#2012-40
Knightsbridge Commercial Development LLC.
Project Review for Planning and Zoning Commission

Meeting Dates: June 6, 2012

Requests: Land Use Variation and a Special Use Permit pursuant to Article 2, Land Use of the Unified Development Ordinance to allow a trampoline amusement park as a special use in the "M" district at the specified location

Location: 215 Exchange Drive, Suite A

Acreage: Site ≈ 9.86 acres; Tenant Space: 25,745 SF

Existing Zoning: "M" Manufacturing

Surrounding Properties:
North: "C" Unincorporated McHenry County
South: "M" Manufacturing
East: "M" Manufacturing
West: "E" Estate and "C" Unincorporated McHenry County

Staff Contact: Latika Bhide (815.356.3615)

Background:

- Location: 215 Exchange Drive, Tenant Suite 'A'
- Zoning: "M" Manufacturing
- Co-Tenants: Currently vacant
- Request: Use Variation and a Special Use Permit to allow an indoor trampoline amusement park as a special use in the "M" Manufacturing district



Land Use Analysis:

- Details: The proposed facility will occupy Suite A in the multi-tenant building at this location. The facility will feature custom made trampolines that include side walls and safety nets. It will host a variety of trampoline activities including free style open jump, dodge ball, basket ball, sports training and fitness training classes. Patrons will also be able to host birthday parties, corporate or family events, church events and fundraisers. The facility is proposed to be open 7 days a week, opening in the afternoons from Monday to Thursday and earlier in the day on Friday, Saturday and Sunday. Limited amount of food will be served at the facility. The petitioner anticipates that there will be 12 to 14 employees and a maximum of 100 people in the facility at any time.

- History: In 2002, a special use permit for commercial recreation was approved for 'Sky High Volleyball', a volleyball training and instruction facility. Subsequently, in 2004, this facility relocated to 220 Exchange Drive.
- Permitted Uses: The proposed use is considered as 'All other amusement and recreation facility' per Article 2, Land Use of the UDO and is permitted as a special use in the "B-2" district, therefore requiring a use variation.
- Parking: There are no specific standards in the UDO for the proposed use. Per the Parking Standards (PAS Report 510/511) published by the American Planning Association, indoor amusement facilities are recommended to provide 3 parking spaces per 1,000 square feet of gross floor area. Therefore, 77 parking spaces are required for this use. There are 205 parking spaces at this location. At this time, there are no other users at this location. Parking requirements for manufacturing uses are typically low and if the other uses that locate at this site are manufacturing, there would be no parking concerns.

Findings of Fact:

USE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

The property cannot be used for purposes permitted in the zoning district without the requested variance;

☐ Meets ☐ Does not meet

The proposed use would not alter the essential character of the area in which the property is located;

☐ Meets ☐ Does not meet

The proposed use will not reasonably diminish the value of adjacent property;

☐ Meets ☐ Does not meet

The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

☐ Meets ☐ Does not meet

The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

☐ 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.

SPECIAL USE PERMIT

The petitioner is also requesting a Special Use Permit to allow the proposed use. Special Uses require 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 the general 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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, Project Description, LOI, Photos- received 5-21-12
   B. Plat of Survey, Compass, dated 5/3/2006, received 5-21-12
   C. Suite Layout, CBRE, dated 1-31-11 received 5-21-12
2. A use variation is hereby granted to allow a special use for the proposed use classified as 'all other amusement & recreation facilities' at this location.
3. If the facility is expanded in area or intensity, the petitioner shall be required to seek a SUP amendment.
4. The petitioner will provide adequate fire separation between the adjacent tenant spaces in accordance with the 2006 International Building Code.
5. The petitioner will contact the McHenry County Health Department to obtain any necessary permits for food being served at this location.
6. All proposed signage must meet the provisions of Article 4-1000 H, Industrial Signs of the UDO. Permits through the Building Division must be obtained for all signs.
7. 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

Office Use Only
File # 40 2012

RECEIVED
MAY 21 2012
BY:

Project Title: _____

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
- X Other USE VARIATION

Petitioner Information

Name: KNIGHTSBRIDGE COMMERCIAL DEVELOPMENT LLC.
Address: 11253 VICTORIA LN.
HUNTLEY, IL, 60142
Phone: (847) 515-4732
Fax: _____
E-mail: sidhuco@gmail.com

Owner Information (if different)

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

Property Information

Project Description: Please See Attached.

Project Address/Location: 215 Exchange Dr., Crystal Lake, IL 60014

PIN Number(s): 19-04-251-021

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____ 5/20/12

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.

Please see attached

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.

JONES LANG LASALLE.

May 17, 2012 VIA EMAIL: tyler.hardy@am.jll.com

Frank Griffin
Executive Vice President
Jones Lang LaSalle
8755 W. Higgins Road, Suite 750
Chicago, IL 60631

RE: Letter of Intent for 215 Exchange Drive Crystal Lake, IL 60014

Mr. Griffin,

On behalf of Cobalt Capital Partners as advisor to Cobalt Industrial REIT, I have been authorized to submit the following proposal to lease space at 215 Exchange Dr., Suite A.:

UNIT:	Suite A
UNIT SIZE:	Approximately 25,745 square feet
BUILDING OWNERSHIP:	Cobalt Industrial REIT
YEAR BUILT:	2001
COMMENCEMENT DATE:	September 1, 2012. Tenant shall have "beneficial access" upon full execution of a lease.
LEASE TERM:	Sixty (60) months from Commencement Date
NET RENTAL RATE:	$5.25 NET
NET RENTAL RATE ESCALATION:	Two and One-half (2.5%) Percent
SUBJECT TO:	Review of Tenant's financial viability as well as Landlord review of Tennant's Business Plan
TENANT IMPROVEMENTS	"As Is"
RENEWAL OPTION:	Tenant shall have one (1) five (5) year renewal option at the then prevailing market rate.
SECURITY DEPOSIT:	Subject to review of financials and business plan but no less than One (1) months Gross rent

REAL ESTATE TAXES:	*$1.08*
OPERATING EXPENSES:	*$0.65*
INSURANCE:	*$0.05*
ZONING/RESTRICTIVE COVENANTS:	*The Premise is currently zoned for Industrial use. Tenant will require a variance from the municipality in order to use for its intended purpose. Landlord will allow Tenant to seek said variance. Lease will be subject to tenant acquiring said variance.*
WAREHOUSE CEILING CLEARANCE:	*24' Clear*
BAY SIZES:	*55'x48' speed bay and 40'x48' standard bay*
TRUCK DOCKS / DRIVE-IN DOORS:	*3 Docks/1 DID*
AUTOMOBILE PARKING:	*+/- 1.5/1,000 square foot*
FIRE SPRINKLER SYSTEM:	*ESFR*
WAREHOUSE HEATING SYSTEM:	*Gas electric*
WAREHOUSE LIGHTING:	*Currently Glass Halide – Landlord has already approved and commenced replacement of lighting to T5/T8 lighting within entire building*
UTILITY SERVICE:	*Tenant responsibility*
SIGNAGE:	*TBD*
BROKERAGE COMMISSION:	*Tenant is represented by Jones Lang LaSalle Americas, Inc. ("Broker"). Jones Lang LaSalle shall be paid a standard market commission of 8% and 3%.*

Notwithstanding anything to the contrary, this letter and any acceptance, by Landlord, shall not be binding and shall not constitute a contract, nor does it create any legal or other obligation, including duty to bargain in good faith. It is presented merely as an outline of possible lease terms for discussion purposes only. No party shall have any liability hereunder until such time as a formal Lease Agreement, designated as such, has been fully executed and delivered to both parties. In addition, either party may terminate this proposal or any negotiations for any reason or no reason whatsoever at any time.

Sincerely,

R. Tyler Hardy
Vice President
tyler.hardy@am.jll.com

cc: Client

Project Description

Trampoline Amusement Park

Knightsbridge Commercial Development LLC (KCD) is opening a family friendly indoor trampoline park (Park) in Crystal Park serving the vicinity of Crystal Lake, Algonquin, Lake in the Hills, Cary and Huntley amongst other cities.

The Park is a host to a variety of trampoline activities such as free style open jump, dodge ball, basket ball, sports training and fitness training classes.

The Park is suitable for all ages and physical conditions.

KCD are aiming to make the Park the perfect venue to host birthday parties, corporate events, family events, church events and fundraisers.

Facilities

The 25,000 square feet Park will feature custom made trampolines that include side walls and safety nets. The facilities will cater for a maximum of 100 guests' peak capacity.

The park shall also serve basic food refreshments such as electric oven pizza and fountain drinks.

Employees

There will approximately 12 to 14 employees.

Hours of Operation

Monday	3pm to 9pm
Tuesday	3pm to 9pm
Wednesday	2pm to 9pm
Thursday	2pm to 9pm
Friday	12pm to 11pm
Saturday	10am to 11pm
Sunday	10am to 9pm

Summary

The Park will bring exciting new family friendly trampoline activities to Crystal Lake and its environs. It will also provide much required employment opportunities.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Knightsbridge Commercial Development LLC

LEGAL NOTICE

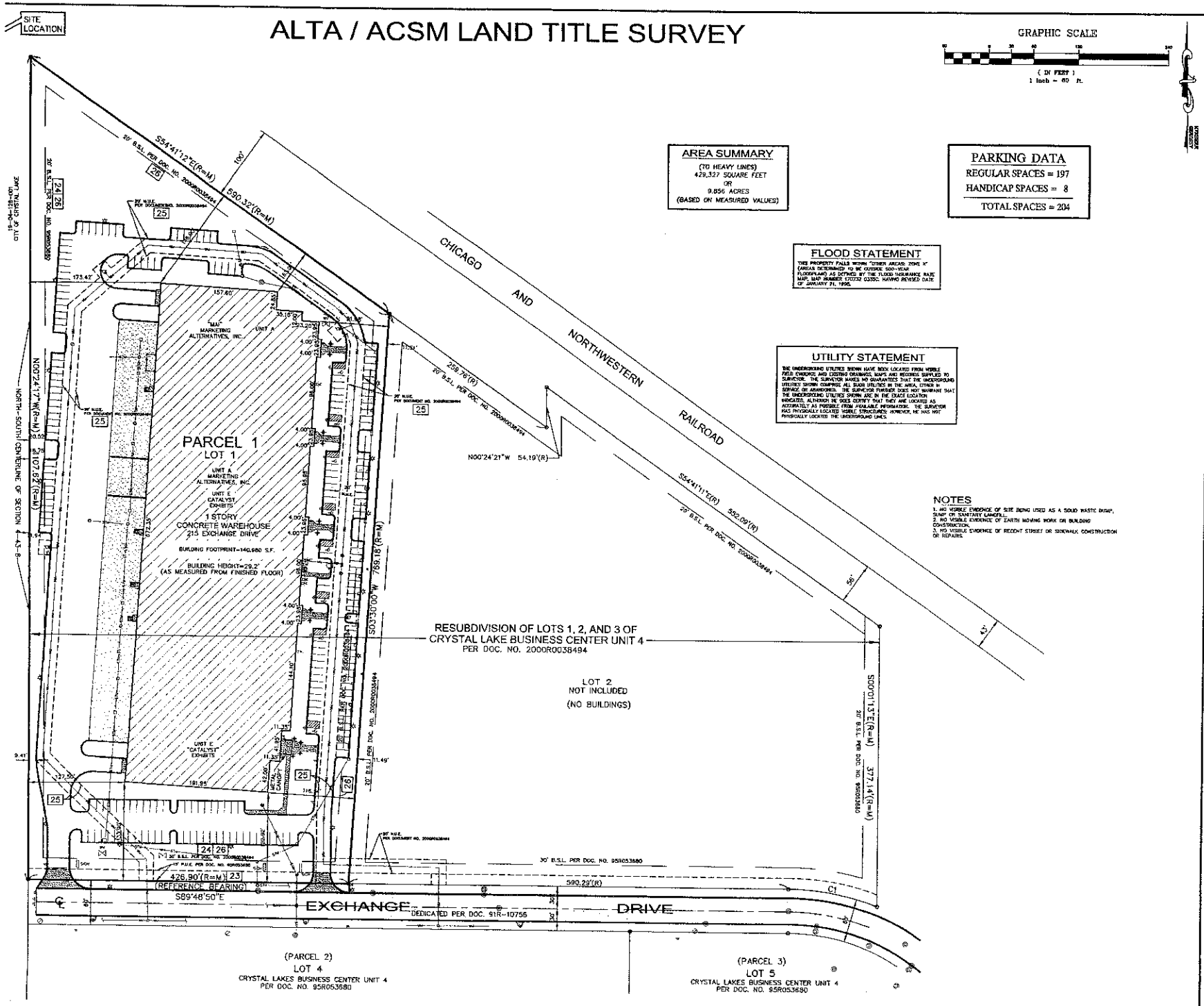
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application by Knightsbridge Commercial Development LLC, for a Use Variation and Special Use Permit relating to the following described real estate commonly known as 215 Exchange Drive, Crystal Lake, Illinois 60014, PIN: 19-04-251-021

This application is filed for the purposes of seeking a Use Variation and Special Use pursuant to Article 2, Land Use and Article 9, Administration, of the UDO to allow an approximately 25,000 square feet Trampoline Amusement Park, classified as 'All other amusement & recreation facilities' as a Special Use within the "M" Manufacturing District at this location; 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 June 6, 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 May 22, 2012)

ALTA / ACSM LAND TITLE SURVEY



Prepared For: COBALT CAPITAL PARTNERS, L.P.
5605 N. MacArthur Blvd.
Irving, TX 75038

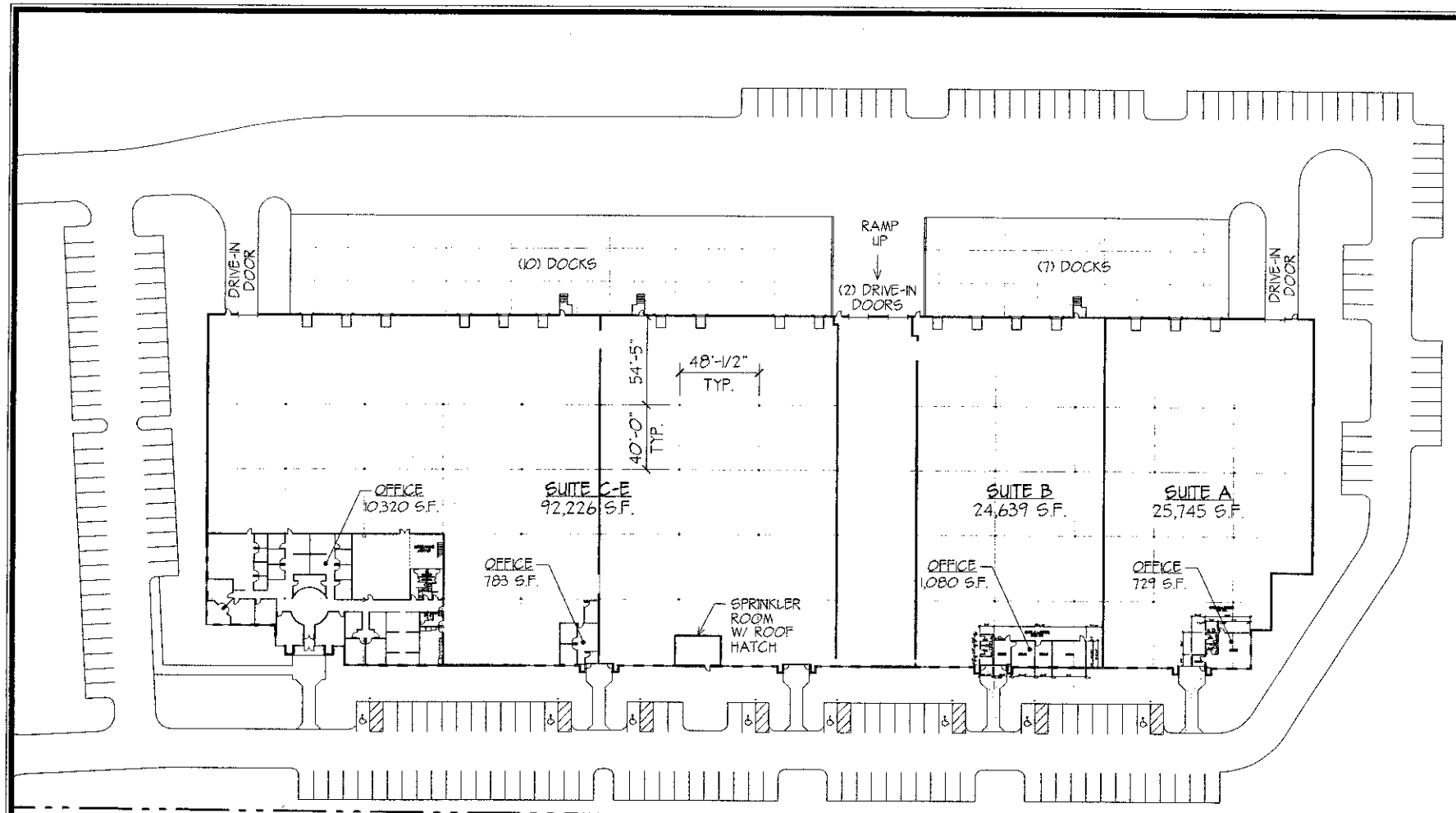
CRYSTAL LAKE BUSINESS CENTER
(4 Parcels)

REVISIONS	DATE	BY

Prepared By:
COMPASS
Land Surveying and Mapping
2631 Ginger Woods Parkway, Suite 100
Aurora, IL 60504
Phone: 630/820-8100 Fax: 630/820-7030

DRAWN BY: B.M
CHECKED BY: DW
DATE: 05/03/06
SCALE: 1" = 60'
PROJECT NO.: 6179.85
PARTY CHIEF: JC
BOOK: CL2 PAGE 73

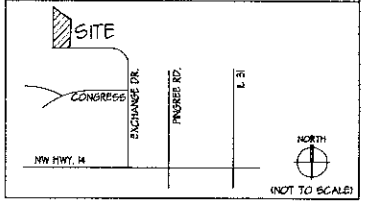
May 03, 2006 13:05 Dwg Name: C:\Pdata\6000\6179\6179.85 - LBS\61\PBS-PARCEL_1.dwg Updated By: rmilosicevic



215 EXCHANGE DRIVE
OFFICE/WAREHOUSE

SITE PLAN
SCALE: 1" = 80'-0"

SITE LOCATION MAP



SITE & PROJECT DATA

SITE AREA:	+/- 369,545 S.F. (+/- 8.48 AC.)
BUILDING AREA:	
SUITE A:	+/- 25,745 S.F.
SUITE B:	+/- 24,639 S.F.
SUITE C-E:	+/- 92,226 S.F.
TOTAL BUILDING AREA	+/- 142,610 S.F.
EXISTING PARKING SPACES:	
STANDARD PARKING	143 STALLS
HANDICAP PARKING	8 STALLS
TOTAL EXISTING PARKING	151 STALLS
EXISTING DOCK DOORS:	17 TOTAL
EXISTING DRIVE-IN DOORS:	4 TOTAL

CBRE
CB RICHARD ELLIS

HARRIS ARCHITECTS INC.
ARCHITECTURE PLANNING
1000 TAMARACK AVENUE, SUITE 104, NAPERVILLE, ILLINOIS 60563-1748 (630) 305-1515
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MARKETING DRAWING FOR:
215 EXCHANGE DRIVE
CRYSTAL LAKE, IL.

MARKETING DRAWING
MARKETING DRAWING
MARKETING DRAWING
1-14-11
1-31-11

PROJECT #: 2807
DRAWN BY: APS
DATABASE: 2807OFF.DB

SHEET NO.
SITE1
1 OF 1 SHEETS




NO
LANE 2
NO
NO
LANE 4
NO

