#2014-30
UNE Community Church – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	July 16, 2014	
Request:	Special Use Permit to allow a Religious Organization.	
Location:	100 S. Main Street	
Acreage:	23 acre site (3,000 SF tenant space)	
Existing Zoning:	M Manufacturing	
Surrounding Properties:	North:	M Manufacturing
	South:	M PUD Manufacturing
	East:	M Manufacturing
	West:	B-4 Downtown Commercial and R-3B PUD Multi-Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- Existing Use: The property is improved with an existing building, "The University Center." There are various occupancies within the building including daycare, set construction, professional offices, etc.
- Previous Approvals:
  - 1998-17: Special Use Permit for Shock Wave teen center. This use is no longer in this building.
  - 1999-51: Special Use Permit for Columbia College. This use is no longer in this building.
  - 2007-113: Special Use Permit to Brilliance Honda for outside vehicle storage. This site is no longer used for this purpose.

Development Analysis:

General

- Request: Special Use Permit to allow a Religious Organization for UNE Community Church.
- Land Use: The land use map shows the area as Industry. This land use designation may be considered appropriate for this use given the mix of existing uses in this building.

- Zoning: The site is zoned M Manufacturing. The zoning district may be considered appropriate for this use given the mix of existing uses in this building.

Floor Plan

- The UNE Community Church is taking two classroom spaces in Area D.

Parking

- Religious Organizations require 1 parking spaces per; 4 fixed seats + 8 feet of bench area + 28 square feet of open area.
- This site has sufficient parking for this use and the existing uses in this building.

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Industry

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 Indictor: The number of new tenant occupancies in existing buildings.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a religious organization in the M Manufacturing 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*

Recommended Conditions:

If a motion to recommend approval of the petitioner's Special Use Permit request to allow a Religious Organization is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Villarreal, received 06/19/14)
   B. Floor Plan (Unnamed, undated, received 06/19/14)

2. All signage shall meet the requirements of the Unified Development Ordinance.

3. Provide a detailed floor plan illustrating seating, walls or partitions and exiting (doors) for the space.

4. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

2014 30

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: UNE Community Church

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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
- ___ Variation
- ___ Other

Petitioner Information

Name: Elias R Villarreal
Address: 203 Southern Terrace
Island Lake, IL 60042
Phone: 815-214-8696
Fax: NA
E-mail: unesabaot@gmail.com

Owner Information (if different)

Name: 100 S Main LLC
Address: Home State Bank
PO Box 1738 Crystal Lake, IL 60039-1738
Phone: 815-788-3451
Fax: NA
E-mail: jgreen@homestbk.com

Property Information

Project Description: Church services, sunday school and meetings in approximately 3000 sq ft - occupancy 50 to 60

Project Address/Location: 100 S Main St Crystal Lake

PIN Number(s): 19-04-101-002 and 19-04-101-016

Development Team

Please include address, phone, fax and e-mail

Developer: NA

Architect: NA

Attorney: NA

Engineer: NA

Landscape Architect: NA

Planner: NA

Surveyor: NA

Other: _____

Signatures

Elias, Elias R Villarreal 5/30/14

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.

John Green, John Green 5/30/14

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.

HOME STATE BANK NA
611 S Main Street
PO Box 1738
Crystal Lake, IL 60039-1738

John Green 815-788-3451
jgreen@homestbk.com

MEMO

Date: June 19, 2014

To: Elizabeth Maxwell

Re: Special Use Permit Application – Une Nuevo Ejercito Church

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BY:

2014 30

Elizabeth:

I am delivering the following for your review:

Check in the amount of $350 payable to the City of Crystal Lake – Application Fee

Development Application

Floor plan

Proof of ownership – Tax Bills

Plat

If these documents will work, we can deliver the required copies and get the process moving. Please let me know.

Thanks

John Green
Director – Special Assets group

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
Elias Villarreal

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 Elias Villarreal for the purposes of seeking a Special Use Permit to allow a Religious Organization at 100 S. Main Street, Crystal Lake, Illinois. PINs: 19-04-101-002, -016.

This application is filed for the purpose of seeking a Special Use Permit Article 2-400 and Article 9-200 D. to open a Religious Organization in the M zoning district. 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, July 16, 2014, 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

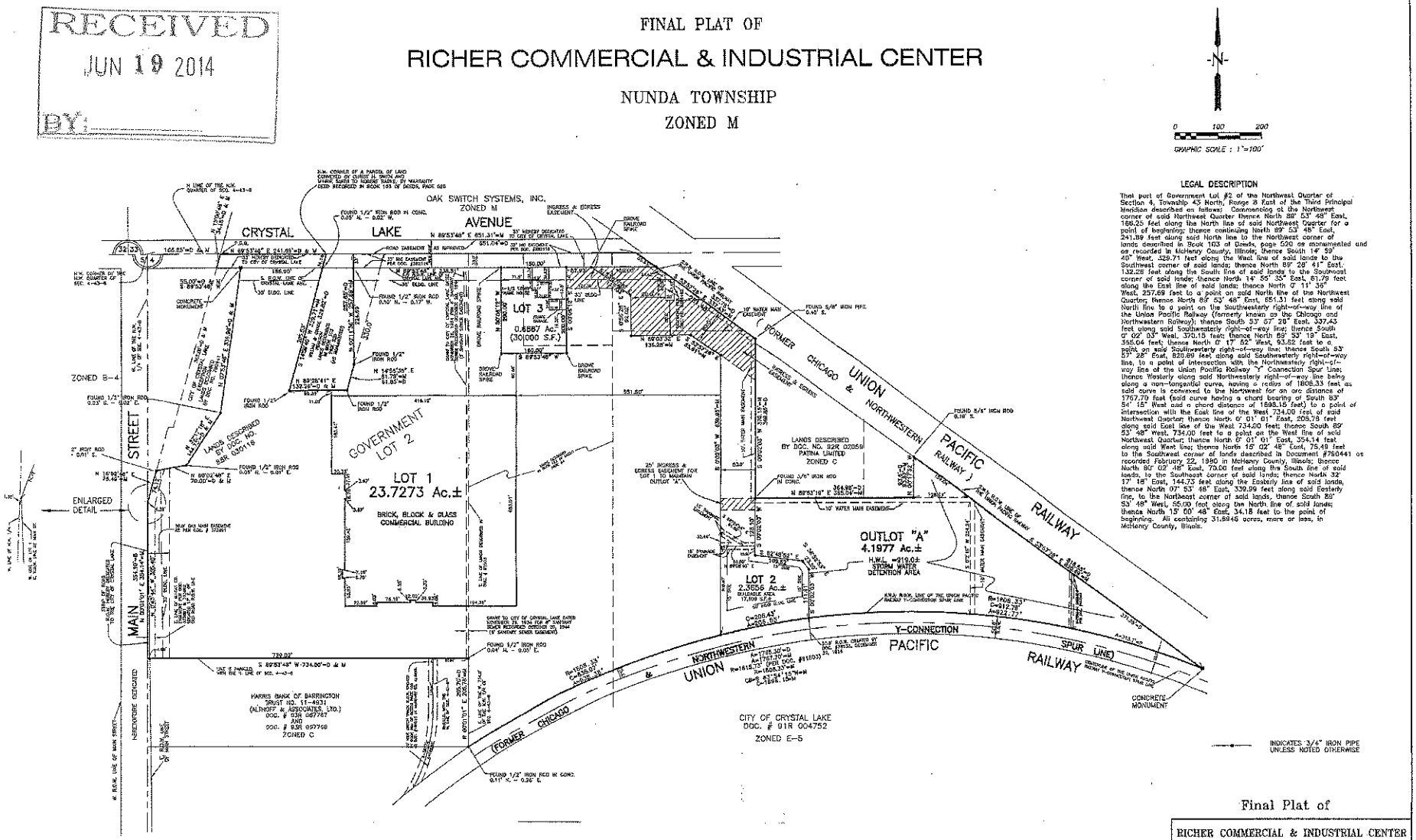
(Published in the Northwest Herald on June 28, 2014 #A3701)

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FINAL PLAT OF
RICHER COMMERCIAL & INDUSTRIAL CENTER

NUNDA TOWNSHIP
ZONED M



LEGAL DESCRIPTION

That part of Government Lot #2 of the Northwest Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Northwest Quarter thence North 89° 53' 48" East, 166.25 feet along the North line of said Northwest Quarter for a point of beginning; thence continuing North 89° 53' 48" East, 241.99 feet along said North line to the Northwest corner of lands described in Book 103 of Deeds, page 520 as monumented and as recorded in McHenry County, Illinois; thence South 14° 59' 40" West, 329.71 feet along the West line of said lands to the Southwest corner of said lands; thence North 89° 28' 41" East, 132.28 feet along the South line of said lands to the Southeast corner of said lands; thence North 14° 59' 35" East, 61.79 feet along the East line of said lands; thence North 0° 11' 39" West, 257.69 feet to a point on said North line of the Northwest Quarter; thence North 89° 53' 48" East, 651.31 feet along said North line to a point on the Southwesterly right-of-way line of the Union Pacific Railway (formerly known as the Chicago and Northwestern Railway); thence South 53° 57' 28" East, 337.43 feet along said Southwesterly right-of-way line; thence South 0° 02' 03" West, 370.15 feet; thence North 89° 53' 19" East, 355.04 feet; thence North 0° 17' 52" West, 93.82 feet to a point on said Southwesterly right-of-way line; thence South 53° 57' 28" East, 835.89 feet along said Southwesterly right-of-way line, to a point of intersection with the Northwesterly right-of-way line of the Union Pacific Railway "Y" Connection Spur Line; thence Westerly along said Northwesterly right-of-way line being along a non-tangential curve, having a radius of 1808.33 feet as said curve is convexed to the Northwest for an arc distance of 1767.79 feet (said curve having a chord bearing of South 83° 54' 15" West and a chord distance of 1698.15 feet) to a point of intersection with the East line of the West 734.00 feet of said Northwest Quarter; thence North 0° 01' 01" East, 205.78 feet along said East line of the West 734.00 feet; thence South 89° 53' 48" West, 734.00 feet to a point on the West line of said Northwest Quarter; thence North 0° 01' 01" East, 354.14 feet along said West line; thence North 15° 02' 48" East, 75.49 feet to the Southwest corner of lands described in Document #760441 as recorded February 22, 1990 in McHenry County, Illinois; thence North 80° 02' 48" East, 70.00 feet along the South line of said lands, to the Southeast corner of said lands; thence North 32° 17' 18" East, 144.73 feet along the Easterly line of said lands, thence North 07° 53' 48" East, 339.09 feet along said Easterly line, to the Northeast corner of said lands, thence South 89° 53' 48" West, 55.00 feet along the North line of said lands; thence North 15° 00' 48" East, 34.18 feet to the point of beginning. All containing 31.8946 acres, more or less, in McHenry County, Illinois.

NOTE:
COMMONWEALTH EDISON COMPANY HAS A RIGHT, PER THE RESERVATION IN AN EASEMENT RECORDED MAY 19, 1958 AS DOC. #222774, TO OVERHANG WITH THEIR OVERHEAD ELECTRIC LINES, THE WEST 734 FEET OF THE ABOVE SURVEYED LAND.

Title copy is for reference only and may not depict the current conditions. HERITAGE LAND CONSULTANTS, LLC. does not guarantee the accuracy and/or the completeness of any of the information, (whether in or on this survey). HERITAGE LAND CONSULTANTS, LLC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OF THIS SURVEY AND SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY TO ANY PERSON OR ANY ENTITY USING OR RELYING ON THE SURVEY OR ANY DATA INCLUDED IN THIS SURVEY. HERITAGE LAND CONSULTANTS, LLC. MAKES NO EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE.

DEVELOPER:
MARVIN H. RICHER
100 S. MAIN STREET
CRYSTAL LAKE, IL.

Final Plat of
RICHER COMMERCIAL & INDUSTRIAL CENTER

Charles A. Mionske Inc.
SURVEYING / LAND PLANNING
2024 STATE ROUTE 176
CRYSTAL LAKE, ILLINOIS 60014
(815)-455-3252

DRAWN BY: KAH	SCALE: 1" = 100'	REVISIONS	
CHECKED BY: CAM	DATE : 9-12-97	3-10-98	
LOT CHECK BY: MMR		10-6-98 EASE	
JOB NO. 97238		10-14-2003	

SHEET 1 OF 2

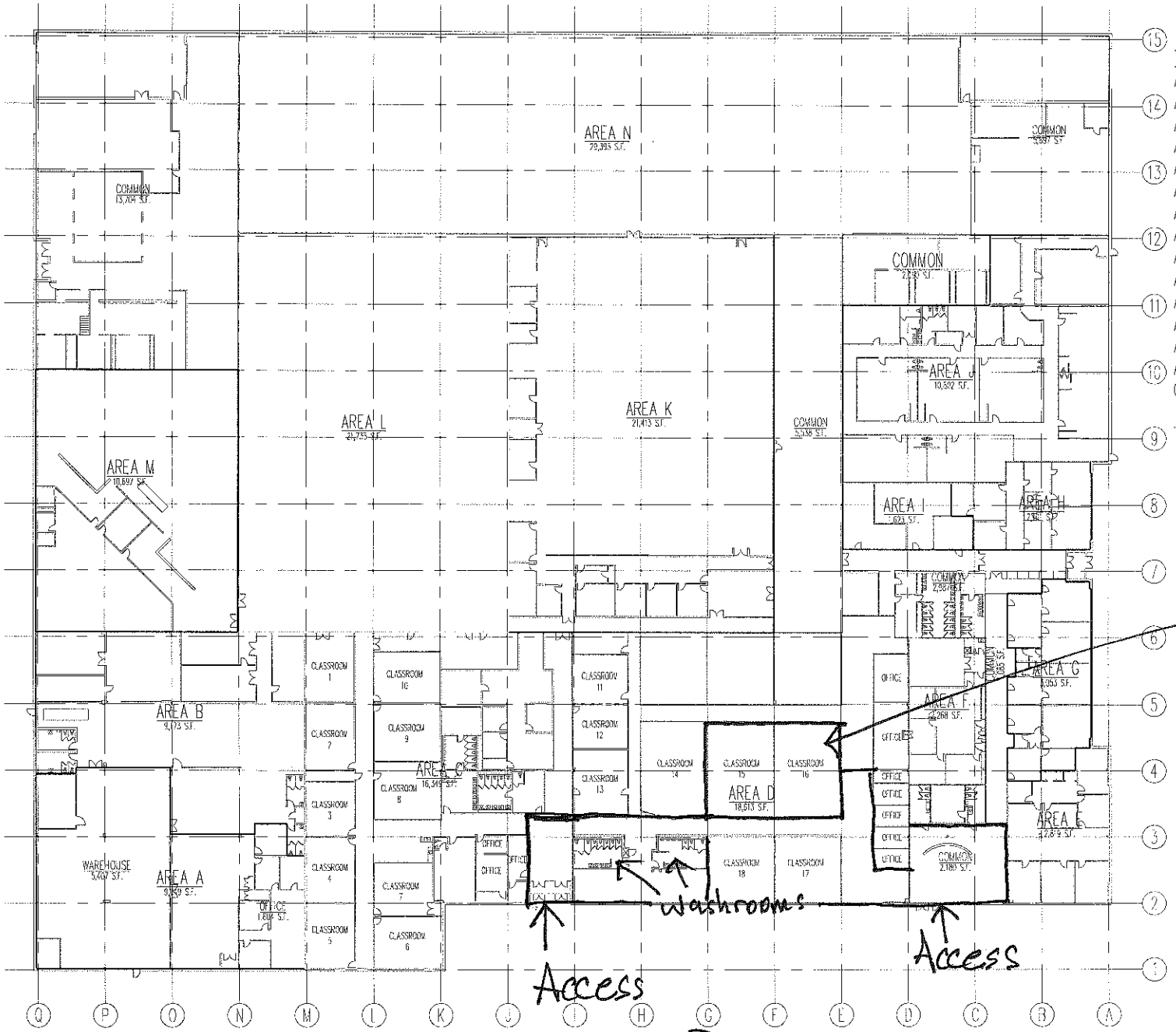


TABLE OF I.G.A.

AREA A	9,049 S.F.
AREA B	9,173 S.F.
AREA C	16,349 S.F.
AREA D	18,613 S.F.
AREA E	2,819 S.F.
AREA F	2,268 S.F.
AREA G	3,053 S.F.
AREA H	2,101 S.F.
AREA I	1,623 S.F.
AREA J	10,802 S.F.
AREA K	21,413 S.F.
AREA L	21,735 S.F.
AREA M	10,697 S.F.
AREA N	29,395 S.F.
COMMON	33,281 S.F.
TOTAL	192,371 S.F.

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