



CITY OF CRYSTAL LAKE
AGENDA

CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
February 7, 2012
7:30 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – January 17, 2012 Regular City Council Meeting**
5. **Accounts Payable**
6. **Public Presentation**
The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the city staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against city staff or elected officials are not permitted.
7. **Mayor's Report**
 - a. **Recognition of Prairie Ridge High School Football Team**
8. **Council Reports**
9. **Consent Agenda**
 - a. **14th Annual Woods Creek Feet Meet street closure request.**
 - b. **Crystal Lake Rowing Club waiver of boat sticker requirements and street closure request.**
10. **Knights of Columbus Council 10678 Class 16 Temporary Liquor License request.**
11. **St. Thomas the Apostle Church Class 16 Temporary Liquor License request.**
12. **Walgreen Company, 151 W. Northwest Highway and 315 N. Route 31 – City Code Amendment increasing the number of Class 13 liquor licenses and decreasing the number of Class 15 liquor licenses.**
13. **LaRosita, 131 N. Main Street – City Code Amendment increasing the number of Class 13 liquor licenses.**
14. **Variations and fee waiver for temporary signage during the 2012 road construction projects.**
15. **Bid award and resolution authorizing execution of a contract for the Bryn Mawr Sewer Cleaning and Televising and allowing for a 10 percent contingency.**
16. **Bid award and resolution authorizing execution of a contract for the Bryn Mawr Offsite Sanitary Sewer Manhole Grouting and allowing for a 10 percent contingency.**
17. **Bid award and resolution authorizing execution of an agreement for the purchase of an Aerial Ladder Truck with a contingency of not more than 6% for justifiable modifications.**
18. **Ordinance prohibiting parking on McCullom Street.**

19. **Ordinance providing for the authorization of the allocation of a portion of the proceeds of the Taxable General Obligation Bonds, Series 2009A and Series 2009B of the City of Crystal Lake, to certain other expenditures of the City.**
20. **Resolution referring a proposed text amendment from various provisions of the Unified Development Ordinance to the Planning & Zoning Commission for review.**
21. **Resolution to implement the recommendation made by the Northwest Water Planning Alliance to become a USEPA WaterSense Promotional Partner.**
22. **Stormwater Ordinance Amendments and Recertification Presentation – Discussion Only.**
23. **Crystal Lake 2030 Comprehensive Land Use Plan – Discussion Only**
24. **Council Inquiries and Requests**
25. **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.**
26. **Reconvene to Regular Session.**
27. **Adjourn**

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Brad Mitchell, Assistant to the City Manager, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.



Agenda Item No: 9a

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Woods Creek Feet Meet

Staff Recommendation: Motion authorizing the closure of Alexandra Boulevard from an area west of Dogwood Drive to an area east of Driftwood Lane for the start of the 14th Annual Woods Creek Feet Meet.

Staff Contact: Brad Mitchell, Assistant to the City Manager

Background:

The Woods Creek Feet Meet Committee is requesting the closure of Alexandra Boulevard from an area west of Dogwood Drive to an area east of Driftwood Lane for the start of the 14th Annual Woods Creek Feet Meet 1M/5K Event to be held on Sunday, April 29, 2012. The 1-Mile Walk/Run begins at 8:00 a.m. and the 5K Walk/Run begins at 8:30 a.m. The City Council approved a similar request last year.

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

- 1) The volunteers for both races carry cellular phones or radios to contact 911 in case of an emergency. Volunteers are not to direct traffic.
- 2) The Woods Creek Feet Meet Committee shall coordinate with the Crystal Lake Police Department regarding assistance during the event.
- 3) "Race In Progress" signs must be posted a minimum of two days prior to the event.
- 4) City-owned barricades must be used to block off the street closure sections. The petitioner must complete and submit a Barricade Borrowing Application.
- 5) The petitioner must send a notice to all affected property owners along Alexandra Boulevard.
- 6) Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should

be available to remove barricades to allow emergency vehicles on the roadway, if necessary.

- 7) Local traffic access to Alexandra Boulevard must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
- 8) All debris created by the event shall be cleaned up during and after the event.
- 9) Petitioner must adhere to the required City insurance provisions for the use of City-owned property by providing a certificate of insurance naming the City as additional insured, and sign the required Indemnity/Hold Harmless agreement.
- 10) Any additional permits or requests for signage shall be made through the Engineering and Building Department.
- 11) In the case of inclement weather, an alternate date can be approved by the City Manager.

It should be noted that in past years, the City Council has approved the closure of this portion of Alexandra Boulevard for the start of the event and has not required the school to pay for the police officers assisting with the race.

The petitioner has agreed to meet these conditions. The letter requesting approval for the closure of Alexandra Boulevard, information regarding the courses and safety precautions, maps of both courses, and a map indicating the portion of the street to be closed, have been attached for City Council consideration.

Votes Required to Pass:

Simple majority vote of the City Council



Agenda Item No: 9b

**City Council
Agenda Supplement**

- Meeting Date:** February 7, 2012
- Item:** Crystal Lake Rowing Club Waiver of Boat Sticker Requirements and Street Closure Request
- Staff Recommendation:** City Council Discretion
1. Motion to waive boat sticker requirements for rowing shells and regatta motorboats for the Greater Chicago Area Junior Rowing Championships Regatta to be held on Saturday, May 5, 2012 and other scrimmages/races on dates approved by the Park District.
 2. Motion to approve the closure of Lake Shore Drive between the Main Beach boat ramp entrance and Dole Avenue from 6:00 a.m. to 6:00 p.m. for the Greater Chicago Area Junior Rowing Championships Regatta to be held on Saturday, May 5, 2012.
- Staff Contact:** Brad Mitchell, Assistant to the City Manager
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Background:

The Crystal Lake Rowing Club is requesting a waiver of boat sticker requirements for rowing shells and regatta motorboats used by visiting rowing clubs during the Greater Chicago Juniors Rowing Championship Regatta to be held on Saturday, May 5, 2012, as well as other scrimmages/races on dates approved by the Park District. The City Council approved a similar request last year.

Additionally, the Crystal Lake Rowing Club must receive approval from the Crystal Lake Park District and Village of Lakewood for the hosting of the Greater Chicago Area Junior Rowing Championships Regatta. The Crystal Lake Rowing Club will provide letters to the City confirming these approvals.

The Crystal Lake Rowing Club is not requesting a change to wake/no-wake restrictions, as the event is scheduled prior to when such restrictions are in effect (Memorial Day weekend through Labor Day weekend).

In addition, the Crystal Lake Rowing Club is requesting the closure of Lake Shore Drive between the Main Beach boat ramp entrance and Dole Avenue from 6:00 a.m. to 6:00 p.m. for the Greater Chicago Area Junior Rowing Championships Regatta to be held on Saturday, May 5, 2012. This will allow clubs to leave their trailers near the beach to unload and load boats as necessary during the event. The request is being made based on past years when this portion of Lake Shore Drive was used to unload and load boat trailers, as it was too wet to bring the boat trailers into Main Beach. The City Council approved a similar request last year.

Also, the Crystal Lake Rowing Club has asked that an ambulance from the Crystal Lake Fire Rescue Department be on standby for the Greater Chicago Area Junior Rowing Championships Regatta on Saturday, May 5, 2012. The ambulance will not be dedicated to the event. The ambulance will be responsible for answering other emergency calls. The Crystal Lake Fire Rescue Department has approved the request. This request was approved for last year's regatta.

City staff has reviewed the petitioner's request and does not have concerns regarding the waiver of the boat sticker requirements, providing the following conditions are met:

- 1) The Crystal Lake Rowing Club shall provide the City with letters from the Crystal Lake Park District and the Village of Lakewood indicating their approval.
- 2) City-owned barricades must be used to block off the street closure sections. Barricades shall be placed to allow access to existing crosswalks. The petitioner must complete and submit a Barricade Borrowing Application.
- 3) The petitioner must send a notice to all affected property owners along Lake Shore Drive.
- 4) Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway, if necessary.
- 5) Local traffic access to Lake Shore Drive must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
- 6) All debris created by the event shall be cleaned up during and after the event.
- 7) Petitioner must adhere to the required City insurance provisions for the use of City-owned property by providing a certificate of insurance naming the City as additional insured, and sign the required Indemnity/Hold Harmless agreement.
- 8) The Crystal Lake Rowing Club will coordinate with the Crystal Lake Fire Rescue Department regarding the standby ambulance request at the Greater Chicago Area Junior Rowing Championships Regatta.

- 9) Any additional permits or requests for signage shall be made through the Engineering and Building Department.
- 10) Access for fire apparatus to launch rescue boats at the Main Beach boat launch must be maintained in the event of an emergency.
- 11) The Crystal Lake Rowing Club will provide two safety boats.
- 12) Access to the overflow parking area should be made from Country Club Road, not Lakeshore Drive.
- 13) In the case of inclement weather, an alternate date can be approved by the City Manager.

Attached for your information is the letter from the Crystal Lake Rowing Club requesting the waiver of the boat sticker requirements for the Greater Chicago Junior Rowing Championships Regatta, as well as other scrimmages/races on dates approved by the Park District, and the closure of Lake Shore Drive between the Main Beach boat ramp entrance and Dole Avenue for the Greater Chicago Area Junior Rowing Championships Regatta to be held on Saturday, May 5, 2012.

The applicant has been made aware of these recommended conditions and advised to attend the February 7, 2012 City Council meeting.

Votes Required to Pass:

Simple majority vote of the City Council



Agenda Item No: 10

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Temporary Liquor License – Knights of Columbus Council #10678

Staff Recommendation: Motion to approve issuance of a Class “16” Temporary Liquor License to the Knights of Columbus Council #10678

Staff Contact: George Koczwar, Deputy City Manager

Background:

The City has received a request from the Knights of Columbus Council #10678 for the issuance of a Class “16” Temporary Liquor License in order to sell beer and wine at their St. Patrick’s benefit dinner/auction being held at the St. Elizabeth Ann Seton Church Community Center, located at 1023 McHenry Avenue, on March 10, 2012 from 5:00 p.m. to 10:00 p.m.

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: 11

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

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

Staff Recommendation: Motion to approve issuance of a Class “16” Temporary Liquor License to St. Thomas the Apostle Church

Staff Contact: George Koczwar, Deputy City Manager

Background:

The City has received a request from St. Thomas the Apostle Church for the issuance of a Class “16” Temporary Liquor License in order to sell beer and wine at their Parish Dinner being held at the Oak Street Church Community Center, located at 451 W. Terra Cotta Avenue, on February 17, 2012 from 6:00 p.m. to 10:00 p.m.

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: 12

**City Council
Agenda Supplement**

Meeting Date:

February 7, 2012

Item:

City Code Amendment to Increase the Number of Class "13" Liquor Licenses – Applicant: Walgreen Company, 151 W. Northwest Highway and 315 N. Route 31.

Staff Recommendation:

Council Discretion:

- (1) Motion to adopt an ordinance increasing the number of Class 13 Liquor Licenses from the current permitted 18 licenses to 20 licenses and eliminating the applicant's current Class 15 liquor licenses upon issuance of the new Class 13 liquor licenses.
- (2) Motion to deny the petitioner's request.

Staff Contact:

George Koczwarra, Deputy City Manager

Background: The City has received a request from Walgreens to change the Class 15 liquor license currently held by their stores located at 151 W. Northwest Highway and 315 N. Route 31 to a Class 13 liquor license classification. The current Class 15 liquor license allows the retail sale of beer and wine in packages only but not for consumption on the premises where sold. The requested new Class 13 liquor license classification would allow the sale of alcoholic liquors on the premises specified in the license in packages only but not for consumption on the premises where sold.

Section 329-5-M of the City Code permits the issuance of a Class 13 liquor license for the sale of alcoholic liquors on the premises specified in the license in packages only but not for consumption on the premises where sold between the hours of 7:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday, Friday and 7:00 a.m. Saturday and 2:00 a.m. Sunday and 7:00 a.m. Sunday and 2:00 a.m. Monday. A class B type restaurant may be located on the premises.

Both Walgreens locations were first issued a liquor license (Class 15) during the 2010/2011 license period. There have been no liquor license violations at either location to date.

The following establishments currently hold a Class 13 liquor license: 7-Eleven (Terra Cotta) Cardinal Wine & Liquors, Citgo Convenience Store, Convenient Food Mart, Cost Plus World Market, Crystal Lake Food & Liquor, CVS Pharmacy, Dominick's Finer Foods, Fresh Market, General Store, Joseph's Marketplace (pending issuance), Oak Street Food & Liquor, Open Pantry/Shell, Osco Drug, Sam's Club, Target, Teddy's Liquors, and Wal-Mart.

Votes Required to Pass:

Simple majority



Agenda Item No: 13

**City Council
Agenda Supplement**

Meeting Date:

February 7, 2012

Item:

City Code Amendment to Increase the Number of Class "13" Liquor Licenses – Applicant: LaRosita of Mezos Group, Inc., 131 N. Main Street

Staff Recommendation:

- (1) Motion to adopt an ordinance increasing the number of Class "13" Liquor Licenses from the current permitted 20 licenses to 21 licenses.
- (2) Motion to deny the petitioner's request.

Staff Contact:

George Koczwar, Deputy City Manager

Background:

The City has received a request from LaRosita of Mezos Group, Inc., 131 N. Main Street, 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 "13" liquor licenses from the current 20 licenses to 21 licenses.

This location, which previously was LaRosita Grocery Store, held a Class "13" liquor license. However, at the July 20, 2010 Liquor Control Hearing, the Liquor Commissioner, after reviewing the liquor violations committed during the past seven years by the owner of the establishment at that time, ordered that LaRosita Grocery Store must surrender their liquor license and would not be eligible to re-apply for a liquor license for one year from the date of the surrender of their license. Following the surrender of LaRosita's liquor license, the City decreased by one the number of available Class "13" liquor licenses, eliminating the license held by LaRosita Grocery Store, to ensure there were no open licenses not currently being used by a licensed establishment. At the end of the one-year period, the owner of LaRosita Grocery Store did not request reinstatement of their liquor license.

The store is now under new ownership. The new owner, LaRosita of Mezos Group, Inc. is requesting that the City Council consider the creation of a Class "13" liquor license for their use at this location.

Section 329-5-M of the City Code permits the issuance of a Class "13" liquor license for the sale of alcoholic liquors on the premises specified in the license in packages only but not for consumption on the premises where sold between the hours of 7:00 a.m. and 1:00 a.m. Monday,

Tuesday, Wednesday, Thursday, Friday; 7:00 a.m. Saturday and 2:00 a.m. Sunday; and 7:00 a.m. Sunday and 2:00 a.m. Monday. A Class B type restaurant may be located on the premises.

The new owner of LaRosita is not licensed to sell alcohol at any other establishments in the City of Crystal Lake.

Other current holders of a Class "13" liquor license are 7-Eleven (Terra Cotta), Cardinal Wine & Liquors, Citgo Convenience Store, Convenient Food Mart, Cost Plus World Market, Crystal Lake Food & Liquor, CVS Pharmacy, Dominick's Finer Foods, Fresh Market, General Store, Joseph's Marketplace (pending issuance), Oak Street Food & Liquor, Open Pantry/Shell, Osco Drug, Sam's Club, Target, Teddy's Liquors, and Wal-Mart.

Votes Required to Pass:

Simple majority



Agenda Item No: 14

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Variations for temporary signage during the 2012 road construction projects.

Recommendation: City Council discretion
a) Motion to approve the variations and fee waiver for the temporary marketing signage for the businesses affected during the 2012 road construction projects.
b) Motion to deny the request.

Contact: Michelle Rentzsch, Director of Planning & Economic Development
Rick Paulson, Building Commissioner

Background: The 2012 construction season will consist of multiple roadway improvement projects throughout Crystal Lake; namely, Pingree Rd and Congress Pkwy; Route 176 and Walkup Rd; Routes 176 and 31; and Route 14 from Crystal Lake Ave to Lucas Rd. Typically, road construction projects of any duration can have a deleterious effect on the businesses located within the construction zone, as customers may sometimes avoid these constructions zones altogether.

Based on the City's experiences with 2011's construction projects, the following variations are requested to help offset the impact of the 2012 construction projects on Crystal Lake businesses. City staff would work with the businesses to educate them about these marketing opportunities and assist them in obtaining permits for the banners.

1) Due to the construction projects, the following temporary signage is permitted for the duration of the respective construction projects:

- A. Banners of various sizes not to exceed 32 square feet. No more than 2 per property or 1 per tenant.
- B. Tents for special events or savings promotions.

2) Before each marketing piece is utilized, work with staff on obtaining permits (no associated permit fees) and finding the best location, relative to the objectives of each marketing piece.

Other Marketing Efforts

For the Council's information, other marketing efforts will be implemented, which include:

- ✓ Future City newsletters will feature articles about these road construction projects and the importance of frequenting the businesses during construction.

- ✓ Channel 17 will have information about the road construction projects and encourage residents to patronize the businesses during construction.
- ✓ A notice is provided on the home page of the City's website, asking people to visit the City's fine businesses during road construction projects.

Votes Required to Pass: A simple majority vote.



Agenda Item No: 15

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Bryn Mawr Offsite Sanitary Sewer Cleaning and Televising Bid Award

Staff Recommendation: Motion to award the Bryn Mawr Sewer Cleaning and Televising bid to the lowest responsive and responsible bidder, Visu-Sewer of Illinois, LLC, in the bid amount of \$14,402.25, and adopt a resolution authorizing the City Manager to execute the contract with Excavating Concepts, Inc., and allowing for a 10 percent contingency.

Staff Contact: Victor C. Ramirez, Director of Public Works

Background:

On January 30, 2012, bids received for the Bryn Mawr Offsite Sanitary Sewer Cleaning and Televising were opened and publicly read. The City received five bids and the results are tabulated below.

<i>Firm</i>	<i>Amount of Bid</i>
Visu-Sewer of Illinois, LLC ¹ Bridgeview, IL	\$14,402.25
National Power Rodding Corp. Chicago, IL	\$19,618.20
American Hydro Services, Inc. Franksville, WI	\$21,153.55
R.A. Mancini, Inc. Prairie Grove, IL	\$35,297.50
Sheridan Plumbing and Sewer, Inc. Burr Ridge, IL	\$52,631.25

¹ Indicates Recommended Lowest Responsive and Responsible Bidder

The Bryn Mawr Offsite Sanitary Sewer Cleaning and Televising consists of cleaning and televising 7,785 feet of sanitary truck sewer between the Bryn Mawr subdivision and the lift

station on Briarwood Road. The cleaning and televising may reveal additional deficiencies that need to be addressed.

This work was identified on a City punch list of incomplete items for which the developer is responsible. The City has tried to work with the developer to remedy this issue, but the developer has been non-responsive. The City put the developer on notice that if the issues were not corrected, the City would draw on the letter of credit and proceed to have the work completed. The developer still did not respond.

The City sent a notice of the bid to several different contractors and standard bid advertisement procedures were followed. The City will liquidate part of the developer's letter of credit to fund this project.

Votes Required to Pass:

Simple majority

DRAFT



The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the contract with Visu-Sewer of Illinois, LLC, for the Bryn Mawr Offsite Sanitary Sewer Cleaning and Televising in the amount of \$14,402.25. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance.

DATED this Seventh of February, 2012.

CITY OF CRYSTAL LAKE, an Illinois
Municipal Corporation

BY: _____
Aaron T. Shepley, Mayor

ATTEST:

Nick Kachiroubas, City Clerk

PASSED: February 7, 2012

APPROVED: February 7, 2012



Agenda Item No: 16

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Bryn Mawr Offsite Sanitary Sewer Manhole Grouting

Staff Recommendation: Motion to award the Bryn Mawr Offsite Sanitary Sewer Manhole Grouting bid to the lowest responsive and responsible bidder, Kim Construction Co., Inc., in the bid amount of \$35,630.00, and adopt a resolution authorizing the City Manager to execute the contract with Excavating Concepts, Inc., and allowing for a 10 percent contingency.

Staff Contact: Victor C. Ramirez, Director of Public Works

Background:

On January 30, 2012, bids received for the Bryn Mawr Offsite Sanitary Sewer Manhole Grouting were opened and publicly read. The City received four bids and the results are tabulated below.

<i>Firm</i>	<i>Amount of Bid</i>
Kim Construction Co., Inc ¹ Steger, IL	\$35,630.00
Visu-Sewer of Illinois, LLC Bridgeview, IL	\$50,800.00
National Power Rodding Corp. Chicago, IL	\$80,164.00
Rawson Contractors, Inc. Sussex, WI	\$129,500.00

¹ Indicates Recommended Lowest Responsive and Responsible Bidder

The Bryn Mawr Offsite Sanitary Sewer Manhole Grouting consists of grouting and sealing 23 precast, offsite manholes along Route 176 between the subdivision and the lift station on Briarwood Road. The grouting and sealing will help extraneous water from leaking into the manholes.

This work was identified on a City punch list of incomplete items for which the developer is responsible. The City has tried to work with the developer to remedy this issue, but the developer

has been non-responsive. The City put the developer on notice that if the issues were not corrected, the City would draw on the letter of credit and proceed to have the work completed. The developer still did not respond.

The City sent a notice of the bid to several different contractors and standard bid advertisement procedures were followed. The City will liquidate part of the developer's letter of credit to fund this project.

Votes Required to Pass:

Simple majority

DRAFT



The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be authorized to execute the contract with Kim Construction Co., Inc., for the Bryn Mawr Offsite Sanitary Sewer Manhole Grouting in the amount of \$35,630.00. The City Manager is additionally authorized to approve up to 10 percent in justifiable contract amendments from a contingency allowance.

DATED this Seventh of February, 2012.

CITY OF CRYSTAL LAKE, an Illinois
Municipal Corporation

BY: _____
Aaron T. Shepley, Mayor

ATTEST:

Nick Kachiroubas, City Clerk

PASSED: February 7, 2012

APPROVED: February 7, 2012



Agenda Item No: 17

**City Council
Agenda Supplement**

Meeting Date:

February 7, 2012

Item:

Aerial Ladder Truck Replacement

Staff Recommendation:

Motion to award the bid for the purchase of an Aerial Ladder Truck to the lowest responsive, responsible bidder, Fire Service Inc., and to adopt a resolution authorizing the City Manager to execute an agreement with Fire Service Inc. to purchase an Aerial Ladder Truck for the amount of \$790,243, with a contingency of not more than 6% for justifiable modifications.

Staff Contact:

James Moore, Fire Rescue Chief

Background:

The 2011-2012 fiscal year budget includes funds for the replacement of an Aerial Ladder Truck. Ladder Truck 381 is a specialty, one-of-a-kind vehicle, which is used for rescue from elevated and difficult to reach locations, ventilation of structure fires and elevated large volume water streams. The present Ladder Truck 381 was manufactured by Emergency One in 1988, thus this ladder truck has provided the City with 24 years of service. Unfortunately, the truck has reached its useable life span, as it has had numerous mechanical failures that have placed it out of service for over six months during the past two years. Due to the age of the vehicle, parts have had to be milled, which increases out-of-service time for repairs. As this is a critical piece of equipment, reliability is essential.

During the past 24 years that Ladder Truck 381 has been in service, the National Fire Protection Association (NFPA) has revised its consensus standard for design and function of ladder trucks five times. The new ladder truck will be in compliance with the latest NFPA standard for fire apparatus.

Discussion:

The replacement of this vehicle, while necessary, was not taken lightly by staff, as this is critical rescue apparatus that is expected to last over twenty years and comes at a high purchase price. With this in mind, staff evaluated three options for the replacement of Ladder Truck 381.

1. Refurbish the present Ladder Truck 381.
2. Specify and bid a new Ladder Truck that would meet the current and future needs of the City.
3. Specify and bid a “demonstrator” Ladder Truck.

Refurbish Truck 381

The manufacturer of Ladder Truck 381, Emergency One, has a refurbishment program where they remove the aerial ladder structure from the present ladder truck and place it on a new vehicle. This option would provide us with a vehicle that is NFPA compliant; however, the aerial ladder would remain five cycles out of compliance (1988 standard), and our tip load would be rated at 200 lbs., rather than the 1,000 lbs. we have specified with the new ladder truck.

During the refurbish process, Ladder Truck 381 would be out of service for six months. Emergency One is the only vendor who would do this work due to liability of such a specialized apparatus.

Quote

Manufacturer	Attachment	Price
Fire Service, Inc. – Emergency One	A	\$630,231

Specify a New Ladder Truck

Staff worked with representatives for Emergency Vehicle Response (EVR) to design and specify a ladder truck that would meet the needs of our community for the next twenty to twenty-five years. Emergency Vehicle Response is an independent company that works extensively in the fields of fire apparatus design, accident investigation and emergency driving. Our affiliation with EVR allowed us to develop a comprehensive specification that was not vendor specific.

Utilizing the bid specifications that the City developed with the assistance of EVR, on Friday January 27, 2012, bids were opened for a new aerial ladder truck. Below is the breakdown of bids received:

Bids

Manufacturer	Attachment	Price
Mac’ Fire & Safety – KME	B	\$924,580
Fire Service, Inc. – Emergency One	C	\$958,644
Global Emergency Products - Pierce	D	\$992,411

Demonstrator Ladder Truck

In addition to the new ladder truck specifications, staff also worked with EVR to seek an alternate bid of a “Demonstrator” Ladder Truck. The demo option had base vehicle requirements that were not vendor specific, but met the needs of the Fire Rescue Department. This option did not include some specific features unique to Crystal Lake’s Fire Rescue Department. These features would be added post build, in order to provide consistent service to all incidents.

Below is the breakdown of bids received for a “Demonstrator” unit:

Bids

Manufacturer	Attachment	Price
Fire Service, Inc. – Emergency One	E	✓ \$790,243
Mac’ Fire & Safety – KME	F	\$888,929
Global Emergency Products - Pierce	G	\$916,839

✓ Indicates lowest responsive and responsible bidder

Staff reviewed the bid submitted by Fire Service Inc. and has determined the bid for the “demo” Emergency One Aerial Ladder Truck submitted is the lowest responsive and responsible bidder, while meeting the current and future needs of the Fire Rescue Department. The “Demo” unit would amount to a significant cost savings versus the new ladder truck. The “Demo” unit recommended for purchase is still on the assembly line (30 days from completion), thus allowing the City to purchase a new ladder truck without any miles or hours of operations as a “Demonstrator.”

Recommendation:

The City Manager’s Office, Fire Rescue Department and Fleet Services Division 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, Fire Service Inc., for the purchase of a “Demonstrator” Emergency One Aerial Ladder Truck for the amount of \$790,243 with a contingency of not more than 6% for justifiable modifications. Since the unit is a demo unit, and not exactly specified for City use, there are certain modifications that must be made in order to meet uniform City standards. The modifications include emergency vehicle pre-emption, emergency lighting, siren/air horn, back-up camera, fortified bumper, exhaust extraction, emergency medical compartment, adjustable shelving, internal communication/hearing protection system, and radio/antennas.

There are sufficient funds in the FY 2011/2012 Budget for the purchase of this equipment. Once the Fire Rescue Department takes delivery of the “Demonstrator” ladder truck, the current ladder truck will be auctioned.

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, and the City Clerk is hereby directed to attest, an agreement with Fire Service, Inc. for the purchase of a "Demonstrator" Aerial Ladder Truck in the bid amount of \$790,243 with a contingency of not more than 6% for justifiable modifications.

Dated this 7th day of February, 2012.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: _____
Aaron T. Shepley, Mayor

SEAL

ATTEST:

Nick Kachiroubas, City Clerk

PASSED: February 7, 2012

APPROVED: February 7, 2012



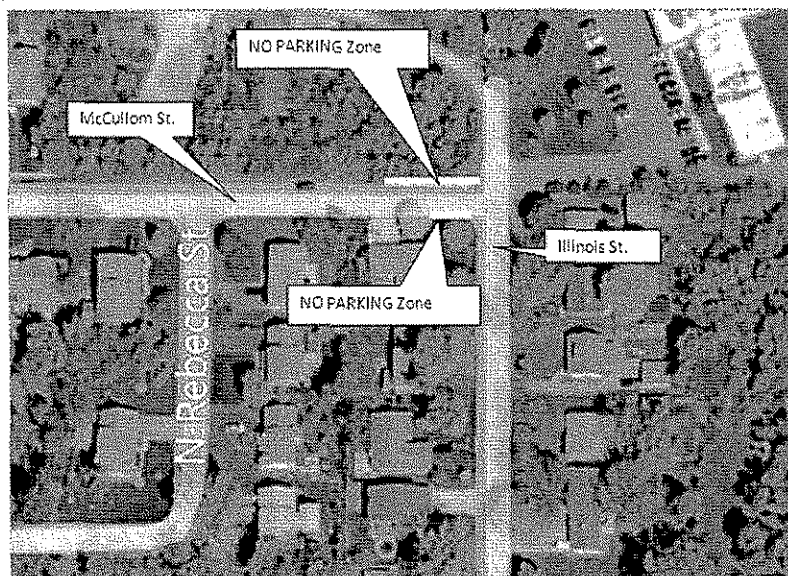
Agenda Item No: 18

City Council Agenda Supplement

<u>Meeting Date:</u>	February 7, 2012
<u>Item:</u>	McCullom Street Parking Restrictions
<u>Staff Recommendation:</u>	Motion to adopt an ordinance prohibiting parking on McCullom Street.
<u>Staff Contact:</u>	Erik Morimoto, Director of Engineering and Building

Background:

Recently, the resident at 328 Illinois Street contacted the City regarding an issue at the corner of Illinois Street and McCullom Street. The resident reported school buses and local delivery trucks are not able to negotiate the turn from northbound Illinois Street to westbound McCullom Street when cars are parked close to the intersection. This forces vehicles to go onto the curb and parkway to make the turn, which damages the curb and parkway. On occasion, parking overflows from the Crystal Pines Nursing Home onto McCullom Street. Semi-trucks making deliveries to the Crystal Pines facility routinely need to turn on McCullom Street and back into the facility, as their site is too small for maneuvering on site.



The City conducted a field observation and confirmed that there is no way to make the turn with the vehicles parked on the street within the proposed restricted parking zones. City staff and City residents, directly affected by this proposed restriction, all agree that restricting parking on the north and south side of McCullom Street, immediately west of Illinois Street, will allow school buses and delivery trucks to make the turn safely and efficiently.

Votes Required to Pass:

Simple Majority of City Council Present

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The City of Crystal Lake Illinois

ORDINANCE

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, as follows

SECTION I: That it shall be unlawful to park any vehicle on the north side of McCullom Street from a point 100 feet west of the centerline of Illinois Street as measured along the centerline of McCullom Street.

SECTION II: That it shall be unlawful to park any vehicle on the south side of McCullom Street from a point 60 feet west of the centerline of Illinois Street as measured along the centerline of McCullom Street.

SECTION III: That any person, firm, or corporation violating any provision of this Ordinance shall be fined in accordance with Chapter 1, Article II providing for General Penalty Provision in the Code of Ordinances of the City of Crystal Lake, Illinois.

SECTION IV: That suitable signs and markers shall be erected.

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

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SECTION VI: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this seventh day of February, 2012.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Aaron T. Shepley, Mayor

SEAL

ATTEST:

Nick Kachiroubas, City Clerk

PASSED: February 7, 2012

APPROVED: February 7, 2012

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: February 7, 2012

Item: Allocation Ordinance

Staff Recommendation: Motion to adopt an Ordinance providing for the authorization of the allocation of a portion of the proceeds of the Taxable General Obligation Bonds, Series 2009A (Build America Bonds—Direct Payment), and the Taxable General Obligation Bonds, Series 2009B (Recovery Zone Economic Development Bonds—Direct Payment), of the City of Crystal Lake, McHenry County, Illinois, to certain other expenditures of the City.

Staff Contact: Mark Nannini, Finance Director
Eric T. Helm, Deputy City Manager

Background:

As the City Council is aware, over the last year, the City has entertained ideas for future amenities at the Three Oaks Recreation Area. Some of these ideas include potential public-private partnerships, which involve the private use of a portion of the park property. In order to provide the City flexibility in choosing future amenities, the City needs to comply with the Federal tax requirements of the bond financing used to construct Three Oaks. To ensure this compliance, the City needs to allocate a portion of the bond proceeds to other City projects. *This allocation of the bond proceeds does not obligate the City to construct any future amenities; it only provides the City flexibility to enter into public-private partnerships for potential future amenities.* Furthermore, the City is not obligated to spend additional future funds or incur extra costs due to the allocation process.

Allocation Process

The City financed the construction of the Three Oaks Recreation Area with two types of bonds: taxable general obligation bonds, series 2009A (Build America Bonds), and the taxable general obligation bonds, series 2009B (Recovery Zone Economic Development Bonds). In order to use these bond proceeds, the City needs to comply with the covenants stipulated in the Tax Compliance Certificate and Agreement executed in connection with the bonds. One stipulation is that the City is limited to using only 5% of the bond proceeds to construct areas that will be used for private operations. Currently, the only private use on the property is the concessions area at the Lake House. The amount spent on the concession area was well below the 5% threshold, so no action was previously required. Since future public-private partnerships are possible, the City needs to allocate a portion of the bond proceeds so that construction on the areas of the recreation area that are designated for private use does not exceed 5% of the bond proceeds. In addition, the City needs to perform this allocation now, because the allocation must be performed within 18 months of the final contractor payment for the construction of the recreation area.

While no decision has been made to pursue additional amenities, City Staff wants to ensure that the City Council has this option available. In order to make this option possible, the City will need to allocate the bond proceeds for two areas of the recreation area that are now being used, or have the future potential to be used, for public-private partnerships. These two areas are the north lake and the concession area of the lake house. City Staff proposes to reclassify the construction cost of these two areas: \$2,519,630 for the north lake slope stabilization and other north lake amenities and \$53,046 for the concession area. The bond funds totaling \$2,572,676 will be allocated to expenditures previously paid by the City from the general fund for road resurfacing and improvements to the City's water filtration system.

Attached, for the Council's review, is the legal opinion of the City's bond counsel Chapman and Cutler LLP and the proposed re-allocation ordinance.

Votes Required to Pass:

Simple majority vote of the City Council.

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ORDINANCE NUMBER _____

AN ORDINANCE providing for the authorization of the allocation of a portion of the proceeds of the Taxable General Obligation Bonds, Series 2009A (Build America Bonds—Direct Payment), and the Taxable General Obligation Bonds, Series 2009B (Recovery Zone Economic Development Bonds—Direct Payment), of the City of Crystal Lake, McHenry County, Illinois, to certain other expenditures of the City.

WHEREAS the City Council of the City (the “*Council*”) adopted on September 15, 2009, Ordinance Number 6505, entitled “An ordinance providing for the issuance of \$17,435,000 Taxable General Obligation Bonds, Series 2009, of the City of Crystal Lake, McHenry County, Illinois, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds” (the “*Bond Ordinance*”); and

WHEREAS the Bond Ordinance authorized the issuance of bonds to fund the cost of constructing the public improvements associated with the Vulcan Lakes recreational project (the “*Vulcan Lakes Project*”) and various water and sewer system improvements including (but not limited to) water main replacements and improvements to the City’s water treatment, pumping control and monitoring system and the rehabilitation of certain water wells (the “*Water and Sewer Project*” and together with the public improvements associated with the Vulcan Lakes Project, the “*Project*”); and

WHEREAS the City issued on September 29, 2009, its Taxable General Obligation Bonds, Series 2009A (Build America Bonds—Direct Payment) (the “*Series 2009A Bonds*”), and its Taxable General Obligation Bonds, Series 2009B (Recovery Zone Economic Development Bonds—Direct Payment) (the “*Series 2009B Bonds*,” and together with the Series 2009A Bonds, the “*Bonds*”); and

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WHEREAS in conjunction with the issuance of the Bonds, the City executed a Tax Compliance Certificate and Agreement, dated September 29, 2009 (the "*Tax Agreement*"), which set forth certain warranties, covenants and representations of the City with respect to the use of Bond proceeds, including certain representations regarding limitations on the use of Bond proceeds in a Private Business Use (as such term is defined in the Tax Agreement); and

WHEREAS the City used a portion of the proceeds of the Bonds on expenditures that paid for the Vulcan Lakes Project, including expenditures that paid for (i) the north slope stabilization of the North Lake and other North Lake improvements at the Three Oaks Recreational Area (the "*Slope Stabilization and North Lake Expenditures*") and (ii) the build-out of the Culver's Restaurant area at the Three Oaks Recreational Area (the "*Culver's Restaurant Expenditures*"); and

WHEREAS the City spent a total of \$2,519,630 of Bond proceeds on the Slope Stabilization and North Lake Expenditures and no more than \$53,046 of Bond proceeds on the Culver's Restaurant Expenditures; and

WHEREAS, in order to comply with the warranties, covenants and representations in the Tax Agreement, the City now desires to reallocate the portion of the Bond proceeds originally allocated to the Slope Stabilization and North Lake Expenditures and the Culver's Restaurant Expenditures to expenditures previously paid by the City from its general fund for road resurfacing (the "*Road Project*") and improvements to the City's TCE water filtration system (the "*Filtration Project*");

NOW THEREFORE Be It Ordained by the City Council of the City of Crystal Lake, McHenry County, Illinois, in the exercise of its home rule powers, as follows:

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Section 1. Incorporation of Preambles. The Council hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

Section 2. Allocation of Bond Proceeds. The Council hereby authorizes the execution of an Expenditure Allocation Certificate, substantially in the same form as set forth as *Exhibit A* hereto, by the Director of Finance/Treasurer of the City, in order to reallocate Bond proceeds spent on the Slope Stabilization and North Lake Expenditures and the Culver's Restaurant Expenditures to expenditures for the Road Project and the Filtration Project.

Section 3. Definition of Project. The definition of Project in the Bond Ordinance shall, in order to ensure that Bond proceeds are spent in accordance with the restrictions set forth in the Tax Agreement, be amended to include the Road Project and the Filtration Project.

Section 4. Future Allocations. The Director of Finance/Treasurer of the City is authorized in the future to execute one or more Expenditure Allocation Certificates or otherwise allocate or reallocate the proceeds of the Bonds to expenditures.

Section 5. Allocations for State Law Purposes. Notwithstanding the allocation of Bond proceeds for Federal tax purposes, the City reserves the right for State law purposes to retain the original allocation of Bond proceeds to expenditures through direct tracing or to make such other allocations for State law purposes as the Council shall determine from time to time.

Section 6. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 7. Repealer. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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Section 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval.

AYES: _____

NAYS: _____

ABSENT: _____

ADOPTED: February 7, 2012

APPROVED: February 7, 2012

Mayor, City of Crystal Lake
McHenry County, Illinois

Recorded In City Records: _____, 2012.

ATTEST:

City Clerk, City of Crystal Lake
McHenry County, Illinois



Agenda Item No: 20

**City Council
Agenda Supplement**

Meeting Date:

February 7, 2012

Item:

Referral of a Text Amendment to the Planning & Zoning Commission from various provisions of the Unified Development Ordinance.

Recommendation:

Motion to adopt a resolution referring the proposed text amendment to the Planning and Zoning Commission for review.

Staff Contact:

Michelle Rentzsch, Director of Planning & Economic Development

Background:

- When the City Council adopted the Unified Development Ordinance (UDO) in 2009, it was intended to be a dynamic document that would be updated periodically. Accordingly, reviews were completed at 6 months and 1 year after the adoption of the Ordinance. Additional text amendments were also approved by the City Council based on Planning and Zoning Commission and staff recommendations.
- The proposed text amendments would address issues observed by staff based on their day-to-day application of the UDO and would simplify the requirements and procedures for businesses and residents.
- The proposed text amendment would alter the following provisions of the UDO:
 - Separation requirements between principal and accessory structures
 - The 6-foot separation between storage sheds and principal structures; is proposed to be eliminated, provided Building and Fire Code requirements are met.
 - Temporary Use Permit requirements
 - To better accommodate the construction work flow, construction and employment trailers are proposed to be approved through the building permit process, as opposed to the Temporary Use Permit requirements.
 - Construction and Grand Opening Signage
 - To better accommodate the need of businesses, additional standard sign packages during (street) construction projects and grand openings are proposed.
 - Approved surface requirements for vehicles
 - Clarify the approved surface requirements for storage of vehicles.

- Sign Variation process
 - To better accommodate the construction work flow as well as the approval process work flow, a change to the Administration section of the UDO is proposed to allow sign variation applications to be submitted to the Planning and Economic Development Department instead of the Building Division.

Votes Required to Pass: A simple majority vote.



Agenda Item No: 21

**City Council
Agenda Supplement**

Meeting Date:

February 7, 2012

Item:

Participation in the EPA WaterSense Program

Staff Recommendation:

Motion to adopt a resolution to implement the recommendation made by the Northwest Water Planning Alliance to become a USEPA WaterSense Promotional Partner.

Staff Contact:

Victor Ramirez, P.E., Director of Public Works

Background:

In September 2010, the Northwest Water Planning Alliance (NWPA) was officially constituted by an Intergovernmental Agreement which brings together five Councils of Government (COGs), representing 80 communities that are predominantly groundwater-dependant, in a cooperative planning effort that targets water planning, conservation, and education of the value of the groundwater and inland surface waters. Since 2011, Public Works Department staff has been participating in NWPA's Technical Advisory Committee (TAC).

The NWPA Executive Committee recently determined that having all agencies become USEPA WaterSense Promotional Partners would be beneficial and reinforce the advocacy of water-use efficiency by residents and businesses. The WaterSense Program focuses on education and awareness as a tool to convey the message of water as a valuable, finite resource. Their campaign touches on the effects of consumers' actions on the water supply through landscaping and irrigation use to the efficiency of products and fixtures that are used in our homes and businesses.

Becoming a promotional partner for the WaterSense Program would essentially be giving the program an endorsement and assisting with the marketing of the program guidelines and procedures to the City's residents and businesses.

Discussion:

As a WaterSense promotional partner, the City's primary responsibilities would be the following:

1. Feature the WaterSense promotional label and partner logo on the City's website.
2. Educate the consumers by providing contact information regarding the program.
3. Encourage eligible constituents to participate as members.
4. Annually provide data to the EPA on the promotional activities that the City took part in.

As part of NWPA's initiative, many area COGs and municipalities will likely be passing resolutions to become WaterSense promotional partners. McHenry County recently completed their first year of participation in this program.

Recommendation:

The Public Works Department recommends that a resolution be passed to participate as a WaterSense promotional partner.

Votes Required to Pass:

Simple majority.

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RESOLUTION

A RESOLUTION TO BECOME A U.S. EPA WATERSENSE PROMOTIONAL PARTNER

WHEREAS, the City of Crystal Lake ("the City") is a member of the Northwest Water Planning Alliance (NWPA), a voluntary partnership formed to address the issues of water supply planning and management in northeastern Illinois; and

WHEREAS, stewardship of the City's water supply through conservation and efficiency is important to the prosperity of the residents and landowners; and

WHEREAS, the United States Environmental Protection Agency (EPA)'s voluntary WaterSense Partnership Program encourages water efficiency by promoting the use of WaterSense labeled products by residents and businesses as well as other water conservation practices to help protect a community's water supply.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager is authorized to execute a Promotional Partnership Agreement with the U.S. EPA WaterSense Program with no cost to the City of Crystal Lake.

DATED this _____ day of _____, 2012.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
MAYOR

SEAL

ATTEST

CITY CLERK

PASSED: _____

APPROVED: _____



Agenda Item No: 22

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Stormwater Ordinance Amendments and Recertification Presentation

Staff Recommendation: City Council Discussion

Staff Contact: Erik D. Morimoto, Director of Engineering and Building

Background:

As a certified community under the McHenry County Stormwater Management Ordinance (SMO), the City can regulate development under its own Crystal Lake Stormwater Ordinance (CLSO). The City is required to petition to the McHenry County Stormwater Committee (MCSC) for recertification every three years. The last recertification audit was completed in 2008. One of the requirements for this recertification is to maintain a stormwater ordinance that is at least as restrictive as the County's SMO. As the County has recently adopted amendments to its SMO, the City is also required to update the CLSO prior to submitting its petition for recertification. A summary of these required and optional amendments is included below:

Amendment		Summary
Wetland Restoration Fund (WRF) (Sec. 595-23)	Required	<ul style="list-style-type: none"> • Allows fees to be collected by MCSC in lieu of wetland mitigation (formalizes WRF policy) • Ensures that these funds are only used to fund activities located fully within McHenry County • WRF payment not permitted if impact is in the same watershed as an existing Wetland Mitigation Bank with credits
Countywide Permits (Sec 595-13) (Sec 595-44)	Optional	<ul style="list-style-type: none"> • Helps simplify and expedite the permit process for specific types of common smaller-scale regulated development • Applicable to projects such as: Utilities, Sidewalks/Patios/Decks, Boardwalks, Shoreline Protection, Small Boat Docks, Fencing, Beach Restoration
Exempted Development (Sec. 595-7)	Required	<ul style="list-style-type: none"> • Clarifies developments exempted from the CLSO as required by FEMA and IDNR • Previous exemptions were out-of-date
Permit Duration for Mining (Sec. 595-12)	Optional	<ul style="list-style-type: none"> • Allows a longer permit term for mining operations (changed from two years to not more than ten years)
Stormwater Management Provisions for Minor Development (Sec. 595-21)	Required	<ul style="list-style-type: none"> • Allows for more stringent requirements for smaller developments if site drainage conditions warrant • Previous City Stormwater Ordinance already included similar language • Amendment will match wording of County ordinance
Floodplain Management Provisions (Sec. 595-22)	Required	<ul style="list-style-type: none"> • Minor typographic error in previous County ordinance • Previous City Stormwater Ordinance already addressed error
Violation and Penalty Remedies (Sec. 595-37) (Sec. 595-38)	Required	<ul style="list-style-type: none"> • Clarifies that the Enforcement Officer has specific legal actions, remedies, and penalties available • Previous ordinance only indicated ability to issue stop work orders
Additional Imperviousness Without Detention on Large Parcels (Sec. 595-21)	Optional	<ul style="list-style-type: none"> • Allows additional impervious area to be permitted without new detention on large parcels with a small overall percentage of imperviousness (such as parks, conservation areas, or farms)

Recommendation:

Staff recommends that all of the amendments listed above be incorporated into the CLSO. The required amendments are necessary for the City to complete its recertification and the optional amendments are customer service enhancements to the ordinance that benefit permit applicants while protecting the interests of the City from a stormwater management perspective.

Votes Required to Pass:

City Council discussion only.



Agenda Item No: 23

**City Council
Agenda Supplement**

Meeting Date: February 7, 2012

Item: Crystal Lake 2030 Comprehensive Land Use Plan

Recommendation: For City Council discussion only.

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

Background:

- The current Comprehensive Land Use Plan was adopted in August of 2001.
- Comprehensive Plans should be generally updated every ten years due to changes in policies, the economy and to ensure that the City's vision remains new and relevant.
- The 2030 Comprehensive Land Use Plan updates the existing Plan sections as well as establishes new sections, which is summarized below.
- The 2030 Comprehensive Land Use Plan has revised goals, actions and success indicators which make tracking goal achievement easier.
- The Planning and Zoning Commission held several public meetings on the draft Comprehensive Plan sections throughout 2010 and 2011.
- Public input boards were located around the City at the Downtown Metra Station, Library, TORA, City Hall and Park District Offices with input surveys related to the text and map elements of the plan.
- A public workshop was held in November on the Comprehensive Land Use Map.
- Staff worked with Chicago Wilderness through their SWAT grant to prepare a Green Infrastructure Vision document. This is included for review and should be adopted concurrently with the Comprehensive Land Use Plan.

The following table provides the current Plan sections in relation to the draft proposed plan.

Current 2020 Comprehensive Plan	New Draft 2030 Comprehensive Plan
History, Overview and Comprehensive Planning Process	Chapter 1 Introduction
Quality of Life – Great Places to Live and Work	Chapter 2 Community Profile Demographics and Quality of Life

Land Use Residential Commerce/Office/Industry Business/Industrial Park Open Space and Natural Resources Public and Semi-Public	Chapter 3 Land Use Residential Commerce Office Industry Open Space Public and Semi-Public
	Chapter 4 Economic Development Revitalize Key Commercial Areas Attract and Retain Businesses Tourism Jobs
	Chapter 5 Housing
Infrastructure Transportation Public utilities Private utilities	Chapter 6 Transportation Roadways Metra Alternative transportation options Transit Oriented Development
Unique Areas Downtown Virginia Street Corridor East Route 14 Corridor Watershed Vulcan Lakes Ridgefield	Chapter 7 Unique Areas Downtown Virginia Street Corridor Three Oaks Recreation Area and surrounding properties
	Chapter 8 Parks and Recreation
Quality of Life – Historic Preservation	Chapter 9 Historic Preservation
	Chapter 10 Northwest Sub-Area Watershed Transportation Utilities Recreation Smart Growth
	Chapter 11 Green Infrastructure Crystal Lake Watershed Upper Kishwaukee River Watershed Sleepy Hollow/Silver Creek Watershed Northeast Fen and Oak stands Three Oaks Recreation Area Crystal Creek
	Chapter 12 Community Facilities

Land Use Map Changes:

There were relatively few changes to the Map with the exception of the introduction of the Mixed Use category for Downtown area and TORA area and the Northwest Area. The Mixed Use category and its definition were introduced in the text and the Map with this update. The definition is:

A mixed-use development provides an integration of retail, office, residential, hospitality, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.

This describes what the B-4 zoning designation permits for downtown land uses and illustrates what the City's vision is for a particularly large redevelopment opportunity adjacent to the Three Oaks Recreation Area. Also discussed at the Planning and Zoning Commission workshop was the possibility of introducing the mixed-use land use for the property east of TORA.

There were multiple changes in the Map for the Northwest area, as the City now has safeguards for development within this environmentally sensitive area with the adoption of the UDO. The current Map for the Northwest area shows a significant amount of rural residential, as that was one way to ensure development that would protect the Crystal Lake watershed. With the adoption of the Watershed Design Manual and the UDO, safeguards exist that would ensure that any development, whether it be residential or commercial, would be built with the highest safeguards in place for the watershed and in the conservation pattern of development.

Decision Points for the Map:

- 1) Given the Council's vision for the Northwest Corridor, is the mix of land uses around the College appropriate?

- 2) Would High Density Residential for student housing around the College be in accordance with the Council's vision for this area?

Votes Required to Pass: No action required.