



#2011-47

Curran Martial Arts Academy

Project Review for Planning and Zoning Commission

Meeting Date:

October 19, 2011

Requests:

Use Variation to allow a commercial recreation use for Curran Martial Arts Academy within the R-3B zoning district.

Location:

110 W. Woodstock Street

Acreage:

Approximately 10,345 SF tenant suite

Zoning:

R-3B PUD Multi-Family Zoning District

Surrounding Properties:

North M Manufacturing (vacant lot)
South O Office (former Police/Fire Station – vacant)
East M Manufacturing (City Hall)
West R-3B Multi-Family

Staff Contact:

Elizabeth Maxwell (815.356.3615)

Background:

- Curran Martial Arts Academy is currently located at 221 Liberty Road. They were granted a Special Use Permit for this facility in 2008.
- Commercial recreation uses, such as this, are permitted uses in the O, B-1, B-2, B-4 and M-L zoning districts. Curran Martial Arts academy provides general martial arts training, Jui Jitsu training, Muay Thai kickboxing training, wrestling training and a weight/work-out gym area.
- This site is currently occupied by a variety of service, office and manufacturing tenants.
- This site was rezoned in early 2008 to R-4 (presently R-3B per the UDO redistricting) to allow for a PUD for a 57-unit townhome development. This development has not been constructed and has been granted extensions until 2013.
- Since the property is zoned R-3B the commercial recreation use is not permitted, requiring the Use Variation.

Land Use Analysis:

ZONING

- The property is zoned R-3B residential, although all the existing uses are service, office, and manufacturing uses, considered non-conforming but allowed to continue so long as the uses are not intensified.
- The use requires a variation in this zoning district, but will fit with the other current uses of the building.

PARKING

- The Physical Fitness commercial recreation use requires 6.4 spaces per 1,000 GFA requiring 66 spaces.
- There are approximately 100 spaces on site, providing sufficient parking for this use and other existing uses.

FLOOR PLAN

- The floor plan illustrates multiple training areas including, mats for martial arts classes, wrestling training mats, fighting rings and a weight area.
- Curran Martial Arts provides classes for kids and adults. They also have training sessions with amateur and professional fighters.
- This facility will be smaller than their current facility at 221 Liberty. They are downsizing since their co-tenants moved out of their existing space.

Findings of Fact:

USE VARIATION

As identified in the Land Use Table, this type of use is not a permitted use within the R-3B zoning district. This district is intended for multi-family uses. The property was zoned with a preliminary PUD for a new townhome development. The site was previously manufacturing and the uses in the building today all fit in that zoning district. This use will have a low daytime use and will be busy in the evenings when there are training classes. The other uses in the building are busier in the daytime. The variation should be reviewed against the current use of the building and the other tenants' uses rather than the zoning district.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Land Use Plan designates the property in question as Residential, which represents existing manufacturing areas and indicates areas for future industrial uses. Within the Commerce/Office/Industry Land Use section of the Comprehensive Plan, the following goal and objectives are applicable to this request:

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Objective #5 Encourage mixed-use developments that allow people to live, work and play in the same area.

- Target undeveloped areas or encourage the redesign of appropriate developed areas to incorporate different uses.

Recommended Conditions:

If a motion to recommend approval of the Use Variation, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Curran, received 09/23/11).
 - B. Floor Plan (Curran undated, received 09/23/11).

2. The Use Variation applies only to Curran Martial Arts Academy.
3. The parking lot shall be restriped within 1 year to ensure the striping is visible and customers have a clear understanding on where to park.
4. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only ~~_____~~ 4 7 2011
File # _____

Project Title: Team Curran MMA 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 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 checked="" type="checkbox"/> Other |

RECEIVED
SEP 23 2011
BY: _____

Petitioner Information

Name: Jeremy Lin
Address: 2413 W. Algonquin Rd #502
Algonquin, IL 60102
Phone: 847-809-2590
Fax: 815-893-6842
E-mail: jeremy@teamcurran.com

Owner Information (if different)

Name: Jeff Curran
Address: 221 Liberty Rd
Crystal Lake, IL 60014
Phone: 815-356-0454
Fax: 815-893-6842
E-mail: jeff@teamcurran.com

Property Information

Project Description: Change in use to fitness/gym of 10,345 ft² at existing building.

Project Address/Location: 110^w Woodstock Street

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

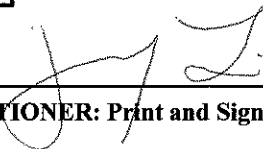
Landscape Architect: _____

Planner: _____


Surveyor: _____

Other: Jeremy Lin , 2413 W. Algonquin Rd #502 , Algonquin, IL
60102

Signatures

 _____ 9-23-11
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.

 _____ 9-23-11
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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLI-
CATION OF Jeremy Lin, on behalf of
Lakewood Holdings LLC

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 Jeremy Lin, representing
Curran Martial Arts on behalf of
Mike Nicholas with Lakewood
Holdings LLC, relating to the follow-
ing described real estate commonly
known as 110 W. Woodstock
Street, Crystal Lake, Illinois 60014,
PIN: 14-32-402-016.

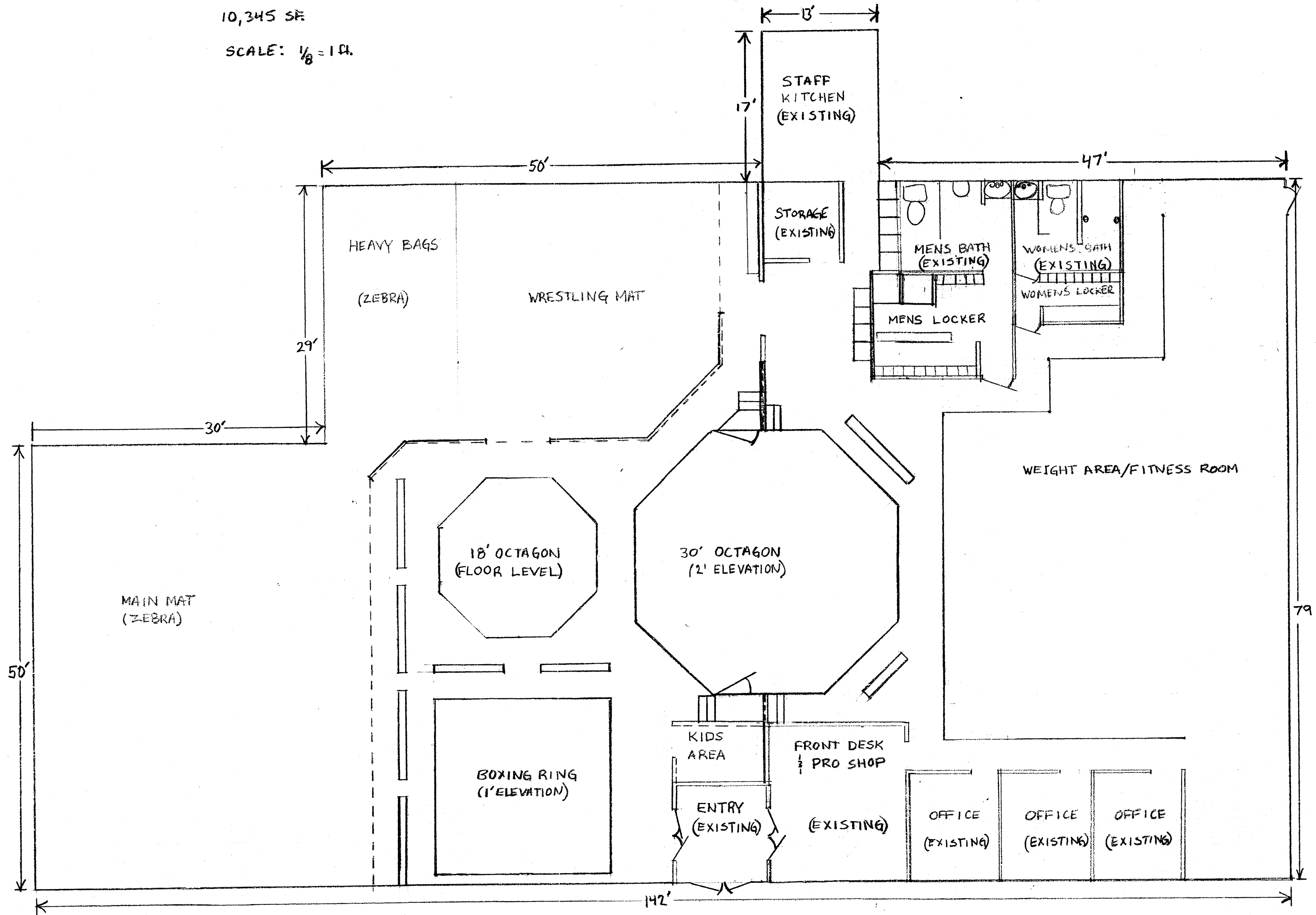
This application is filed for the
purposes of seeking a Use Variation
from Article 2, Land Uses Table 2-
300 of the Unified Development Or-
dinance to allow a Physical Fitness
Facility for martial arts training
within the R-3B PUD Multi-Family
zoning district at the above-men-
tioned location. The application
and plans can be found at the City
of Crystal Lake Community Devel-
opment Department at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday October 19,
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
October 4, 2011)

TEAM CURRAN MMA GYM
110 WOODSTOCK ST. CRYSTAL LAKE
10,345 SF

SCALE: 1/8" = 1'-0"



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BY:

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