#2016-21 Arising Church Rezone/SUP/Variation
Project Review for Planning and Zoning Commission

Meeting Date:	July 20, 2016
Requests:	1. Rezoning from B-2 General Commercial to O- Office; 2. Special Use Permit for a religious establishment; 3. Variations from a) Article 4-900 Design Standards to allow improvements to the exterior elevations that do not meet the commercial design standards; and b) Article 4-1000 to allow two wall signs, a variation of one sign.
Location:	211 N. Virginia Street
Acreage:	Approximately 1.83 acres
Zoning:	B-2 (General Commercial)
Surrounding Properties:	North: B-2 (General Commercial) South: B-2 (General Commercial) East: R-2 (Single-Family Residential) West: B-2 PUD (General Commercial Planned Unit Development)
Staff Contact:	Kathryn Cowlin (815.356.3615)

Background:

- Existing Use: The property is the former Westlane Bowling Alley and has been vacant for a number of years. The petitioner, Arising Church, purchased the property in 2015 with the intentions to improve and renovate the property.
- The petitioner purchased the property

Development Analysis:

- Request: The petitioner is requesting to rezone the subject property to O- Office, a Special Use Permit for a religious establishment, a variation from Article 4-900 Design Standards, to allow improvements to the exterior elevations and a variation from Article 4-100 to allow two wall signs.
- Land Use: The Comprehensive Land Use map shows the area as Commerce which is an appropriate land use designation, given the location of the property on Route 14.

- UDO Standard:
    - The UDO allows for rezoning of property;
    - Requires a religious establishment to obtain a special use permit in the O- Office zoning district;
    - Requires office and commercial properties to comply with the commercial design standards when greater than 50% of the assessed value of the building is being altered; and
    - Allows civic uses to have one wall sign that equals 75 square feet in size.

Land Use/Zoning

- The subject property is currently zoned B-2 General Commercial. The special use permit for religious establishments is not allowed in the B-2 zoning district.
- The petitioner is requesting to rezone the subject property to O- Office. The SUP for religious establishments is allowed in the O- Office zoning district.
- The properties adjacent to the north and south east are office uses.
- Directly to the east of the subject property are single-family homes.

Site Layout

- The site will be similar to the existing site improvements. The parking lot layout will be altered to meet current city standards.
- City staff has drawn a parking lot plan with 75 parking spaces. The petitioner will have to add 1,800 square feet of impervious surface on the east edge of the property and restripe the parking area. The petitioner has agreed to comply with the parking lot plan.
- Due to IDOT's reconstruction of Route 14 the subject property has a right-in right-out only entrance on Route 14.
- The subject property benefits from an ingress and egress easement with the property to the north which has a full access entrance on Route 176.

Building Elevations

- The majority of the building structure would remain intact.
- The petitioner is proposing to break-up the monotonous facade with new horizontal siding on the west elevation (front elevation). The entryway will be relocated to the north elevation.
- The entryway on the north façade (left elevation) will be removed and replaced with a double door and horizontal siding to accent the entryway. A second entryway will be added to his façade as well.
- One of the main design objectives is to provide a building that is more welcoming to the general public.

- The building does not currently meet the UDO design criteria because of the existing building material and building footprint. The petitioner is proposing to improve the building and is bringing it closer to compliance with the design criteria.

Parking

- The parking requirement is 1 space per 4 fixed seats + 1 space per 8 feet of bench length + 1 space per 28 feet in areas where no permanent seats are maintained in the main place of worship + spaces for accessory uses.
- Arising Church is required to have 75 spaces.

300 seat sanctuary	1 space per 4 fixed seats	75 spaces
	1 space per 8 feet of bench length	0
	1 space per 28 feet where no seats are maintained in main place of worship	0
	Spaces per accessory use.	0

Signage

- The petitioner is requesting two wall signs.
- The petitioner has agreed to meet all other sign criteria, including the total square footage of wall signage which is 75 square feet.
- The petitioner will use the existing freestanding sign on the property.

Findings of Fact:

REZONING

- The property is currently zoned B-2 General Commercial.
- The property would be rezoned to O - Office. The zoning criteria are:
  - ✓ General: This district is intended as the primary office district. It reflects the character of an employment area and uses found in a campus-like or park-like setting.
  - ✓ Character: This district is generally characterized by large areas of parking and larger buildings. Landscape buffers and landscaped parking areas are required to soften the impact of these uses. Architectural and design controls are intended to encourage and require a more attractive office park environment.
  - ✓ Uses: This district is intended to provide for a full range of office uses.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

☐ *Meets* ☐ *Does not meet*

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a Religious Establishment in the O-Office zoning district. Special Uses require a 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 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*

More specifically, Religious Establishments are required to meet the following specific special use standards.

1. Site Design: Where possible, open space areas, including but not limited to storm water detention facilities shall be located adjacent to residential property. Parking lots shall be located close to the right-of-ways and away from residential property.
   ☐ *Meets* ☐ *Does not meet*

2. Outdoor Activities: Group outdoor activities shall not be permitted after 10:00p.m. in residential districts or on lots which are adjacent to residential property.
   ☐ *Meets* ☐ *Does not meet*

3. Traffic Control: For high attendance events, manual traffic control by the Police Department may be required, if determined to be necessary by the Chief of Police.
   ☐ *Meets* ☐ *Does not meet*

4. Nursery School/Pre-School: Any accessory nursery school or pre-school associated with the religious establishment shall comply with the standards of Section 302C-20, Nursery School, Pre-School.
   ☐ *Meets* ☐ *Does not meet*

5. Modification of Standards: The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this Section in order to eliminate a substantial burden on religious exercise as guaranteed by the Federal Religious Land Use and Institutionalized Persons Act of 2000 (42 U.S.C. Sec. 2000), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the Federal Act that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.
   ☐ *Meets* ☐ *Does not meet*

ZONING ORDINANCE VARIATIONS
The petitioner is requesting variations from:

1) Article 4-900 Design Standards to allow improvements to the exterior elevations that do not meet the commercial design standards.
2) Article 4-1000 to allow two wall signs, a variation of one sign.

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.

<u>Standards</u>
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 is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Zanck, Coen, Wright & Saladin, P.C., dated 05/18/16, received 05/23/16)
   B. Elevations (ALA, dated 03/21/16, received 06/25/16)
   C. Floor Plan (ALA, dated 06/17/16, received 06/27/16, edited by City Staff 7/15/16)
   D. Survey (Condon, dated 12/12/05, received 05/23/16)
   E. Parking Plan (City Staff, dated 7/13/16)

2. The petitioner will meet the Crystal Lake Watershed requirements for the additional impervious surface area.

3. The UDO minimum parking space requirements will be met, if the church grows, additional parking spaces will be required.

4. The petitioner shall comply with all of the requirements of the Community Development, Police, Fire Rescue and Public Works Departments.

City of Crystal Lake
Development Application

Office Use Only
File # _____

2016 21

RECEIVED
MAY 23 2016
BY: _____

Project Title: The Arising Church

Action Requested

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

Petitioner Information

Name: The Arising Church

Address: 100 S. Main St.

Crystal Lake, IL 60014

Phone: (815) 444-6498

Fax: _____

E-mail: michaelhutch21@gmail.com

Owner Information (if different)

Rick Francois

Name: American Community Bank & Trust

Address: P.O. Box 1720

Woodstock, IL 60098

Phone: (815) 334-3550

Fax: (815) 338-9269

E-mail: _____

Property Information

Project Description: We are seeking a rezoning from B-2, General Commercial, to O, Office, along with a Special Use Permit to allow for the relocation of The Arising Church, a religious organization, and to use the premises as a place of worship.

Project Address/Location: 211 N. Virginia St., Crystal Lake, IL 60014. Slightly south of the southeast corner of Route 176 and N. Virginia Street.

PIN Number(s): 14-31-401-032

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA Architects & Planners, Inc., 2600 Behan Rd at Route 176, Crystal Lake, IL 60014 (815) 788-9200

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C., 40 Brink St., Crystal Lake, IL 60014
phone (815) 459-8800, fax (815) 459-8429, msaladin@zcwlaw.com

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

THE ARISING CHURCH, petitioner

By: X _____ 5/17/16
Its: Pastor Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

AMERICAN COMMUNITY BANK & TRUST, owner

By: _____ 5/18/16
Its: EVP 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 CYRSTAL LAKE

IN THE MATTER OF THE APPLICATION OF
THE ARISING CHURCH

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance 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 The Arising Church relating to the following described real estate - 14-31-401-032 and commonly known as 211 N. Virginia St., Crystal Lake, IL 60014.

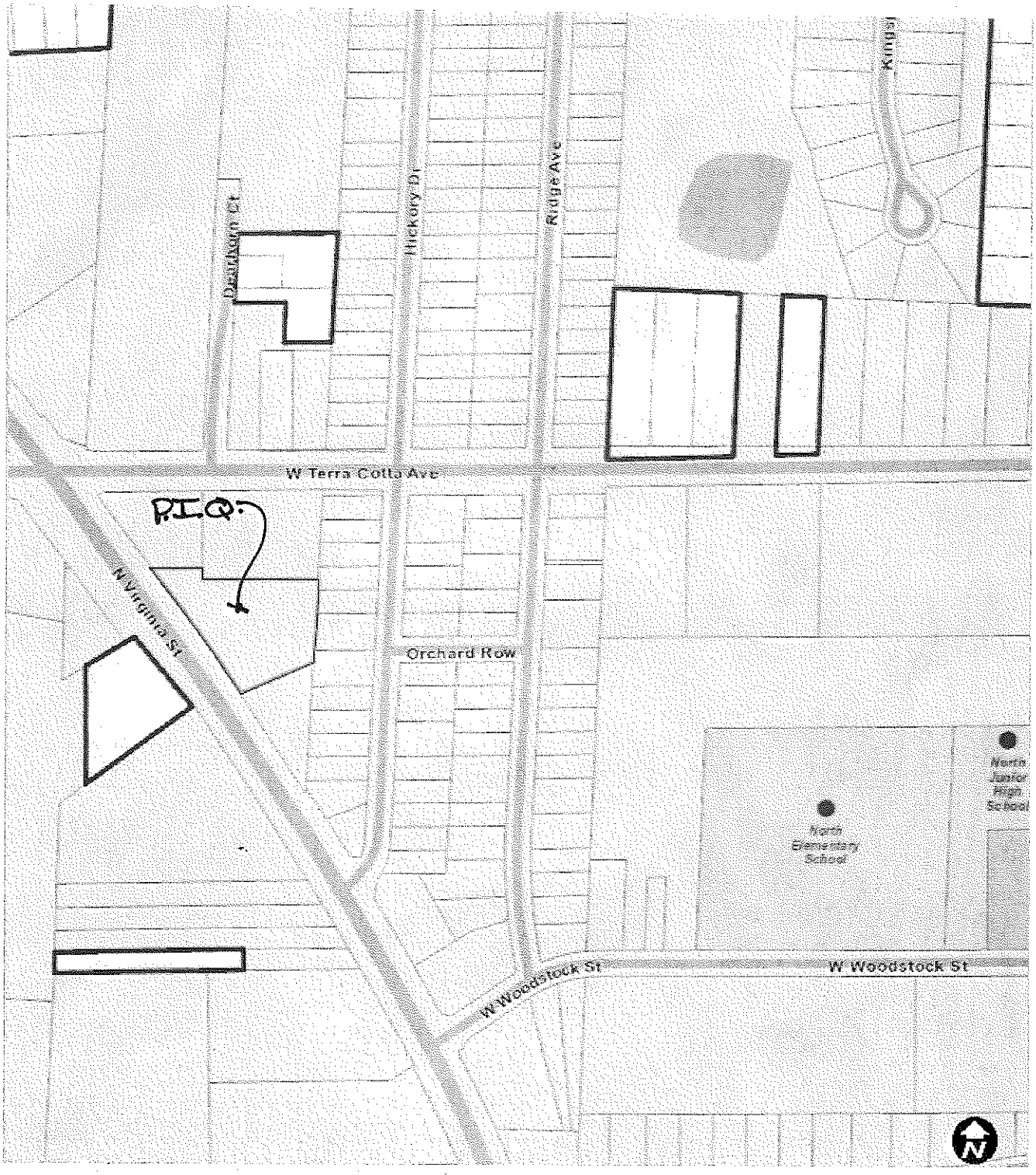
This application is filed for the purpose of seeking a rezoning from B-2, General Commercial, to O, Office, with a Special Use Permit to allow a religious organization, pursuant to the requirements of Section 9-200 (B) and (D) of the Crystal Lake Unified Development Ordinance and variations from Section 4-900 Design Standard to allow improvements that do not meet the design criteria and Section 4-1000 to allow the total wall sign square footage to be greater than 75 square feet and to allow two wall signs, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public meeting before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on July 20, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair

Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald July 4, 2016) 1203632


Kings
Dearborn Ct
Hickory Dr
Ridge Ave
W Terra Cotta Ave
RIG?
N Virginia St
Orchard Row
North Junior High School
North Elementary School
W Woodstock St
W Woodstock St
N

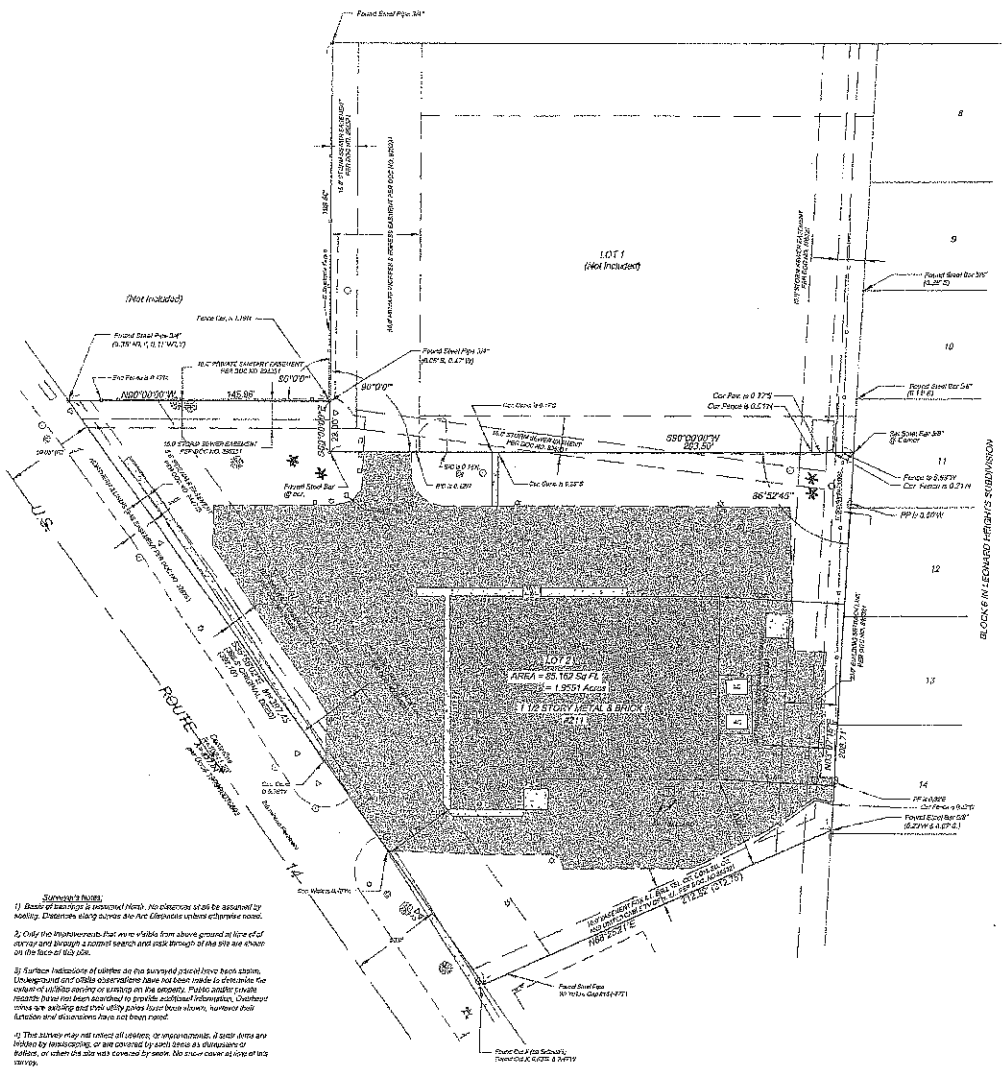
ALTA/ACSM LAND TITLE SURVEY

Lot 2 in Growmark Subdivision, being a Subdivision of part of the Southeast Quarter of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 9, 1984 as Document No. 895231, in McHenry County, Illinois.

RECEIVED
MAY 23 2016
BY:

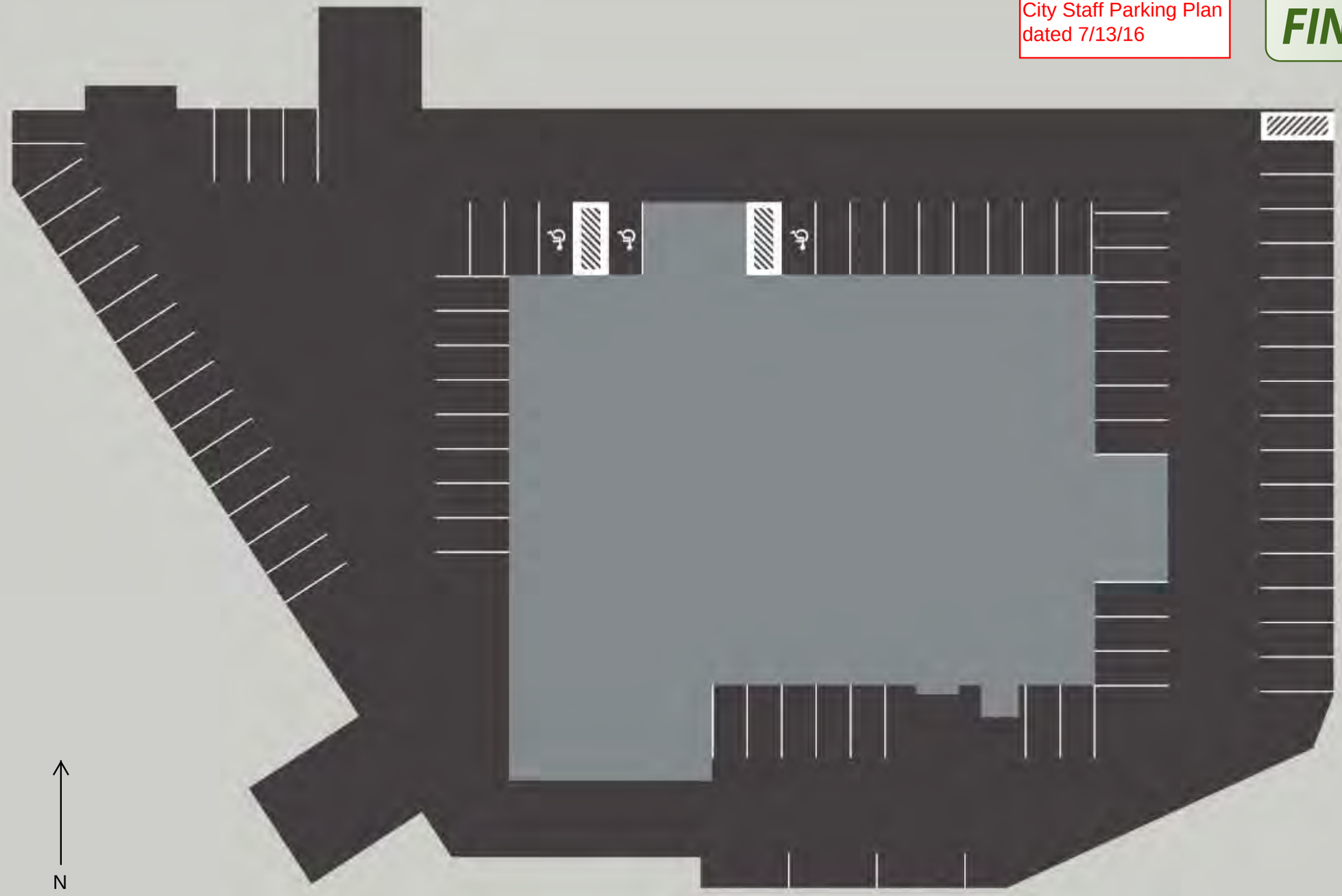
2016 21

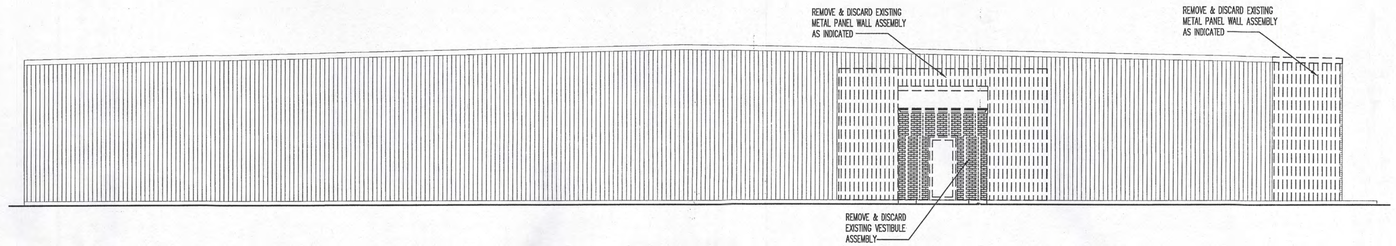
ILLINOIS ROUTE 176


LOT 1
(Not Included)
LOT 2
AREA = 85,169 Sq Ft ±
= 1.9551 Acres
(More or Less)
Subject to Easements
of Record
ROUTE 176
U.S.
BLOCK 8 IN LEONARD HEIGHTS SUBDIVISION
Found Steel Pipe 3/4"
Found Steel Bar 3/8"
Found Steel Bar 5/8"
Found Steel Pipe 1/4"
Found Steel Pipe
Found Cut in Sidewalk
Fence Cor. is 1.1W
Car Fence is 0.17"S
Car Fence is 0.21N
Fence is 2.55"W
Car Fence is 0.21"N
PP is 0.39"W
Fence is 0.49"W
Car Fence is 0.47"N
Fence is 0.49"E
Car Fence is 0.47"E
Fence is 0.49"S
Car Fence is 0.47"S
Fence is 0.49"W
Car Fence is 0.47"W
Car Fence is 0.17"S
Car Fence is 0.21N
Car Fence is 0.21"N
Car Fence is 0.47"N
Car Fence is 0.47"E
Car Fence is 0.47"S
Car Fence is 0.47"W
Car Fence is 0.17"S

City Staff Parking Plan
dated 7/13/16

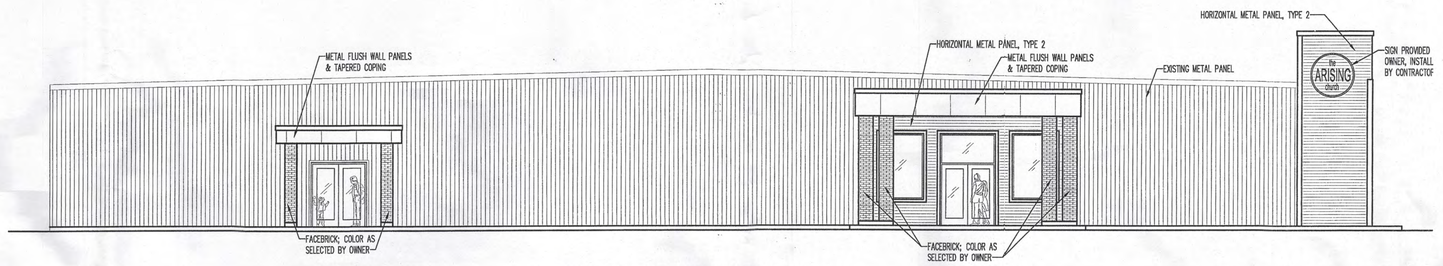
FINAL





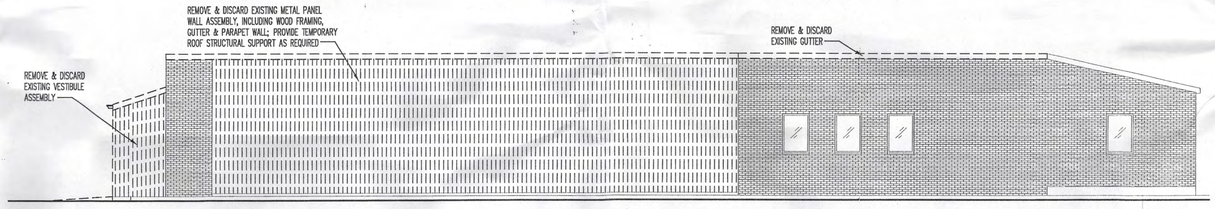
2A A200 LEFT DEMOLITION ELEVATION

1/8"=1'-0"



2B A200 LEFT ELEVATION

1/8"=1'-0"

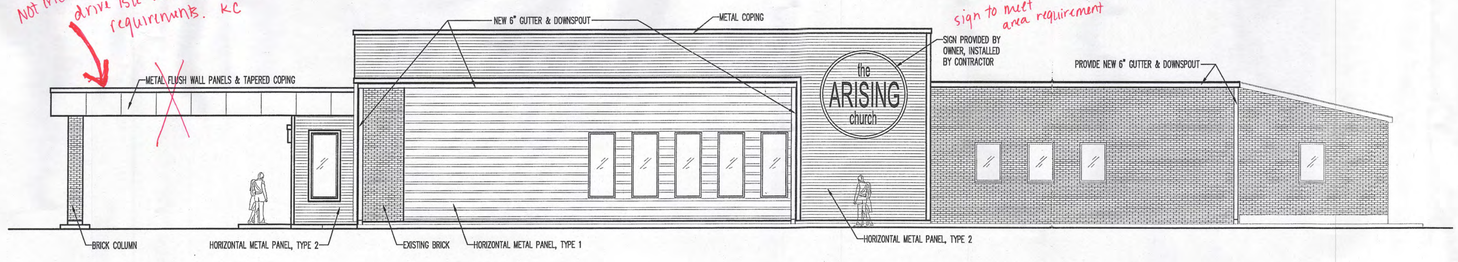


2D A200 FRONT DEMOLITION ELEVATION

1/8"=1'-0"

Not included, removed to meet drive isle width & parking requirements. KC

sign to meet area requirement



2E A200 FRONT ELEVATION

1/8"=1'-0"

METAL PANEL FINISH SCHEDULE

HORIZONTAL METAL PANEL TYPE 1:
PAC-CLAD, PAC PRECISION SERIES HWP 12-S (OR EQUIVALENT)

HORIZONTAL METAL PANEL TYPE 2:
PAC-CLAD, PAC PRECISION SERIES HWPC (WITH CLIP) (OR EQUIVALENT)

METAL FASCIA AT ROOFED ENTRIES:
PAC-CLAD FLUSH WALL PANELS (OR EQUIVALENT)

METAL SOFFITS:
PAC-CLAD, PAC-750 SOFFIT;
EXTERIOR – HALF VENT, INTERIOR – NON-VENTED (OR EQUIVALENT)

METAL COPING:
PAC-CLAD, PAC-TITE TAPERED COPING (OR EQUIVALENT)

NOTE: MATERIALS SPECIFIED SHALL BE PROVIDED WITH ALL REQUIRED TRIM, HARDWARE & ACCESSORIES; INSTALLED AS RECOMMENDED BY MANUFACTURER; COLORS AS SELECTED BY OWNER

DESIGN STAGE

	1	2	3	4	5
CONCEPTUAL DESIGN	2-5-16 DSW	2-8-16 DSW	2-9-16 DSW	2.15.16 DSW	2-29-16 DSW
PRELIMINARY DESIGN FOR PLAN DEVELOPMENT					
FINAL REVIEW		3-4-16 DSW			
RELEASE FOR PERMIT		3-21-16 DSW			
REVISION					

THE ARISING CHURCH
211 NORTH VIRGINIA STREET
CRYSTAL LAKE, ILLINOIS 60014

DEMOLITION ELEVATIONS, ELEVATIONS

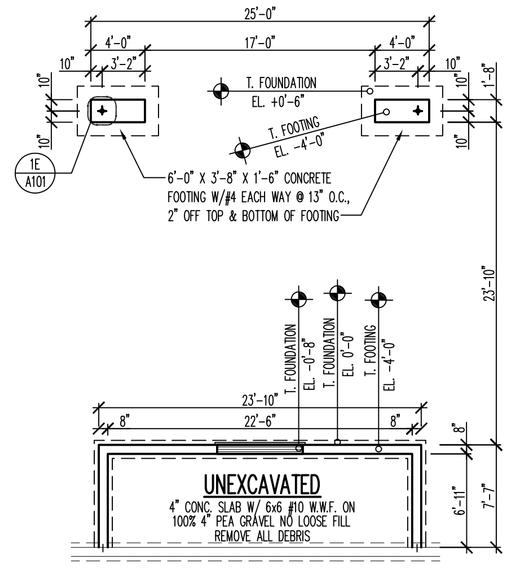
Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 16012

Sheet Number: A200

File Name: 16012200

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1B A101 FOUNDATION PLAN

1/8"=1'-0"

GENERAL NOTES:

REFERENCE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR OPENINGS, SLEEVES, CURBS, INSERTS, BLOCK-OUTS, ETC.

EXTERIOR FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL.

FOUNDATION EXCAVATIONS SHALL BE COMPACTED TO A LEVEL SURFACE (OR FORMED WHERE SOIL CONDITIONS DO NOT ALLOW).

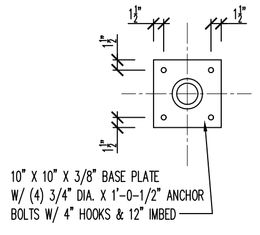
THE EXCAVATION SHALL BE PROTECTED FROM WEATHER IF CONCRETE PLACEMENT DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION OF THE FOOTING.

TOP OF FLOOR/FOUNDATION TO BE 0'-0".

TOP OF FOOTING TO BE -4'-0".

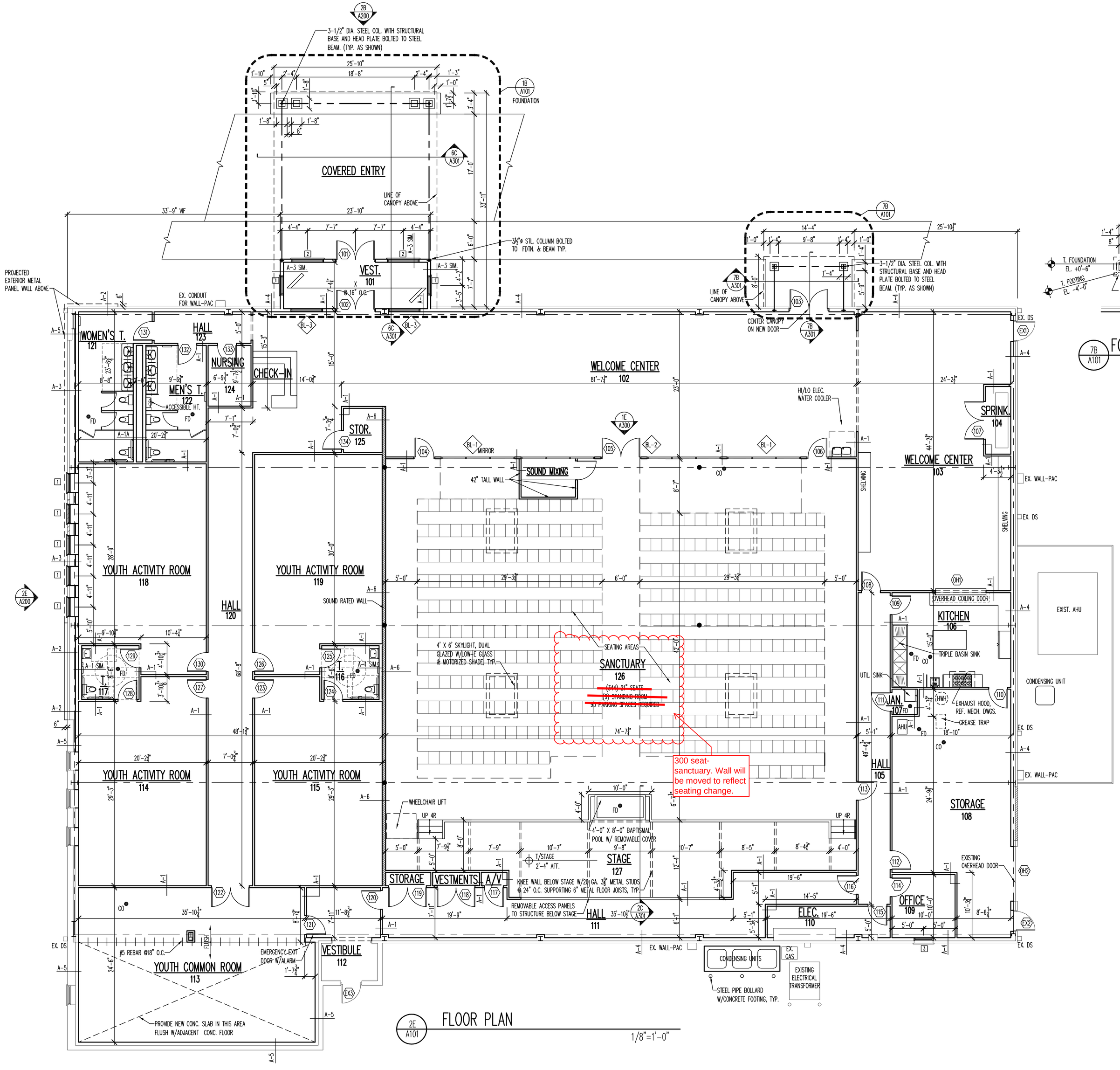
SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF DOOR OPENINGS.

ALL TURNED DOWN SLAB DIMENSIONS AT ENTRY AREA TO BE VERIFIED W/ ARCH. DRAWINGS.



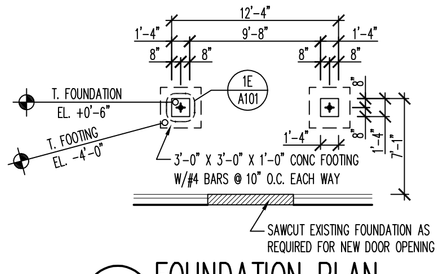
1E A101 COLUMN BASE PLATE DETAIL

3/4"=1'-0"



2E A200 FLOOR PLAN

1/8"=1'-0"



7B A101 FOUNDATION PLAN

1/8"=1'-0"

LEGEND:

- FD FLOOR DRAIN
- CO FLOOR DRAIN
- ## DOOR TAG
- F.E. WALL MOUNTED FIRE EXTINGUISHER
- A-# WALL TAG
- BL-# BORROWED LIGHT TAG
- RM. NAME ## ROOM NAME TAG
- DEMO WALL
- EXISTING WALL
- NEW WALL
- SOUND RATED WALL

REVISIONS	1	2	3	4	5
DESIGN STAGE	2-5-16 EKM	2-9-16 EKM	3-1-16 EKM	2.8.16 EKM	2-29-16 EKM
CONCEPTUAL DISIGN					
PRELIMINARY DISIGN					
DESIGN DEVELOPMENT	6-17-16 EKM				
FINAL REVIEW	3-4-16 EKM				
RELEASE FOR PERMIT	3-21-16 EKM				
REVISION					

THE ARISING CHURCH
211 NORTH VIRGINIA STREET
CRYSTAL LAKE, ILLINOIS 60014

FLOOR PLAN

Architects & Planners, Inc.
2600 Belvan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 16012

Sheet Number: A101

File Name: 160121.01

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From: Terry Reckamp [trtall@comcast.net]
Sent: Thursday, July 14, 2016 2:15 PM
To: Kathryn Cowlin
Subject: The Arising Church zone change

Katie - thank you for the time to explain some of the changes forthcoming regarding The Arising Church change in zoning plans. As a resident and neighbor, I am even more concerned for the safety of the community due to the limited number of parking spaces and object to the proposal.

The original plan called for approximately 200 parking spaces (including potential shared spaces) which equals the number of families in the congregation. The current plan calls for approximately 75 parking spaces. The square footage of the building has not changed and number of congregation members has not changed since the initial proposal. For safety, parking needs to be more than adequate for maximum future potential attendance of all events.

There are many other safer options in Crystal Lake where zoning is more consistent for applicant to consider for their intended use.

Best regards,

Terry Reckamp