



#2010-07

Legendary Gym

Project Review for Planning and Zoning Commission

Meeting Date:	February 2, 2010
Zoning Requests:	Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a cheerleading gym in a manufacturing zone.
Location:	171 Erick Street
Acreage:	≈ 8.57 acres (Lot Area)
Existing Zoning:	“M- PUD” Manufacturing Planned Unit Development
Surrounding Properties:	North: “M” Manufacturing South: “County” Unincorporated McHenry County East: “R-1” Single-Family Residential West: “M” Manufacturing
Staff Contact:	Latika Bhide 815.356.3615

Background:

The property in question at 171 Erick Street is zoned “M-PUD”. The property received Final Planned Unit Development approval for an office/manufacturing facility and seven self-storage buildings in 2002. The petitioner is requesting a land use variation to allow a cheerleading gym at this location. Prior to the City’s adoption of the Unified Development Ordinance (UDO) in July 2009, a cheerleading gym was classified as a ‘*commercial recreation*’ use that was permitted as a special use in the “M” Manufacturing district.

Land Use Analysis:

The petitioner is requesting to locate a cheerleading gym in an approximately 5,550 square-foot tenant space at this location. Other tenants at this location include ABC Supply Company, Fastenal, Torquedo Inc. (Boat Manufacturer), Concrete/Deck Restoration Inc., MCK Chemicals and R.A.W. FAB. Inc.

The petitioner has indicated that the hours of operation for the gym will be from 4:00 p.m. to 9:00 p.m. on weeknights and possibly on Saturday. The maximum capacity for any class will not exceed 21 participants at any given time. The petitioners also indicated that they will be requesting signage that meets the provisions of the previous approved PUD Ordinances for this property.

There are 171 parking spaces provided for the office/manufacturing building and an additional 56 spaces provided for the self-storage portion. Of the 171 parking spaces for the manufacturing building, 76 spaces are located on the north side of the building, directly accessible from the proposed gym. Per the Parking Standards, PAS Report Number 510/511 of the American Planning Association that was incorporated as part of the UDO, a use such as this requires 1 parking space per 2.5 participants or 1 parking space per 300 sq. ft. of gross floor area. This translates to a requirement in the range of 10 (based on number of participants) to 18.5 (based on gross floor area) parking spaces. Based on the parking spaces available at this site and the tenant mix, (manufacturing uses have lower parking requirements) it can be assumed that the parking on-site is adequate.

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:

1. The property cannot be used for purposes permitted in the zoning district without the requested variance;
 True *False*
2. The proposed use would not alter the essential character of the area in which the property is located;
 True *False*
3. The proposed use will not reasonably diminish the value of adjacent property;
 True *False*
4. The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and
 True *False*
5. The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.
 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 recommendation for approval of the use variation is made, staff suggests that the following be included as conditions of the approval of the Use Variation at 171 Erick Street:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application packet including site/tenant space layout (received 1-15-10)
- 2) The use variation is granted only to this applicant only at the specified location. An increase in the intensity of the use beyond what is indicated in the application is not permitted.
- 3) The tenant space shall be used for training only. Any competitions to be held at this location shall require the approval of a Temporary Use Permit.
- 4) All applicable conditions of all previous approval for this property shall remain in effect.
- 5) Permits shall be obtained for the proposed signs from the Building Division. Proposed signage must meet any previous approval requirements.
- 6) The petitioner shall comply with all of the requirements of the Planning & Economic Development, Engineering and Building, Fire Rescue, and Public Works Departments.

**City of Crystal Lake
Development Application**

Office Use Only **2010** 07
File # _____

Project Title: Legendary - cheerleading gym

JAN 23 2010

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 type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Lauri Heffron
Address: 670 Regent Dr
Crystal Lake, IL 60014
Phone: (815) 788-1921
Fax: _____
E-mail: lauriheffron@sbcglobal.net

Owner Information (if different)

Name: Wolf Builders, Corp
Address: 610 N. Rte 31 #A
Crystal Lake, IL 60012
Phone: 815-455-0660
Fax: 815-459-8348
E-mail: _____

Property Information

Project Description: hours of operation M-F 4-9:00pm
Sat possibly. Run a cheerleading gym for
cheerleaders to compete against other gyms

Project Address/Location: 171 Erick St, Crysta Lake

PIN Number(s): 1433401007

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

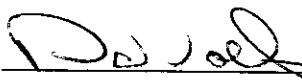
Landscape Architect: _____

Planner: _____

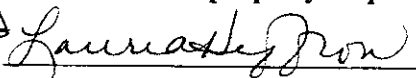
Surveyor: _____

Other: _____

Signatures

 David Wolf 1/15/10
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.

 Lauri Heffron 1/14/10
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 APPLICA-
TION OF Lauri Helfron**

LEGAL NOTICE

Notice is hereby given in compli-
ance with the Unified Development
Ordinance 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 applica-
tion of Lauri Helfron relating to the
following described real estate
commonly known as 171 Erick

Street, Crystal Lake, Illinois 60014,
PIN: 14-33-401-014.

This application is filed for the
purposes of seeking a use variation
from Article 2, Land Uses of the
Unified Development Ordinance to
allow a cheerleading gym at the
above-mentioned 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 Planning and Economic De-
velopment Department at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday February 3,
2010, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

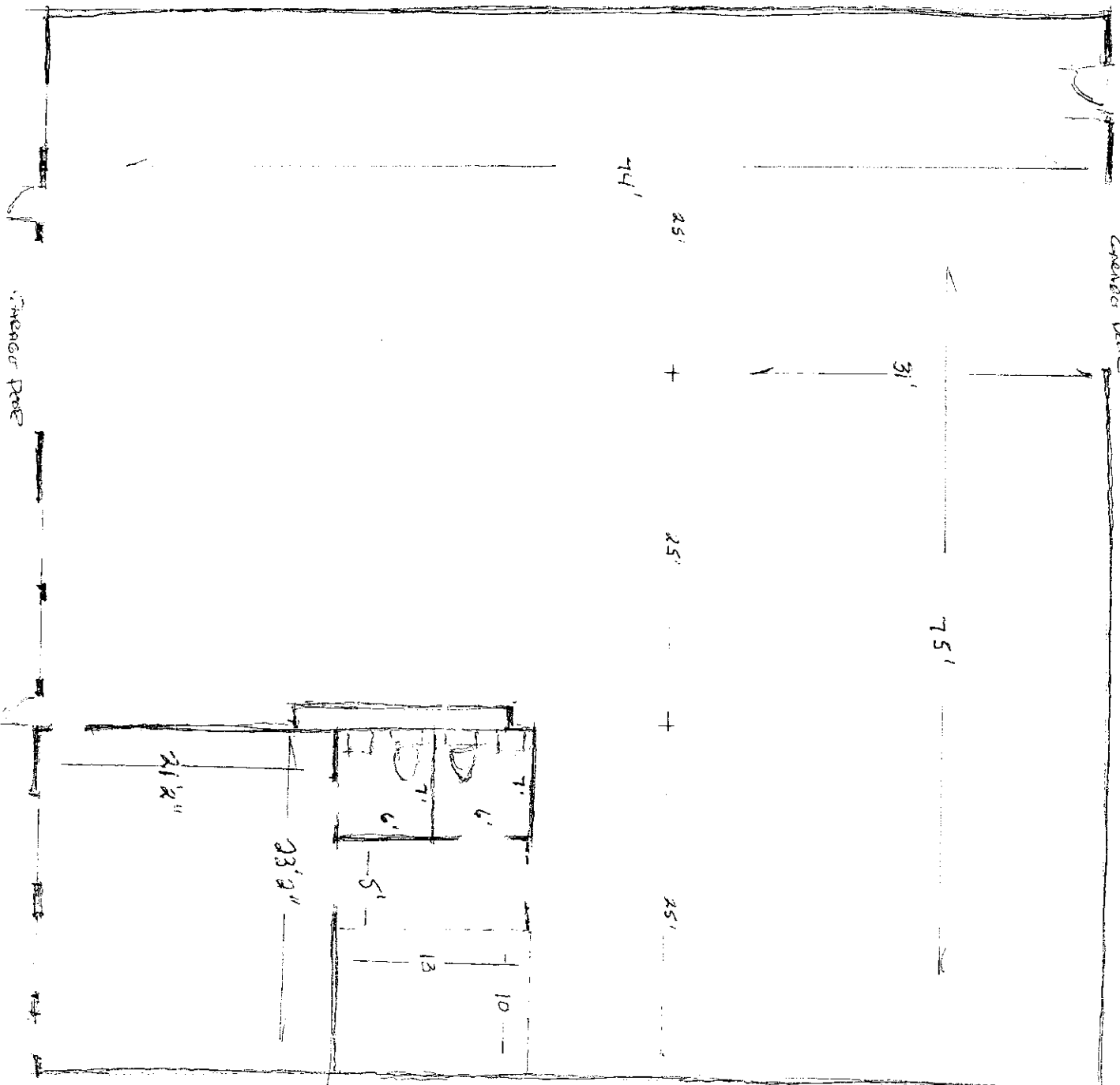
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
January 19, 2010)

23-0-07

HALL WAY

Grease Pit

JAN 15 2010



111 BRICK ST
UNIT A282 Z1

APR 25 2010

AMERICAN EXPRESS

2003A0166012

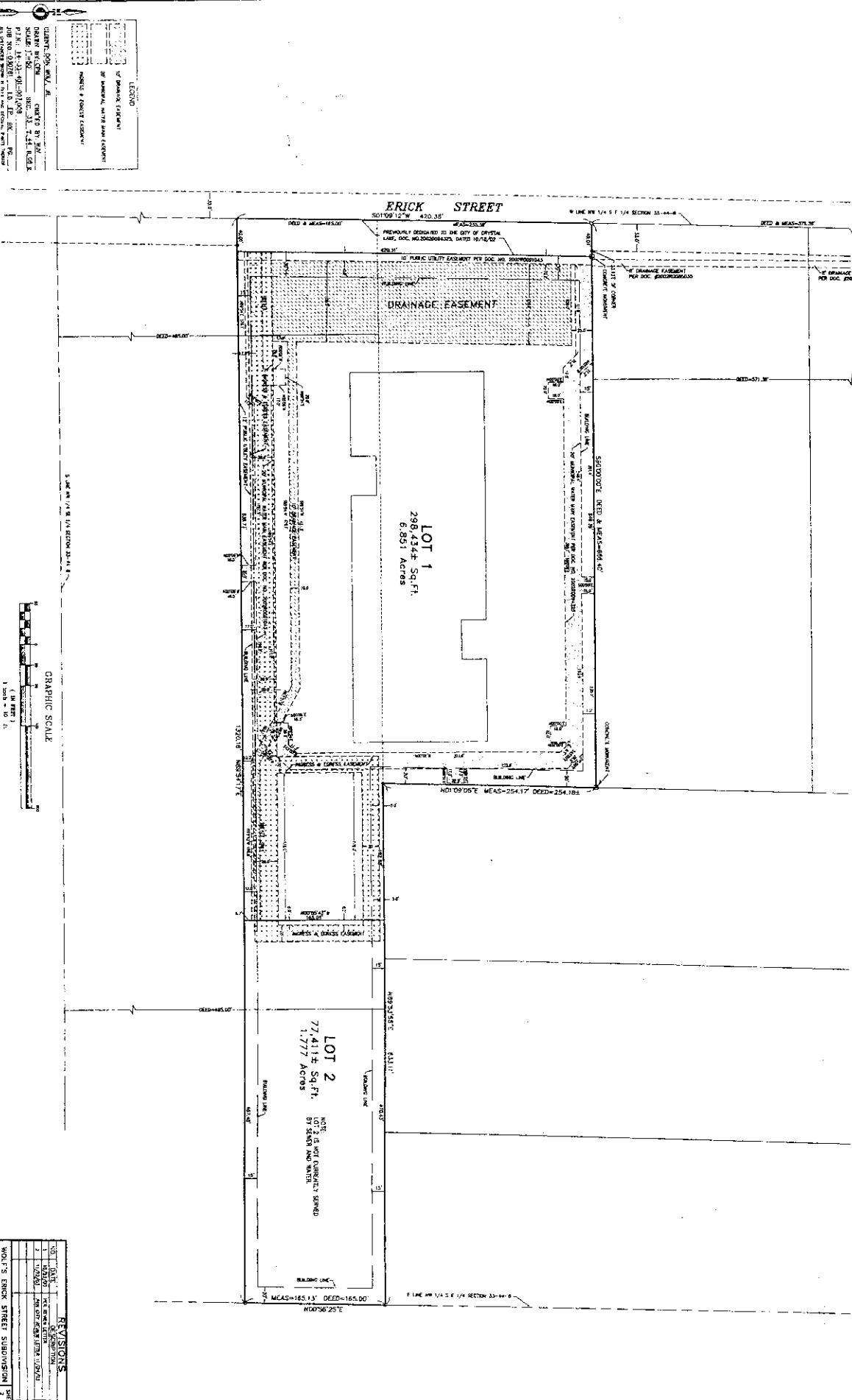


STATE ROUTE 176

FINAL PLAT
WOLF'S ERICK STREET SUBDIVISION
Being a Subdivision of part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 10 East, County, Illinois
City of Crystal Lake, Nunda Township

2010 15 2010

2010 07



LEGEND

---	OF RECORD (EXISTING)
---	OF RECORD, WITH SOME ALTERATION
---	PROPOSED (CONTRACT RECORD)

QUINCY, ILL. MAP, A.C.
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/23/10	PREPARED FOR FINAL SUBMITTAL	[Name]
2	01/23/10	FOR CITY ENGINEER REVIEW	[Name]