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#2020-00023
CLPD Lippold Park- SUP Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	June 3, 2020
Requests:	A Special Use Permit Amendment to extend the allowable hours for the athletic fields to be illuminated beyond 11:00pm to allow for one annual overnight event.
Location:	851 W. Terra Cotta Avenue
Acreage:	Approximately 309 acres
Zoning:	W Watershed
Surrounding Properties:	North: A-1 McHenry County South: R-2 Single Family Residential and W Watershed East: B-2 General Commercial and W Watershed West: R-2 Single Family Residential and R-1 McHenry County
Staff Contact:	Kathryn Cowlin (815.356.3605)

Background:

- Existing Use: Lippold Park is owned and operated by the Crystal Lake Park District. The park features ball fields, a dog park, concessions, playground, and walking paths.
- Previous Approval: In 2008 the Park District requested a Special Use Permit to illuminate the soccer fields. In 2018, the SUP was amended to allow the addition of two light fixtures and the redirection of two existing light fixtures to illuminate the soccer playing fields.

Development Analysis:

- Request: The petitioner, with permission from the Park District, is requesting an SUP Amendment to allow for the soccer playing fields to be illuminated beyond 11:00 p.m. for one annual overnight event per year.

- The event would be an overnight soccer tournament. Each team will be designated a 20' by 20' space to set up their camping area. Teams will have chaperones to ensure safety.
- Land Use: The land use map shows the area as Parks and Open Space. This land use designation is appropriate for this use.
- Zoning: The site is zoned W Watershed. The proposed lighting improvements will not affect the stormwater on the property and be in compliance with the Watershed requirements.



Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Parks and Open Space, which allows for existing and future parks and natural areas. The following goal is applicable to this request:

Land Use – Parks and Open Space

Goal: Preserve, protect and enhance the City's open space and natural resources, through cooperative efforts between the City and the Crystal Lake Park District.

This can be accomplished with the following supporting action:

Supporting Action: Support the Park District in achieving its goals.
Success Indicator: Number of development applications and building permits approved for work in the parks.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to extend the allowable hours for the athletic fields to be illuminated beyond 11 p.m. to allow for one annual overnight event. 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*

Recommended Conditions:

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

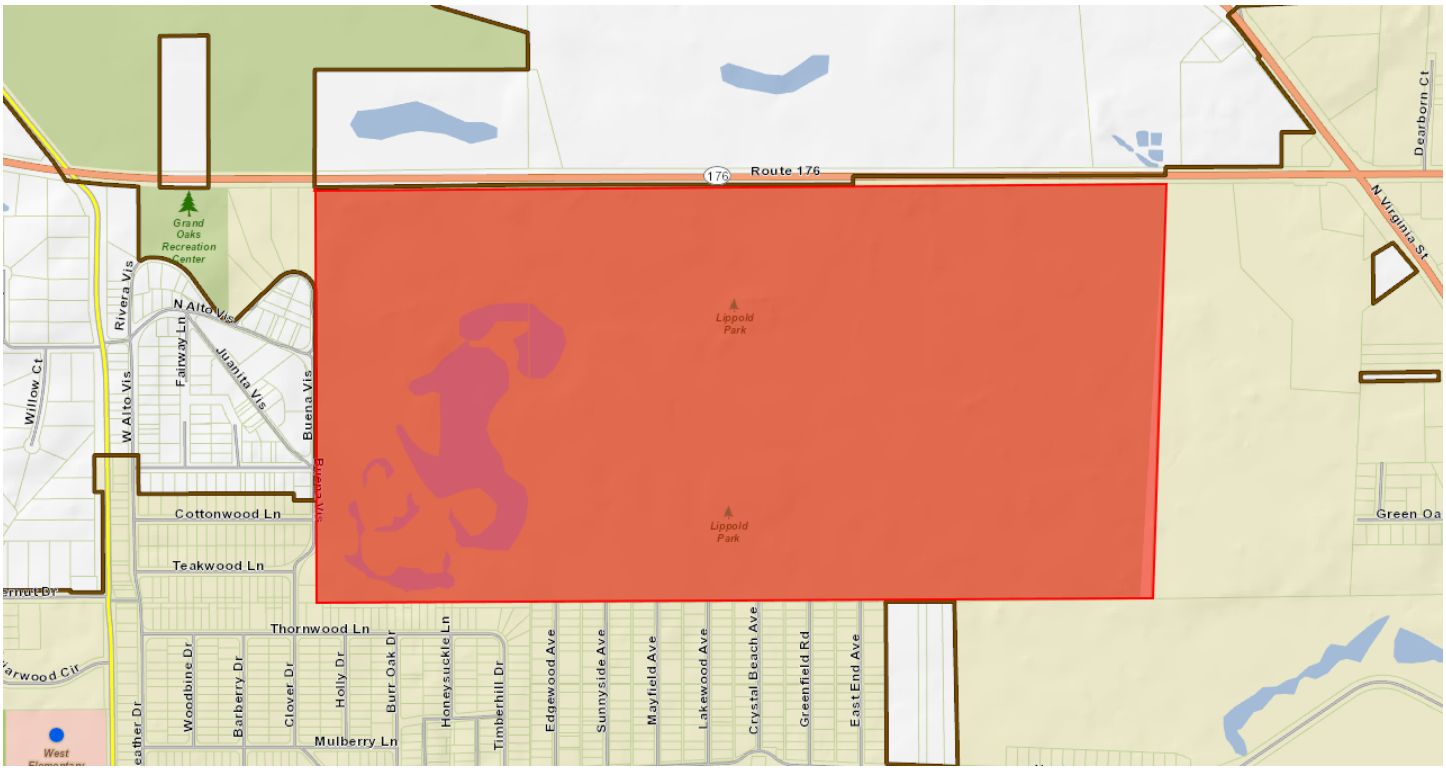
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Crystal Lake Park District, dated 01/17/2020, received 03/06/2020)
   B. Event Description (CLSF, dated 12/02/2019, received 03/06/2020)

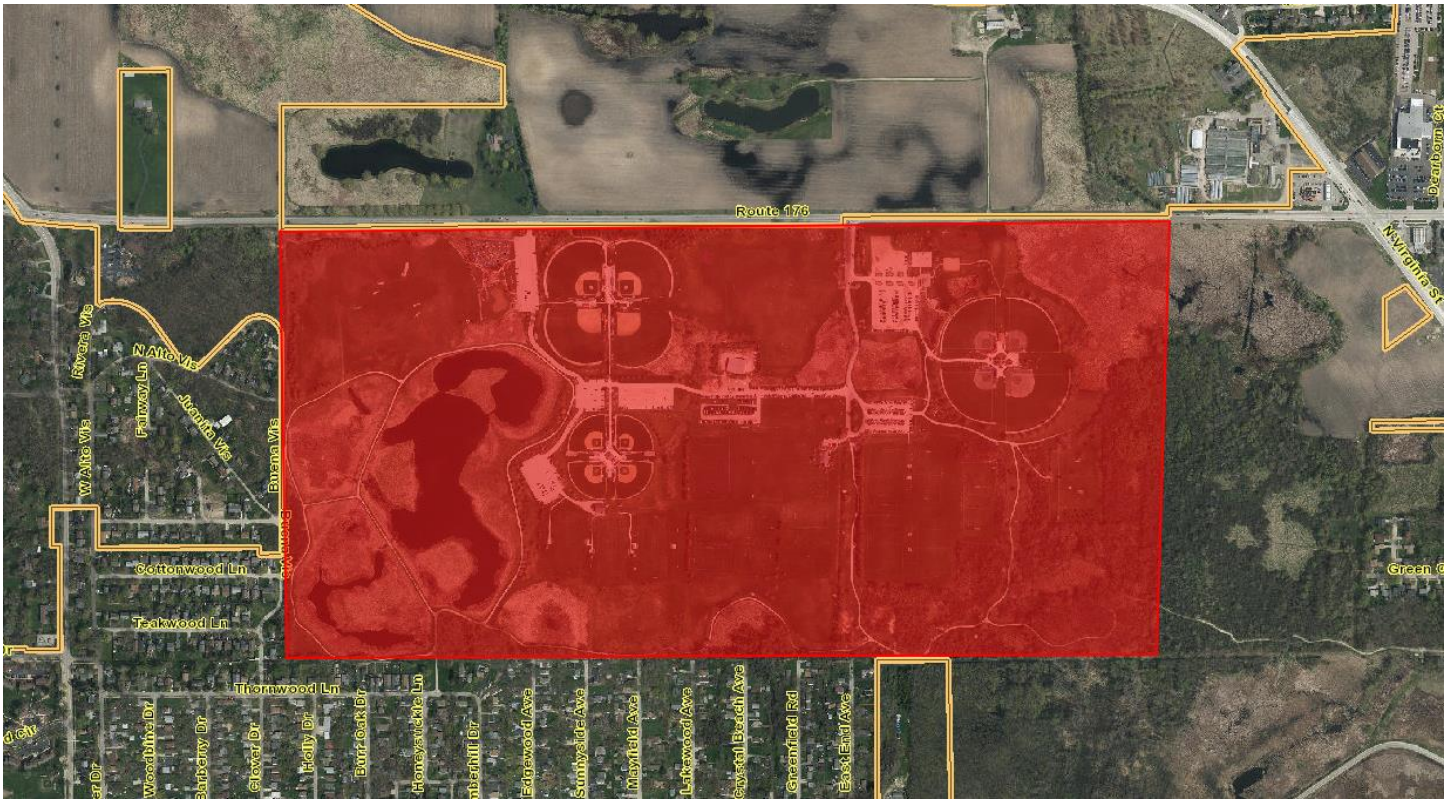
2. The approval for the extended allowable hours of illumination of the soccer playing fields is for one annual event.

3. The Crystal Lake Soccer Federation must notify the adjacent property owners of the event prior to the event date.

4. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PLN-2020-0023 CRYSTAL LAKE PARK DISTRICT – LIPPOLD PARK – SPECIAL USE PERMIT AMENDMENT





PLN-2020-00023
Received 3-6-20

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Overnight Soccer Tournament - Temporary

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
X Special Use Permit Amendment
__ Variation
__ Other

Petitioner Information

Name: Crystal Lake Soccer Federation
Address: c/o Jason Parr
P.O. Box 1084, Crystal Lake, IL 60039-1084
Phone: 815-861-2715
Fax: _____
E-mail: krockall@clsf.org

Owner Information (if different)

Name: Crystal Lake Park District
Address: 1 E. Crystal Lake Avenue
Crystal Lake, IL 60014
Phone: 815-459-0600
Fax: 815-477-5005
E-mail: aviger@crystallakeparks.org

Property Information

Project Description: An amendment to Ordinance 6384 to allow the outdoor athletic lighting to be illuminated beyond the 11 p.m. time limit, said lighting to be on from 9 p.m. Friday, June 19, 2020 until 5:30 a.m. Saturday, June 20, 2020 during an overnight soccer tournament at Lippold Park.

Project Address/Location: 851 W. Terra Cotta Avenue, Crystal Lake, IL 60014 (Lippold Park)

PIN Number(s): 14-31-301-001; 14-36-400-001, 14-36-400-002, 14-36-326-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Kelly A. Cahill, 50 Virginia Street, Crystal Lake, IL 60014; kcahill@zrfmlaw.com; 815-459-2050; 815-459-9057

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Jason Paw 11/25/19

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.

Kurt Reckamp 11/17/20

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.

PLN-2020-00023
Received 3-6-20

Crystal Lake Soccer Federation

P.O Box 1084, Crystal Lake, IL 60039-1084

December 2, 2019

Crystal Lake Park District Board of Commissioners,

Crystal Lake Soccer Federation, a non for profit 501c3 organization, are planning to host an overnight soccer tournament at Lippold Park in Crystal Lake. In order for our tournament to take place we are seeking the full support of Crystal Lake Park District. Here is some detailed information on what we are planning for our event.

For now the event is called “Crystal Lake Soccer Overnight Classic” but this is just a temporary title and subject to change prior to the event.

The tournament is set to take place on either June 12-13, 2020 or June 19-20, 2020. Tournament set-up crew would be arriving at 2:00PM on the first day of the event. Games would take place overnight from 6:00pm-9:00am. Tournament traffic would be entering & leaving the facility between 5-6pm on the Friday and 9-9:30am on the Saturday. Tournament clean-up would be done immediately after the event, and the facility would be cleaned & cleared by Saturday at 10am.

We are requesting for the lights in the soccer area to be turned on from 8:30pm on Friday to sunrise on Saturday.

Each team will be designated a 20x20 space to set up their camping area. Teams will have at least 3 responsible adults serving as coach/chaperones to ensure the players are safe.

There would be no admission charge for any spectators or guests at the event. Teams will be charged to play in the tournament.

The maximum size of our tournament will be 70 teams. If we hit our capacity please expect there to be in the range of 700 participants, and a total of up to 950 people (participants & staff) at the event.

CLSF will rent our own large dumpster and have it located in the gravel area between the CLPD maintenance shed & gravel parking lot. The tournament will provide 20 of its own recycling cans and will require the use of all CLPD green garbage cans that are located around the soccer field areas at the park. Garbage will be monitored throughout the event by on-site volunteers.

Crystal Lake Soccer Federation will run concessions. Food & concessions will be sold from the concession building.

Crystal Lake Soccer Federation will be overseeing the sale of apparel & spirit wear.

Aside from concessions & spirit wear, there will be no other sales at the tournament.

For parking we intend to use only our regular soccer parking areas.

We are hoping to use all existing soccer fields that are currently set up on the Force practice area (the lighted areas).

Other operations details worth noting: We will be using Crown Restrooms for port a potties. For first aid we are currently working on securing Harmony Healthcare (dba Paradigm Performance Center) to be the official first-aid company for the event. In addition we are sourcing volunteers to work the event who are trained & qualified in the medical field. We will be using motorized golf carts at the tournament. Only tournament officials & directors will be permitted to drive the carts.

We would like to request the services of one CLPD police officer to be on duty throughout the event.

Regarding insurance, Crystal Lake Soccer Federation will carry General Liability with the event listed as additional insured.

We are seeking various levels of sponsors for our event. For our top level sponsors we would like to be able to put up banners on the soccer goals, and signs at the park entrance & fields entrance containing their logos. We are looking for your approval to do this.

We will comply with all Crystal Lake Park District regulations, City of Crystal Lake, County of McHenry and State of Illinois laws, ordinances and regulations including any insurance and health department requirements.

We are confident that our tournament will be a top quality, safe & professionally run operation that will directly benefit the growth of youth soccer, Crystal Lake Park District and the City of Crystal Lake.

Hopefully the information provided in this letter will cover everything you need to know about our event. If you require further information or have any questions or concerns please don't hesitate in contacting us.

We look forward to working with you in this year and hopefully for years to come.

Yours sincerely

Kristian Rockall

Tournament Director

Crystal Lake Soccer Overnight Classic

Cell: 815-861-2715

Email: tournament@clsf.org

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF
Crystal Lake Park District

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by the Crystal Lake Soccer Federation and Crystal Lake Park District, for a Special Use Permit Amendment relating to the following described real estate commonly known as Lippold Park at 851 W. Terra Cotta Avenue, Crystal Lake, Illinois 60014, PINs: 14-31-301-001, 13-36-400-001, 13-36-400-002 & 13-36-326-001.

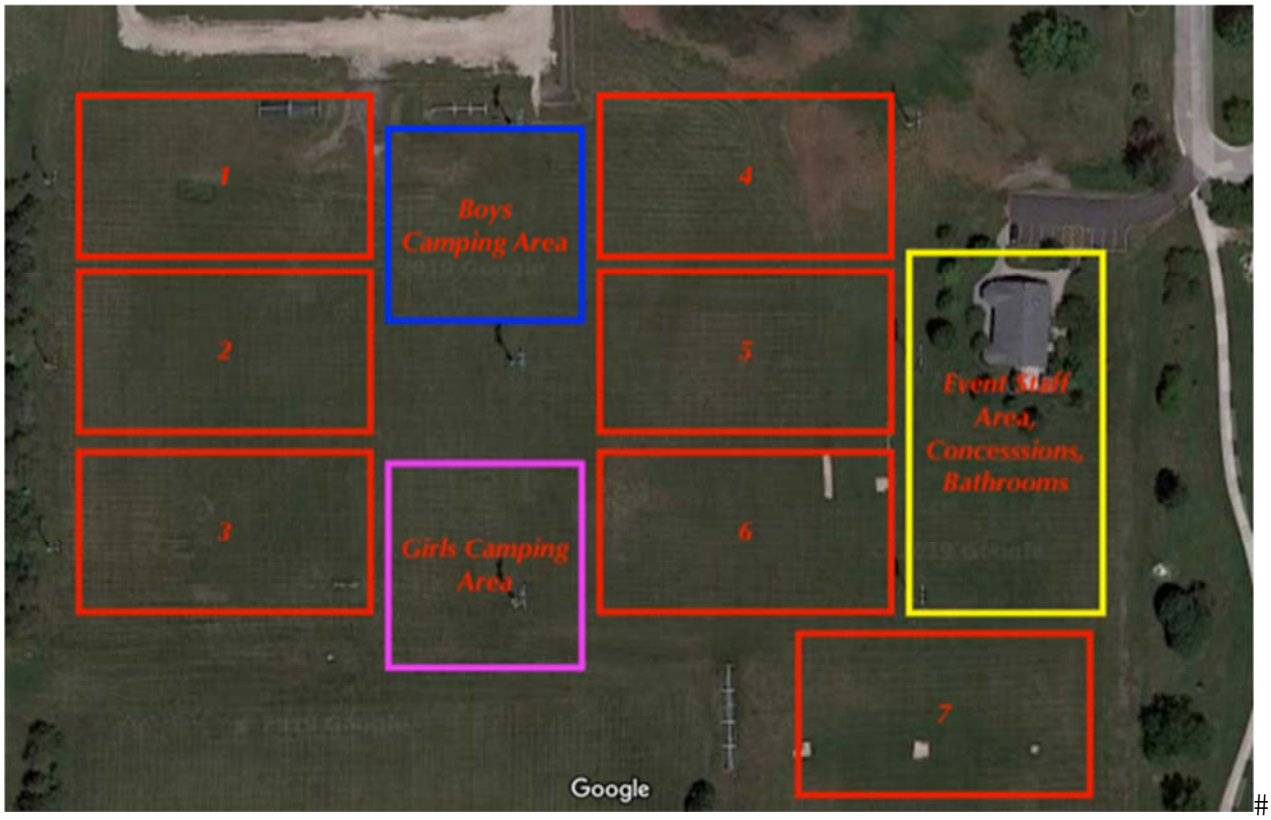
This application is filed for the purposes of seeking a Special Use Permit Amendment to extend the allowable hours for the athletic fields to be illuminated beyond 11:00 p.m. to allow for one annual overnight event; pursuant to Article 9-200 Administration. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, April 1, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald on March 16, 2020)
1763893

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1
Boys Camping Area
4
2
5
Event Staff Area, Concesssions, Bathrooms
3
Girls Camping Area
6
7
Google

#

#