



CITY OF CRYSTAL LAKE

AGENDA

CITY COUNCIL REGULAR MEETING

**City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
March 16, 2010
7:30 p.m.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes – March 2, 2010 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. Council Reports**
- 9. Consent Agenda**
 - a. St. Thomas the Apostle Church request to close Lake Street between Washington Street and the eastern portion of the St. Thomas the Apostle Church property on April 2, 2010 during their reenactment of the Stations of the Cross.**
 - b. Annual Adoption of the Zoning Map.**
- 10. Immanuel Lutheran Church request to temporarily suspend no-parking restrictions on the east side of Pathway Court and the south side of Teckler Boulevard for their Upward Celebration event on March 24, 2010.**
- 11. Façade and Commercial Tenant Improvement Program grant application request – 1776 Restaurant, 397 Virginia Street.**
- 12. Crystal Lake Auto Body, 6096 Commercial Road – Land Use Variation to allow retail sales in the “M” Manufacturing district; and Unified Development Ordinance variation from the required number of parking spaces to allow the site to be used in its existing condition.**
- 13. Creekside Office Condo, 850 S. McHenry Avenue – Final Planned Unit Development Amendment to allow an exterior trash enclosure.**
- 14. 605 Lochwood Drive – Simplified Residential Variation from Section 4-600 E, Location of Accessory Structures, to allow a 360-square-foot ice rink in the front yard, as close as 10 feet from the property line.**
- 15. Ordinance vacating the portion of the public alley between Lots 8 and 17 of the C.L. Teckler’s addition to Crystal Lake, behind Esther Street and Franklin Avenue.**

16. **Regional Sports Center, 1310 Ridgefield Road – Temporary Use Permit request to allow a Special Promotion for dog shows.**
17. **Resolution authorizing execution of an amendment to the master signal agreement with IDOT regarding the LED Traffic Signal Upgrades project; bid award of the LED Traffic Signal Upgrades; and resolution authorizing execution of a contract for the LED Traffic Signal Upgrades and allowing for a 10 percent contingency.**
18. **Unified Development Ordinance 6-month review and ordinance adopting changes to the Unified Development Ordinance.**
19. **Resolution approving the proposed Lake Safety Program Budget FY 2010/2011.**
20. **Resolution authorizing execution of the 2009-2012 Collective Bargaining Agreement between the City of Crystal Lake and the Metropolitan Alliance of Police, Crystal Lake Chapter #177.**
21. **Council Inquiries and Requests**
22. **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.**
23. **Reconvene to Regular Session.**
24. **Board, Committee and Commission reappointments and appointment.**
25. **Adjourn**

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Eric Helm, Deputy City Manager, 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: March 16, 2010

Item: St. Thomas the Apostle Church Street Closure Request

Staff Recommendation: Motion to approve the closure of Lake Street between Washington Street and the eastern portion of the St. Thomas the Apostle Church property on Friday, April 2, 2010, from 3:00 p.m. to 7:00 p.m. during the reenactment of the Stations of the Cross.

Staff Contact: Brad Mitchell, Assistant to the City Manager

Background:

The City has received a request from St. Thomas the Apostle Church for the closure of Lake Street between Washington Street and the eastern portion of the St. Thomas the Apostle Church property on Friday, April 2, 2010, from 3:00 p.m. until 7:00 p.m. for the safety of those attending the reenactment of the Stations of the Cross on Good Friday. This reenactment will take place from 5:00 p.m. to 7:00 p.m. on the Church grounds only. The performers will begin set-up around 3:00 p.m. Approximately 250 persons are expected to watch this performance. St. Thomas the Apostle Church has sent letters to all affected property owners along Lake Street regarding the closure. The City Council approved a similar request in 2009.

City staff has reviewed the petitioner's request and does not have concerns regarding the closure of Lake Street, providing the following conditions are met:

- 1) City-owned barricades must be used to block off the street closure sections. In addition, a "Local Traffic Only" sign must be temporarily placed at the entrance to Lake Street from Dole Avenue. The petitioner must complete and submit a Barricade Borrowing Application.
- 2) The petitioner must send a notice to all affected property owners along Lake Street.

- 3) The petitioner must contact the school districts in the area in case there are any bus routes that may utilize Lake Street.
- 4) Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway, if necessary.
- 5) Emergency access to the Church must be maintained throughout the event. The petitioner must provide a plan of the Stations of the Cross layout on the Church grounds for the event.
- 6) Local traffic access to Lake Street must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
- 7) All debris created by the event shall be cleaned up during and after the event.
- 8) Petitioner must adhere to the required City insurance provisions for the use of City-owned property by providing a certificate of insurance naming the City as additional insured, and sign the required Indemnity/Hold Harmless agreement.
- 9) Any additional permits or requests for signage shall be made through the Engineering and Building Department.
- 10) In the case of inclement weather, an alternate date can be approved by the City Manager.

The petitioner has agreed to meet these conditions. The letter requesting approval for the closure of Lake Street and a map indicating the portion of the roadway to be closed have been attached for City Council consideration.

Votes Required to Pass:

Simple majority vote of the City Council



Agenda Item No: 9b

**City Council
Agenda Supplement**

Meeting Date: March 16, 2010

Item: Annual adoption of the Zoning Map

Recommendation: Motion to adopt an ordinance approving the 2010 Crystal Lake Zoning Map, as presented.

Staff Contact: Michelle Rentzsch, Director of Planning & Economic Development

Background: Attached is the 2010 updated Zoning Map, which reflects the current zoning and the zoning amendments within the City that were approved by the City Council prior to December 31, 2009. As required by State Statute 65 ILCS 5/11-13-19, the updated map should be published no later than March 31 of each year. The GIS based zoning map, which is available on the City's website and provides a convenient reference material for customers, is attached for the Council's information.

Below is a brief summary of the parcels that were rezoned. The * represents a rezoning upon annexation.

Petition	Location	Acreage	From	To
City of Crystal Lake	305 Crystal Lake Ave	0.5 acres*	A-1	E
Crystal Creek	NW Miller and Randall Roads	15.7 acres	R-1 PUD	R-3B PUD and B-1 PUD
Total Acreage		16.2 acres	-	-

Votes Required to Pass: A simple majority vote.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

ORDINANCE

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

SECTION I: That the City of Crystal Lake Zoning Map, a copy of which is attached hereto, marked Exhibit "A" by reference made a part hereof, including all revisions effective the 31st day of December, 2009, is hereby approved as the official Zoning Map for the City of Crystal Lake.

SECTION II: That the City Clerk is hereby authorized to publish said Zoning Map in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

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

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

Dated this ____ day of _____, _____.

MAYOR

ATTEST:

CITY CLERK

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



Agenda Item No: 10

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

Immanuel Lutheran Upward Celebration Event

City Council Discretion:

Motion to temporarily suspend no-parking restrictions, as set forth in Ordinance, on the east side of Pathway Court, and also on the south side of Teckler Boulevard (north of "Jewel" entrance to east termini), for the Upward Celebration event to be held on Wednesday, March 24, 2010 from 5:00 p.m. to 9:00 p.m. All other applicable parking codes remain in force.

Staff Contact:

Brad Mitchell, Assistant to the City Manager

Background:

Immanuel Lutheran Church is requesting to temporarily suspend no parking restrictions set forth in the ordinance on the east side of Pathway Court, and also on the east side of Teckler Boulevard (north of "Jewel" entrance to east termini) for their Upward Celebration event to be held on Wednesday, March 24, 2010 from 5:00 p.m. to 9:00 p.m. All other applicable parking codes remain in force. Upward is a Christian basketball league through the Church for kids in grades kindergarten through fifth grade. The celebration is the end of the season party and it is anticipated that there will be approximately 600 attendees.

City staff have reviewed the petitioner's request and have the following comments:

- Parking is not allowed on both sides of Pathway Court and Teckler Boulevard according to Sections D103.1 and D103.6.2 of the City's Fire Code. Allowing parking on both sides would reduce the minimum required width of the fire apparatus access road and the Fire Rescue Department's ability to access the area for an emergency incident. Recommend that the temporary parking restriction suspension only apply to one side of the streets.

- Support of temporarily suspending parking restrictions on Teckler Boulevard is limited to this request given that both streets are currently “dead ends” that do not serve any other businesses or occupied lots. Future requests should not be approved after Teckler Boulevard is extended to Main Street, as this would be a collector route leading directly to Route 14.
- Parking along the rear service drive behind “Jewel” and “Hobby Lobby” is prohibited (currently signed no parking for the fire lanes).
- Parking should be avoided in the last 25’ of Teckler Boulevard on the east end to leave room to access the small temporary turnaround “hammerhead”. Otherwise, vehicles would have to drive in reverse several hundred feet due to the last of a full cul-de-sac on Teckler Boulevard.

The letter requesting approval to suspend the no-parking restrictions and a map have been attached for City Council consideration.

Votes Required to Pass:

Simple majority vote of the City Council



Agenda Item No: 11

**City Council
Agenda Supplement**

Meeting Date: March 16, 2010

Item: Facade and Commercial Tenant Improvement Program grant application request #09-45-015 1776 Restaurant, 397 Virginia Street, request for \$6,215.50 in matching grant funds.

Gary Andresky, applicant

Recommendations: City Council's discretion:
1. Motion to approve the façade and commercial tenant improvement grant agreement with Gary Andresky, subject to the recommended conditions, and to award \$6,215.50 in grant funding for improvements to 397 Virginia Street (1776 Restaurant);
2. Motion to deny the grant application request.

Staff Contact: Michelle Rentzsch, Director of Planning and Economic Development
James Richter II, Assistant Director of Economic Development

Background: On July 7, 2009, the City Council approved the façade and commercial tenant improvement programs as a component of the City's economic development incentives program. These programs provide matching grant funding for interior and exterior improvements to retail sales tax generating buildings.

To objectively analyze the applications for grant funding, review criteria have been established in the Ordinance approving this program. An analysis has been provided (below) for each grant application to summarize how well each request meets the review criteria.

1776 RESTAURANT (397 Virginia Street)

The owner of 1776 Restaurant is planning to complete an improvement project for the existing restaurant and is requesting \$6,215.50 in grant funding. Eligible façade improvements include: brick repair and a new six-panel exterior door, as well as signage repair, for a total of \$3,475. The applicant is seeking \$1,737.50 in matching grant funds for the façade (exterior) improvements. The commercial tenant improvements include the installation of a new roof-top mounted HVAC unit, at a cost of \$8,956, for which the applicant is seeking \$4,478 in matching grant funds.

The estimated total value of improvements by the applicant is \$12,431.00. These improvements have not yet been commenced.

REVIEW CRITERIA	APPLICANT'S ABILITY TO MEET THE REVIEW CRITERIA
Improvement to appearance	Would not provide a significant improvement to the appearance of the subject property
Aesthetic impact to area	Improvements would provide a positive aesthetic impact to the area*
Amount of work to be conducted	Total cost of improvements is \$12,431; one-half would be funded by this program
Anticipated increase in EAV	A minor increase to the EAV is expected as a result of the improvements
Use of property after improvements	Continued vitality of a sales-tax-generating restaurant*
Contribution to economic vitality	Positive – supports improvements to an existing restaurant in the Virginia Street Corridor*
Compatibility with nearby uses	Compatible with adjacent uses*

The applicant's request has been evaluated for the value of the improvement, the extent of proposed work, and its potential impact. The current application would fulfill 4 of the 7 review criteria (marked with an asterisk*).

RECOMMENDED CONDITIONS:

If approved, staff recommends the following conditions be added to the grant funding request:

1. The new roof-top mechanical HVAC unit shall be screened from view in accordance with the requirements of the Unified Development Ordinance.
2. Prior to reimbursement, the applicant shall provide signed easements requested for the Virginia Street Corridor project.

SUMMARY OF ALL REQUESTS

The City Council allocated \$250,000 for the Façade and Commercial Tenant Matching Grant programs. The Council has approved \$120,312.27 in matching grants, leaving \$129,687.73 available for future applicants. The following chart provides a complete summary of the pending and approved grant funding requests:

File #	Applicant Name / Business name	Address	Façade Request	Build-out Request	Arch fees Requested	Total Requested	Amount Approved	Status
2009-45-003	Rich Sniadanko, American Family Ins	280 Virginia	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00	No action
2009-45-001	Jeramie Campana, Campana's Café	103/106 N Main	\$917.50	\$321.22	\$0.00	\$1,238.72	\$1,238.72	Approved
2009-45-002	Bob Guss, Ms. Bossy Boots	23 N Williams	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	Expired
2009-45-004	Patty Moyer, TC Corners LLC	650 Terra Cotta	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	Approved
2009-45-005	Sam Lazar, Rocks Bar & Grill	394 W Virginia	\$5,000.00	\$5,000.00	\$1,000.00	\$11,000.00	\$10,000.00	Approved
2009-45-006	Corbie Dimopolous Countertop Shoppe	1295 Randall, #107a	\$2,421.90	\$2,445.63	\$0.00	\$4,867.53	\$4,867.53	Approved
2009-45-007	Ted Markee, Anderson Motors	360 N Route 31	\$5,000.00	\$5,000.00	\$1,000.00	\$11,000.00	\$11,000.00	Approved
2009-45-008	Angie Angelos, Andys Restaurant	468 Virginia	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	Approved
2009-45-009	Joyce Leonard, Edible Arrangements	5300 NW Hwy #103	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	Approved

2009-45-010	Jim Heisler, Red Wing Shoes	1275 Randall, #101	\$4,653.81	\$5,000.00	\$0.00	\$9,653.81	\$9,653.81	Approved
2009-45-011	Jim M'Lady, M'Lady Nissan	5656 NW Hwy	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	Approved
2009-45-012	Jeffrey Silverman, MJK/Bedding Experts	5005 NW Hwy	\$2,500.00	\$5,000.00	\$0.00	\$7,500.00	\$7,500.00	Approved
2009-45-013	Gary Riegler, Auto Save	650 W Terra Cotta	\$4,020.00	\$0.00	\$0.00	\$4,020.00	\$4,020.00	Approved
2009-45-014	Spiro Angelos, Jameson's Charhse	5106 NW Highway	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	Approved
2009-45-015	Gary Andresky, 1776 Restaurant	297 Virginia Street	\$1,737.50	\$4,478.00	\$0.00	\$6,215.50		Proposed
2009-45-016	Lisa Ryan, Derm Mania	5899 NW Highway	\$4,462.50	\$1,449.00	\$0.00	\$5,911.50	\$5,911.50	Approved
2009-45-017	Haig Haleblan, Exceed Flooring	5186 NW Highway	\$4,301.71	\$1,395.00	\$0.00	\$5,696.71	\$5,696.71	Approved
2009-45-018	Carrie Curie, Sweet Pea Cakes	40 N Williams	\$424.00	\$5,000.00	\$0.00	\$5,424.00	\$5,424.00	Approved
2009-45-019	Mark Carani, Regency Beauty Instit	5657 NW Hwy, #C01	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	Approved

TOTALS

\$70,438.92	\$60,088.85	\$2,000.00	\$132,527.77	\$120,312.27
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Votes Required to Pass: A simple majority vote.



Agenda Item No: 12

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

REPORT OF THE PLANNING & ZONING COMMISSION

#2010-11 Crystal Lake Auto Body, 6096 Commercial Road

- A) Land Use Variation to allow retail sales in the "M" Manufacturing district.
- B) Unified Development Ordinance variation from the required number of parking spaces to allow the site to be used in its existing condition.

Crystal Lake Auto Body, Inc./Foxx Motor Sports, Inc.
6096 Commercial Road

PZC Recommendation:

A motion to approve the petitioner's request and approve an ordinance granting a land use variation and a Unified Development Ordinance variation for parking at 6096 Commercial Road.

Staff Contact:

Michelle Rentzsch, Director of Planning and Economic Development

Background: The property in question is an existing non-conforming lot in the "M" Manufacturing district with a lot area of 25,219 square feet. This property was part of the 1991 involuntary annexation of the Teckler Triangle Industrial Park. Following annexation, the property owners applied for and were granted a rezone to the "M" district with variations granted from the lot width and lot area requirements.

The petitioner, Crystal Lake Auto Body, Inc. /Foxx Motor Sports, Inc., will be operating an auto body store at this location. Auto body stores are classified as "Automotive Repair, Major" per the Unified Development Ordinance (UDO) and are principal permitted uses in the "M" district. Along with the auto body store, the petitioners are requesting a use variation to allow indoor sales of motor vehicles.

The petitioner has indicated that motor vehicles for sale will be stored indoors and that outdoor storage of motor vehicles for the auto body portion of the business will occur in the fenced in area on the west side of the building. The guidelines for 'Outdoor sales, service, storage and

display' that were adopted as part of the UDO state that "*vehicle repair and maintenance uses are exempt from the screening requirement for outdoor storage only for vehicles that are awaiting pick-up, no longer than 7 calendar days after repairs are completed.*" Any outdoor storage of vehicles that are in a state of disrepair must be in an area screened from view with solid wooden fencing or opaque landscaping.

Per the UDO, automobile repair facilities require three parking spaces for every service bay. Automobile dealers are required to provide one parking space per 5,000 square-feet of outdoor display area plus two spaces per service bay plus one parking space per employee on the largest shift. There is currently no striped parking at this location. The petitioner is requesting to utilize this site as-is; therefore, a variation from the parking requirements will be necessary.

PZC Highlights

At the Planning and Zoning Commission meeting, the commissioners had no concerns with the proposed request. As this property is currently on well and septic, they felt it would be important for this property to connect to City water and/or sewer, when the existing systems fail in the future.

The Planning and Zoning Commission recommended **approval (8-0)** of the petitioner's request with the following conditions of approval:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 2-16-10
 - B. Plat of Survey, RLS - received 2-16-10
 - C. Floor Plans, Prudential- received 2-16-10
2. The use variation is granted only to this applicant at this specified location. An increase in the intensity of the use beyond what is indicated in the application is not permitted.
3. A variation is hereby granted from the parking requirements of the Unified Development Ordinance to allow the petitioner to use this site in its present state.
4. Outside Storage
 - A. No collision (wrecked) vehicles or vehicles that are or potentially could leak fluids shall be stored outside.
 - B. Vehicles awaiting repair (after being visually inspected to ascertain that no fluids could leak) must be stored in an area that has solid fencing **on the south end only**. Repaired vehicles can be stored outside the fenced-in area up to 7 days for pick-up by owners. **(Changed by PZC)**
 - C. Industrial absorbent mats shall be placed on the storage spots for vehicles awaiting repairs and must be inspected and maintained on a recurring schedule.
5. The outdoor storage of cars shall not block any required means of egress doors and access to the public way.
6. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

7. If the well and/or septic fails, the petitioner shall connect to City sewer and water.
(Added by PZC)

Votes Required to Pass: A simple majority vote.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE GRANTING VARIATIONS
AT 6096 COMMERCIAL ROAD

WHEREAS, pursuant to the terms of a Petition (File #2010-11) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the granting of the Land Use Variation to allow retail sales in a "M" Manufacturing district and a Unified Development Ordinance variation from the required number of parking spaces to allow the site to be used in its existing condition; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variations be granted as requested in said Petition.

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

Section I: That the Land Use Variation to allow retail sales in a "M" Manufacturing district and the Unified Development Ordinance variation from the required number of parking spaces to allow the site to be used in its existing condition be granted for the property commonly known as 6096 Commercial Road, City of Crystal Lake.

Section II: That the Variations be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 2-16-10
 - B. Plat of Survey, RLS - received 2-16-10
 - C. Floor Plans, Prudential- received 2-16-10
2. The use variation is granted only to this applicant at this specified location. An increase in the intensity of the use beyond what is indicated in the application is not permitted.
3. A variation is hereby granted from the parking requirements of the Unified Development Ordinance to allow the petitioner to use this site in its present state.
4. Outside Storage
 - A. No collision (wrecked) vehicles or vehicles that are or potentially could leak fluids shall be stored outside.
 - B. Vehicles awaiting repair (after being visually inspected to ascertain that no fluids could leak) must be stored in an area that has solid fencing on the south end only. Repaired vehicles can be stored outside the fenced-in area up to 7 days for pick-up by owners.

C. Industrial absorbent mats shall be placed on the storage spots for vehicle awaiting repairs and must be inspected and maintained on a recurring schedule.

5. The outdoor storage of cars shall not block any required means of egress doors and access to the public way.

6. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

7. If the well and/or septic fails, the petitioner shall connect to City sewer and water.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of a Variation 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 and approval as provided by law.

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

MAYOR

ATTEST:

CITY CLERK

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



Agenda Item No: 13

**City Council
Agenda Supplement**

Meeting Date: March 16, 2010

Item: REPORT OF THE PLANNING & ZONING COMMISSION
#2010-03 Creekside Office Condo
Final PUD Amendment to allow an exterior trash enclosure.
Bo Strom, Charles River Development
850 S. McHenry Avenue

PZC Recommendation: A motion to deny the request.

Staff Contact: Michelle Rentzsch, Director of Planning & Economic Development

Background: This property was originally planned for apartments as part of the overall Four Colonies PUD approval. In 1996, the City Council approved a rezoning request to allow office zoning and a PUD plan for two 6,000 square-foot, two-story office buildings. **In 1999, Charles River Development approached the City with a Final PUD that showed only one, one-story office building, significantly decreasing the footprint and bulk of the office development.** During the Final PUD discussions, the condition was added that, "No external trash receptacles shall be allowed if the spaces are either leased or condos. The trash shall not be stored on the premises." The property owners are requesting the removal of this condition to allow a residential style shed along the west edge of the parking lot. The shed will have locking doors and a roof and will house the trash containers.

The property owners, as well as the tenants, have approached the City staff about removing this condition as it is a nuisance to their business practices and can be unsightly if they have customers in their offices. Many of the tenants have trouble complying with the requirement. The property owner believes they are one of the few or only property in the City which does not have an exterior trash enclosure. The proposed enclosure will be a residential shed which will house the typical 90-gallon totes that businesses currently use.

PZC Highlights

The PZC was concerned with the lack of screening landscape along the west side of the property. Staff has looked at the landscape species which were selected and confirms that they are a shade tolerant species. The large mature trees on the residential properties cast shadows over this section of the property, which makes it difficult to maintain large bushy landscaping (see

attached aerial photos). The petitioner explained that the parking lot in this area is 3 to 5 feet lower than the surrounding residential properties, so they would see very little of the enclosure. The Planning and Zoning Commission was also concerned with the design of the shed – they would prefer brick to match the building’s exterior materials.

The Planning and Zoning Commission recommended **denial (4-2)** of the petitioner’s request.

If the City Council approves the request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Charles River Development, received 01/05/10).
 - B. Site Plan showing enclosure location (Plat of Survey, Vanderstappen, received 01/05/10).
2. Conditions of Ordinance No. 5189 shall remain in effect, as applicable.
3. The trash enclosure shall be constructed of brick materials designed to match the exterior appearance of the office building.
4. Additional screening landscape shall be planted around the enclosure area in the landscape buffer area between this property and the residential properties.
5. Any landscape that has died or is dying shall be replaced with new landscape of the same type and species.
6. The petitioner shall comply with all of the requirements of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Votes Required to Pass: A super majority vote (**5 votes**) is needed to overturn the negative recommendation of the PZC.



Agenda Item No: 14

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

REPORT OF THE PLANNING & ZONING COMMISSION

#2010-04 605 Lochwood Drive

Simplified Residential Variation from Section 4-600 E, Location of Accessory Structures, to allow a 360-square-foot ice rink in the front yard, as close as 10 feet from the property line.

Bruce and Lynn Smolen, 605 Lochwood Drive

PZC Recommendation:

A motion to deny the petitioner's request.

Staff Contact:

Michelle Rentzsch, Director of Planning and Economic Development

Background: The property in question is an existing conforming lot in the "R-2" single-family district with a lot area of 8,771 square feet. The property is improved with a two-story residence with an attached garage and a swimming pool in the rear yard. The petitioner is requesting a zoning variation to allow an accessory structure, a 360-square-foot ice rink in the front yard.

The petitioner's request is to allow a 20-foot by 18-foot ice rink in the front yard, located 10 feet from the front property line. The ice rink will be erected in the front yard for part of the year, from December through February and will be taken down at the beginning of March, weather permitting.

Per the provisions of the Unified Development Ordinance, accessory structures are not permitted in the front yard with the exception of signs, fences, walls, hedges, mailboxes, flagpoles, play equipment permanently affixed to the wall of the principal structure, and free-standing basketball hoops on poles.

The City has received written communication from two neighboring property owners that have expressed concerns with the ice rink. Specifically, they have expressed concerns regarding the effect of the rink on the property values and the ability to sell homes, errant hockey pucks that could ricochet out of the rink, and the spotlights shining on the rink. The City has also received two letters of support for the ice rink. The letters indicate that the Smolen rink is safer for smaller children than using retention ponds that have not been checked for ice thickness.

PZC Highlights

At the Planning and Zoning Commission meeting, the commissioners applauded the petitioner's efforts, but they felt that the rink did not belong in the front yard and that they could not find a hardship to grant this variation.

The Planning and Zoning Commission recommended **denial (8-0)** of the petitioner's request.

If the petitioner's request is approved, the following are recommended as conditions of approval:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 1-7-10
 - B. Letter (Smolen), received 1-7-10
 - C. Site Plan/Plat of Survey (Luco), received 1-7-10
- 2) A variation is hereby granted to allow an ice rink, no larger than 375 square feet, in the front yard. The rink shall be located at least 10 feet from the property line, outside of the Municipal Utility Easement that runs along the front of the property.
- 3) The ice rink shall be installed no earlier than December 1st and must be removed by March 1st.
- 4) Any lighting used to illuminate the rink shall be directed downwards and be consistent with the requirements listed in the City's Unified Development Ordinance, Article 4-800.
- 5) Protective netting for the rink shall be installed so as to prevent the pucks from ricocheting out of the rink onto Lochwood Drive.
- 6) The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Votes Required to Pass:

A simple majority vote is required to deny the petitioner's request. A super-majority vote is required to overturn the Planning and Zoning Commission recommendation and approve the petitioner's request.



Agenda Item No: 15

City Council Agenda Supplement

Meeting Date:

March 16, 2010

Item:

Vacation of a portion of a public alley between Lots 8 and 17 of the C.L. Teckler's addition to Crystal Lake, behind Esther Street and Franklin Avenue.

Staff Recommendation:

City Council's discretion.

- a) Motion to approve the petitioner's request and adopt an ordinance vacating the portion of the public alley between Lots 8 and 17 all to Lot 17 (14 Esther Street).
- b) Motion to deny the petitioner's request.

Staff Contact:

Michelle Rentzsch, Director of Planning & Economic Development

Background:

The petitioner is requesting vacation of approximately 950 square feet of public alley between Lot 8 (15 Franklin Avenue) and Lot 17 (14 Esther Street) of the C.L. Teckler's addition to Crystal Lake (see attached vacation exhibit). State Statute provides the ability for the corporate authorities of a City to vacate right-of-way. This is not reviewed by the Planning and Zoning Commission, since it is not pursuant to zoning or subdivision authorities, but rather is a separate procedure under State Statute. Vacating a right-of-way basically terminates the use of the street by the public and reverts it to the private property owners on either side of the street. In this particular case, the petitioner is asking that instead of the alley being reverted to both lots that abut it (lots 8 and 17), the entire right-of-way be reverted to them (Lot 17, 14 Esther Street).

A portion of the alley is used to provide access to garages for houses fronting both Franklin and Esther Avenue. However, the portion of the alley that the petitioner is requesting to vacate is unimproved and there are no utilities present. After staff review, it appears there are no technical or engineering reasons to maintain this portion of the alley as public right-of-way. The petitioner owns Lot 17 (14 Esther Street) immediately to the south and has maintained this portion of the alley for the last several years.

As part of the City's process for vacation, the petitioner must notify those property owners immediately affected by the request. The petitioner has complied with this requirement and no neighbors have contacted the City with concerns, objections, or comments on this request.

Votes Required to Pass:

State Statute requires a super majority vote (5 votes) for approval of a vacation.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

**AN ORDINANCE VACATING A PORTION OF
THE ALLEY BEHIND 14 ESTHER STREET**

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

SECTION I: That it is in the best interest of the City of Crystal Lake that a portion of the road, hereinafter described, be vacated.

SECTION II: That that portion of the road, described as follows:

That part of the public alley lying between Lots 8 and 17 described as follows: Beginning at the Northeast corner of said Lot 17; thence Northerly 17.0 feet to the Southeast corner of Lot 8; thence Westerly along the Southerly line of Lot 8, 58.55 feet to the Easterly line of Lot 5; thence Southerly along the Easterly line of said Lot 5, 17.0 feet to the Northwest corner of Lot 17; thence Easterly along the Northerly line of said Lot 17, 58.48 feet to the point of beginning, all in C.L. Teckler's Addition to Crystal Lake, a sub division of that part of Lot 2 of the Assessor's Plat of the Northeast Quarter of Section 5, Township 43 north, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1925, as Document No. 68971, in Book 5 of Plats, page 33, in McHenry County, Illinois.

be and is hereby vacated.

SECTION III: That all public service facilities now situated in that part of the road vacated and the rights, ways and easements therefore are hereby reserved to the City of Crystal Lake or to the public utility, as the case may be, owning the same, for continuing public service by means of such facilities and for the use, maintenance, renewal and reconstruction of such facilities for such purpose.

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

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

MAYOR

ATTEST:

CITY CLERK

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



Agenda Item No: 16

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

Regional Sports Center Temporary Use Permit to allow a Special Promotion for dog shows.

Recommendation:

Council's discretion:

- A. Motion to approve the Temporary Use Permit for Regional Sports Center for a Special Promotion (dog shows) pursuant to the recommendations listed below.
- B. Motion to deny the applicant's request.

Staff Contact:

Michelle Rentzsch, Director of Planning & Economic Development

Background: Regional Sports Center has applied for a Temporary Use Permit to allow a Special Promotion for dog shows to be held at the Regional Sports Center at 1310 Ridgefield Road (please see attached site plans). The dog shows would be held inside the building with a limit of three vendors.

On June 16, 2009, the City Council approved the applicant's request to host seven (7) dog shows at the Regional Sports Center. It was brought to the City's attention that additional dog shows were held at the site without prior approval. A citation was issued by the Building Division for this violation and a hearing was held before the Administrative Law Judge. The Sports Center paid a fine of \$800 for the violation (copies attached).

The applicant has scheduled the dog shows on April 2-4, 2010.

Attached please find several photos of parking issues from an event held in May of last year. McHenry County Division of Transportation requires no parking on Ridgefield Road in this area.

If the request is approved, the following conditions are recommended:

1. The Temporary Use Permit shall be valid on April 2-4, 2010.
2. If signage is proposed, a separate permit for temporary signage must be submitted for approval. One application can be submitted for all of the proposed dates.
3. Since an exception was used during the original construction of the building to eliminate the sprinkler system, the areas that are not covered by the sprinkler system cannot be used for vendors. The unsprinkled portion of the building can only be used for sports participation and spectator use. The maximum occupant load for participants and spectators is limited to 300 occupants.

4. All emergency lighting and exit signs must be repaired prior to the April event.
5. "No Parking" areas should be clearly posted and monitored during the shows.
6. Provide a 20-foot access for emergency vehicles to gain access to the building, Fire Rescue Department connection and the event site.
7. Do not block parking lot drive aisles or intersections. Maintain 24-foot drive aisles.
8. Parking along Ridgefield Road is not permitted by the McHenry County Highway Department.
9. Placement of any tents/canopies shall not block egress doors.
10. All tents/canopies shall be anchored using stakes, sand, or concrete blocks.
11. Parking along access road shall be limited to the west side at the north end. Turn lanes shall not be blocked.
12. Provisions/plans shall be made for overflow parking prior to the event. If weather permits, parking on grass areas would be possible (see attached photos).
13. Parking/traffic flow shall be reviewed after the first event to determine adequacy or if improvements need to be made.
14. The Temporary Use Permit fee of \$75 is due prior to the first event.
15. If additional events are to be held at this location, a permanent Special Use Permit shall be sought.

The applicant has been made aware of these recommended conditions and advised to attend the March 16, 2010, City Council meeting to answer any questions.

Votes Required to Pass: A simple majority vote.



Agenda Item No: 17

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

Intergovernmental Agreement Amendment and Cost Participation for the LED Traffic Signal Upgrades and LED Traffic Signal Upgrades Bid Award

Staff Recommendation:

1. Motion to adopt a resolution authorizing the City Manager to execute an amendment to the master signal agreement with IDOT regarding the LED Traffic Signal Upgrades project.
2. Motion to award the LED Traffic Signal Upgrades bid to the lowest responsive and responsible bidder, Lyons Electric Company, Inc., in the bid amount of \$248,900, and adopt a resolution authorizing the City Manager to execute the contract with Lyons Electric Company, Inc., allowing for a 10 percent contingency.

Staff Contact:

Victor C. Ramirez, Director of Engineering and Building

Background:

The City and the Illinois Department of Transportation (IDOT) have been working together to upgrade traffic signals on State routes. On September 15, 2008, the City received a letter from the IDOT regarding a program to upgrade traffic signals on State routes that the City maintains. Under the proposed program, IDOT would be responsible for \$130,173.50, and the City would be responsible for \$118,726.50. The traffic signals listed in attachment B will be upgraded to light-emitting diode (LED) modules with uninterruptible power supply (UPS). LED countdown pedestrian signals will also be installed where current pedestrian signals exist. Attachment B also details the cost sharing for the project.

Benefits of LED Traffic Signals with UPS Battery Backup

The installation of LED signals and UPS battery backup has many advantages, and was adopted as the Federal standard in 2007. They are required on all State routes and federally funded projects. IDOT and the County have numerous LED signals and have experienced no problems with them.

The City has two intersections that currently have LED signals: Ackman Road and Golf Course Road, and Pingree Road and US Route 14. The recently installed traffic signal at Crystal Lake Avenue and Terra Cotta Road/Pingree Road are also LED signals. The City has experienced no problems with any of these intersections related to LED and UPS.

Significant benefits of the LED modules versus the current incandescent bulbs are:

- *Increased Safety of Intersection* – LED bulbs provide a greater viewing angle and better illumination, especially in direct sunlight and inclement weather.
- *Less Energy Use and Longer Bulb Life* – LED bulbs consume approximately 80 percent less energy than incandescent bulbs. LED bulbs have a life expectancy of between 6 to 10 years, compared to an incandescent bulb's life expectancy of 12 to 15 months. Maintenance costs are reduced and safety increased by reducing the number of times a bulb needs to be changed. This lessens traffic disruptions and reduces maintenance fees from the City's contractor.
- *Bulb Burnout Versus Fading* – Incandescent bulbs burn out at any time during any type of weather, while LED bulbs slowly fade over time. The fade effect gives the City advance warning for replacement, and means that a dark signal rarely occurs.
- *Installation of UPS* – The use of LED signals allows for UPS battery backup. During a power outage, the signal will remain in operation instead of going dark. Traffic signals with incandescent bulbs cannot use UPS because incandescent bulbs require much more power.
- *Pedestrian Countdown Timers* – The use of pedestrian countdown timers will greatly increase the pedestrian safety at an intersection. The timer shows the amount of time remaining for a pedestrian to cross safely.

The potential does exist to have snow from one direction on one leg of an intersection cover a LED lens but is highly unlikely. If this does occur, the City will have a provision in a new traffic signal maintenance contract, which will be bid this spring, to clear the lenses within one hour. Additionally, a visor retrofit is available that allows more air circulation at an extra cost and subject to IDOT approval. The City would consider this as an option in the unlikely event that this becomes a recurring problem.

Master Signal Agreement Amendment with IDOT

IDOT's program partially funds the LED and UPS battery backup upgrades to signals in the City on State routes. In all, 19 signals will be upgraded. Cost participation for this program at each intersection follows the maintenance responsibilities as outlined in the master signal agreement

dated May 2, 2002. Attached is a list of locations that will be upgraded as well as the cost breakdown for each intersection. The City Council must approve the proposed amendment to the Master Signal Agreement for IDOT to fund this work. Under the agreement, IDOT is responsible for \$130,173.50, and the City is responsible for \$118,726.50.

LED Traffic Signal Upgrades Bid Award

On February 22, 2010, the City opened and publicly read all of the bids received for the LED traffic signal upgrades contract. The City received seven bids, and the results are tabulated below.

<i>Firm</i>	<i>Amount of Bid</i>
Lyons Electric Company, Inc. ¹ LaGrange, IL	\$248,900.00
H&H Electric Company Franklin Park, IL	\$267,977.70
Gaffney's PMI, Inc. Batavia, IL	\$270,058.90
Meade Electric Company, Inc. McCook, IL	\$273,378.00
William Charles Electric, LLC Loves Park, IL	\$289,222.48
Virgil Cook & Son, Inc. DeKalb, IL	\$294,836.00
Home Towne Electric, Inc. Lake Villa, IL	\$309,857.00

¹ Indicates Recommended Lowest Responsible and Responsive Bidder

Lyons Electric Company, doing business as Pinner Electric, has a long relationship with the City. They were the City's traffic signal maintenance contractor between 1995 and 2007. In addition, the City uses Lyons Electric Company to conduct repairs on City-owned street lights. Specifications were mailed to various contractors and standard bid advertisement procedures were followed. This project is included in this year's budget.

Votes Required to Pass:

Simple majority of City Council present.



DRAFT

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the Amendment to the master signal agreement with the Illinois Department of Transportation regarding the 2010 Traffic Signal Maintenance and Enhancement Program.

DATED this sixteenth day of March, 2010

CITY OF CRYSTAL LAKE, an Illinois
Municipal Corporation

BY: _____
AARON T. SHEPLEY, MAYOR

SEAL

ATTEST:

NICK KACHIROUBAS, CITY CLERK

PASSED: March 16, 2010

APPROVED: March 16, 2010



DRAFT

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the contract with Lyons Electric Company, Inc. for the Traffic Signal Upgrade program in the amount of \$248,900. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance.

DATED this sixteenth day of March, 2010

CITY OF CRYSTAL LAKE, an Illinois
Municipal Corporation

BY: _____
AARON T. SHEPLEY, MAYOR

SEAL

ATTEST:

NICK KACHIROUBAS, CITY CLERK

PASSED: March 16, 2010

APPROVED: March 16, 2010



Agenda Item No: 18

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

Unified Development Ordinance: 6-month review

Recommendation:

Motion to approve the Zoning Commission recommendations and to adopt an ordinance for the changes to the Unified Development Ordinance.

Staff Contacts:

Michelle Rentzsch, Director of Planning & Economic Development

Background: The City Council approved the Unified Development Ordinance (UDO) on April 21, 2009. The UDO combined and updated the City's various land development ordinances into one unified document. The UDO is intended to be a dynamic document that will be updated periodically to ensure that the City's development regulations keep pace with modern development trends and emerging development regulatory practices, promote continued high-quality development, maintain the character and charm of Crystal Lake neighborhoods and offer greater protection for natural resources. Accordingly, when the City Council adopted the UDO, mandatory reviews were required at 6 months and 1 year following the effective date of the Ordinance.

Most of the proposed changes are minor corrections or clarifications. The changes in the sign portion of the UDO are to address some of the issues staff has noticed following the adoption of the UDO and also to ensure that the ordinance continues to meet the case law for constitutionality.

The Chamber of Commerce has reviewed the proposed changes. They have recommended not requiring notification for Limited Uses (Page 3 of 21). They also recommend that Holiday Tree and Decoration sales (Page 4 of 21) not be restricted to Crystal Lake entities.

Attached is a document summarizing the proposed changes. The page number and section of the proposed change are listed at the top in blue (For e.g. Page 2-14/Table 2-300 Permitted Uses Table). Any deletions are ~~struck~~ and any additions are **bolded and underlined**. The changes that were recommended to be deleted by the Zoning Commission are ~~double-struck~~ and any additions by the Zoning Commission are in **green and bolded and underlined**.

Votes Required to Pass:

A simple majority vote.

DRAFT

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE PROVIDING FOR A TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF CRYSTAL LAKE, ILLINOIS

WHEREAS, a hearing of said Petition was held before the City of Crystal Lake Zoning Commission in the manner and in the form as prescribed by Ordinance and Statute;

WHEREAS, as a result of said hearing, the taking of evidence, and the viewing of exhibits advanced thereat, the Crystal Lake Zoning Commission did recommend to the City Council of the City of Crystal Lake the granting of the requested text amendment (File #2010-14); and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, that the Crystal Lake Unified Development Ordinance, and such Ordinance as amended, be and the same is hereby amended as follows:

Page 2-14/Table 2-300 Permitted Uses Table

	F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAIC S
CIVIC																
Community Facilities																
Fire & Rescue Station, Police Station, Public safety-related facility	P	P	S	S	S	S	S	P	P	P	P	P	P	P		

Page 2-21/Table 2-300 Permitted Uses Table

	F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
OPEN																
Agricultural Uses																
Outdoor Sales, Storage & Display (as accessory use to farms)	L	L	L	L	L	L	L						L		2-400C-9	

Bee Production (Bee keeping, apiculture)	L	L	L	L	L	L									L	2-400C-58	112910
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Page 2-22/Table 2-300 Permitted Uses Table

	F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
TEMPORARY																
Temporary																
Contractor's construction office & equipment storage trailer (non-residential projects)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	2-500B3	
Holiday Tree & Decoration Sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	2-500B4	
Religious Tent Meeting	T	T	T	T	T	T	T	T	T	T	T	T	T	T	2-500B5	
Seasonal Sale of Farm and Garden Produce	T	T	T	T	T	T	T	T	T	T	T	T	T	T	2-500B6	
All other promotions, events or temporary uses	T	T	T	T	T	T	T	T	T	T	T	T	T	T	2-500B7	
Temporary (Portable) Storage Units (including temporary dumpsters)	T	T	T	T	T	T	T							T	2-500B-8	

Page 2-29/Section 2-400 C 7 Review Criteria for specific uses
 d. Required number of stacking spaces for specific uses:

- (i) Stand-alone Automatic Teller Machines

Page 2-37/Section 2-400 C 21 Review Criteria for specific uses
 Elementary and Secondary Schools

- b. Temporary Structures

Page 2-38/Section 2-400 C 22 Review Criteria for specific uses
Junior Colleges, Colleges, Universities and Professional Schools

c. Dormitories

Page 2-54/Section 2-400 C 52 Review Criteria for specific uses
Earth Extraction, Materials Processing and Stockpiling

i. Final Conditions:

- (i)
- (ii)
- (iii)

Page 2-57/Section 2-400 C 57 Review Criteria for specific uses
Campground

Campgrounds must comply with the following standards

- a. Place of residence:
- b. Intensity
- c. Setbacks:
- d. Camping Sites:
- e. Open Space:
- f. Utilities
- g. Public Telephone:

Page 2-57/Section 2-400 C 58 Review Criteria for specific uses

Bee Production must comply with the following standards:

- a. No more than 2-hives shall be kept or maintained on every parcel or lot of land under 10,000-square-feet in area; provided that for every 10,000-square-foot in excess of 10,000 square feet, there may be one additional hive.
- b. No hive shall be kept or maintained within 25-feet of any property line of the lot or parcel upon which it is situated and no hives are permitted in the front yard or corner side yard.
- c. Hive entrances shall be oriented so as to direct bee flight away from the vicinity of patios, decks, balconies or entrances to living spaces on adjoining properties.
- d. A supply of fresh water shall be maintained in a location readily accessible to all bee colonies on the site throughout the day to prevent bees from congregating at neighboring swimming pools or other sources of water on nearby properties.
- e. No Africanized bees may be kept on the property.
- f. All colonies shall be managed to promote gentleness and mitigate swarming. Any colony exhibiting aggressive behavior without provocation shall be immediately destroyed or re-queened by the beekeeper with a queen bred for gentleness and non-swarming characteristics.

Page 2-58/Section 2-500 Temporary Use Criteria

1. Real estate sales office
- h. Signs: A sign with a 50-square-foot maximum area (for one face, 100-square-foot double-face) and no more than 8-feet high shall be permitted for the real estate sales office. The sign shall be located at least 10-feet from the property line.

Page 2-59/Section 2-500 Temporary Use Criteria

4. Holiday Tree and Decoration Sales

- f. Holiday Tree and Decoration Sales that are conducted by non-Crystal Lake entities (located outside Crystal Lake city-limits) required to seek approval from the City Council.

Page 2-60/Section 2-500 Temporary Use Criteria

8. Temporary (Portable) Storage Units (including temporary dumpsters)

Permits are not required for Temporary (Portable) Storage Units (including temporary dumpsters) as long as they meet the criteria established below.

- a. No more than 2 units (temporary [portable] storage unit and/or temporary dumpster) are permitted per property.
- b. Any temporary (portable) storage unit and temporary dumpster that is not associated with a building permit can remain on a property for no more than 30 consecutive days. A 30-day extension may be granted administratively by the Building Commissioner, if no complaints have been received. Where requested as part of a building permit, portable storage units and temporary dumpsters are permitted for the duration of construction and shall be removed from the site within 14 days of the end of construction.
- c. The temporary (portable) storage unit must be no larger than ten (10) feet wide, twenty (20) feet long and ten (10) feet high.
- d. Temporary (portable) storage units and dumpsters must be set back a minimum of 5-feet from all property lines and at least 6-feet from any structure.
- e. Temporary (portable) storage units and dumpsters must be placed on an approved surface.
- f. Temporary (portable) storage units and dumpsters are not permitted on public rights-of-way; or stored in a manner that will obstruct sight lines of pedestrians or vehicles; or stored such that they affect required parking.
- g. At no time shall the temporary (portable) storage unit be used for storage of illegal, toxic or hazardous materials.
- h. The units shall be maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks, at all times.
- i. Any temporary (portable) storage units and dumpsters not meeting these requirements must request City Council approval.

Page 3-23/Section 3-300 C 1 Height Exceptions

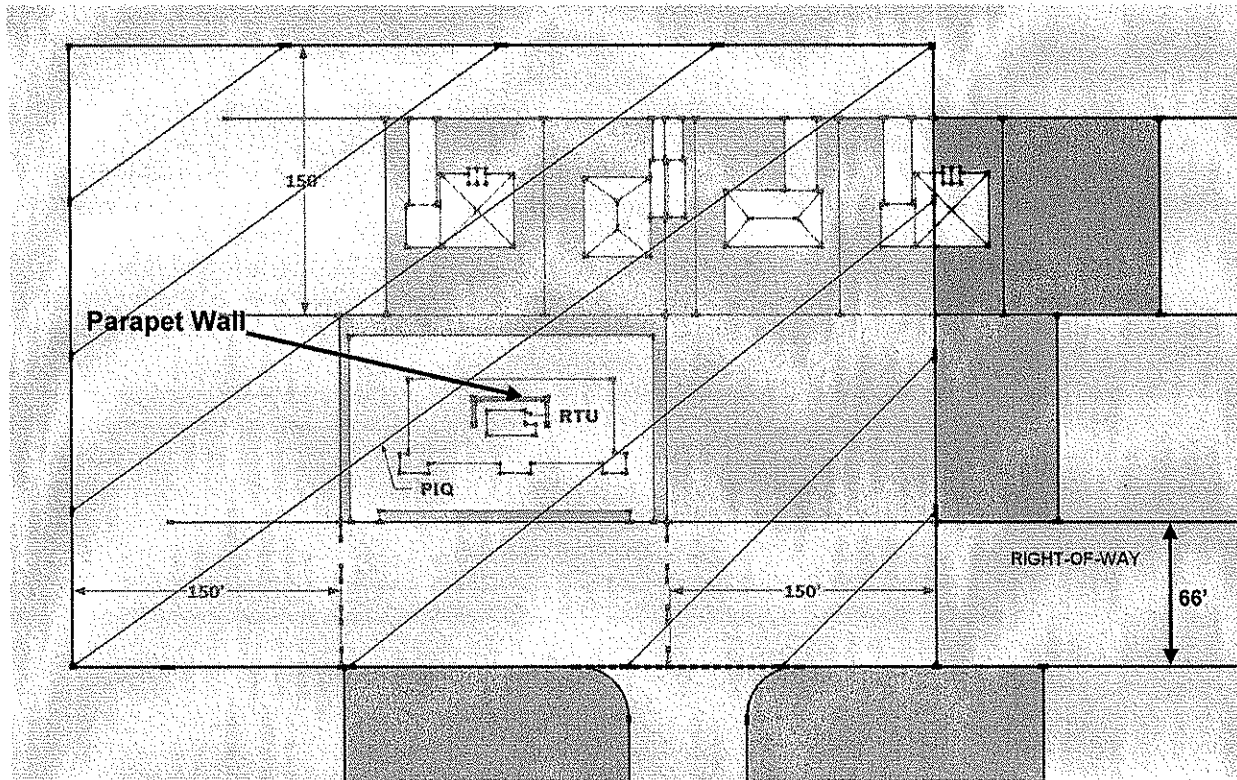
- d. Small wind powered electric systems (having rated capacities of 100 kilowatts and less) and solar energy systems for all uses, not to exceed 15-feet above the maximum height allowed for the principal building in that district.
- e. Rooftop Appurtenances: For non-residential uses, all cooling towers, elevator or mechanical equipment, vents, intakes or stacks or other rooftop structures shall be screened from view by employing the following methods:
 - (i) The rooftop appurtenances shall be located in the center of the building (or tenant space) or as far from

the street side façade as possible; and/or

(ii) The rooftop appurtenances shall be painted and maintained in the same color as the roof or top portion of the building; and/or

(iii) If more than 50% of the rooftop appurtenances are still visible after providing both (i) and (ii) above, then the rooftop appurtenances shall be screened by a parapet wall, solid metal sight screening or similar systems designed for use as screening of these types of devices. A parapet wall, solid metal sight screening or similar system is required where abutting residential properties.

All screening shall comply with all applicable building and fire codes for appearance, fire rating, wind load and structural integrity. All screening shall be of a material and color compatible with the materials used on the exterior of the building, the intent being that the screening system is designed so as to be an architectural component, consistent with the overall building design. Compliance with these screening standards shall be computed within a 150-foot buffer from the property lines, excepting the side abutting a right-of-way, where it shall be computed across the right-of-way. (See Illustration). Uses adjacent to residential uses are to provide sound buffering measures. All commercial uses (including but not limited to retail, restaurants, commercial services, institutions) are to screen from all sides, except any side that abuts a manufacturing use.



Page 3-25/Section 3-300 C 2 Yard and Building Setback Exceptions

- r. Steps, stairs, porches, decks, terraces and patios attached to a principal building or to give access to a principal building are not to exceed 4-feet. In all cases, a minimum 5-foot setback from the interior side property shall be maintained.

Page 4-63/Section 4-400 F Site Landscaping
1. Parking Lot Landscaping

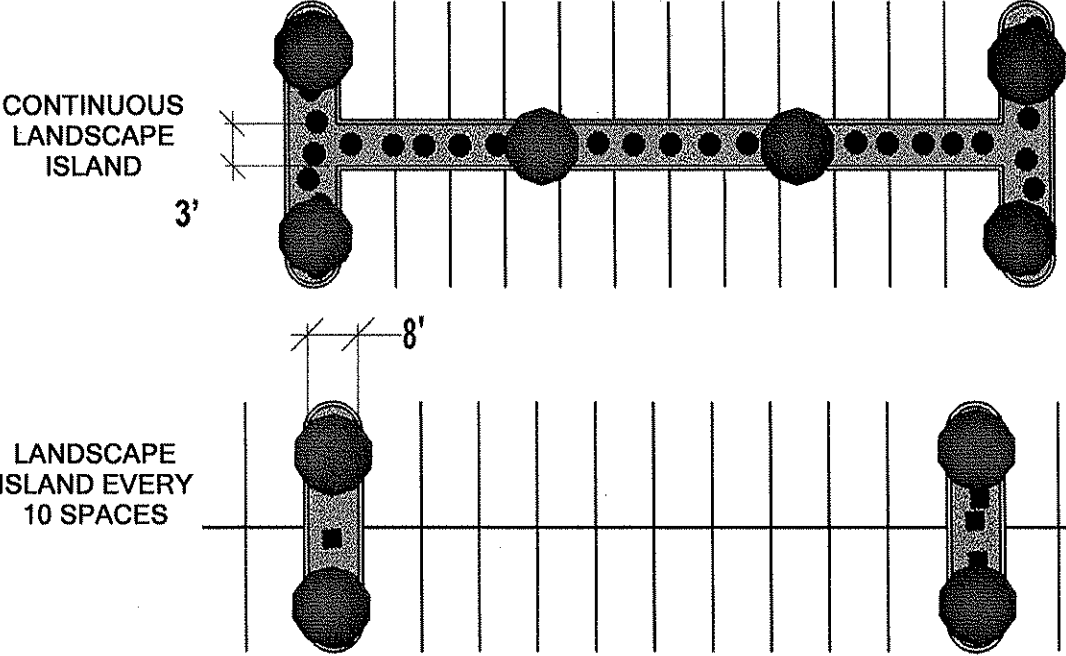


TABLE 4-400 F (1): BUFFER MATRIX					
Adjoining Property \ Subject Property	A	B	C	D	E
A					
B	20 feet				
C	30 feet	30 feet			
D	40 feet	40 feet	30 feet		
E	50 feet	50 feet	40 feet	30 feet	

Where adjoining property is vacant, the required buffer shall be based on the highest use of the land based on the zoning classification of the adjoining property. Where adjoining property is in the Watershed district, the buffer width will be based on the highest use of the land based on the future land use designation of the adjoining property delineated in the Northwest Sub-Area Plan. Where adjoining property is not within City limits, the buffer width will be based the highest use of the land based on the future land use designation of the adjoining property per the Comprehensive Plan and any adopted sub-area plans.

A: SF Detached, Two-family, Home Day Care
 B: Single-family attached, Multi-family, Manufactured Housing, Congregate Living;
 C: Offices, Commercial Day Care; Medical Facility (except Hospitals); Social Assistance;
 D: Commercial, Retail Uses; Commercial, Service Uses; Commercial Recreation, Overnight Lodging; Information; Community Facilities; Hospitals;
 E: Industrial (including Warehousing, Distribution and Storage)

Buffers for Parking and Transportation Uses, Utilities, Agricultural Uses and Parks and Open Spaces shall be determined on a site-specific basis by the Zoning Administrator.

C. Permitted Accessory Structures

Special use permit required: Any individual accessory structure greater than 600 square feet is required to obtain a special use permit.

Commentary: The requirement for a special use permit is applicable to enclosed accessory structures including, but not limited to garages, sheds, greenhouses, playhouses, etc. This requirement also applies to other accessory structures including, but not limited to gazebos, decks, porches, terraces, etc. that are at least 12-inches above the average ground elevation surrounding the particular accessory structure. This requirement also applies to above-ground swimming pools (and is not applicable to in-ground swimming pools).

Refuse Containers and Facilities

Non-residential properties: Refuse containers and facilities shall be hidden by an opaque wall or opaque fence of sufficient height to screen the bin and any appurtenances, but not less than 6 feet in height. Walls and fences shall be constructed to match the architectural detail of the principal structure and contain a securable gate to minimize blowing refuse. Trash containers serving non-residential uses shall not be located abutting residential property.

Residential properties: Garbage disposal equipment for residential properties shall not be permitted to be stored in the front and corner side yard.

Page 4-93/Section 4-900 B

2. Corner lots shall be sufficiently larger (at least 15% greater in area) than interior lots to allow maintenance of building lines on both streets.

Page 4-93/Section 4-900 B

3. Within the incorporated limits of Crystal Lake, building lines shall conform to the front yard provisions of the UDO. Building lines for territory outside the incorporated limits, but within the jurisdiction of this ordinance, shall conform to the provisions of the applicable county ordinance except in no instance shall the building lines be less than 25 feet from the street line.

Page 4-93/Section 4-900 B

6. Double frontage lots are discouraged except where lots back upon a Major or Minor Arterial or Major Collector and in such instances, vehicular access between the lots and the thoroughfare is prohibited. Such lots shall have an additional depth of at least 20 feet in order to allow for a protective screen planting.

Page 4-98/Section 4-800 D illumination Standards

3. Lighting Direction and Control

- IV. Sign Lighting: Any single luminaire used for lighting of a ground mounted sign that is not internally illuminated shall not exceed 1100 lumens† (up to 45° maximum inclination). Internally illuminated signage shall be designed to minimize the amount of light transmitted through the sign panel and not cause excessive glare. The display of light should be limited to the copy area.

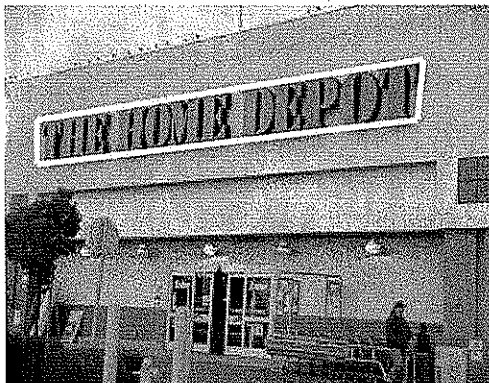
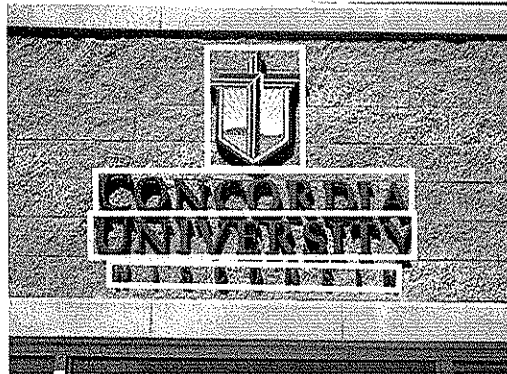
Page 4-114/Section 4-1000 A Intent

2. Maintain a Pleasing Appearance and Enhance the Aesthetic Environment
Maintain and enhance the attractive and unique character of the City and of property signage and enhance the aesthetic environment of the City

3. Sign Copy Area Calculations

b. Size of Sign Copy Area


In the case of freestanding signs, the sign copy area consists of the entire surface area of the sign on which copy could be placed. In the case of cabinet wall signs, the copy area consists of the entire surface area of the cabinet sign on which copy could be placed. In the case of channel letters, the copy area is determined by the smallest polygon which completely encompasses all copy in a single line. Where logos, trademarks, symbols, etc. are present, the smallest polygon or circle encompassing the entire logos, trademarks, symbols, etc. will be used. Any backlit area shall be considered part of the sign copy area.



Page 4-118/Section 4-1000 C 8 Responsibility


All signs erected, used or maintained shall be the responsibility of the property owner, tenant, business owner/manager or responsible party, who shall hold the City harmless from all damage arising and resulting from the construction, use and maintenance of such signs.

Page 4-119/Section 4-1000 C 11 Non-Signs

TABLE 4-1000 C (1) Non-Signs					
Item	Size (sq. ft.)	Height (Feet)	Quantity	Notes	
Safety/Warning	4	N/A	Unlimited	“Warning”, “No Trespassing”, “Beware of Dog”, etc.	



Page 4-120/Section 4-1000 D

1. Single Family Residential

TABLE 4-1000 D (1) Single-Family Residential Signs					
Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
N/A	Temporary	6	6		




Page 4-121/Section 4-1000 D

2. Multi-Family Residential

TABLE 4-1000 D (2) Multi-Family Residential Signs					
Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
Multiple	Free Standing	4	3	Way-finding Signage only. Does not include duplexes. Where wall signage is used, the height restriction does not apply. Sign size shall not exceed 4 sq. ft.	
N/A	Temporary	6	6		



Page 4-122/Section 4-1000 E Office Signs



TABLE 4-1000 E (1) Office Signs					
Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	

1*	Limited Duration	32	4	A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and 2 days following the event or occurrence and is limited to 4 permits per calendar year. For the purpose of this Article, an event is an occurrence lasting no more than 7 days.	
Varies	Temporary	16	6	1 sign permitted per 50 lineal feet of frontage, not to exceed 5 signs	
Multiple	Wall (Single-Tenant Building)	75 max. for any one sign (150 total)	Must not exceed above the roof line		

Page 4-125/Section 4-1000 F Commercial Signs

TABLE 4-1000 F (1) Commercial Signs

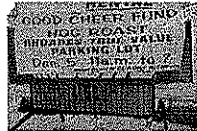
Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
1*	Limited Duration	16	5	A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and 2 days following the event or occurrence and is limited to 4 permits per calendar year. For the purpose of this Article, an event is an occurrence lasting no more than 7 days. Signs must be located 10-feet from the property line.	
Varies	Temporary	16 32 (For Sign Area 'A')	6 (for Free-standing signs)	A temporary wall sign shall not extend above the roof eave or top of the parapet wall. Signs must be located 10-feet from the property line. 1 sign permitted per 50 lineal feet of frontage, not to exceed 5 signs	

Multiple*	Wall (single-tenant building)	75 max. for any one sign (150 total)	Must not extend above the roof line		
2* per tenant (interior) 3* per tenant (corner)	Wall (Multi-tenant building)	75 (50 max. for any one sign)	Must not extend above the roof line	Multiple tenant buildings only. For all signs: 50 SF max. along a maximum of 70 percent of the individual tenant-suite frontage. The 75 sq. ft. maximum can be split between 2 signs for interior suites, or up to 3 signs for corner suites	

Page 4-127/Section 4-1000 G Civic Signs



The signage allowed for a civic use is based on the use of the property as a legally established civic use and not the zoning designation of the property.

TABLE 4-1000 G (1) Civic Signs

Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
3*	Limited Duration	32	5	If the limited duration sign is a wall sign, it shall not extend above the roof eave or top of the parapet wall.	

Page 4-128/Section 4-1000 H Industrial Signs




TABLE 4-1000 H (1) Industrial Signs

Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
2*	Temporary	32	6	If the temporary sign is a wall sign, it shall not extend above the roof eave or top of the parapet wall	
Multiple	Wall (Single-Tenant Building)	75 max. for any one sign (150 total)	Must not extend above the roof line		

Page 4-129/Section 4-1000 I Unique Area Signs

TABLE 4-1000 I (1) Unique Area Signs

Land Use	Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	

Open space/parks/golf course	1*	Free-standing	32	5	Property identification. The base width shall be a minimum 80% percent of the sign width.	
Commercial Recreation	1*	Limited Duration	16	6		
Commercial Recreation	1*	Temporary	16	6		

Page 4-130/Section 4-1000 J Prohibited Signs

2. Animated signs and Electronic Displays: An animated sign is any sign that changes its copy by electronic means (lights, motors) and that creates movement or the appearance of movement. Animated signs include but are not limited to, flashing, moving, electronic message or video signs. Electronic displays are visual representation of text, graphics, and/or images through electronic means, either analog or digital, and whether by cathode ray tube, light emitting diode (LED), liquid crystal display (LCD), plasma, or any other electronic means.”
8. Any sign which exceeds 80 square feet in area or 9 feet in height.

Page 4-131/Section 4-1000 K Non-Conforming Signs

7. All existing non-conforming window signs must meet the Ordinance requirements 5 years from the effective date of this Ordinance.

Page 4-131/Section 4-1000 L Procedures

1. Internally Illuminated Signs

Internally illuminated signs or electric awning signs for Office use or in any zoning district across from or adjacent to a residential use must meet the following requirements:

Page 5-16/Section 5-300 A

9. To create more livable and sustainable communities.

Page 5-16/Section 5-300 D

1. Automatic Trigger

- The development site contains or abuts within 100 feet
- a. A Designated McHenry County Natural Area Inventory (MCNAI) sites or
 - b. A Streams, rivers, lakes, and/or wetland designated as Advanced Identification (ADID) high value or high quality.

Page 5-16, 5-17/Section 5-300 D

2. Cumulative Trigger

The site contains, or abuts within 200 feet, the following areas whose cumulative acreage equals or exceeds 20% of the total area of the site and the 200 foot abutting zone:

- a. Regulatory wetlands, except farmed wetlands
- b. Regulatory floodplains and Flood of Record areas
- c. Glacial kettle holes
- d. Woodlands and savannas based on on-site determination, mature stands of Species Group A and B trees
- e. Remnant prairies based on an on-site determination
- f. Soils characterized as having one or more of the following characteristics:
 - (i) Excessive permeability as defined in Table 6, Soil survey of McHenry County, Illinois, USDA-NRCS, 2002 (or current version).
 - (ii) High Leach Potential, reflecting conditions where pesticides/herbicides have a high potential to reach the bottom of the soil profile as defined by CRP Manual, USDA-NRCS, Leaching Index Values, McHenry County, Illinois, 4/25/2006.

- (iii) High Potential for Aquifer Contamination based on Illinois State Geological Survey Circular 559, "Geologic Mapping for Environmental Planning, McHenry County, all "A" units.
- (iv) "E" slopes and greater, reflecting highly erodible slopes of 12% and greater as defined in Soil survey Legend, Soil survey of McHenry County, Illinois, USDA-NRCS, 2002.
- (v) Depressional Hydric soils based on a coverage developed by NRCS using the USDA-NRCS Hydric soil List, McHenry County: Detailed Soil Map Legend, 12/03/2003.
- g. State-designated Class III Special Resources Groundwater areas
- h. Publicly owned or private deed-restricted natural open spaces and preserves

Commentary: Most of the preceding natural resource data categories are available digitally from the City of Crystal Lake, McHenry County Department of Planning and Development, MCSWCD, MCCD or McHenry County Department of health. A few of these categories such as woodlands, savannas, prairies and kettle holes will need to be determined via on-site analysis.

Page 5-17/Section 5-300 E 1 Pre-Application Meeting

- a. Topography, the contour lines for which shall be at 2 feet intervals. Where exceptionally steep or flat sites exist, the City Engineer or his/her assigned designee may require greater or lesser intervals. Slopes between 12-15%, 15-20%, 20-30% and greater than 30% shall be clearly labeled.

Surveying of off-site topography shall not be required. Off-site contours shall be displayed at the highest level of detail available.

Page 5-19/Section 5-300 E 2 Conservation Development Site Design

Step 3: Design the circulation network necessary to provide access to building sites and to allow movement throughout the subdivision and onto adjoining lands. The street layout should minimize encroachment onto sensitive natural resources such as wetlands, designated natural areas, woodlands, significant tree stands, and wildlife habitats, and should be designed to take advantage of open space vistas. Interconnection of internal streets and street connections to adjoining land parcels shall be provided to create opportunities for future connectivity.

Page 5-19/Section 5-300 E 2 Conservation Development Site Design

Step 5: Prepare engineering plans to illustrate how each building site can be served by essential public utilities, while at the same time acknowledging the need to preserve and protect the environmental resources on a site. This may require innovation on the part of the engineering professional in order to provide utility service while protecting natural resources and amenities. Minimize the area of earth grading. An exhibit that delineates where soils shall not be disturbed as a result of earthwork, grading or other construction activities must be submitted.

Page 5-21/Section 5-300 E 4 Density Bonuses and Floor Area Ratio Bonuses

- a. Recommended increases in density

<p>Wetland restoration and/or enhancement substantially in excess of the County and U.S. Army Corps of Engineers permit requirements. Restored enhanced wetlands must exceed US Army Corps of Engineers (USACE) Floristic Quality Index (FQI) requirements by at least 5 points or obtain a score of 30 points or higher, which ever score is greater.</p>	<p>5</p>
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Page 5-22/Section 5-300 F Conservation Design Standards

2. Lot Layout

Lots, buildings or building sites should be clustered. Such clusters shall be located so as to minimize negative impacts on the natural, visual, and cultural resources of the site and between incompatible uses and activities. Such clusters shall be designed and sited to achieve the following objectives:

- a. Avoid encroachment in ADID high quality wetlands and remnant prairies unless there are no practicable alternatives.
- b. Avoid encroachment in woodlands, savannahs, mature trees, and steep slopes unless there are no practicable alternatives. In all cases, the subdivider shall preserve at least 70 percent of the area of woodland or savannah of 1 acre or larger.
- c. Minimize fragmentation of natural areas and open space while also providing for access and views from clusters.
- d. Minimize encroachment in floodplains, natural depressions, drainage ways, and sensitive recharge areas to facilitate their use for runoff infiltration and filtering. In all cases, the subdivider shall preserve at least 90 percent of floodplains by area.
- e. Maintain and protect scenic views of open space from adjacent and proposed roads. Minimize visual impact through the use of natural landscaping.
- f. Protect buildings and sites of historic significance or incorporate them through adaptive reuse.
- g. Landscaping around the building clusters shall be provided, where appropriate, to reduce off-site views of the buildings, and such landscaping shall be comprised to the greatest extent possible of native plant species.

Page 5-23/Section 5-300 G Open Space Requirements and Standards

2. Allowable Open Space

- j. Naturally landscaped areas utilized for spray irrigation of treated wastewater (excluding treatment facilities and associated detention areas)
- k. Other conservation-oriented uses compatible with the purposes of this Section and
- l. Inherently unbuildable areas including but not limited to wetlands, floodplains, etc. may be, though not necessarily be, credited for 50% of their areas towards the required open space requirement on a site-by-site basis.

Page 5-23/Section 5-300 G Open Space Requirements and Standards

3. In developing an open space areas to meet the requirements specified above, preference shall be given to land, that is not necessarily undisturbed, but which either retains or has been substantially restored to its original natural or native character. The areas to be preserved shall be identified on a site-specific basis in an effort to conserve and provide the best opportunities to restore and enlarge the best quality natural features of each particular site.

The following is a list of different types of open space areas that identifies various levels of quality, from highest to lowest. Written documentation regarding areas for open space protection must be submitted for review and approval at Preliminary Plat stage.

- a. Intact natural communities; known habitats of rare and endangered species; natural and restored wetlands, prairies, savannas, and woodlands; environmental corridors; significant historic and archaeological properties and areas with steep slopes.
- b. Natural landscaped areas created to provide plant and wildlife habitat and open space amenities.
- c. Third priority shall be given to Areas providing little habitat but providing viewshed, recreation, or a sense of open space.

Page 5-24/Section 5-300 G Open Space Requirements and Standards

4. Open Space Standards

- b. Conservation developments shall preserve, restore, and/or create environmentally sensitive areas, as identified above, and shall include plans and the means to restore, manage, and maintain such areas. More specifically, created natural landscapes shall meet all required performance criteria that require only routine ecologic management in the future.

Where feasible, degraded remnant natural areas shall be restored to a natural state that will require only routine ecological management in the form of controlled burns and weed vigilance to maintain that state. Feasibility shall be determined considering the relative quality of the remnant, degree of difficulty involved in returning it to a natural state, and the likelihood of meeting designated performance criteria. If the site contains highly degraded extant wetland communities where the likelihood of restoration success is uncertain, the subdivider may propose alternative plant monitoring and performance criteria. Examples of the latter include large stands of reed canary grass or cattails that dominate the wetland community.

- f. Open space shall be dedicated as "common open space" to be jointly owned by a qualified conservation agency or organization or the homeowners or property owners association. Where the subdivider determines that common open space is not practical, a portion of the required open space may be dedicated as Deed Restricted Open space (DROS) occurring on individual platted lots. DROS shall not be used for detention areas or required buffers, which shall always be designated "common open space". Where DROS is utilized it shall be managed and maintained in a manner consistent with all the requirements of this Ordinance.
- i. Open space areas shall be maintained in perpetuity and shall not be improved with any buildings, structures, or other development unless approved by the City and where such buildings or structures will not negatively impact the natural and open space areas. Exceptions include, but are not limited to, simple shelters, viewing stands, interpretive signs, and benches that are compatible with passive open space uses and any applicable permits are obtained from the City for all applicable structures. This restriction shall run with the land and be binding on future owners, successors and assigns of the grantee.

Page 5-25/Section 5-300 G Open Space Requirements and Standards

6. Open Space Ownership and Funding

- a. The ultimate owner of dedicated open space, as well as the entity responsible for maintaining it, shall be identified and shall be made part of the Covenants and Restrictions for the development. Ownership options for common open space include qualified public or private land conservation organizations. Where the ownership of the common open space resides with the homeowners or condominium association, membership in the association shall be mandatory and automatic for all lot and parcel owners and their successors. The association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining open space and any facilities located thereon shall be borne by the owner. In the event an association ceases to exist the responsibility for maintaining the open space and any facilities located thereon shall be borne by subdivider until 80 percent of the lots are sold and ownership shall then be passed to a public agency, a not-for-profit entity whose primary purpose is the preservation and maintenance of open space or the homeowners/property owners association. In the event the not-for-profit entity or homeowners/property owners association ceases to exist, the responsibility for maintaining the open space and any facilities thereon shall be borne by all lot and parcel owners and their successors.

Page 5-26/Section 5-300 G Open Space Requirements and Standards

7. Conservation Easement Required

- c. A homeowners or property owners association is an acceptable option if it is not practical or appropriate

based on correspondence from public agencies and not-for-profits to make arrangements for options 1 or 2.

Page 5-26/Section 5-300 G Open Space Requirements and Standards

8. Funding Requirements and Options

- a. The cost estimates for natural landscaping and ecological restoration activities shall be prepared by a city-approved specialist and be submitted with infrastructure and stormwater estimates. The amount of the performance bond(s) or letter(s) of credit furnished by the subdivider shall be in the amount of one-hundred fifty (150) percent of the estimated cost of the work and materials required for these activities. This shall be a separate bond from that furnished for road but may be combined with the cost estimate for stormwater work.
- b. Partial reductions of the performance bonds and/or letters of credit may be granted as performance criteria are met. However, final approval and release of performance bonds and/or letters of credit shall not occur until a final inspection by the City verifies that all initial performance criteria have been met. Upon this verification, the City shall allow the areas to be placed under the control of an approved conservation organization or homeowners/property owners association to implement long-term management. In the event that conditions of performance criteria cannot be met, an alternative plan shall be prepared and submitted to the City for approval. Refer to the appropriate sections of this Ordinance for additional information regarding bonds and letters of credit.
- c. Secure and permanent funding arrangements shall be established for the long-term management and maintenance of common open space, deed-restricted open space, and stormwater facilities once said responsibilities are turned over to a conservation entity or the homeowners/property owners association. Said funding arrangements shall be noted and made part of the Covenants and Restrictions.
- d. A back-up special service area (SSA) shall be established and detailed in the Covenants and Restrictions for the development in order to provide funds necessary to support the maintenance and upkeep of land set aside as open space and stormwater management areas. Such requirements shall be a condition of the final plat and shall give the City the ability to levy an ad valorem special tax against all taxable property within the proposed SSA in order to fund necessary maintenance and other associated costs.

Page 6-4/Section 6-300 DEVELOPMENT INCENTIVES

TABLE 6-300 A – DENSITY BONUS		
Criteria	Meets	Eligible Bonus
Incorporation of “green” techniques	Yes/No	A maximum of 3%, 5%, 10% or 15% additional bonus units are possible for meeting the requirement to obtain LEED: certified, silver, gold or platinum status. The applicant shall submit proof that the project has been registered with the Green Building Certification Institute (GBCI) for intent to certify. Prior to Final Occupancy, the applicant must provide proof that the certification has been obtained. No occupancy shall be granted for units that are beyond the possible bonus for the type of certification.

Page 9-15/Section 9-200 I Notice

- 1. Within a reasonable time following receipt of all papers and documents relating to a petition for a variation, special use, planned unit development, watershed planned unit development, map amendment (rezoning) text amendment, annexation or annexation agreement amendment (which shall follow state statues) the public shall

be notified as follows:

- a.
- b.
- c. In addition to the above, notice, by means of first class mail, shall be sent, by the petitioner, to the owners of all property adjoining, and within 200 feet adjacent to the property in question. The 200 feet shall not include public streets or alleys. Such notice shall be given, within 15 days but not more than 30 days, prior the hearing or public comment period. For the purpose of notice, "owner" shall mean the person, to whom the most recent statement of real property taxes on the property in question was sent, or the most current owner of record. Mailing of same shall be certified to the hearing body, as required.

The petitioner shall be required to re-send the notice when the matter is requested to be continued, at the petitioner's request to either a future meeting date that is at least 2 months beyond the original meeting date that the notice was published for or when more than 3 continuations are requested.

Page 9-18/Section 9-200 K Fees

Request	Fee
Limited Use Permit	\$125 (\$75 Home Day Care; \$25 Home Occupation)

Page 10-22/Section 10-200 Definitions

SIGN, LIMITED DURATION: A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and 2 days following the event or occurrence, but in no case longer than 39 days. A total of 4 Limited Duration signs may be issued in a calendar year. For the purpose of this Ordinance, a Limited Duration event is considered to be an event lasting no longer than 7 calendar days.

SIGNS, ANIMATED: A sign or advertising structure that uses movement, rotation, reflection, or change of lighting or copy to depict action, give the appearance of motion or create a special effect or scene whatsoever. For the purposes of this Article, animation shall include mechanical, electrical, electronic, or other means, or the appearance of movement, including but not limited to full-motion video, flashing, scrolling, oscillating, blinking, twinkling, or changing color or light intensity in a way simulating change. This shall also include moving, flashing, electronic message, video screens and tri-vision signs. It shall not include flags, banners, or pennants.

SIGNS, ELECTRONIC DISPLAY: Electronic displays are visual representation of text, graphics, and/or images through electronic means, either analog or digital, and whether by cathode ray tube, light emitting diode (LED), liquid crystal display (LCD), plasma, or any other electronic means.”

GENERAL, Dwelling: A building or portion thereof used exclusively for residential occupancy, including single-family attached, single-family detached, two-family and multi-family dwellings, but not including hotels and motels, dormitories and resorts.

GENERAL, Dwelling unit: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit.

DRAFT

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

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

MAYOR

ATTEST:

CITY CLERK

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



Agenda Item No: 19

**City Council
Agenda Supplement**

Meeting Date: March 16, 2010

Item: Proposed Lake Safety Program Budget

Staff Recommendation: Motion to adopt a resolution approving the proposed Lake Safety Program Budget FY 2010/2011

Staff Contact: George Koczwar, Deputy City Manager

Background:

Per the terms of the Intergovernmental Agreement for Enforcement and Safety Patrol upon Crystal Lake, attached is a 2010/2011 Budget proposal from the Village of Lakewood. There is a \$521 increase in the overall budget from last year due mainly to increased dispatch fees and fuel costs.

In addition to the proposed budget, also attached is the 2010 Edition of the Boating and Safety Regulations. There are no changes to the decal fees from those of last year. Also enclosed is a copy of the 2009 Lake Patrol Activity Report, the Intergovernmental Agreement for Enforcement and Safety Patrol, and the Lake Safety Ordinance.

Votes Required to Pass:

Simple majority

DRAFT



RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the annual Lake Safety Program budget for the fiscal year May 1, 2010 through April 30, 2011 is hereby approved and adopted.

Dated this 16th day of March 2010.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: _____
Mayor

SEAL

ATTEST:

City Clerk

PASSED: March 16, 2010
APPROVED: March 16, 2010



Agenda Item No: 20

**City Council
Agenda Supplement**

Meeting Date:

March 16, 2010

Item:

2009-2012 Collective Bargaining Agreement between the City of Crystal Lake and the Metropolitan Alliance of Police, Crystal Lake Chapter #177

Staff Recommendation:

Motion to adopt a Resolution authorizing the City Manager to execute the 2009-2012 Collective Bargaining Agreement between the City of Crystal Lake and the Metropolitan Alliance of Police, Crystal Lake Chapter #177.

Staff Contact:

Ann Everhart, Director of Human Resources

Background:

We are pleased to present to the Mayor and City Council a new collective bargaining agreement between the City of Crystal Lake and the Metropolitan Alliance of Police, Crystal Lake Chapter #177. This contract was developed through many productive negotiation sessions over the past 12 months. The end result provides the City and our police officers with minimal changes to benefit levels relative to vacation, court time and holiday pay; the addition of a Field Training Officer stipend and a compensation plan increase of 2.5% for each of the three years of the contract; compliance with state and federal regulations; as well as clear and consistent contract language. This contract was ratified by a majority vote of the union members.

Votes Required to Pass: Simple Majority.

DRAFT



The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to execute the 2009-2012 Collective Bargaining Agreement between the City of Crystal Lake and the Metropolitan Alliance of Police, Crystal Lake Chapter #177.

Dated this 16th day of March, 2010.

CITY OF CRYSTAL LAKE, an Illinois
Municipal Corporation

BY: _____
Aaron T. Shepley, Mayor

ATTEST:

Nick Kachiroubas, City Clerk

Passed: March 16, 2010

Approved: March 16, 2010



Agenda Item No: 24

City Council Agenda Supplement

Meeting Date:

March 16, 2010

Item:

Board, Commission and Committee Reappointments and Appointment

Mayor's Recommendation:

Motion to reappoint and appoint members to the Planning and Zoning Commission, Economic Development Committee, Senior Citizens Committee, Civic Center Authority Board, and Police Pension Board as indicated below.

Contact:

Aaron T. Shepley, Mayor

Background:

There is currently one vacancy on the Planning and Zoning Commission with a term expiration of January 31, 2011. Also, on January 31, 2010, terms on the Planning and Zoning Commission for Jeff Greenman, James Jouron and Allan Skluzacek expired. Mr. Greenman, Mr. Jouron and Mr. Skluzacek have all expressed interest in reappointment to 4-year terms on the Planning and Zoning Commission. Planning and Zoning Commission appointments are made by the Mayor with City Council confirmation.

In addition, the terms of several members of the Economic Development Committee, Senior Citizens Committee, Civic Center Authority Board and Police Pension Board have expired. These include members Peter Affrunti, Sr., Brad Johnson, Brian Fowler, Tom Riley and Joseph Bawolek of the Economic Development Committee, Bill Markison and Bill Shank of the Senior Citizens Committee, Bob Blazier, Helen Hillstrom-Comisky and Gordon Triefenbach of the Civic Center Authority Board, and Nick Kachiroubas of the Police Pension Board, all of whom have expressed an interest in reappointment. Appointments to the Civic Center Authority Board are for a three-year term and are made by the Mayor with City Council confirmation. Appointments to the Economic Development Committee and Senior Citizens Committee are also for a three-year term and are made and confirmed by the Mayor and City Council. Appointments to the Police Pension Board are for a two-year term and are made by the Mayor with City Council confirmation.

Should the Council have any questions, please contact Mayor Shepley.

Votes Required to Pass: Simple majority