



#2013-47 Sky High Volleyball Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	October 2, 2013
<u>Requests:</u>	Land Use Variation and a Special Use Permit pursuant to Article 2, Land Use of the Unified Development Ordinance to allow a volleyball facility as a special use in the “M” district at the specified location
<u>Location:</u>	215 Exchange Drive, Suite E
<u>Acreage:</u>	Site ≈ 9.86 acres; Tenant Space: 50,474 SF
<u>Existing Zoning:</u>	“M” Manufacturing
<u>Surrounding Properties:</u>	North: “C” Unincorporated McHenry County South: “M” Manufacturing East: “M” Manufacturing West: “E” Estate and “C” Unincorporated McHenry County
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

- **Location:** 215 Exchange Drive, Tenant Suite ‘E’
- **Zoning:** “M” Manufacturing
- **Co-Tenants:** Currently vacant
- **Request:** Use Variation and a Special Use Permit to allow a volleyball facility as a special use in the “M” Manufacturing district

Land Use Analysis:

- **Details:** The petitioner would like to locate a volleyball training and instruction center at this location. The tenant suite is approximately 50,474 square feet in area and is located at the south end of the building, closest to Exchange Drive. A total of 142,610 square feet of tenant space is available at this location. There are no other tenants in this facility at this time.
- **History:** In 2002, the petitioner had obtained a special use permit for commercial recreation for a 24,000-square-foot facility at the same location (215 Exchange). However, in 2004, the petitioner instead obtained another Special Use Permit and located at 220 Exchange Drive.

- 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, therefore requiring a use variation.
- 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, handball courts require 4 parking spaces per court plus parking as required for ancillary uses. Based on the plans provided, there are 8 courts proposed, requiring a total of 32 spaces. There appears to be approximately 9,300 square feet of office/non-volleyball court space, which would require approximately 37 spaces, for a total of 69 spaces. There are a total of 205 parking spaces at this location. At this time, there are no other users at this location. Parking requirements for manufacturing uses are typically low and if the other uses that locate at this site are manufacturing, there would be no parking concerns.

Findings of Fact:

USE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

The property cannot be used for purposes permitted in the zoning district without the requested variance;

Meets Does not meet

The proposed use would not alter the essential character of the area in which the property is located;

Meets Does not meet

The proposed use will not reasonably diminish the value of adjacent property;

Meets Does not meet

The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

Meets Does not meet

The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

Meets Does not meet

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

SPECIAL USE PERMIT

The petitioner is also 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, Harris, received 9-6-2013
 - B. Floor Plan, received 9-6-2013
2. A use variation is hereby granted to allow a special use for the proposed use classified as ‘all other amusement & recreation facilities’ at this location.
3. If the facility is expanded in area or intensity, the petitioner shall be required to seek a SUP amendment.
4. The petitioner shall provide a schedule of operations including practice times, game or tournament dates/times, or other significant activities that may affect traffic/parking so that potential traffic conflicts can be evaluated and avoided. The petitioner shall work with staff to ensure that their tournaments or other large events would not negatively affect the available parking or general safety of people utilizing the subject property.
5. All exterior doors must be clearly marked with a door number and have adequate lighting to ensure numbers are visible in the dark
6. The petitioner will contact the McHenry County Health Department to obtain any necessary permits for food being served at this location.
7. All proposed signage must meet the provisions of Article 4-1000 H, Industrial Signs of the UDO. Permits through the Building Division must be obtained for all signs.
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.

2013 47

City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: Sky High Volleyball, Inc.

Action Requested

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

RECEIVED
SEP 06 2013

Petitioner Information

Name: Scott Harris
 Address: 220 Exchange Drive
Suite F, CL 60014
 Phone: 815-356-0006
 Fax: 815-356-5817
 E-mail: SkyHighVB@aol.com

Owner Information (if different)

Name: Cobalt Capital Partners LP
 Address: 5605 North MacArthur Blvd
Suite 350, Irving-Texas 75038
 Phone: 972-893-7000 Bryan Morland
 National Mgr, Director
 Fax: 972-893-7001
 E-mail: bryan.morland@cobaltcapitalpartners.com

Property Information

Project Description: 50,000 SF Volleyball OPERATION
Conduct practices and leagues during week
Tournaments and camps on weekends.

Project Address/Location: 215 Exchange Dr, Ste. E
Crystal Lake 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

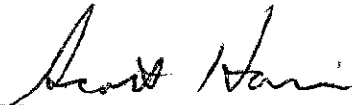
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures



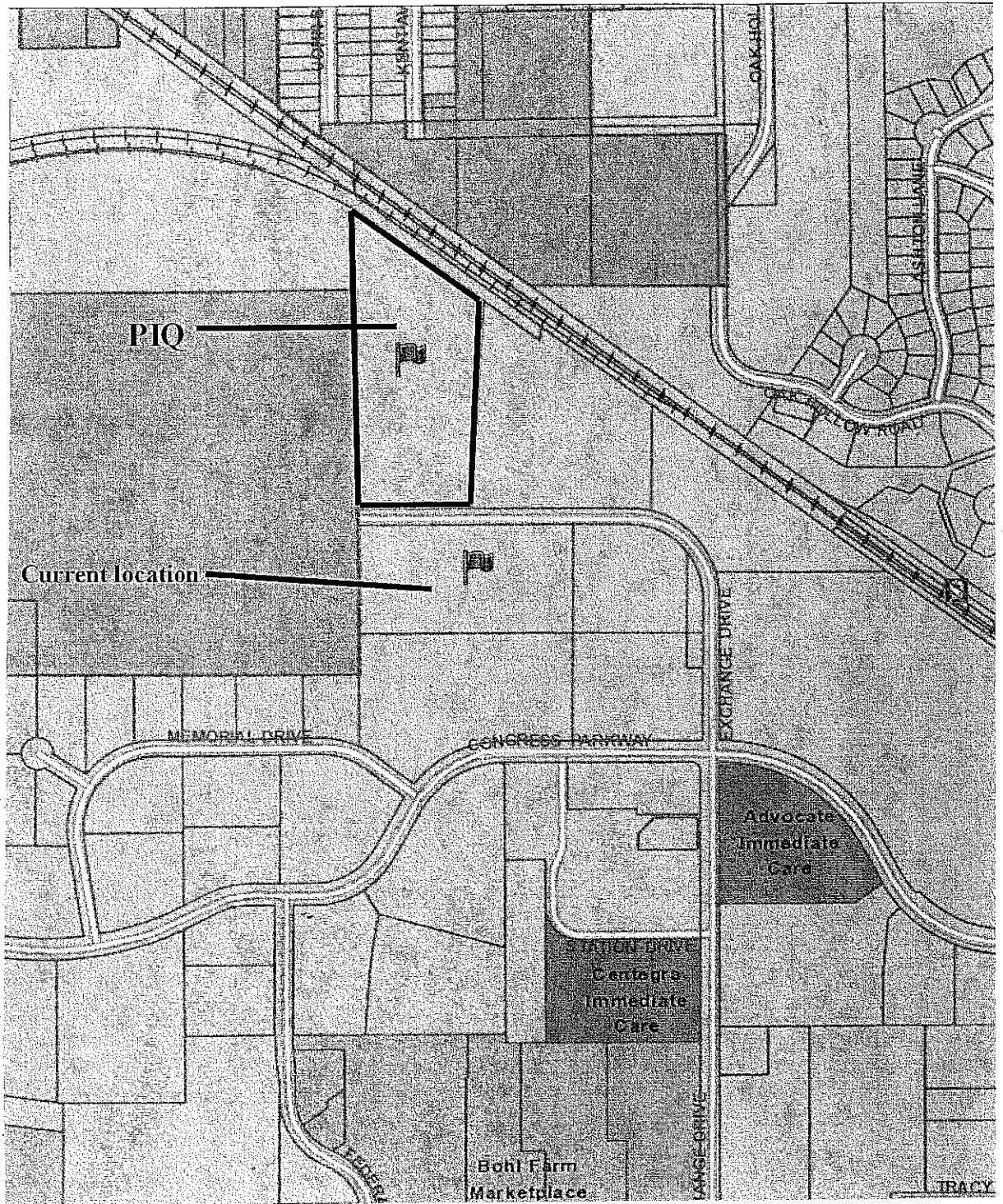
9-4-13

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.

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 PETITION
OF SCOTT HARRIS ON BEHALF OF
SKY HIGH VOLLEYBALL, INC.**

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 by Scott Harris on behalf of Sky High Volleyball, Inc., for a Use Variation and Special Use Permit relating to the following described real estate commonly known as 215 Exchange Drive, Crystal Lake, Illinois 60014, PIN: 19-04-251-021.

This application is filed for the purposes of seeking a Use Variation and Special Use pursuant to Article 2, Land Use and Article 9, Administration, of the UDO to allow an approximately 50,000 square foot volleyball facility, classified as 'All other amusement & recreation facilities' as a Special Use within the "M" Manufacturing 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 Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday October 2, 2013, 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
September 17, 2013. #A1884)

**CRYSTAL LAKE ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 18, 2002**

Chair Hayden called the meeting to order at 7:30 p.m.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

On roll call, members Ehlert, Ferrentino, Granell, Jouron, Nering, Skluzacek, and Hayden were present.

James Richter, Planner, was present from Staff.

2002-60 SKY HIGH VOLLEYBALL – 250 EXCHANGE DRIVE – PUBLIC HEARING

Special Use Permit for a Commercial Recreational Use to allow volleyball training and instruction.

Mr. Hayden stated the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice with no objection.

Scott Harris was present to represent his petition. Mr. Harris gave the history of Sky High Volleyball Club. He said they have approximately 250 kids in their program. Mr. Harris said they would have no more than 75 kids during a weeknight to occupy the building and no more than 150 kids on a weekend.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Richter said because this use is more in the evening and weekend, and therefore there would not be a conflict with the parking.

Mr. Jouron asked what are the hours of operation. Mr. Harris said during the week they are there usually from 4:30 to 9 p.m., and on weekends it is 8 a.m. to 5 or 6 p.m.

Mrs. Granell moved to approve the Special Use Permit for a Commercial Recreational Use to allow volleyball training and instruction for Sky High Volleyball at 250 Exchange Drive with the following conditions:

1.Plans approved by the City Council, with changes reflecting staff and advisory board recommendations:

- A.Application (Sky High Volleyball, received 09/03/02).
- B.Survey/Topographic Map (Compass, dated 12/19/00, received 09/03/02).
- C.Floor Plan (Kwasek, received 09/03/02).

2. Staff shall review the parking needs for the subject tenant space within one year. If the intensity of the use granted by this Special Use Permit grows beyond ~~75~~ 150 participants during any certain time, the petitioner shall be required to seek a Zoning Variation and an Amendment to this Special Use Permit.

3. The petitioner must address all of the review comments of the Building, Engineering, and Planning Departments.

Mr. Ehlert seconded the motion. On roll call, all members voted aye. Motion passed.

that a public meeting would be held by the County on October 10th, and urged the Council to attend if possible.

Mayor Shepley stated that a discussion had begun regarding the possibility of establishing a countywide Mosquito Abatement District, which could have a positive effect on the City mosquito abatement efforts.

Mayor Shepley announced that the City of Crystal Lake would be hosting the next McHenry County Council of Governments dinner meeting on October 23rd.

Mayor Shepley presented a proclamation to Bill Casey, representing Bear Necessities Pediatric Foundation, Inc., in recognition of October, 2002 as Pediatric Cancer Awareness Month in the City of Crystal Lake.

Council Reports

Councilwoman Brady Mueller noted that the Johnny Appleseed Festival on September 28th in downtown Crystal Lake had been a success

City Manager's Report

The Interim City Manager provided a status report on the progress of the Public Safety Building/Municipal Complex expansion project.

The Interim City Manager noted that lefthand turn signals for northbound traffic on Main Street at its intersection with Crystal Lake Avenue had been installed and were now functional.

Consent Agenda

The Council considered the Consent Agenda. Councilman Christensen moved to approve Consent Agenda Items 9 and 10, with the addition of Items 4, 5 and 12. Councilman Thorsen seconded the motion. On roll call, all voted aye. Motion passed.

**4. Approved the Zoning Board of Appeals recommendations for a Special Use Permit for Y Buy New, Inc, located at 382 West Virginia Street, in order to allow a resale shop, and adopted an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing issuance of a Special Use Permit for Y Buy New, Inc.*

**5. Approved the Zoning Board of Appeals recommendations for a Special Use Permit request by Sky High Volleyball for the property located at 215 Exchange Drive, in order to allow for a Commercial Recreational Use to allow volleyball training and instruction. Adopted an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of the Special Use Permit for Sky High Volleyball.*

** 9. Approved a request from Douglas Wilbrandt for the issuance of a Temporary Use Permit for the display and open lot sales of Christmas trees from November 25, 2002 to December 27, 2002 in the Commons of Crystal Lake Shopping Center.*

** 10. Approved a request from Dominick's Finer Foods for the issuance of a Temporary Use Permit to allow the seasonal sale of garden plants from October 3, 2002, to November 23, 2002, outside of the store located in the Bohl Farm Marketplace at 5340 Northwest Highway.*

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
AT 215 EXCHANGE DRIVE

WHEREAS, pursuant to the terms of a Petition (File #2002-60) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested the issuance of a Special Use Permit to allow a Commercial Recreational Use to allow volleyball training and instruction for the property located at 215 Exchange Drive; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Special Use Permit be issued to allow a Commercial Recreational Use to allow volleyball training and instruction for the property legally described as follows:

Lot 1 of Resubdivision of Lots 1, 2 and 3 of Crystal Lake Business Center Unit 4, being a Subdivision of part of the East Half of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, recorded as Document No. 2000R0038494, in McHenry County, Illinois.

commonly known as 215 Exchange Drive, Crystal Lake, Illinois.

SECTION II: Said Special Use is issued with the following conditions:

1. Plans approved by the City Council, with changes reflecting staff and advisory board recommendations:
 - A. Application (Sky High Volleyball, received 09/03/02).
 - B. Survey/Topographic Map (Compass, dated 12/19/00, received 09/03/02).
 - C. Floor Plan (Kwasek, received 09/03/02).
2. Staff shall review the parking needs for the subject tenant space within one year. If the intensity of the use granted by this Special Use Permit grows beyond 150 participants during any certain time, the petitioner shall be required to seek a Zoning Variation and an Amendment to this Special Use Permit.
3. The petitioner must address all of the review comments of the Building, Engineering, and Planning Departments.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES: 7

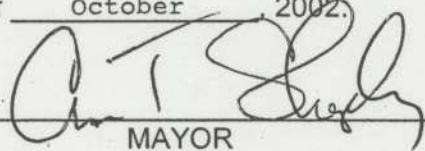
NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

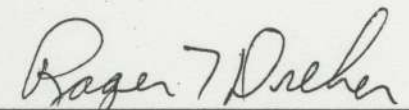
PASSED this 1st day of October, 2002.

APPROVED by me this 1st day of October, 2002.



MAYOR

ATTEST:



CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

**CRYSTAL LAKE ZONING BOARD OF APPEALS
WEDNESDAY, OCTOBER 20, 2004
MEETING HELD AT CRYSTAL LAKE CITY COUNCIL CHAMBERS**

Chair Hayden called the meeting to order at 7:30 p.m.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

On roll call, members Jouron, Skluzacek, Wickham, and Hayden were present. Mr. Batastini was absent.

Michelle Rentzsch, Planning Director, and Brian Grady, Planner, were present from Staff.

Mr. Hayden stated that since Mr. Batastini was absent, there were just enough members for a quorum. Therefore the petitions will need all yes votes to receive a positive recommendation from the Board to the City Council. None of the petitioners wished to continue.

2004-76 SKY HIGH VOLLEYBALL – 220 EXCHANGE DR. – PUBLIC HEARING
Special Use Permit for a Commercial Recreational Use to allow a volleyball training and instruction center.

Mr. Hayden stated the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice with no objection.

Scott Harris was present to represent his petition. Mr. Harris handed out books to the Board and said he had appeared before the Zoning Board approximately 2 years ago for the same request but at 215 Exchange. Since that time, the space has been leased to another tenant and no longer available. Mr. Harris said they would like to lease the space at the far west end of the building at 220 Exchange. It is at the opposite end of the building from Willow Creek Church. He said they have agreed to park at 215 Exchange on Thursdays and Sundays if there are conflicts. Mr. Harris said they are requesting the same use but at a different address.

Mr. Harris said Sky High Volleyball Club started in Crystal Lake over 15 years ago and has become one of the strongest programs in the country.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Wickham asked where the portion of the building is located. Mr. Harris said it is at the far west side of the building from Willow Creek Church. Mr. Wickham asked if they agree with the conditions recommended by Staff in the report. Mr. Harris said yes and there is a schedule in the book he handed out to the Board. Mr. Wickham said there are only 10 Sundays where there would be a question on traffic and parking. Mr. Harris said that would be tournaments and they will have people outside directing traffic to park at 215 Exchange.

Mr. Jouron said he has no problem with this request. Mr. Skluzacek agreed since the parking issue seems to be resolved. Mr. Hayden said he has no issues.

Mr. Skluzacek moved to approve the Special Use Permit for a Commercial Recreational Use to allow a volleyball training and instruction center for Sky High Volleyball at 220 Exchange Drive with the following conditions:

1. Plans approved by the City Council, with changes reflecting staff and advisory board recommendations:
 - A. Site Plan (received 09/16/04).
 - B. Partial Floor Plan (received 09/16/04).
2. The petitioner shall provide a schedule of operations including practice times, game or tournament dates/times, or other significant activities that may affect traffic/parking so that potential traffic conflicts can be evaluated and avoided. The petitioner shall work with staff to ensure that their tournaments or other large events would not negatively affect the available parking or general safety of people utilizing the subject property.
3. As was a condition of the petitioner's Special Use Permit approval for 215 Exchange Drive, staff shall review the parking needs for the subject tenant space within one year. If the intensity of the use granted by this Special Use Permit grows beyond 150 participants during any certain time, the petitioner shall be required to seek a Zoning Variation and an Amendment to this Special Use Permit.
4. The petitioner must address all of the review comments of the Building, Engineering, and Planning Departments.

Mr. Wickham seconded the motion. On roll call, all members voted aye. Motion passed.



Goss's question, Mr. Reimer stated that the new pavement would have curb and gutter. Councilwoman Brady Mueller moved to approve the Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the zoning variations for Lippold Park. Councilman Thorsen seconded the motion. On roll call, all voted aye. Motion passed.

→ **Sky High Volleyball, 220 Exchange Drive - Special Use Permit for a Commercial Recreational use to allow a volleyball training and instruction center**

The Council considered a Special Use Permit for a Commercial Recreational Use to allow a volleyball training and instruction center. Scott Harris was present for the matter.

Mr. Harris stated that they were currently located at 215 Exchange Drive and wished to relocate to 220 Exchange Drive. Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilman Dawson stated that he had no problem with the request, but was concerned about parking with the addition of Willow Creek Church to that area. Mr. Harris stated that the church's busiest times were Thursday evenings and Sundays, and on the 10 Sundays per year that the Volleyball Center would be busy, he would arrange for parking at 215 Exchange Drive, which is directly across the street. He stated that he would have signage and people directing his patrons to park there, and he did not anticipate any problems.

Councilwoman Ferguson moved to approve the Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of a Special Use Permit for 220 Exchange Drive. Councilman Thorsen seconded the motion. On roll call, all voted aye. Motion passed.

Dahn Yoga Center, 6292 Northwest Highway - Special Use Permit for a Commercial Recreational Use to allow a yoga center

The Council considered a Special Use Permit for a Commercial Recreational Use to allow a yoga center at 6292 Northwest Highway. Mark Levy was present for the matter. Mr. Levy stated that the 2500 square foot property was located west of Hobby Lobby in The Commons Shopping Center. Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilman Thorsen moved to approve the Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of a Special Use Permit for 6292 Northwest Highway. Councilman Goss seconded the motion. On roll call, all voted aye. Motion passed.

Dawn's Pantry, 19 North Williams Street - Zoning variation from the required 5 spaces to 0 spaces

The Council considered a Zoning Variation from the required five parking spaces to allow zero parking spaces for Dawn's Pantry a bakery and gourmet food store to be located in the former Cadiuex Bakery building at 19 N. Williams Street. Paul Psilos was present for the petitioner.



**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
AT 220 EXCHANGE DRIVE**

WHEREAS, pursuant to the terms of a Petition (File #2004-76) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested the issuance of a Special Use Permit to allow a Commercial Recreational Use to allow a volleyball training and instruction center for the property located at 220 Exchange Drive; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Special Use Permit be issued to allow a Commercial Recreational Use to allow a volleyball training and instruction center for the property legally described as follows:

Lot 4 and 5 in the Crystal Lake Business Center Unit 3, being a Resubdivision of part of Section 4, Township 43 north, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded April 5, 1991, as Document No. 91R10906 in McHenry County, Illinois.

commonly known as 220 Exchange Drive, Crystal Lake, Illinois.

SECTION II: Said Special Use is issued with the following conditions:

1. Plans approved by the City Council, with changes reflecting staff and advisory board recommendations:

- A. Site Plan (received 09/16/04).
- B. Partial Floor Plan (received 09/16/04).

2. The petitioner shall provide a schedule of operations including practice times, game or tournament dates/times, or other significant activities that may affect traffic/parking so that potential traffic conflicts can be evaluated and avoided. The petitioner shall work with staff to ensure that their tournaments or other large events would not negatively affect the available parking or general safety of people utilizing the subject property.

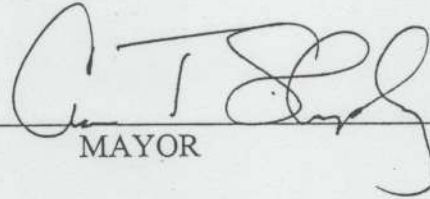
3. As was a condition of the petitioner's Special Use Permit approval for 215 Exchange Drive, staff shall review the parking needs for the subject tenant space within one year. If the intensity of the use granted by this Special Use Permit grows beyond 150 participants during any certain time, the petitioner shall be required to seek a Zoning Variation and an Amendment to this Special Use Permit.

4. The petitioner must address all of the review comments of the Building, Engineering, and Planning Departments.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

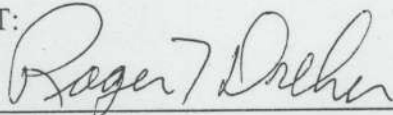
Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED this 2nd day of November, 2004.



MAYOR

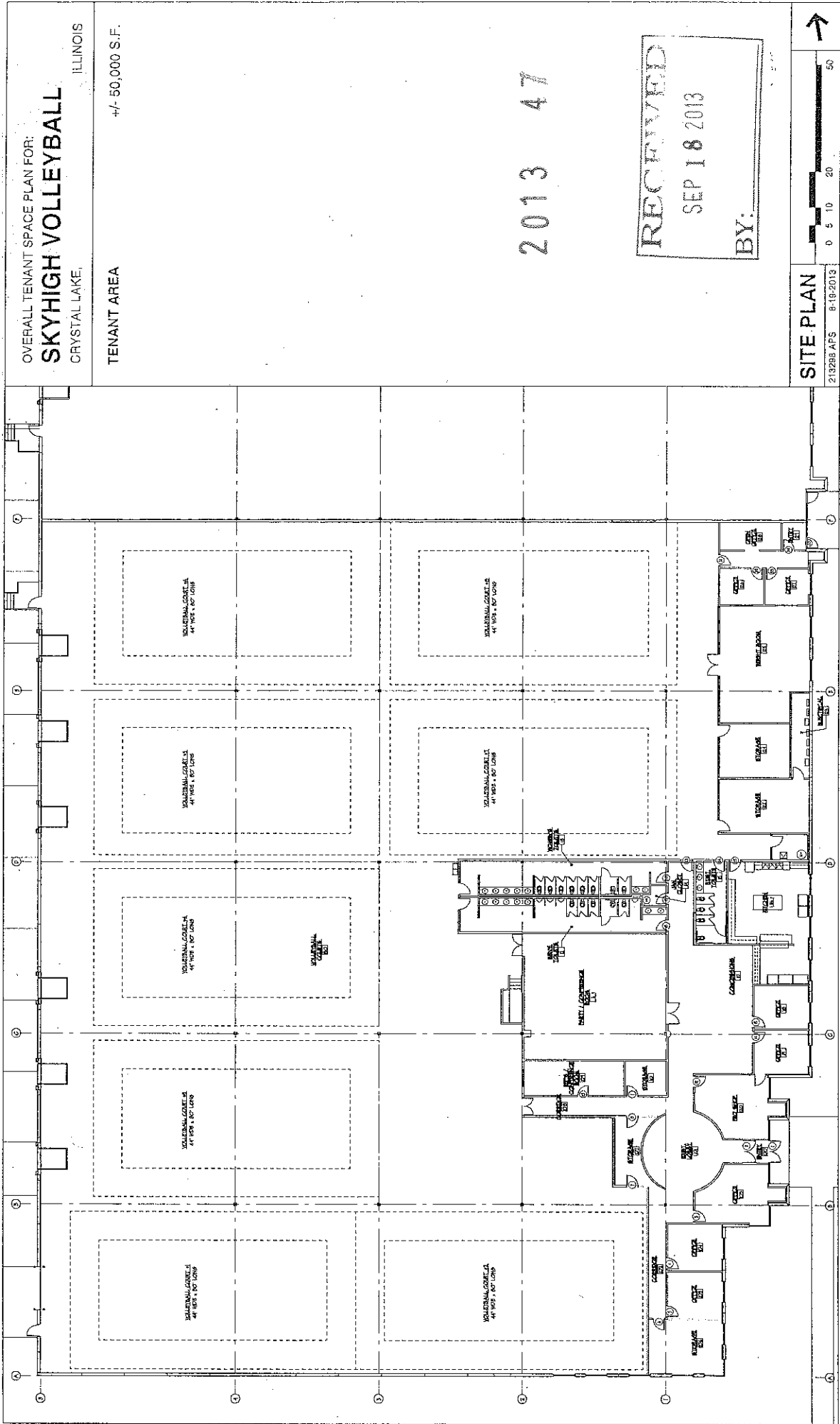
ATTEST:



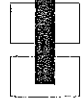
CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

Use plan + SUP



CBRE



HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM
847.303.1155

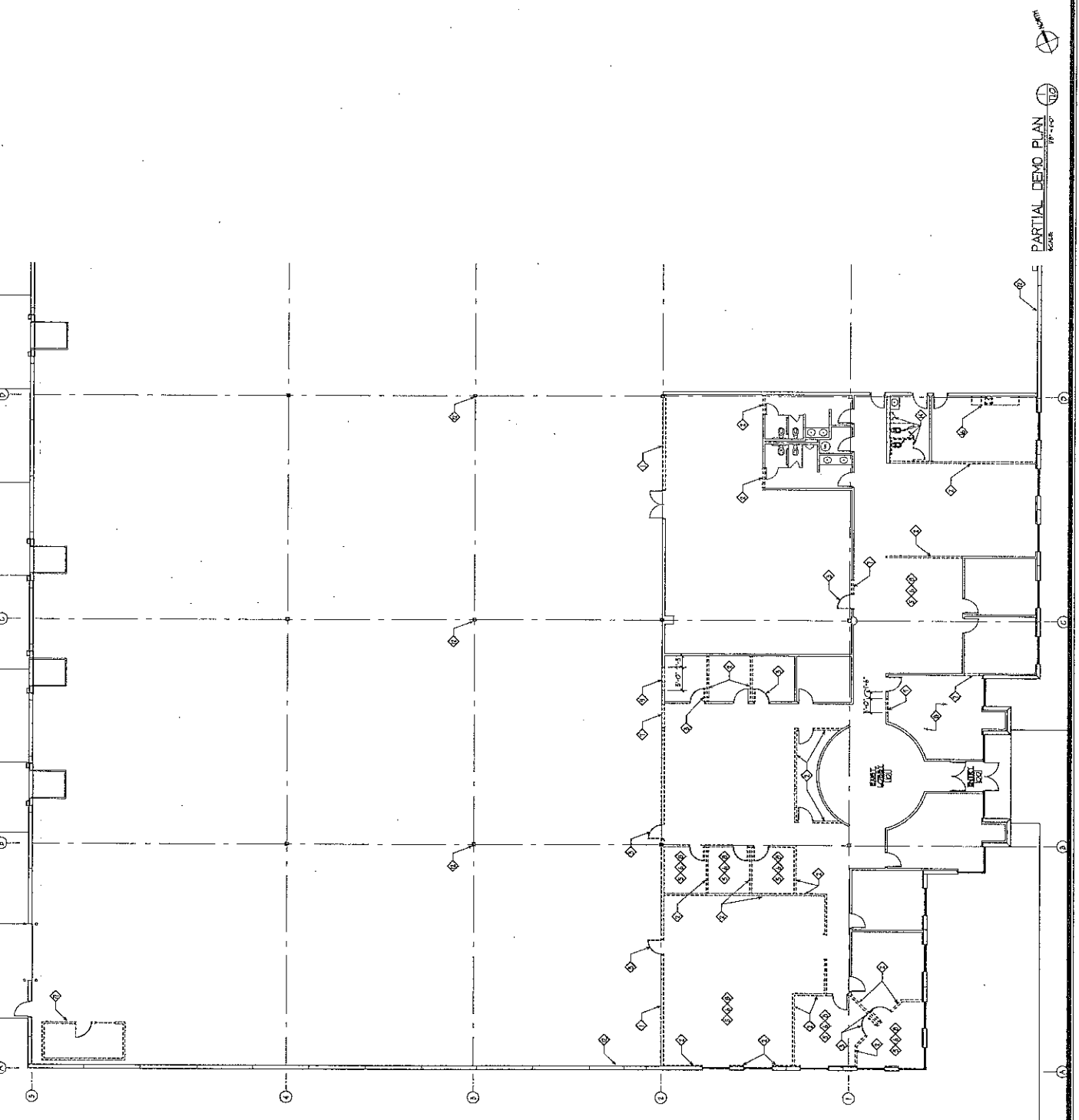
PROJECT NO. 110
SHEET NO. T10
DATE: 11-17-03
PROJECT: 25. EXCHANGE DRIVE - SUITE 700
DEMOLITION & IMPROVEMENT PLAN FOR
CRYSTAL LAKE LINKS

GENERAL DEMOLITION NOTES

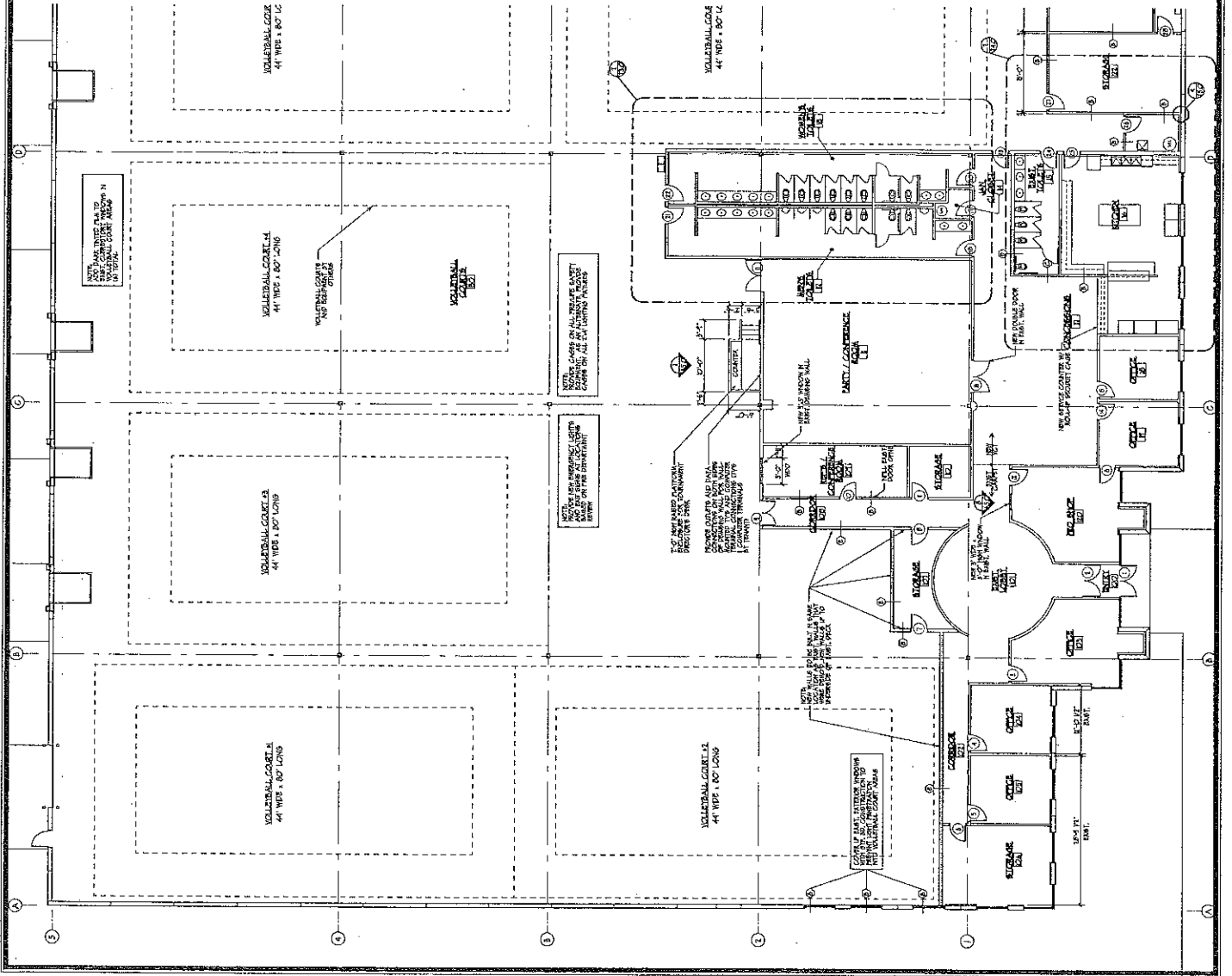
1. GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES AND CONTRACTORS ON ALL DEMOLITION WORK TO BE PERFORMED BY CONTRACTOR TO COORDINATE WITH OTHER TRADES AND CONTRACTORS TO AVOID INTERFERENCES OR CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE DEMOLITION WORK.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES AND SHALL MAINTAIN ALL EGRESS ROUTES OPEN AND UNOBSTRUCTED AT ALL TIMES.
4. CONTRACTOR SHALL PROTECT ALL REMAINING STRUCTURE AND UTILITIES FROM DAMAGE DURING DEMOLITION WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE DEMOLITION WORK.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES AND SHALL MAINTAIN ALL EGRESS ROUTES OPEN AND UNOBSTRUCTED AT ALL TIMES.
7. CONTRACTOR SHALL PROTECT ALL REMAINING STRUCTURE AND UTILITIES FROM DAMAGE DURING DEMOLITION WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE FOR THE DEMOLITION WORK.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES AND SHALL MAINTAIN ALL EGRESS ROUTES OPEN AND UNOBSTRUCTED AT ALL TIMES.
10. CONTRACTOR SHALL PROTECT ALL REMAINING STRUCTURE AND UTILITIES FROM DAMAGE DURING DEMOLITION WORK.

DEMOLITION KEYNOTES

- 1. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 2. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 3. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 4. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 5. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 6. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 7. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 8. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 9. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 10. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 11. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 12. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 13. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 14. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 15. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 16. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 17. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 18. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 19. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN
- 20. REMOVE PART, OFFICE WALL UP TO LEVEL SHOWN



ISSUED FOR PRELIMINARY BIDS - NOT FOR CONSTRUCTION



PARTITION TYPES

1. PARTITION TYPE 1: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
2. PARTITION TYPE 2: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
3. PARTITION TYPE 3: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
4. PARTITION TYPE 4: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
5. PARTITION TYPE 5: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
6. PARTITION TYPE 6: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
7. PARTITION TYPE 7: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
8. PARTITION TYPE 8: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
9. PARTITION TYPE 9: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
10. PARTITION TYPE 10: 1/2" GYP BOARD ON 2" X 4" STUDS AT 16" O.C. ON 2" X 4" WALL STUDS.
 - HOLD STUDS 1/2" FROM PARTITION WALL.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.
 - BRACKETS FOR PARTITION WALL ATTACHMENT TO STUDS.

NOTES

1. SEE PARTIAL TENANT SPACE FOR OTHER PARTITION TYPES.
2. SEE PARTIAL TENANT SPACE FOR OTHER PARTITION TYPES.

ENLARGED TOILET PLAN
1/4" = 1'-0"

PARTIAL TENANT SPACE
1/4" = 1'-0"

