



**#2021-170**  
**975 Nimco Drive Unit D – Special Use Permit**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	October 20, 2021
<b><u>Request:</u></b>	Special Use Permit to allow the continued operations of an axe throwing lounge, Spartan Axe Throwing, an All Other Amusement and Recreation Use with ancillary liquor sales for on-site consumption in the M - Manufacturing zoning district.
<b><u>Location:</u></b>	975 Nimco Drive Unit D
<b><u>Acreage:</u></b>	Approximately 3,100 square feet
<b><u>Existing Zoning:</u></b>	M - Manufacturing
<b><u>Surrounding Properties:</u></b>	North: M - Manufacturing South: M – Manufacturing East: M - Manufacturing West: M - Manufacturing
<b><u>Staff Contact:</u></b>	Katie Rivard (815.356.3612)

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**Background:**

- **Existing Use:** The building is an existing industrial building. The petitioner currently operates Spartan Axe Throwing from this location.
- **Previous Approvals:**
  - In 2019, the petitioner received approval of an Alternative Use Permit to allow an axe throwing lounge, Spartan Axe Throwing, as an All Other Amusement and Recreation use. One of the conditions of approval prohibited the sale and consumption of alcohol on-site.
  - The UDO was amended in 2020 to allow All Other Amusement and Recreation uses as Special Use Permits in the Manufacturing zoning district. Prior to this amendment, the Manufacturing zoning district did not permit All Other Amusement and Recreational uses; however, it does allow for Alternative Uses, which provide flexibility in the use of land or structures in the M-L and M zoning districts. Alternative Use Permit approval is valid for three years unless an extension is granted. The expiration date for the existing use is set to expire in May 2022.

- Staff recommended the petitioner seek a Special Use Permit instead of requesting amendments to the Alternative Use Permit.

**Development Analysis:**

General:

- Request: The petitioner is requesting a Special Use Permit to allow the continued operations of Spartan Axe Throwing with ancillary liquor sales for on-site consumption in the Manufacturing zoning district.
- Land Use: The Comprehensive Land Use map shows the area as Industry, which is an appropriate land use designation for a variety of manufacturing, office, service and commercial recreational uses.
- Zoning: The site is zoned M – Manufacturing, which permits All Other Amusement and Recreation Uses, subject to Special Use Permit approval.

Request Overview:

- The business currently occupies approximately 3,100 square feet. The axe throwing takes place in caged areas, similar to batting cages. Groups rent a cage and receive a tutorial on how to throw the axes. There is an existing seating area in the middle of the room for the people who are not participating in axe throwing but would like to watch their group.
- The City has not received any complaints regarding the use of this business.
- The petitioner would offer beer and wine only, with a maximum of three drinks per hour. Customers will be able to purchase and consume while participating, but not while in the throwing lane. The petitioner has indicated they will follow the Illinois Alcohol Consumption policy.
- The petitioner does not intend to have a designated bar area. Instead, the petitioner is contemplating a display cooler at the front where customers can order from the front desk. However, this shall be subject to review by the Building Division and McHenry County Health Department.
- There are no other proposed changes to the existing operations plan.

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Industry, which allows for All Other Amusement and Recreational Uses, subject to Special Use Permit approval. The following goal is applicable to this request:

Land Use – Industry

**Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.**

This can be accomplished with the following supporting action:

**Supporting Action:** Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy

**Findings of Fact:**

**SPECIAL USE PERMIT**

The petitioner has requested a Special Use Permit to allow the continued operations of an axe throwing lounge with the addition of ancillary liquor sales for on-site consumption. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*                       *Does not meet*
  
2. The use will not be detrimental to area property values.  
 *Meets*                       *Does not meet*
  
3. The use will comply with the zoning districts regulations.  
 *Meets*                       *Does not meet*
  
4. The use will not negatively impact traffic circulation.  
 *Meets*                       *Does not meet*
  
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*                       *Does not meet*
  
6. The use will not negatively impact the environment or be unsightly.  
 *Meets*                       *Does not meet*
  
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*                       *Does not meet*
  
8. The use will meet requirements of all regulating governmental agencies.

*Meets*                       *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

*Meets*                       *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

*Meets*                       *Does not meet*

**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 (Angelo Douros, date signed 10/8/2021, received 10/08/2021)
  - B. Alcohol Operations Plan (Angelo Douros, received 10/11/2021)
  - C. Floor Plan, as approved per Ordinance No. 7545 (Douros, received 04/08/2019)
2. This Special Use Permit replaces the previously approved Alternative Use Permit (Ordinance No. 7545) set to expire on May 21, 2022.
3. The Special Use Permit is approved for the existing axe throwing lounge only and only as illustrated on the attached plans. Any expansion of the use would require review and amendment of this Special Use Permit.
4. The petition is subject to review by the Building Division and McHenry County Health Department. The petitioner must address all of the review comments and requirements of the Community Development Department and McHenry County Health Department.

# PIQ MAP



# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

Project Title: \_\_\_\_\_

### Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input checked="" type="checkbox"/> Special Use Permit   |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

### Petitioner Information

Name: Ange lo Dockus

Address: 975 Nimco Dr.  
ST. D

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: SPARTAN AXE throwing @ sma1.com

### Owner Information (if different)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Property Information

Project Description: Amend special use to  
serve alcohol

Project Address/Location: 975 Nimco Dr. ST. D

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

IN THE MATTER OF THE APPLICATION OF )  
Angelo Douros )

**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 by Angelo Douros, on behalf of Spartan Axe Throwing, to approve a Special Use Permit at the following real estate known as 975 Nimco Drive Unit D, Crystal Lake, Illinois 60014, **PIN:** 19-10-357-801.

This application is filed for the purposes of seeking a Special Use Permit to allow the continued operations of an axe throwing lounge, Spartan Axe Throwing, an All Other Amusement and Recreation Use with ancillary liquor sales for on-site consumption in the M Manufacturing zoning district, pursuant to Article 2 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, October 20, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

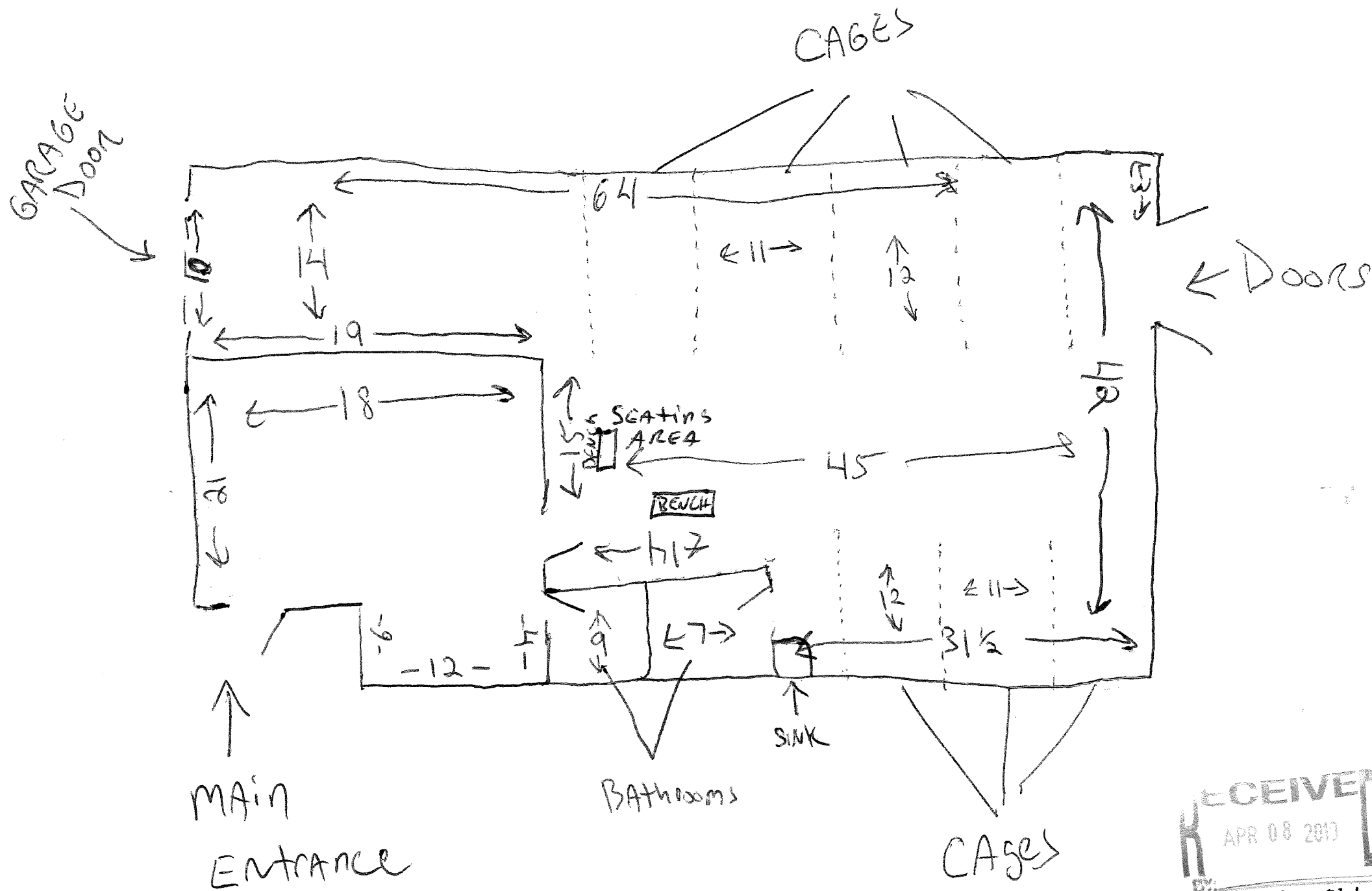
(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE OCTOBER 5, 2021)

To whom it may concern,

In regards to Spartan Axe Throwing alcohol service, we intend on offering a very limited menu. Only beer and wine. We will be following the Illinois alcohol consumption policy, only allowing up to 3 beverages per hour. Customers will be able to purchase a beverage and consume while they are participating (but not while in the lane). Anyone not adhering to our guidelines and standards will not be allowed to participate. There are a number of similar businesses that also offer alcohol on site. A few actually offer a full bar. Here is a list of some:

- Spartan Axe Throwing (East Dundee, IL)
- Master Axe Throwing (Bolingbrook, IL)
- Axe Factor Throwing (Plainfield, IL)
- Kanya Axe Throwing (Chicago, IL)
- BATL Axe Throwing (Chicago, IL)
- Gone Axe Throwing (Peoria, IL)
- Rocket Axe Throwing - Gill St. Sports Bar (Bloomington, IL)
- The Axe Bar (Champaign, IL)
- Accelerate Axe Throwing (Moneka, IL)
- Deadeye Dicks Axe Throwing and Bullseye Bar (Fort Wayne, IN)
- Bullseye Axe Throwing and Darts inside Mitchell's Sports & Neighborhood Grill (Fort Wayne, IN)
- NorthSouth Club (Milwaukee, WI)
- Asgard Axe Throwing (Wisconsin Dells, WI)
- Lumbar Axe (Waukesha, WI)
- AXE MKE (Milwaukee, WI)





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