



#2011-21

Japanese Cultural Institute

Project Review for Planning and Zoning Commission

Meeting Date: April 20, 2011

Zoning Requests: Land Use Variation from Article 2 of the UDO to allow a Japanese Cultural Institute (including an Aikido Martial Arts Studio) within the “M” Manufacturing zoning district.

Location: 1095 Pingree Road

Acreage: Site: 6.8 acres; Tenant Space: ≈ 4,300 square feet

Existing Zoning: “M” Manufacturing

Surrounding Properties:

North:	“M” Manufacturing
South:	“M-1 C” Manufacturing Limited Conditional Use Permit (Lake in the Hills)
East:	“M” Manufacturing
West:	“M-1 C” Manufacturing Limited Conditional Use Permit (Lake in the Hills)

Staff Contact: Latika Bhide 815.356.3615

Background:

The property in question is an approximately 4,300-square-foot tenant space in a multi-tenant center located at 1095 Pingree Road. The property is zoned “M”, Manufacturing. The petitioner is requesting a use variation to allow a Japanese Cultural Institute at this location that will include classes in traditional studies such as tea ceremony, calligraphy, martial arts such as Aikido and Iaido, as well as Japanese language classes and Zen meditation studies. Other tenants at this location include the Animal Emergency Clinic, Cheer Fusion, Pump It Up, Marshall Salon Services as well as medical offices.

Land Use Analysis:

The petitioners are requesting to locate a Japanese Cultural Institute at this location. Per the Unified Development Ordinance (UDO), the Manufacturing district is intended to provide for heavy industrial uses with high nuisance potential. Therefore language schools or physical fitness studios are not a permitted use in the district. Therefore, a use variation is being requested to allow this use at this location. The petitioner has indicated that classes will be typically held for up to 15

participants, primarily on weekends and weekday evenings. No competitions or other large-scale events will be hosted at this location.

There are 209 parking spaces provided for this development. Considering the proposed use and the tenant mix at this location, the parking at this location should be adequate.

Signs proposed for this use is at this location shall meet the requirements of the approved Common Sign Plan for this development.

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:

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.

Recommended Conditions:

If a hardship is found, the following conditions are recommended:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Development Application, received 4-19-11
 - B. Floor Plan, received 4-19-11
 - C. Signage Information, received 4-19-11
- 2) The Use Variation is granted to the petitioner for the use as proposed. If the facility is expanded in size or intensity at any time, the petitioner shall be required to obtain a Special Use Permit Amendment.
- 3) Sign permits are required for all exterior signage and all signage must meet the provisions of the approved Common Sign Plan.
- 4) If events that could draw large crowds are proposed (such as competitions) at this location, approval by City staff prior to the events is required.
- 5) The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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21 2011

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Japanese Culture Institute - Aikido Studio



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 Use |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Japanese Cultural Institute

Address: Lisa Tomoleoni
9225 Trinity Drive, Unit E
Lake in the Hills, IL 60156

Phone: 847-458-9309

Fax: _____

E-mail: lrtomoleoni@hotmail.com

Owner Information (if different)

Name: Tony Sarillo, Pingree & Rakow LLC

Address: 1095 Pingree Suite 201
Crystal Lake, IL 60014

Phone: 847-854-0800

Fax: _____

E-mail: office@sarillo.com

Property Information

Project Description: _____
 The space will house two businesses: a Japanese Cultural Institute and Aikido martial arts studio. The cultural center is a non profit educational center for various aspects of Japanese culture. The space will hold educational or martial arts classes for 15 people with primary business taking place weekday evenings and weekends. The space will not house competitions or any other large activities.

Project Address/Location: 1095 Pingree Rd Suites 112-113
Crystal Lake IL 60014

PIN Number(s): 19-15-101-001 (old PIN-Lot #1), 19-15-101-006 (new PIN-Lot #1),
19-15-101-002 (Lot #2 PIN)

Development Team

Please include address, phone, fax and e-mail

Developer: Pingree & Rakow LLC

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

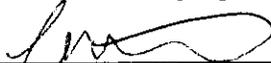
Other: _____

Signatures

 P. GARRILLO 04-15-2011

PETITIONER: Print and Sign name (if different from owner) Date
OWNER

As owner of the property in question, I hereby authorize the seeking of the above requested action.

 LISA TOMELLO as Director Director 04-15-2011

OWNER: Print and Sign name Date
Petitioner

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 Lisa Tomoleoni on behalf of Japanese Cultural Institute

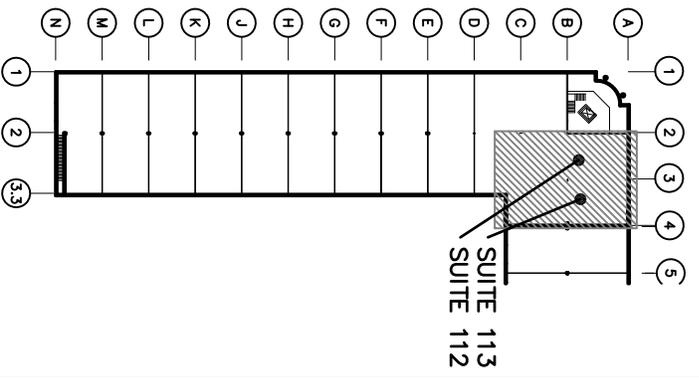
LEGAL NOTICE

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 Lisa Tomoleoni on behalf of the Japanese Cultural Institute, relating to the following described real estate commonly known as 7095 Pingree Road, Crystal Lake, Illinois 60014, PIN: 19-15-101-002 and 19-15-101-006.

This application is filed for the purposes of seeking a Use Variation from Article 2, Land Use of the Unified Development Ordinance to allow a Japanese Cultural Institute within the "M" Manufacturing zoning district of the above-mentioned location. The institute will offer classes in martial arts as well as traditional studies such as tea ceremony, calligraphy, Japanese language classes and Zen meditation studies. This request includes 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 May 4, 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
April 19, 2011)

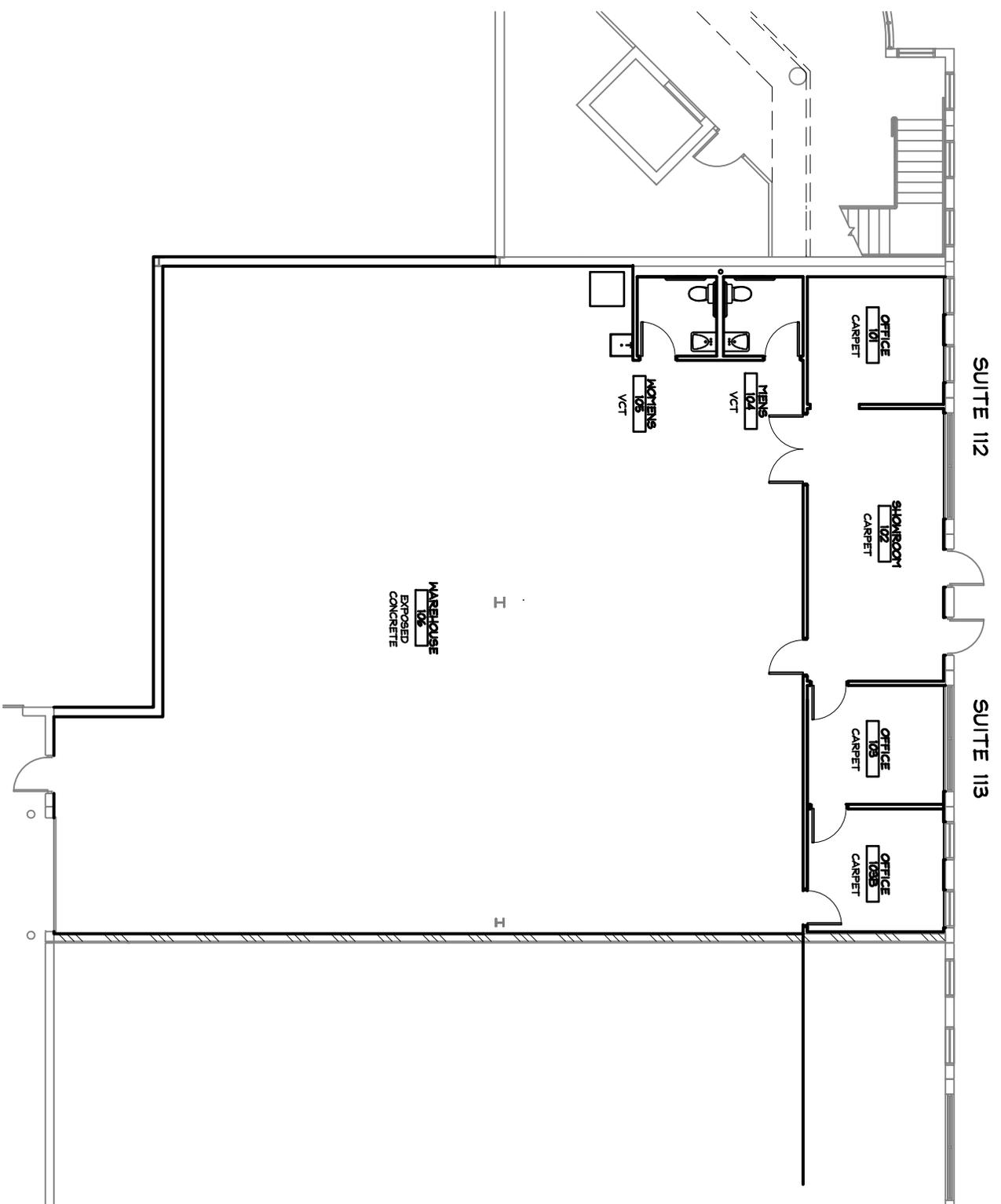


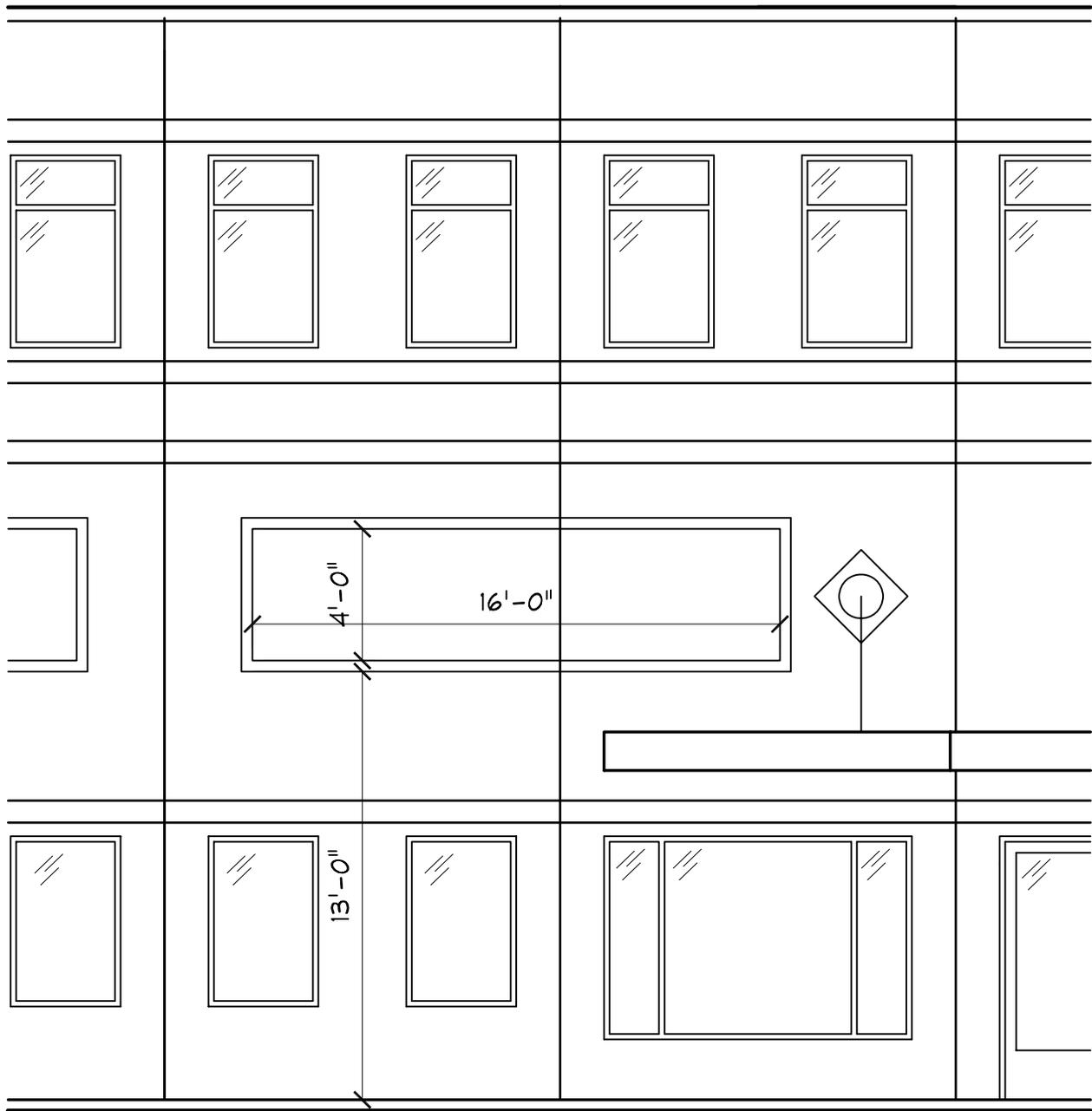
SUITE 112-113
APPROX 4,300 SF



1095 PINGREE ROAD
CRYSTAL LAKE, IL
60614 847-854-0800

FLOOR PLAN





SIGNAGE LAYOUT

PINGREE & RAKOW LLC
 PHASE II
 1095 PINGREE ROAD SUITE 300
 CRYSTAL LAKE, IL 60614
 OFC 847-854-0800
 FAX 847-854-0850

BUILDING SIGN DIMENSIONS

N.T.S.

8/30/05