



#2012-93

**Knightsbridge Commercial Development LLC.
Project Review for Planning and Zoning Commission**

<u>Meeting Dates:</u>	September 5, 2012
<u>Requests:</u>	Special Use Permit pursuant to Article 2, Land Use of the Unified Development Ordinance to allow a trampoline amusement park as a special use in the “B-2 PUD” district
<u>Location:</u>	5593 Northwest Highway
<u>Acreage:</u>	Site ≈ 33.5 acres; Tenant Space: ≈ 25,000 SF
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial PUD
<u>Surrounding Properties:</u>	North: “B-2 PUD” General Commercial PUD South: “B-2 PUD” General Commercial PUD East: “M” Manufacturing (Three Oaks Recreation Area) West: “B-2 PUD” General Commercial PUD
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

- **Location:** 5593 Northwest Highway
- **Zoning:** “B-2 PUD” General Commercial PUD
- **Co-Tenants:** Party City, Game Stop, GNC, King Buffet, Maurice’s, Colonial Café, BMO Harris Bank
- **Request:** Special Use Permit to allow an indoor trampoline amusement park as a special use in the “B-2” General Commercial District.

Land Use Analysis:

- **Details:** The proposed facility will occupy an approximately 25,000 square feet tenant suite in the multi-tenant building at this location. The facility will feature custom made trampolines that include side walls and safety nets. It will host a variety of trampoline activities including free style open jump, dodge ball, basket ball, sports training and fitness training classes. Patrons will also be able to host birthday parties, corporate or family events, church events and fundraisers. The facility is proposed to be open 7 days a week, opening in the afternoons from Monday to Thursday and earlier in the day on Friday, Saturday and Sunday. Limited amount of food will be served at the facility. The petitioner anticipates that there will be 12 to 14 employees and a maximum of 100 people in the facility at any time.

- History: The property is part of the Crystal Court Shopping Center, a 33-acre retail shopping area that was formerly anchored by WalMart. The property was annexed in December of 1988 and developed and constructed during the early 1990's.
- Permitted Uses: The proposed use is considered as 'All other amusement and recreation facility' per Article 2, Land Use of the UDO and is permitted as a special use in the "B-2" district.
- Parking: There are no specific standards in the UDO for the proposed use. Per the Parking Standards (PAS Report 510/511) published by the American Planning Association, indoor amusement facilities are recommended to provide 3 parking spaces per 1,000 square feet of gross floor area. Therefore, 77 parking spaces are required for this use. There is adequate parking available at this location and there are no parking concerns.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner is requesting a Special Use Permit to allow the proposed use. Special Uses require 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

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, Project Description, Photos, received 8-16-12
 - B. Suite Layout, received 8-16-12
2. A special use for the proposed use classified as 'all other amusement & recreation facilities' at this location is granted.
3. If the facility is expanded in area or intensity, the petitioner shall be required to seek a SUP amendment.
4. The petitioner will contact the McHenry County Health Department to obtain any necessary permits for food being served at this location.
5. All proposed signage must meet the provisions of Article 4-1000 Signs of the UDO or the PUD approval, as applicable. Permits through the Building Division must be obtained for all signs.
6. The petitioner shall replace any dead and dying landscaping in the immediate vicinity of their tenant space, including the areas of the parking lot closest to the tenant space.
7. The petitioner is responsible for meeting all building, plumbing, electrical and sprinkler requirements as identified by the Building and Fire Rescue Departments.

8. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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SUITE	TENANT	SQUARE FEET
A1A	Maurice's	3,753
A3B	Available	1,862
A4A	Available	2,460
A5	Available	5,413
A6	King Buffet	6,143
A7	GNC	2,500
D1	Available	7,800
D2	Available	4,200
D3	Dollar Tree	9,350
B1B	Available	4,198
B3A	Cosmo Prof	2,083
B4	Available	1,513
B5	Game Stop	1,798
B6	Available	2,971
C1A	Regency Beauty Institute	5,507
C2	Jimmy John's	1,100
C3A	Tropic Stop Tan	2,200
C5	Available	950
LL02	Harris Bank (Outlot)	6,000
Total		71,801

**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 checked="" 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 |

Petitioner Information

Name: KCD LLC
Address: 11253 Victoria Ln
Huntley, IL 60142
Phone: (847) 515-4732
Fax: _____
E-mail: sidhuco@gmail.com

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: see attached

Project Address/Location: 5593 NorthWestern Highway
Crystal Lake, IL.

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: KCD LLC

Architect: _____

Attorney: _____

Engineer: _____

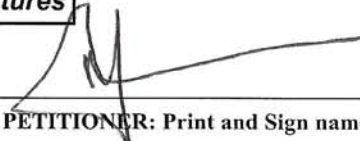
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 _____ 8/16/12
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.

see attached.
_____ Date
OWNER: Print and Sign name

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.

SIMON™

August 16, 2012

Crystal Lake Shopping Center Limited Partnership, being the landlord of (Pin TBD) Crystal Court, Northwest Highway Crystal Lake IL supports the Application for a Special Use Permit to operate a Trampoline Amusement Park applied for by KCD LLC over the latter properties."

This should be considered a conceptual approval and is contingent upon the review and approval from the Partnership and Simon Property Group, Inc. Senior Management.

Sincerely,



Kevin Jones
SIMON PROPERTY GROUP
Leasing Representative

PUBLIC NOTICE

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

**IN THE MATTER OF THE PETITION
OF Knightsbridge Commercial De-
velopment LLC**

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 by Knightsbridge Com-
mercial Development LLC, for a
Special Use Permit relating to the
following described real estate
commonly known as 5593 North-
west Highway, Crystal Lake, Illinois
60014, PIN: 19-09-126-012 and
19-09-126-013

This application is filed for the
purposes of seeking a Special Use
Permit pursuant to Articles 2 and 9
of the UDO, to allow an approxi-
mately 25,000 square foot Tramp-
olaine Amusement Park, classified
as 'All other amusement & recre-
ation facilities' as a Special Use
within the "B-2" General Commer-
cial District, at this location; as well
as any other variations that may be
necessary to allow the plans as
presented. Plans for this project can
be viewed at the City of Crystal
Lake Community Development De-
partment at City Hall.

A public hearing before the Plan-
ning and Zoning Commission for
this request will be held at 7:30
p.m. on Wednesday, September 5,
2012, 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
August 21, 2012)

Project Description

Trampoline Amusement Park

Knightsbridge Commercial Development LLC (KCD) is opening a family friendly indoor trampoline park (Park) in Crystal Lake serving the vicinity of Cary, Crystal Lake, Algonquin, Lake in the Hills and Huntley amongst other cities.

The Park is a host to a variety of trampoline activities such as free style open jump, dodge ball, basket ball, sports training and fitness training classes.

The Park is suitable for all ages and physical conditions.

KCD are aiming to make the Park the perfect venue to host birthday parties, corporate events, family events, church events and fundraisers.

Facilities

The 25,000 square feet Park will feature custom made trampolines that include side walls and safety nets. The facilities will cater for a maximum of 100 guests' peak capacity.

The park shall also serve basic food refreshments such as electric oven pizza and fountain drinks.

Employees

There will approximately 12 to 14 employees.

Hours of Operation

Monday	3pm to 9pm
Tuesday	3pm to 9pm
Wednesday	2pm to 9pm
Thursday	2pm to 9pm
Friday	12pm to 11pm
Saturday	10am to 11pm
Sunday	10am to 9pm

Summary

The Park will bring exciting new family friendly trampoline activities to Crystal Lake and its environs. It will also provide much required employment opportunities.







NO OPEN FLAMES OR FIREWORKS ALLOWED

