#2022-38
88 Railroad Street – Parking Variation
Project Review for Planning and Zoning Commission

Meeting Date: April 6, 2022

Request: Variation from the required parking of 16 on-site spaces to allow 11 spaces, a variation of 5 spaces.

Location: 88 Railroad Street

Acreage: Approximately 10,500 square feet

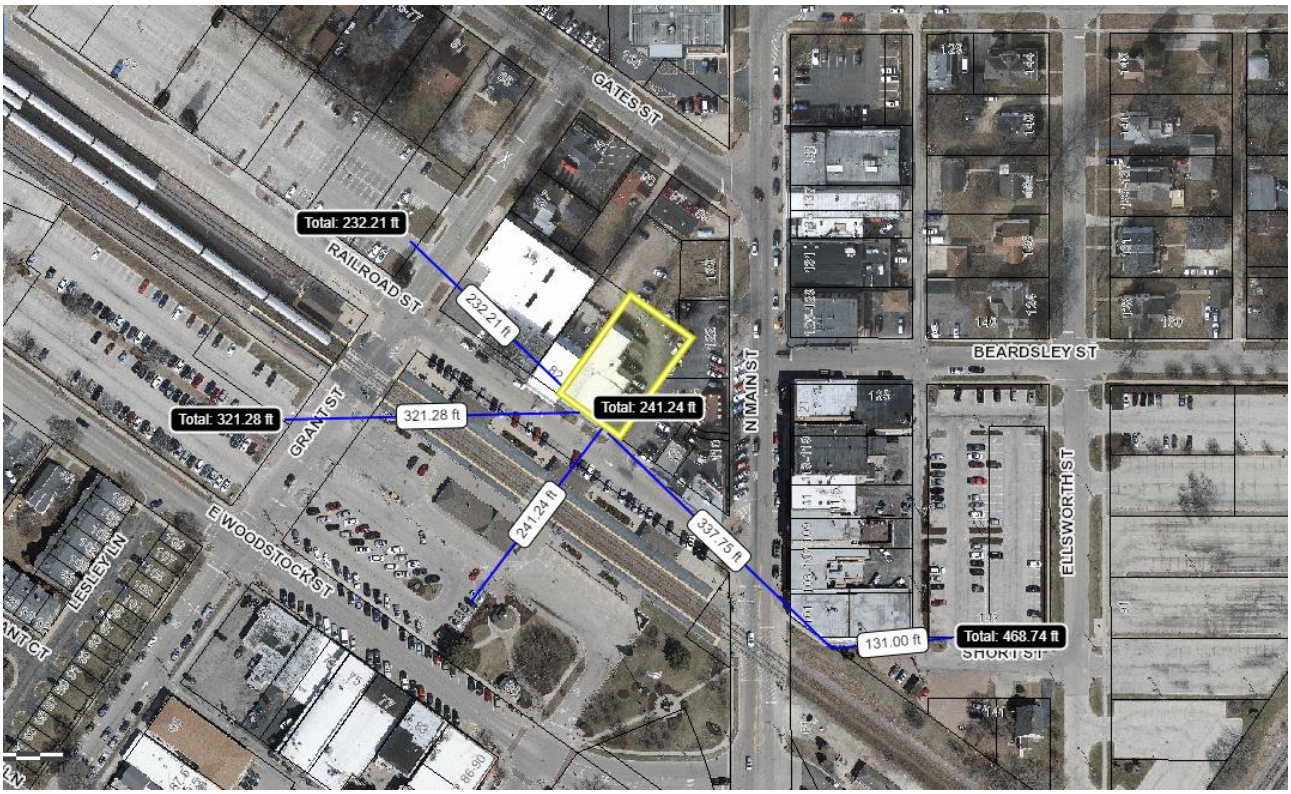
Existing Zoning: B-4 Mixed Use Business

Surrounding Properties:
North: B-4 Mixed Use Business
South: B-4 Mixed Use Business
East: B-4 Mixed Use Business
West: B-4 Mixed Use Business

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

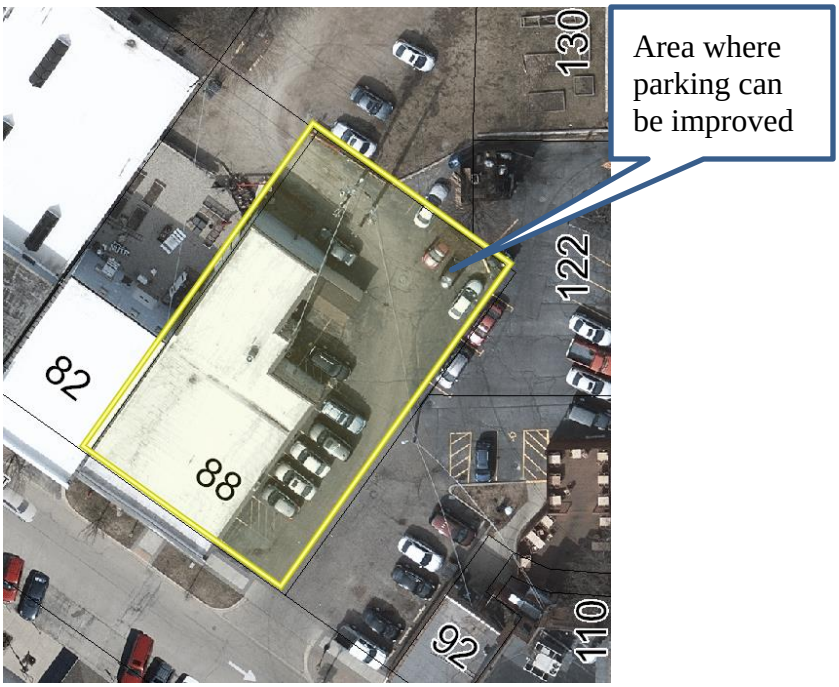
- The property currently has a two tenant retail building and parking lot.
- The nature of Downtowns is to have central parking areas, on-street parking and not individual parking lots for each user.
- In less than 500 feet, there is on-street parking and four separate parking lots providing over 550 parking spaces. Please reference the image on the next page and the attached Downtown Parking Map.
- The petitioner will be removing five spaces along the front of the building to allow for a permanent outdoor patio area.



Development Analysis:

General

- Request: The petitioner is requesting a variation from the required parking spaces.
- 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: There are two businesses in this building. Parking is based on 1 space per 4 seats for restaurants and there is a reduction for the Downtown District.
    - Moontime Smokin' Que, a barbeque restaurant, is located in the adjacent space and requires 9 spaces which is reduced to 6 spaces in the Downtown.
    - The Junction requires 22 spaces, which is reduced to 16 spaces in Downtown. The petitioner is requesting a variation to 11 spaces.



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 goals are 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: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Success Indicators: The number of retail businesses – grocer, restaurants, coffee/juice shops, apparel, electronics, and comparison goods – contacted, started, or relocated.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a Variation from the required parking of 16 on-site spaces to allow 11 spaces, a variation of 5 spaces.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent

property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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 (Pence, received 04/01/22)
   B. Floor Plan (Proline Mechanical, dated 04/10/20, received 02/25/22)
   C. Outdoor Seating layout (Tomasek, undated, received 02/25/22)

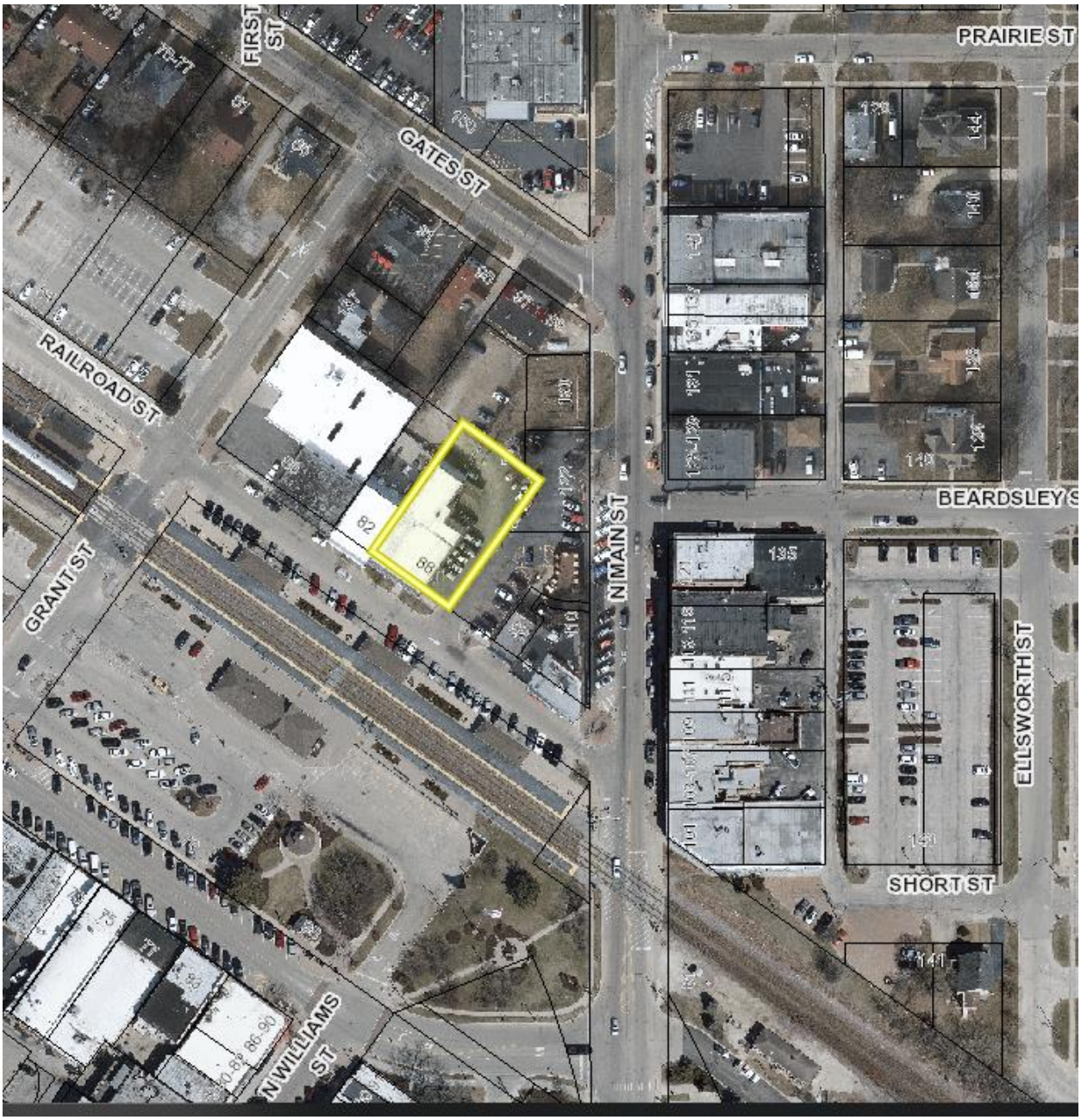
2. The outdoor patio area shall close by 11:00 p.m.

3. Any expansion of the seating area or a change of use to a more intense use may require additional parking variations.

4. Clean up and restripe the parking lot to gain as many spaces as possible. Submit a plan to the City for review by August 1, 2022. The work shall be completed by November 1, 2022.

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

PIQ Map
88 Railroad Street



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: Ralph A. Pence JR. manager Pence HIDES LLC.

Address: 88 Railroad Ave, C.L.

Phone: 630-918-9949

E-mail: ralph@prolinemechanical.com

Project Name & Description: Parking Variance

Project Address/Location: 88 Railroad St unit B

Signature

04/01/2022

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.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 03/18/22 12:02 by bbehr-sm

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Acct #: 10069745 Ad #: 1968499 Status: New WHOLD

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Start: 03/19/2022 Stop: 03/19/2022
Times Ord: 1 Times Run: ***
CLEG 1.00 X 60.00 Words: 210
Total CLEG 60.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 95.90
Affidavits: 2
Ad Descrpt: PARKING VARIATION TOMASEK

Contact: LEGAL CLERK
Phone: (815)459-4040
Fax#:
Email:
Agency:

Descr Cont: 1968499
Given by: JIM T OMASEK
P.O. #:
Created: bbehr 03/18/22 11:14
Last Changed: bbehr 03/18/22 12:02

URL: _____

Source: _____ Section: _____ Page: __
Camera Ready: N Group: LEGALS AdType: _____
Misc:
n/c - village gave her wrong thing to run in nov.
Color: _____
Proof: __ _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None __ Copy __ _____ Art __ Size __ Copy Chg Every Run __
Coupon: __ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 1967969

PUB	ZONE	EDT	TP	RUN DATES
NW	CL	97	S	03/19
WEB	CL	99	S	03/19
APNW	CL	97	S	03/19

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 03/18/22 12:02 by bbehr-sm

Acct #: 10069745 Ad #: 1968499 Status: New WHOLD WHOL

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
Jim Tomasek

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 Jim Tomasek, on behalf of Pence Holdings LLC for a parking variation, relating to the property at 88 Railroad Street in Crystal Lake, Illinois 60014.
PIN: 14-32-434-010.

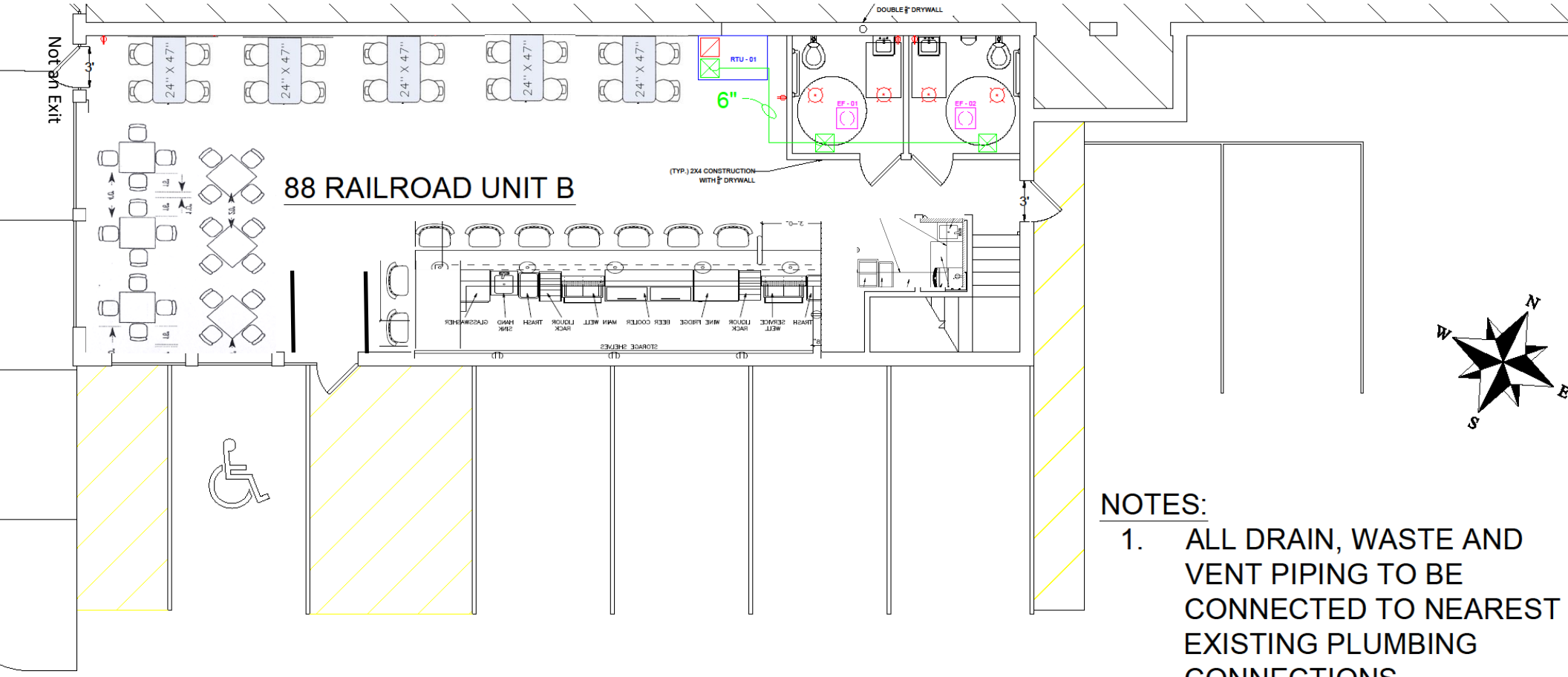
This application is filed for the purpose of seeking a Variation from the required parking of 16 spaces to allow 11 spaces, a variation of 5 spaces pursuant to Article 2, Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday April 6, 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 March 19, 2022)1968499


THE
JUNCTION
BEER & BOURBON



NOTES:

1. ALL DRAIN, WASTE AND VENT PIPING TO BE CONNECTED TO NEAREST EXISTING PLUMBING CONNECTIONS

REVISIONS	APPROVED	DATE

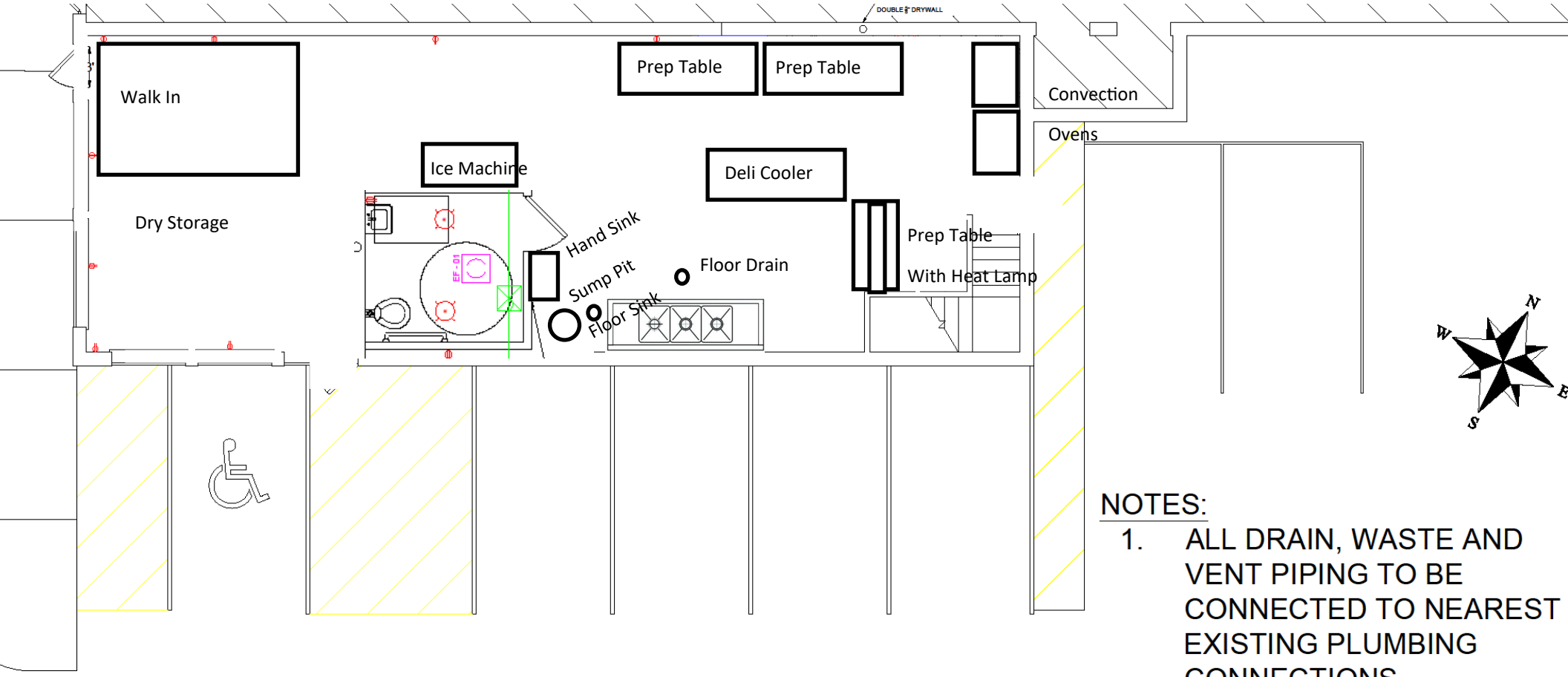
PROLINE MECHANICAL, INC.
2414 MILLENIUM DR. ELGIN, IL 60123
847-760-6700

DRAWN BY: D.T.S.	DATE:04/10/20	RELEASE TO PROD.		SCALE
CHECKER: R. PENCE	DATE	FILE REVISED BY	DATE	SHEET 1 OF 2

PROLINE MECHANICAL INC.

TITLE: 88 RAILROAD ST. UNIT A

DRAWING NUMBER 88RRB-001



NOTES:

1. ALL DRAIN, WASTE AND VENT PIPING TO BE CONNECTED TO NEAREST EXISTING PLUMBING CONNECTIONS

REVISIONS	APPROVED	DATE

PROLINE MECHANICAL, INC.
2414 MILLENIUM DR. ELGIN, IL 60123
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PROLINE MECHANICAL INC.

TITLE: 88 RAILROAD ST. UNIT A

DRAWING NUMBER 88RRB-001

Upstairs

Dining tables

Lancaster Table & Seating 36" x 36" Solid Wood Live Edge Dining Height Table and 4 Chairs with Antique Walnut Finish

https://www.webstaurantstore.com/lancaster-table-seating-36-x-36-solid-wood-live-edge-dining-height-table-and-4-chairs-with-antique-walnut-finish/3493636WAD4C.html

Pub Tables

Lancaster Table & Seating 30" x 48" Antique Walnut Solid Wood Live Edge Bar Height Table

https://www.webstaurantstore.com/lancaster-table-seating-30-x-48-antique-walnut-solid-wood-live-edge-bar-height-table/3493048CLW37.html

Bar Stools

new Walnut Bentwood Bar Stools with PU Leather ,Blue,1 Piece

https://www.walmart.com/ip/Walnew-Walnut-Bentwood-Bar-Stools-with-PU-Leather-Blue-1-Piece/289269983?wmlspartner=wlpa&selectedSellerId=0

Flooring

AUBURN ACACIA RIGID CORE LUXURY VINYL PLANK - FOAM BACK

https://www.flooranddecor.com/duralux-performance-flooring/auburn-acacia-rigid-core-luxury-vinyl-plank---foam-back-100889203.html

Wall Tile (server station and gaming lower wall)

INK III POLISHED CERAMIC WALL TILE

https://www.flooranddecor.com/ceramic-tile/ink-iii-polished-ceramic-wall-tile-100866425.html?gclid=CjwKCAiAtouOBhA6EiwA2nLKHy-ZOuQTgwVjyEjqS-8Fg2bLp8JlOgpN2bywFnz5BH352wtfqrRezRoCPwIQAvD_BwE

Pendant Lighting

Emliviar 1-Light Farmhouse Pendant Light, 14" Industrial Metal Hanging Light Fixture, Antique Gold Finish, 4054L AG

https://www.amazon.com/Emliviar-1-Light-Farmhouse-Pendant-Industrial/dp/B07VMFFCGS/ref=sr_1_29?
key-words=gold+track+pendant+light&qid=1640209315&sprefix=gold+track+pendant+light%2Caps%2C120&sr=8-29

Kitchen

Convention Ovens

Electric Convection Oven - Economy Series Double Stack

https://www.centralrestaurant.com/Electric-Convection-Oven---Economy-Series-Double-Stack-c105p5734.html

Work Tables

Kratos 28W-001 18 Gauge, 430 Stainless Steel Worktable - 72"Wx30"D

https://www.centralrestaurant.com/Kratos-28W-001-18-Gauge-430-Stainless-Steel-Worktable---72-inWx30-inD-c86p6744642.html

Deli Cooler

Kratos Refrigeration 69K-762 94"W Pizza Prep Table, 12 Pan **Capacity**

https://www.centralrestaurant.com/Kratos-Refrigeration-69K-762-94-inW-Pizza-Prep-Table-12-Pan-Capacity-c97p540311.html

3 Compartment Sink

Kratos 29N-002 - 3 Compartment Sink - 18"Wx18"Lx14"H Bowl Size - (2) 18" Drain Boards

https://www.centralrestaurant.com/Kratos-29N-002---3-Compartment-Sink---18-inWx18-inLx14-inH-Bowl-Size---2-18-in-Drain-Boards-c251p21055870.html

Hand Sink

Kratos 28W-090 Hand Sink with Gooseneck Faucet - 9"Wx9"Dx5"H Bowl

https://www.centralrestaurant.com/Kratos-28W-090-Hand-Sink-with-Gooseneck-Faucet---9-inWx9-inDx5-inH-Bowl-c251p6779622.html








RAIL
CROSSING
ROAD
MELVIN












CROSSING
GIVE
WAY

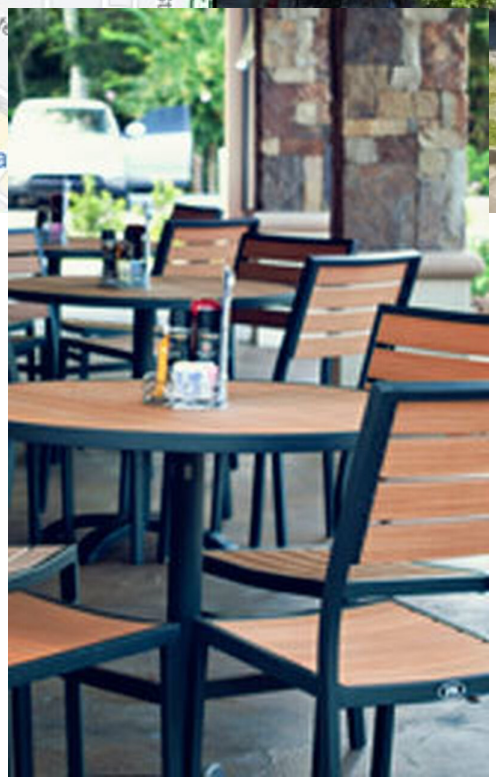


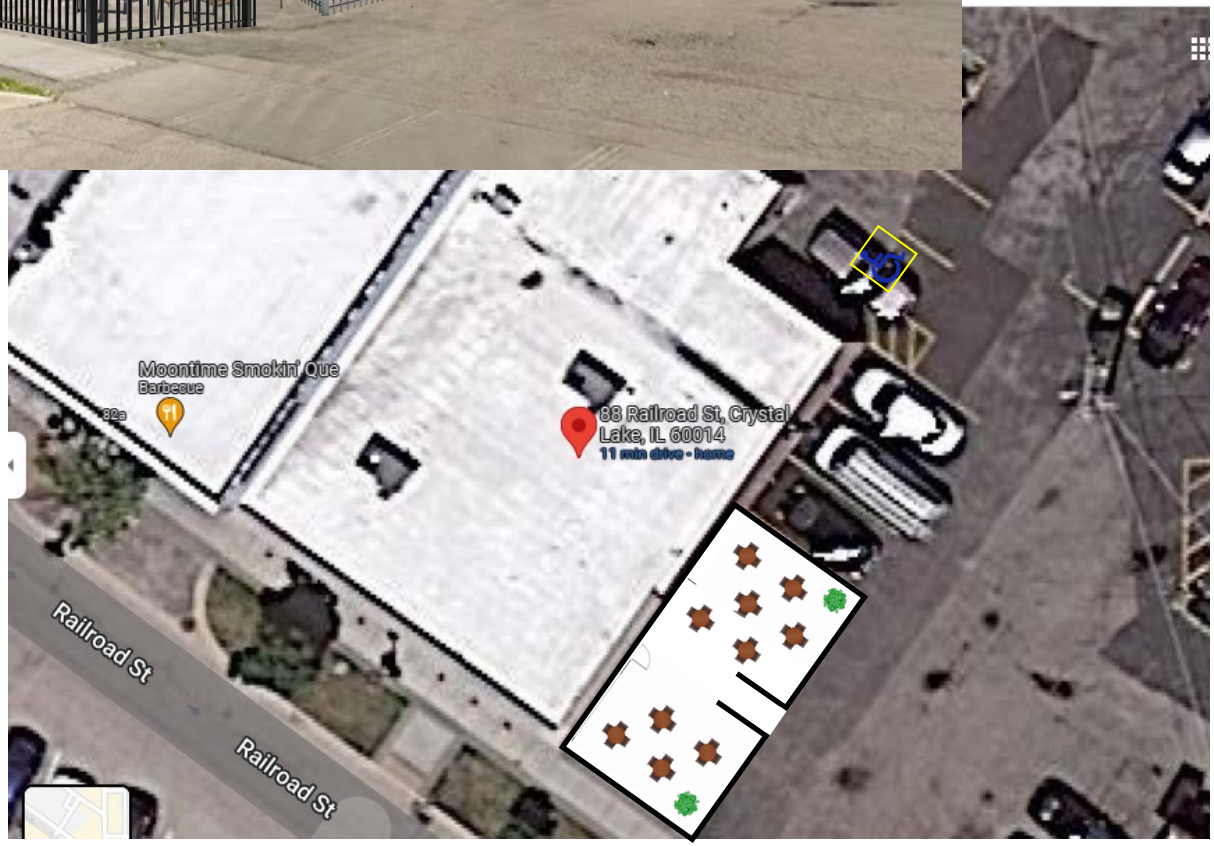







RECLAIMED




Moontime Smokin' Que
Barbecue
88 Railroad St, Crystal Lake, IL 60014
11 min drive • home
Railroad St
Railroad St

Downtown Crystal Lake Parking Map

Looking for parking spaces when Williams Street is full? – Parking is available around the corner!



Updated 4/21/2021