



#2013-58 Crystal Lake Beer Company Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 4, 2013
<u>Requests:</u>	Special Use Permits for a Drinking Place and a beer microbrewery in the B-4 Downtown District
<u>Location:</u>	150 N. Main Street
<u>Acreage:</u>	0.9 acres
<u>Existing Zoning:</u>	B-4 Downtown District
<u>Surrounding Properties:</u>	North: R-3 B –Multi-Family: residential South: B-4 Downtown: residential, commercial East: R-3B/B-4: commercial West: R-3B – Multi-Family: residential
<u>Staff Contact:</u>	Michelle Rentzsch (815.356.3615)

Background:

- **Previous Approvals:** This property originally was the site of Reichert Chevy automobiles and then Grand Rental Station for a number of years.
- **Existing Use:** Currently the site is not utilized; containing a vacant building and its associated parking area.
- **Request:** Special Use Permits to allow beer manufacturing and distribution in the B-4 Downtown District and for a Drinking Place to allow a tap room that is associated with the craft microbrew beers that are being created on-site.

Development Analysis:

- **General:** Crystal Lake Beer Company would like to brew beer to package and sell to local businesses. In addition, a tap room would be offered so potential customers could sample the products. The building and site would be refurbished without expanding the building's footprint or impacting the size of the parking area.
- **Land Use:** The Comprehensive Land Use map shows the area as Commerce. This land use designation is considered appropriate for the proposed use.
- **Zoning:** The site is zoned B-4 Downtown Business. A Drinking Place is permitted in the B-4 district with a Special Use Permit. The manufacturing and distribution of beer can be considered in this district via a Special Use Permit.

Site Layout

- The site has existing access points from Main, Gates and First Streets.

- Customer parking is provided predominantly to the west of the building with 10 spaces shown to the south of the main entrance.
- Limited outdoor storage is indicated to the west of the building for the spent grain containers.

Parking

- There are 42 parking spaces shown on the site plan.
- Based on the UDO requirements for Drinking Places and the total of 8 employees, 37 parking spaces are required. As this property is located within the Downtown District, the parking requirement is 70% of elsewhere in the City due to the availability of on-street parking. The parking requirement for this property is 26 spaces and 42 spaces have been provided.

Signage

- No freestanding sign is indicated.
- Wall signage: A 100-square foot, externally illuminated wall sign and a 24-square foot project sign are indicated for this building, for a total 124 square feet of wall signage. For a single tenant building, a total of 150 square feet of wall signage is permitted. No wall sign is to exceed 75 square feet; and no projecting sign is to exceed 9 square feet – variations to allow the signage as proposed via the SUP is requested.
- The floor plan shows future tenant spaces. If this is to be a multi-tenant building, 50 square feet per tenant space is permitted.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and business 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 actions:

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 actions:

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

Findings of fact:

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets *Does not meet*
2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*
3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets *Does not meet*
4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets *Does not meet*
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
 Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets Does not meet

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets Does not meet

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets Does not meet

In addition, Drinking Places (Alcoholic Beverages) must comply with the following standards:

a. Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a 6 foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Article 4-700, Fences, Walls and Screening.

Meets Does not meet

The petitioner will meet this requirement. From the plat of survey, it appears that the building sits on the northern property line; therefore; the requirement to provide screening would extend from the northwest corner of the building and approximately 30 feet to the west, as Lot 7 along First Street is not a residential property. It appears there's a current fence that exists in the required location. The ownership of the fence section and the extension of the fence to First Street should be investigated.



Red line: required fence screening
Green dotted line: recommended extension of that fence screening

b. Entrance: 1 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

The petitioner will meet this requirement.

c. 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 non-residential property.

Meets Does not meet

The petitioner will meet this requirement.

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 (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.

CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

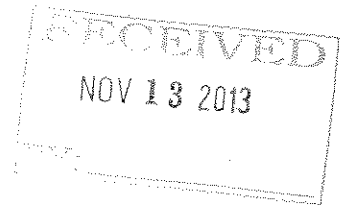
2013 58

Office Use Only
File # _____

PROJECT TITLE: Crystal Lake Beer Company Special Use Permit

Action Requested:

Annexation	Variation
Rezoning	Conceptual PUD Review
X Special Use Permit	Comprehensive Plan Amendment
Preliminary Plat of Subdivision	Preliminary PUD
Final Plat of Subdivision	Final Planned Unit Development
Other:	Final PUD Amendment



PETITIONER:

Name: Crystal Lake Beer Company

Address: 9312 Beaver Pond Court
Crystal Lake, IL 60014

Phone: 815-479-0142

Fax:

OWNER (IF DIFFERENT):

Name: American Community Bank and Trust

Address: P.O. Box 1720
Woodstock, IL 60098

Phone:

Fax:

Property Information:

Project Description: The Petitioner is requesting a Special Use Permit for a Drinking Place and also for a microbrewery at 150 N. Main Street. See Exhibit A attached.

Project Address/Location: The common address is 150 N. Main Street, Crystal Lake, Illinois.

PIN Number(s): 14-32-431-006, 14-32-431-011, 14-32-431-012, and part of 14-32-431-005

Development Team

Please include address, phone, fax, and e-mail

Developer:

Architect:

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave., Crystal Lake, Illinois 60014; 815 477 0830;
(FAX) 815 477 0834

Engineer:

Landscape Architect:

Planner:

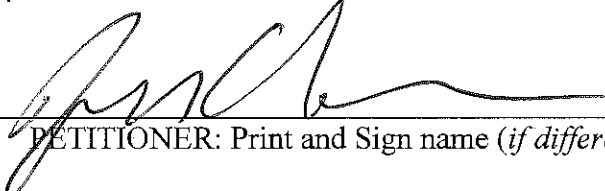
Surveyor:

Other:

Signatures:

Crystal Lake Beer Company

By:




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

November 5, 2013
Date

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

American Community Bank and Trust

By:



OWNER: Print and Sign name

November 5, 2013
Date

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

2013

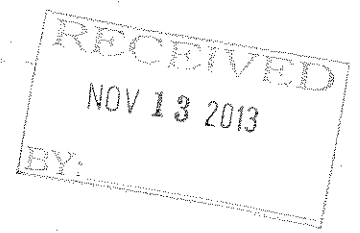


EXHIBIT A to CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION FOR
SPECIAL USE PERMITS FOR A MICROBREWERY AND DRINKING PLACE

Crystal Lake Beer Company will be a production microbrewery located at 150 N. Main Street in Crystal Lake. We will produce a variety of craft beers, packaged both in kegs and 12 oz to 22 oz retail bottles and cans. Our beers will be distributed to bars, restaurants and retail outlets in McHenry County and the surrounding area, and will be served in our own on-premises tap room.

Brewery:

The brewing system we will install initially will have a 15 BBL (approximately 465 gallons) capacity. Beer will be fermented in multiple tanks (fermenters) of 15 BBL to 30 BBL. Annual production is expected to start at 1,000 BBL and increase to 8,000 BBL or more in the future.

Modern breweries emit minimal noise and exhaust. Traffic due to trucks (for beer production and distribution) and cars (patrons of the tap room) is expected to be commensurate with current zoning and similar to businesses that have existed in the location in the past. Hours of production will be from 7:00 am to 11:00 pm daily, with shipping and receiving hours from 7:00 am to 6:00 pm Monday through Friday.

Exterior renovation of the existing building will include resurfaced parking lots, the addition of outdoor safety and convenience lighting, general building repairs and refurbishing, appropriate signage. Future changes might include the addition of a small outdoor seating area (beer garden). The interior of the building will also be renovated as dictated by the needs of a production brewery and public retail establishment.

Tap Room:

Our on-premises tap room will serve a variety of our beers. Beer samplers (several beers on a single tray, each served in approximately 4 oz sizes) will be offered, as well as usual single-serving sizes of 12 to 22 oz. Initially, no prepared foods will be served, and we will offer chips, nuts, or similar packaged snacks. Delivery of take-out style foods from nearby businesses will be accepted. In the future, we plan to add a small kitchen to add simple prepared foods like pizzas and sandwiches, all subject to applicable McHenry County health department regulations and Crystal Lake Building codes and ordinances.

Initially, tap room capacity will be approximately 100 persons, though space exists in the building to expand that in the future. The existing parking lot has a capacity of 40 to 50 cars.

Hours of operation have not been finalized, but may extend from noon to 2 a.m. daily.

The tap room will sell our packaged beers, as well as related merchandise. We will also sell 32 oz to 1 gallon growlers, which will be refillable on-premises for customers to take out.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLI-
CATION OF **American Community
Bank and Trust**, as Owner, and
Crystal Lake Beer Company, as
Contract Purchaser

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 of the City
of Crystal Lake upon the applica-
tion of **American Community Bank
and Trust**, as Owner, and **Crystal
Lake Beer Company**, as Contract
Purchaser, relating to the property
located at 150 North Main Street,
Crystal Lake, Illinois, and having
permanent index numbers 14-32-

431-006, 14-32-431-011, and
14-32-431-012, and part of 14-
32-431-005 (the "Subject Prop-
erty").

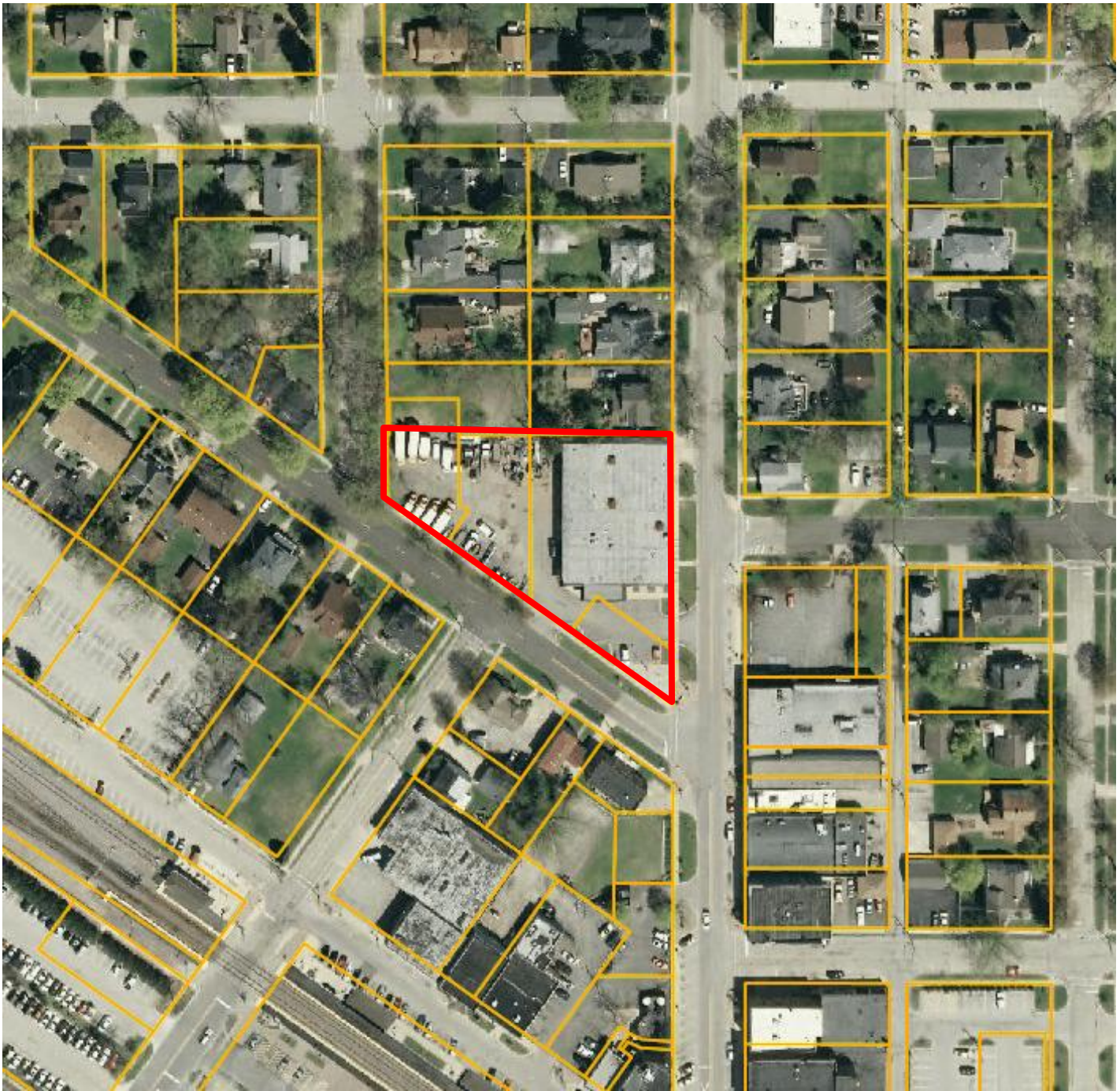
This application is filed for the
purpose of requesting Special Use
Permits for a Drinking Place, pur-
suant to the requirements of Section
2-400C-18 of the Crystal Lake Uni-
fied Development Ordinance and
also for a microbrewery, including
beer production and distribution,
and for such other variances that
may be required for the proposed
use to be located at the Subject
Property.

A public hearing before the Plan-
ning and Zoning Commission re-
garding this request will be held at
7:30 p.m. on December 4, 2013,
at the City of Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
desiring to be heard may be
present.

Thomas Hayden, Chair
Planning and
Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
November 16, 2013. #A2236)







Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersstapen.com

ALTA/ACSM LAND TITLE SURVEY

SHERMAN

STREET



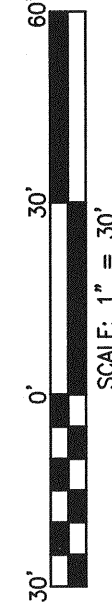
LEGAL DESCRIPTION

Lots 9, 10, 11, 12, 13, 14, and 15 in Block 1 in the Original Plat of Nunda, being a Subdivision of part of the East Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 13, 1858, in Book 43 of Deeds, page 296, in McHenry County, Illinois.

SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Heritage Title Company of McHenry, Inc., Commitment policy #1344238M dated November 5, 2013. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17111C03274, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the 'stamped' markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and onsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Other than visible observations noted hereon, this survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with 'JULIE' markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- (Exception 21) Ordinance 92R03939 allows for construction and repair of sidewalks lies within the right-of-ways of Main Street and Gates Street. See document for particulars.

LEGEND	
•	BOLLARD
⊙	CATCH BASIN
⊞	CURB INLET
⊞	DOWN GUY
⊞	DOWN SPOUT
⊞	ELECTRIC RISER/VAULT
⊞	FIRE HYDRANT
⊞	FOUND IRON BAR
⊞	FOUND IRON PIPE
⊞	GAS VALVE
⊞	LIGHT
⊞	MANHOLE
⊞	SIGN
⊞	STORM MANHOLE
⊞	UTILITY POLE
⊞	VALVE VAULT
⊞	WATER VALVE
(R)	RECORD
(M)	MEASURE



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

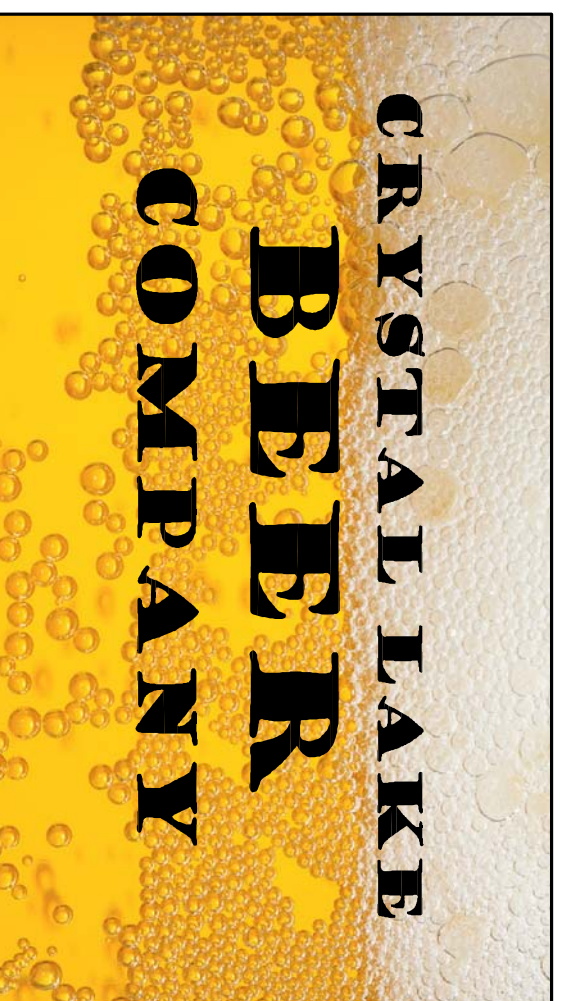
Certified to: 1) Heritage Title Company of McHenry, Inc.
2) Chuck Ross and John O'Fallon

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a, 8, 11a & 21 of Table A thereof. The field work was completed on November 7th, 2013.

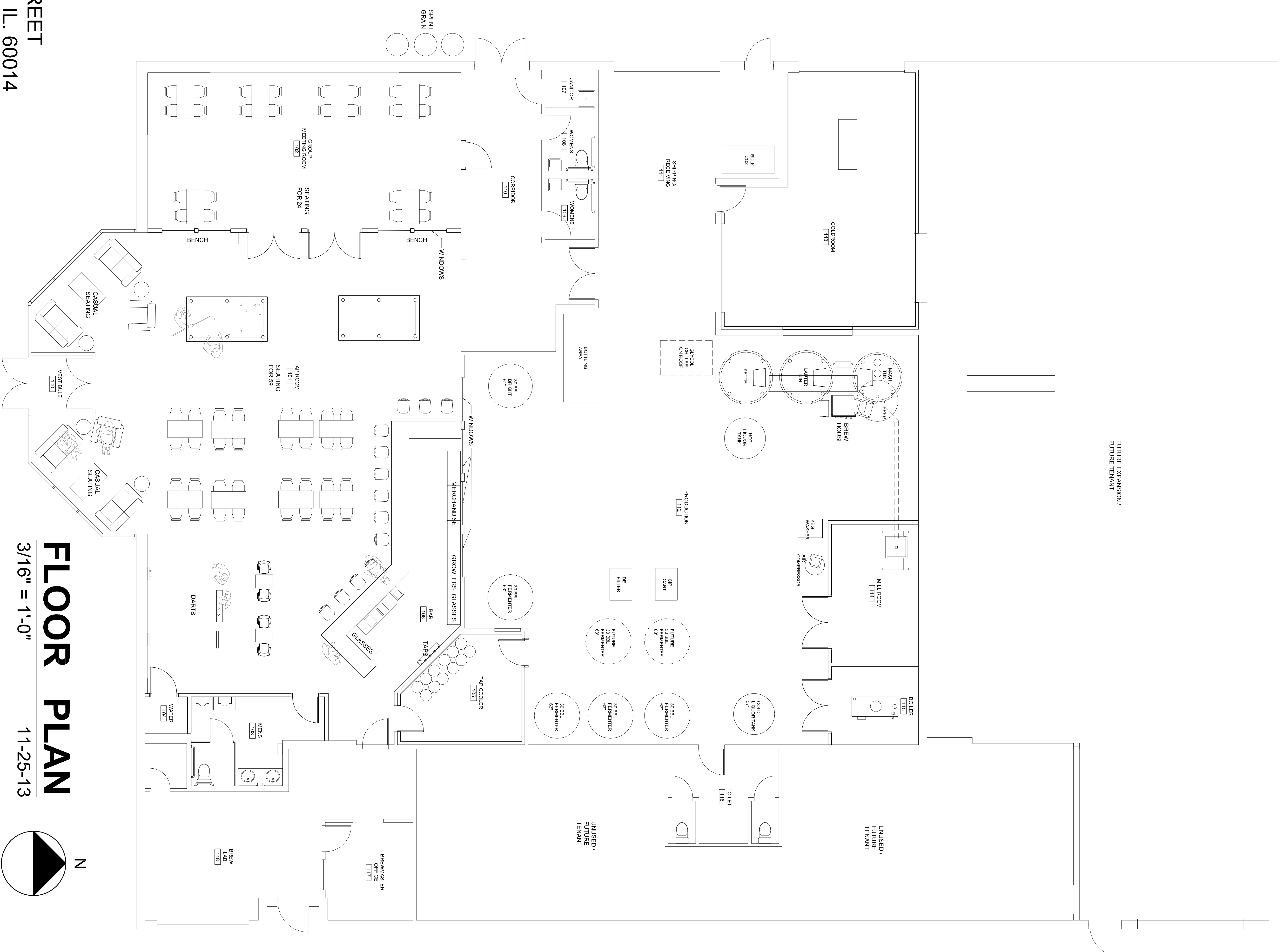
Dated this 22nd day of November, A.D., 2013.

VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
Design Firm No. 164-002792

WILLIAM J. VANDERSTAPPEN (seal)
PROFESSIONAL LAND SURVEYOR



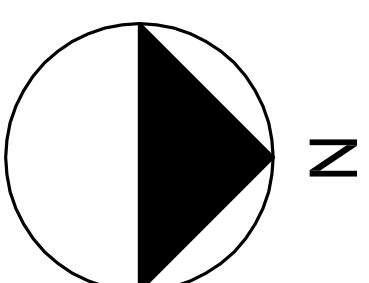
150 N. MAIN STREET
CRYSTAL LAKE, IL. 60014



FLOOR PLAN

3/16" = 1'-0"

11-25-13



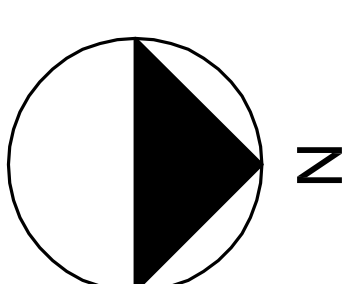


150 N. MAIN STREET
CRYSTAL LAKE, IL. 60014

SITE PLAN

1" = 10'

11-25-13





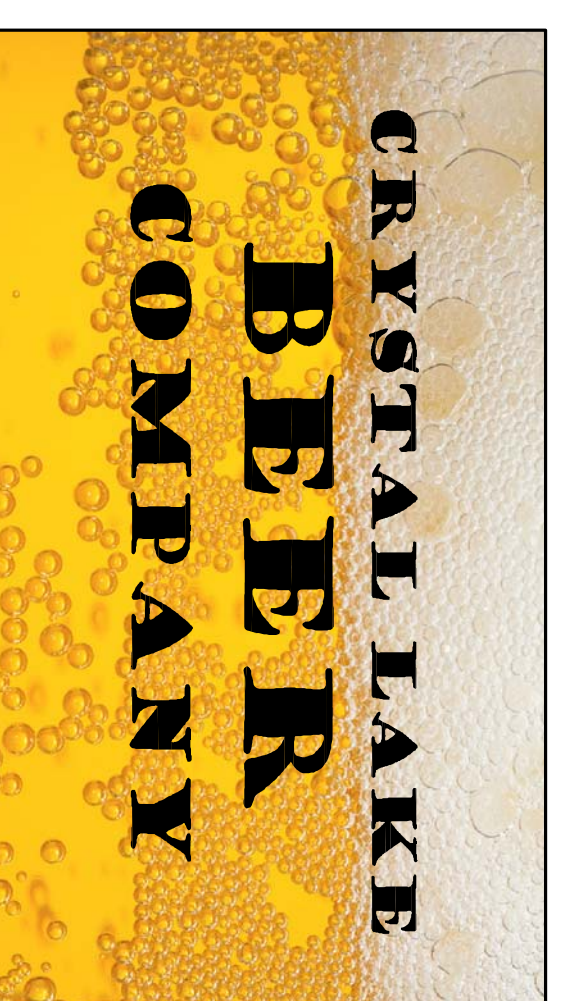
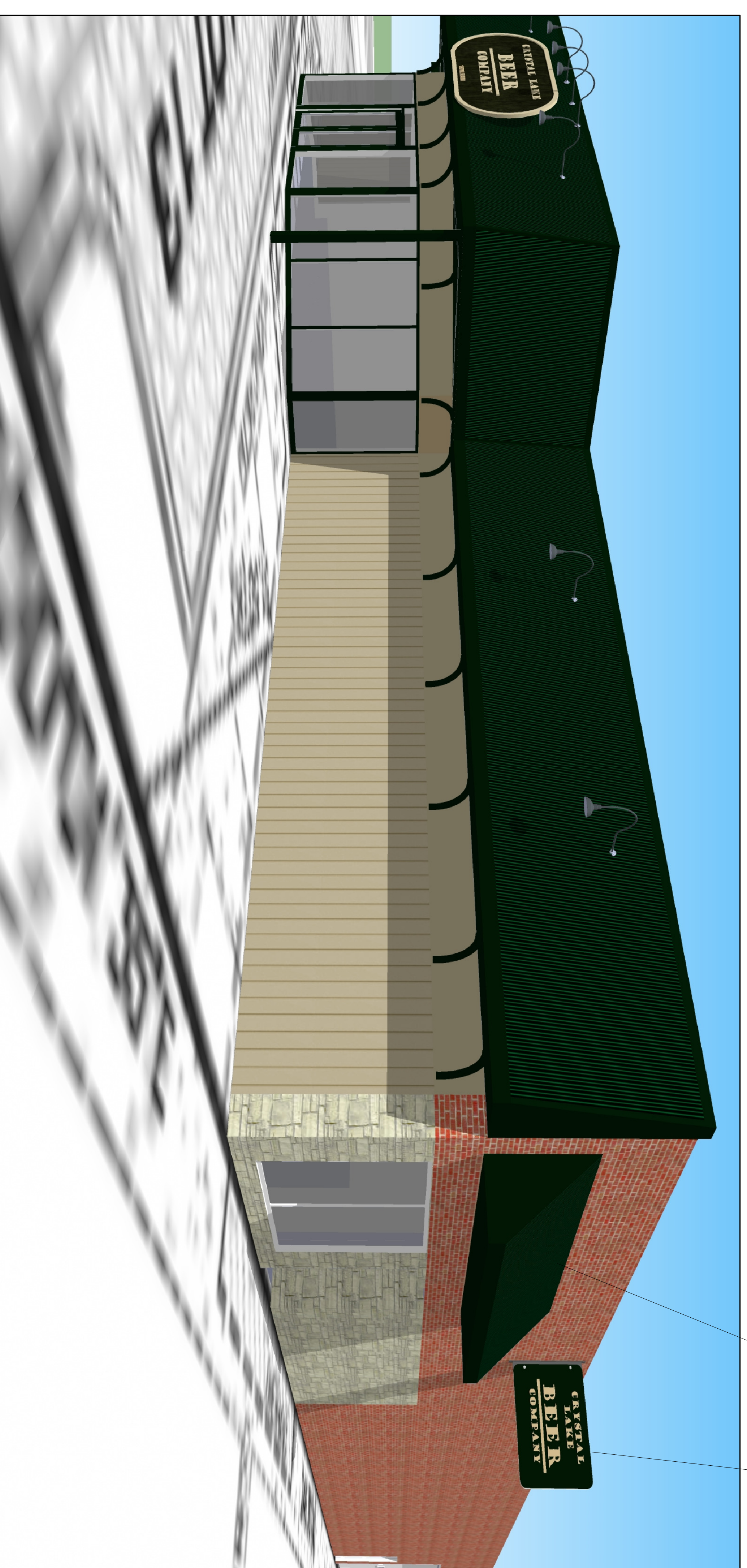
DECORATIVE GOOSE-NECK
LIGHT FIXTURE

PROPOSED SIGNAGE:
- 100 SQ.FT. WOOD CARVED SIGN
- EXTERNALLY LIT.

PAINTED CORRUGATED
METAL ROOF

PROJECTING SIGN:
- 24 SQ.FT.
- EXTERNALLY LIT.

PAINTED METAL
CANOPY



150 N. MAIN STREET
CRYSTAL LAKE, IL. 60014

PROPOSED SIGNAGE / MATERIALS

11-25-13

korte architecture

Crystal Lake IL. 60014

ph 815.444.9150

kortearchitecture.com

© 2013