#2012-96
CrossFit Crystal Lake, Inc.
Project Review for Planning and Zoning Commission

Meeting Date:	September 19, 2012
Requests:	Use Variation for a "Physical Fitness Facility/Strength development centers" to allow a strength and conditioning gym within the R-3B zoning district.
Location:	110 W. Woodstock Street, Suite C
Acreage:	Approximately 2,821 SF tenant suite
Zoning:	R-3B PUD Multi-Family Zoning District
Surrounding Properties:	North: "M" Manufacturing (vacant) South: "O" Office (former Police/Fire Station - vacant) East: "M" Manufacturing (City Hall) West: "R-3B" Multi-Family Residential
Staff Contact:	Latika Bhide (815.356.3615)

Background:

- Location: 110 W. Woodstock Street, Suite C
- Zoning: "R-3B" Multi-Family Residential
- Existing Uses: Walter Alarm Services, Curran Martial Arts, Boss Office Products, Senior Services
- Request: Use Variation for a "Physical Fitness Facility/Strength development centers" to allow a strength and conditioning gym within the R-3B zoning district

Land Use Analysis:

- History: The property was rezoned in 2008 to the multi-family residential zoning district as part of the Preliminary PUD approval for a 57-unit townhome residential development. This development has not been constructed, though an extension has been granted until 2013. The existing uses are considered non-conforming, but allowed to continue as long as they are not intensified. Prior to the rezoning in 2008, the site was zoned "M" Manufacturing. A Use Variation to allow the Curran Martial Arts Facility was granted in 2011.
- Land Use: A strength and conditioning gym is considered as "Physical Fitness Facility/Strength development centers" per Article 2, Land Use of the UDO. This use is a permitted use in the 'O', 'B-1', 'B-2', 'B-4' and 'M-L' zoning districts. Since the property is zoned "R-3B" this use is not permitted, thereby requiring the Use Variation. The use requires a variation in this zoning district, but will fit with the other current uses of the building.

- Proposed Use: CrossFit Crystal Lake, Inc. provides strength and conditioning training. The proposed floor plan shows an open workout space, a multi-use room, a lounge area, office, a utility room and a bathroom.
- Parking: This use requires 6.4 spaces per 1,000 GFA, therefore requiring 18 spaces. There are approximately 100 spaces on site, providing sufficient parking for this and other existing uses.

Findings of Fact:

USE VARIATION

As identified in the Land Use Table, the proposed use is not permitted within the R-3B zoning district, which is intended for multi-family uses. It should be noted that this use will have a limited daytime activity and is expected to be busier in the evenings and weekends. The Planning and Zoning Commission should view the request in light of the current uses within the building rather than the residential zoning district.

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.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Land Use Plan designates the property in question as Residential, which represents existing manufacturing areas and indicates areas for future industrial uses. Within the Commerce/Office/Industry Land Use section of the Comprehensive Plan, the following goal and objectives are applicable to this request:

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Objective #5 Encourage mixed-use developments that allow people to live, work and play in the same area.

- Target undeveloped areas or encourage the redesign of appropriate developed areas to incorporate different uses.

Recommended Conditions:

If a motion to recommend approval of the Use Variation, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application, Project Description - received 8-31-12
   B. Floor Plan, Mailey, received 8-31-12

2. The Use Variation applies only to CrossFit Crystal Lake, Inc.

3. Per Ord. 6711 (Use Variation for the Curran Martial Arts Academy) the parking lot shall be restriped within 1 year to ensure the striping is visible and customers have a clear understanding on where to park.

4. Information must be provided for the mats and interior surfaces and finishes and must meet the flame and smoke ratings.

5. A new floor that includes the alteration of walls may require alterations to the sprinkler or fire alarm systems. Note that any modifications to the sprinkler or alarm system will require separate permits.

6. Toilet facilities must be provided based on the plumbing occupant load calculation. A building permit is required for the construction of the toilet rooms.

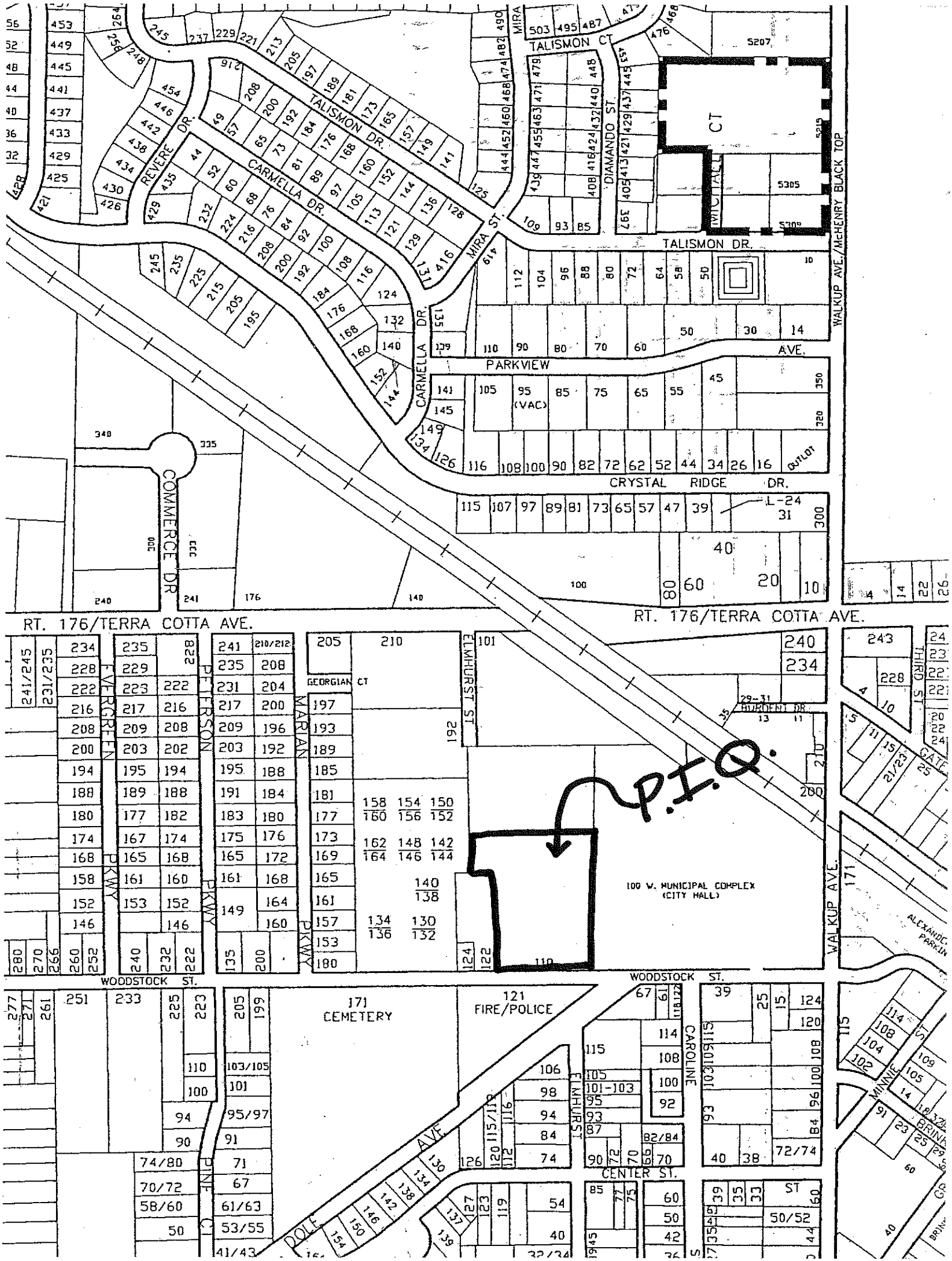
7. Exiting requirements shall be determined by the calculated occupant load.

8. Installation of guardrails at the loading dock area is required due to the change of use from S-1 to an assembly use.

9. Any proposed signage must meet the requirements for a multi-tenant building in the Manufacturing District.

10. An occupancy inspection is required. All life safety issues including Exit Signs, Emergency lights, accessible hardware, exiting, etc. shall be addressed during the inspection.

11. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.


TALISMON CT.
TALISMON DR.
REVERE DR.
CARMELLA DR.
MIRA ST.
DIAMANDO ST.
MIC HALL
CT
5207
5305
WALKUP AVE./McHENRY BLACK TOP
PARKVIEW AVE.
CRYSTAL RIDGE DR.
COMMERCE DR
RT. 176/TERRA COTTA AVE.
RT. 176/TERRA COTTA AVE.
EVERGREEN PKWY
PETERSON PKWY
MARIAN PKWY
GEORGIAN CT
ELMHURST ST
WOODSTOCK ST.
WOODSTOCK ST.
171 CEMETERY
121 FIRE/POLICE
CAROLINE AVE
CENTER ST.
DOLE
THIRD ST
HUBBARD DR.
100 W. MUNICIPAL COMPLEX (CITY HALL)
WALKUP AVE.
P.I.O.

9 6 2012

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: CrossFit Crystal Lake, Inc.

RECEIVED
AUG 31 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
- ___ Variation
- X Other USE VARIATION

Petitioner Information

Name: Joshua Mailey
Address: 784 Darlington Ln
Crystal Lake, IL 60014
Phone: (847) 456-0689
Fax: None
E-mail: joshua.mailey@gmail.com

Owner Information (if different)

Name: Mike Nicholas
Address: _____
_____
Phone: (815) 236-7045
Fax: _____
E-mail: _____

Property Information

Project Description: Strength & Conditioning Gym

Project Address/Location: 110 W. Woodstock St. Unit C
Crystal Lake IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

MAILEY, Joshua A. _____ 8/31/12

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF Joshua Malley on behalf of Crossfit Crystal Lake, Inc.

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 Joshua Malley on behalf of Crossfit Crystal Lake, Inc., relating to the following described real estate commonly known as 110 W. Woodstock Street, Crystal Lake, Illinois 60014, PIN: 14-32-402-016

This application is filed for the purposes of seeking a Use Variation from Article 2, Land Uses of the UDO, to allow a Physical Fitness Facility/Strength development centers for a strength and conditioning gym within the R-3B PUD Multi-Family zoning district at the above-mentioned location. This request includes any variations that may be necessary to allow the project 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 on the request will be held at 7:30 p.m. on Wednesday, September 19, 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.

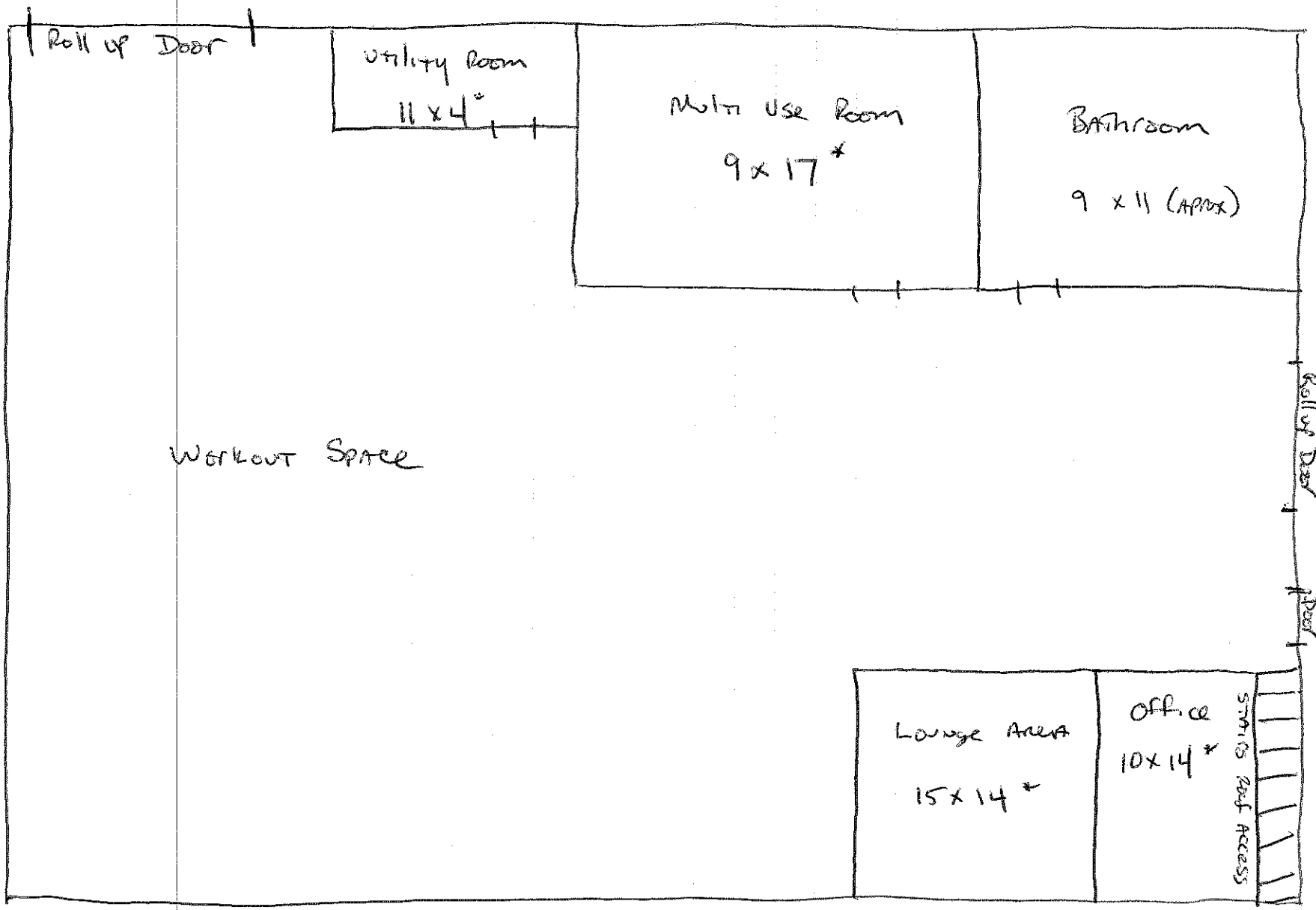
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
September 4, 2012)

LOCATION: 110 W. Woodstock St., Unit C

TOTAL Sq ft = 2821

Project: CrossFit Crystal Lake

CONTACT: Josh Mailey (847) 456-0689



*All measurements are approximate

RECEIVED
AUG 31 2012
BY:

9.6.2012