#2012-07
Go 24-7 Fitness - 141 N. Main Street
Project Review for Planning and Zoning Commission

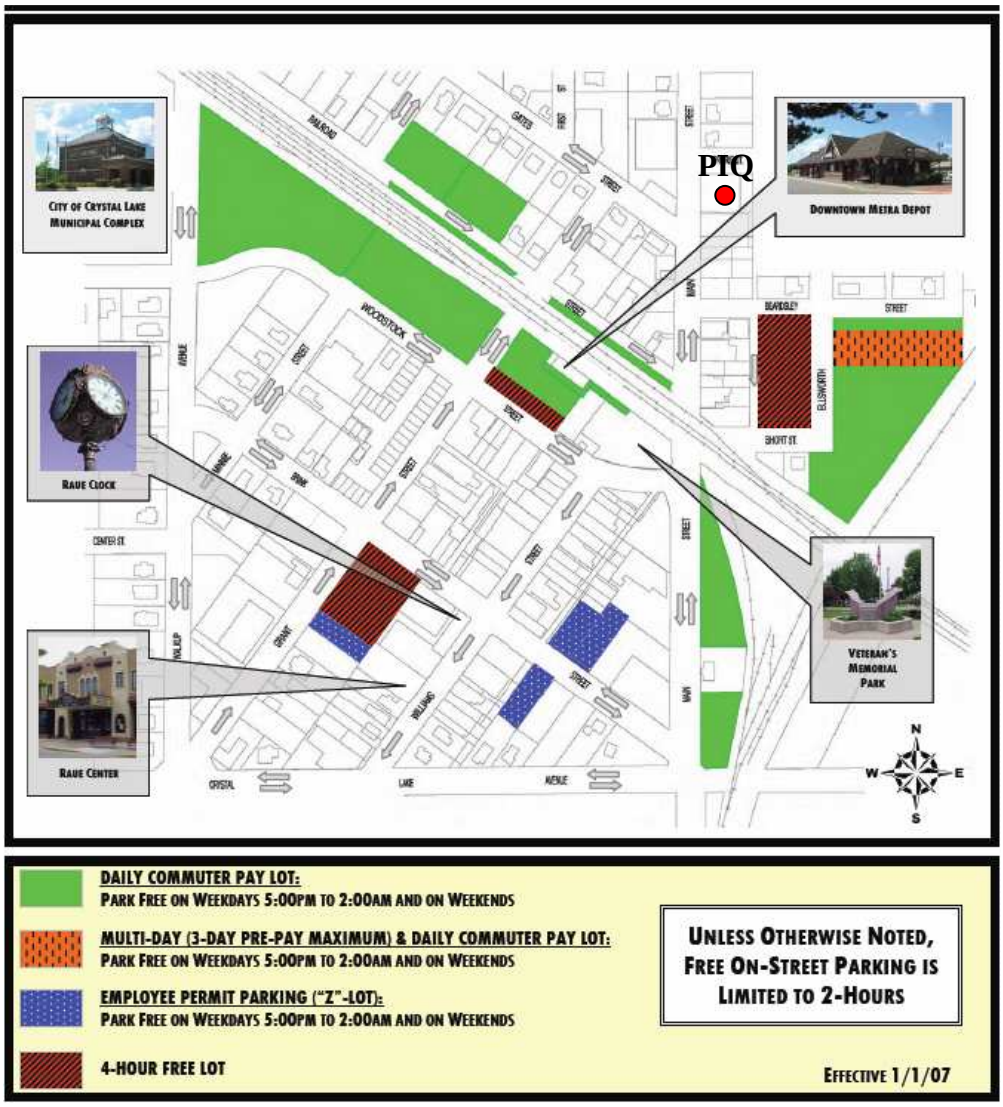
Meeting Date:	February 15, 2012
Request:	Variation from the required 34 parking spaces to allow the existing parking in its existing condition.
Location:	141 N. Main Street
Acreage:	≈ 7,680 sq. ft. tenant space
Zoning:	"B-4" Downtown Business
Surrounding Properties:	North: "R-3B" Multi-Family Residential South: "B-4" Downtown Business East: "R-3A" Two-Family Residential West: "B-4" Downtown Business (Grand Rental Station)
Staff Contact:	Latika Bhide 815.356.3615

Background:
Location: 141 N. Main Street; SEC of Main and Prairie Streets
Zoning: Downtown Business
Tenant Information: 24 hour fitness studio in an approximately 7,680 SF space. Studio appears to be geared towards commuters and area residents.
Request: Parking variation

Land Use Analysis:
Land Use: Physical fitness facilities, weight training centers or strength development centers are permitted 'by right' in the "B-4" district.
Parking: 16 spaces currently on-site. Per the UDO, 6.4 spaces per 1,000 square feet of gross floor area required. A 30 percent reduction from the required number of spaces is allowed for the properties in the "B-4" district. The Ordinance requirement for this use at this location is 34 spaces.
Request: A variation to allow a reduced number of parking spaces.

Discussion:
On-site Parking Options: The petitioner has presented 3 options for parking for this location
Option A: 16 spaces **As-Is** (no change to parking proposed)
Option B: Revised parking lay-out with 13 spaces and the possibility of land-banking 9 spaces
Option C: 27 spaces

Off-Site Parking Options: The following off-site parking options are present in the vicinity of the site.



Proposed options A and C are discussed below. Since Option B reduces the existing parking currently on-site, it is not recommended.

Option A (As-Is)

- 16 spaces
- Variations from:
  - Required number of parking spaces
  - Curbing for perimeters of all parking lots and landscaping islands
  - Islands and landscaping at both ends of the parking row
  - Parking lot setbacks and required landscaping along Main and Prairie Streets
  - Required parking lot lighting

Option C

- 27 spaces
- Variations from:
  - Required number of parking spaces (smaller variation than Option A)
  - Required aisle widths and parking stall depths
  - Curbing for perimeters of all parking lots and landscaping islands
  - Islands and landscaping at both ends of the parking row
  - Parking lot setbacks and landscaping along Main Street and Prairie Street (this option will remove all the landscaping currently on-site)
  - Maximum impervious surface coverage
  - Required parking lot lighting
- Notes: Whereas this option does reduce the required variation for the number of parking spaces, other variations are required to allow this layout. Additionally, this option will remove the existing almost all landscaping from this site. This is not desirable as there are residences to the north and east of this property.

Variations from the required parking have typically been granted to downtown businesses.

Findings of fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

Required number of parking spaces

The petitioner is requesting a variation from the required 34 parking spaces. As indicated previously, various alternative parking options are available in the downtown area.

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. 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.
   ☐ True ☐ False

2. Also, that the variation, if granted, will not alter the essential character of the locality.
   ☐ True ☐ False

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:

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

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

3. 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
   ☐ True ☐ False

4. 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.
   ☐ True ☐ False

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 Special Use Permit and variation is made, the following are recommended as conditions of approval:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (received 1/16/12)
   B. Parking Options (staff, received 1/10/12)
   C. Floor Plan (received 2/6/12)
2. A variation from the required number of parking spaces to allow the existing number of parking spaces (Option A), is hereby granted.
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. All full-time employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot.
10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.

11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Action:

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City of Crystal Lake
Development Application

Office Use Only
File # 07 2012

Project Title: GO 24-7 FITNESS PARKING VARIANCE

RECEIVED
JAN 16 2012
BY

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
- X Variation
- ___ Other

Petitioner Information

Name: DAVID WITEK
Address: 4849 N. NEWCASTLE
CHICAGO IL. 60656
Phone: 224-875-2722
Fax:
E-mail: HOYOEXCALIBAR@HOTMAIL.COM

Owner Information (if different)

Name: CHAD EVANS
Address:
Phone:
Fax:
E-mail:

Property Information

Project Description: VARIATION TO ACCOMODATE ADDITIONAL PARKING FOR GO 24-7 FITNESS

Project Address/Location: 141 N. MAIN ST.

PIN Number(s):

Development Team

Please include address, phone, fax and e-mail

Developer: DAVID E ALMS

Architect:

Attorney:

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures

DAVID S. WITEK 1/16/12

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.

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.

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

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.

Chad Evans 1/17/12

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 GO 24-7 FITNESS CRYSTAL LAKE LLC

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 of the City of Crystal Lake upon the application of GO 24-7 FITNESS CRYSTAL LAKE LLC for Variations relating to the following described real estate commonly known as 141 Main Street, Crystal Lake, Illinois 60014, PINs: 14-33-309-002, 14-33-309-001 and 14-33-309-005.

This application is filed for the purpose of seeking variations pursuant to Articles 4-200, 4-400 and 9 of the UDO, from the requirement to provide the required number of parking spaces, to provide curb for perimeters of all parking lots and landscaping islands, from the required parking lot setbacks along Main Street and Prairie Street, from the required aisle widths and parking stall depths, from the required islands and landscaping at both ends of the parking row, from the required perimeter landscaping for parking rows abutting right-of-ways and not abutting right-of-ways, as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of 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 February 15, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

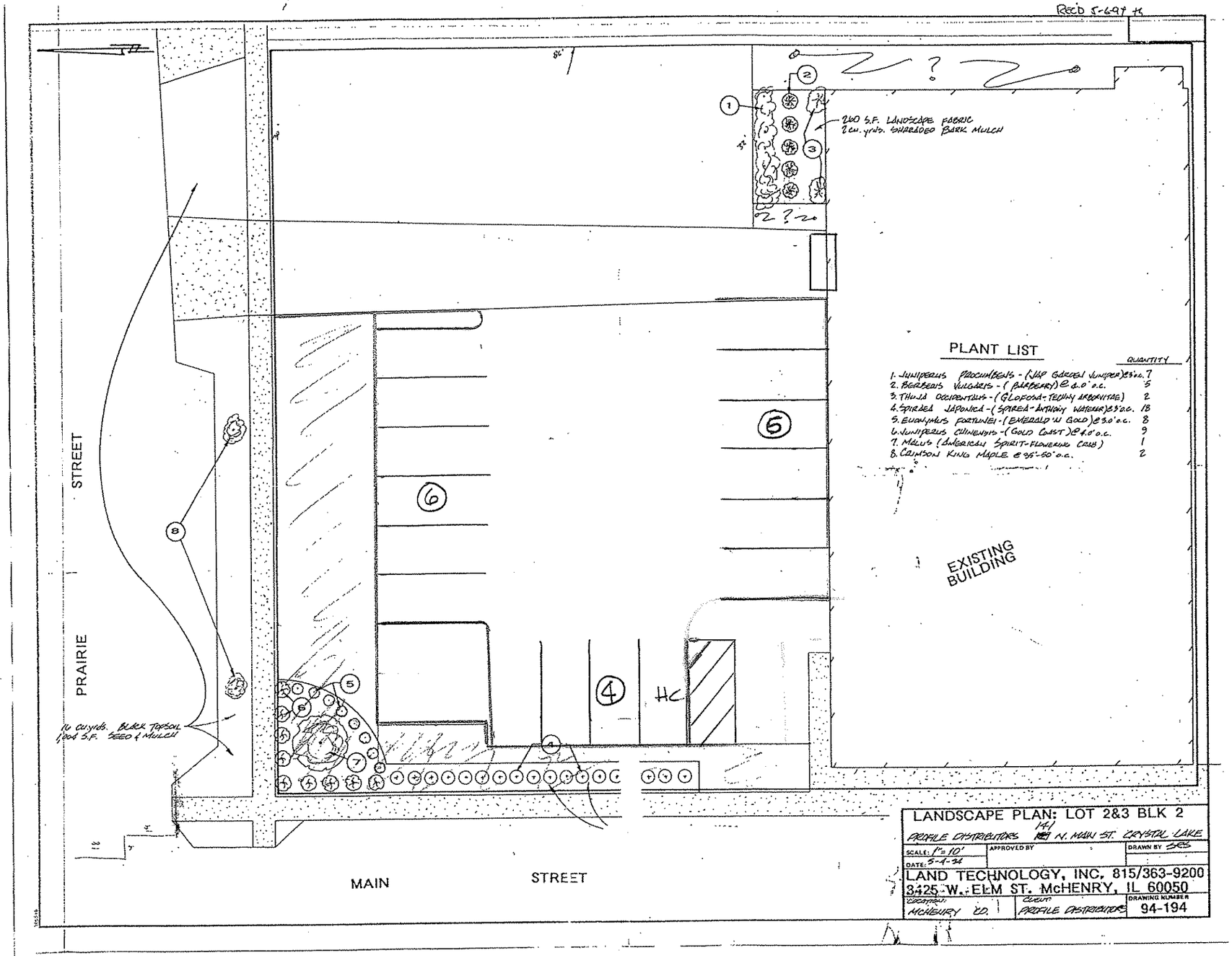
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald January 28, 2012)

115'-11"

60'-0"

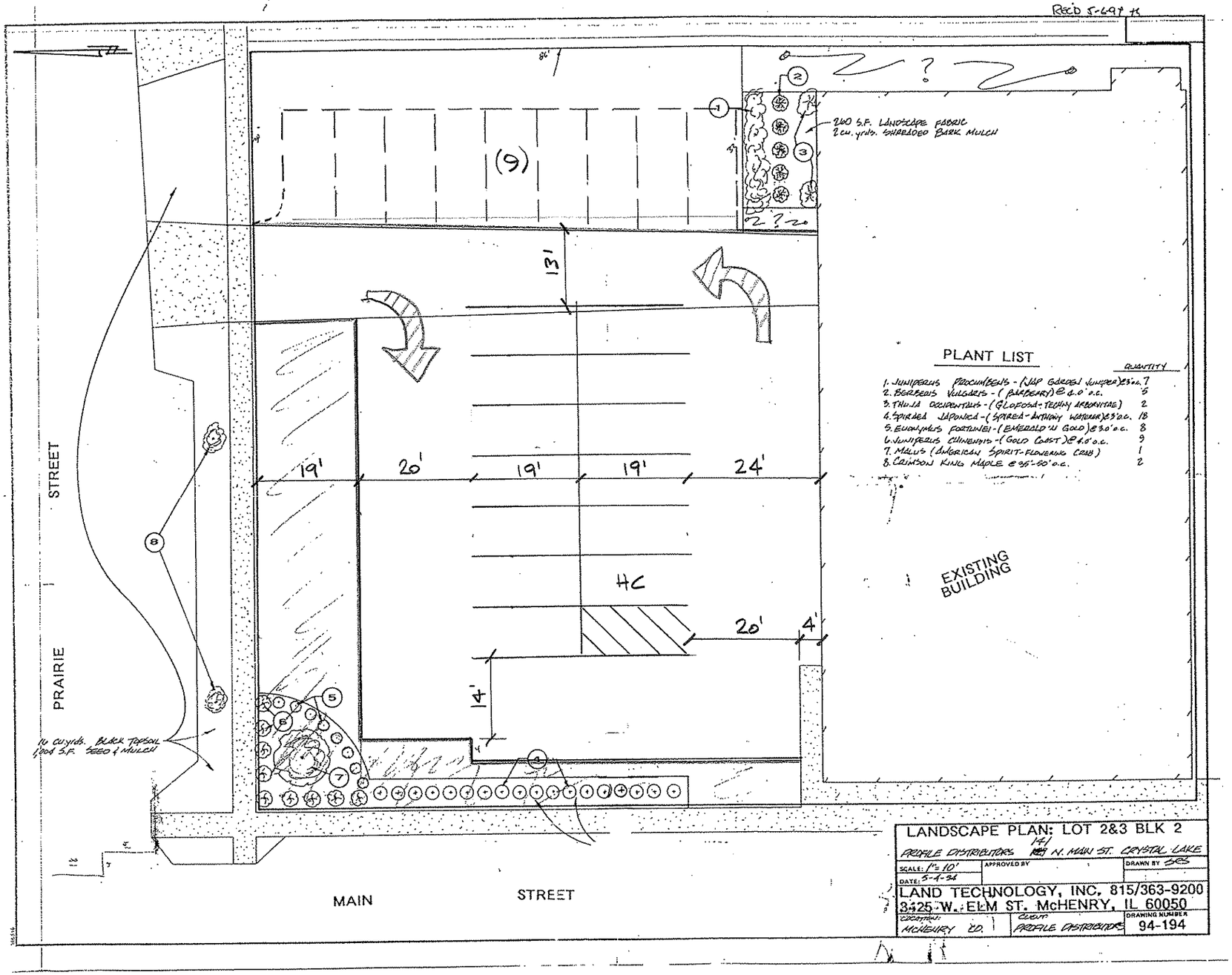
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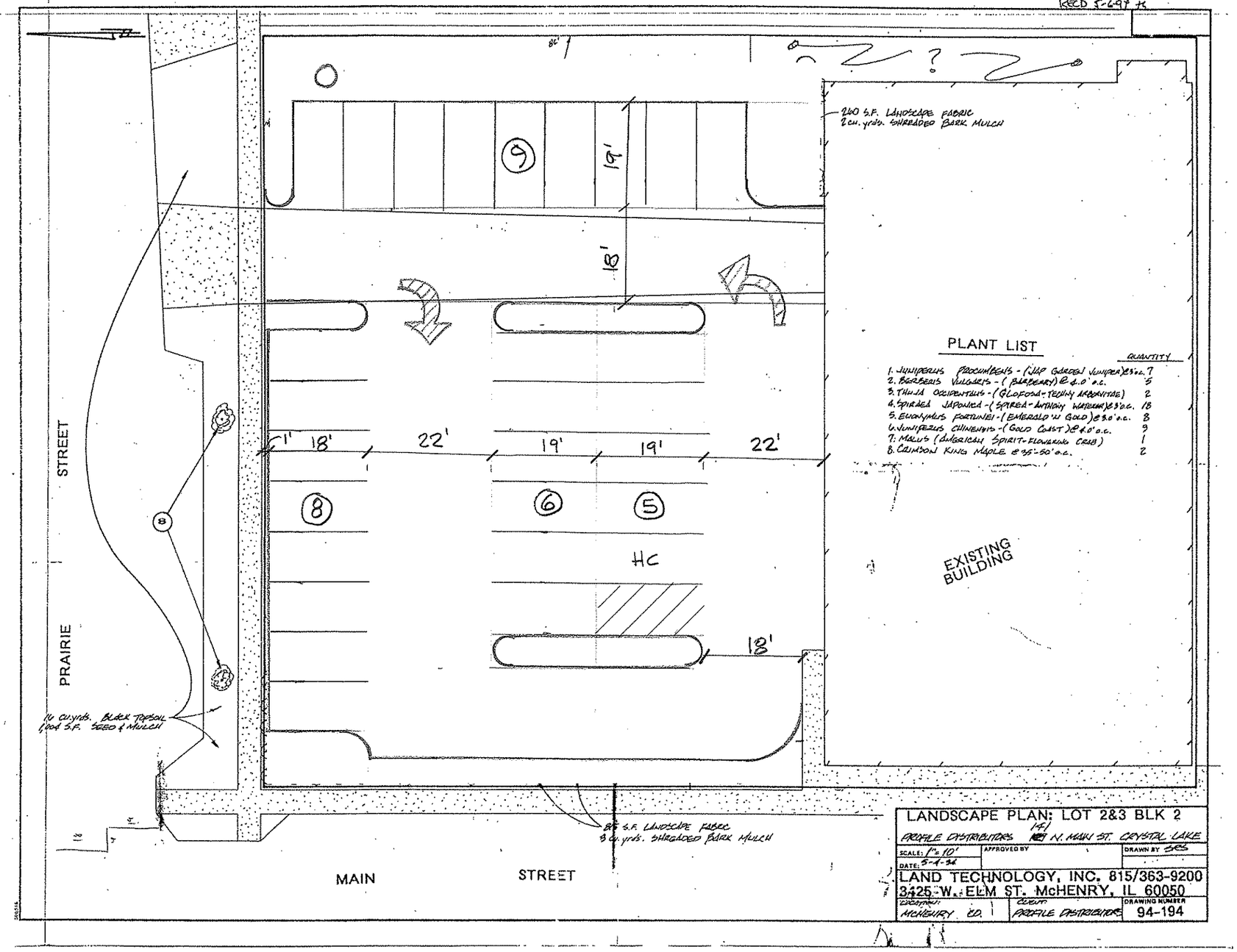
(16 SPACES)

RECD 5-6-94 JK



90° PARKING (13 SPACES) + (9 FUTURE)

RECD 5-6-94 JK



1" = 20' @ 24 x 36"

90° PARKING (19 + 9 = 28)