#2022-81
SUP for Drinking Place
Project Review for Planning and Zoning Commission

Meeting Date:	June 1, 2022
Zoning Requests:	Special Use Permit to allow a drinking place
Location:	230 W Virginia Street
Size:	1,541 square feet
Existing Zoning:	B-2 PUD, General Commercial Planned Unit Development
Surrounding Properties:	North: R-3B Multi-Family Residential; O Office; and, R-2 Single-Family Residential South: O PUD Office; O Office; and, B-2 General Commercial East: B-2 General Commercial; and, B-2 PUD General Commercial West: B-2 General Commercial; and, R-3B Multi-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The existing use is a Boba Tea limited service restaurant.
- Development History:
    - Country Corners Shopping Center was originally approved in 1970.
    - Since its original approval, there have been several PUD Amendments for façade renovations and additional signage.

Development Analysis:

General:

- Request: The petitioner is requesting a Special Use Permit to allow a drinking place known as Beesy Bar.
- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation for a variety of commercial, service and office uses.

- Zoning: The site is B-2 General Commercial PUD, which requires a Special Use Permit for a drinking place.

Request Overview:

- The tenant space is approximately 1,541 square feet, and is currently occupied by Boba Tea. Boba Tea will be relocating to the adjacent Pho Royal restaurant's service/bar area. The Pho Royal restaurant will continue its operations.

- The changes to the floor plan are minor. The changes will reconfigure the bar service area. There will be 7 tables with 33 seats. The shopping center has a sufficient number of parking spaces for the proposed use.

- The bar will serve alcoholic beverages, such as beer, wine, liquor, cocktails, and other beverages.

- Drinking places are required to comply with the following Special Use Permit Criteria:

    - Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-700, Fences, walls and screening. **A 6-foot tall fence exists at the rear of the property between the shopping center and adjacent residential properties.**

    - Entrance: one clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided. **OK.**

    - 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. **At this time, there will be no live music.**

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a drinking place. 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*

Drinking Places must also comply with the following standards:

1. Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-700, Fences, walls and screening.

   ☐ *Meets* ☐ *Does not meet*

2. Entrance: one clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided

   ☐ *Meets* ☐ *Does not meet*

3. 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.

   ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Plan Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial, service and office 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: Promote, retain, and attract businesses that provide a diverse tax base.

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 Indicator: The number of retail businesses – grocery, restaurants, coffee/juice shops,

and apparel, electronics, and comparison goods – contacted, started and/or relocated.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

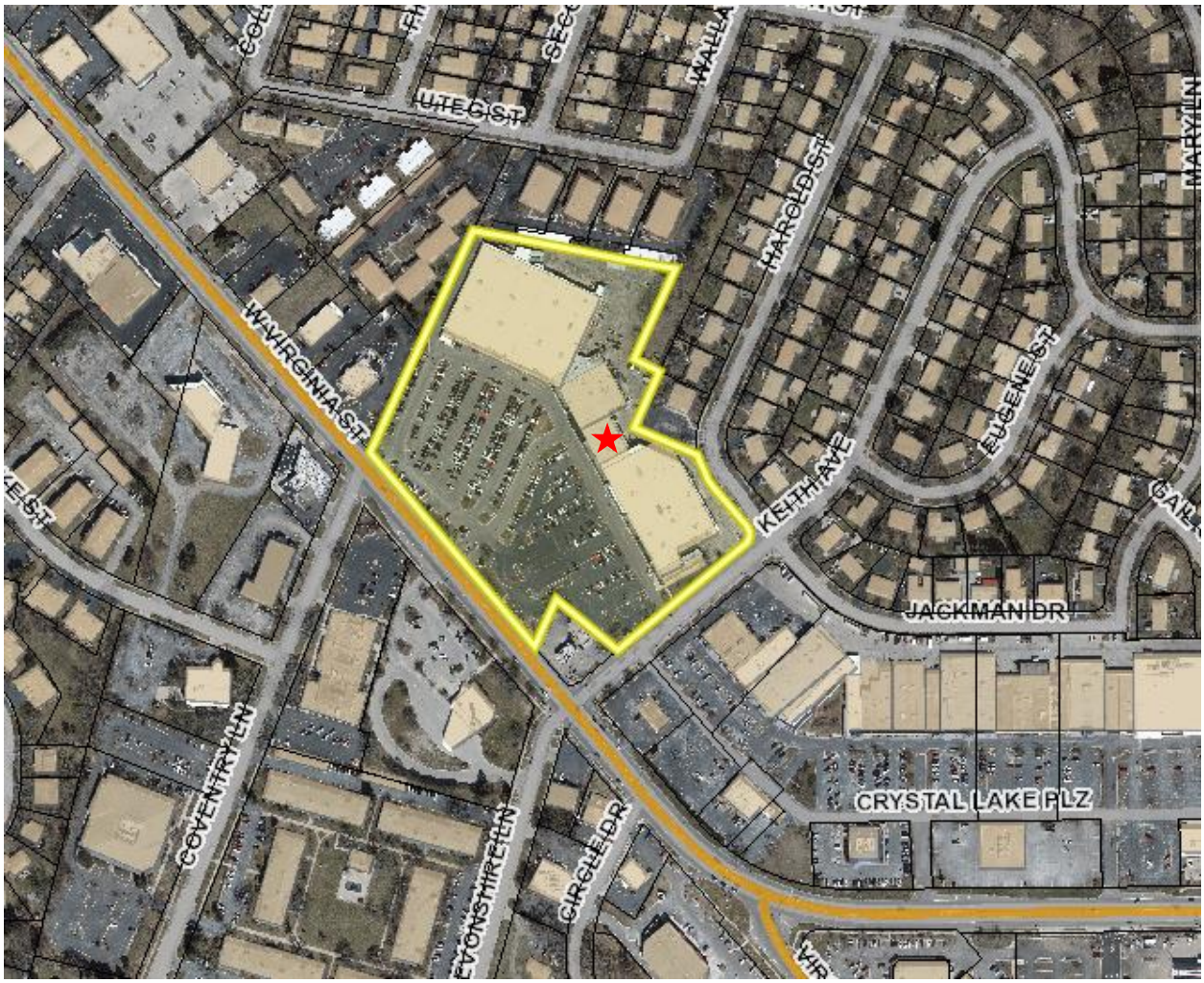
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lam Nguyen, date signed 03/10/2022, received 04/06/2022)
   B. Floor Plans (Lam Nguyen, received 05/23/2022)

2. The number and location of seats cannot be expanded without modification to this Special Use Permit.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

PIQ Map

230 W Virginia Street



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Beesy Bar Inc.

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ✓ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Beesy Bar Inc. / Lam Nguyen

Address: ~~230 W Virginia St. STE 820~~ 115 Boulder Dr. LITH, IL 60156

Phone: _____

Fax: _____

E-mail: louieflorian87@gmail.com

Owner Information (if different)

Name: ~~Highland Management / Charles Margosian~~ Charles Margosian

Address: 1E 22nd St. #201 Lombard, IL 60148

Phone: 630-691-1122

Fax: _____

E-mail: Charley@highlandmanagement.biz

Property Information

Project Description: Re use existing space for a Drinking Place (Bar)

Project Address/Location: 230 W. Virginia St Ste 820 Crystal Lake, IL 60014

PIN Number(s): 19-05-334-023

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Kristi Cao N. 312-231-4359

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Lam Nguyen 3/10/22

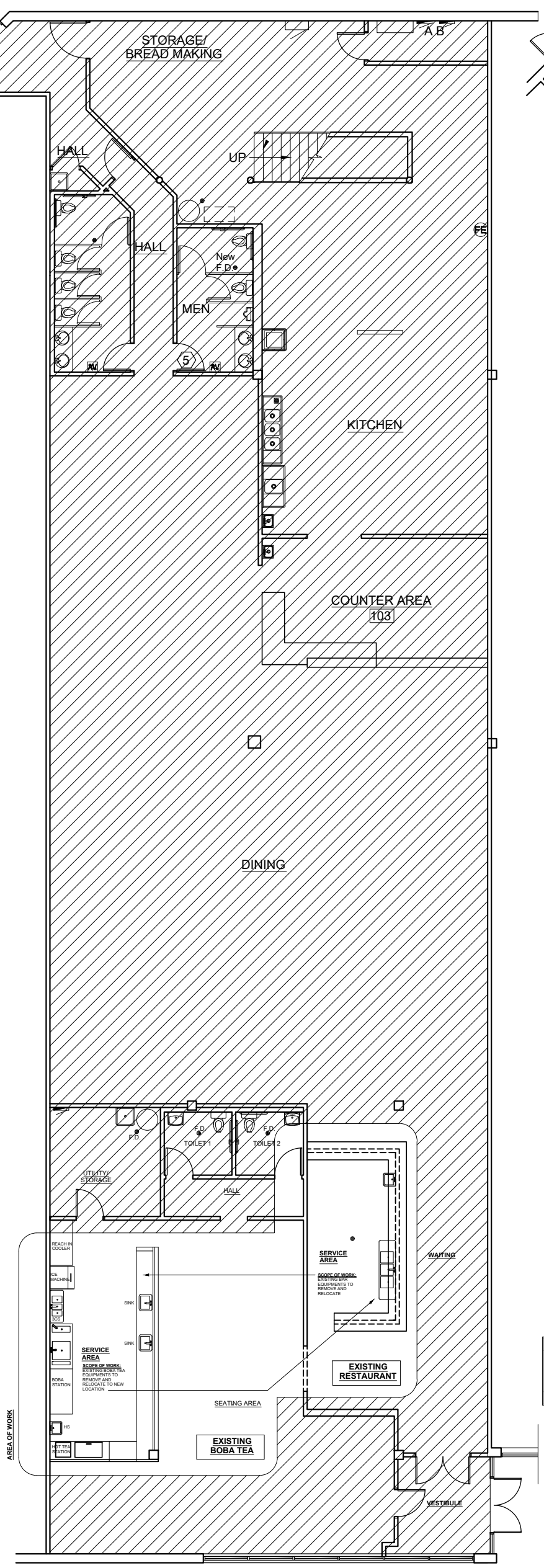
PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

CHARLES S MARGOSIAN 3/10/22

OWNER: Print and Sign name **Date**

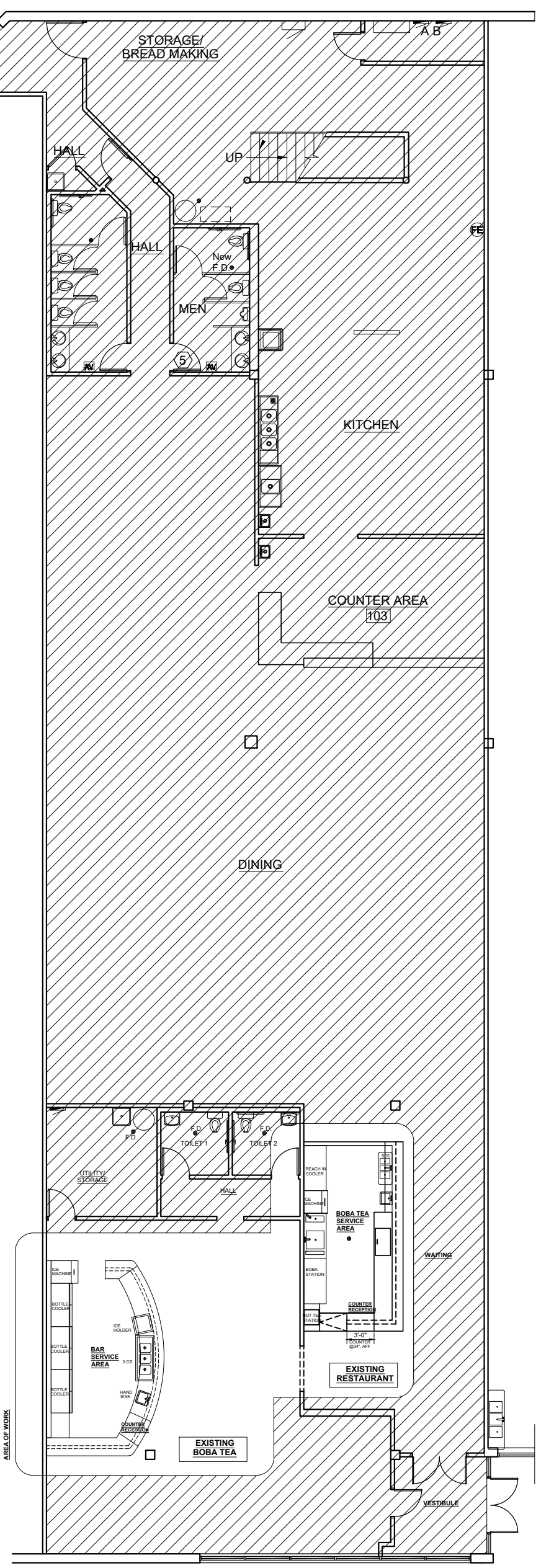
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



EXISTING FLOOR PLAN

SCALE: N.T.S.

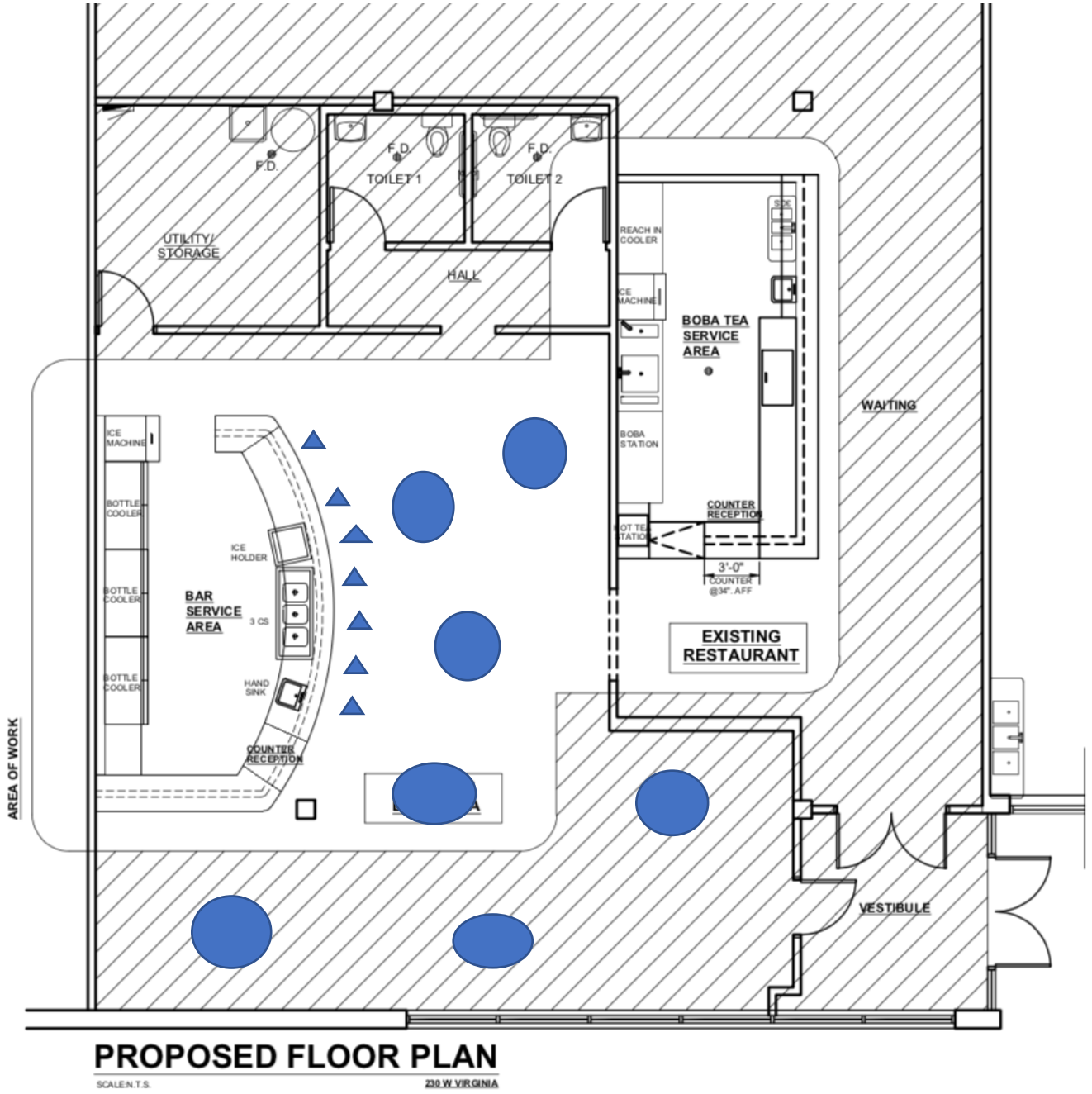
230 W VIRGINIA



PROPOSED FLOOR PLAN

SCALE:N.T.S.

230 W VIRGINIA



PROPOSED FLOOR PLAN

SCALE:N.T.S.

230 W VIRGINIA

7 Tables and 33 Chairs planned