



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Health/Fitness Clubs in BL District		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING 7/17/18	X	MEETING 7/17/18	X

APPLICATION: General Amendment

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	
Application	

SUMMARY:

Daniel Saracco has filed a General Amendment to the Zoning Ordinance requesting “Health/Fitness Club” to be added as a permitted use in the BL Local Business District.

Mr. Saracco is seeking to open a health club at 1450 W. Main St., which is zoned BL.

SUGGESTED ACTION:

Conduct the public hearing and close if all testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

INFO / PROCEDURE – SPECIAL USE FOR PUD

- See **Sec. 17.04.320** regarding General (Text) Amendments. A General Amendment (or Text Amendment) is an application requesting a change to the Zoning Ordinance, Title 17 of the City Code. A change may be requested to a numerical standard (such as a setback requirement) or to any other text of the Zoning Ordinance. Often, a General Amendment is proposed to change the standards that apply to a specific zoning district or a specific land use or business category. Changes to the text apply to all properties in the City that are located in the same zoning district or fall within the same category of land use or business. A General Amendment application may also involve changes to procedures or application requirements that are listed in the Zoning Ordinance.
- Public hearing is required. No mailed notice to surrounding property owners.
- Findings: 6 items of information for Plan Commission to consider in making a recommendation; all items need not be in the affirmative to recommend approval.

Community & Economic Development
Planning Division
Phone: (630) 377-4443



Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: General Amendment to Title 17 (Zoning Ordinance): Health/Fitness Club in the BL- Local Business District

DATE: July 13, 2018

I. GENERAL INFORMATION

Project Name: General Amendment – Health/Fitness Club in BL

Applicant: Michael Saracco

Purpose: Add “Health/Fitness Club” as a permitted use in the BL Local Business District

II. BACKGROUND

Michael Saracco is the owner of BeneFIT Health and Fitness Consultants, a personal training business operating at 1450 W. Main St., Suite F. The property is zoned BL Local Business District. The personal training use is classified as “Personal Services”, which is a permitted use in the BL District.

Mr. Saracco is seeking to expand his business into a health club, to be located in a larger space within the same building as his personal training business. This space is 7,700 sf in size (Suite G of 1450 W. Main St.).

Mr. Saracco has filed an application for General Amendment requesting the following:

- Establish “Health/Fitness Club” as a use listed on Table 17.14-1 “Permitted and Special Uses”.
- Identify “Health/Fitness Club” as a permitted use in the BL District.

III. ANALYSIS

A. USE

“Health/Fitness Club” is defined in Section 17.30.020 as follows:

An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

Health/Fitness Club is not included on the lists of Permitted and Special Uses. Instead, Indoor “Recreation & Amusement” is listed, which encompasses uses defined as Health/Fitness Clubs. Indoor Recreation & Amusement is defined in Section 17.30.020 as follows:

Indoor facilities including Health/Fitness Clubs, sports arenas, swimming pools, ice or roller skating rinks, bowling alleys, tennis, handball and other court games, sports clubs, indoor golf, paintball marking, pool, billiards, foosball, table tennis, shuffleboard, pinball machines, video games and similar recreation or amusement facilities. This use may include accessory uses such as snack bars, pro shops and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use.

Currently, Indoor Recreation & Amusement (which includes Health/Fitness Clubs) is permitted in all of the commercial zoning districts except the BL Local Business District. It is a Special Use in the CBD-2 Mixed Use Business District.

TABLE 17.14-1	BL	BC	BR	CBD-1	Downtown Overlay		CBD-2
					CBD-1	CBD-2	
Indoor Recreation & Amusement		P	P	P	P	S	S

Indoor Recreation & Amusement is also permitted in the OR, M-2, and PL Districts. It is a Special Use in the M-1 District.

TABLE 17.16-1	OR	M-1	M-2	PL
Indoor Recreation & Amusement	P	S	P	P

Health/Fitness Club and Indoor Recreation & Amusement are listed separately on Table 17.24-3 “Required Off-Street Parking” because they have different parking requirements. Health/Fitness Club requires 5 spaces per 1,000 sf of GFA and Indoor Recreation & Amusement requires 4 spaces per 1,000 sf of GFA.

B. PROPOSAL

The applicant is proposing to list Health/Fitness Club separately on the list of permitted uses for the commercial zoning districts (Table 17.14-1) and to permit the use in the BL Local Business District.

The purpose statement of the BL District is provided in Section 17.14.010 as follows:

The purpose of the BL Local Business District is to provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

The BL District is predominately located along Main Street, between downtown and Tyler Rd. on the east side and between downtown and Randall Rd. on the west side. Most BL properties are adjacent to residential areas and are generally smaller in size than BC (Community Business) or BR (Regional Business) properties. Smaller scale commercial and office uses are permitted in the BL District, while uses that have the potential to generate increased activity and noise such as Theaters, Live Entertainment, and Gas Stations, are not permitted. The attached map shows the location of BL property. Table 17.14-1 Permitted and Special Uses in the commercial zoning districts is also attached.

Indoor Recreation & Amusement, which encompasses Health/Fitness Clubs as well as a variety of indoor facilities such as bowling alleys, skating rinks, and paintball, is not permitted in the BL District.

The applicant has requested Health/Fitness Club be permitted in the BL District. Staff proposes the following changes to Table 17.14-1 to accommodate the applicant’s request (in ***bold italics***):

TABLE 17.14-1	BL	BC	BR	CBD-1	Downtown Overlay		CBD-2
					CBD-1	CBD-2	
Indoor Recreation & Amusement <i>(Including Health/Fitness Club)</i>		P	P	P	P	S	S
<i>Health/Fitness Club</i>	<i>P</i>						

Health/Fitness Club will continue to be permitted as a component of Indoor Recreation & Amusement in the specified zoning districts. In the BL District only, Health/Fitness Club will be permitted as a use separate from Indoor Recreation & Amusement.

C. COMPREHENSIVE PLAN

The Comprehensive Plan designates the land use of most areas in the BL District as “Neighborhood Commercial”. The plan describes the Neighborhood Commercial land use as follows (p.39):

Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses.

The Commercial Area Policies include the following (p.48):

Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community.

A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

IV. SUGGESTED ACTION

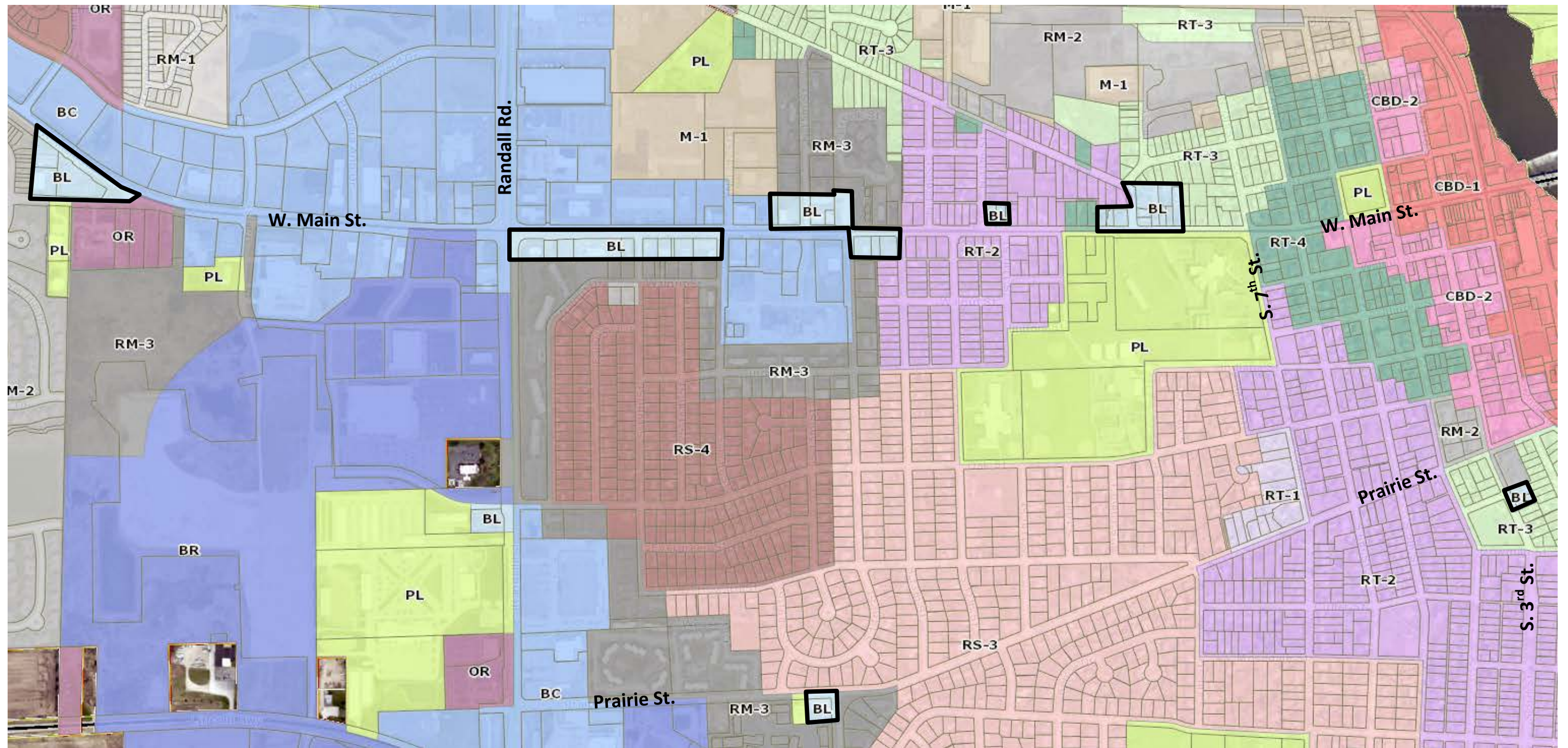
Conduct the public hearing and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

V. ATTACHMENTS

- Zoning Maps
- Table 17.14-1
- Application, received 6/26/18

BL Zoning – West Side



BL Zoning – East Side

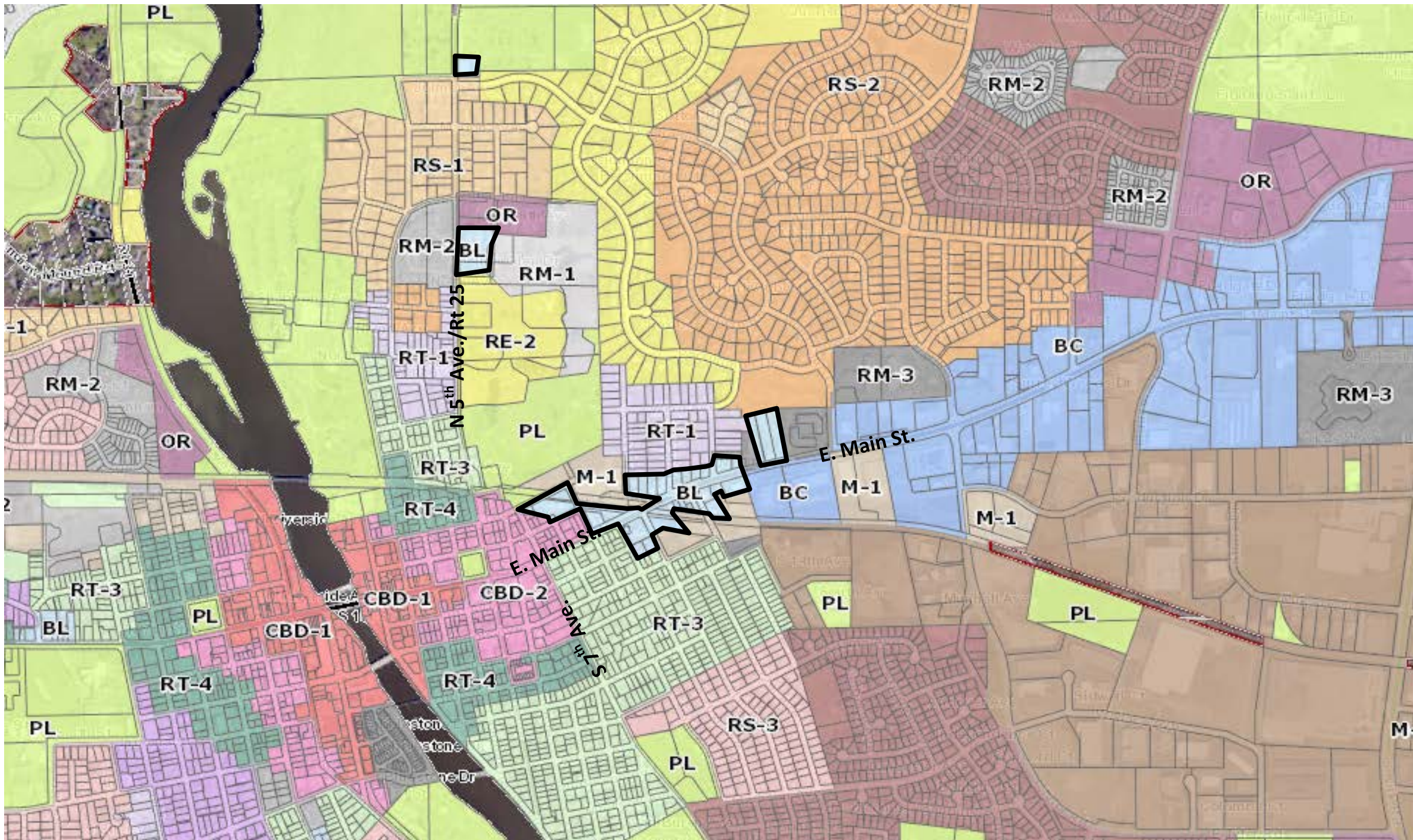


TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR	CBD-2		
	Residential Uses							
Artist Live/Work Space				P		P		Section 17.20.030
Assisted Living Facility		S		S		P		
Dwelling, Upper Level	P			P		P		
Dwelling Unit, Auxiliary						P		Section 17.20.030
Dwelling, Multi-Family				P		P		
Dwelling, Townhouse						P		
Dwelling, Two-Family						P		
Dwelling, Single-Family	P					P		
Group Home, Large						P		Section 17.20.030
Group Home, Small						P		Section 17.20.030
Independent Living Facility						P		
Cultural, Religious, Recreational and Entertainment Uses								
Art Gallery/Studio	P	P	P	P	P	P	P	

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR	CBD-2		
					CBD1	CBD2		
Carnival (as temporary use)		P	P	P				Section 17.20.040, 050
Cultural Facility		P	P	P	P	S	S	
Indoor Recreation and Amusement		P	P	P	P	S	S	
Live Entertainment		P	P	P	P			
Lodge or Private Club	P	P	P	P				
Outdoor Amusement			S					
Outdoor Recreation		P	P					
Park, Neighborhood	P			P	P	P	P	
Place of Worship	P	P	P	P				P
Public Plaza	A	A	A	P	P	P	P	
Temporary Outdoor Entertainment	A	A	A	P	P			Section 17.20.030
Theater		P	P	P	P	P		
Government and Institutional Uses								
College/University		P	P	S				
Emergency Medical Center			P					
Fairground			S					

TABLE 17.14-1

PERMITTED AND SPECIAL USES

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	SPECIFIC USE STANDARDS
					CBD1	CBD2		
Golf Course			S					
Homeless Shelter				S			S	
Hospice							S	
Hospital			P					
Library				P			P	
Office, Government		P		P			P	
Post Office		P	P	P			P	
Public Service Facility		P	P	S				
School, Specialized Instructional	P	P	P	P			P	
School, Primary or Secondary							P	
Retail and Service Uses								
Alcohol or Tobacco Sales Establishment	P*	P	P	P	P	P*	P*	*Section 17.20.030
Bank	P	P	P	P	P*	P*	P	Section 17.20.030 *Section 17.14.020
Bed and Breakfast				P			P	Section 17.20.030

TABLE 17.14-1

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Car Wash		S	P					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	P	P	P	S			P	
Drive-Through Facility	S	S	S	SA			SA	Section 17.24.100
Financial Institution	P	P	P	P	P*	P*	P	*Section 17.14.020
Gas Station		P	P					Section 17.20.030
Heavy Retail and Service		P	S					
Home Improvement Center		P	P					
Hotel/Motel		P	P	P	P			
Medical/Dental Clinic	P	P	P	P	P*	P*	P	*Section 17.14.020
Motor Vehicle Rental	P	P	P				P	
Motor Vehicle Service and Repair, Minor	P	P	P					Section 17.20.030
Motor Vehicle Sales and Leasing		P	P					Section 17.20.030
Office, Business and Professional	P	P	P	P	P*	P*	P	*Section 17.14.020

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PERMITTED AND SPECIAL USES

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	SPECIFIC USE STANDARDS
					CBD1	CBD2		
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030
Outdoor Sales, Temporary	A	A	A	A	A		A	Section 17.20.040, 050
Pawn Shop			S					
Personal Services	P	P	P	P	P	P	P	
Pet Care Facility	S	S	S					
Coffee or Tea Room	A	P	P	P	P	A	A	
Restaurant	S	P	P	P	P			
Retail Sales	P	P	P	P	P	P	P	
Tattoo Parlor			S					
Tavern/Bar	S	P	P	P	P			
Theater		P	P	P	P			
Veterinary Office/Animal Hospital		P	P					
Industrial/Storage Uses								
Mini-Warehouse		P	P					

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	SPECIFIC USE STANDARDS
					CBD1	CBD2		
Temporary Motor Vehicle Storage		P	P					Section 17.20.030
Other Uses								
Accessory Uses	A	A	A	A	A	A	A	Chapter 17.20, 17.22
Parking Garage/Structure			A	S	S	S	SA	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	Chapter 17.24
Parking Lot, Public				P	P	P	P	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04
Transportation Operations Facility		S	P	S				
Communication Tower		S	S					Section 17.22.020
Communication Antenna	P	P	P	P			P	Section 17.22.020
Utility, Community/Regional		S	S				S	
Utility, Local	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A					Section 17.22.020.G
Wind Turbine, Tower Mounted		S	S					Section 17.22.020.H

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

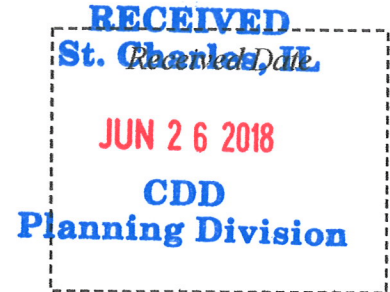


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

GENERAL AMENDMENT APPLICATION

CITYVIEW
Project Name: <u>GA- Heath/Fitness Clubs</u>
Project Number: <u>2018 -PR- 010</u>
Application Number: <u>2018 -AP- 026</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17), complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

Applicant:	Name Michael Saracco	Phone 630-965-2341
	Address 2n651 Beith Rd Elburn IL 60119	Fax
		Email Michael@benefithfc.com

Attachment Checklist

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**
Deposit of funds in escrow with the City. (For a General Amendment application only: \$1,000 deposit.)
- FINDINGS:** Fill out the attached form or submit responses on a separate sheet.

□ **WORDING OF THE REQUESTED TEXT AMENDMENT**

What is the amendment regarding?

Establishing "Health/Fitness Club" as a separate use on the table of Permitted and Special Uses for the commercial zoning districts, and specifying that Health/Fitness Club is a permitted use in the BL District.

What sections are proposed for amendment?

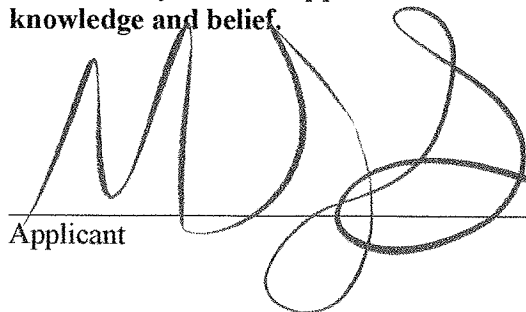
Chapters(s): 17.14

Section(s): 17.14.020/table 17.14-1

The wording of the proposed amendment: Insert below or attached wording on a separate page.

Add "Health/Fitness Club" to Table 17.14-1. Identify that it is permitted in the BL District.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


Applicant

June 25, 2018

Date

FINDINGS OF FACT – GENERAL AMENDMENT



The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.

17.04.1
Amendment Description/Ordinance Section Number

6-26-18
Date

From the Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

1. The consistency of the proposed amendment with the City's Comprehensive Plan.

The City's Comprehensive Plan identifies the land use of most areas zoned BL as "Neighborhood Commercial". Per p.39 of the Plan, Neighborhood Commercial areas are "intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods".
Health/Fitness Club is consistent with the intention of Neighborhood Commercial areas.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

Adding Health/Fitness Club as a permitted use in the BL District is consistent with the following purposes of Title 17 listed in Section 17.02.020:
A. Promoting the public health, safety, comfort, convenience and general welfare.
B. Preserving and enhancing the quality of life for residents and visitors.
D. Maintaining business and industrial areas that are attractive and economically viable.
Also, the use already exists in the Zoning Ordinance in regards to parking requirements.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

This amendment will clarify that smaller scale health and fitness facilities will not be grouped into "Indoor recreation/amusement" like a paintball facility or arena as those are much different as far as volume and effect on infrastructure.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The proposed amendment will offer the public increased opportunities for local access to wellness facilities.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendment will not create any new nonconformities. Any future Health/Fitness Club will be required to meet all zoning requirements.

6. The implications of the proposed amendment on all similarly zoned property in the City.

The proposed amendment will apply to all property in the City zoned BL.
