



#2019-61
Axe Throwing Lounge – Alternative Use Permit
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	May 1, 2019
<u>Request:</u>	Alternative Use Permit to allow an axe throwing lounge, an All Other Amusement & Recreation use at 975 Nimco Drive.
<u>Location:</u>	975 Nimco Drive Unit D
<u>Acreage:</u>	Approximately 3,100 square feet
<u>Existing Zoning:</u>	M – Manufacturing
<u>Surrounding Properties:</u>	North: M – Manufacturing South: M – Manufacturing East: M – Manufacturing West: M – Manufacturing
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- The building is an existing industrial building. The unit is vacant and there are a variety of business uses in the building.
- The petitioner was looking for a space to locate in town. The petitioner believes the subject property is ideal for the use because of the open floor plan.

Development Analysis:

Land Use/Zoning

- The site is currently zoned M – Manufacturing. This zoning district does not permit All Other Amusement & Recreation, but the ordinance allows for Alternative Uses in the manufacturing zoning district.
- Alternative Uses are intended to allow flexibility in the use of land or structures in the M-L and M zoning districts.
- The Alternative Use approval is valid for three years, unless an extension is granted. The intent of the three year timeframe was to allow the use to operate so it could be determined if it would be acceptable to amend the UDO to allow the specific use in the M-L and M zoning district by right or specially permitted.

- Similar commercial recreation uses are either permitted or specially permitted in the M – Manufacturing zoning district. Physical fitness facilities are a permitted use and mini golf, batting cages, and ice rinks are specially permitted.
- The land use map shows the area as Industry. This is an appropriate land use designation for a variety of manufacturing, office, service and commercial recreational uses.

Site Layout

- The axe throwing lounge would be utilizing Unit D, which is approximately 3,100 square feet.
- There would be a check-in area in the front office and the activity would take place in the warehouse portion of the unit.
- The axe throwing takes place in caged areas, similar to batting cages. Groups rent a cage and receive a tutorial on how to throw the axes. There is a proposed seating area in the middle of the room for the people who are not participating in the axe throwing, so they can watch with their group.

Parking

- The proposed use is not defined in the Unified Development Ordinance. The floor plan for the axe throwing lounge is similar to batting cages. The minimum parking requirement for batting cages is three spaces per cage. Therefore, the number of required parking spaces is 21 spaces.
- Sufficient onsite parking is available. There are a total of 161 spaces available at the subject property with approximately 65 parking spaces on the west side of the building where the unit is located.

Signage

- The petitioner would be permitted to have a 50 square-foot wall sign per the Unified Development Ordinance. The petitioner would be permitted to have a tenant sign panel on the freestanding multi-tenant sign.

Findings of fact:

ALTERNATIVE USE PERMIT

The petitioner is requesting approval of an Alternative Use Permit to allow an axe throwing lounge, an All Other Amusement & Recreation use, in the M – Manufacturing zoning district. Alternate Uses must meet the following standards:

- a. Intended to allow flexibility in the use of land or structures in the M-L or M District in the City when such uses meet appropriate conditions and performance standards that protect public health, safety and welfare.

Meets *Does not meet*

- b. Alternate Uses that address a current need or demand, but are intended for a limited time

period of not more than three years, unless an extension of such time period is approved.

Meets *Does not meet*

- c. Judged to be presently acceptable by the City Council, but that with anticipated development or redevelopment will not be acceptable in the future or will be replaced in the future by a permitted or special use allowed with the district.

Meets *Does not meet*

- d. Reflective of anticipated long-range change to an area and which are in compliance with the Comprehensive Plan, provided that said uses maintain harmony and compatibility with surrounding uses and are in keeping with the architectural character and design standards of existing uses and development.

Meets *Does not meet*

Section 9-200 H 4 Standards for alternate uses. No alternate use permit may be granted unless the City Council determines that the use will comply with the following:

1. The general performance standards in Article 2, Land Use, will be met.

Meets *Does not meet*

2. The use will not delay or otherwise inhibit anticipated development or redevelopment of the site.

Meets *Does not meet*

3. The use will not be in conflict with any provisions of the UDO or City Code on an ongoing basis.

Meets *Does not meet*

4. The use will not adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located.

Meets *Does not meet*

5. The property on which the use will be located is currently in compliance with all applicable Ordinance standards.

Meets *Does not meet*

6. The use will not impose additional unreasonable costs on the public.

Meets *Does not meet*

7. The owner will provide an appropriate financial surety to cover the cost of removing the alternate use and any structure serving the alternate use upon the expiration of, and to the extent required under the terms of, the alternate use permit.

Meets *Does not meet*

8. The use otherwise conforms to the Comprehensive Plans and zoning regulations as regards to

performance standards and other requirements.

Meets *Does not meet*

9. The applicant will agree in writing to any conditions the City may attach to the approval of an alternate use permit to mitigate anticipated adverse impacts associated with the sue, to ensure compliance with the standards of the approval, to protect the value of the property, and to achieve the goals and objectives of the Comprehensive Plan.

Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

Meets *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Encourage the redevelopment of “brownfield” sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

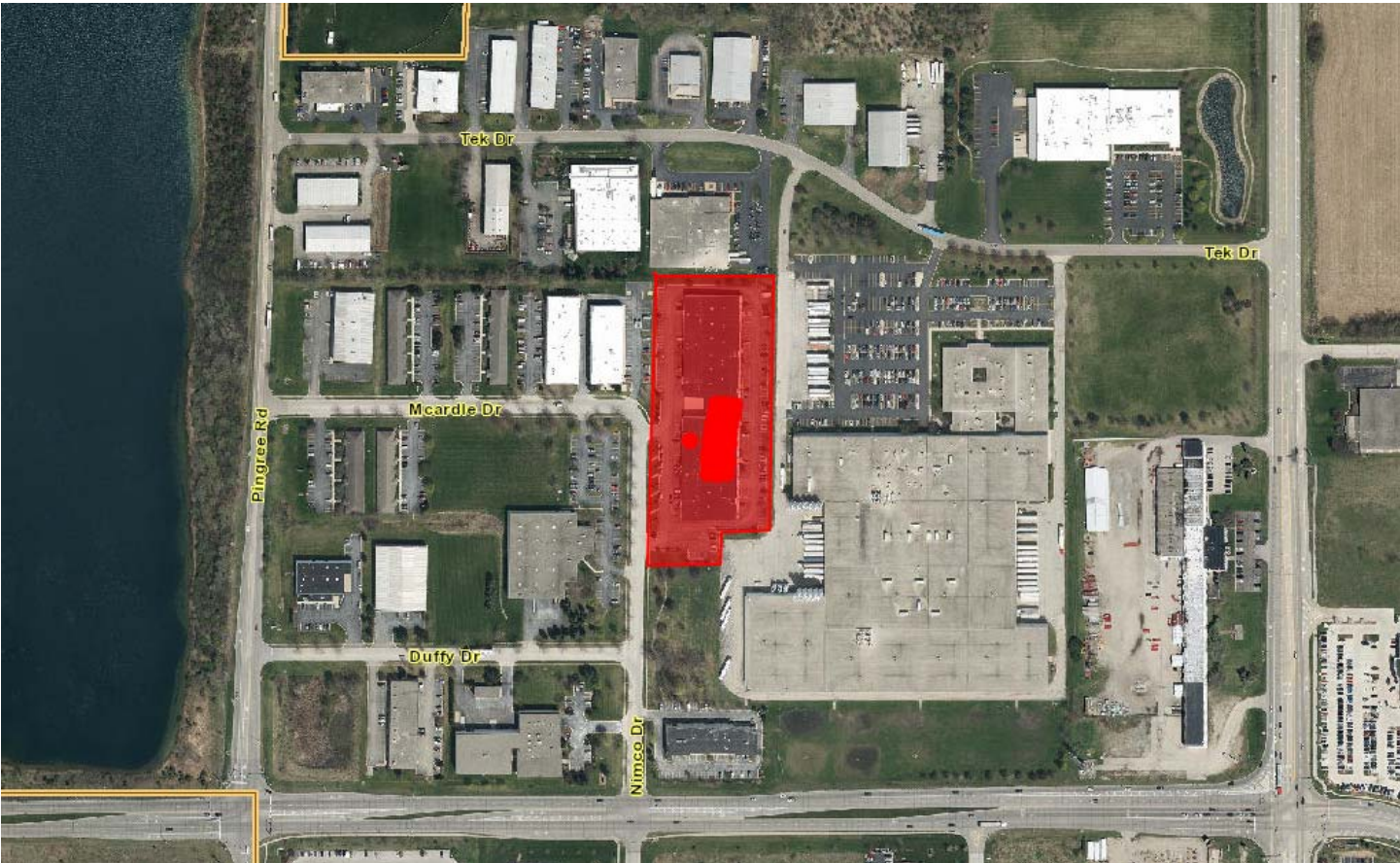
Success Indicator: The number of new tenant occupancies in existing buildings.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Douros, dated 04/08/19, received 04/08/19)
 - B. Floor Plan (Douros, received 04/08/19)
2. The Alternative Use Permit is approved for the proposed axe throwing lounge only and only as illustrated on the attached plans. Any expansion of the use would require review and amendment of this Alternative Use Permit.
3. The Alternative Use Permit is valid for three years and would expire May 21, 2022.
4. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

PLN-2019-00061 Axe Throwing Lounge – 975 Nimco Dr Unit D



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: AXE throwing Lounge

Action Requested

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

Petitioner Information

Name: Angelos Douros
 Address: 1820 Sheffield Dr
Elgin IL 60123
 Phone: 708-472-6255
 Fax: 877-217-6076
 E-mail: Angelos.Douros@gmail.com

Owner Information (if different)

Name: Larry Hecker RE
 Address: 975 Nimco, I
Crystal Lake IL, 60014
 Phone: 815 477 7927
 Fax: 815 477 7928

Property Information

Project Description: AXE throwing Lounge

Project Address/Location: 975 Nimco Dr unit D

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: Larry Hooker R.E.

Architect: _____

Attorney: _____

Engineer: _____

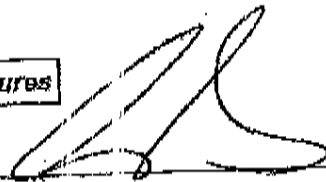
Landscape Architect: _____

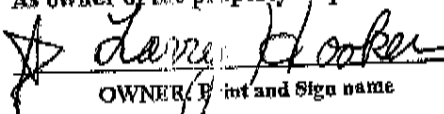
Planner: _____

Surveyor: _____

Other: _____

Signatures

 Angelo Douras 4-8-19
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.
 Larry Hooker 4-10-19
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
Angelo Douros**

LEGAL NOTICE

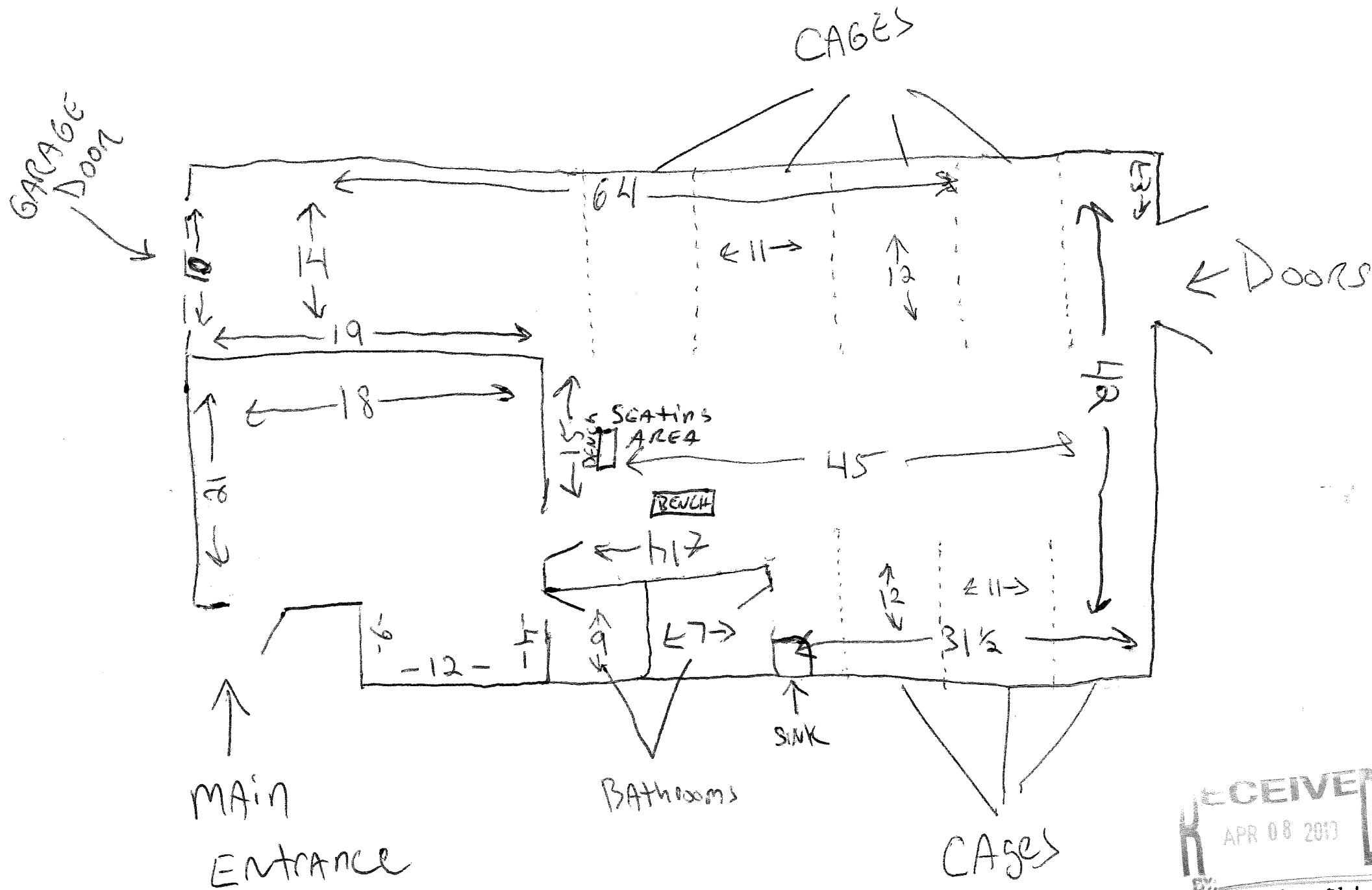
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission on the application by Angelo Douros to approve an Alternate Use Permit at 975 Nimco Dr Unit D, Crystal Lake, Illinois. PIN: 19-10-357-009.

This application is filed for the purpose of seeking approval of an Alternate Use Permit to allow an axe throwing lounge, an All Other Amusement & Recreation use, as an alternative use in the M Manufacturing zoning district pursuant to Article 2-300 and 9-200 H, as well as any other variations as necessary to approve the plans as presented to approve this development. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, May 1, 2019, 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**

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 By: _____
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