



#2011-61 Davis Speed Center Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 7, 2011
<u>Requests:</u>	Use Variation to allow a physical fitness facility use for Davis Speed Center within the M Manufacturing zoning district.
<u>Location:</u>	975 Nimco
<u>Acreage:</u>	Approximately 3,250 SF tenant suite
<u>Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North M Manufacturing South M Manufacturing East M Manufacturing West M Manufacturing
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Davis Speed Center is currently located at 221 Liberty Road. This building was granted a Special Use for commercial recreation uses in 2008. The main tenant, Curran Martial Arts, is relocating from this building requiring the sub-tenants to relocate as well.
- Commercial recreation uses such as this, are permitted uses in the O, B-1, B-2, B-4 and M-L zoning districts. Davis Speed Center provides fitness and training to athletes.
- Since the property is zoned M the commercial recreation use is not permitted, requiring the Use Variation.

Land Use Analysis:

ZONING

- The property is zoned M Manufacturing, although all the existing uses are service, office, commercial recreation and manufacturing uses.
- 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 21 spaces.
- There are approximately 160 spaces on site, providing sufficient parking for this use and other existing uses.

FLOOR PLAN

- The floor plan illustrates a “turf” training area and weight room.

Findings of Fact:

USE VARIATION

As identified in the Land Use Table, this type of use is not a permitted use within the M zoning district. This district is intended for industrial uses. The building is a multi-tenant building divided for small industrial users. Many of these suites are currently vacant. Davis Speed Center provides a service for athletic training. Many of their customers make appointments for training sessions. There will not be a significant amount of traffic associated with this use.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Land Use Plan designates the property in question as Industry, 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: 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 region, as well as a solid tax base to the city.

Objective #5: 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.
- Promote a closer proximity of different business uses to one another to establish stronger support networks.

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 (Dave Davis, received 11/16/11).
 - B. Floor Plan (Davis undated, received 11/16/11).
2. The Use Variation applies only to Davis Speed Center in Unit M; any expansion of the use will require modification of this variation.
3. 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
File # 612011

Project Title: DAVIS Speed Center

Action Requested

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- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision
- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information

Owner Information (if different)

Name: DAVE DAVIS
Address: 363 Mercedes St.
Village of Lake Wood, IL 60014
Phone: (815) 546-7621
Fax: _____
E-mail: davis.speedcenter@gmail.com

Name: Larry Hooker
Address: 975 Nimco Rd.
Crystal Lake, IL 60014
Phone: (847) 951-9099
Fax: _____
E-mail: _____

Property Information

Project Description: DAVIS Speed Center will operated off of 975
Nimco Rd Unit M. No buildings are necessary.

Project Address/Location: 975 Nimco Rd Unit M.

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

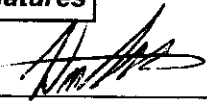
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures



David A. Davis

11-15-11

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.



Larry Hooker

11-15-11

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 David Davis, on behalf of
Larry Hooker

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 Davis, representing
Davis Speed Center on behalf of
Larry Hooker, relating to the follow-
ing described real estate commonly
known as 975 Nimco Drive, Crystal
Lake, Illinois 60014, PIN: 19-10-
357-013.

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 within the M Manufacturing
Facility within the M Manufacturing
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 December 7,
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
November 19, 2011)

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