



**#2011-07**

**Leaps and Bounds Daycare – 764 Tek Drive  
Project Review for Planning and Zoning Commission**

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**Meeting Dates:** March 2, 2011

**Requests:**

- 1) Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a Daycare Use as a Permitted Use in the M Manufacturing zoning district.
- 2) Parking Variation from the required 29 spaces to allow 19 spaces.

**Location:** 764 Tek Drive

**Acreage:** Approximately 5,000 square foot tenant suite

**Existing Zoning:** M Manufacturing

**Surrounding Properties:**

North:	The Manor residential in McHenry County
South:	M Manufacturing
East:	M Manufacturing
West:	M Manufacturing

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

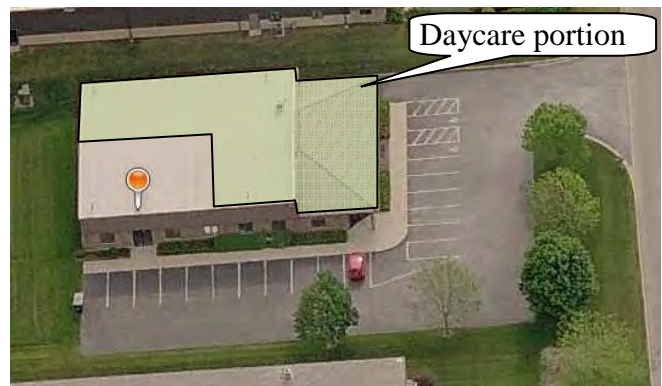
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**Background:**

The subject property is an existing building located on Tek Drive, previously used as office space. The building is currently vacant. The proposed tenant is a daycare use. Leaps and Bounds daycare would lease a portion of the 8,000 square foot building. The remaining portion would be available to office use. The daycare use and remaining office portion requires 29 spaces, only 19 spaces are on site. The petitioner is requesting a Use Variation and Parking Variation.



View of the surrounding area and site.



View of site illustrating daycare use .

**Land Use Analysis:**

**SITE**

The building is 8,000 SF and has a single row of parking around the front of the building in an “L” shape. The site has 19 spaces. Required parking for the daycare use is 1 per 6 children and 1 per employee for a total of 21 spaces. Office parking, for the remaining unleased portion, is 8 spaces. The petitioner is requesting the variation from required parking of 29 spaces to allow 19 spaces, a variation of 10 spaces. The building is single story. There is an entrance at the front corner of the building and one along the side towards the back of the building.

**ZONING**

Commercial Daycare is a Special Use in certain zoning districts, but is not a use allowed in the Manufacturing zoning district. The request is for a Use Variation to allow this use as a permitted use within the Manufacturing zoning district.

Since the use is typically considered a Special Use the UDO has a list of criteria that shall be met. The criteria are:

- a) State License: The center operator shall provide proof of obtaining an Illinois Department of Children and Family Services (DCFS) license.
- b) Evacuation plan: The center operator shall provide a copy of the evacuation plan.
- c) Location: If the child care center is not located in a stand-alone building:
  - (i) It shall be located on the first floor of a principal structure;
  - (ii) It shall be segregated (including the restrooms) from the remaining portion of the building in which it is located.
- d) Hour of operation: The center shall not provide daycare for more than 18 hours per day.
- e) Fenced play area: There shall be a minimum of 75 square feet of fenced out-door area per child for the maximum number of children to be cared for at one time. The preferred location for the fenced play areas is in the rear or side yard.
- f) Loading area: A designated pickup and delivery area shall be included, that is long enough to accommodate a bus, and is located adjacent to the child care building, in such a way that children do not have to cross vehicular travel ways to enter or exit the center.

**Findings of Fact:**

**USE VARIATION**

In the Land Use Table, this type of civic use is not a permitted use within the M Manufacturing zoning district. The Manufacturing zoning is intended for general industrial uses that provide jobs and services. The petitioner is requesting to use the property for a commercial daycare use. This use will provide jobs and a service to the community. 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:

- a. The property cannot be used for purposes permitted in the zoning district without the requested variation;

*Meets*

*Does not meet*

- b. The proposed use would not alter the essential character of the area in which the property is located;  
 *Meets*                       *Does not meet*
- c. The proposed use will not reasonable diminish the value of adjacent property;  
 *Meets*                       *Does not meet*
- d. The proposed use will not unreasonable increase the congestion in the public streets or otherwise endanger public safety; or,  
 *Meets*                       *Does not meet*
- e. The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.  
 *Meets*                       *Does not meet*

#### ZONING ORDINANCE VARIATION

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. It shall be noted that this is an existing site with the building location and parking area already fixed.

#### Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. **The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.**  
 *Meets*                       *Does not meet*
- b. **Also, that the variation, if granted, will not alter the essential character of the locality.**  
 *Meets*                       *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. **That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;**  
 *Meets*                       *Does not meet*
- b. **That the alleged difficulty or hardship has not been created by any person presently having interest in the property;**  
 *Meets*                       *Does not meet*
- c. **That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or**  
 *Meets*                       *Does not meet*
- d. **That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.**  
 *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 Plan Designation**

The Comprehensive Plan designates this area as Industry. Industry represents existing manufacturing areas and indicates areas for future industrial uses. Within the Commerce/Office/Industry land use designation, this petition is supported by the following Goal, Objective and Policies.

Goal: Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding regions, as well as a solid tax base to the City.

Objective #2: Encourage business development that maximizes links to related businesses, infrastructure and customers.

- Encourage the reuse and redevelopment of existing buildings and facilities instead of growth into undeveloped land.
- Encourage the redevelopment of “brownfield” sites, underused or abandoned industrial properties in the city, and either to reuse already existing structures or draw upon existing infrastructure.

**Recommended Conditions:**

A motion to approve the petitioner's request is recommended with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (David Growney, received 1/28/11)
  - B. Potential Layout (David Growney, received 1/28/11)
  - C. Floor Plan (David Growney, received 1/28/11)
2. The Use Variation is granted to allow Leaps and Bounds Daycare, as described in the application information. The use shall not be significantly increased, i.e., increasing the total daycare use area, or moving the areas for children under 2 ½ years old or less without amending this request.
3. Before any occupancy permit is issued, the building must meet life safety, building and fire code requirements. This may require the installation of a complete sprinkler system, additional fire separation walls or additional direct exterior exits.
4. Leaps and Bounds shall meet the Special Use Criteria in 2-400c-40 and specifically the following changes to the site plan shall be made.
  - a) The required fenced play area shall be accessible from the exterior door at location P on the site plan. The fenced area shall be at least 5,025 square feet in size.
  - b) The asphalt drive on the east side of the building shall be used for any bus loading area.
5. Work with staff to develop a parking/circulation plan which will include a drive aisle around the building; and or drop-off service; and or off-site employee parking, etc.
6. The petitioner shall address any comments and requirements from 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 # \_\_\_\_\_

07 2011

Project Title: Leaps and Bounds - 764 Tek Drive, Crystal Lake

**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                           |

**RECEIVED**  
JAN 28 2011  
BY: \_\_\_\_\_

**Petitioner Information**

Name: David Grouney  
Address: 764 Tek Drive  
Crystal Lake, IL  
Phone: 815-790-6533  
Fax: 815-444-6675  
E-mail: dave@bdplmg.com

**Owner Information (if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: Leaps and Bounds is a daycare business that would like to lease a portion of 764 Tek Drive. Since we are zoned "Manufacturing", we would like to apply for a variance to make this project happen.

Project Address/Location: 764 Tek Drive  
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**

David Grouney 1/21/11  
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.

[Signature] 1/21/11  
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.

Jaclyn Szymczak [Signature]

Patricia Sperando [Signature]

RICHARD SPERANDO [Signature]

**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 David Growney

**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 David Growney with Pipe  
Dream Enterprises LLC, on behalf of  
Leaps and Bounds Daycare, relat-  
ing to the following described real  
estate commonly known as 764  
Tek Drive, Crystal Lake, Illinois  
60014, PIN: 19-10-304-014.

This application is filed for the  
purposes of seeking a Use Variation  
from Article 2, Land Uses Table 2-  
300 of the Unified Development Or-  
dinance to allow a daycare use  
within the M Manufacturing zoning  
district of the above-mentioned lo-  
cation, as well as a Variation from  
the required 29 parking spaces to  
allow 19 spaces, pursuant to Article  
4-200 D.4 Minimum number of  
spaces required.

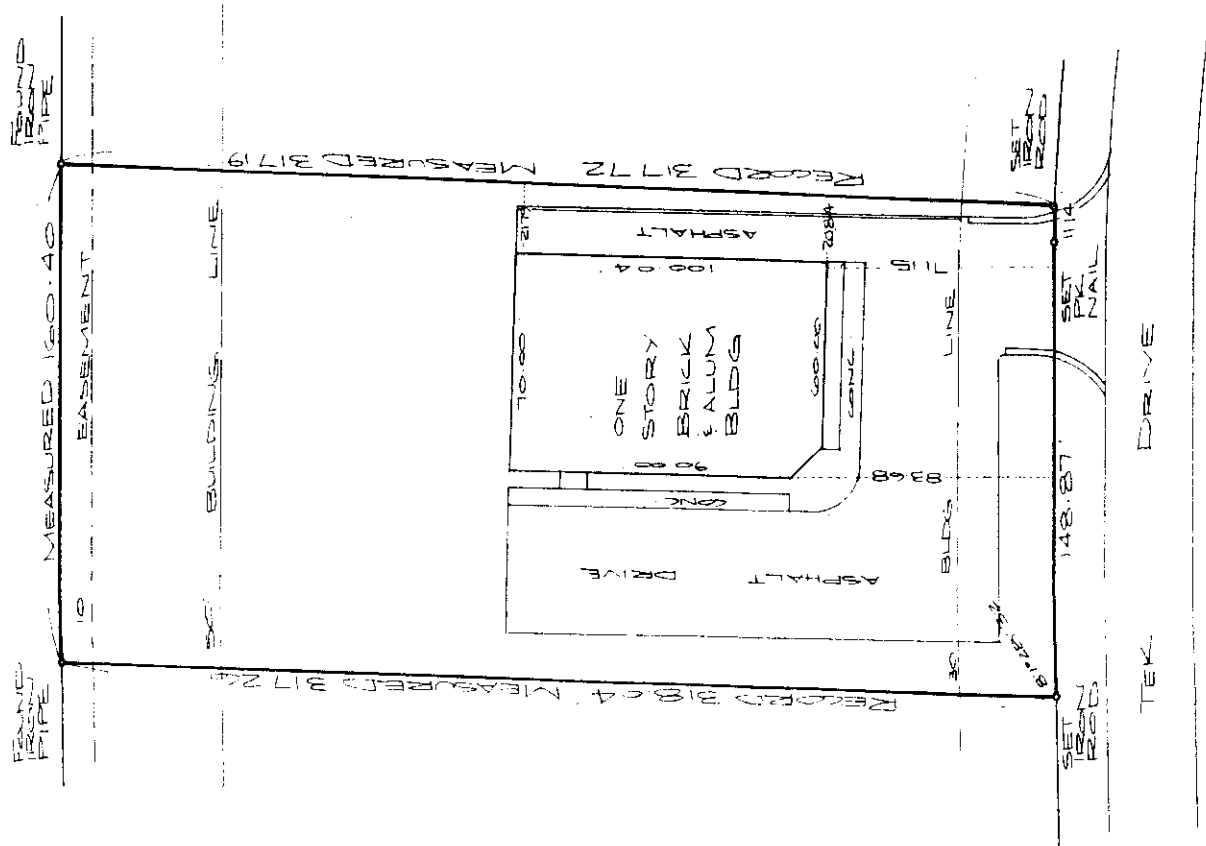
A public hearing before the Plan-  
ning and Zoning Commission on  
the request will be held at 7:30  
p.m. on Wednesday March 2,  
2011 at the Crystal Lake City Hall,  
100 West Woodstock Street, at  
which time and place any person  
determining to be heard may be  
present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
February 5, 2011)



107 W. 114 - Ex. Industrial Park, being a subdivision of part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 33 North, Range 4 East of the Third Principal Meridian, according to the plat thereof recorded September 19, 1988 as Document No. 20000081, in Madison County, Illinois.

GRAVER LAND SURVEYING  
 5124 W. Elm St., Suite B  
 Moline, IL 61905  
 313-225-1473



07 2011

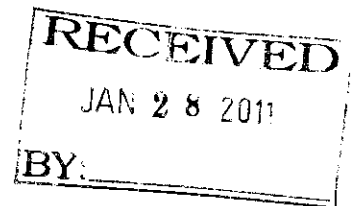
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 JAN 28 2011  
 BY:

**764 Tek Drive: Potential Layout Analysis for Leaps & Bounds Daycare & Preschool**

Section and Description

- A: Foyer—meet and greet clients
- B: Waiting area for parents or other
- C: Receptionist Area
- D: Indoor Play Area #1
- E: Infant Room
- F: Stairway to Loft (storage)
- G: Toddler Room
- H: Office Miscellaneous
- I: Bathroom #1
- J: Bathroom #2
- K: Kitchen
- L: Indoor Play Area #2
- M: Classroom #1 (approx. 700 sq. ft.)
- N: Hallway
- O: Classroom #2 (approx. 700 sq. ft.)
- P: Doorway to Outside Fenced Play Area
- Q: Unrented/Unused space

07 2011



The total rented space will be approximately 5000 square feet. Sections A – J represent approximately 2000 square feet with the remaining sections not including Q representing approximately 3000 square feet.

At full capacity, the total number of staff members in the facility would be 10. At full capacity, the total number of students would be 67.

DCFS would have to review the square footage requirements prior to issuing a license.

