



#2011-24 Dynamic Health and Wellness Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	May 18, 2011
<u>Requests:</u>	Final PUD Amendment for additional signage and a parking variation from the required number of spaces.
<u>Location:</u>	6119 Northwest Highway
<u>Acreage:</u>	Approximately 1.92 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North - “B-2” Planned Business District South - “M” Manufacturing East - “B-2” Highway Service Business District West - “M” Manufacturing
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

The property in question has been a range of uses in the past, such as Sherman Mechanical, Douglas TV, and Cash for Gold. The current use would be Dynamic Health and Wellness. The proposed use is requesting additional signage and a variation from the parking requirements, as detailed below.

Land Use Analysis:

The property is zoned “B-2 PUD”, General Commercial Planned Unit Development. This district is the City’s primary commercial district accommodating highway service uses and community or regional commercial, office and service uses. The “B-2” district is intended to provide for a full range of commercial uses. The proposed use would be exercise training facility that would utilize the entire first floor area of the building.

Signage

For a single tenant building, a total of 150 square feet of wall signage is permitted with no single sign exceeding 75 square feet in area. The front façade of the building currently has 108 square feet for the existing Dynamic Health & Wellness business. A proposed 120 square foot wall sign is proposed for the eastern section of the front façade, which would necessitate a variation from the ordinance. It is suggested a smaller wall sign could be created that would help identify the second entrance and alternate use but would not require such a large variation.

Freestanding signs are required to be setback 10 feet from the property line. This is measured from the sign edge, not the sign base, which makes it very difficult to locate a freestanding sign on this property. The distance from the parking lot to the property line along Route 14 is about 11 feet, which does not provide sufficient room for a freestanding sign.

The proposed freestanding sign exceeds the maximum height allowed by the ordinance, which is 9 feet, to a proposed 15' 3". In addition, the sign base is to be a minimum of 80% of the sign width (30% is proposed) and constructed of materials that match the building (the building is not blue).

Parking

The property has a total of 92 spaces. The existing Health & Wellness offices are required to provide 47 parking spaces. The proposed fitness center is required to provide 83 parking spaces. A total of 130 spaces are required for the two uses, a deficit of 38 spaces.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval and a Special Use Permit 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

Planned Unit Development Variation

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

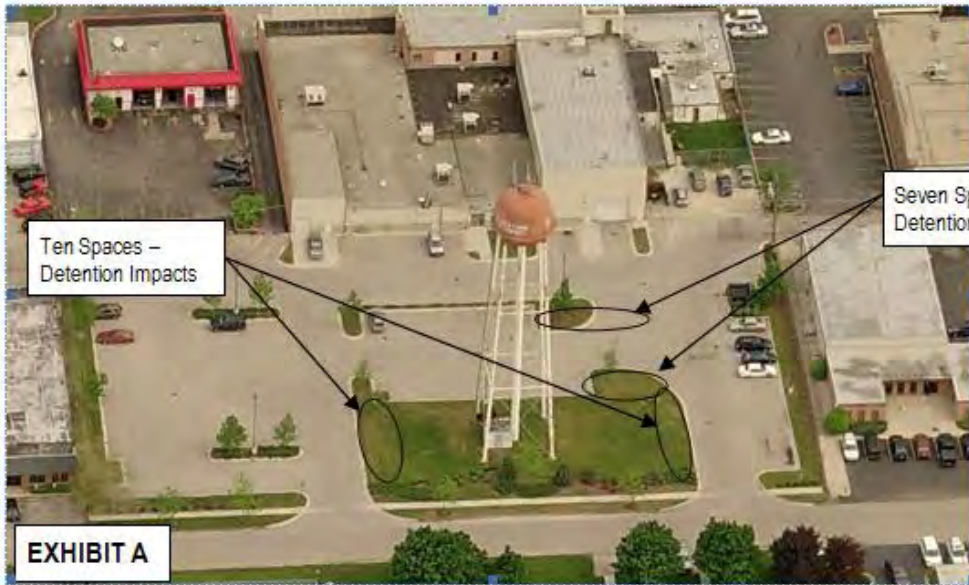
Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

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. Development Application, received 4-21-11
 - B. Site plan, plat of survey, Mionske dated 1-25-02
 - C. Floor plan, received 4-21-11
 - D. Freestanding sign, received 4-21-11
2. No parking is allowed in the alley between the parking (rear of building) and the main parking lot. Provide "No Parking Fire Lane" sign if not currently present.
3. It appears from a cursory review than an additional seven spaces could possibly be added to the rear lot as truck access to the loading dock is assumed to no longer be needed due to the type of use of the building. In addition, ten spaces could possibly be added; however, an engineering firm would need to ensure existing detention of stormwater is maintained (see exhibit A attached).
4. There is a lack of available overflow parking should the additional 46 spaces be needed in the future or during peak operation times of the fitness center. Parking is allowed along Lou Avenue; however, adjacent businesses have parking spaces directly on this street which restricts the number of available on-street parking spaces (see exhibit B attached).
5. Should redevelopment occur, cross access north of the building must be provided to the adjacent businesses.
6. Work with staff to replace the dead or missing parking lot landscaping material.
7. The total wall signage shall be no more than 200 square feet.
8. The freestanding sign shall be a small monument sign to be located at least 10 feet from the property line, its location to be worked out with staff to ensure no sightline obstructions. The sign base materials and colors are to match the architecture of the building.
9. 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.



APR 24 2011

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: DYNAMIC HEALTH & WELLNESS 2417 PROPOSED GYM

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

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BY: _____

Petitioner Information

Name: Dynamic Health and Wellness
 Address: 6119-A Northwest Hwy
CRYSTAL LAKE, IL 60014
 Phone: 847-212-2363-LARRY
 Fax: _____
 E-mail: NewPatients@mc.com

Owner Information (if different)

Name: NW Hwy LLC
 Address: 2081 Jordan Ter.
Buffalo Grove, IL 60089
 Phone: _____
 Fax: _____
 E-mail: _____

Property Information

Project Description: SEE PAGE 1 in regards to signage
SEE PAGE 2 in regards to parking

Project Address/Location: 6119-A Northwest Highway
CRYSTAL LAKE, IL 60014

PIN Number(s): 19-08-226-026

Development Team

Please include address, phone, fax and e-mail

Developer: Self

Architect: Self

Attorney: N/A

Engineer: N/A

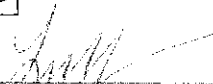
Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: _____

Signatures

 7-18-11
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.
Greg Kritz Greg Kritz 7-20-11
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.

6119-B Northwest Highway Parking Variance

Situation-

The parking for this location is not adequate regarding the criteria the city has in regards to retail and fitness centers being 5 per 1,000 square feet.

Data-

The building has a total of 92 spaces and if you calculate the entire building at 5 spaces per 1,000 square feet, it would require 100 spaces or a deficit of 8 spaces.

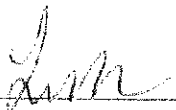
Currently Dynamic Health and Wellness uses 46 of the total spaces with it's medical usage. If we look at the building as two separate units we would be looking at 13,000 square feet to be occupied by the gym requiring 60 parking spaces. If it is figured out using this formula a total of 106 spaces would be needed and the deficit would be 14.

Current Usage-

The parking utilized by employees is 10-12 spaces and the maximum number of patients using the facility at peak hours is 15. The total number of spaces during peak periods which is from 10-12 and 4-6 is 27. (This would leave 19 spaces not being utilized by Dynamic Health and Wellness currently).

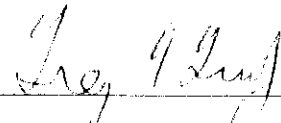
Variance Request-

We request a variance approval of the current parking as being adequate for the entire building of 20,000 square feet.



4-18-11

Tenant- Dynamic Health & Wellness



4-20-11

Landlord- Northwest Properties LLC

6119-B Northwest Highway Sign Variance

Situation-

The signage on the building has one sign of 108 square feet and another at 220 square feet. We would like to add a pole sign in the front similar to other existing signs on route 14 near our location.

Data-

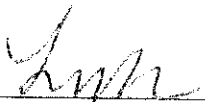
The building has a total of 2 signs on the building that were built into the PUD one is 120 square feet and the other is 208 square feet.

We would like to install a street sign of 60 square feet see picture in packet.

In return we would reduce the signage on unit A from 208 square feet to 120 square feet to have balanced signage on the building face.

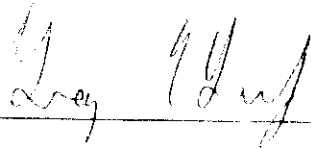
Variance Request-

We request a variance approval of the current signage for increased exposure and to enhance the image of the community by reducing the extra large sign on the building.



4-15-11

Tenant- Dynamic Health & Wellness



4-20-11

Landlord- Northwest Properties LLC

11-2A

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF DYNAMIC HEALTH AND WELLNESS

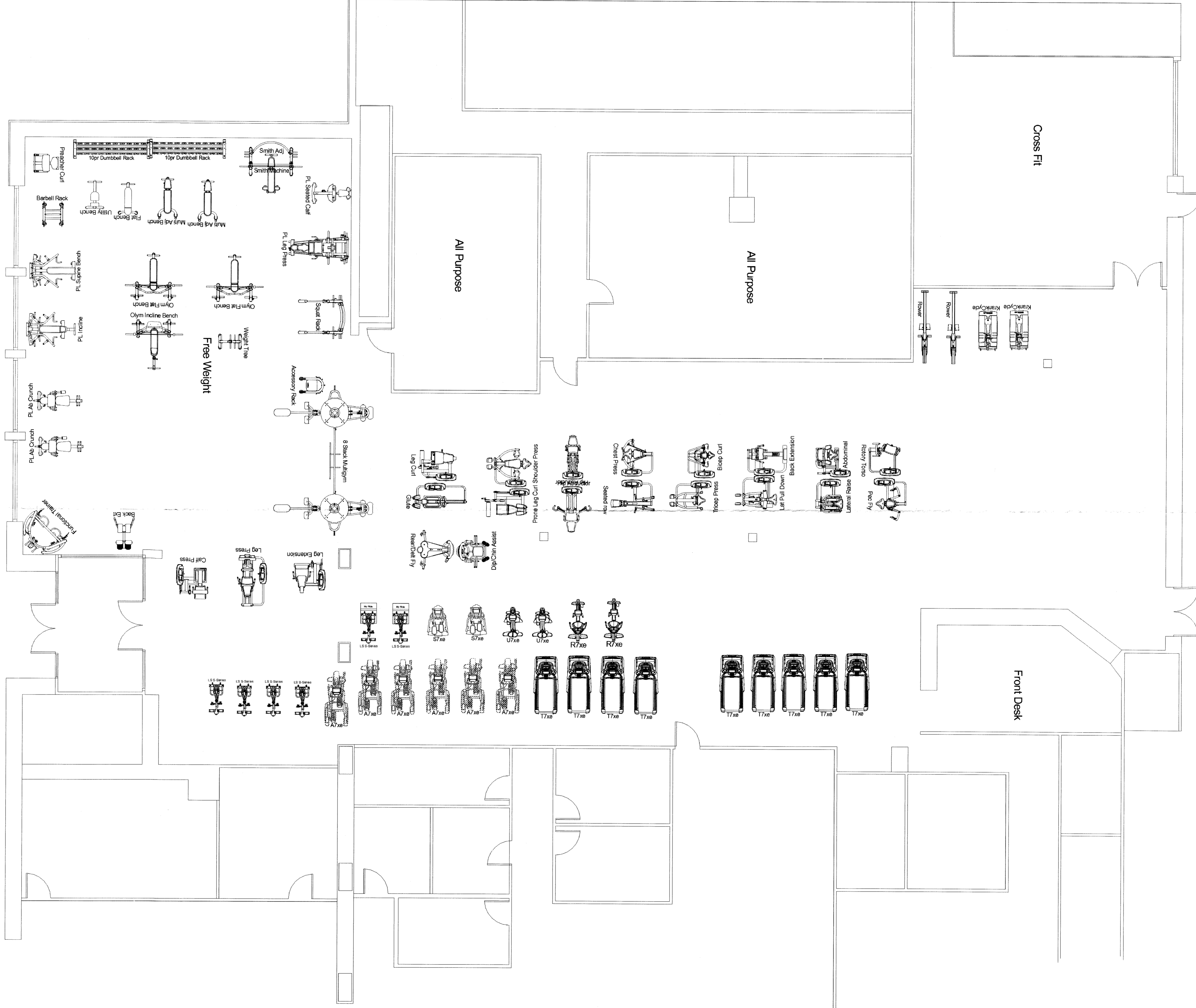
LEGAL NOTICE

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 of the City of Crystal Lake upon the application of Larry Berg on behalf of Dynamic Health and Wellness, for approval of a Final Planned Unit Development Amendment, relating to the following described real estate commonly known as 6119 Northwest Highway, Crystal Lake, IL 60014, PIN: 19-08-226-025, 19-08-226-026 and 19-08-226-017.

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 UDO to allow the addition of a 60-square-foot free-standing sign as proposed; a variation from the required number of parking spaces to allow the existing 84 spaces; 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.

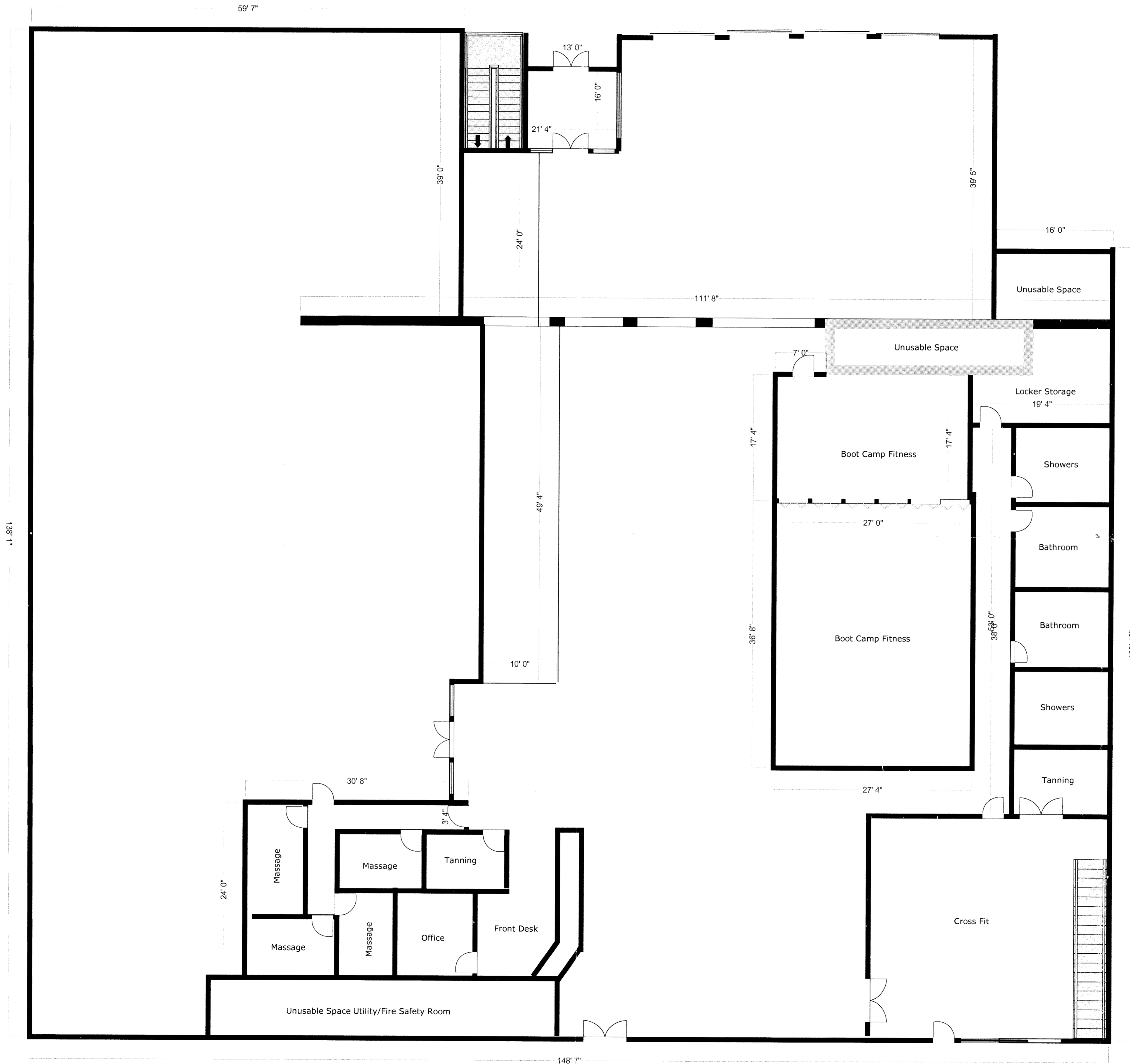
A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, May 18, 2011 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hoyden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
May 3, 2011)



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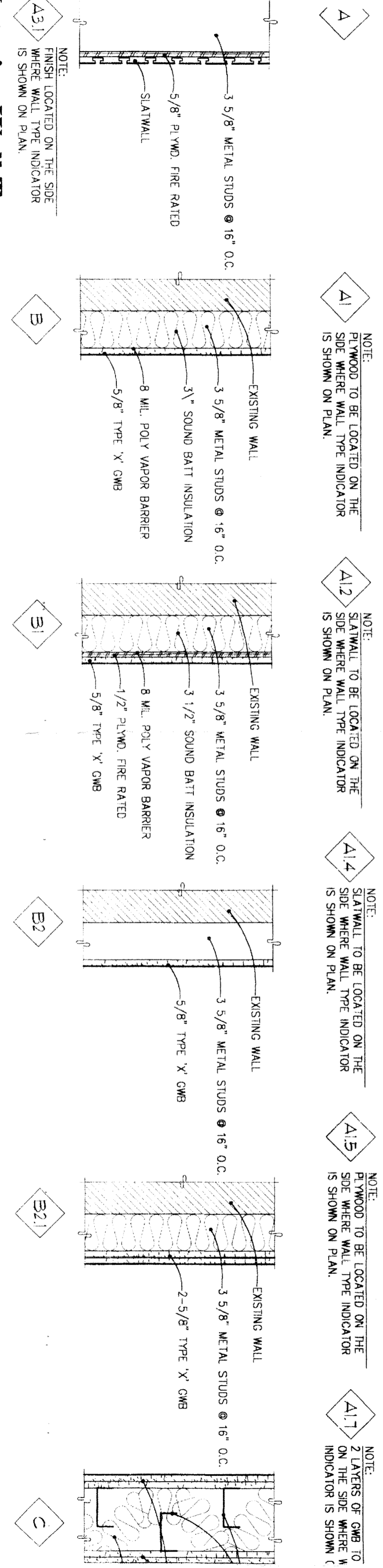
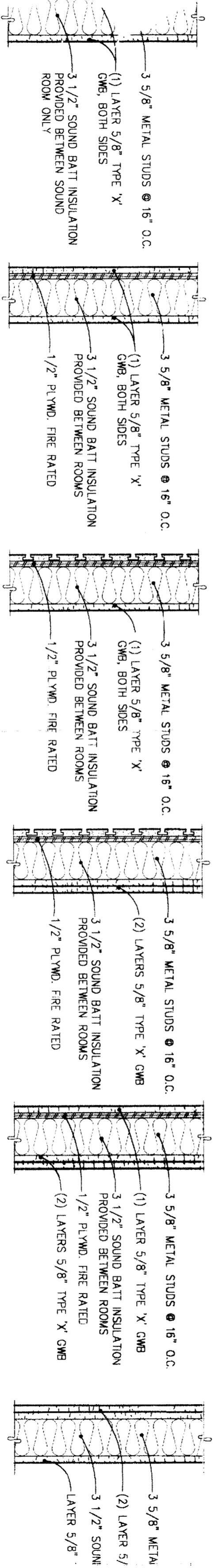
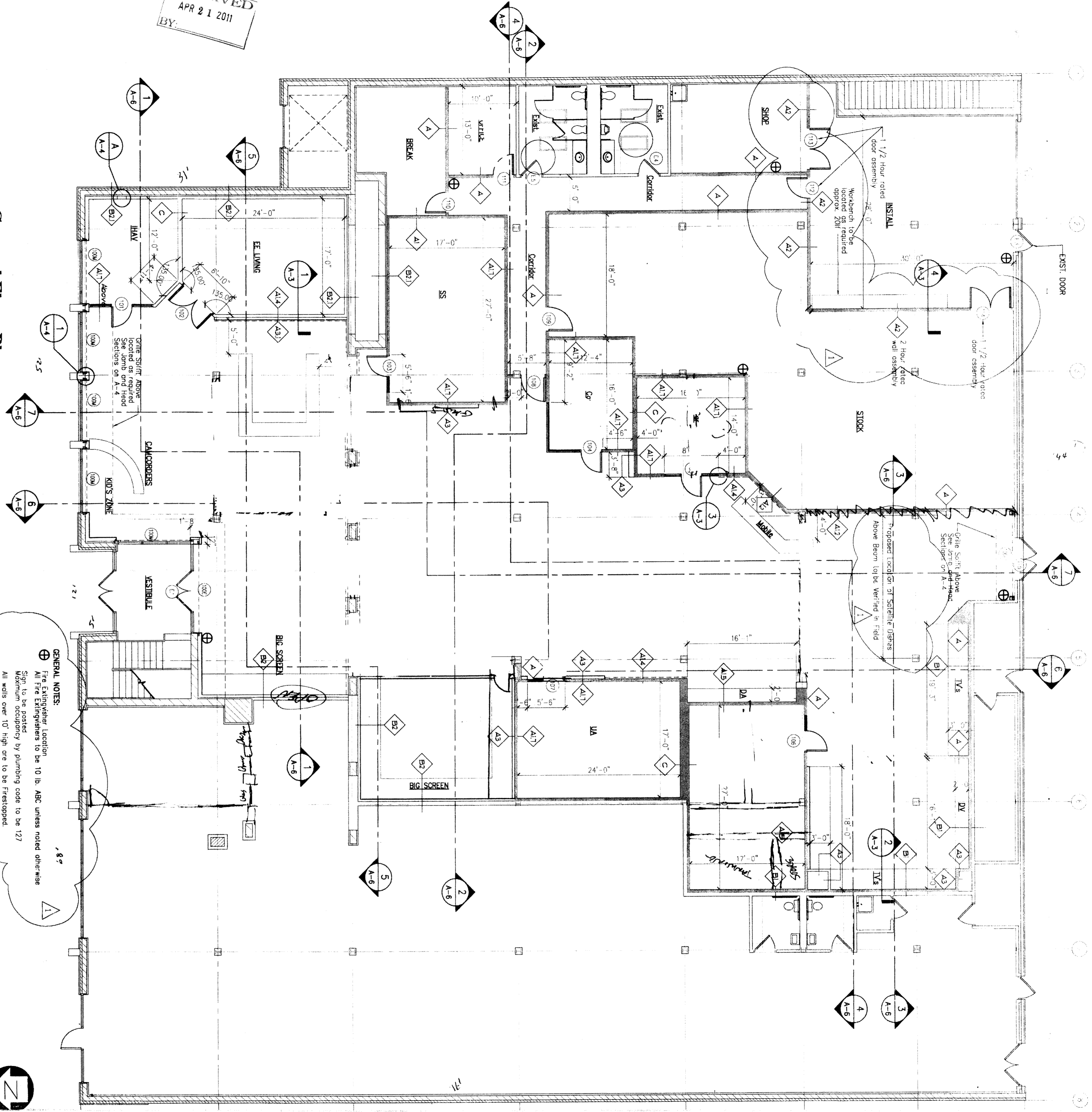
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Ground Floor Plan
Scale: 1/8"=1'-0"

GENERAL NOTES:
 1. Fire Exit Locations
 All Fire Extinguishers to be 10 lb. ABC unless noted otherwise
 Sign to be posted
 Maximum occupancy by plumbing code to be 127
 All walls over 10' high are to be firestopped



Interior Wall Types
Scale: 1 1/2"=1'-0"

NOTE: DIMENSIONS LOCATED ON THE SIDE OF INTERIOR WALL TYPE INDICATOR IS SHOWN ON PLAN.

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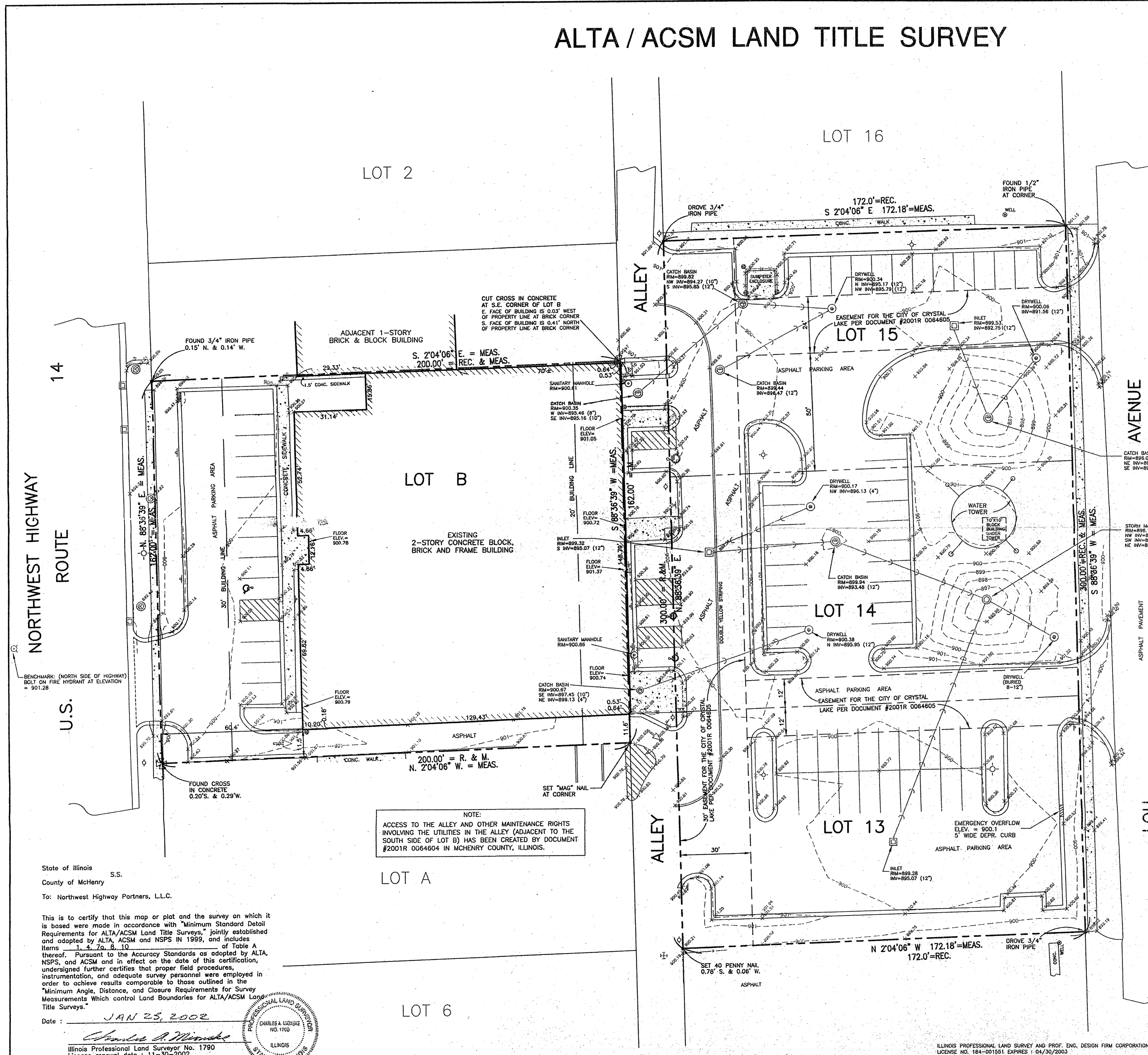
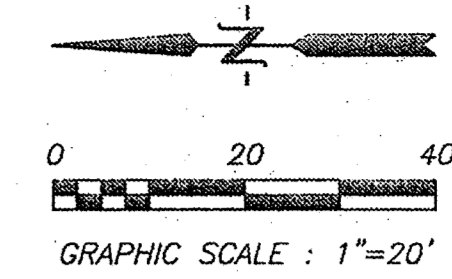
NOTE: DIMENSIONS LOCATED ON THE SIDE OF INTERIOR WALL TYPE INDICATOR IS SHOWN ON PLAN.

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ALTA / ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION

LOT B OF JOHN E. SHERMAN'S RE-SUBDIVISION OF THE WEST HALF OF LOT 3 AND ALL OF LOTS 4 AND 5 IN JOHN PFEIFFER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RE-SUBDIVISION RECORDED NOVEMBER 4, 1987 AS DOCUMENT NO. 87R 008671, IN MCHENRY COUNTY, ILLINOIS

ALSO:

LOTS 13, 14 AND 15 IN JOHN PFEIFFER'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1952 AS DOCUMENT NO. 257142, IN BOOK 11 OF PLATS, PAGE 62, IN MCHENRY COUNTY, ILLINOIS.

TOTAL LAND AREA = 1.9295 ACRES±

SYMBOLS LEGEND

- ⊕ LIGHT POLE
- UTILITY POLE
- ⊕ UTILITY POLE / LIGHT POLE
- ⊕ UTILITY POLE W/ C/YE WIRE ANCHOR
- ▲ TRAFFIC SIGN
- MAIL BOX
- BOLLARD
- ☐ TELEPHONE BOX
- ⊕ GAS VALVE
- ⊕ WATER VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊕ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ STORM INLET
- ⊕ STORM CATCH BASIN
- ⊕ WELL
- ⊕ WATER VALVE BOX
- SANITARY SEWER
- STORM SEWER
- W12 WATER MAIN " W(dia.) "
- FENCE LINE

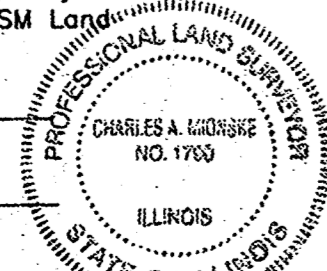
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BY

State of Illinois S.S.
County of McHenry
To: Northwest Highway Partners, L.L.C.

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 4, 7a, 8, 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: JAN 25, 2002

Charles A. Mionske
Illinois Professional Land Surveyor No. 1790
License renewal date: 11-30-2002



NOTE:
ACCESS TO THE ALLEY AND OTHER MAINTENANCE RIGHTS INVOLVING THE UTILITIES IN THE ALLEY (ADJACENT TO THE SOUTH SIDE OF LOT B) HAS BEEN CREATED BY DOCUMENT #2001R 0064604 IN MCHENRY COUNTY, ILLINOIS.

ALTA / ACSM LAND TITLE SURVEY OF TWEETERS

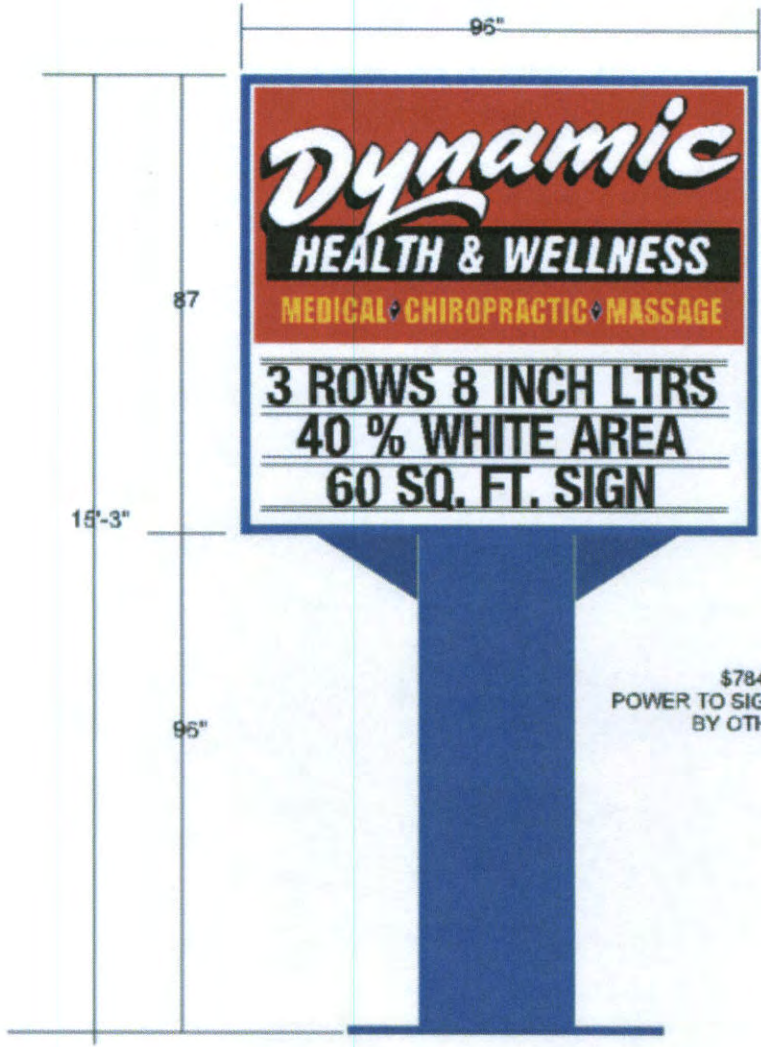
Charles A. Mionske Inc.	SURVEYING / LAND PLANNING 2024 STATE ROUTE 176 CRYSTAL LAKE, ILLINOIS 60014 (815)-455-3252	SCALE: 1" = 20'	REVISIONS
		DATE: 11-26-2001	1-25-2002
PREPARED FOR: CORAL ENTERPRISES, INC.	ADDRESS: 6119 NORTHWEST HIGHWAY CRYSTAL LAKE, ILLINOIS	DATE OF FIELD WORK: 11-7-2001	
DRAWN BY: MWR MUG	CHECKED BY: MTB	JOB NO. 2001-101-ASB	DISK: A-1038 FILE: 11-01101P DISK: DS-238 PAGE: NO. 01101P

ILLINOIS PROFESSIONAL LAND SURVEY AND PROF. ENG. DESIGN FIRM CORPORATION
LICENSE NO. 184-001551 EXPIRES: 04/30/2003

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BY:

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DOUBLE FACED
INTERNALLY ILLUMINATED SIGN
60 SQ. FT.



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POWER TO SIGN LOCATION
BY OTHERS