



#2010-33 Regional Sports Center Project Review for Planning and Zoning Commission

Meeting Dates: May 18, 2010

Requests:

- (i) Final PUD Amendment to allow various events such as celebrations and gatherings at this location;
- (ii) Special Use Permit Amendment for a previously granted SUP for commercial recreation to allow dog agility shows, soccer and lacrosse tournaments and associated vendors; and
- (iii) Special Use Permit to allow off-street parking facilities in another zoning district not located in the same block.

Location: 1310 Ridgefield Road

Acreage: ≈ 9.97 acres

Existing Zoning: “M PUD” Manufacturing Planned Unit Development

Surrounding Properties: North: “M-PUD” (Vacant)
South: County (The Care of Trees)
East: County (Woolf Distribution)
West: “M-PUD” (Vacant)

Staff Contact: Latika V. Bhide 815.356.3615

Background:

The subject property was annexed to the City in 1989 as part of a larger tract of land. In June of 2000, a Preliminary and Final Plat of Subdivision for 2 lots, a Preliminary and Final Planned Unit Development for an indoor/outdoor soccer facility and a Special Use Permit for Commercial Recreation were granted. Because the original Final Plat of Subdivision was never recorded, it expired. In 2002, the petitioner reapplied and the City Council granted a Final Planned Unit Development and Special Use Permit amendment to allow an outdoor soccer field and an approximately 64,500-square-foot building that would house indoor soccer fields along with a pro-shop, concessions area, restrooms, team (locker) rooms, and storage areas.

In 2009, the City responded to a complaint regarding parking in the Ridgefield Road right-of-way. Upon inspection, it was learnt that dog agility competitions were being held at this location. Since the dog shows were not contemplated as part of the original approval and several shows were being proposed through the year, Regional Sports Center (RSC) was directed to seek a Temporary Use Permit (TUP). The City Council approved the TUP, but directed the applicant to seek a permanent solution by amending their PUD/SUP to allow these shows. Accordingly, the petitioner has now applied for a Final PUD Amendment and a SUP Amendment.

Land Use Analysis:

The property is zoned "M-PUD". Per the provisions of the Zoning Ordinance, soccer facilities were classified as Commercial Recreation and permitted as Special Uses in the "M" district. In 2009, the City adopted the Unified Development Ordinance (UDO). Several subcategories are spelled out under the Commercial Recreation land use in the UDO. A Soccer Facility (such as this) would fall under the 'All other amusement and recreation facilities' classification and would not be permitted in the "M" district under the UDO provisions.

Access to this property is from Eiger Road, which is a private road. There are 133 parking spaces provided at this location. Based on the (granted) maximum building occupancy (participants + spectators) of 300, the parking requirement was calculated at 75 spaces (This was based on the Zoning Ordinance requirement to provide 1 parking space for every 4 persons [assembly use]). The additional 58 spaces would meet the parking requirement for the outside playing field (typically requires 40 spaces per playing field). Irrespective of the required parking spaces based on calculations per the Ordinance, each use is required to provide all required parking on-site. To address past concerns about excessive cars, blocked drive aisles and parking on Ridgefield Road, the petitioner has provided written authorization from the property across the street (The Care of Trees, 8733 Ridgefield Road) to utilize their gravel parking lot as overflow parking for RSC events. It should be noted that this property is not located within City limits and therefore subject to McHenry County's Ordinances. The Special Use Permit request to allow off-street parking facilities in another zoning district not located in the same block would only acknowledge the fact that parking is being provided off-site. It is not meant to approve the specifics of that off-site parking.

Through the PUD and SUP amendment, the petitioner is requesting that dog agility shows, soccer and lacrosse tournaments and associated vendors as well as various events such as celebrations and gatherings be permitted at this location. The applicant has not provided details of the proposed gatherings, but indicated that an example could be a celebration centered around the Soccer World Cup. It should be noted that the building is only partially sprinklered and an exception to the code was used to eliminate the sprinkler system over the sports fields. Since the exception was used for the sports area and the entire building is not sprinklered, it restricts the use of the building and where the vendors or the celebrations can be located.

Findings of fact:**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting a Final Planned Unit Development amendment and a Special Use Permit amendment for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a 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 to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, received 4-29-10
 - B. Location and Plat Map, received 4-29-10
 - C. Dog Agility Show Description and Schedule, received 4-29-10
2. The Special Use Permit Amendment to the previously granted SUP for commercial recreation will only allow dog agility shows, soccer and lacrosse tournaments and associated vendors in addition to the existing sports activities (soccer, T-ball, football, basketball, lacrosse, fencing and wrestling).
3. The Planned Unit Development Amendment will permit celebrations, gatherings and events, only as it meets the conditions of approval. This approval does not include approval of any future trade shows, garage sales, or other similar events, without first meeting all the departmental requirements including but not limited to sprinkler protection. Submit a space plan prior to each event showing the layout and indicating the use of each area, egress aisle width between tables/booths, etc.
4. The Special Use Permit to allow off-street parking facilities in another zoning district not located in the same block is for overflow parking only. This SUP only acknowledges the off-site location of overflow parking. It is the petitioner's responsibility to contact McHenry County to address any requirements.
5. The maximum occupant load for participants and spectators is limited to 300 occupants.
6. The current sprinkler protection does not cover the areas used for sporting events. Only sporting events can occur in those areas unless the sprinkler system is properly modified as required in NFPA 13, IFC 903.2.1.4. Vendors can only be located within the portion of the building that has sprinkler protection or outside of the building. If tents are used, a TUP will be necessary.
7. Overflow parking along Ridgefield Road or Eiger Road is prohibited. McHenry County Division of Transportation (MCDOT) has jurisdiction on Ridgefield Road.
8. All drive aisles and fire lanes, not designated as parking stalls, must remain open and accessible to traffic. Maintain 24-foot drive aisles.

9. If on-site overflow parking arrangements are proposed for an event, they must be reviewed and approved by the City.
10. All off-site overflow parking arrangements must be reviewed and approved by MCDOT and/or McHenry County, per their Ordinances.
11. Any limited duration or temporary signs must meet the requirements of the UDO and may require a separate sign permit.
12. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

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**City of Crystal Lake
Development Application**

Office Use Only **8 3 2010**
File # _____

Project Title: Permanent Special Use Permit

RECEIVED
APR 29 2010
BY: _____

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

Petitioner Information

Name: Ben Curcio
Address: 1310 Ridgely Rd.
Crystal Lake, IL 60012
Phone: 815-455-6634
Fax: 815-455-6643
E-mail: bcurcio@regionalsportscenter.com

Owner Information (if different)

Name: Chuck Dunlop
Address: 8600 US Hwy 14 Suite 201
Crystal Lake, IL 60012
Phone: 815-459-8440
Fax: 815-455-8134
E-mail: cdunlop@ccdillaw.com

Property Information

Project Description: _____
1. Dog Agility Shows - Attached
2. Soccer and Lacrosse Tournaments
3. Celebrations/Gatherings i.e. World Cup
Project Address/Location: Regional Sports Center 1310 Ridgely Rd.,
Crystal Lake, IL 60012

PIN Number(s): 13-25-101-002

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Ben Curcio - Ben Curcio 4/22/10

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.

Charles Dunlop Charles Dunlop 4/22/10

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 APPLICATION OF REGIONAL SPORTS CENTER

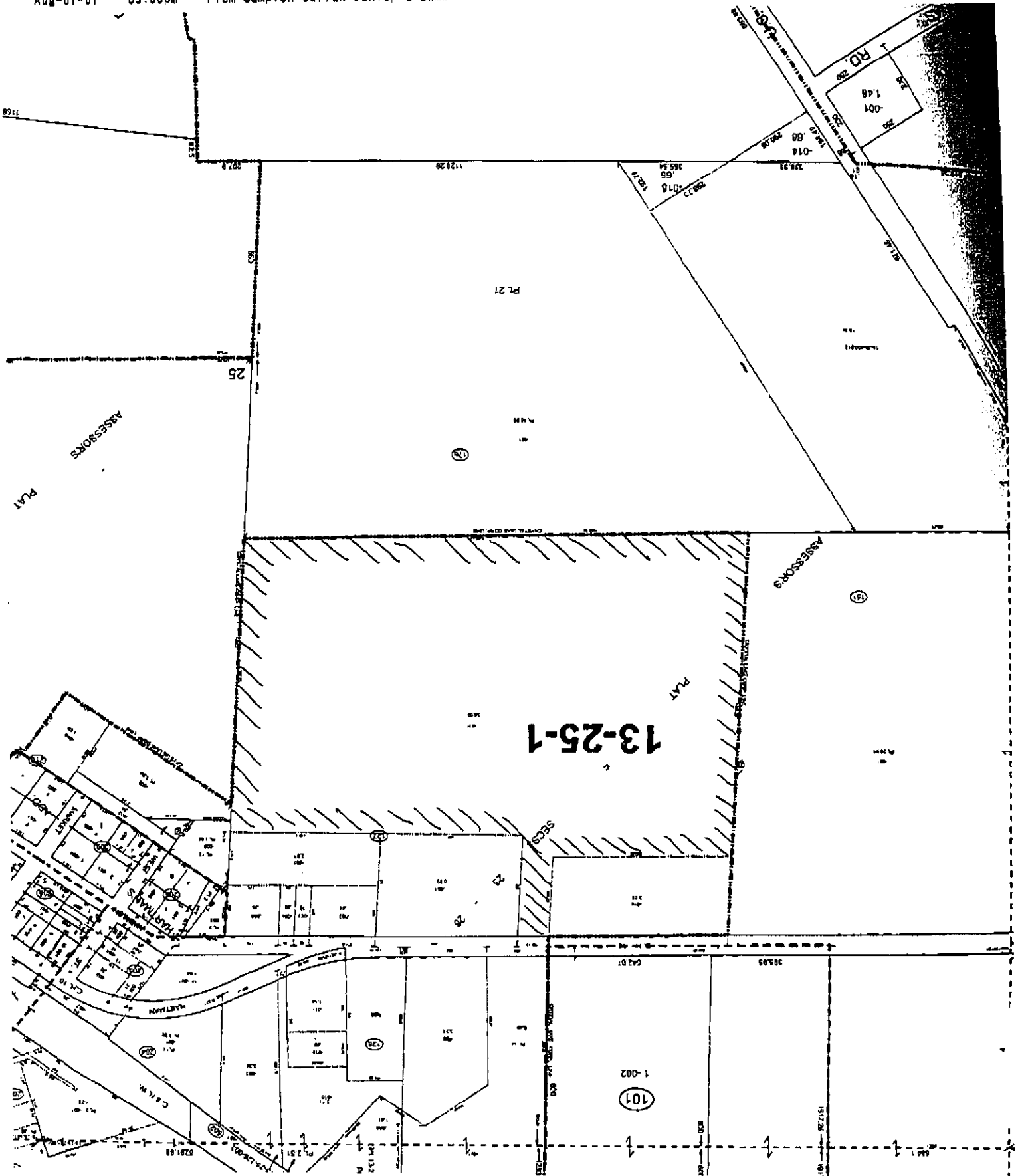
LEGAL NOTICE

Notice is hereby given in compliance 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 application of Ben Curcio, on behalf of Regional Sports Center for approval of a Final Planned Unit Development Amendment, a Special Use Permit Amendment and a Special Use Permit, relating to the following described real estate commonly known 1310 Ridgefield Road, Crystal Lake, Illinois 60012 and identified by PIN: 13-25-101-002.

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500 and Article 9 of the Unified Development Ordinance to allow various events such as celebrations and gatherings at this location; a Special Use Permit Amendment pursuant to Article 2-400 and Article 9 of the Unified Development Ordinance for a previously granted SUP for commercial recreation to allow dog agility shows, soccer and lacrosse tournaments and associated vendors; a Special Use Permit pursuant to Article 4-200, Article 2-400 and Article 9 to allow off-street parking facilities in another zoning district; as well as any other variations that may be necessary to complete the petitioner's request, as presented. 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 7:30 p.m. on Wednesday, May 19, 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
May 4, 2010)



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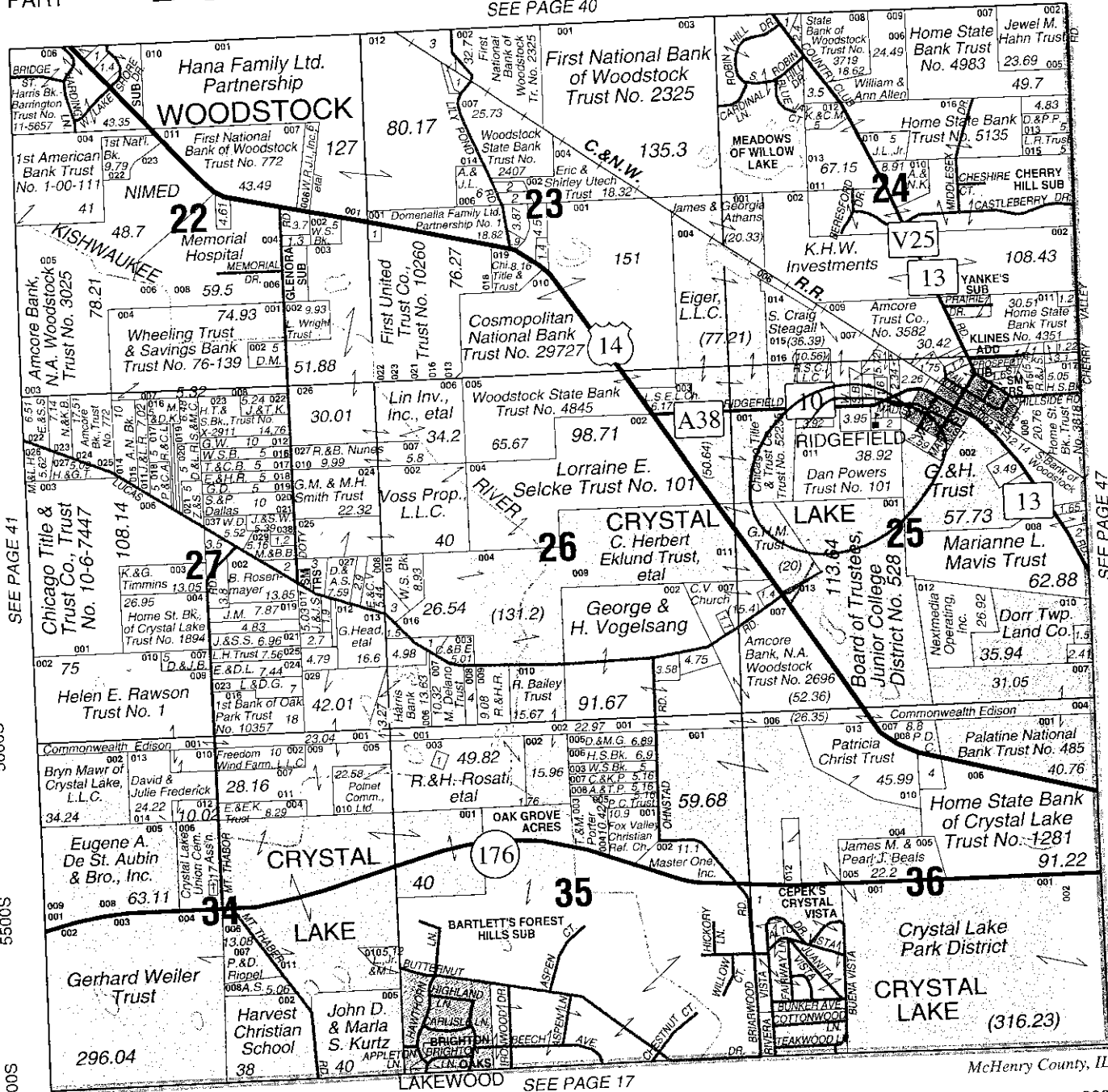
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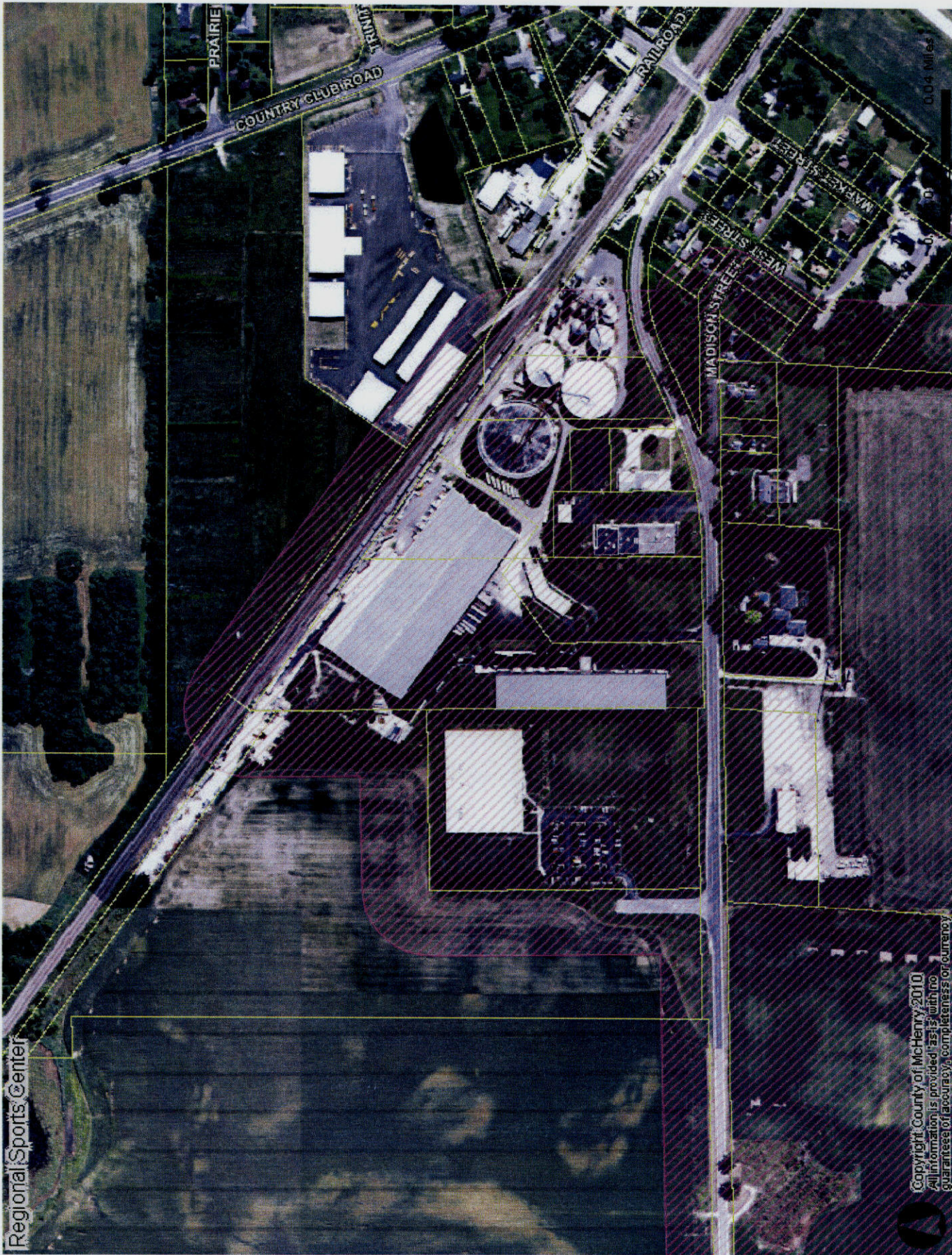
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McHenry County, IL

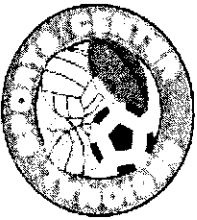
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Regional Sports Center



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Dog Agility Show Description:

- * Dog agility is a sport in which a handler directs a dog through an obstacle course in a race for both time and accuracy.
- * Dogs must run off-leash with no food or toys as incentives.
- * The handler can touch neither dog nor obstacles, except accidentally.
- * Consequently, the handler's controls are limited to voice, movement, and various body signals, requiring exceptional training of the animal.

Dog Agility Show Dates 2010

Day	Date	Time	Company	Contact Person	Phone #	Email
1	Fri., Sat., Sun. 4/2-4/4	6am-6pm	Race Agility	Sue Krieske	815-215-8308	suek12@comcast.net
2	Sat., Sun. 7/3-7/4	6am-6pm	Race Agility	Sue Krieske	815-215-8308	suek12@comcast.net
3	Fri., Sat., Sun. 7/23-7/25	6am-6pm	Race Agility	Sue Krieske	815-215-8308	suek12@comcast.net
4	Fri., Sat., Sun., Mon. 7/30-8/2	6am-6pm	Contact Sports Agility	Diane Sanders	815-355-4545	sandersl@aol.com
5	Fri., Sat., Sun. 8/6-8/8	6am-6pm	Contact Sports Agility	Diane Sanders	815-355-4545	sandersl@aol.com
6	Fri., Sat., Sun. 9/24-9/26	6am-6pm	WAG Agility Group	Mary Vanderbloomin		labannie@sbcglobal.net
7	Sat./Sun. 11/20-11/21	6am-6pm	Race Agility	Sue Krieske	815-215-8308	suek12@comcast.net