REVISED

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

Meeting Date: April 6, 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.
- The original public hearing was held on March 16th and the Commission noted concerns with noise.
- The petitioner has provided revised site plan illustrating the speaker locations.
- Staff has received 18 emails in support of the outdoor patio area.

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.

- Site Plan. The petitioner provided an illustration of the new speakers how they could be at a lower volume and provide coverage of the area, which should reduce any possibility of significant noise being heard off the property.

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)
   C. Speaker layout (O'Fallon, received 03/24/22)

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. The beer garden outdoor area shall close by 10:00 p.m. Sunday-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

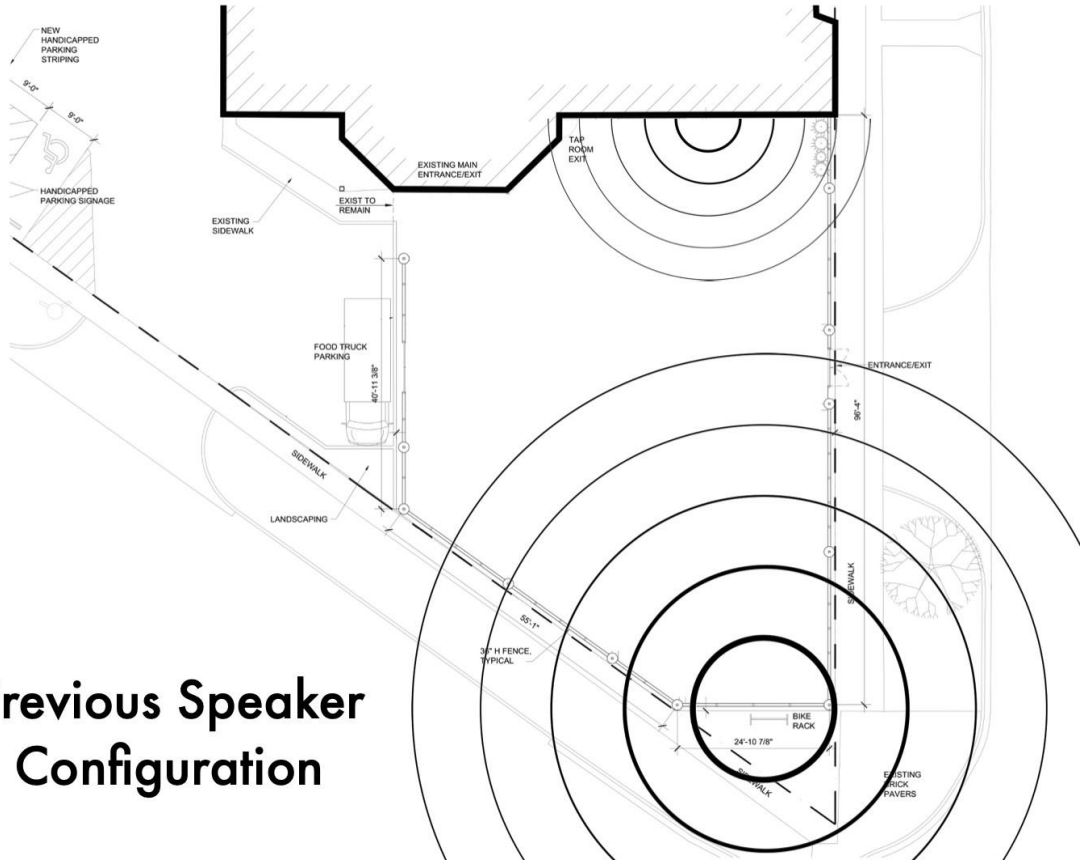
Tania J Gomez
Notary Public

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

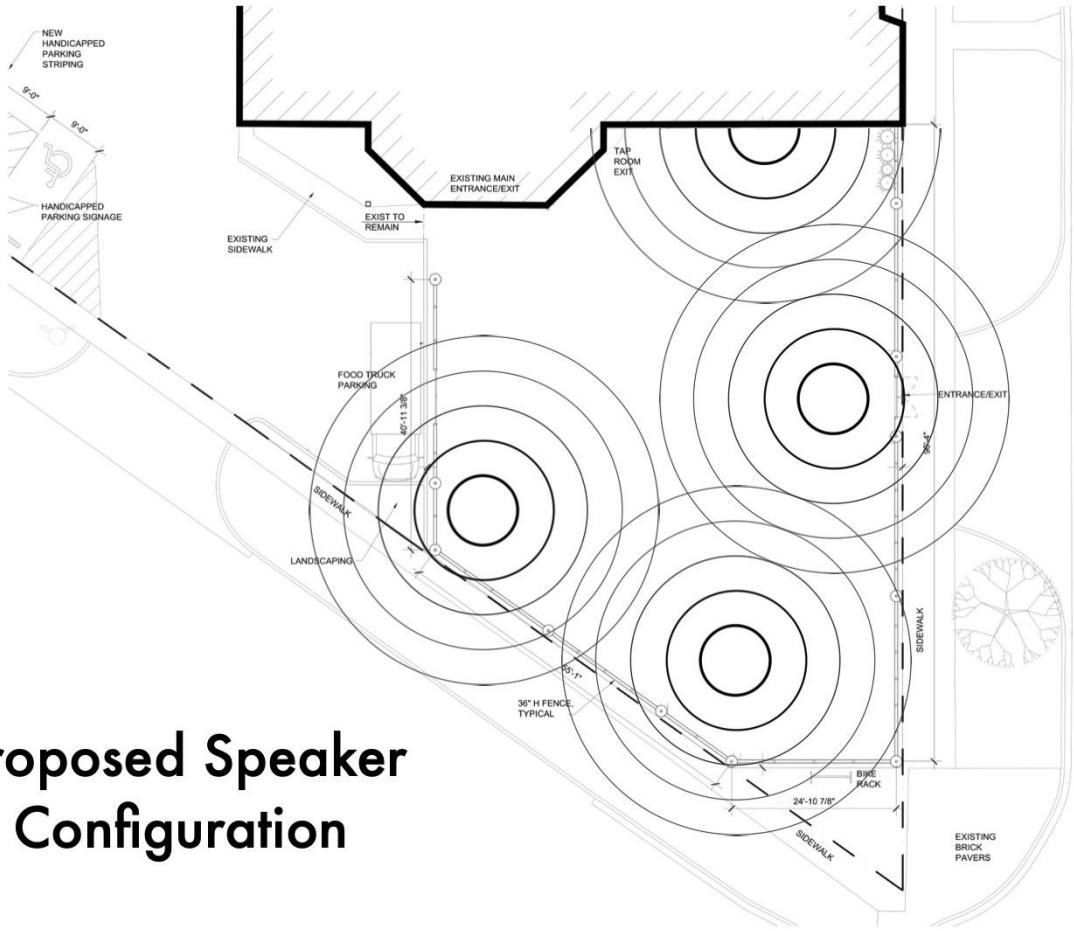

NEW HANDICAPPED PARKING STRIPING
9'-0"
9'-0"
HANDICAPPED PARKING SIGNAGE
EXISTING MAIN ENTRANCE/EXIT
TAP ROOM EXIT
EXIST TO REMAIN
EXISTING SIDEWALK
FOOD TRUCK PARKING
40'-11 3/8"
ENTRANCE/EXIT
96'-4"
SIDEWALK
LANDSCAPING
55'-1"
36" H FENCE, TYPICAL
SIDEWALK
BIKE RACK
24'-10 7/8"
SIDEWALK
EXISTING BRICK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


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
20ft

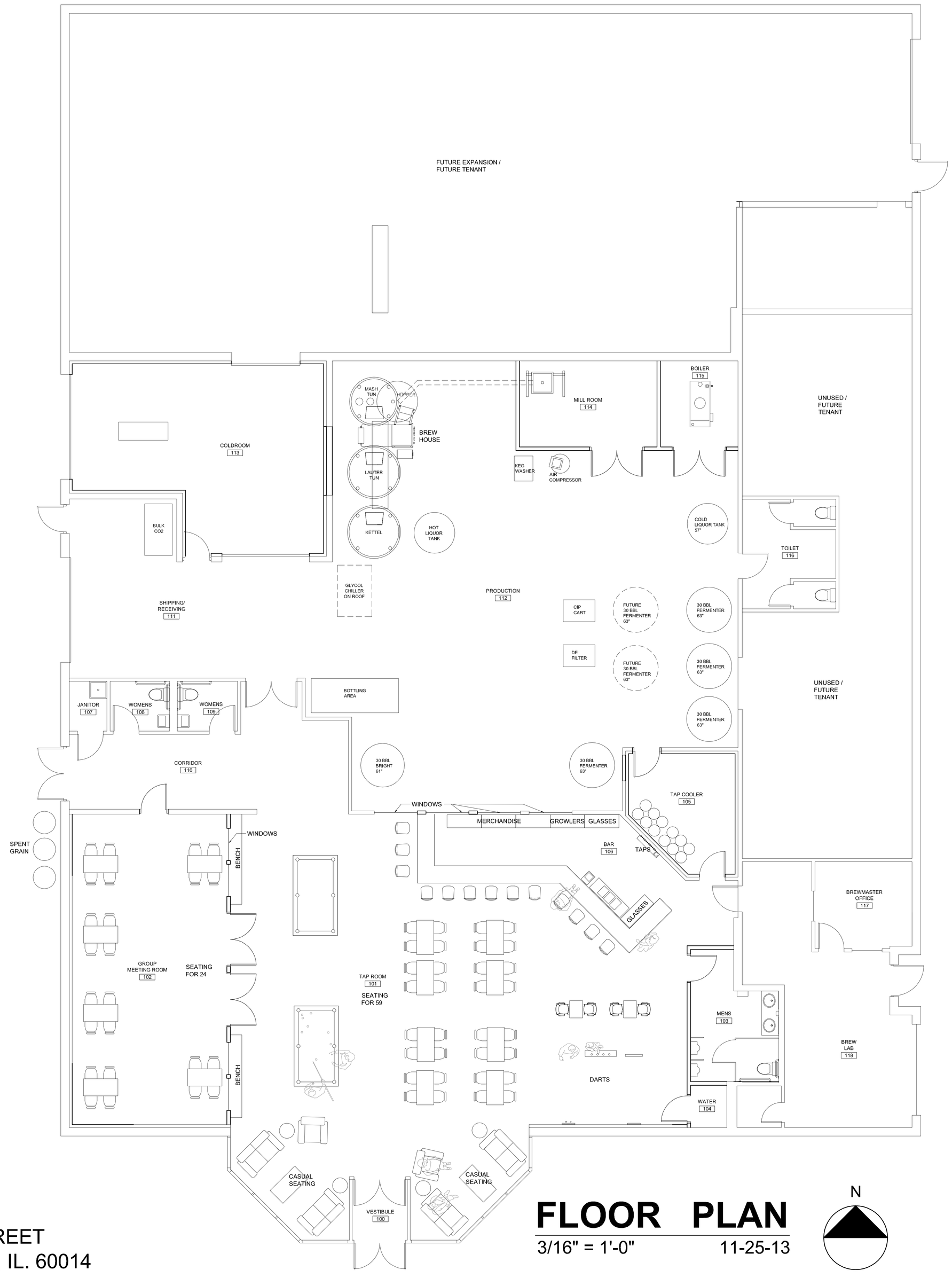

CLB
BREWING



Previous Speaker Configuration



Proposed Speaker Configuration



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

© 2013

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.

Elizabeth Maxwell AICP

From: Brian Buchek <bbuchek9@gmail.com>
Sent: Thursday, March 17, 2022 3:31 PM
To: Elizabeth Maxwell AICP
Subject: Re: Planning and Zoning commission ruling

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Elizabeth,

Thank you for your response. I would be happy to have my message included in the packet. I am not typically one to get involved, but I was very excited to see that there was a potential of making the CLB beer garden permanent. It was upsetting to see the response from the Zoning board. Myself along with countless others in the city and nearby are very excited about adding additional outdoor spaces, dining and drinking options to downtown Crystal Lake. It is a huge draw for many during the warmer months. I really hope the City continues to encourage this movement and allows these businesses to operate smoothly outdoors, as it is a huge attraction to many.

Thank you,

Brian B.

On Thu, Mar 17, 2022 at 1:26 PM Elizabeth Maxwell AICP <emaxwell@crystallake.org> wrote:

Hello Brian,

Thank you so much for your email. We appreciate your thoughts. We can include this email with the packet of information as the item heads back to the Planning and Zoning Commission and the City Council. So far they just requested a continuation to the April 6th Planning and Zoning meeting in order to try to further address the noise from the patio. The City is currently looking into additional signage for parking around the Downtown and adding in crosswalks in the area, which should help relieve some of the neighbors' concerns.

We agree that the Brewery has been an excellent addition to the community.

Thank you

Elizabeth Maxwell AICP | City Planner | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

From: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Sent: Thursday, March 17, 2022 11:58 AM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>
Subject: FW: Planning and Zoning commission ruling

Kathryn Cowlin AICP | Director | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3798

From: Brian Buchek <bbuchek9@gmail.com>
Sent: Thursday, March 17, 2022 11:51 AM
To: Kathryn Cowlin AICP <kcowlin@crystallake.org>
Subject: Planning and Zoning commission ruling

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Cowlin,

I have a couple questions and concerns regarding the 3/16/22 ruling on Crystal Lake Breweries request to make their outdoor patio permanent. I first want to state that I have no relation to CLB or personal gain to make from sending this email. I am just a concerned citizen. I streamed the meeting because I was very excited at the potential of the permanent beer garden at CLB as many citizens are. This is a great addition to downtown and has a ton of popularity. It draws out town visitors and brings them to the heart of Crystal lake. The brewery encourages shopping and eating downtown. I was discouraged by the denial of the request. It was apparent to me that there was one citizen in particular that voiced his complaints regarding noise. I do understand that there is a potential for noise being that the seating area is outside. As a patron of CLB I can tell you honestly that the noise level of the music is very low and almost difficult to hear while seated at the actual

establishment, let alone across the street inside of a building. The brewery isn't a sports bar or nightclub with a rowdy crowd either. I like many others who bring their young kids here because of the calm family friendly vibe. I am certain that members of the board are picturing the outdoor space differently. I encourage them to stop by during the evening hours to actually test the noise levels. I assure you that it is very respectful. I also know that the patio is a draw for daytime crowds. The seats are never full in the evening, as I know this was also a concern of the board. The fact that the police department investigated all 911 calls for noise violations with no findings should be sufficient evidence that there is obviously one resident who is not happy with the outdoor seating. The police department even had special checks through the evenings with no findings.

I believe the denial of the CLB request to make their patio permit is getting away from the vision of the city. I know there are grants being given out to restaurants and bars for adding outdoor seats, and this is exactly what they are attempting to do. If we want to continue to encourage businesses to add outdoor seating, this ruling appears very counter intuitive.

Thank you for your time,

Brian B.

This electronic message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies.

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:56 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Planning and Zoning Commission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Lindsey Richter <lrichter21@gmail.com>
Subject: Planning and Zoning Commission
Date: March 22, 2022 at 3:53:55 PM CDT
To: info@crystallakebrew.com

To the City of Crystal Lake and the Planning and Zoning Commission,

The Crystal Lake Brewery has been a neighborhood staple for my husband and I since moving to downtown Crystal Lake in November of 2019. When Covid hit and shutdowns began in March of 2020 we did our best to support CLB with curbside pickup orders and merchandise purchases as we did not want to see one of our favorite local businesses suffer. When the extended patio opened, we were elated! To be able to walk to CLB and enjoy an evening out of the house while still feeling safe was so great! Since then, it has been such an amazing and lively addition to the downtown community. I know that making the extended patio a permanent fixture would be an asset to the City of Crystal Lake, its residents and visitors from near and far.

I trust that the city and the Planning and Zoning Commission would agree.

Sincerely,

Lindsey Cavanaugh
31 S. Oriole Trail

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:56 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Crystal Lake Brewing - making their beer garden permanent

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Alex Quigley <alex.quigley@gmail.com>
Subject: Crystal Lake Brewing - making their beer garden permanent
Date: March 22, 2022 at 5:10:02 PM CDT
To: info@crystallakebrew.com

To Mr. Greenman, Mr. Jouron, Mr. Atkinson, Mr. Gronow, Ms. Repholz, Mr. Skluzacek, and Ms. Teetsov,

As a resident of Crystal Lake for almost ten years, I can say without reservation that one thing this city sorely missed during my first few years here was outdoor dining. There were very few options anywhere, either downtown or along Route 14. And although a few places have expanded their outdoor options, none had the impact on the community like Crystal Lake Brewing's expansion during the first summer of the pandemic. All of a sudden, we had an expansive, fresh, SAFE place to relax on beautiful spring days and warm summer nights. I'm sincerely grateful that the Commission granted approval for such an experiment! But that area became more than simply a place to grab a beer without having to worry about getting COVID. I'm of the opinion that it has truly become the beating heart of downtown Crystal Lake. I can't tell you how many friends of mine from the city have hopped off the Metra and met me there. If family or friends are visiting from out-of-town, I *always* make sure they visit the beer garden. There really aren't many places like it in the northwest suburbs, let alone one that's attached to a world-class brewery. And frankly, I *like* that they don't serve food there. I order stuff delivered to the beer garden from restaurants around downtown all the time when I know we're staying for a couple hours. It's great! Please consider granting a permanent permit for the beer garden there. It's a wonderful thing for our city.

Alex Quigley
386 Mary Lane

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:55 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: letter of support for the CLB beer garden to remain open

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Jill Hunt <jmhuntgirl@gmail.com>
Subject: letter of support for the CLB beer garden to remain open
Date: March 22, 2022 at 5:15:54 PM CDT
To: info@crystallakebrew.com

Dear Planning and Zoning Committee Members & City of Crystal Lake,

I would like to be one of, I hope, many Crystal Lake residents to voice my support for the CLB beer garden to become a permanent feature. COVID has been a terrible time for so many people and some of the small little highlights was the emergence of outdoor dining and outdoor spaces for socialization and libations. We do not get enough time to be outdoors in the Midwest and having any opportunity to enjoy the extended season is great! Europe has so many outdoor dining opportunities that make the time there so charming. Especially beer gardens. CLB has done a great job in making the space a wonderful place for families to gather, bring their dogs and socialize outside, waving to cyclist and others driving by. It's been done classy, they have fire pits on cool evenings and it allows more patrons to come and spend their money. It would be a shame to shut this down and make it a parking lot again. It's time we trust the public to eat/drink responsibly outside and embrace one of the better outcomes that COVID gave us...outdoor dining/socializing.

Thank you,

Jill Hunt

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:55 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Beer Garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Michael Storer <tbnguy75@gmail.com>
Subject: Beer Garden
Date: March 22, 2022 at 6:55:02 PM CDT
To: info@crystallakebrew.com

Dear Planning and Zoning Comission,
Please allow Crystal Lake Brewery to expand their beer garden as it has been for the past two years. It has been such a nice way to enjoy a beautiful day while sitting outside with views of the downtown area. My wife and I visited many times in the past couple years and a big reason was knowing that we could sit out and enjoy the weather. I cannot see any reason why CLB should not be given permission to use this outdoor space.
Mike Storer
McHenry, IL

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:55 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Expanded beer garden for CLB

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Marsha Larson <marshajo@comcast.net>
Subject: Expanded beer garden for CLB
Date: March 22, 2022 at 9:47:39 PM CDT
To: Crystal Lake Brewing <info@crystallakebrew.com>
Cc: Scott Larson <selchb@comcast.net>

March 22, 2022

City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

Commissioners:
Jeff Greenmail, Chair
Kathy Rephoiz
Jim Jouron, Vice-Chair
Allan Skluzacek
Bob Atkinson
Natasha Teetsov
Bill Grow

RE: Crystal Lake Brewing (CLB)
150 N. Main Street
Crystal Lake, IL 60014

Commissioners:

As local Crystal Lake residents we are asking for you to support the expanded outdoor patio (Beer Garden) at Crystal Lake Brewing and allow this to become a permanent part of the venue.

The beer garden was expanded 2 years ago under the local COVID restrictions. It was a welcome addition during this time when most business and residents were locked down and unable to dine or drink indoors.

CLB is far more than a brewery, it's a place that welcomes Crystal Lake residents. Friends and neighbors to enjoy the few months of nice mid-west weather that allows them to socialize outdoors and enjoy and support the many nearby restaurants.

There are still many people that are not comfortable dining, drinking, or going out without their family with them. This outdoor venue welcomes families with the many food options available within walking distance as well as the food trucks that CLB works with to offer them the opportunity to increase their business as well. Inside seating at the brewery for families is limited to some tables in a small

room when they are not taken by others. We have seen many people end up leaving without getting anything when the inside seating is full and there was only a few seats on the patio. This doesn't help any of the downtown businesses that are benefiting from the increased business from adding the outdoor tables.

In an effort to attract even more people and activity, the city installed several strings of lights across main street to brighten the area and invite more people to the Crystal Lake downtown area.

We understand the city is currently offering a program to local businesses to improve outdoor seating areas and receive up to $5,000 reimbursement. The City is offering existing businesses reimbursement of up to $5,000 for outdoor seating improvements. These eligible reimbursable items could be outdoor tables and chairs, umbrellas, weather enclosures and heating appliances. The goal is to help restaurants and bars establish comfortable and attractive outdoor seating options.

We also understand the concerns of the families and individuals that live within hearing distance of this outdoor venue. We are sure that an acceptable option to closing such a venue down due to the music can be found such as stopping the music by say 9pm at night would work for both parties.

CLB supports many of the local businesses, organizations and charities. We are asking PZC to not only support CLB, but to support the many residents and neighbors that support and enjoy the outdoor patio area.

Thank you for your support - Cheers!

Scott & Marsha Larson
Crystal Lake Residents

Sent from my iPad

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:55 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Extended Beer Garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Kris Hayden <krishayden815@gmail.com>
Subject: Extended Beer Garden
Date: March 23, 2022 at 11:30:37 AM CDT
To: info@crystallakebrew.com

Dear CL Planning and Zoning Commission,

As a life long Crystal Lake resident, I am hoping the Crystal Lake Planning and Zoning Commission grants CLB the permits they need to continue to use the beautiful extended beer garden they created during the pandemic. Covid touched our lives negatively in so many ways, but there were also a few positives that came from the Covid outbreak. The entire community had to think outside of the box and create new ways to gather and sustain business. For example, the outdoor music at the Dole, sidewalk seating at Cafe Olympic, Carlos', Judes, the Tequila bar and many many more.

My hope is that the PZC grants all the restaurants the permits they need to continue to use their outdoor spaces. Not only is it good for the patrons, but it also provides extra seating for the establishments, which increases revenue. Why wouldn't the City of Crystal Lake want that? It seems like a win win to me. I would hate to see more vacant storefronts like we have on Route 14.

My family and I patronize CLB and many of our local restaurants and small businesses in hopes they will succeed. We believe in keeping it local. CLB has done a great job bringing the community of CL to them. The corner they are located on is not exactly on the main drag, but with their well thought out and classy looking outdoor extended beer garden, they have created an inviting space for all of our community to enjoy. Myself and many others would really miss using this beautiful space if the permit is not approved.

Sincerely,

Kris Hayden
34 Esther Street
Crystal Lake

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:55 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Outdoor beer garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Sue Proebsting <proebsting4@gmail.com>
Subject: Outdoor beer garden
Date: March 23, 2022 at 2:15:43 PM CDT
To: info@crystallakebrew.com

Dear CL Planning and Zoning Commissioner,

I understand the Crystal Lake Brewery is trying to get the approval to make their large outdoor Beer Garden permanent. The CLB created such a fun and welcoming space outdoors when we really needed it. It brought fun and community to our downtown. We have thoroughly enjoyed walking downtown with the dog to unwind, socialize and support an incredible local business. They made a welcoming space and found ways to make a basic parking lot pretty & comfortable. Losing this space would be in incredible loss and disappointment. We have been anticipating the return and will be incredibly saddened if this wonderful community space is no longer. Please recognize all this business has done for the community and grant them this permanent beer garden space.

Respectfully,
Sue Proebsting

Sent from my iPhone

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 24, 2022 8:54 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Outdoor garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Kristin Glover <smtcookie@icloud.com>
Subject: Outdoor garden
Date: March 23, 2022 at 8:04:42 PM CDT
To: info@crystallakebrew.com

Dear CL Zoning Committee, Please consider making the beer garden at Crystal Lake brewery a permanent attraction. I personally am at risk due to Covid and still am not frequenting indoor establishments, so it sure is nice to be able to be outside in a safe environment to enjoy a drink or food from a food truck. I feel like it really adds value to the community and should be allowed to continue. Thank you for your consideration, Kristin Glover

Sent from my iPhone

Planning and Zoning Commission
100 W Woodstock Street
Crystal Lake, IL 60014

Dear Planning and Zoning Commission:

This letter is in reference to the current permit in place for the outdoor beer garden for Crystal Lake Brewery.

I am writing in support for the permit for the outdoor beer garden based on the positive social and economic impact that it has for downtown Crystal Lake.

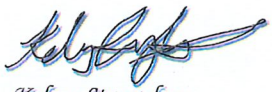
My understanding is that the permit is pending revocation based on a complaint of noise and parking. As a resident of Crystal Lake, I disagree with this finding for the following reasons. The outdoor space supports the vibrant social and active culture that downtown Crystal Lake fosters. The brewery is a place for family and friend gatherings. The outdoor space is particularly family- friendly allowing young families to socialize with family and friends while their children play beside their seats. Patrons have a desire to sit comfortably outside and enjoy the small-town ambiance. One thing for certain is that the brewery is not a drunken nor noisy environment.

Further, the outdoor beer garden is good for business for downtown Crystal Lake. The majority of patrons order local delivery food and takeout which further supports local businesses in the downtown area.

I am a resident of Crystal Lake for nearly 6 years. I rented an apartment within 300 meters of the brewery for approximately three years. I always appreciated walking at night and seeing local residents gather at the brewery and socializing. Importantly the noise level is minimal. I have purchased a home within walking distance to the brewery and often bring guests who admire the small-town welcoming atmosphere that the brewery fosters with their outdoor garden.

If the permit is revoked, please consider the negative impact to the aesthetic and social network that the brewery fosters for downtown Crystal Lake.

Sincerely,



Kelsey Stangebye

Cell: 630-310-7831
Email: KelseyStangebye@gmail.com

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:35 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Planning and Zoning Commission 4/6 meeting - CLB Beer Garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: john walsh <jpwalsh328@sbcglobal.net>
Subject: Planning and Zoning Commission 4/6 meeting - CLB Beer Garden
Date: March 27, 2022 at 3:13:53 PM CDT
To: "info@crystallakebrew.com" <info@crystallakebrew.com>

To the members of the Crystal Lake Planning and Zoning Commission,

I have been a Crystal Lake citizen for 32 years and a patron of Crystal Lake Brewing on site and retail. I lend my support to having CLB's temporary expansion of their beer garden into permanent status.

I find enjoying time with other people in the beer garden provides a feeling of community. A place for great social interaction. I have always found patrons well behaved and respectful to each other, the norm of the establishment and the neighbors.

You're approval of permanent status would continue to give Crystal Lake a unique business/social experience.

John Walsh
328 Hickory Drive
Crystal Lake, IL 60014

Ben & Emilie Hoffman
233 N. Main Street
Crystal Lake, Illinois 60014

Planning and Zoning Commission
City of Crystal Lake
100 W Woodstock St
Crystal Lake, Illinois 60014

March 26, 2022

Dear Planning and Zoning Commission and the City of Crystal Lake,

As residents of Crystal Lake who live downtown, we love having Crystal Lake Brewing down the street from us. We've watched the Brewery grow over the years and become an important part of the fabric of our neighborhood. The addition of the extended patio was a great asset that brought a new vibrancy to our community. It is great to see so many people enjoying time outside and the lively atmosphere on our walks or bikes as we pass by. The extended outdoor patio engages the corner of Gates and Main and has created an identity for the neighborhood north of the railroad tracks, helping it feel connected to the downtown. The extended outdoor patio has always maintained a safe and clean environment that is clearly roped off, has provided paving that is pet friendly and has allowed outside food which helps us support other local businesses who don't have outdoor patios. The extended patio has also become a family-friendly meeting place in the heart of the City. As COVID-related restrictions have been lifted, the extended patio still offers an outdoor area for people to gather safely. As residents of Crystal Lake with two small children, we fully support the extended outdoor patio for the spirit it brings to North Main Street, the sense of community it provides, and an example of the continued adaptability of our small business in the City of Crystal Lake. Please find attached a note from our five-year-old daughter sharing her favorite things about the outdoor area at CLB as well.

Thank you for your time and consideration on this matter.

Sincerely,

Ben Hoffman

Emilie Hoffman

Things I Like about CLB:

games



Food Trucks



music

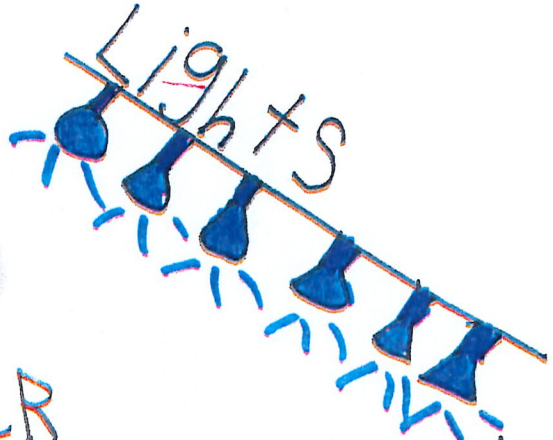
Dogs





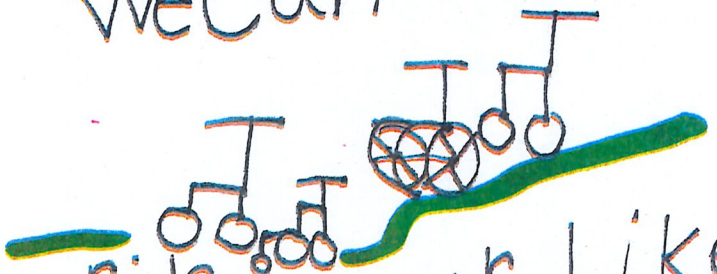
eating outside





Lights

we can



ride our bikes

I



CLB

5. Alisyn-Apt 1

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:35 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Crystal Lake Planning and Zoning Commission Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: <jkitagr@hotmail.com>
Subject: Crystal Lake Planning and Zoning Commission Comment
Date: March 27, 2022 at 11:19:02 AM CDT
To: <info@crystallakebrew.com>

Dear Planning and Zoning Commission,

As someone who lives a block away from Crystal Lake Brewing (I can literally see the beer garden from my living room), I often comment to friends on how much of a positive change the added space to the Crystal Lake Brewing beer garden area was to the northern portion of the downtown area. Before the beer garden was added, the corner of Main Street and Gates Street was dark and lifeless. With the addition of the expanded outdoor beer garden, the immediate vicinity brightened up and became a focal point of gathering and interaction for the community. It would be a tremendous loss for the northern downtown Crystal Lake area if this space is removed, as this neighborhood will return to a dark and lifeless area.

In my mind, the only downside to continuing the outdoor beer garden area is the lost parking spaces. The Crystal Lake Brewery has a large parking area that remains in the back. The front parking area would only add back a few parking spaces which were frequently blocked out for food trucks anyway.

Again, as one who lives in the neighborhood, my opinion is judged by what the impact of the outdoor beer garden is to the neighborhood and I have no business/financial interest in the Brewery itself, other than having spent a fair amount on fresh drafts (from the fresh air beer garden).

Best regards,
Jim Kita

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:35 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: 70 gates st crystal lake

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Beth Alberger <beth@crystallakebrew.com>
Subject: Fwd: 70 gates st crystal lake
Date: March 27, 2022 at 7:49:59 AM CDT
To: Crystal Lake Brewing <info@crystallakebrew.com>

Begin forwarded message:

From: Dave Hanson <davehanson57@gmail.com>
Subject: 70 gates st crystal lake
Date: March 27, 2022 at 5:56:05 AM CDT
To: Beth Alberger <beth@crystallakebrew.com>

To the village board
I am Dave Hanson and own the property at 70 Gates st , which is directly across the street from Crystal Lake Brewing. This area is zoned for business. The brewery has been considerate of their neighbors always . CLB draws people into our vibrant community . They contribute money to our tax base for community improvements. There have never been any problems with the outdoor beer garden . Parking has not been a problem . Many people walk there and as they pass by our home they have been considerate. CLB is a place where the community meets. The outdoor beer garden allows us to enjoy the weather when it is nice out for the short summer season. I have the home directly across the street. Please allow their request.

Thank You
Dave Hanson 847 337 3437 please call me with any questions
70 gates st

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:35 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Beer Garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Nancy Kinney <nkinney53@icloud.com>
Subject: Beer Garden
Date: March 25, 2022 at 10:42:41 AM CDT
To: info@crystallakebrew.com

When we first moved to Crystal Lake in 1993, I was amazed at the warm community spirit. The wonderful events that bring the community together, summer, fall and winter. When CLB opened, it was one more piece of that community spirit. As we all came to a pause during covid, CLB was truly committed to the community and health safety, only allowing package sales, then moving to socially distant seating. The beer garden became a blessing to allow friends and family be together, outside, safely. The area that was done so aesthetically well to be welcoming yet, clearly setting a barrier for all. To be downtown CL or walk nearby, quickly demonstrates the community spirit to residents and visitors as the area is filled with people, families, dogs, game playing, and snacking.. The chatter and laughter, perhaps warmth from the firepits on a cool evening is truly an asset to our town and well represents our spirit!!!

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:35 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: CLB BEER GARDEN

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Mike McCoy <michael.mccoy886@gmail.com>
Subject: CLB BEER GARDEN
Date: March 24, 2022 at 4:03:07 PM CDT
To: info@crystallakebrew.com

I really enjoy the beer garden at Crystal Lake Brewery and think it should be open permanently during operating hours.
Look at how other towns have adapted to adversity of Covid and found what a success it is. Cary is going to continue using the street downtown for the restaurants located there.
I've been to Arlington Heights and seen a booming downtown restaurant area with more than several streets totally blocked off, this area is tremendously popular.
I also frequent another brewery in Michigan that has outdoor seating year round on the sidewalk and it is hard to find a seat at times.
CLB is asking to continue using the old parking lot as a beer garden.
I also think this is a better use of that area then parking.
Please allow their request to be approved.
Thank you,
Mike McCoy

Sent from my iPhone

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:34 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Planning and Zoning Commission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Kara Brehm <karabrehm@gmail.com>
Subject: Planning and Zoning Commission
Date: March 24, 2022 at 2:15:18 PM CDT
To: info@crystallakebrew.com

To the Planning and Zoning Commission City of Crystal Lake

Please permanently expand the beer garden at Crystal Lake Brewing. It's a great place to sit outside and enjoy downtown Crystal Lake. My family enjoys having a beer and ordering food for delivery from one of the local restaurants.
Kara Brehm

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 9:34 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Planning and Zoning Commission Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Tim Jackson <tmjackso@gmail.com>
Subject: Planning and Zoning Commission Comments
Date: March 24, 2022 at 1:41:28 PM CDT
To: info@crystallakebrew.com

To: Planning and Zoning Commission, City of Crystal Lake

Dear Commissioners,

I would like to strongly support Crystal Lake Brewing's application for a permanent expanded beer garden at the brewery. This is a fantastic community gathering place at a location that doesn't interfere with any other business or residents and allows patrons to be outside and enjoy the nice summer weather. This is one of the coolest things we had available to us during Covid, and having it permanent would be a great addition to the city.

Kind regards,

Tim Jackson
1755 Nashville Ln.
Crystal Lake, IL 60014
tmjackso@gmail.com
815-893-4123

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Monday, March 28, 2022 5:12 PM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Outdoor Patio Extension

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Anne Haseman <anne.haseman@gmail.com>
Subject: Outdoor Patio Extension
Date: March 28, 2022 at 4:13:39 PM CDT
To: info@crystallakebrew.com

I am writing in support of making CLB's outdoor patio extension permanent. The City of Crystal Lake enabled small businesses to either add outdoor seating or expand their outdoor seating during the pandemic to show support for their businesses. In response, CLB expanded their outdoor patio. They did so with great care to make sure that it was aesthetically pleasing by putting up lights, and painting part of their parking lot. They had fire pits and warming lights which allowed for social distancing when indoors could not support that. The owners followed all mitigations requiring masks and social distancing for their employees as well as their patrons.

By expanding their space it enabled many people to participate in social activities during a very challenging time. Knowing I could go sit outside with friends and not be crowded was very important to me and provided much needed socialization. Because CLB does not serve food we would order food from local restaurants which also helped boost the restaurants sales and keep people employed through carryout or delivery. Though they brought in food trucks on occasion which again were mostly from local places it enabled residents to plan on going out for an evening for dinner. They provide outdoor games such as Jenga and have frisbee golf teams play there one night a week during the summer. The current patio is not sufficient to support the growth of the brewery.

CLB has been an asset to this community by supporting charities through fund-raising events. They have supported events for Multiple Myeloma, participated in Pedal Palooza, hosted runners after racing events such as the Crystal Lake Half Marathon and many others. By limiting their outdoor space, I am concerned that they will have to limit their participation in many of these activities because they could not support the numbers of people inside.

CLB brought life to the downtown community during a very dark period in our history when so much was shut down. Please don't let a great thing come to an end!

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 31, 2022 9:57 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Beer Garden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Chris Ruckoldt <chris_rux@yahoo.com>
Subject: Beer Garden
Date: March 31, 2022 at 9:00:36 AM CDT
To: "info@crystallakebrew.com" <info@crystallakebrew.com>
Reply-To: Chris Ruckoldt <chris_rux@yahoo.com>

To the Commissioners of the Crystal Lake Planning and Zoning Commission,

I urge you to approve this application for variance for Crystal Lake Brewing. I have been a patron of Crystal Lake Brewing for many years. The expansion of the beer garden the past two summers was a fantastic addition to the Brewery. The expanded beer garden offers a much more inviting atmosphere as well as a more aesthetic look to the downtown area. It always brings a smile to see people outdoors enjoying themselves as opposed to a parking lot. As a former Commissioner of the Fox River Grove Economic Development & Planning Commission (2002-2003) and the Fox River Grove Zoning Commission (2003-2010), I have the unique experience, as you do, to evaluate properties for Zoning variances. I believe that this variance will benefit not only Crystal Lake Brewing, but also the City of Crystal Lake by providing a more inviting and aesthetic appeal to that area of the downtown making it a "great place to live"!

Chris Ruckoldt

847-508-8353

Crystal Lake Brewery Beer Garden

Attn: Crystal Lake Planning and Zoning Commissioners

I am writing this email for your consideration to grant the permit for the Beer Garden for the Crystal Lake Brewery.

The Beer Garden has become a summer favorite for my husband and me. We have visited the beer garden on many occasions over the past two years. It is a great place for families to gather and visit with friends and family. We especially enjoy the food truck options as well as the fact we can support local restaurants by eating our evening meal outdoors. We almost always meet someone we know which adds to the enjoyment of the evening.

The area of the beer garden is a fun place that is well maintained. The staff is very attentive in keeping the area clean.

Please consider granting the necessary permits to keep the beer garden a great place to spend a summer evening with family and friends.

Vicki Kosin
856 Bennington Dr.
Crystal Lake IL 60014

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 31, 2022 9:56 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Make the beer garden permanent

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Deb Giardina <twinsis68@sbcglobal.net>
Subject: Make the beer garden permanent
Date: March 29, 2022 at 9:47:47 PM CDT
To: info@crystallakebrew.com

I am writing in support of the large outdoor beer garden at Crystal Lake Brewing. My husband and I have gone many times, and we really enjoy it and have never witnessed any problems. We are always looking for outdoor space in nice weather, and unfortunately we often must leave our own town to do so. CLB has grown to be a local, small business success that benefits the surrounding businesses as well as our community at large. They are a great asset run by conscientious people.
Therefore, I would like to see the Crystal Lake Planning and Zoning Commission approve making this great company's large outdoor beer garden permanent.
Thank you,

Deborah Giardina
Crystal Lake, IL

Sent from my iPhone

Elizabeth Maxwell AICP

From: Crystal Lake Brewing <info@crystallakebrew.com>
Sent: Thursday, March 31, 2022 9:56 AM
To: Elizabeth Maxwell AICP
Cc: Kathryn Cowlin AICP
Subject: Fwd: Beer garden support

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Mary Reid <rreidclan@aol.com>
Subject: Beer garden support
Date: March 28, 2022 at 5:38:03 PM CDT
To: Crystallakebrew Info <info@crystallakebrew.com>
Reply-To: Mary Reid <rreidclan@aol.com>

I'm writing in support of the covid beer garden being approved for a permanent addition to Crystal Lake Brewing.

Mary Reid
Sent from the all new AOL app for Android

Neighbor Photos of garbage in the neighborhood

