



#2011-31
Cal Elite Kids – 825 Munshaw Lane
Project Review for Planning and Zoning Commission

Meeting Dates: June 1, 2011

Requests: Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a Physical Fitness Facility for dance and gymnastic instruction and a commercial daycare as a Special Use in the M Manufacturing zoning district.

Location: 825 Munshaw Lane

Acreage: Approximately 9,200 square foot tenant suite, Suite B

Existing Zoning: M Manufacturing

Surrounding Properties: North: M Manufacturing
South: Property in McHenry County
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

The subject property is an existing building with Dolphin Swim Club as the main tenant. The swim club is a commercial recreation use that was granted a Special Use Permit to locate in this building. The location of a commercial recreation use changed the intended use and marketing of this building to more recreation or service uses, rather than manufacturing. The property is still zoned Manufacturing, so the petitioner is requesting a Use Variation to locate a physical fitness facility for dance and gymnastics instruction as well as a possible commercial daycare.

Land Use Analysis:

SITE LAYOUT

The building is divided up into two suites, suite A for Dolphin Swim Club and suite B for Cal Elite Kids. The parking is shared between both tenants. There are a total of 121 parking spaces on site. Cal Elite Kids is planning to install a fenced outdoor play area in 9 of these parking spaces on the south side of the building. This will reduce the on-site parking to 112 spaces. Dolphin Swim Club requires 54 parking spaces. Physical fitness facilities require 6.4 spaces per 1,000 GFA. Cal Elite Kids dance and gymnastics training requires 58 spaces. This is a total of 112 spaces required. This does not include the possible daycare use. Staff has added a condition that the daycare hours of operation shall not coincide with any dance or gymnastics instruction. No details have been shown regarding the layout of the daycare use.

ZONING

Physical fitness facilities are typically considered Permitted Uses and so no criteria have been established. Commercial daycares are considered a Special Use and 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 and 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) Hours 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 outdoor area per child for the maximum number of children to be cared for at one time. The preferred location for the fenced play area 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.

The petitioner has not illustrated a loading area.

Findings of Fact:

USE VARIATION

As regulated in the Land Use Table, physical fitness facilities and commercial daycare uses are not permitted uses within the M Manufacturing zoning district. The Manufacturing zoning is intended for general industrial uses that provide jobs and services. The location of the Dolphin Swim Club at this site hinders a manufacturing use locating in the same building that would be compatible to the swim club. Cal Elite Kids dance and gymnastics facility will be a compatible use to the swim club. The physical fitness facility and daycare use will provide jobs and a service to the community.

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 (Cal Elite Kids, received 5/13/11)
 - B. Floor Plan (DSC LLC, dated 5/12/2011, received 5/13/11)
2. The Use Variation is granted to allow Cal Elite Kids dance and gymnastics training facility as well as a commercial daycare, as described in the application and illustrated on the floor plan. The use shall not be significantly increased, i.e., converted to a full commercial daycare or the removal of additional parking space without amending this request.
3. The tenant shall ensure the scheduling of dance and gymnastic instruction does not coincide with daycare hours of operation.
4. The play area will accommodate 29 kids, which shall be the maximum enrollment for the daycare use.
5. A site plan shall be submitted that illustrates appropriate parent drop-off and pick-up area.
6. A second floor plan shall be provided which illustrates how the space will be arranged for the daycare use.
7. This use will require changes to the fire sprinkler alarm system.
8. 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 # _____

Project Title: _____

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: **Cal Elite Kids**

Address: **22982 Avenida Empres**
Rancho Santa Margarita, CA 92688

Phone: **949-589-1512 xt 14**

Fax: _____

E-mail: **GCutler@calelitekids.com**

Owner Information (if different)

Name: **DSC, LLC**

Address: **825 Munshaw**
Crystal Lake, IL 60014

Phone: **847-854-0800 (Tony Sarillo)**

Fax: **847-854-0850**

E-mail: **office@sarillo.com**

Property Information

Project Description: **Children's Gymnastic Facility (and possibly including a Day Care)**

Project Address/Location: **825 Munshaw, Suite B, Crystal Lake, IL 60014**

PIN Number(s): **19-15-129-001 (unit B)**

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: N/A

Signatures

Georgette Cutler

CUTLER
Georgette Cutler 05-12-2011

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.

Anthony Sarillo as Authorized Representative of Owner

~~Tyler Brewer~~ 05-12-2011

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.

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: N/A

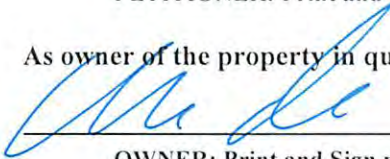
Signatures

Georgette Cutler 05-12-2011

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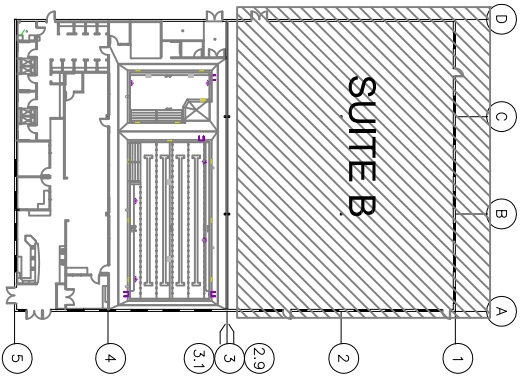
Anthony Sarillo as Authorized Representative of Owner



~~Tyler Brewer~~ 05-12-2011

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KEY PLAN

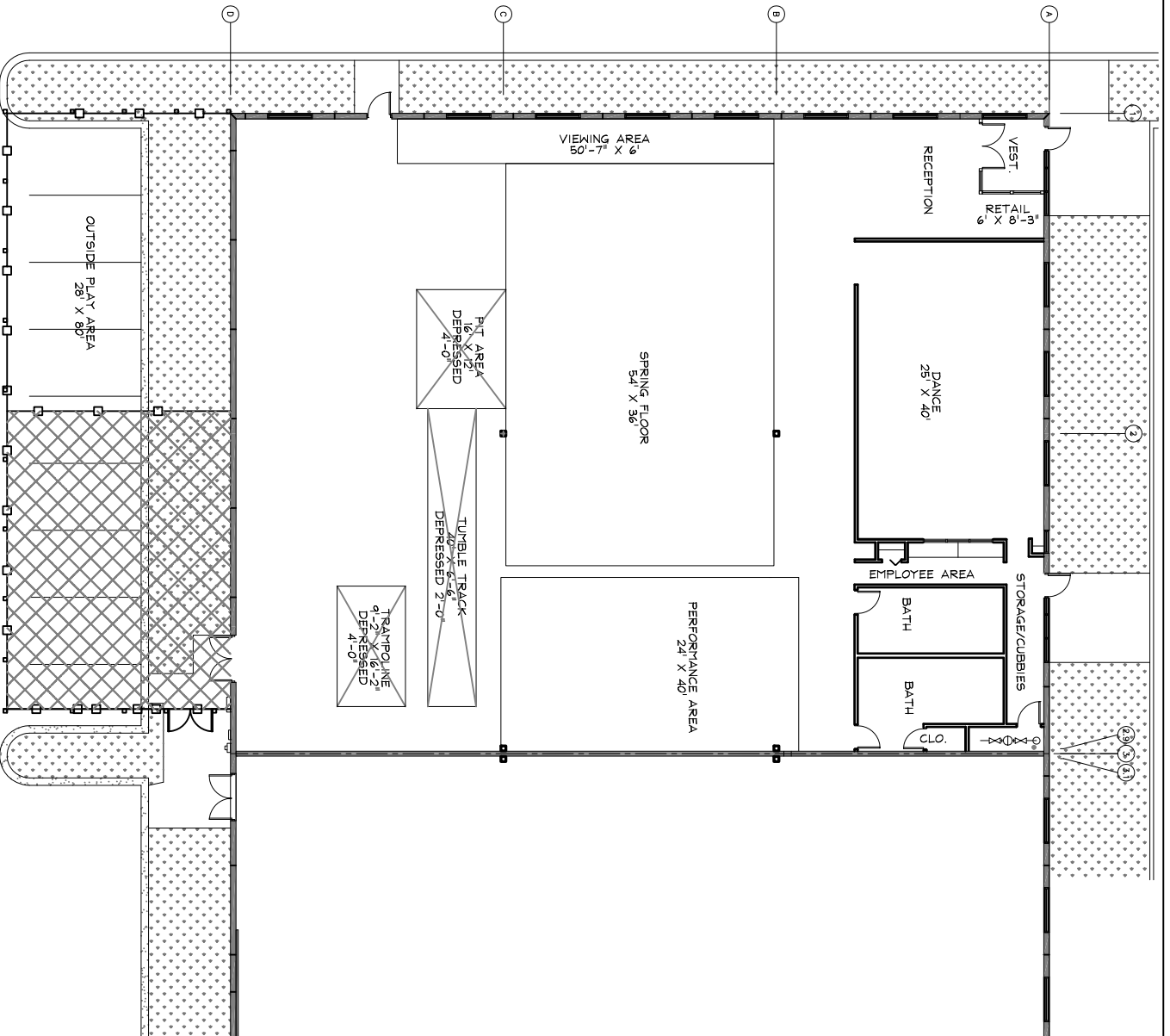


SUITE B

SUITE B

APPROX 9,200 SF

DSC LLC.
825 MUNSHAW
CRYSTAL LAKE, IL
60014



CAL ELITE KIDS FLOOR PLAN

5/12/2011



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 Georgette Cutler, on behalf
of Cal Elite Kids

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 Georgette Cutler, represent-
ing Cal Elite Kids, relating to the
following described real estate
commonly known as 825 Mun-
shaw Lane, Unit B, Crystal Lake,
Illinois 60014, PIN: 19-15-129-
001.

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 Physical Fitness
Facility and Commercial Daycare
for a dance, gymnastics studio and
daycare use within the M Manufac-
turing zoning district at the above-
mentioned location.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday June 1, 2011
at the Crystal Lake City Hall, 100
West Woodstock Street, at which
time and place any person deter-
mining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
May 17, 2011)