



#2018-143

**1776 Restaurant – Special Use Permit/Variation
Project Review for Planning and Zoning Commission**

Meeting Date:

November 7, 2018

Request:

1. Special Use Permit for a private parking lot.
2. Variations from:
 - a. Article 4-200 to allow a 14-foot parking lot setback abutting a street, a variation of 6 feet.
 - b. Article 4-400 to allow up to 5.5-foot perimeter parking lot landscape area, a variation of 2.5 feet.
 - c. Article 4-400 to allow a 14-foot perimeter parking lot landscape area abutting a street, a variation of one foot.
 - d. Article 4-1000 to allow a freestanding sign without a solid base.

Location:

295 Washington Street

Existing Zoning:

R-3B – Multi-Family Residential

Surrounding Properties:

North: R-3B – Multi-Family Residential
South: R-3B – Multi-Family Residential
East: B-2 – General Commercial
West: R-2 – Single-Family Residential

Staff Contact:

Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property was previously a single-family home. After being purchased the home was demolished.
- The subject property is located in the Crystal Lake Watershed.
- UDO Requirement: A Special Use Permit is required for private parking lots.

Development Analysis:

General

- Request: The petitioner is requesting a Special Use Permit for a private parking lot and variations from the yard abutting a street setback requirement, landscaping width requirements and the freestanding sign base requirement.

- Land Use: The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation for the zoning classification.
- Zoning: The site is zoned R-3B – Multi-Family Residential. Private parking lots are permitted as special uses in this zoning district.

PARKING LOT

- The adjacent properties are occupied by commercial uses, a parking lot, multi-family housing and the rectory for St. Thomas Church.
- The proposed parking lot entrance and exit are located on Washington Street.
- The proposed garbage enclosure is located in the rear of the lot and adjacent to a neighboring parking lot.
- In order to maximize the number of available parking spaces, the layout of the parking lot is a one-way angled parking space design. A setback variation for the yard abutting a street on Pierson Street is being requested. The required setback is 20 feet and the proposed setback is 14 feet.



LANDSCAPING

- The perimeter landscaping is between 5.5 feet and 7.5 feet in width. The UDO requires an 8-foot wide landscape area. The one-way parking lot design requires the reduction in width.

- The landscape area abutting Pierson Street is 14 feet in width. The UDO requires a 15-foot wide landscape area.
- Parking lot islands are provided.

STORMWATER MANAGEMENT

- The subject property is in a depressional storage area. The plan illustrates raising the sidewalk along Washington Street to ensure water remains in the street.
- There is a rain garden along the perimeter of the parking lot on Pierson Street to address the requirements of the Watershed Ordinance.

SIGNAGE

- The proposed freestanding sign is 20 square feet and 6.04 feet in height. The sign does not have a solid base and would require a variation.
- The freestanding sign matches the existing wall signs at the restaurant in size and design.
- Similar to this request, Andy's Restaurant received approval for an off-site parking lot with a 7-foot freestanding sign.
- The proposed signs meet the UDO requirement for size and height.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a private parking lot at the subject property. 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*

ZONING ORDINANCE VARIATIONS

The petitioner is requesting variations from Article 4-200, 4-400 and 4-1000 to allow a 14-foot parking lot setback abutting a street, a 5.5-foot perimeter parking lot landscape area, a 14-foot perimeter parking lot landscape area abutting a street and a freestanding sign without a solid base.

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 (McClain Trevino, dated 10/18/18, received 10/18/18)
 - B. Plan Set (Haeger Engineering, dated 08/10/18, received 10/18/18)
 - C. Sign Plan (Hughes Signs, received 10/18/18)

2. Work with staff to finalize a landscape plan that meets the planting requirements for parking lots per the UDO and Crystal Lake Watershed requirements.
3. The freestanding sign must be no greater than 5 feet in height and 20 square feet in size.
4. The directional signs must be no greater than 3 feet in height.
5. Work with staff to finalize engineering plans per the Crystal Lake Watershed requirements.
6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments, as well as the City's stormwater consultant Christopher B. Burke Engineering.

PLN-2018-143 1776 Restaurant - Special Use Permit



**City of Crystal Lake
Development Application**

Office Use Only

File # PLN-2018-00143

Project Title: 295 WASHINGTON STREET

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: RUIENNA McCAIN TRIVINO
Address: 397 W. VIRGINIA ST.
CL, IL 60014
Phone: 915.356.1776
Fax: N/A
E-mail: RUIENNA@1776
RESTAURANT.COM

Owner Information (if different)

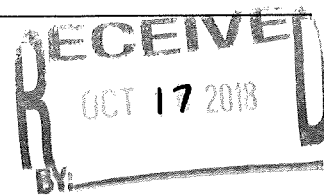
Name: 397 WEST VIRGINIA STREET,
Address: 155 EDgewater DRIVE LLC
CL, IL 60014
Phone: [REDACTED]
Fax: N/A
E-mail: [REDACTED]

Property Information

Project Description: ADDITIONAL PARKING LOT FOR
1776 RESTAURANT

Project Address/Location: WASHINGTON ST.
295

PIN Number(s): (*) 19-06-430-001



Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

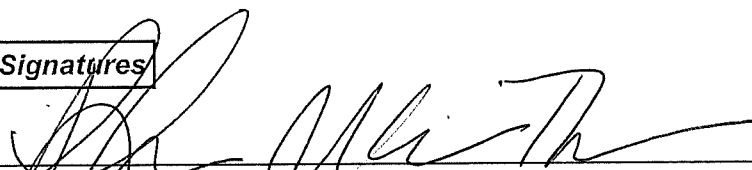
Landscape Architect: _____

Planner: _____

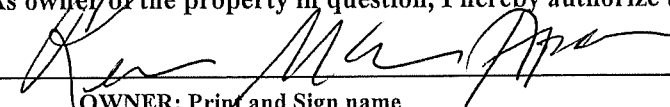
Surveyor: _____

Other: _____

Signatures

 _____ 10/18/18
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.

 _____ 10/18/18
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.

PUBLIC NOTICE
BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE
APPLICATION OF
Rhienna McClain Trevino
LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Rhienna McClain Trevino, seeking a Special Use Permit and Variations located at 295 Washington Street, Crystal Lake, Illinois. PIN 19-06-430-001 & 19-06-430-009.

This application is filed for the purpose of seeking a Special Use Permit and Variations for a private parking lot. Variations from parking lot setback requirement of 20 feet to allow a 14-foot setback; perimeter parking lot landscape standards to allow a 5.5-foot landscape area, a variation of 2.5 feet; perimeter parking lot abutting a right-of-way landscape standards to allow a 14-foot landscape area, a variation of one foot; and to allow a 6.04-foot freestanding sign without a solid base, pursuant to Article 2-300 Permitted Use Table, Article 3-200 Dimensional Standards, Article 4-200 Off-Street Parking & Loading, Article 4-400 Landscape and Screening Standards, as well as any other variations as necessary to complete the project as proposed. 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 7:30 p.m. on Wednesday, November 7, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on October 23, 2018)1594362

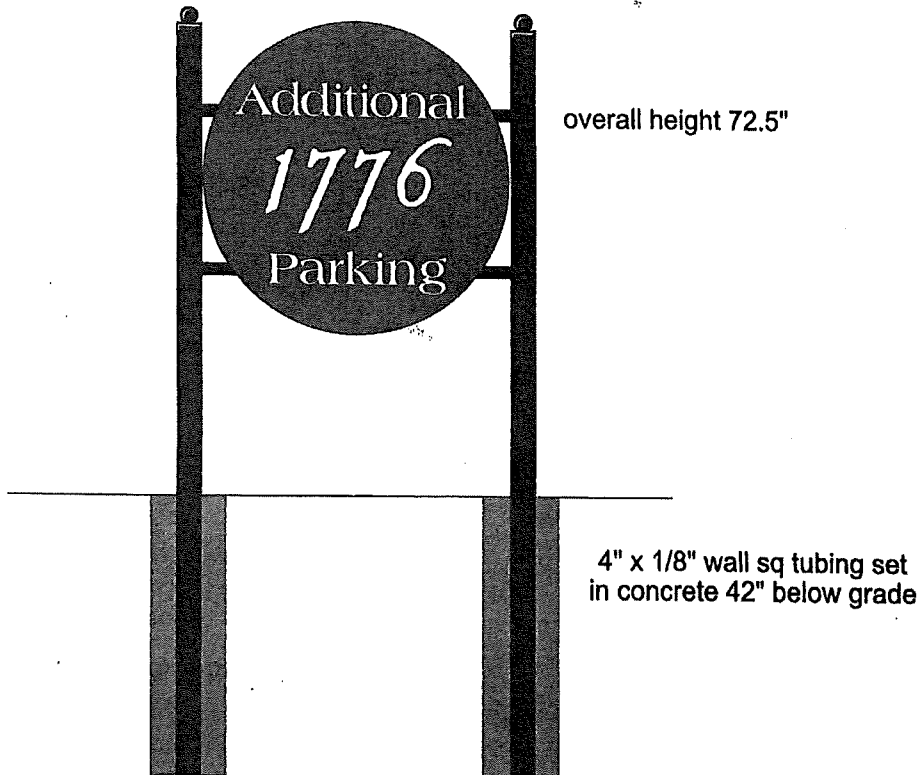
\$ 3445 INSTALLED

SIGN MADE FROM 3/16 ALUMINUM
DOUBLE SIDED (2) SIGNS ATTACHED BACK TO BACK
ON 2" ALUMINUM TUBING

1776 1/4" ALUMINUM CUT OUT LETTERS STOOD
OFF WITH ALUMINUM STUDS
"ADDITIONAL PARKING" WHITE VINYL

Cedar Wooded

\$ 5575

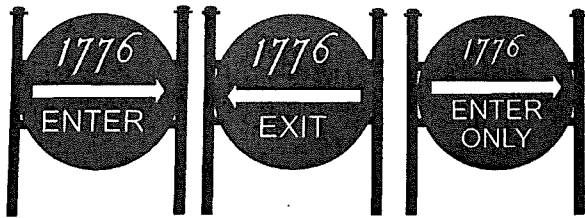


Per petitioner, 20 square feet.
Same as wall sign at the
restaurant.

Solar lighting w/ landscaping

NEW PARKING LOT

\$350/ea for double faced
\$300/ea for single faced
Aluminum signs painted to match building
reflective vinyl copy



24" circle
12-18" from grade

Set 42" set in concrete
42" IN GROUND.

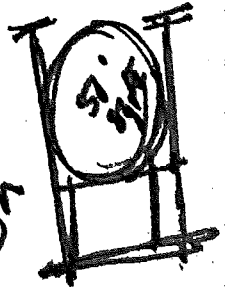
~~Temporary install \$330~~
set in concrete \$375

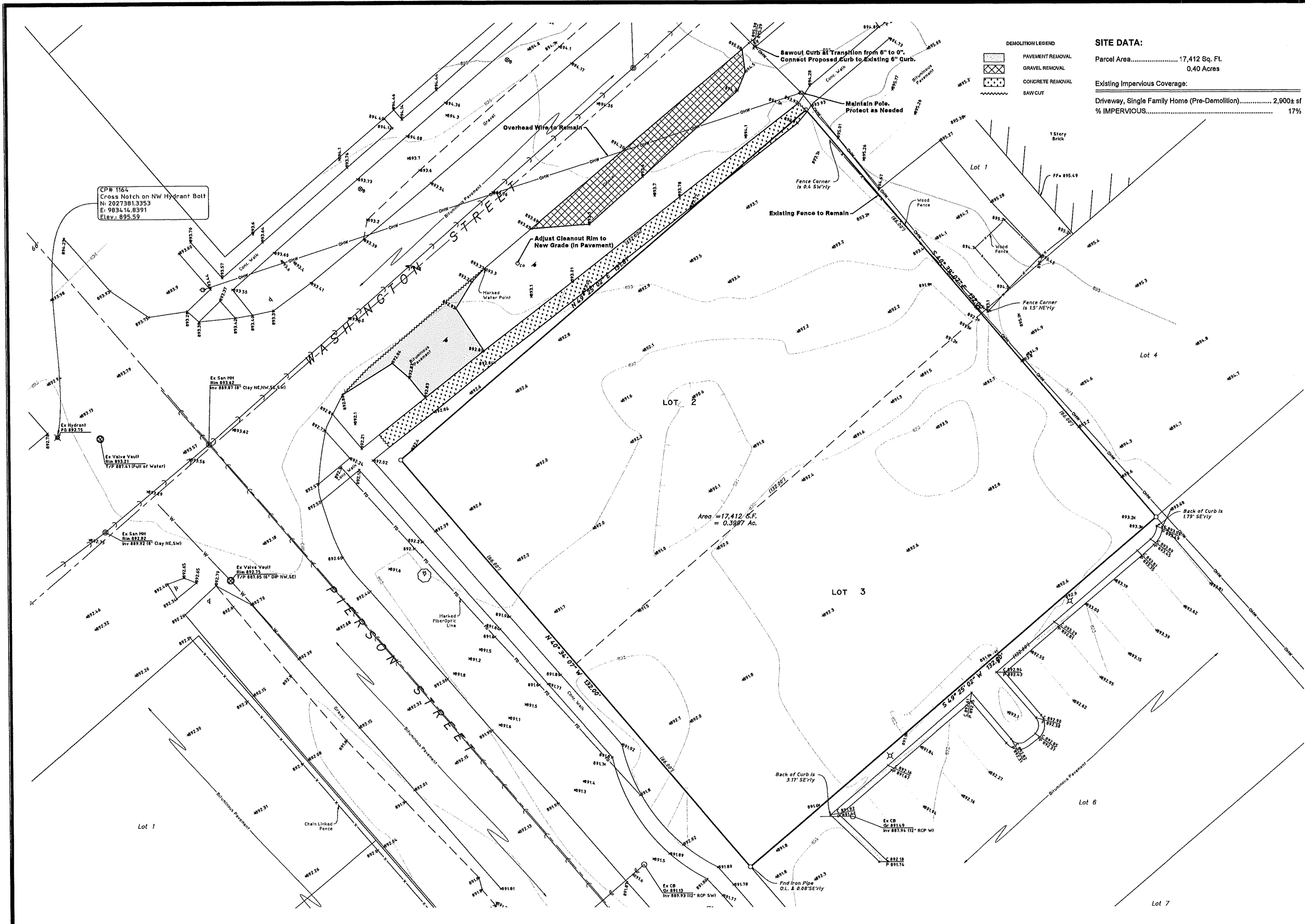
can be up to 12"
from grade only

VICKY
815-482-7745

295 Washington St.

draw parking sign





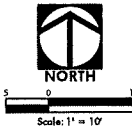
CP# 1164
 Cross Notch on NW Hydrant Bolt
 N: 2027381.3353
 E: 9834.14.8391
 Elev.: 895.59

DEMOLITION LEGEND

- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- SAW CUT

SITE DATA:

Parcel Area..... 17,412 Sq. Ft.
 0.40 Acres
 Existing Impervious Coverage:
 Driveway, Single Family Home (Pre-Demolition)..... 2,900± sf
 % IMPERVIOUS..... 17%



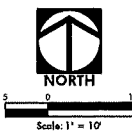
No. _____
 Date _____

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East Shaw Parkway, Schaumburg, IL 60197 • 630.842.2944/609 • Fax: 630.842.6688
 Illinois Professional Design Firm License No. 184-000125
 www.haegerengineering.com

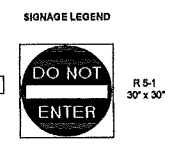
**EXISTING CONDITIONS
 DEMOLITION PLAN**
 295 WASHINGTON STREET
 CRYSTAL LAKE, IL

Project Manager: J D T
 Engineer: M D M
 Date: 2018-08-10
 Project No. 18-142
 Sheet **C3.0** / C6

File Date: Aug 10, 2018 - 11:07am Plotted By: jtd
 File Name: F:\0576\18142\Drawings\Demolition\18142-Demolition Engineering.dwg



- PAVING LEGEND**
- Bimousse Pavement
 - 1 1/2" Hot Mix Asphalt Surface Course, Mx D, N50
 - 2 1/4" Hot Mix Asphalt Binder Course, IL-1B, F50
 - 10" CA-8 Crushed Aggregate Base Course, Type B
 - Concrete Sidewalk
 - 5" Portland Cement Concrete
 - 4" CA-8 Crushed Aggregate Base Course



- STORMWATER LEGEND**
- Infiltration Trench
 - 24" Topsoil & Sand Mixture
 - DOT Seed Mixture 4, Native Grass
 - Rain Garden
 - 24" Topsoil & Sand Mixture
 - DOT Seed Mixture 4, Native Grass

SITE DATA:

Parcel Area..... 17,412 Sq. Ft.
0.40 Acres

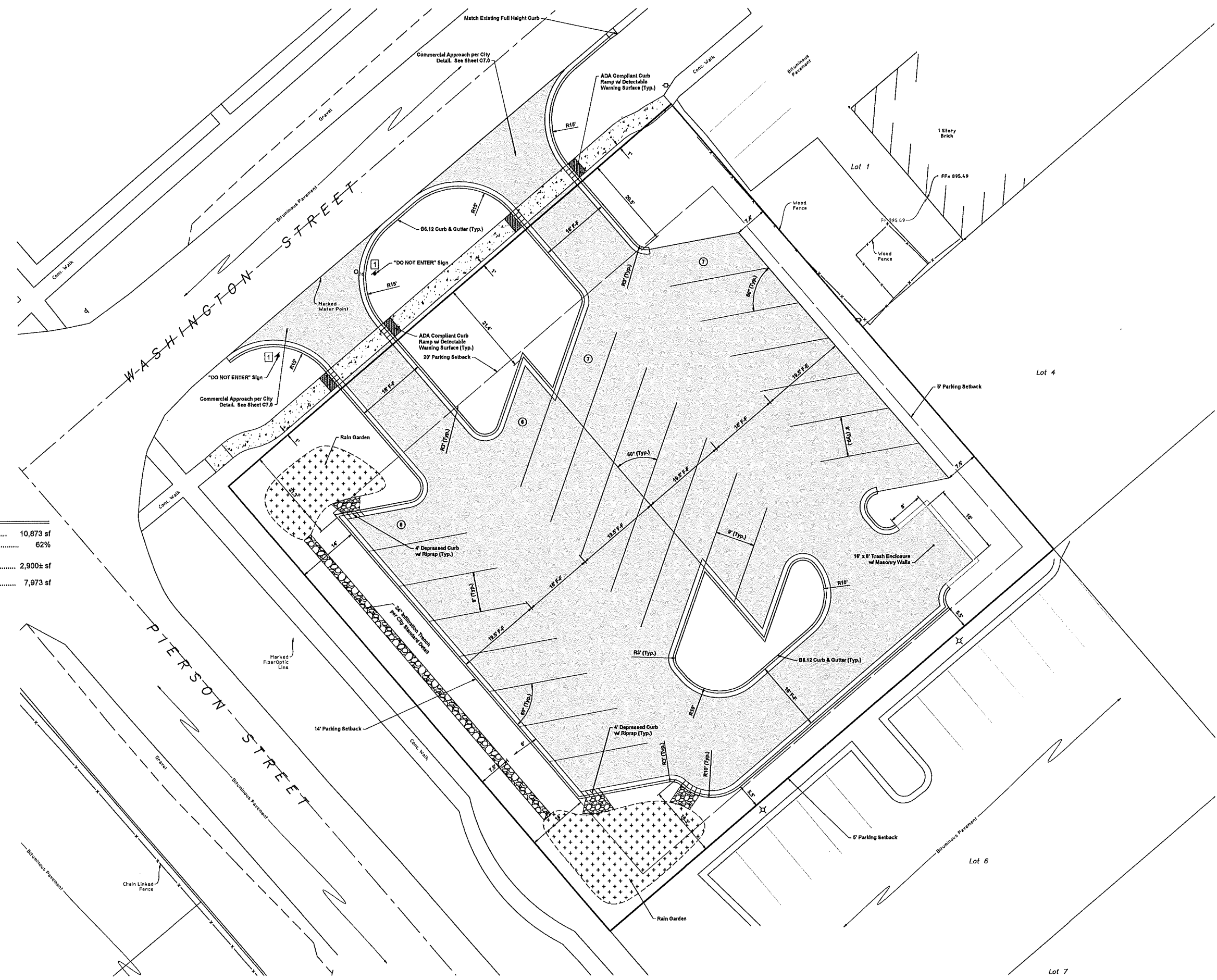
Proposed Impervious Coverage:

| | |
|---|-----------|
| Site Pavement Areas, Trash Enclosure..... | 10,873 sf |
| % IMPERVIOUS..... | 62% |

Existing Site Impervious Area (Pre-Demolition)..... 2,900± sf

Increased Site Impervious Area..... 7,973 sf

PARKING COUNT = 28

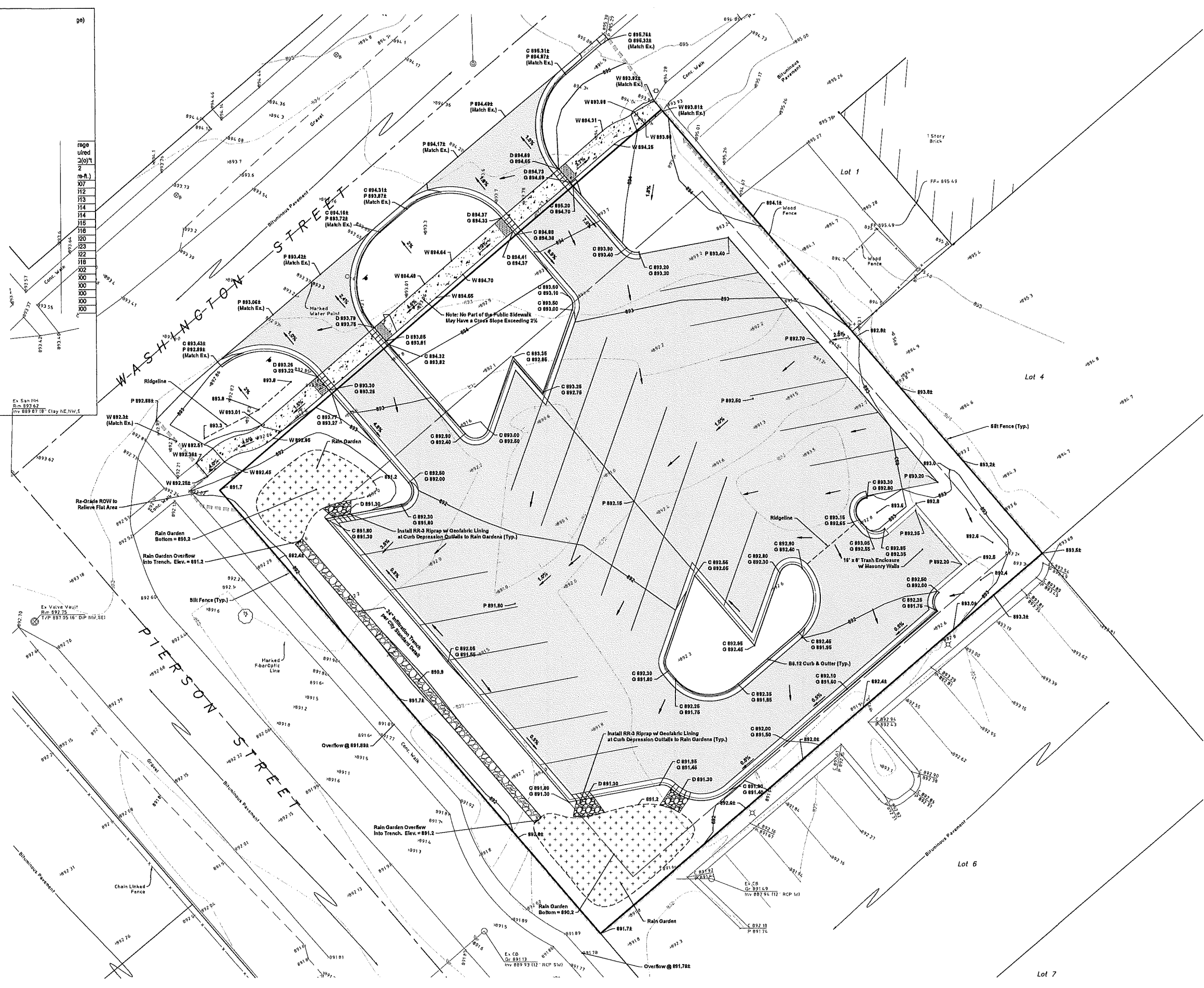


HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.294.4600 Fax: 847.294.4608
Illinois Professional Design Firm License No. 184-000125
www.haegerengineering.com

**GEOMETRY
UTILITY PLAN**
295 WASHINGTON STREET
CRYSTAL LAKE, IL

Project Manager: J D T
Engineer: M D M
Date: 2018-08-10
Project No. 18-142
Sheet **C4.0**

Plot Date: Aug 10, 2018 - 12:25pm Plotted By: jcd4
File Name: P:\2018\18142\Drawings\18142-Parking Lot Engineering.dwg



| | | |
|-----|--------|--------|
| mpg | undr | 2(0)ft |
| 2 | re-n.) | |
| X07 | | |
| X12 | | |
| X13 | | |
| X14 | | |
| X16 | | |
| X20 | | |
| X23 | | |
| X22 | | |
| X18 | | |
| X02 | | |
| X00 | | |
| X00 | | |
| X00 | | |
| X00 | | |

Ev San H4
R= 892.62
Inv 892.67 18" Clay NE, NW, E

Ev Valve Vault
R= 892.75
TYP 892.05 16" DIP NW, SE1

HAELGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60197 Tel: 631.294.4600 Fax: 631.294.4605
Illinois Professional Design Firm License No. 184-000152
www.haelgerengineering.com

**GRADING PLAN
DRAINAGE PLAN**
295 WASHINGTON STREET
CRYSTAL LAKE, IL

Project Manager: J D T
Engineer: M D M
Date: 2018-08-10
Project No. 18-142
Sheet **C5.0**