



#2014-38 137 N Main Street (Forge Fitness) – Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 17, 2014
<u>Request:</u>	Variation from Article 4-200, from the required number of parking spaces.
<u>Location:</u>	137 N. Main Street
<u>Acreage:</u>	3,240 square feet
<u>Existing Zoning:</u>	B-4 Downtown Business
<u>Surrounding Properties:</u>	North: B-4 Downtown Business South: B-4 Downtown Business East: R-3A Two-Family West: B-4 Downtown Business
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The property is improved with a commercial recreational use.
- **Background:** The petitioner is expanding Forge Fitness, a commercial recreational land use. Forge Fitness currently occupies approximately 6,906 square feet at 141 N. Main Street and was granted a variation of 18 spaces from the required 34 spaces in 2012. The variation required them to seek further approval if their use was expanded. There are currently 16 off-street parking spaces for the use at 141 N. Main Street. During the variation approval process in 2012, the city staff provided three parking lot design concepts. The current use option was selected and details about each concept can be found below (drawings attached).

Development Analysis:

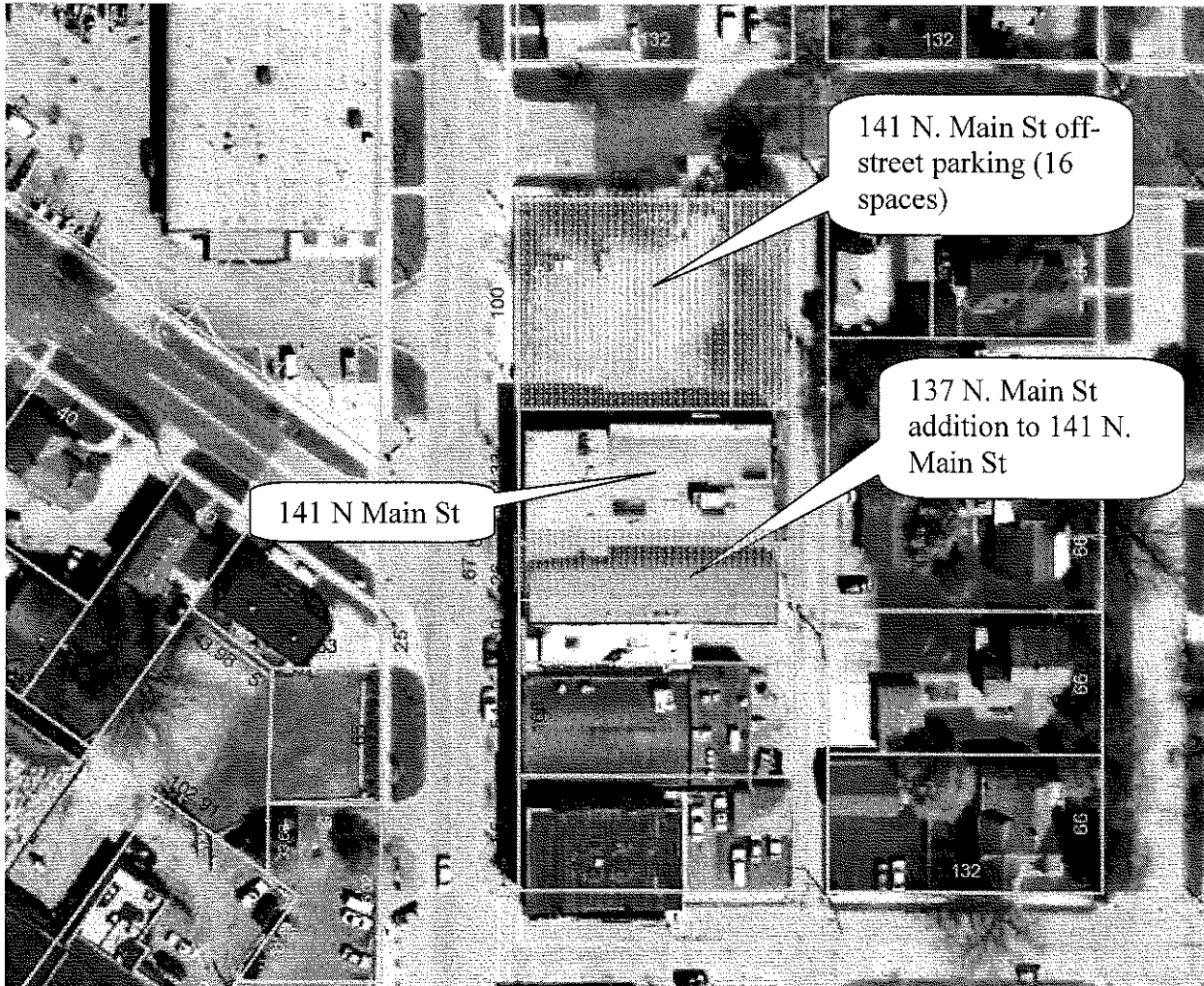
General

- **Request:** The expansion of the fitness center would require additional off-street parking spaces. The petitioner is requesting a variation from the downtown off-street parking requirement of 32 spaces (14.5 spaces for 137 N. Main Street plus the current 16 spaces for 141 N. Main Street).
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for this use.

- Zoning: The site is zoned B-4 Downtown Business. This property will be used as a commercial recreational use, currently the site sits vacant.

Site Layout

- The parking lot for 141 N. Main Street is located adjacent to the north of the property. 137 N Main Street is adjacent to 141 N. Main Street on the south side. See map below.



Parking

- Per the UDO, 6.4 spaces per 1,000 square feet of gross floor area are required. A 30 percent reduction from the required number of spaces is allowed for the properties in the “B-4” zoning district. The required number of spaces for 137 N. Main Street is 14.5 spaces.
- There are public parking lots located within walking distance of the property. Two lots located on Beardsley Street have more than 200 spaces and are approximately 670 feet from the entrance of the property. One lot is a 4-hour free lot and the second has free

parking on weekdays from 5:00pm to 2:00am and on weekends. The second lot is rarely used by downtown visitors and commuters.

- Street parking is also available in front of the property, but is in high demand since surrounding businesses do not have access to off-street parking.
- A variation of 18 spaces was approved in 2012. There are currently 16 off-street parking spaces for use at 141 N. Main Street.
- Previously suggested parking lot design concepts for 141 N. Main Street (see attached drawings):

Option A (As-Is)

- 16 spaces
- Variations from:
 - Required number of parking spaces
 - Curbing for perimeters of all parking lots and landscaping islands
 - Islands and landscaping at both ends of the parking row
 - Parking lot setbacks and required landscaping along Main and Prairie Streets
 - Required parking lot lighting

Option B

- Revised parking lay-out with 13 spaces and the possibility of land-banking 9 spaces
- Variations from:
 - Required number of parking spaces (smaller variation than Option A)
 - Required aisle widths and parking stall depths
 - Curbing for perimeters of all parking lots and landscaping islands
 - Islands and landscaping at both ends of the parking row
 - Parking lot setbacks and required landscaping along Main and Prairie Streets
 - Required parking lot lighting
- Notes: This option was not recommended by staff in 2012 since it reduces the number of spaces if the land-banking spaces on the east are not completed.

Option C

- 27 spaces
- Variations from:
 - Required number of parking spaces (smaller variation than Option A)
 - Required aisle widths and parking stall depths
 - Curbing for perimeters of all parking lots and landscaping islands
 - ~~Islands and landscaping at both ends of the parking row~~
 - Parking lot setbacks and landscaping along Main Street and Prairie Street (this option will remove all the landscaping currently on-site)
 - Maximum impervious surface coverage
 - Required parking lot lighting
- Notes: Whereas this option does reduce the required variation for the number of parking spaces, other variations are required to allow this layout. Additionally,

this option will remove the existing, almost all landscaping from this site. This is not desirable as there are residences to the north and east of this property.

Variations from the required parking have typically been granted to downtown businesses.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Articles 4-200, to allow existing parking, in its current condition, at 141 N. Main Street to act as the required off-street parking for 137 N. Main Street. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into

consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

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.

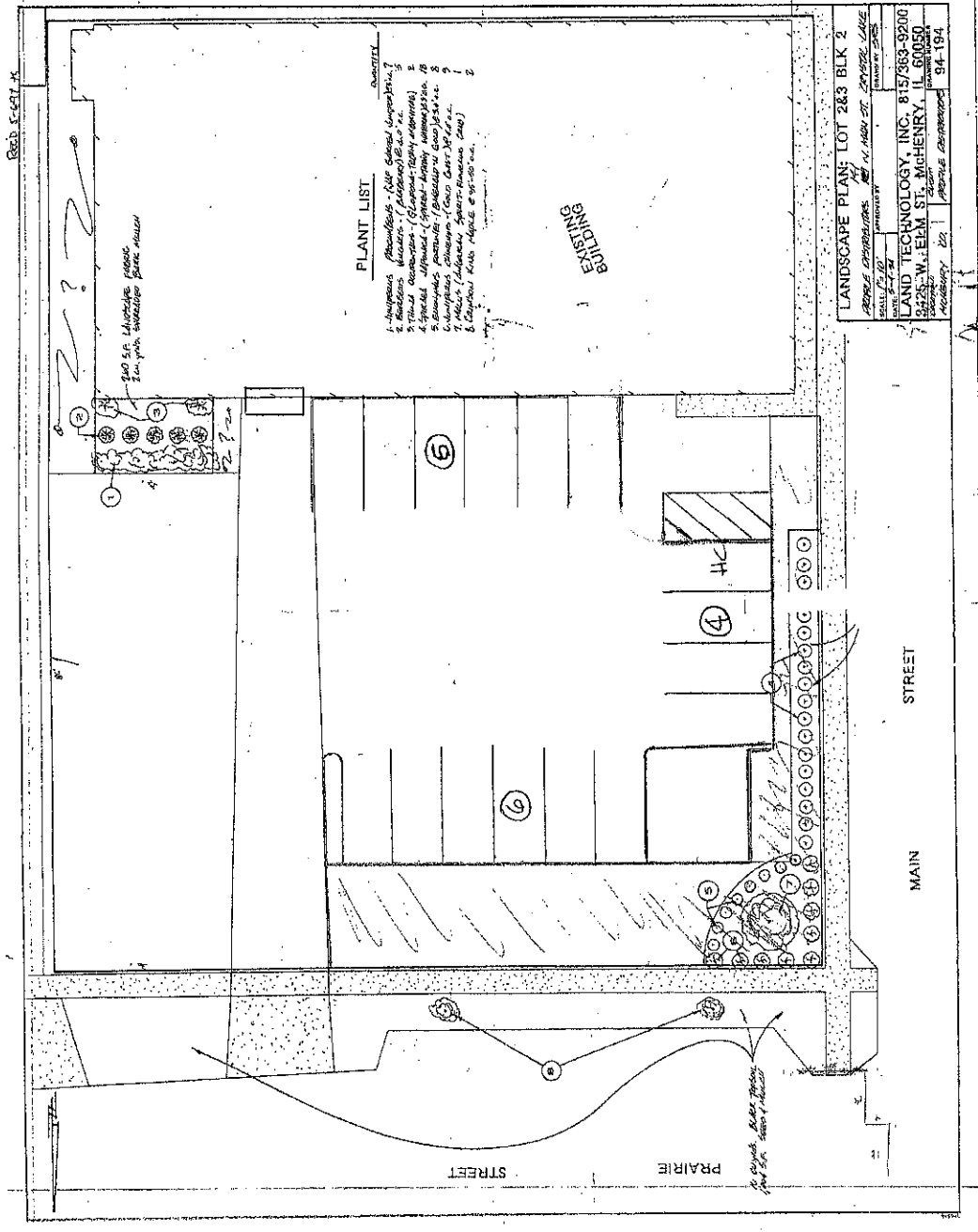
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

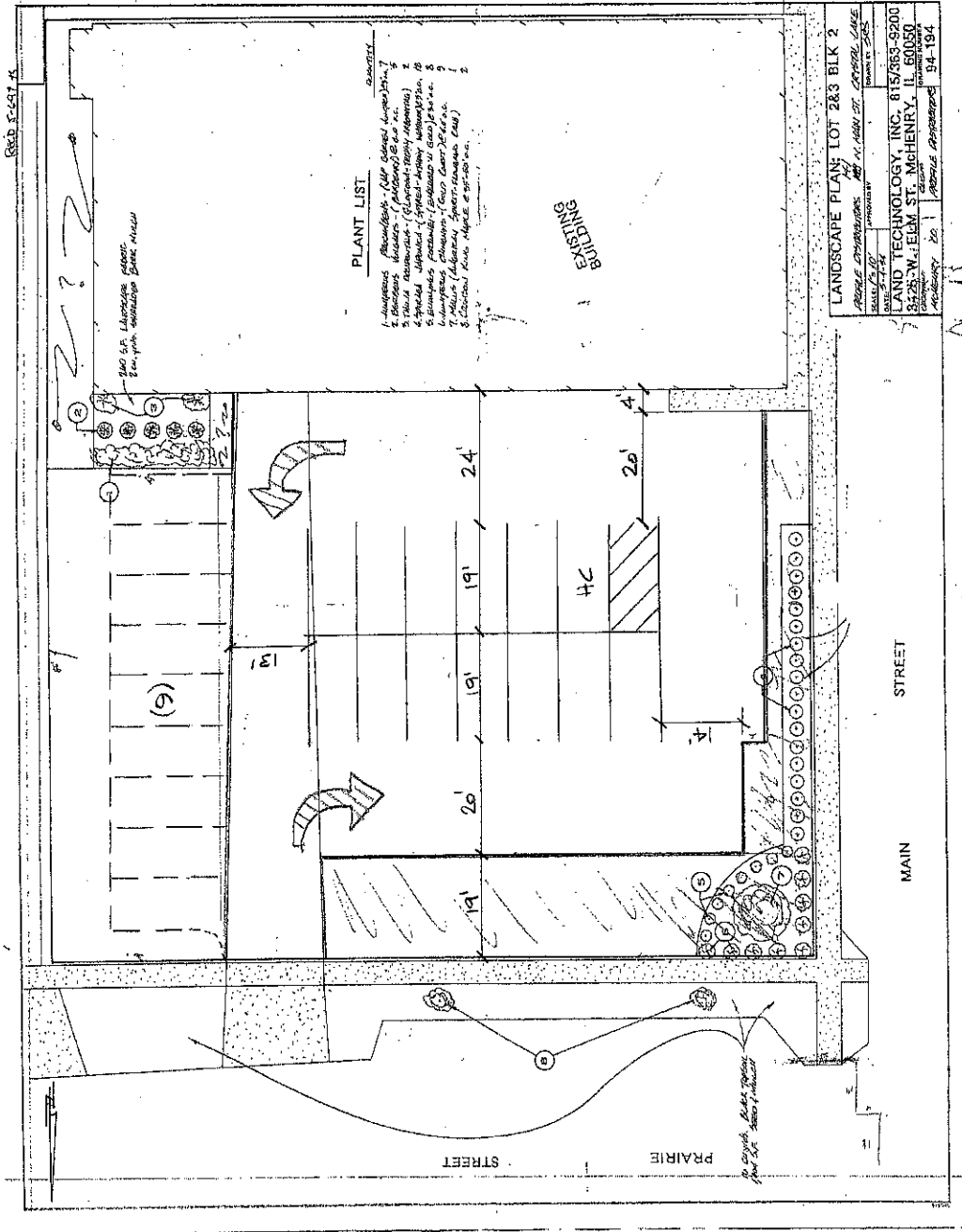
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Michael Kelly, Forge Fitness, received 08/25/14)
 - B. Site Plan (received 08/25/14)
 - C. Parking Options (staff, received 1/10/12)
2. A variation from the required number of parking spaces, is hereby granted.

3. Pave the additional eight (8) spaces along the eastern perimeter of the off-street lot as seen in Option B and C.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.

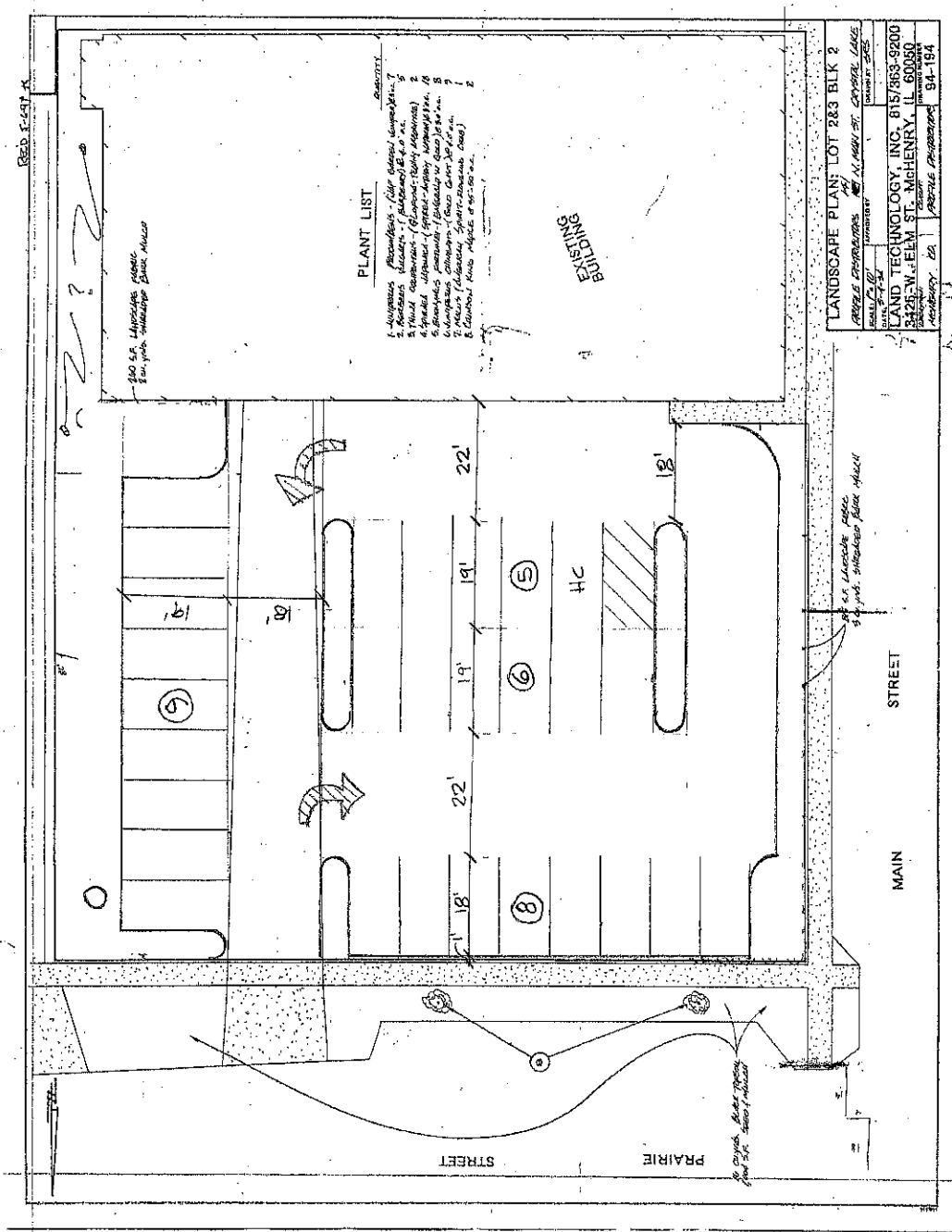
5. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required per the Illinois Accessibility Code.
6. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
7. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.
8. The petitioner shall address all of the review comments and requirements of the Community Development Department, Public Works Department, and Fire Rescue Department.



(16 spaces)
Option A



90° PARKING (13 SPACES) + (9 FUTURE)
 Option B



11496 to be @ 1"=20'

90° PARKING (19 + 9 = 28)
 OPTION C

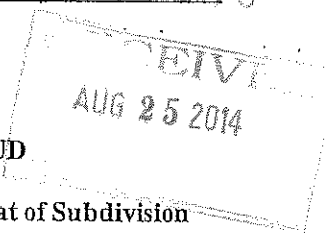
City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____ 2014 38

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 |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |



Petitioner Information

Name: Michael Kelly (Forge Fitness)
Address: 141 N Main St
Crystal Lake, IL 60014
Phone: 815-356-9880
Fax: _____
E-mail: ForgeFitnessinc@att.net

Owner Information (if different)

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

Property Information

Project Description: A larger space for our current members and trainers to use for more personal needs.

Project Address/Location: 137 N Main St
Crystal Lake, IL 60014

PIN Number(s): 14-33-309-006

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Michael Kelly Michael Kelly 8/20/14

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.
Michael Kelly Michael Kelly 8/20/14

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 APPLICA-
TION OF Michael Kelly, Forge Fit-
ness**

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

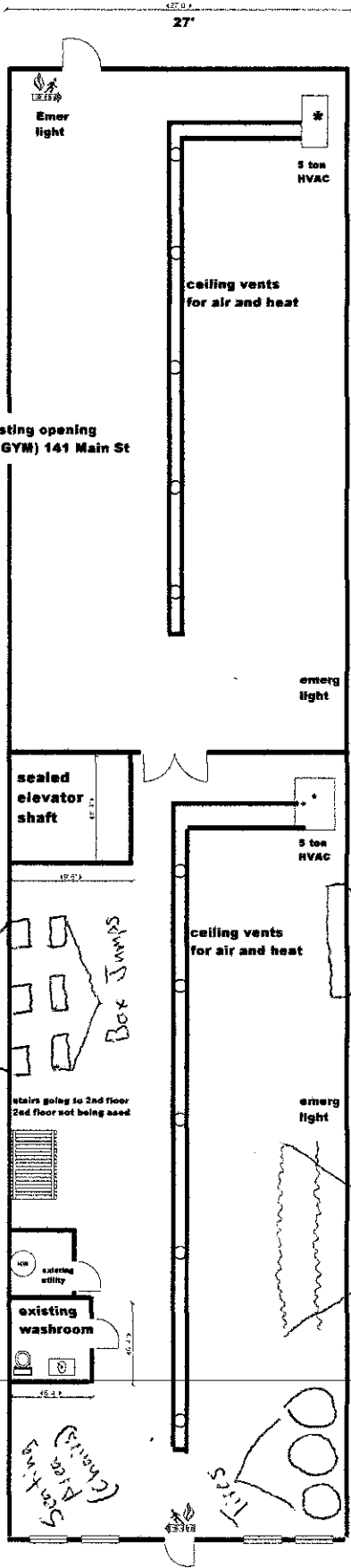
application of Michael Kelly, Forge
Fitness, for Variations relating to the
following described real estate
commonly known as 137 N. Main
and 141 N. Main Street, Crystal
Lake, Illinois 60014, PINs: 14-33-
309-006, 14-33-309-002, 14-
33-309-001 and 14-33-309-
005.

This application is filed for the
purpose of seeking variations pur-
suant to Articles 4-200, 4-400 and
9 of the UDO, from the requirement
to provide the required number of
parking spaces for the expansion of
the existing fitness/health club, 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 Develop-
ment 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 September
17, 2014, at the Crystal Lake City
Hall, 100 West Woodstock Street,
at which time and place any per-
son desiring to be heard may
be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
September 2, 2014, #5075)



★ installed new HVAC

Installed 4 ceiling fans

RECEIVED
AUG 25 2014
BY: _____

* to be installed

Pull-up Bars

Box Jumps

Dumbbells 115

Speed Ropes

2014 38

141 N MAIN

137 N MAIN ST - CRYSTAL LAKE

3240 SF



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 15, 2012
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Greenman, Skluzacek, and Hayden were present. Members Gavle, Jouron, and Lembke were absent.

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

Latika Bhide, Planner, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2012-07 GO 24-7 FITNESS – 141 N. Main Street – PUBLIC HEARING

Variation from the parking requirements to allow the existing parking lot to remain as is.

Mr. Hayden stated that 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 without objection.

Dave Alms, attorney, David Witek and Justin Stansing, petitioners, and Rick Gilmore, architect, were present to represent the petition. Mr. Alms thanked staff for their help with this petition. He said the building has been there since the 1960s and it does need some work cleaning it up and landscaping. They want to preserve the character of the neighborhood. Mr. Alms said this property is unique to the downtown area because it has its own parking lot and the employees will use the City's Z-lot.

Mr. Witek said since they are started working on the interior of the building they have received many positive responses from the neighbors. They have also received support from the Downtown Association. He said they will be adding landscaping to the property.

Mr. Stansing said he owns a gym in Chicago and there is always a problem with parking. He said their gym will have a higher price point than some gyms. The lower price gyms attract high school students who just want to hang out. Their business will be for 18 years and older. Mr. Stansing said even though they will be open 24 hours a day, the majority of the use will be early morning – before work, and between 5 to 7 p.m. – after work. Mr. Hayden believes the only time of the year there will be a parking issue will be in January and will trail off in February.

Mr. Stansing said they will have a more individualized attention. The groups will be small – 4 to 6 people – and will vary with ability. They don't want to have thousands of members at \$10 a month. They want to help people individually. That also will be great advertising for their business.

Renee Valoskez, lives in the area, and is concerned about the parking. She said the requirement is for 42 parking spaces and they can't supply even half of that amount. She has company on weekends and with parking only allowed on one side of the street, she feels it will be taken up by the overflow parking from this business.

Andrea Garcia, 136 E. Prairie Street, said there are many people who turn around in their driveway to get back to Main Street. She is concerned with the increase in traffic in the area. Ms. Garcia said she has a small child and is concerned with his safety.

Tom Hefner, 140 E. Prairie Street, said he would be happy to have a business there but is concerned with the parking lot across from his home. He has a daughter who rides her bike and roller skates in the area. Mr. Hefner said he agrees with having the employees use the Z-lot. He added that there is no garbage dumpster on the site and the garbage has been flying into his yard. Now, with construction going on inside the building, there is a lot of garbage in the parking lot and still there is no dumpster. Mr. Hefner said he doesn't want the alley to be striped for parking. He would prefer a fence or thick bushes which would also block the head lights from the cars from going into his house. He had heard that the grocery store, La Rosita's, will be reopening soon and this lot is where the people would park to go to that business. Mr. Hefner asked what concessions will there be for the neighbors who live next to a 24 hour business.

Mr. Hayden asked if Mr. Hefner had seen a copy of the staff report. Mr. Hefner said he had and would prefer parking plan "A." He added that there are street lights in the downtown area and there has not been a problem around there so additional lighting would not be necessary. More lights would damage the esthetics of the neighborhood.

Dan Adams, 136 Prairie Street, said if anyone would be affected by the additional lighting it would be him. He handed out a Google map of the area noting where his house is located. Mr. Adams is concerned with the entrance/exit of the parking lot being on Prairie Street since that is the only in and out of the lot. He feels the entrance should be moved to come off Main Street. Mr. Adams agreed that the parking lot was loaded with cars on Friday, Saturday, and Sunday when La Rosita was open. He added that this is a residential area. The trees in the alley that may possibly be removed are the only things that are between his property and this one and they absorb the sounds of traffic and general noise. He is concerned that this business will be open 24 hours a day with people slamming car doors, car alarms going off, etc. in the middle of the night. Mr. Adams added that the area has been quiet since La Rosita closed. He suggested the entrance be moved to be off Main Street.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Batastini thanked the neighbors for coming to the meeting. He asked if La Rosita will reopen and will it need a variation for parking. Ms. Bhide said yes it will reopen and she will check to see if they received a variation for parking and if the variation is still valid.

Mr. Batastini said he is sensitive to the neighbors but the property is zoned for business. He said there is a 24 hour fitness center near his home and there is very little traffic in the off hours. He would prefer to leave the parking lot as is and if additional parking is needed the petitioner can come back. He also would prefer no parking in the alley and keep the trees. Mr. Batastini feels there won't be a lot of parking required for overnight usage of the business. He asked if there is enough room along Prairie Street for landscaping. Ms. Bhide said yes.

Mr. Greenman asked if there was anything the City could do to help with cars turning around in the driveways. Mr. Paulson said he did not believe so. Ms. Bhide said that the petitioner could advise their clients to be sensitive about the neighbors.

Mr. Batastini said he would prefer landscaping be added.

Mr. Greenman thanked the residents for attending. He asked about the classes that would be held at the business. Mr. Stansing said the classes are usually 4 people but they can be as many as 6. They prefer to have smaller classes.

Mr. Batastini asked if the fitness center will be manned 24 hours a day. Mr. Stansing said no and they will use a key pass system with cameras. Mr. Batastini asked when it will be staffed. Mr. Stansing said Monday through Thursday 12 to 8, Friday 12 to 5, and Saturday and Sunday 10-2.

Mr. Greenman asked about the classes. Mr. Stansing said they will be led by trainers and not staffing. They consider staffing the front desk, etc. Mr. Greenman said there are no showers shown on the plan. Mr. Stansing said it is an insurance company requirement since the place will not be manned 24 hours a day. Mr. Greenman asked if there were no spin-type classes. Mr. Stansing said no. He added that their largest attendance is on Monday night. There may be 20-25 people there for about an hour. After that there may be 4-8 people there at a time. Mr. Greenman asked about the length of time the group would spend with the trainer. Mr. Stansing said it depends on what the group is doing.

Mr. Greenman asked if they will hold an open house event. Mr. Stansing said he hopes to hold it in conjunction with the Farmers' Market that is held in the downtown area. Mr. Greenman suggested the petitioners work with staff on signage that will help direct drivers. He doesn't feel the traffic will have a significant impact on the area. Mr. Stansing said he will meet with staff and the neighbors.

Mr. Batastini said after people have been there a few times, they will know where to park. He asked about parking on the streets overnight. Ms. Bhide said there is a restriction on street parking after 2 a.m. and that is why businesses are required to provide parking on-site. Mr. Hayden said this isn't a PUD and

the petitioner is asking for a parking variation.

Mr. Greenman feels that there won't be any full-time employees at this business after hearing the hours it will be staffed. He would suggest that the condition be modified to all employees to park in the Z-lot.

Mr. Skluzacek said he agrees with Mr. Batastini. He asked about the parking lot on Beardsley. Ms. Bhide said that is a free 4-hour parking lot. Mr. Skluzacek said that is another alternative. He would like screening on the north and east side of the lot.

Mr. Esposito agreed and added that there really is a lot of parking but people just don't want to walk. He said the problem will come in the evening when the trains drop off the commuters. It gets very congested. Also there are several restaurants in the immediate area which will take over some of the parking.

Mr. Goss said he likes option "B" with all parking put in at this time and would like a board on board fence to protect the neighbors. Also landscaping can be added. This option doesn't have parking facing the houses. Mr. Goss asked where the stairways go. Mr. Stansing said there is a second floor and basement but those areas will not be used. The doors will be locked. Mr. Goss agrees with Mr. Greenman about the employee parking but the Z-lot is not near this location. It would probably be better for the employees to use the Beardsley lot.

Mr. Hayden said with some options other variations would be needed. Ms. Bhide said that was covered in the legal notice.

Mr. Goss would prefer additional lighting to be low – possibly 8 to 9 feet tall – with shields. Mr. Hayden said there are very low round lights that could be used to light only the parking area.

Mr. Hayden asked the petitioner if they have any concerns with the conditions listed in the staff report. The petitioners said they did not have a problem with the conditions. Ms. Bhide said if option "B" was preferred then a condition regarding a board on board fence could be included.

Mr. Greenman said option "B" reduces the variation but he is not certain that there will be a significant need for 9 spaces. They could possibly be landbanked. If there is more parking, that will create a greater challenge to keep the parking for their customers and not used by the surrounding businesses.

Mr. Hayden suggested a gate across the entrance so you need to use the key card for both the building and the parking lot.

Mr. Batastini feels the use won't need more parking. Mr. Goss said there is a proposed drywell in the proposed 9 parking spaces. To add that later would mess up a lot of the parking lot which would need to be regraded. He feels that the landbanking of the parking spaces would not be worth it.

Mr. Goss moved to approve a Variation from the required 34 parking spaces to allow the existing parking in its existing condition for Go 24-7 Fitness at 141 N. Main Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 1/16/12)
 - B. Parking Options (staff, received 1/10/12)
 - C. Floor Plan (received 2/6/12)
2. A variation from the required number of parking spaces to allow the existing number of parking spaces (Option A **B**), is hereby granted **with 9 spaces to be added.**
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot **and less intrusive to residents.**
10. Petitioner shall work with staff to augment the landscaping **or board on board fence** along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.
- 12. A board on board fence is to be added to the east property line.**

- 13. Directional signage with internal lighting in accordance with the UDO shall be added on Prairie Street.**

The motion died for lack of a second.

Mr. Batastini moved to approve a Variation from the required 34 parking spaces to allow the existing parking in its existing condition for Go 24-7 Fitness at 141 N. Main Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 1/16/12)
 - B. Parking Options (staff, received 1/10/12)
 - C. Floor Plan (received 2/6/12)
2. A variation from the required number of parking spaces to allow the ~~existing number of parking spaces~~ (Option ~~A~~ **B**) **with land banked spaces**, is hereby granted.
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot **and less intrusive to the residents**.
10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Mr. Batastini withdrew his motion.

Mr. Paulson suggested that staff review the parking on an annual basis and/or on a complaint to determine if there is a parking issue to be resolved. Mr. Hayden said it would be difficult to trace a complaint back to what business the violation would be from. He added that they have granted parking variations in the downtown area before.

Mr. Greenman asked if the entrance could be changed to come off of Main Street. Ms. Bhide said that was not contemplated and that more curb cuts on Main Street are not desirable. Also that would have an impact on the street parking.

Mr. Batastini moved to approve a Variation from the required 34 parking spaces to allow the existing parking in its existing condition for Go 24-7 Fitness at 141 N. Main Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 1/16/12)
 - B. Parking Options (staff, received 1/10/12)
 - C. Floor Plan (received 2/6/12)
 2. A variation from the required number of parking spaces to allow the existing number of parking spaces (Option A), is hereby granted.
 3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
 4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
 5. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
 6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
 7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
 8. Parking bumpers must be provided for all parking spaces.
 9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot **and less intrusive to the residents.**
 10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley **or provide a board on board fence** to prevent as far as possible, the light from the vehicles from shining into residences.
-
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.
 - 12. Directional signage with internal lighting in accordance with the UDO shall be added on Prairie Street.**

PLANNING AND ZONING COMMISSION
FEBRUARY 15, 2012
PAGE 8

Mr. Greenman seconded the motion. On roll call, members Batastini, Esposito, Greenman, Skluzacek, and Hayden voted aye. Mr. Goss voted no. Motion passed.

12. *Bryn Mawr Subdivision, Unit 1 building matrix clarification - Approved the petitioner's request to allow six lots along Achilles Lane to not be held to the matrix elevation and brick front requirements.*

16. *Adopted a Resolution authorizing reimbursement to Crystal Lake School District 47 in the amount of \$48,450.00 for the City of Crystal Lake's share of sidewalk reconstruction improvements at Husmann Elementary School.*

17. *Adopted a Resolution authorizing execution of an intergovernmental agreement with the Illinois State Police for services with the North Central Narcotics Task Force.*

10. Gala Events, 1275 Randall Road – Special Use Permit for outside storage of trucks.

Joe Rupe stated that he would like to be able to rent Penske trucks at his new showroom location on Randall Road for event and party equipment. He stated that there would be 8 trucks, parked out of view.

Mayor Pro Tem Brady Mueller asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilman Dawson stated that he did not object to the request, as the trucks would be stored out of sight. He noted that Mr. Rupe's business has been in Crystal Lake for many years. Councilwoman Schofield asked if he was currently storing trucks at Home Depot, and Mr. Rupe stated that he was not.

Councilman Dawson moved to approve the Planning and Zoning Commission recommendation and adopt an ordinance granting a Special Use Permit to allow outside storage of trucks at 1275 Randall Road. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

Boy Scout Recognition

Mayor Pro Tem Brady Mueller recognized Boy Scouts from Troops 165 and 151, who were in the audience earning Citizenship and Community badges.

➔ **11. Go 24-7 Fitness, 141 N. Main Street – Variation from the required 34 parking spaces to allow the existing parking in its existing condition.**

Attorney David Alms was present for the matter. He stated that he concurred with the Planning and Zoning Commission recommendations for a 16-parking-space plan, they would keep the traffic pattern established, and keep lighting from reflecting into the neighbors' windows.

Mayor Pro Tem Brady Mueller asked if anyone in the audience wished to speak on the matter. No one wished to speak.

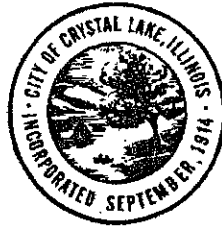
Councilwoman Ferguson noted that the alley is very narrow and asked where they would place the fence and trees. Mr. Alms stated that they would be planted on their side of the property. Councilwoman Ferguson stated that there could be a sight line issue if the fence went all the way to the sidewalk. Mr. Alms stated that the Planning and Zoning Commission had wished them to work with the staff on that. Regarding lighting, Councilwoman Ferguson stated that she did not know how they would block lighting from the two-story building next door. Mr. Alms stated that it would be low level and directed more toward their lot. Councilwoman Ferguson asked if they could install ground lighting, and Director of Planning and Economic Development Michelle Rentzsch stated that they could. With full cut offs, she stated that they could keep the lighting as minimal as possible, but still adequate. Councilwoman Ferguson noted that many others use that parking lot, including customers for Grand Rental Station and Duke O'Brien's. David Wick, the petitioner, stated that they could put up tow signs, but would not mind incidental short-term parking.

Councilman Dawson stated that he did not object to the petition, saying that 40 years ago, the property was used for a car dealership, and this use would not create any more hardship. Mayor Pro Tem Brady Mueller asked Building Commissioner Rick Paulson about the sight line and fence, and Mr. Paulson stated that they could make it work. She asked how the police would deal with people parking on the street and working out at 2 a.m. Mr. Alms stated that customers would use the main entrance, which is right off the parking lot, with key cards, but some may wish to be able to see their cars through the windows. Mr. Wick asked if they could request a waiver from the no parking restrictions. Chief of Police David Linder stated that the Police Department would enforce the current ordinance, but Mr. Wick could request a waiver from the City Council. Mayor Pro Tem Brady Mueller stated that the 2:00 a.m.- 6:00 a.m. parking restrictions were city-wide and had been established for snow plowing. She stated that Mr. Wick should make it clear to his customers that they would be ticketed. Mr. Wick asked if the City could install "no parking" signs, and City Manager Gary Mayerhofer agreed.

Councilman Hopkins moved to approve the Planning and Zoning Commission recommendation and to adopt an Ordinance granting variations from the required 34 parking spaces and to allow the existing parking in its existing condition at 141 N. Main Street. Councilwoman Schofield seconded the motion. On roll call, all present voted yes. Motion passed.

13. Bid award and resolution authorizing execution of a contract for the 2012 Drainage Structure Adjustment and Reconstruction Program and allowing for a 10 percent contingency.

Councilwoman Ferguson moved to award the 2012 Drainage Structure Adjustment and Reconstruction Program bid to the lowest responsive and responsible bidder, Alliance Contractors, Inc., in the bid amount of \$58,330.00, and to adopt a resolution authorizing the City Manager to execute the contract with Alliance Contractors, Inc., allowing for a 10 percent contingency. Councilwoman Schofield seconded the motion. On roll call, all present voted yes. Motion passed.



AN ORDINANCE GRANTING A VARIATION
AT 141 N. MAIN STREET

WHEREAS, pursuant to the terms of a Petition (File #2012-07) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the granting of a Variation from the required 34 parking spaces to allow the existing parking in its existing condition (16 spaces); and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation be granted 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 Variation be granted from the required 34 parking spaces to allow the existing parking in its existing condition (16 spaces)

at the property commonly known as 141 N. Main Street, City of Crystal Lake.

Section II: That the Variation be granted with the following conditions:

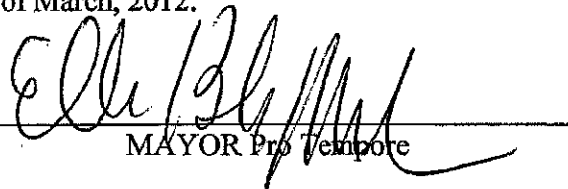
1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 1/16/12)
 - B. Parking Options (staff, received 1/10/12)
 - C. Floor Plan (received 2/6/12)
2. A variation from the required number of parking spaces to allow the existing number of parking spaces (Option A), is hereby granted.
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.

5. All employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot and less intrusive to the residents.
10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley or provide a board on board fence to prevent as far as possible, the light from the vehicles from shining into residences.
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.
12. Directional signage with internal lighting in accordance with the UDO shall be added on Prairie Street.

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 granting of a Variation 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 at Crystal Lake, Illinois, this 6th day of March, 2012.


MAYOR Pro Tempore

ATTEST:


CITY CLERK

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