



# **CITY OF CRYSTAL LAKE**

## **AGENDA**

### **CITY COUNCIL REGULAR MEETING**

**City of Crystal Lake  
100 West Woodstock Street, Crystal Lake, IL  
City Council Chambers  
October 5, 2010  
7:30 p.m.**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Presentation of Life-Saving Award to Police Officer Michael Avila and Police Officer Ingrid Ketchev**
5. **Proclamation**
  - a. **Countryside Flower Shop, Nursery and Garden Center**
  - b. **General Kinematics**
  - c. **Joe's Barber Shop**
  - d. **Lloyd's Paint 'N Paper**
6. **Approval of Minutes – September 21, 2010 Regular City Council Meeting**
7. **Accounts Payable**
8. **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.*
9. **Mayor's Report**
10. **Council Reports**
11. **Consent Agenda**
12. **Justin Schroeder Memorial Foundation – Class 16 Temporary Liquor License request.**
13. **St. Thomas the Apostle Church – Class 19 Temporary Liquor License request.**
14. **St. Thomas the Apostle Catholic School PTO – Class 19 Temporary Liquor License request.**
15. **Lakeside Legacy Foundation, 401 Country Club Road – City Code Amendment to increase the number of Class 12 liquor licenses.**
16. **Facade and Commercial Tenant Improvement Program grant application request – Aaron's Sales & Leasing, 6107 Northwest Highway.**
17. **Dolphin Swim Club, 825 Munshaw Lane – Variation from the requirement to screen rooftop units from view.**
18. **Chase Bank, 1185 South Route 31 – Preliminary and Final Planned Unit Development for a financial institution.**

19. **Park Place Townhomes, west of Randall Road at Alexandra Boulevard – Final Planned Unit Development Amendment to allow the extension of decks and patios to extend beyond the previously approved limits, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted impervious coverage.**
20. **Bid award and resolution authorizing execution of an agreement for fire equipment pricing.**
21. **Proposal award and resolution authorizing execution of a contract for the purchase, installation and maintenance of a wireless alarm network with a 10% contingency for justifiable changes; ordinance amending Chapters 154, Alarms, 187, Building Code, 251, Fire Code, 241, Fees, and 248, Fines, establishing the installation, maintenance and operations of the Crystal Lake Wireless Alarm Network; and resolution authorizing execution of a Memorandum of Understanding with the Southeast Emergency Communication for alarm monitoring.**
22. **Council Inquiries and Requests**
23. **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.**
24. **Reconvene to Regular Session.**
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: 4**

**City Council  
Agenda Supplement**

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**Meeting Date:**

October 5, 2010

**Item:**

Presentation of Life-Saving Awards to Police Officer Michael Avila and Police Officer Ingrid Ketchev

**Staff Contact:**

David Linder, Chief of Police

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Life-saving awards will be presented to two members of the Crystal Lake Police Department – Officer Michael Avila and Officer Ingrid Ketchev.



**Agenda Item No. 5a**

**City Council  
Agenda Supplement**

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**Meeting Date:**

October 5, 2010

**Item:**

Proclamation – Countryside Flower Shop, Nursery and Garden Center

**Staff Contact:**

Anne O'Kelley, Executive Assistant

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**Background:**

The City's Economic Development Committee has requested that Mayor Shepley issue the attached proclamation in honor of the 50<sup>th</sup> anniversary of Countryside Flower Shop, Nursery and Garden Center. Representatives of Countryside will be present at the meeting to accept the proclamation.



**Agenda Item No. 5b**

**City Council  
Agenda Supplement**

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**Meeting Date:**

October 5, 2010

**Item:**

Proclamation – General Kinematics

**Staff Contact:**

Anne O’Kelley, Executive Assistant

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**Background:**

The City’s Economic Development Committee has requested that Mayor Shepley issue the attached proclamation in honor of the 50<sup>th</sup> anniversary of General Kinematics. Representatives of General Kinematics will be present at the meeting to accept the proclamation.



**Agenda Item No. 5c**

**City Council  
Agenda Supplement**

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**Meeting Date:**

October 5, 2010

**Item:**

Proclamation – Joe’s Barber Shop

**Staff Contact:**

Anne O’Kelley, Executive Assistant

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**Background:**

The City’s Economic Development Committee has requested that Mayor Shepley issue the attached proclamation in honor of the 50<sup>th</sup> anniversary of Joe’s Barber Shop at their current location. Representatives of Joe’s Barber Shop will be present at the meeting to accept the proclamation.



**Agenda Item No. 5d**

**City Council  
Agenda Supplement**

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**Meeting Date:**

October 5, 2010

**Item:**

Proclamation – Lloyd’s Paint ‘N Paper

**Staff Contact:**

Anne O’Kelley, Executive Assistant

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**Background:**

The City’s Economic Development Committee has requested that Mayor Shepley issue the attached proclamation recognizing Lloyd’s Paint ‘N Paper. Representatives of Lloyd’s Paint ‘N Paper will be present at the meeting to accept the proclamation.



**Agenda Item No: 12**

**City Council  
Agenda Supplement**

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**Meeting Date:** October 5, 2010

**Item:** Temporary Liquor License – Justin Schroeder Memorial Foundation

**Staff Recommendation:** Motion to approve issuance of a Class “16” Temporary Liquor License to the Justin Schroeder Memorial Foundation

**Staff Contact:** George Koczwara, Deputy City Manager

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**Background:**

The City has received a request from the Justin Schroeder Memorial Foundation for the issuance of a Class “16” Temporary Liquor License in order to sell beer and wine at the Foundation’s 6th annual fundraiser to be held at St. Elizabeth Ann Seton’s Community Center on October 9, 2010. The funds raised during this event will be used to fund two scholarship programs administered by the foundation. The first program is designated for a graduating senior at Crystal Lake South High School and is a 4-year award totaling \$10,000. The second is available to any qualifying McHenry County student who attends Marquette University to study engineering and is a 3-year award totaling \$7,500. These scholarship programs were established to honor the memory of Cathy and Kevin Schroeder’s son, Justin, who was a student at both Crystal Lake South High School and Marquette University.

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

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

**Votes Required to Pass:**

Simple majority





**Agenda Item No: 13**

**City Council  
Agenda Supplement**

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**Meeting Date:** October 5, 2010

**Item:** Temporary Liquor License – St. Thomas the Apostle Church

**Staff Recommendation:** Motion to approve issuance of a Class “19” Temporary Liquor License to St. Thomas the Apostle Church

**Staff Contact:** George Koczvara, Deputy City Manager

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**Background:**

The City has received a request from St. Thomas the Apostle Church for the issuance of a Class “19” Temporary Liquor License in order to operate a cash bar during their Murder Mystery social event for members on October 23, 2010 from 6:00 p.m. to 10:00 p.m. The event will take place at the St. Thomas the Apostle Church Community Center, located at the corner of Route 176 and Oak Street.

Section 329-5-S of the City Code permits the issuance of a Class “19” Temporary Liquor License for the retail sale of beer, wine and alcoholic liquor drinks for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

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

**Votes Required to Pass:**

Simple majority



**Agenda Item No: 14**

**City Council  
Agenda Supplement**

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**Meeting Date:** October 5, 2010

**Item:** Temporary Liquor License – St. Thomas the Apostle Catholic School PTO

**Staff Recommendation:** Motion to approve issuance of a Class “19” Temporary Liquor License to the St. Thomas the Apostle Catholic School PTO

**Staff Contact:** George Koczvara, Deputy City Manager

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**Background:**

The City has received a request from the St. Thomas the Apostle Catholic School PTO for the issuance of a Class “19” Temporary Liquor License in order to operate a cash bar during their annual fundraising auction on Saturday, November 13, 2010 from 6:00 p.m. to midnight at St. Elizabeth Ann Seton Community Center, located at 1023 McHenry Avenue. The auction is the largest fundraising event for St. Thomas the Apostle Catholic School.

Section 329-5-S of the City Code permits the issuance of a Class “19” Temporary Liquor License for the retail sale of beer, wine and alcoholic liquor drinks for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

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

**Votes Required to Pass:**

Simple majority



**Agenda Item No: 15**

**City Council  
Agenda Supplement**

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**Meeting Date:**

October 5, 2010

**Item:**

City Code Amendment to Increase the Number of Class "12" Liquor Licenses- Applicant: Lakeside Legacy Foundation, 401 Country Club Road

**Staff Recommendation:**

Motion to adopt an ordinance increasing the number of Class "12" Liquor Licenses from the current permitted 1 license to 2 licenses.

**Staff Contact:**

George Koczvara, Deputy City Manager

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**Background:**

The City has received a request from the Lakeside Legacy Foundation, 401 Country Club Road, for the Council to consider the adoption of an ordinance providing for an amendment to the liquor license restriction provisions of the City Code, increasing the number of Class "12" liquor licenses from the current 1 license to 2 licenses.

Section 329-5-L of the City Code permits the issuance of a Class "12" liquor license, which authorizes the retail sale of alcoholic liquor for consumption only on the premises specified in the license where sold, by a special occasion facility organized for the purposes of providing banquets, wedding and other receptions, meetings, parties or other special events upon a contractual engagement.

The Lakeside Center, previously located at 401 Country Club Road, and owned and operated by First Congregational Church, held a Class 12 liquor license from August of 1995 to May of 2002.

There is one establishment that currently holds a Class "12" liquor license - Park Place.

**Votes Required to Pass:**

Simple majority



**Agenda Item No: 16**

**City Council  
Agenda Supplement**

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**Meeting Date:** October 5, 2010

**Item:** Facade and Commercial Tenant Improvement Program grant application request #2010-32-05 Aaron's Sales & Leasing, 6107 Northwest Highway, Unit B, request for \$10,000 in matching grant funds.

Casey Pristou (Aaron's Sales & Leasing)

**Recommendations:** City Council's discretion:

1. Motion to approve the retailer façade and commercial tenant improvement grant agreement with Casey Pristou and to award \$10,000 in grant funding for eligible improvements to 6107 Northwest Highway, Unit B (Aaron's Sales & Leasing);
2. Motion to deny the grant application request/s.

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

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**Background:** On May 4, 2010, the City Council approved the retailer façade and commercial tenant improvement program. This program provides matching grant funding for interior and exterior improvements to retail sales tax generating users. Both existing and new retail sales tax generating businesses are eligible for the grant program, each at different funding levels. Existing retailers who make qualifying improvements are eligible for up to \$1,000, while new businesses occupying vacant space are eligible for up to \$10,000 in matching grant funds.

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

**AARON'S SALES & LEASING (6107 Northwest Highway, Unit B)**  
Casey Pristou is the owner of the newest Aaron's Sales & Leasing franchise that is coming to Crystal Lake. Mr. Pristou has applied for matching grant funds to assist him with the build-out expenses related to his new furniture, appliance, and electronics store. Aaron's Sales & Leasing offers rent-to-own financing for buyers of higher-ticket items, such as furniture, appliances, and electronics.

The eligible retailer façade and commercial tenant improvements for this business include electrical, plumbing, and life-safety improvements (sprinklers/alarm).

The cost of the eligible improvements for Aaron's Sales & Leasing will be \$33,213.00. The total improvement costs will be approximately \$116,460, not including equipment or fixtures. The applicant is requesting \$10,000 in matching grant funds, which is approximately 9% of the total project costs. The chart below outlines the evaluation of the applicant's request in relation to our review criteria:

REVIEW CRITERIA	APPLICANT'S ABILITY TO MEET THE REVIEW CRITERIA
Improvement to appearance	Minor improvements to the appearance of the subject property would be provided
Aesthetic impact to area	Improvements would not provide a significant aesthetic impact to the area
Amount of work to be conducted	Total cost of improvements is \$116,460; applicant is requesting 9% of the total costs*
Anticipated increase in EAV	A minor increase to the EAV is expected as a result of the improvements
Use of property after improvements	Assists a sales-tax-generating restaurant user to occupy vacant retail space*
Contribution to economic vitality	Promotes additional traffic and consumer spending*
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. Reimbursement will not be made until the applicant provides ST-1 sales tax collection information to staff to verify that the use is a sales-tax producing retail space;
2. The applicant shall seek permits for life-safety improvements, in addition to the current building permit request to build-out the space;
3. The applicant shall comply with the Unified Development Ordinance vehicle storage requirements for truck parking.

**ELIGIBLE IMPROVEMENTS FOR REIMBURSEMENT**

There are a variety of different improvements that are eligible for reimbursement through the Retailer Façade and Commercial Tenant Improvement Program. The chart below is taken from the Ordinance approving the program. The current request contains the improvements that are *italicized* in the chart.

***Retailer Façade and Commercial Tenant Improvement Program***

Exterior brick cleaning	Exterior tuck pointing	<i>Exterior painting</i>
<i>Wall façade construction, repair &amp; treatment</i>	Original exterior architectural features repair or replacement	<i>Interior drywall or feature walls</i>
Improvements for ADA accessibility compliance	<i>Life safety improvements</i>	<i>Electrical or plumbing repair, installation, or upgrade</i>
Interior/exterior demolition	Historic renovation to interior	

**SUMMARY OF CURRENT REQUESTS**

The following chart (below) provides a complete summary of the pending grant funding requests. The City has budgeted \$75,000 for reimbursements to awarded recipients. \$60,000 of the \$75,000 is available to new retailers (at a max award of \$10,000), while \$15,000 is available to *existing retailers* making improvements to their buildings (at a max award of \$1,000).

File #	Applicant Name / Business name	Address	Retailer Improvements	Manufacturing Improvements	Total Requested	Amount Approved	Status
2010-32-001	Matt Thelander Yumz Frozen Yogurt	815 Cog Circle, #350	\$10,000.00	\$0.00	\$10,000.00		Proposed
2010-32-002	Ann Nevills Building owner	33-37 N Williams	\$10,000.00	\$0.00	\$10,000.00		Pending
2010-32-003	Dan Calendrino Centro Properties	6340 Nw Hwy	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	Approved
2010-32-004	Zahid Hameed Mobil Oil	250 N Rte 31	\$10,000.00	\$0.00	\$10,000.00		Proposed
2010-32-005	Casey Pristou Aaron's Sales & lease	6107 Nw Hwy, B	\$10,000.00	\$0.00	\$10,000.00		Proposed

TOTALS

\$41,000.00	\$0.00	\$41,000.00	\$1,000.00
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**Votes Required to Pass:** A simple majority vote.



**Agenda Item No: 17**

**City Council  
Agenda Supplement**

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- Meeting Date:** October 5, 2010
- Item:** REPORT OF THE PLANNING & ZONING COMMISSION  
#2010-53 Dolphin Swim Club
- Request:** Variation from the requirement to screen rooftop units from view.  
  
Anthony Sarillo, petitioner  
825 Munshaw Lane
- PZC Recommendation:** Motion to approve the Planning and Zoning Commission recommendation and adopt an ordinance granting the variation for the Dolphin Swim Club at 825 Munshaw Lane.
- Staff Contact:** Michelle Rentzsch, Director of Planning and Economic Development
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**Background:** The property in question is an 8,800-square-foot tenant suite at 825 Munshaw Lane, which is Lot 5 of Lakeview Business Center, Phase II. In 2006, Dolphin Swim Club received a Special Use Permit for Commercial Recreation to allow an indoor swimming pool for youth swimming instruction. Dolphin Swim Club occupies approximately half of the building. A temporary occupancy was granted in 2009, with a requirement that any pending items, which included rooftop screening, be completed by May 2010. The petitioner is requesting a variation from the requirement that all rooftop appurtenances be screened from view to allow no screening.

Per the requirements of the UDO, rooftop appurtenances (such as cooling towers, elevator or mechanical equipment, vents, intakes or stacks or other rooftop structures) for non-residential uses must be screened from view. Based on the location and size of the rooftop appurtenances at this location, they are required to be screened by a parapet wall, solid metal sight screening or a similar system. The mechanicals installed on the roof are the largest roof top mechanical unit in the City. Additionally, the wind load that would be created by a screen for this unit would be extremely large and would void any warranty for the rubber roof.

***PZC Highlights***

The Commission members had no concerns with this request because of its uniqueness. They advised that screening of some fashion, such as vinyl appliqué or painting be applied to provide a screen of the unit along Rakow Road.

The PZC made a motion for **approval (8-0)**, with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Sarillo, received 8/20/10)
  - B. Plat of Survey (Baseline, dated 7/18/09, received 8/20/10)
2. A **partial** variation is hereby granted to allow Dolphin Swim Club to not fully screen the existing rooftop appurtenances from view. Work with staff to provide screening only along the Rakow Road view (**i.e. vinyl, painting, etc.**). **(Modified by PZC)**
3. Any additional rooftop appurtenances that are added, either by this tenant or other future tenants at this location, will be required to be screened per the provisions of the UDO.
4. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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





**Agenda Item No: 18**

**City Council  
Agenda Supplement**

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- Meeting Date:** October 5, 2010
- Item:** REPORT OF THE PLANNING & ZONING COMMISSION  
#2010-51 Chase Bank
- Requests:** Preliminary and Final Planned Unit Development for a financial institution.  
  
Tim Meseck, petitioner  
122 S. Michigan Ave, Suite 1810, Chicago, IL
- PZC Recommendation:** Motion to approve the Planning and Zoning Commission recommendation approving an ordinance granting the Preliminary and Final PUD for Chase Bank at 1185 South Route 31.
- Staff Contact:** Michelle Rentzsch, Director of Planning and Economic Development
- 

**Background:** The property is the Wal-Mart outlot that was approved for a gasoline station that was never built. The lot was designed during the original subdivision approval, so the site is ready and the detention basin was sized to accommodate development on this lot. The petitioner is requesting Preliminary PUD and Final PUD approval for a full-service bank branch that is approximately 4,200 square feet in size and would add 16 employees.

The building would have a smooth-face and split-face stone block base with brick veneer up two thirds of the wall. The top portion of the wall sections would be EIFS. The drive-through canopy is a pre-finished metal canopy and would be painted to match the building EIFS color. The colors and materials would be similar to the other buildings in the center.

*PZC Highlights*

During the introduction meeting, there were numerous variation requests. The petitioner was originally requesting variations to exceed the signage requirements and a variation to exceed the maximum parking standards. The petitioner revised the signage package so that all signage will be in compliance with the Ordinance requirements. The petitioner provided information to staff regarding the number of employees and possible customers in the bank branch at peak time as justification for the necessary higher parking requested.

During the September 15<sup>th</sup> Planning and Zoning meeting, most of the discussion was on the architecture. The PZC stated that this was the gateway to the City and wanted a facility that

looked especially attractive. Staff looked at some of the nearby communities for recently constructed Chase Bank branches so as to be able to present different options for the architecture to the City Council for consideration. Attached are some pictures of the Chase bank that was recently constructed on Randall Road in Algonquin and on Northwest Highway in Palatine. These photos illustrate a different architectural style than what is currently proposed by Chase for this site. These photos are provided to give City Council more information on what type of architectural elements can be designed into a Chase Bank building.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Tim Meseck, The Architects Partnership, received 08/18/10)
  - B. Alta Survey (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
  - C. Engineering plans (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
  - D. Elevations (The Architects Partnership, dated 09/20/10 received 09/23/10)
  - E. Photometric Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
  - F. Landscape Plan (The Architects Partnership, dated 08/06/10 received 08/10/10)
  - G. Floor Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
  - H. Site Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
2. Site Plan
  - A. The site plan shall be amended per Wal-Mart's driveway requirement and Engineering's comments. This shall shift the driveway farther south away from the right-in/right-out access from Route 31 and increase the opening radius.
3. Architecture
  - A. Material samples shall be presented to the Planning and Zoning Commission and City Council and shall resemble the current Wal-Mart colors and materials. **(Modified by PZC)**
  - B. The window bays shall be recessed into the elevation to provide additional relief and interest to the elevation. If they cannot be recessed, larger headers and sills shall be incorporated around the window and door openings to provide the architectural details.
  - C. An additional top element shall be added to the drive-through canopy to finish off the canopy and provide integration with the building elevations.
  - D. ~~Column features shall be added around all four sides of the building to emulate Wal-Mart.~~ **(Removed by PZC)**
  - E. The rear door shall be a 6-panel decorative door.
  - F. **The four supporting columns for the drive-through canopy shall be wrapped with block around the base and brick veneer up to the underside of the canopy.** **(Added by PZC)**
4. Signage
  - A. No signage shall be placed on the drive-up ATM machine with the exception of any legally required or instructional signage.

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

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

ORDINANCE NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_

AN ORDINANCE GRANTING A PRELIMINARY AND FINAL  
PLANNED UNIT DEVELOPMENT  
FOR CHASE BANK AT 1185 SOUTH ROUTE 31

WHEREAS, pursuant to the terms of the Petition (File #2010-51) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Planned Unit Development to allow the construction of a financial institution; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Preliminary and Final Planned Unit Development 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 a Preliminary and Final Planned Unit Development be granted to allow the construction of a financial institution for the property located at 1185 South Route 31, Crystal Lake, Illinois.

SECTION II: That the Preliminary and Final Planned Unit Development be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

- A. Application (Tim Meseck, The Architects Partnership, received 08/18/10)
- B. Alta Survey (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
- C. Engineering plans (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
- D. Elevations (The Architects Partnership, dated 06/29/10 received 08/10/10)
- E. Photometric Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
- F. Landscape Plan (The Architects Partnership, dated 08/06/10 received 08/10/10)
- G. Floor Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
- H. Site Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)

2. Site Plan

- A. The site plan shall be amended per Wal-Mart's driveway requirement and Engineering's comments. This shall shift the driveway farther south away from the right-in/right-out access from Route 31 and increase the opening radius.

# DRAFT

## 3. Architecture

- A. Material samples shall be presented to the Planning and Zoning Commission and City Council.
- B. The window bays shall be recessed into the elevation to provide additional relief and interest to the elevation. If they cannot be recessed larger headers and sills shall be incorporated around the window and door openings to provide the architectural details.
- C. An additional top element shall be added to the drive-through canopy to finish off the canopy and provide integration with the building elevations.
- D. The rear man door shall be a 6-panel decorative door.
- E. The four supporting columns for the drive-through canopy shall be wrapped with block around the base and brick veneer up to the underside of the canopy.

## 4. Signage

- A. No signage shall be placed on the drive-up ATM machine with the exception of any legally required or instructional signage.

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

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 Variations in accordance with the provisions of this Ordinance, as provided by law.

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

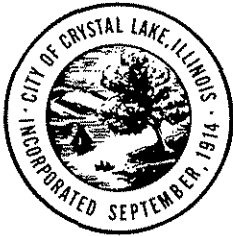
DATED at Crystal Lake, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
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:** October 5, 2010

**Item:** REPORT OF THE PLANNING & ZONING COMMISSION  
#2010-27 Park Place Townhomes

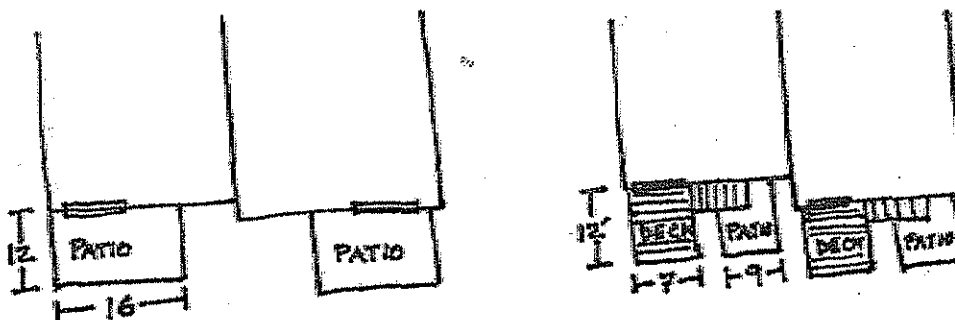
Final PUD Amendment to allow the extension of decks and patios to extend beyond the previously approved limits, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted impervious coverage.

Brian Schoepp, petitioner  
West of Randall Road, at Alexandra Boulevard

**PZC Recommendation:** Motion to approve the Planning and Zoning Commission recommendation and to adopt an ordinance granting a Final PUD Amendment for Park Place Townhomes Units 1, 2 and 3.

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

**Background:** This request was originally before the Council in August and was continued so the homeowners in Unit 1 could work together with the homeowners in Units 2 and 3. Also, the Council requested the Engineering Division complete an analysis of the capacity for the detention basins. After the City Council meeting, City staff established a standard for all the townhomes with the improvements not to extend farther than 12 feet from the house and no more than 16 feet across. For townhomes with only patios, a maximum 12-foot deep and 16-foot wide patio slab is permitted. For the townhomes with a deck, the deck would be allowed up to a 12-foot projection from the house at a width of 7 feet. These homes would also be allowed a patio if they'd like; however, the patio could then only extend 12 feet out for a width of only 9 feet. The 9 feet of the patio and 7 feet of the deck total the 16-foot width.



The Engineering Division used this standard to complete the storm water detention basin analysis. The analysis proved that there is additional capacity within the basins. Staff provided the engineering analysis and the standard for the improvement to Brian Schoepp, Vice-President and Emo Moschini, President of the Homeowners Association Board. Staff was contact by Mr. Schoepp who explained that the residents were happy with the city established standard and were supportive of the PUD Amendment request. From this conversation and the inclusion of the signatures from all the residents, the petitioners have guaranteed that all the residents are in agreement.

Park Place has been designed with common open space behind and adjacent to the units. This open space creates distance between the buildings so the decks and patios will not appear to fill up the rear yards. Townhome lots are, by nature, very small since they are platted to be just around the unit with a slight amount of private open space in the front and back. The extension of the decks and patio areas could cause the individual lots to exceed the maximum impervious coverage limits. The petitioners need to request the variation from the impervious lot coverage because of the nature of their small lots, though the overall development will be below the maximum impervious limits.

#### *Stormwater Analysis*

The engineering analysis for Units 2 and 3 shows that the patio extensions would add 14,032 square feet of impervious coverage or 0.09 acre-feet of storm water volume. The existing detention basin for Units 2 and 3 has 0.233 acre-feet of excess storage available. The addition of the patio extensions will not exceed the basin design capacity. Units 2 and 3 have a mix of patios and decks. Decks are considered pervious since the water will fall between the boards and seep into the ground.

Unit 1 is primarily patios with only six units having decks. The engineering analysis shows an addition of 4,416 square feet of impervious coverage or 0.05 acre-feet of storm water volume. The detention basin in Unit 1 has 0.16 acre-feet of excess storage available. The new patio extensions will not exceed the detention basin design capacity.

#### *PZC Highlights*

Several townhome owners within the subdivision were present to discuss this request. Through a show of hands, it appeared that 95% were in favor of the request. The homeowners opposed expressed concern that now the properties would not look uniform if some members installed the new deck or patio extensions and others did not. Member Goss and Member Hayden voted no on the request stating the encroachment into the setbacks was not acceptable. The developer knew what they were doing when they requested the subdivision and they crammed these units in there and put on small decks and patios. Now a few years later the homeowners don't want to live within those requirements. All the members that voted yes wanted to ensure that the criteria would be followed and that there would be a uniform look to all the decks and all the patios.

Many residents showed up to the City Council meeting and the homeowners not in favor of the request were primarily from Unit 1, since their area was not originally part of the request. The homeowners association has gone back to the community and gotten all the signatures from Unit 1 homeowners. They also had a board meeting to discuss the proposed deck and patio standards and all members were in favor of the modified request.

The Planning and Zoning Commission recommended **approval (4-2)** of the petitioners' requests with the following conditions.

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Applications (Brian Schoepp, Units 2 &3 received 4/12/10, Unit 1 received 9/27/10).
  - B. Park Place HOA Patio and Deck Guidelines (Park Place HOA, received 4/12/10)
  - C. Patio and Deck extension exhibit (Schoepp, received 4/12/10)
2. All previous approvals, restrictions and approved plans shall remain in effect, unless specifically modified by this request.
3. No patio or deck extension shall be permitted closer than 5 feet from the rear property line and shall not be permitted within a Municipal Utility Easement, Drainage Easement, Restricted Public Utility Easement, Access Easement or Public Utility Easement (unless permission is granted from that utility).
4. Each homeowner is required to complete a Building Permit application and provide complete plans with dimensions, materials, colors and other details. The homeowner shall also show any landscaping to be removed and its relocation. The homeowner shall also calculate the impervious surface coverage.
5. Each permit shall be reviewed by the Engineering Division to ensure grading patterns remain intact.
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.
7. Each patio or deck request shall adhere to the following criteria:
  - A. Patio extensions
    - i) All patios must be made of uncolored concrete or uncolored stamped concrete using either Fieldstone, Ashlar Slate, Majestic Ashlar, or 36" x 36" Slate patterns and using a black or dark grey release color.
    - ii) The patio must be professionally installed by a licensed and bonded contractor.
    - iii) Homeowners whose patios disturb the existing landscaping (other than grass) must replant the bushes and shrubs in an approved area on their own lot.
    - iv) Patios must also be permitted and approved by the City of Crystal Lake. For more information, visit <http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=132>.
    - v) Be aware that lots with dramatic sloping backyards may require additional attention and paperwork.

Look-Out Basement or Walk-Out Basement Models:

- Patios must start near the footpad of the stairs and extend a width of 9 feet. From that point, the patio must extend 12 feet out towards the rear of the property.

Slab or Standard Basement Models West of the Creek:

- Patios can extend 12 feet out and 16 feet in width.
- If the homeowner chooses to use stamped concrete, the whole patio (existing and new) must be done.



- Homeowners will be responsible for any impact their installation may have to the building or grounds.
- Homeowners are also responsible for the removal of any dirt, grass, and other materials. Materials must be removed from the association grounds.
- All owners who wish to install patios will be responsible for the upkeep and maintenance of their patio.
- Any necessary relocation of landscape material due to the installation of a patio will be done by the Association's hired landscape contractor at the homeowner's expense.

**B. Deck Extensions**

- i) All decks must be made of wood and follow the same style of the existing deck.
- ii) No stains or painted wood will be allowed.
- iii) Decks must also be permitted and approved by the City of Crystal Lake. For more information, visit <http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=131>.
- iv) Lots with dramatic sloping backyards may require additional attention and paperwork.

**Look-Out Basement or Walk-Out Basement Models West of the Creek:**

- Deck extension of 8 feet by 7 feet will be permitted for a total deck area of 12 feet out from the house and 7 feet in width to the start of the stairs.
- All railings must follow the same style as the preexisting deck.
- Ground underneath the deck must be mulched and relandscaped.
- Any bushes or shrubs under the new deck extension must be relocated to an approved area.
- Homeowners will be responsible for any impact their installation may have to the building or grounds.
- Homeowners are also responsible for the removal of any dirt, grass, and other materials. Materials must be removed from the association grounds.
- All owners who wish to install a deck will be responsible for the upkeep and maintenance of their deck.
- Any necessary relocation of landscape material due to the installation of a deck will be done by the Association's hired landscape contractor at the homeowner's expense.

**8. The City Attorney shall review the current Covenants, Conditions and Restrictions prior to City Council review and approval. (Added by the PZC)**

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

ORDINANCE NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING AN AMENDMENT  
TO THE FINAL PUD FOR PARK PLACE UNITS 1, 2 & 3**

WHEREAS, pursuant to the terms of the Petition (File #2010-27) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development to allow the extension of decks and patios to extend beyond the previously approved limits, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted impervious coverage; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Final Planned Unit Development 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 a Final PUD Amendment be granted to allow the extension of decks and patios to extend beyond the previously approved limits, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted impervious coverage for Park Place Units 1, 2 and 3 located north and south of Alexandra Boulevard, west of Crystal in the Park, Crystal Lake, Illinois.

SECTION II: That the Final PUD Amendment be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Applications (Brian Schoepp, Units 2 and 3 received 4/12/10, Unit 1 received 9/27/10).
  - B. Park Place HOA Patio and Deck Guidelines (Park Place HOA, received 4/12/10)
  - C. Patio and Deck extension exhibit (Schoepp, received 4/12/10)
2. All previous approvals, restrictions and approved plans shall remain in effect, unless specifically modified by this request.
3. No patio or deck extension shall be permitted closer than 5 feet from the rear property line and shall not be permitted within a Municipal Utility Easement, Drainage Easement, Restricted Public Utility Easement, Access Easement or Public Utility Easement (unless permission is granted from that utility).

4. Each homeowner is required to complete a Building Permit application and provide complete plans with dimensions, materials, colors and other details. The homeowner shall also show any landscape to be removed and its relocation. The homeowner shall also calculate the impervious surface coverage.
5. Each permit shall be reviewed by the Engineering Division to ensure grading patterns remain intact.
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.
7. Each patio or deck request shall adhere to the following criteria:
  - A. Patio extensions
    - i) All patios must be made of uncolored concrete or uncolored stamped concrete using either Fieldstone, Ashlar Slate, Majestic Ashlar, or 36" x 36" Slate patterns and using a black or dark grey release color.
    - ii) The patio must be professionally installed by a licensed and bonded contractor.
    - iii) Homeowner's patios that disturb the existing landscaping (other than grass) must replant the bushes and shrubs in an approved area on their owner lot.
    - iv) Patios must also be permitted and approved by the City of Crystal Lake. For more information, visit <http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=132>.
    - v) Be aware that lots with dramatic sloping backyards may require additional attention and paperwork.

**Look-Out Basement or Walk-Out Basement Models West of the Creek:**

- Patios must start near the footpad of the stairs and extend a width of 12 feet. From that point, the patio must extend 10 feet out towards the rear of the property.

**Slab or Standard Basement Models West of the Creek:**

- Patios can be extended 6 feet out and 8 feet over from the original patio. This would double the existing patio.
- If the homeowner chooses to use stamped concrete, the whole patio (existing and new) must be done.
- Homeowners will be responsible for any impact their installation may have to the building or grounds.
- Homeowners are also responsible for the removal of any dirt, grass, and other materials. Materials must be removed from the association grounds.
- All owners who wish to install patios will be responsible for the upkeep and maintenance of their patio.
- Any necessary relocation of landscape material due to the installation of a patio will be done by the Association's hired landscape contractor at the homeowner's expense.

B. Deck Extensions

- i) All decks must be made of wood and follow the same style of the existing deck.
- ii) No stains or painted wood will be allowed.
- iii) Decks must also be permitted and approved by the City of Crystal Lake. For more information, visit <http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=131>.
- iv) Lots with dramatic sloping backyards may require additional attention and paperwork.

**Look-Out Basement or Walk-Out Basement Models West of the Creek:**

- Deck extension of 6 feet 6 inches by 7 feet will be permitted.
- All railings must follow the same style as the preexisting deck.
- Ground underneath the deck must be mulched and relandscaped.
- Any bushes or shrubs under the new deck extension must be relocated to an approved area.
- Homeowners will be responsible for any impact their installation may have to the building or grounds.
- Homeowners are also responsible for the removal of any dirt, grass, and other materials. Materials must be removed from the association grounds.
- All owners who wish to install a deck will be responsible for the upkeep and maintenance of their deck.
- Any necessary relocation of landscape material due to the installation of a deck will be done by the Association's hired landscape contractor at the homeowner's expense.

8. The City Attorney shall review the current Covenants, Conditions and Restrictions prior to City Council review and approval.

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 Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage 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: 20**

**City Council  
Agenda Supplement**

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**Meeting Date:** October 5, 2010

**Item:** Fire Equipment Price Bid

**Staff Recommendation:** Motion to award the bid for fire equipment pricing for two (2) years to the lowest responsive and responsible bidder, Municipal Emergency Services, Inc., and adopt a resolution authorizing the City Manager to execute an agreement with Municipal Emergency Services, Inc.

**Staff Contact:** James Moore, Fire Rescue Chief

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**Background:**

On Thursday, September 2, 2010, the City of Crystal Lake publicly opened and read aloud the bids received for fire equipment pricing for two years beginning October 6, 2010. The lowest responsive and responsible bidder will furnish fire equipment such as hoses, nozzles, axes, hand tools, and other fire equipment purchased throughout the year by the Fire Rescue Department. Prices for each individual item bid were evaluated for compliance and compared against the other bidders.

The Fire Rescue Department has competitively bid equipment as annual equipment costs may exceed \$10,000 over the budget year. Two years ago, a similar agreement was approved by the City Council. Approval of this bid provides for cost savings as market fluxions are avoided, and provides for volume pricing due to the competitive bid process.

The Fire Rescue Department compared the pricing package submitted by each bidder. Only one vendor, Illinois Fire Store, did not bid on all items. To accurately compare the bid submittals, the items not bid on by Illinois Fire Store (four items) were removed from the other two bidder's pricing package. Listed below is a comparison of pricing:

BIDDER	Original Bid
Municipal Emergency Services, Inc. Washington, IL	\$ 10,699.50 ✓
Air One Equipment, Inc. South Elgin, IL	\$ 11,299.50
Illinois Fire Store Amboy, IL	\$ 12,322.15

✓ Indicates recommended lowest responsive and responsible bidder

**Recommendation:**

The City Manager's Office and the Fire Rescue Department have reviewed all bids received for completeness and accuracy in accordance with the invitation to bid document. The Fire Rescue Department staff has verified references and has received positive recommendations.

It is staff's recommendation to award the bid to the lowest responsive and responsible bidder, Municipal Emergency Services, Inc. for two (2) years, beginning October 6, 2010.

There are sufficient funds in the FY 2010/2011 Budget for these items.

**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 City Manager be and he is hereby authorized and directed to execute a two year agreement for the purchase of fire equipment between the City of Crystal Lake and Municipal Emergency Services, Inc. in accordance with the submitted bid.

DATED this 5<sup>th</sup> day of October, 2010

CITY OF CRYSTAL LAKE, an  
Illinois municipal corporation,

By: \_\_\_\_\_  
MAYOR

SEAL

ATTEST

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

PASSED: October 5, 2010  
APPROVED: October 5, 2010



**Agenda Item No: 21**

**City Council  
Agenda Supplement**

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**Meeting Date:** October 5, 2010

**Item:** Wireless Alarm Network

**Staff Recommendation:**

1. Motion awarding the proposal for the purchase, installation and maintenance of a wireless alarm network to Fox Valley Fire and Safety, amending the 2010-2011 City Budget, and adopting a resolution authorizing the City Manager to execute a contract with the lowest responsible and responsive proposer, Fox Valley Fire and Safety, in the submitted proposal amount with a 10% contingency for justifiable changes.

2. Motion to adopt an ordinance amending Chapters 154, Alarms, 187, Building Code, 251, Fire Code, 241, Fees, and 248, Fines, establishing the installation, maintenance and operations of the Crystal Lake Wireless Alarm Network.

3. Motion to adopt a Resolution authorizing the City Manager to execute a Memorandum of Understanding with Southeast Emergency Communication (SEECOM) for alarm monitoring.

**Staff Contact:** James P. Moore, Fire Rescue Chief

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In May of 2010, the Fire Rescue Department contracted with Fire Safety Consultants, Inc. for the purpose of assisting the City with developing a Request for Proposals (RFP) for a wireless alarm network for fire and police alarm monitoring. On August 9, 2010 an RFP was released for the purchase, installation and maintenance of the Crystal Lake Wireless Alarm Network (CLWAN).

A total of five vendors submitted documentation related to the RFP on August 26, 2010. Three vendors submitted proposal documents, while the other two vendors submitted no bid documents. The City and its consultant reviewed the proposals for completeness. A copy of the consultant's review and recommendation is attached.



Listed below are the results of the proposals received:

<b>Vendor</b>	<b>Total</b>
Fox Valley Fire & Safety Elgin, IL	\$634,155.00 ✓
Chicago Metropolitan Fire Prevention Elmhurst, IL	\$684,860.00
Fire and Security Systems Arlington Heights, IL	\$1,162,109.00
Walter Alarm Service Crystal Lake, IL	No Bid
Inner Security Systems, Inc. Oswego, IL	No Bid

✓ Indicates recommended lowest responsive and responsible bidder.

### **Background**

In a desire to provide prompt, efficient and cost-effective emergency services, the Fire Rescue Department has evaluated the City's present alarm monitoring and seeks to update the technology to a City-owned wireless alarm network. This wireless alarm network would improve service while reducing cost to City of Crystal Lake customers.

Monitoring of alarms can be accomplished in several ways. The two most popular are:

- Remote Station-Direct to fire/police department dispatch
- Central Station-Through third party monitoring who then calls the local fire/police dispatch

Key components of effective fire suppression are early notification and prompt dispatch. SEECOM is a remote station monitoring system. Utilizing wireless technology between the customer and SEECOM, the signal will be transmitted to and received at SEECOM within 6 seconds and emergency crews are immediately dispatched. Without a direct connection to SEECOM (the City's dispatch center), alarm notification and dispatch of firefighters can be delayed up to 15 minutes.

With remote monitoring, the status of all alarms (in service/out of service) is known by the fire department at all times when the alarms are monitored directly by SEECOM. In a central station scenario, the alarm system transmitter has up to 90 seconds per attempt to secure a phone line to reach the central station. Transmission equipment configurations allow up to ten attempts from the business to the central station to secure a phone line (10 attempts x 90 seconds each = 900 seconds or 15 minutes) to send the signal to the central station. Then, the central station will contact the local fire/police dispatch center. With central station monitoring, the status of alarms (in service / out of service) is unknown by the fire department.

Currently, the City of Crystal Lake fire code requires monitoring of fire alarms via a dedicated phone circuit. This requirement is based upon the National Fire Protection Agency (NFPA) Fire Alarm Code 72. A dedicated phone circuit is required to ensure that an activation of an alarm system is immediately received and dispatched. With a dedicated phone circuit, the fire alarm is wired from a place of business to AT&T's switching station and then wired to the Crystal Lake Municipal Complex where it is monitored by SEECOM dispatchers.

While the present technology serves its purpose, it has become outdated based on cost and serviceability. Monthly charges to City of Crystal Lake customers by AT&T are increasing, with the current monthly rate at \$99.51 per month or \$1,194.12 per year (includes taxes). In addition to the \$99.51 phone circuit cost, a business also must pay ADT \$300 a year for maintenance and monitoring of the alarm board. The total annual cost for a business to have their fire alarm monitored is \$1,494.12 per year or \$124.31 per month. The initial connection fees for a business are \$129 for a dedicated circuit by AT&T and \$125 for ADT Municipal Services for connection to the alarm board.

Through their efforts to continuously look for better and more efficient ways to serve the City's customers, the Fire Rescue Department discovered that the present alarm monitoring through dedicated phone circuits has become inefficient when compared to alternative technology, such as a City-owned wireless alarm network. For years, the Fire Rescue Department has known the frustration of trying to help customers with alarm problems when alarm vendors and phone technicians continually blame false alarms on each other.

Phone circuits create problems when a monitored fire alarm is shown to be in a "trouble" condition. The trouble alarm can be caused by a malfunction of the fire alarm system or a drop in voltage on AT&T's equipment. The building owner is obligated to pay their alarm company to diagnose the problem and if the problem is found to be the phone circuit, the owner has to arrange for AT&T to diagnose and repair the problem. Every time an alarm is in trouble, SEECOM must notify the building owner to have the problem corrected, as outlined in NFPA 72. When the condition persists, the Fire Rescue Department must follow-up to ensure that the problem has been corrected.

Many building owners are aware of wireless alarm technology and have called to request that a wireless alarm monitoring system be developed within the City. A list of recent inquiries to the Fire Rescue Department concerning implementation of a wireless network includes:

- Labemi's Restaurant – 109 N. Main St.
- Dukes Alehouse – 110 N. Main St.
- 380 N. Terra Cotta Rd.
- Glencoe – 407 and 413 E. Terra Cotta Ave.
- Villager Apartments – 77 and 81 S. Williams St.
- Mid America Vacuum – 6211 Northwest Hwy.
- The Commons – 6120 Northwest Hwy.
- The Dartmoor Center – 1204 McHenry Ave.
- Charles River Development – numerous locations

### **Wireless Alarm Network**

For the past few years, the Fire Rescue Department has worked to effectively manage its resources. A component of efficient resource management is an evaluation of responses to activated fire, trouble and supervisory trouble alarms. Multiple situations where the dedicated phone circuit was the cause of the activation have been found. The reduction of false alarms reduces risk to the City and additional costs to the business community.

The proposed solution is to create the Crystal Lake Wireless Alarm Network (CLWAN). The proposed system improves life safety, is cost effective and has the ability to generate revenue for the City of Crystal Lake, once the system is paid for. The system can also be used to monitor security alarms in conjunction with fire alarms or as a stand-alone security alarm monitoring system. The wireless system is easily expanded to allow subscribers from other jurisdictions to use the CLWAN, thus creating additional revenue. The wireless system also makes it easy for new subscribers to have their alarm systems added to the network without having to wait for AT&T to install a dedicated phone circuit. The system can be expanded for use by law enforcement and public works agencies.

The benefits of the CLWAN monitored by SEECOM are many, and include:

- Immediate activation to dispatch of fire suppression companies.
- Decreased the number of false activations caused by voltage problems in the phone circuits that are currently being monitored.
- Increased reliability, allowing a business owner to have the wireless transmission system diagnosed and problem corrected in an efficient manner by the City's alarm vendor, rather than a third party like AT&T.

Finally, the CLWAN will be developed with savings to City of Crystal Lake customers in the business community. The completed system will be purchased from the approved bidder. When the system is complete, the building owner will pay the City of Crystal Lake for monitoring services. All costs to our customers will be fixed through May 2013, as approved through the bidding process.

The proposed ordinance will require all alarm signals monitored by a private company to be transmitted to receiving equipment housed by the City of Crystal Lake. Those alarms currently monitored by SEECOM through ADT's alarm board will be converted by Summer 2011. Additionally, alarms monitored by private companies will need to eventually be monitored through CLWAN. Sprinkler systems monitored by private companies will need to be converted by March 18, 2012 and fire alarm systems monitored by private alarm systems will need to be converted to CLWAN by March 18, 2016.

The table below illustrates the cost savings Crystal Lake customers would realize by switching from present ADT/AT&T alarm monitoring to the proposed CLWAN.

<b>Agency</b>	<b>Cost per month</b>	<b>Cost per year</b>
ADT/AT&T	\$124.51	\$1,494.12
City of Crystal Lake	\$80.00	\$960.00
<b>Savings to customers</b>	<b>\$44.51</b>	<b>\$534.12</b>

The table below illustrates a comparison of connection fees for present ADT/AT&T alarm monitoring systems to the proposed CLWAN. First year CLWAN connection fees shall be waived.

Connection Fees	Current	Proposed
ADT	\$125	
AT&T	\$129	
Crystal Lake		\$200
Total	\$254	\$200

The table below provides information concerning wireless alarm monitoring systems in comparable communities.

Community	Wireless	Cost
Algonquin/LITH Fire Protection Dist.	Yes	\$80
Cary Fire Protection Dist.	No	N/A
Gurnee Fire Department	Yes	ADT
Hoffman Estates	Yes	\$110
Huntley Fire Protection Dist.	In-progress	N/A
McHenry Fire Protection Dist.	In-progress	N/A
Woodstock Fire Protection Dist.	Yes	\$90

### Projected Revenue and Expenditures

While working to identify the advantages of a CLWAN, staff analyzed the potential costs and revenue associated with the CLWAN, based upon information we were able to obtain from other communities and present market value. The figures presented below are based upon information received from the bid opening.

#### Projected Revenue

- Monthly: 350 alarms X \$80/alarm = \$28,000
- Annually: \$28,000 (monthly revenue) X 12 months = \$336,000

Revenues vs. Expenditures	FY10/11	FY 11/12	FY 12/13	FY13/14	FY 14/15
Revenue	\$42,000	\$336,000	\$336,000	\$336,000	\$336,000
Expenditures					
SEECOM	\$47,600	\$78,540	\$83,160	\$87,780	\$90,413
Maintenance/Billing	\$30,150	\$31,200	\$32,250	\$33,300	\$33,330
Installation (50)	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
Licensing (annual)	\$2,105	\$2,105	\$2,105	\$2,105	\$2,105
Replacement Fund	\$0	\$10,000	\$10,000	\$10,000	\$30,000
First Year Capital Exp.	\$535,365				
Fund Repayment		\$211,455	\$205,785	\$200,115	\$262
Sub total (Expenditures)	\$617,920	\$336,000	\$336,000	\$336,000	\$158,810
Difference between revenue and expenditures	-\$575,920	\$0	\$0	\$0	\$177,190

Note:

- The revenue and expenditures for FY10/11 are adjusted due to starting this program in the 3<sup>rd</sup> quarter of the fiscal year.
- SEECOM costs are based upon our intent to pay SEECOM directly for monitoring. Without this practice, our business community would have to pay two bills; one to SEECOM for monitoring and one to the City of Crystal Lake for signal transmission.
- As indicated in the projected Revenue and Expenditures table, it is anticipated that the capital outlay for CLWAN will be repaid by the fourth year of the program.

**Stakeholder Feedback**

As part of the planning for this program, Fire Rescue Chief James Moore and Bureau Chief of Fire Prevention Jerry Larsen have met with multiple businesses and groups to discuss the concept and costs of the CLWAN plan. They have received favorable feedback on the CLWAN from these businesses and groups, including:

- City of Crystal Lake Economic Development Committee
- Terra Cotta Office Park Group
- Crystal Lake Chamber of Commerce
  - Board of Directors
  - Business Support Group
  - Crystal Lake Business Network
  - Referral Exchange
  - #1 Referral Exchange
  - Business 2 Business
  - Premier Networks

In addition, Chief Moore has personally met with several business owners that have had questions about their business and the financial impact related to alarm monitoring. In all cases, the CLWAN plan was perceived as a benefit to each business.

**Internal Financing**

It is the intention of the Fire Rescue Department to utilize fund reserve for an internal financing of this project. This allocation will be repaid over four years through a fund repayment from the collected revenue.

A budget amendment for Fiscal Year 2010/2011 is necessary to secure the monies to launch the program. A total budget amendment amount of \$617,920 is needed in this fiscal year to initiate the CLWAN utilizing the fund reserve.

**Ordinance Amendments**

The attached ordinance requires all fire and security alarm systems within the City already directly connected to SEECOM through ADT to instead be connected to SEECOM through the Crystal Lake Wireless Network. In addition, the ordinance requires that any fire alarm currently being monitored by a private vendor must directly connect to SEECOM via the Crystal Lake Wireless Network within five years. The ordinance also sets the monthly monitoring and radio lease costs at \$80 per month and

clarifies provisions of the City Code that are in conflict with the City's wireless alarm network.

**Memo of Understanding for SEECOM Wireless Alarm Monitoring**

This document is an agreement between the City and SEECOM defining responsibility with regard to alarm signals being received on Crystal Lake equipment and then transmitted to SEECOM for dispatching. The agreement requires the City to pay SEECOM a per-month-per-subscriber fee. A similar fee schedule is currently in place and this Memorandum of Understanding formalizes this process. This monthly fee has been included as part of the \$80 monthly fee per wireless subscriber established in the wireless alarm network enabling ordinance.

**Recommendation:**

It is the recommendation of the Fire Rescue Department and the City Manager's Office to award the proposal for the Crystal Lake Wireless Alarm Network to Fox Valley Fire and Safety and to amend the relevant City Code sections to implement the Crystal Lake Wireless Alarm Network. If approved, installation of the Crystal Lake Wireless Alarm Network will initiate in November 2010 with the network fully operational in the summer of 2011.

**Votes Required to Pass:**

Simple majority vote of the City Council.



**DRAFT**

**RESOLUTION**

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a contract for the purchase, installation and maintenance of an alarm monitoring network between the City of Crystal Lake and Fox Valley Fire and Safety in the not-to-exceed amount of \$617,920, with a 10 percent contingency for justifiable additions.

BE IT ALSO RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE to amend the 2010-2011 City Budget and authorize payment in the not-to-exceed amount of \$617,920, with a 10 percent contingency for justifiable additions, to Fox Valley Fire and Safety for the Crystal Lake Wireless Alarm Network.

DATED this 5<sup>th</sup> day of October, 2010

CITY OF CRYSTAL LAKE, an  
Illinois municipal corporation,

By: \_\_\_\_\_  
MAYOR

SEAL

ATTEST

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

PASSED: October 5, 2010  
APPROVED: October 5, 2010



**DRAFT**

**AN ORDINANCE AMENDING THE RULES GOVERNING FIRE ALARM AND SECURITY SYSTEMS, AND CONNECTION TO THE CRYSTAL LAKE WIRELESS ALARM NETWORK (CLWAN) INCLUDING SCOPING, INSTALLATION, TRANSMISSION OF SIGNALS, MAINTENANCE OF SYSTEMS, REGISTRATION OF SYSTEMS, AND FALSE ALARM FEE REGULATIONS.**

WHEREAS, the City of Crystal Lake requires the owners of certain buildings and properties to install fire alarm systems for fire protection purposes which transmit automated alarm signals to a remote supervising station; and

WHEREAS, other owners of property within the City of Crystal Lake install burglar and hold-up alarm systems to protect against unlawful entry into their buildings, which systems result in automated emergency transmissions; and

WHEREAS, the Corporate Authorities of the City of Crystal Lake have determined that in order to promote alarm system efficiency and alarm system operations, and in the interest of improving public safety and welfare, that a wireless alarm network is the preferred method to initiate the dispatch of municipal police and fire services; and

WHEREAS, wireless transmission of activated automated emergency alarms is a more cost effective and viable means of transmitting signals from activated emergency alarms than the current system; and

WHEREAS, the City has determined it can reduce property owners' costs for the transmission of automated alarm systems by having wireless connection to the City's remote supervising station; and

WHEREAS, the City has concluded that a wireless alarm network will decrease the number of false alarms, resulting from faulty land lines, by as much as thirty percent (30%); and

WHEREAS, the City has entered into a contract with Fox Valley Fire and Safety for the purpose of providing and maintaining a wireless radio monitoring system that will transmit alarm and trouble signals to the City's remote supervising station via a radio transmitter.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, McHenry County, Illinois, pursuant to its home rule authority, as follows:



SECTION 1: Chapter 154, Alarms of the Code of Ordinances, City of Crystal Lake, Illinois, is hereby replaced in its entirety with the following:

## **ARTICLE I General Provisions**

### **§ 154-1. Fire alarm design and installation.**

Fire alarm systems shall be designed and installed in accordance with the provisions of NFPA 72, the National Fire Alarm Code, 2007 Edition, the International Building Code (IBC), as required pursuant to Chapter 187, the International Fire Code (IFC) as required pursuant to Chapter 251 and this ordinance. Devices, appliances and equipment shall be listed and approved for the purpose for which they are installed.

### **§ 154-2. Security system defined.**

"Security system" will be defined as an assembly of equipment designed and installed to signal the presence of a hazard, unauthorized entry, burglary, robbery, duress, or other circumstance requiring urgent attention to which police personnel are expected to respond, but shall not include such a device(s) installed in motor vehicles.

### **§ 154-3. Fire alarm and detection system required.**

An approved fire alarm and detection system shall be provided within the City of Crystal Lake (City) where required by this ordinance and the IBC/IFC and as amended by the City.

### **§ 154-4. Supervision of fire protection systems.**

Where a fire alarm system unit is required in any section of the IBC or IFC to be monitored by an approved supervising station, the primary supervising station shall be the City's dispatch center. Alarm, supervisory (where applicable) and trouble signals shall be transmitted to the City's dispatch center by the Crystal Lake Wireless Alarm Network (CLWAN). The method of connection to the remote supervising station shall be in accordance with Article II of this ordinance. Nothing in this ordinance shall prohibit the use of other supervising station methods as a secondary monitoring method.

- A. Supervision of existing directly connected alarm systems. All existing required fire alarm and security systems connected to the City's remote supervising station by a dedicated phone line as of October 1, 2010, shall convert to the CLWAN on or before March 18, 2011.
- B. Supervision of security systems. Where a security system is supervised directly by the City's remote supervising station, the method of connection shall be in accordance with Article II of this ordinance.
- C. Supervision of nonrequired fire alarm systems. Where a nonrequired fire alarm system is directly connected to the City's remote supervising station, the method of connection shall be in accordance with Article II of this ordinance.

D. Supervision of systems not currently monitored by Crystal Lake remote station. Fire alarm systems not currently monitored by the City's dispatch center shall convert to the CLWAN by the following dates:

- (1) Monitored sprinkler systems shall convert to the CLWAN on or before March 18, 2013.
- (2) Fire alarm systems shall convert to the CLWAN on or before March 18, 2016.

**§ 154-5. Alarm user information.**

On an annual basis, or more frequently if needed, every alarm user shall provide to the City current information about the alarm system and alarm system environment. Updated key holder information is required for any alarm system connected to CLWAN or to a central station. Each alarm user shall provide current information as required by the emergency alarm installation permit. Failure to provide current information is considered a violation of this chapter and subject to fines as specified in the general penalty provisions of the Crystal Lake City Code.

**ARTICLE II**  
**Wireless Alarm Network**

**§ 154-6. Connection method.**

The method of connecting directly to the City's dispatch center shall be by the CLWAN, or other alternate connection means as approved by the Chief of the Crystal Lake Fire Rescue Department. All new fire alarm system control units connected to a CLWAN radio transceiver shall be provided with at least one reverse polarity output, except that fire alarm control panels monitoring supervisory signals (tamper switches, fire pump conditions, etc.) shall be provided with two reverse polarity outputs. All fire alarm control units shall be UL-listed for remote supervising station signaling of manual, automatic, water flow (where applicable) and supervisory (where applicable) signals by the reverse polarity method. For existing fire alarm control units, other listed and supervised methods of connection between the fire alarm control unit and the radio transceiver shall be permitted. A minimum 12-24V filtered DC signal shall be provided from the fire alarm control unit to the radio transceiver.

**§ 154-7. Connection method for security systems.**

The method of connecting a security system to a CLWAN radio transceiver shall be in accordance with the equipment manufacturer's installation instructions and industry standards, subject to the approval by the City.

**§ 154-8. Primary power required.**

The fire alarm contractor, security contractor, or responsible electrical contractor shall provide a 1900 box directly above and within three feet of the fire alarm control unit (or security panel if the radio transceiver is to be used for security system monitoring only). The 1900 box shall house the A/C primary power source for the fire alarm control unit (or security panel). Sufficient additional wire shall be left in the 1900 box to allow for the CLWAN dealer to splice into the A/C conductors to obtain power for the radio. For

existing fire alarm or security system installations, when a 1900 box and A/C primary power source are not provided, other wiring methods may be permitted by the City.

## **§ 154-9. Application process.**

All connections to the CLWAN shall be preceded by an application process. The City shall provide to owners, agents or occupants of buildings within the City and fire district served by either the Crystal Lake Fire Rescue Department or Crystal Lake Police Department, requiring or requesting connection to the CLWAN, forms and contracts which shall be completed and returned to the City prior to the City's approval of the connection of a fire alarm system, or security system, to the CLWAN.

## **§ 154-10. Alarm system monitoring fees.**

- A. The fees for the monthly monitoring of signals are listed in Chapter 241, Fees, of the Code of the City of Crystal Lake.
- B. Connections made to the CLWAN on the first through the 15<sup>th</sup> of the month will be charged the applicable full monthly monitoring fee for the first month of service. Connections made on the 16<sup>th</sup> through the last day of the month will be charged ½ of the applicable monthly monitoring fee for the first month.
- C. The fees may be billed on the following cycle and conditions:
  - (1) Monthly.
  - (2) Quarterly.
  - (3) Semi-annually.
  - (4) Annually.
- D. All fees shall be paid to the City of Crystal Lake.

## **§ 154-11. Temporary monitoring fees.**

During the transition from the hard-wired connection to the CLWAN, existing fire alarm and security systems sending their signals to the City's dispatch center still using a direct-connect phone line may have their systems monitored by equipment operated by the City of Crystal Lake instead of the current provider ADT. When this occurs, the responsible party for the fire alarm or security system will be invoiced by, and shall pay a monthly monitoring fee to the City in the amount of \$25 until such time that the fire alarm or security system signals are being transmitted by the CLWAN, at which time the monthly monitoring fees in § 154-10 shall apply.

## **§ 154-12. Fire/Security systems registration.**

This section shall apply to all fire alarm and security systems connected to the CLWAN. Each fire alarm and security system within the City shall be registered if connected to the CLWAN. Registration of the fire alarm and security systems is intended to provide the City and the City's dispatch center with current information related to the fire alarm and security systems, including, but not limited to, its owner, the responsible party, night/after-hour call information, fire alarm and security system maintenance contractor, and the results of the required annual fire alarm inspection. Each fire alarm and security

system owner shall complete a registration form provided by the City at the time of initial connection to the CLWAN.

**§ 154-13. Initial connection fees.**

When a new fire alarm or security system(s) is connected to the CLWAN, a one-time installation fee, in addition to the system monitoring, shall be paid to the City prior to initial connection to the CLWAN as indicated in Chapter 241, Fees, of the Code of the City of Crystal Lake.

**§ 154-14. Fees waived.**

Installation fees shall be waived for all existing fire alarm and security systems connected to the City's remote supervising station by a dedicated phone line as of October 1, 2010, that convert to the CLWAN on or before October 1, 2011.

**§ 154-15. Network equipment ownership.**

The City is the owner of all equipment associated with the CLWAN. Subscribers to the CLWAN will be provided with a radio transceiver that replaces the traditional phone circuit for connection to the City's remote supervising station. The subscriber, through the monthly monitoring fee, is leasing the radio transceiver from the City.

**§ 154-16. Network equipment installation and maintenance.**

The installation, annual and necessary maintenance, testing, and repair of the radio transceiver at the subscriber's premises will be completed solely by a fire alarm dealer chosen by the City. The City will contract with a single dealer to provide this service. Subscribers to the CLWAN will be advised of the dealer's identity. Subscribers shall allow the City's dealer access to the radio transceiver during normal business hours for all required or necessary installation, annual and necessary maintenance, testing, and repair.

**§ 154-17. Fees associated with radio transceiver installation.**

The City will install the necessary radio transceiver at the subscriber's location at no cost to the subscriber, other than those indicated in § 154-13, Initial connection fees, when a standard installation, as established by the City, can be accomplished by the City's dealer.

**§ 154-18. Maintenance of fire alarm systems.**

All fire alarm systems shall be subject to inspection, testing and maintenance in accordance with the City's adopted fire code. Documented annual test results shall be provided to the City. While the City will repair and maintain its CLWAN equipment, including the radio transceiver at the subscriber's location, it is the duty of the responsible party of the fire alarm system within the premises to provide the required inspection, testing and maintenance at his/her own expense.

**ARTICLE III  
False Alarms**

**§ 154-19. False alarm determination; response.**

- A. For the purpose of this section, there shall be a rebuttable presumption that a fire alarm or security system activation was a false alarm where the City determines that:
- (1) There is no evidence of a fire or other smoke, noxious gas or high temperature on the protected premises that would warrant a call for immediate emergency response; and
  - (2) There is no evidence that violent weather conditions, electrical power failures, transmission line malfunctions, or other extraordinary circumstances beyond the control of the alarm user caused the activation of the alarm.
- B. Response to a trouble fire alarm received through a central station.
- (1) If the Crystal Lake Fire Rescue Department responds to a false alarm and it is determined that the cause of the false alarm was the negligence of the alarm user for failing to contact the City's dispatch center of work being done on the alarm, the alarm user will be subject to a fine as set forth in Chapter 248, Fines.
  - (2) If the Crystal Lake Police Department responds to a false alarm and it is determined that the cause of the false alarm was the negligence of the alarm user for failing to contact the City's dispatch center of work being done on the alarm, the alarm user will be subject to a fine as set forth in Chapter 248, Fines.

**§ 154-20. False alarm fees.**

A false alarm fee is hereby imposed on the responsible party of any alarm system connected to CLWAN, central station or by any other means of notification to reimburse the City for the costs incurred in the response to excessive false alarms. False alarm fees are referenced in Chapter 248, Fines, of the Code of the City of Crystal Lake.

**§ 154-21. No warranties or representations.**

Nothing in this Ordinance shall constitute a representation or warranty that the alarm system or the monitoring of the alarm system will prevent any loss by fire, burglary or otherwise, or that the system will in all cases provide the protection for which it is installed or intended. The City makes no representations or warranties, either expressed or implied, as to any matter whatsoever, including without limitation the condition of the equipment, its merchantability or its fitness for a particular purpose. A subscriber may not rely on any representation or warranties by the City, express or implied, and nothing in this Ordinance or the requirements of this Ordinance shall be deemed to create any express or implied warranty.

**§ 154-22. City not an insurer.**

The City is not an insurer under this Ordinance and the subscriber assumes all risk of loss or damage to the subscriber's premises or contents thereof. The subscriber shall have the right to purchase whatever insurance the subscriber requires in order to protect its property and/or person(s) from injury or the commission of any crime. In addition, this Ordinance does not create any certainty with regard to the response time of any fire department or police department should either or both of these departments be dispatched as a result of a signal being received by the equipment required by this Ordinance. Nothing in this Ordinance waives or releases any and all statutory or common law immunities of the City of Crystal Lake which are specifically reserved.

**ARTICLE IV  
Penalties and Appeals**

**§ 154-23. Penalty.**

Any person, firm, or corporation violating any provision of this chapter or not in compliance with this chapter shall be fined pursuant to Chapter 1, General Provisions, Article II, General Penalty, for each offense, and in accordance with Chapter 248, Fines. Each day that a violation or noncompliance is permitted to exist shall constitute a separate offense.

**§ 154-24. Appeals.**

Any person receiving a notice of violation or noncompliance may appeal the determination. The notice of appeal must be received within 10 days from the date of the notice of violation. Hearing on the appeal before the Administrative Law Judge shall take place within one month from the date of receipt of the notice of appeal.

SECTION 2. That Chapter 241, Fees of the Code of Ordinances, City of Crystal Lake, Illinois, is hereby amended by adding the following:

**§241-45. Crystal Lake wireless alarm network (CLWAN).**

- A. Monitoring fee.
  - (1) Fire alarm system (FAS): \$80.
  - (2) Security alarm system (SAS): \$80.
  - (3) Both FAS and SAS: \$105 (\$80 FAS plus \$25 SAS).
- B. Installation, programming, and connection fee.
  - (1) October 1, 2010 through September 30, 2011: \$0.
  - (2) After September 30, 2011: \$200.
  - (3) Nonstandard installation: \$125 plus vendor hourly rate.
  - (4) Replacement of damaged radio: \$800.
  - (5) Remove subscriber location radio: \$50.
  - (6) Disconnect/Reinstall radio: \$170.

SECTION 3. That Chapter 248, Fines of the Code of Ordinances, City of Crystal Lake, Illinois, is hereby amended by adding the following:

**§248-2. Fines enumerated**

Code Section	Violation	Fine	
		Minimum	Maximum
154-19B	Response to trouble fire alarm received from central station	\$200	\$200

Section 248-2 is amended to update references to Chapter 154. "154-6A" and "154-6B" are updated to refer to "154-20." The entries for § 154-6C and D are repealed.

SECTION 4. That in Chapter 187, Building Code, § 187-2A(26) is deleted and replaced with the following:

(26) Section 903.4.1, Signals, shall be revised as follows:

**903.4.1 Signals.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved remote supervising station as defined in NFPA 72 or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

SECTION 5. That in Chapter 187, Building Code, § 187-2, Additions, insertions and amendments, is hereby amended by adding the following to Subsection A:

(31.1) Section 907.14, Monitoring, is revised as follows:

**907.14 Monitoring.** Fire alarm systems required by this chapter or by the *International Fire Code* or nonrequired systems shall be automatically transmitted to an approved remote supervising station in accordance with NFPA 72. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exceptions:** Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.

2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

SECTION 6. That in Chapter 251, Fire Code, § 251-2, Additions, insertions and amendments, is hereby amended by deleting Subsection A(27) and replacing it with the following:

(27) Section 903.4.1, Signals, is revised as follows:

**903.4.1 Signals.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved remote supervising station as defined in NFPA 72 or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

SECTION 7. That in Chapter 251, Fire Code, § 251-2, Additions, insertions and amendments, is hereby amended by adding the following to Subsection A:

(32.1) Section 907.15, Monitoring, is revised as follows:

**907.15 Monitoring.** Fire alarm systems required by this chapter or by the *International Building Code* or nonrequired systems shall be automatically transmitted to an approved remote supervising station in accordance with NFPA 72. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exception:** Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

SECTION 8. All ordinances and parts of Ordinances in conflict with or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict of inconsistency.

SECTION 9. That if any part or portion of this Ordinance shall be declared invalid by court of competent jurisdiction, such invalidity shall not affect the remainder of this Ordinance.



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SECTION 10. This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form as provided by law.

SECTION 11. This Ordinance shall be printed and published in pamphlet form by order of the City Council of the City of Crystal Lake.

YEAS:

NAYS:

ABSENT:

Passed and Approved this 5<sup>th</sup> day of October 2010

CITY OF CRYSTAL LAKE, an Illinois  
Municipal Corporation

BY: \_\_\_\_\_  
Aaron T. Shepley, Mayor

SEAL

ATTEST:

\_\_\_\_\_  
Nick Kachiroubas, City Clerk



DRAFT

A RESOLUTION AUTHORIZING THE EXECUTION OF MEMORANDUM OF UNDERSTANDING WITH SOUTHEAST EMERGENCY COMMUNICATIONS (SEECOM) FOR ALARM MONITORING

WHEREAS, the City of Crystal Lake, McHenry County, Illinois ("City") is an Illinois Home Rule municipality pursuant to provisions of Article VII, Section 6, of the Illinois Constitution, 1970, and as such the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the subject matter of this resolution pertains to the government and affairs of the City and its residents; and

WHEREAS, the City explored methods to enhance fire alarm monitoring; and

WHEREAS, the City found a wireless alarm network will reduce costs to subscribers, provide enhanced alarm monitoring and reduce redundancy in the provision of alarm monitoring infrastructure; and

WHEREAS, the City is a member of Southeast Emergency Communications (SEECOM); and

WHEREAS, the City has determined it to be in the best interests of the City and its residents to own its own alarm monitoring equipment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Crystal Lake, Illinois, that the City Manager is hereby authorized to sign, and the City Clerk is authorized to attest to a Memorandum of Understanding with Southeast Emergency Communications (SEECOM) for alarm monitoring.

DATED this 5<sup>th</sup> day of October, 2010

CITY OF CRYSTAL LAKE, an  
Illinois municipal corporation,

By: \_\_\_\_\_  
MAYOR

SEAL

ATTEST

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

PASSED: October 5, 2010  
APPROVED: October 5, 2010