service life and require replacement; and

WHEREAS the CITY received and publicly opened the bids for the City Hall Openings Replacement project on September 14, 2023 and only one bid was received; and

WHEREAS the CITY determined that the project should be re-bid; and

WHEREAS the CITY re-bid the project and received and publicly opened the bids for the City Hall Opening Replacement Project on October 5, 2023 and received multiple bids; and

WHEREAS the lowest responsive and responsible bidder is Northwest Contractors, Inc.

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 Northwest Contractors, Inc. for the City Hall Opening Replacement Project in the bid amount of \$125,176.00; and

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

DATED this 17th day of October, 2023.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblan, MAYOR

SEAL

ATTEST

Nick Kachiroubas, CITY CLERK

PASSED: October 17, 2023
APPROVED: October 17, 2023

Draft

PROPOSAL

SCHEDULE OF PRICES


Crystal Lake Municipal Complex Opening Replacement Project

The Municipal Complex Interior Painting Project contract award criteria will consider the Base Bid price. Alternate #1 may be exercised at the City's discretion.

Separate Price Per Area:

Base Bid\$ 88,588.00 lump sum
Alternate #1\$ 36,588.00 lump sum

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.



Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

STUART C. BEAM VICE PRESIDENT
Name of Authorized Representative Title

NORTHWEST CONTRACTORS, INC.
Company Name

200 INDUSTRIAL DRIVE
Street Address

HAMPSHIRE ILLINOIS 60140
City State Zip Code

847-683-0550
(Area Code) Phone Number

{00028684 2}

PROPOSAL

SCHEDULE OF PRICES

Crystal Lake Municipal Complex Opening Replacement Project

The Municipal Complex Interior Painting Project contract award criteria will consider the Base Bid price. Alternate #1 may be exercised at the City's discretion.

Separate Price Per Area:

Base Bid	\$ 88,957.00	lump sum
Alternate #1	\$ 29,950.00	lump sum

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.

Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

Jim Carmichael		President
_____ Name of Authorized Representative		_____ Title
Carmichael Construction, Inc.		
_____ Company Name		
1080 E. Grant Hwy.		
_____ Street Address		
Marengo	IL	60152
_____ City	_____ State	_____ Zip Code
815-568-8337		
_____ (Area Code) Phone Number		

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SCHEDULE OF PRICES

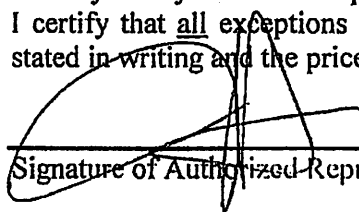
Crystal Lake Municipal Complex Opening Replacement Project

The Municipal Complex Interior Painting Project contract award criteria will consider the Base Bid price. Alternate #1 may be exercised at the City's discretion.

Separate Price Per Area:

Base Bid one hundred four thousand \$ 104,411 lump sum
four hundred eleven 00/100
 Alternate #1 thirty-six thousand \$ 36,731 lump sum
seven hundred thirty-one 00/100

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.


Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

<u>Jamie L. McKeown</u>	<u>Executive Vice President</u>
Name of Authorized Representative	Title

<u>Manusos General Contracting Inc.</u>
Company Name

<u>91 Christopher Way</u>
Street Address

<u>Fox Lake</u>	<u>IL</u>	<u>60020</u>
City	State	Zip Code

<u>847-973-0600</u>
(Area Code) Phone Number

PROPOSAL

SCHEDULE OF PRICES

Crystal Lake Municipal Complex Opening Replacement Project

The Municipal Complex Interior Painting Project contract award criteria will consider the Base Bid price. Alternate #1 may be exercised at the City's discretion.

Separate Price Per Area:

Base Bid one hundred thirty eight thousand eight hundred \$ 138,800.00 lump sum
Alternate #1 twenty five thousand three hundred \$ 25,300.00 lump sum

I certify that I am acting as an agent for the firm designated below and that the firm will sell to the City of Crystal Lake the product(s) described herein for the amount specified above. Further, I certify that all exceptions or deviations from the attached detailed specifications are clearly stated in writing and the price quoted shall include all terms specified unless otherwise noted.



Signature of Authorized Representative

PLEASE TYPE OR NEATLY PRINT THE FOLLOWING INFORMATION

David M Hillstrom President
Name of Authorized Representative Title

Efaim Carlson & Son, Inc.
Company Name

14052 W Petronella Dr, Ste 105
Street Address

Libertyville IL 60048
City State Zip Code

(847) 573-1888
(Area Code) Phone Number

{00028684 2}



Agenda Item No: 13

**City Council
Agenda Supplement**

Meeting Date:

October 17, 2023

Item:

Board and Commission Reappointments – Economic Development Committee

Mayor’s Recommendation:

Motion to reappoint Peter Affrunti and Brian Fowler to the Economic Development Committee for terms ending September 30, 2026

Contact:

Haig Haleblian, Mayor

Background:

The Economic Development Committee (EDC) consists of nine (9) voting members, one nominated by the Chamber of Commerce, one nominated by the Main Street program, and seven at-large members. The members are subject to the approval by a majority vote of the Mayor and City Council of the City of Crystal Lake.

Peter Affrunti and Brian Fowler are current at-large Economic Development Committee members whose three-year terms expired at the end of September. Both Committee members would like to be reappointed.

Economic Development Committee appointments and reappointments are nominated and confirmed by the Mayor and the City Council.

Should the Council have any questions, please contact Mayor Haig Haleblian.

Votes Required to Pass:

Simple majority