



The City of Crystal Lake Illinois

**AN ORDINANCE GRANTING A TEXT AMENDMENT AND
SPECIAL USE PERMIT FOR A COMMUNITY AND ART CENTER FOR THE DOLE
AT 401 COUNTRY CLUB ROAD**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-55) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Text Amendment to the Unified Development Ordinance to create a Community and Art Center category and Special Use Permit for a Community and Art Center for The Dole at 401 Country Club Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 30, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on May 15, 2024, which was continued to and completed on July 8, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Text Amendment and Special Use Permit, and

WHEREAS, on July 8, 2024, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing on May 15, 2024 and July 8, 2024 who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Text Amendment and Special Use Permit be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Text Amendment and Special Use Permit be issued as approved by the Planning and Zoning Commission.

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

Section I: That a Text Amendment and Special Use Permit for The Dole at the property commonly known as 401 Country Club Road (19-06-451-004), Crystal Lake, Illinois is hereby approved.

Section II: The Unified Development Ordinance is hereby amended as follows:

Article 2

Section 2-300 Permitted Uses Table

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Community Facilities																		
		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
Community Facilities	Community and Art Center	S	S	S	S												2-400C- 79	

Section 2-400 Limited and Special Use Criteria

C.79. Special Use Permit Criteria specific to Community and Art Center:

1. The subject property must be a minimum of eight acres in area.
2. Office spaces/room rentals may be used for the following uses:
 - a. Instruction in music, musical instruments, home crafts and arts and dance;
 - b. Tutoring;
 - c. Workrooms of dressmakers, seamstresses and tailors;
 - d. Workrooms for home crafts, crafts and trade people, including but not limited to model making, rug weaving, lapidary work and cabinet making;
 - e. Workrooms for culinary arts;
 - f. Limited personal services, including, but not limited to, cosmetology, beauty salon, and barber shop;
 - g. Studios offering professional services including, but not limited to, architects, consultants, physical therapists, counselors, culinary specialists, engineers, insurance agents, lawyers, accountants, urban planners, non-for-profits.;
 - h. Studios of artists, authors, composers, photographers, sculptors.
3. Indoor Live Music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.
4. Outdoor Events:
 - a. Outdoor events must be limited to the areas designated in the approved site plan.
 - b. Amplified music for events cannot occur after 10:00 p.m. due to the adjacent residential neighborhood.
 - c. Outdoor events must end by 11:00 p.m.

- d. Provide annual notification to the City of planned community events to be held in the outdoor areas by March 31st of each year. For community outdoor events that are first planned after March 31st of any year, notification must be given to the City not less than 45 days prior to the event. The notifications of outdoor events shall include a site plan for staff to review the barrier, entrance and exiting setup.
 - e. No more than two outdoor events are permitted per week.
5. Temporary special event parking shall be allowed on a non-approved surface. Additional event parking may be provided offsite through agreements with third parties.

Article 10 Definitions

“Civic Use” (as opposed to “institutional use”) and within the subcategory of “Community facilities”

“Community and Art Center”. A community and art center is a civic use that that serves as a focal point and activity center for the community with an emphasis on visual arts, performing arts, art instruction, horticultural arts, and culinary arts, community outreach and support for local non-profit organizations. These uses may include areas for art exhibits and performance space, as well as studio and office spaces. A community and art center may also provide indoor and outdoor space for community gatherings and events, which may include ancillary banquet uses in connection with such events.

Section III: Said Special Use Permit is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (LeCoque, received 03/05/24)
 - B. Site Plan (Lakeside Legacy Foundation, undated, received 04/25/24)
 - C. 2024 Temporary Parking Map (Hampton, Lenzini and Renwick, dated 04/22/24, received 04/23/24)
 - D. The Dole Traffic Study (Hampton, Lenzini and Renwick, dated 06/27/24, received 07/1/24)
2. Failure to provide notice as detailed in criterion 4 of the special use permit criteria may result in the event being cancelled or a notice of violation being sent. Repeated violations may result in the possible modification or revocation of the Special Use Permit.
3. No more than two outdoor events are permitted per week.

4. The outdoor Farmers Market events and other similar large scale events, shall implement the Traffic Management Recommendations as outlined in the Hampton, Lenzini and Renwick Traffic Study dated June 27, 2024. This plan shall be reviewed annually with City staff.
 - A. The Dole on-site parking (Parking Area #2 and #3) should have at least two parking attendant lanes collecting parking fees to prevent vehicles from queueing onto Golf Road. Additionally, there needs to be a dedicated lane for vehicles leaving the lot as well as a lane for walking pedestrians to separate them from vehicles. These lanes should be a hard surface approved by the City. Lastly, a dedicated attendant should be provided for both areas to assist with management of the lot.
 - B. The Triangle Parking Lot (Parking Area #1) located near Lake Avenue and Country Club Road should have at least two parking attendants to assist with management of the lot.
 - C. The South Elementary School (Parking Area #4) parking lot should be monitored by a parking attendant for vehicles queuing on-site waiting for available parking spots as well as to direct motorists into and out of the lot.
 - D. Additional bicycle accommodations should be made available on the west entrances into the farmers market.
 - E. The Dole staff should monitor the no parking areas surrounding the property to ensure proper enforcement. Additionally, Dole staff should monitor all parking lot areas throughout the event so that any adjustments can be made if necessary.
 - F. A dedicated pick-up/drop-off area should be established along Ringling Road so that no vehicles are stopping on Country Club Road.
 - G. City staff and Lakeside Legacy staff should meet three times each year to discuss traffic management plan expectations (before the season starts), mid-season to review the process, and review observed operations (at the end of the season) and suggest modifications. The petitioner will work with staff on any new mitigation requirements to be followed based on continued traffic analysis.
5. A temporary surface will be permitted for the exit lane on Golf Course Road. The exit must be improved to a paved surface prior to the start of the Farmers Market in 2025.
6. Revise the site plan for the outdoor event spaces based on the recommendation in The Dole Traffic Study, Exhibit 2.
7. Indoor events are permitted for a Community and Arts Center.
8. Large scale community events such as Lakeside Festival are not restricted to the approved site plan but are required to go through the Special Event approval process annually.
9. The petitioner shall address all of the review comments and requirements of Community Development, Public Works and Engineering Departments and the City's approved traffic consultant.

10. The Special Use shall be limited to the current property owner. Sale of the property shall require a new Special Use request.

Section IV: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Text Amendment and Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section V: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 16th day of July, 2024.

City of Crystal Lake, an
Illinois municipal corporation


Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas by Nick Housman, Deputy City Clerk
Nick Kachiroubas, CITY CLERK

Passed: July 16, 2024

Approved: July 16, 2024