#2018-89
Forge Fitness –Variation
Project Review for Planning and Zoning Commission

Meeting Date:	September 19, 2018
Request:	Variation from Article 4-200(D) Off-Street Parking and Loading Standards to provide zero onsite parking spaces for the use of a portion of the second floor, a variation of 15 parking spaces.
Location:	137/141 N. Main Street
Existing Zoning:	B-4 – Mixed-Use Business
Surrounding Properties:	North: B-4 – Mixed-Use Business South: B-4 – Mixed-Use Business East: R-3A – Two-Family Residential West: B-4 – Mixed-Use Business
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is improved with a physical fitness facility.
- Forge Fitness occupies for the first floor of 137 and 141 N. Main Street and previously received variations for the number of onsite parking spaces. The subject property received the variations in 2012, when the tenant occupied the space and in 2014, when the tenant expanded into 137 N. Main Street.
- UDO Requirements: Properties are required to provide onsite parking spaces. Properties located in the Downtown District are required to provide 70% of the ordinance requirement for onsite parking spaces, therefore, the expansion of use would require an additional 15 parking spaces.

Development Analysis:

General

- Request: The petitioner is requesting a variation from the onsite parking requirement to allow for the use of the second floor of 137 N. Main Street and provide zero additional parking spaces.
- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation.

- Zoning: The site is zoned Mixed-Use Business.

EXPANSION OF USE

- The current tenant, Forge Fitness, is proposing to use the second floor for fitness classes. The area would remain an open concept layout.
- The area is accessed by interior stairs from the inside of 141 N. Main Street.

PARKING

- Per the UDO, 6.4 spaces per 1,000 square feet of gross floor area are required. A 30% reduction from the required number of spaces is allowed for the properties in the Downtown District.
- The expansion would require an additional 15 parking spaces.
- The property currently has 25 onsite parking spaces.
- There are public parking lots located within walking distance of the property. Two lots located on Beardsley Street have more than 200 spaces and are approximately 670 feet from the entrance of the property. One lot is a 4-hour free lot and the second has free parking on weekdays from 5:00pm to 2:00am and on weekends. The second lot is rarely used by downtown visitors and commuters.
- The City has received complaints regarding patrons parking along Prairie Street. To address the complaints the City created a parking flyer for Forge Fitness to distribute to their patrons. In addition, the property added signage directing users to the Beardsley Street public parking lot.
- The intersection of Main Street and Prairie Street will be improved with the Main Street capital project, which is anticipated to commence in 2020.

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

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 4-200(D) Off-Street Parking and Loading Standards to provide zero onsite parking spaces for the use of a portion of the second floor, a variation of 15 parking 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:

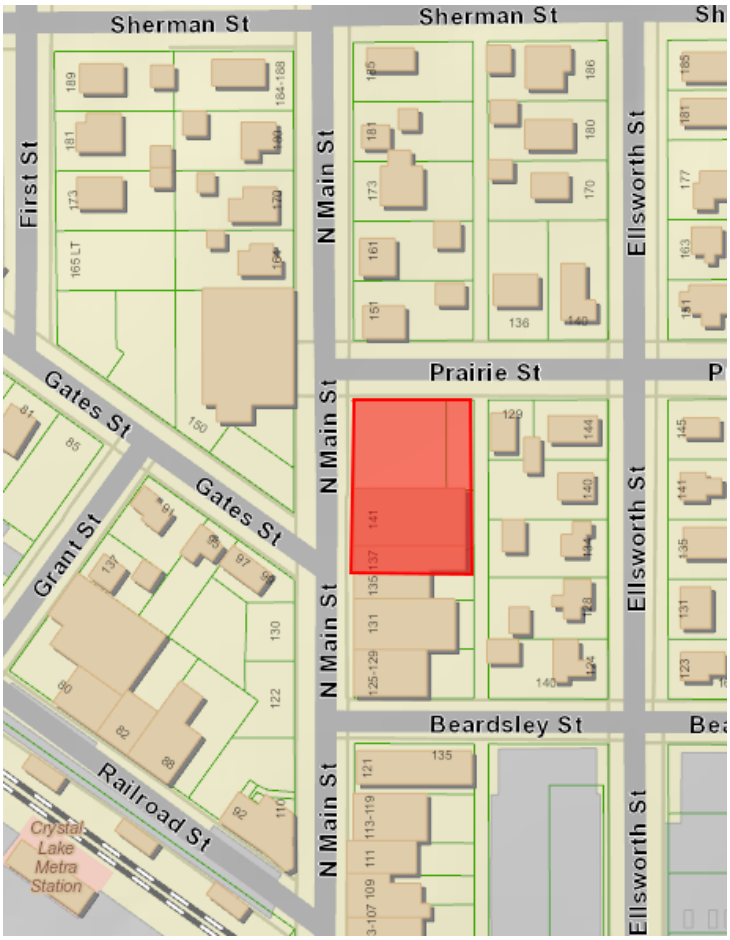
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Crotty, dated 08/03/18, received 08/16/18)
   B. Plat of Survey (received 08/16/18)
   C. Floor Plan (received 08/16/18)

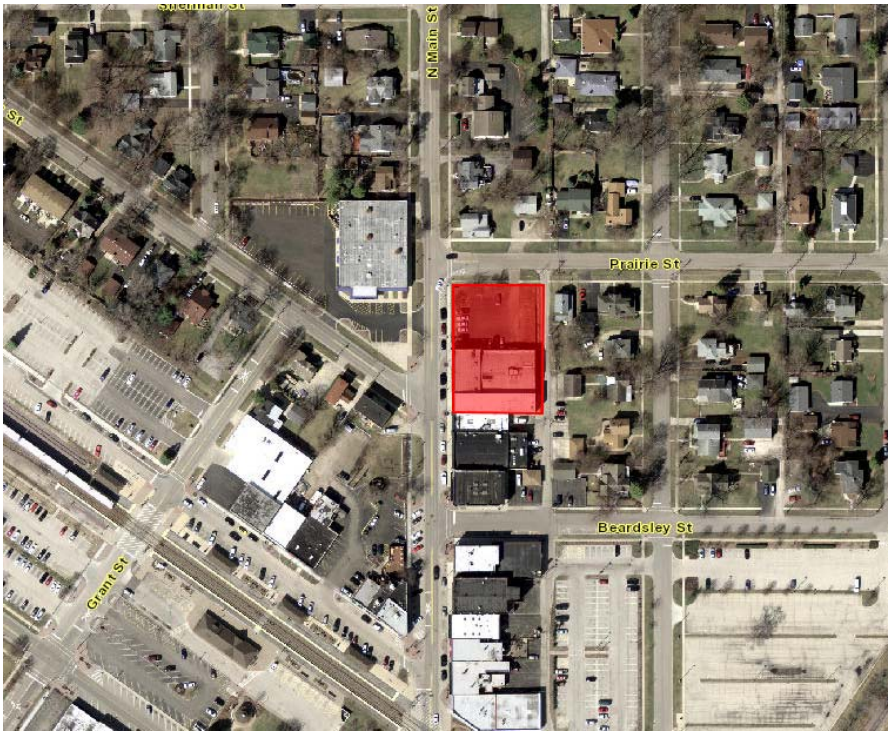
2. All employees must park in designated Z-Lots.

3. If the facility is expanded in size or intensity at any time, the petitioner must consult with staff to determine if a further variation is necessary.

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

PLN-2018-00089 FORGE FITNESS – 137 N MAIN ST





PLN-2018-00089

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: FORGE FITNESS

Action Requested

__	Annexation	__	Preliminary PUD
__	Comprehensive Plan Amendment	__	Preliminary Plat of Subdivision
__	Conceptual PUD Review	__	Rezoning
__	Final PUD	__	Special Use Permit
__	Final PUD Amendment	X	Variation
__	Final Plat of Subdivision	__	Other

Petitioner Information

Name: 1934 W. CHICAGO
Address: 1250 S. GROVE #200
BARRINGTON, IL 60010
Phone: 847-620-5770
Fax: 847-620-5773
E-mail: DONCROTTY@AOL.COM

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: PARKING VARIANCE TO ALLOW EXPANSION OF CURRENT TENANT (FORGE FITNESS) TO OCCUPY 2ND FLOOR OF 137 N. MAIN ST

Project Address/Location: 137 N. MAIN

PIN Number(s): 14-33-309-007

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BY: .....

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: HVAC - COMFORT SERVICES Heat & AIR

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: CONTRACTOR - WINTORY GROUP (INSTALL EXIT STAIRS)

Signatures

_____

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.

Dm Crotty 8-3-18

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
Forge Fitness

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 1934 W Chicago Inc. on behalf of Forge Fitness, seeking a variation at

137/141 N. Main Street,
Crystal Lake, Illinois.

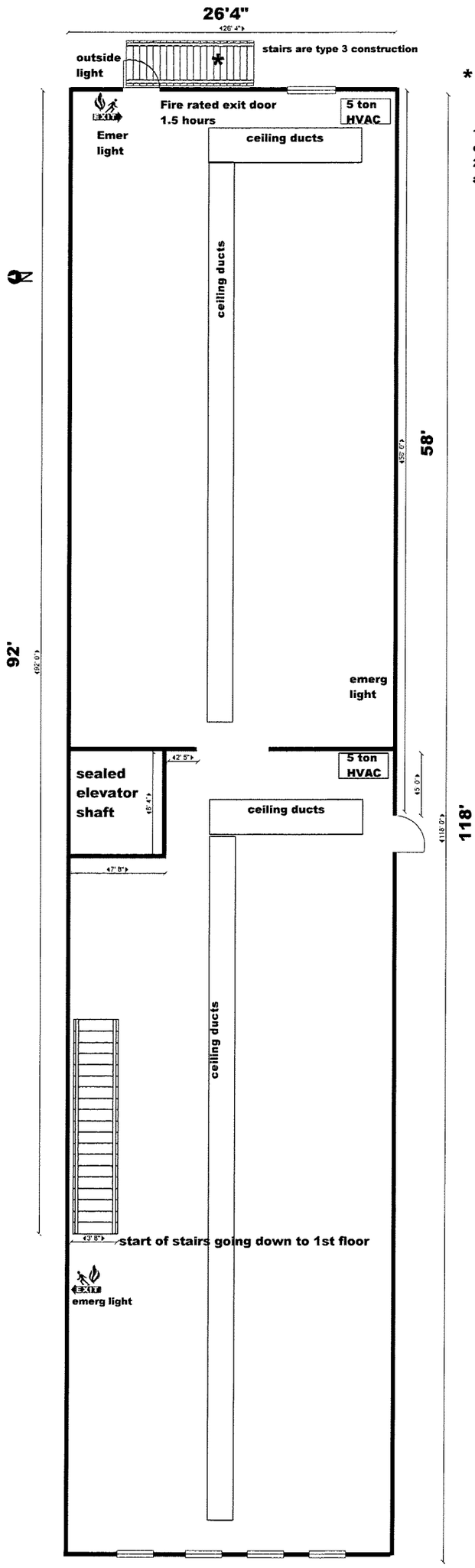
PINs 14-33-309-001, 14-33-309-002, 14-33-309-005 & 14-33-309-006

This application is filed for the purpose of seeking a variation, pursuant to Article 4-200(D) Off-Street Parking and Loading Standards, to provide zero onsite parking spaces for the use of the second floor of 137 N. Main Street for physical fitness, 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 September 19, 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 August 31, 2018) 1575917



* only changes to existing floor plan

1. Install exit stairs on east end of building
2. Install 2 - 5 ton heating and air units

137 N MAIN ST - CRYSTAL LAKE

2nd FLOOR

3240 sf

PLN-2018-00089

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ALTA/ACSM LAND TITLE SURVEY

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

PARCEL 1
The South 65 feet of Lot 3 in Block 2, except the South 8 inches and Lot 2 and the North 17 1/2 feet of Lot 3 in Block 2, except the East 30 feet in Ellsworth's Addition to the Village of Nunda, (now the City of Crystal Lake), being a Subdivision of part of the West Half of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded August 20, 1868 in Book 43 of Deeds, page 292, in McHenry County, Illinois.

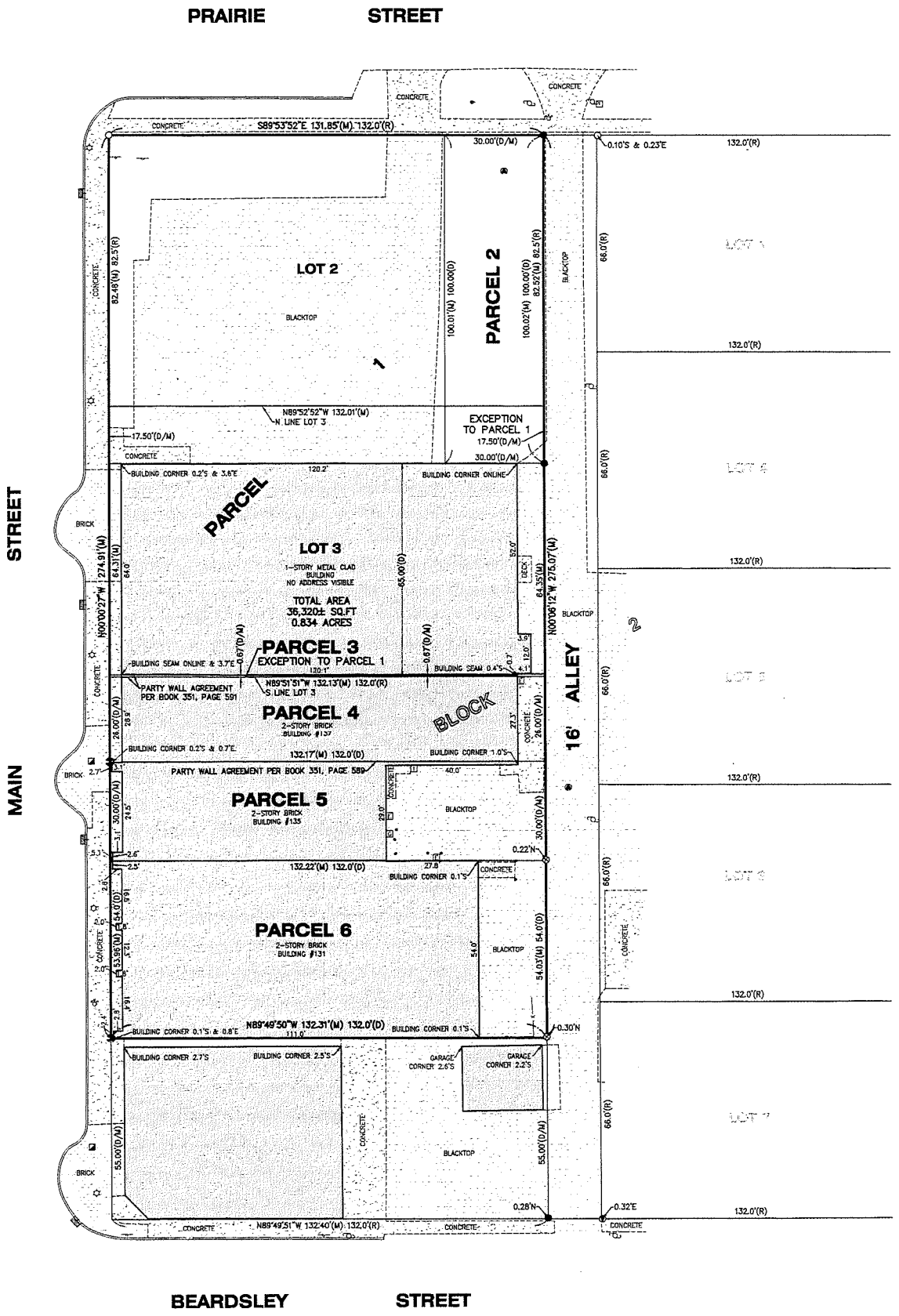
PARCEL 2
Part of Lots 2 and 3 in Block 2 of Ellsworth's Addition to the Village of Nunda, (now the City of Crystal Lake), described as follows: Commencing at the Northeast corner of Lot 2 and running thence due West on the North Line of Lot 2, 30 feet; thence South parallel with the East Line of Main Street 100 feet; thence East 30 feet to the East Line of Lot 3; thence North on the East Line of Lots 3 and 2, 100 feet to the Place of Beginning, said Addition being a Subdivision of part of the West Half of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded August 20, 1868 in Book 43 of Deeds, page 292, in McHenry County, Illinois.

PARCEL 3
The South 8 inches of Lot 3 in Block 2 in Ellsworth's Addition to the Village of Nunda, (now the City of Crystal Lake), being a Subdivision of part of the West Half of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded August 20, 1868 in Book 43 of Deeds, page 292, in McHenry County, Illinois.

PARCEL 4
Part of the unnumbered Lot, South of Lot 3 in Block 2 in Ellsworth's Addition to the Village of Nunda, (now the City of Crystal Lake), described as follows: Beginning at the Southwest corner of said Lot 3 and running thence South along the West Line of said Block, 26 feet; thence East parallel with the South Line of said Lot 3, 132 feet to the West Line of the Alley shown on the Plat of said Subdivision; thence North along the West Line of said Alley, 26 feet to the Southeast corner of said Lot 3; thence West along the South Line of said Lot 3, 132 feet to the Place of Beginning, said Addition being in the West Half of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded August 20, 1868 in Book 43 of Deeds, page 292, in McHenry County, Illinois.

PARCEL 5
Part of the unnumbered Lot, South of Lot 3 in Block 2 of Ellsworth's Addition to the Village of Nunda (now know as Crystal Lake) described as follows: Beginning at a point 26 feet South of the Southwest corner of said Lot 3, as measured along the West Line of said unnumbered Lot and running thence South along the West Line of said Block, 30 feet; thence East parallel with the South Line of said Lot 3, 132 feet to the West Line of the Alley shown on the Plat of said Subdivision; thence North along the West Line of said Alley, 30 feet to a point, 26 feet South of the Southeast corner of said Lot 3; thence West parallel with the South Line of said Lot 3, 132 feet to the Place of Beginning, said Addition being in the West Half of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded August 20, 1868 in Book 43 of Deeds, page 292, in McHenry County, Illinois.

PARCEL 6
Part of Block No. 2 described as follows: Beginning at a point on the West Line of said Block, 55 feet North of the Southwest corner thereof, and running thence North along the said West Line of said Block, 54 feet to a point 56 feet South of the Southwest corner of Lot No. 3 in said Block 2; thence East parallel with the South Line of said Lot No. 3, 132 feet to the West Line of the Alley; thence South along the said West Line of said Alley, 54 feet to a point, 55 feet North of the South Line of said Block; thence West parallel with said South Line of said Block, 132 feet to the Place of Beginning; in Ellsworth's Addition to the Village of Nunda, being a Subdivision of part of the West Half of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof, recorded August 20, 1868 in Book 43 of Deeds, page 292, in McHenry County, Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND NAIL
⊕	FOUND SPIKE
✱	FOUND CUT CROSS
☼	LIGHT
▦	CURB INLET
—	SIGN
⚶	WATER SERVICE VALVE
⊂○⊃	UTILITY POLE
⊡	TELEPHONE RISER
⊛	CATCH BASIN
⊱	DOWN GUY
•	BOLLARD
◪	ELECTRIC RISER/BOX
⊠	ELECTRIC METER
⊠	GAS METER

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: CHAD EVANS
DRAWN BY: APG CHECKED BY: WJV
SCALE: 1"=20' SEC. 33 T. 44 R. 8 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-33-309-001,002,004,006,007,008
JOB NO.: 120036 I.D. ALT
FIELDWORK COMP.: 1/30/12 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:

SURVEYOR'S NOTES

1) The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #1410 SA4724432 EP dated December 19, 2011. 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.

2) The underground utilities shown have been located from visible field evidence and existing drawings, maps and records supplied to Surveyor. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information. The Surveyor has physically located visible structures; however, he has not physically located the underground lines.

3) Based on Flood Insurance Rate Map, Panel No. 1711C0327J, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

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

Certified to: 1) Chicago Title Insurance Company
2) 490 Pennsylvania Avenue, LLC

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 & 11a of Table A thereof. The field work was completed on January 30th, 2012.

Dated this 31st day of January, A.D., 2012.

VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
Design Firm No. 184-002792

WILLIAM J. VANDERSTAPPEN, 035-002709 (seal)
PROFESSIONAL LAND SURVEYOR

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BY: