#2022-31
150 N. Main Street – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date: March 16, 2022

Request: Special Use Permit Amendment to allow an expanded outdoor seating area.

Location: 150 N. Main Street

Acreage: Approximately 1 acres

Existing Zoning: B-4 Mixed Use Business

Surrounding Properties:

North:	B-4 and R-3B Multi-Family Residential
South:	B-4 and R-3B Multi-Family Residential
East:	B-4 and R-3B Multi-Family Residential
West:	R-3B Multi-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property currently has a Special Use Permit for a Drinking Place.
- During COVID, they received temporary approval for the outdoor seating area. It was well-received by the patrons and the petitioner would like to make it a permanent feature.
- The driveway entrance along Main Street will be closed with the City's Main Street roadway widening project.

Development Analysis:

General

- Request: The petitioner is requesting an Amendment to the Special Use Permit for the outdoor beer garden.
- Zoning: The site is zoned B-4 Mixed-Use Business. This is the appropriate zoning district for this use.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Parking: The existing seating requires 37 parking spaces. The petitioner is adding 62 seats for a total of 86 outdoor seats (includes existing outdoor patio area). This new seating requires an additional 21 spaces. The Downtown is allowed to provide 70% of the required parking, so this site would require 41 spaces. 41 parking spaces are provided.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services, and jobs to the city, as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan, and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Encourage mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow an outdoor seating area. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

    ☐ *Meets* ☐ *Does not meet*

Sidewalk or outdooring seating must comply with the following standards:

1. Outdoor seating areas must be adjacent to and provide direct access to and from the tenant space within the principal structure which the outside seating area serves.

   ☐ *Meets* ☐ *Does not meet*

2. Outdoor seating areas must be located 20 feet from the rear property line if adjacent to residentially zoned properties.

   ☐ *Meets* ☐ *Does not meet*

3. Outdoor seating areas shall not be located in the parking lot landscape islands.

   ☐ *Meets* ☐ *Does not meet*

4. The use of the additional area for outdoor seating will not decrease available parking below that required by the UDO for the food service use.

   ☐ *Meets* ☐ *Does not meet*

5. If outdoor seating areas are located within six feet from driveways, drive aisles and alleys, and within 10 feet from intersections, a sturdy and highly visible barrier shall be provided to protect the seating area.

   ☐ *Meets* ☐ *Does not meet*

6. A minimum of three feet of clear pedestrian passage, free of barriers and street trees, bike racks, lamp posts, sign posts, and any other fixtures or obstructions is required between the seating area and the edge of the sidewalk.

☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (O'Fallon, received 02/22/22)
   B. Outdoor Seating layout (O'Fallon, undated, received 02/22/22)

2. All conditions from Ordinance No.6976 shall remain applicable unless modified by this request.

3. Food trucks are not permitted to use amplified sound on the property.

4. Any music or live performance shall end by 9:00 p.m. Sunday through Thursday and 10:00 p.m. Friday and Saturday. The beer garden outdoor area shall close by 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday.

5. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map


SECOND ST
FIRST ST
SHERMAN ST
GATES ST
N MAIN ST
PRAIRIE ST
RAILROAD ST
ELLSWORTH ST
GRANT ST
BEARDSLEY ST

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: John O'Fallon

Address: 150 N. Main Street
Crystal Lake IL 60014

Phone: 815-354-0250

E-mail: john@crystallakebrew.com

Project Name & Description: CLB Beer Garden Perm. Expansion
Conversion of front parking lot area
into a permanent outdoor beer garden space

Project Address/Location: 150 N Main, CL 60014

Signature

John O'Fallon — Feb 21 22

Owner: Print and Sign name — Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF John O'Fallon

LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by John O'Fallon with JSB P Property LLC, for a Special Use Permit Amendment relating to the following described real estate commonly known as 150 N. Main Street, Crystal Lake, Illinois 60014, PINs: 14-32-431-011, 14-32-431-014, 14-32-431-006, 14-32-431-012.

This application is filed for the purposes of seeking a Special Use Permit Amendment to allow the expansion of a Drinking Place with outdoor beer garden pursuant to Article 2 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday March 16, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on February 26, 2022)1963341

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
John O'Fallon;

AFFIDAVIT

John O'Fallon , being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on March 16, 2022, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on Feb 25, 2022

B. That the posting requirements of the Zoning Ordnance have been complied with by placing the customary public notice sign on the subject property on Feb 28, 2022

(Your Signature)

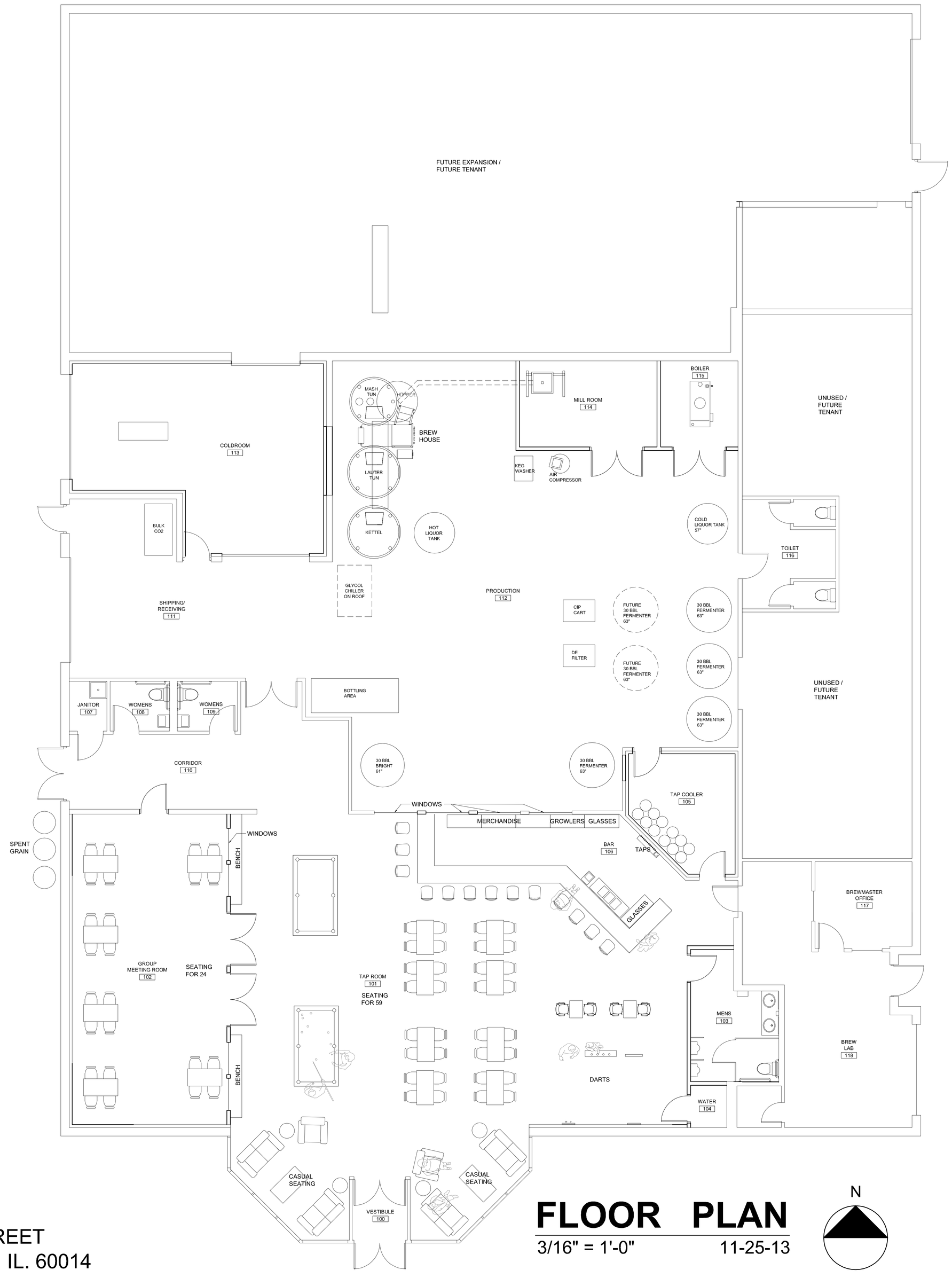
Subscribed and Sworn to me before
This 28 day of February, 2022

Tania J Gomez
Notary Public

OFFICIAL SEAL
TANIA J. GOMEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 24, 2024


NEW HANDICAPPED PARKING STRIPING
9'-0"
9'-0"
HANDICAPPED PARKING SIGNAGE
EXISTING MAIN ENTRANCE/EXIT
TAP ROOM EXIT
EXIST TO REMAIN
EXISTING SIDEWALK
FOOD TRUCK PARKING
40'-11 3/8"
ENTRANCE/EXIT
96'-4"
SIDEWALK
LANDSCAPING
55'-1"
36" H FENCE, TYPICAL
SIDEWALK
BIKE RACK
24'-10 7/8"
SIDEWALK
EXISTING BRICK PAVERS
Bench Table, Seats 4-6
Picnic Table, Seats 4
Barrel Table, Seats 2
Total Seating = 86


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CRYSTAL LAKE BEER COMPANY

150 N. MAIN STREET
CRYSTAL LAKE, IL. 60014

FLOOR PLAN

3/16" = 1'-0" 11-25-13

N

korte architecture
Crystal Lake IL. 60014 ph 815.444.9150 kortearchitecture.com

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ORDINANCE NO. 6976
FILE NO. 440

AN ORDINANCE GRANTING SPECIAL USE PERMITS
AT 150 N. MAIN STREET

WHEREAS, pursuant to the terms of a Petition (File #2013-58) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested the issuance of Special Use Permits to allow a Drinking Place and a beer microbrewery in the B-4 Downtown District for the property located at 150 N. Main Street; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued 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 Special Use Permits be issued to allow a Drinking Place and a beer microbrewery in the B-4 Downtown District for the property commonly known as 150 N. Main Street (14-32-431-006, 14-32-431-011, 14-32-431-012, and part of 14-32-431-005), Crystal Lake, Illinois.

Section II: Said Special Uses are issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (CL Beer Company, received 11/13/13)
   B. Plat of Survey (Vanderstappen, 11/22/2013)
   C. Site Plan (Korte, dated 11/25/13)
   D. Floor Plan (Korte, dated 11/25/13)
   E. Signage (Korte, dated 11/25/13)

2. Site Plan:
   A. Verify ownership of the existing fence located at the northwest corner of the building. Extend this fence screening to First Street.
   B. Provide screening details that meet the UDO for the trash dumpster and the outdoor storage of the spent grain containers.

C. With the curb stops provided, the parking spaces can be shown as 17.5 feet in length. This additional room might allow for another single row of parking to be striped within the center of the main parking area.
D. Provide some landscape screening south of the 5 parking spaces at the SEC of the site.

3. Signage:
A. As additional wall signage is being granted for this building, no freestanding sign is permitted for this property.
B. Via the Special Use Permit approval, the main building wall sign may exceed 75 square feet in area to allow 100 square feet; and the projecting sign may exceed the 9 square feet in area requirement to allow 24 square feet, as shown on the sign plan.
C. The signage for this building shall meet the UDO in every other requirement.

4. 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.

5. Submit a landscaping plan for staff's 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 issuance of a Special Use Permit 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 17th day of December, 2014.

MAYOR

ATTEST:

DEPUTY CITY CLERK

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