



#2015-46 Crystal Lake Park District–Special Use Permit Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	August 19, 2015
<u>Request:</u>	A Special Use Permit for a structure exceeding 100 square feet in area.
<u>Location:</u>	300 Lakeshore Drive
<u>Acreage:</u>	~24 acres
<u>Existing Zoning:</u>	RE (Residential Estate)
<u>Surrounding Properties:</u>	North: R-2 (Single-Family Residential) South: R-1 (Single-Family Residential) East: R-2 (Single-Family Residential) West: Crystal Lake
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The property is Main Beach Park with an existing boat rental house and boat dock.
- **Background:** The Crystal Lake Park District will be updating the park facilities at Main Beach. The project includes a new boat rental house, boat dock, playground equipment and additional seating areas.
- **UDO Requirements:** A special use permit is required for structures over 100 square feet in a park or recreation field.

Development Analysis:

General

- **Request:** The petitioner is requesting a special use permit for a structure exceeding 100 square feet in area, which is the proposed boathouse.
- **Land Use:** The land use map shows the area as Parks & Open Space. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned RE (Residential Estate).

Proposed Development Description

- The current boat rental house will be replaced with an approximately 546-square foot boat rental house.
- The current boat dock will be replaced with a larger and handicap accessible dock.
- Both structures will be located slightly to the south of their current locations.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Land Use Plan designates the property in question as Parks & Open Space, which represents public and private areas reserved for passive and active recreational use, preservation of wildlife areas and protection of environmentally sensitive areas. The following goals are applicable to this request:

Land Use

Goal: Preserve, protect and enhance the City’s open space and natural resources, through cooperative efforts with land owners, developers and conservancy groups.

This can be accomplished with the following supporting action and success indicator:

Supporting Action: Establish programs or policies which lead to better open space planning and natural resource preservation.

Success Indicator: The coordination with the Park District on parks and open space projects.

Parks and Recreation

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 and success indicator:

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

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 to recommend approval of the petitioner’s request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Crystal Lake Park District, received 07/28/15)
 - B. Site Plan (received 07/28/15, dated 7/27/15)
 - C. Existing Conditions Plan (received 07/28/15, dated 7/23/15)
 - D. Preliminary Boat House Floor Plan (received 7/28/15, dated 7/24/15)
2. The building is restricted to Park District employees only and public entry is not allowed.
3. The Crystal Lake Park District, not the City, shall follow the applicable maintenance, monitoring and inspection requirements outlined in the Crystal Lake Watershed Stormwater Management Design Manual and Crystal Lake Watershed Stormwater Management Program Implementation Plan. The stormwater management system will not be required to be in a deed or plat restriction. The Crystal Lake Park District shall keep and provide to the City all documentation as needed.
4. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Fire and Police Departments.

2015 46

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Main Beach Boat Rental Building

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

RECEIVED
JUL 28 2015
BY: _____

Petitioner Information

Name: Crystal Lake Park Dist.
 Address: 15. Crystal Lake Ave.
Crystal Lake, IL 60014
 Phone: 815-459-0680 x1205
 Fax: 815-477-5005
 E-mail: avigpr@crystallakeparks.org

Owner Information (if different)

Name: _____
 Address: _____
 Phone: _____
 Fax: _____
 E-mail: _____

Property Information

Project Description: Remove existing boat rental shed. Construct new Boat rental house - 571 SF.

Project Address/Location: 500 Lakeshore Drive (Main Beach)

PIN Number(s): 19-06-401-054, 19-06-301-022, 19-06-301-021

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Apex Project Management, 35 E. Crystal Lake, Ave,
Crystal Lake, IL 60014, 815-455-4242, 815-455-4242(F)

Attorney: M. Klepitsch @ apex project mgmt. com
iky e Associates, 26575 W. Commercial Dr., Oakville, IL 60073

Engineer: 847-740-0888, 847-740-2888, dkraft@neyassoc.
com

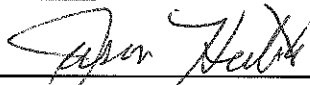
Landscape Architect: Hitchcock Design Group, 221 W. Jefferson Ave,
Naperville, IL 60540, 630-961-1787, 630-961-9925,

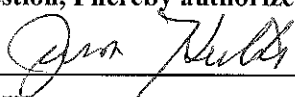
Planner: skonters @ hitchcockdesign
group.com

Surveyor: same as engineer

Other: _____

Signatures

 7/24/15
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.
JASON HECLASTER  7/24/15
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, MCHEN-
RY COUNTY, ILLINOIS**

**IN THE MATTER OF THE APPLICA-
TION OF
Crystal Lake Park District**

LEGAL NOTICE

Notice is hereby given in compli-
ance 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
of the City of Crystal Lake upon the
application of the Crystal Lake Park
District seeking a Special Use Per-
mit to allow a boat house and pier
at 300 Lakeshore Drive, Crystal
Lake, Illinois. PIN: 19-06-401-054

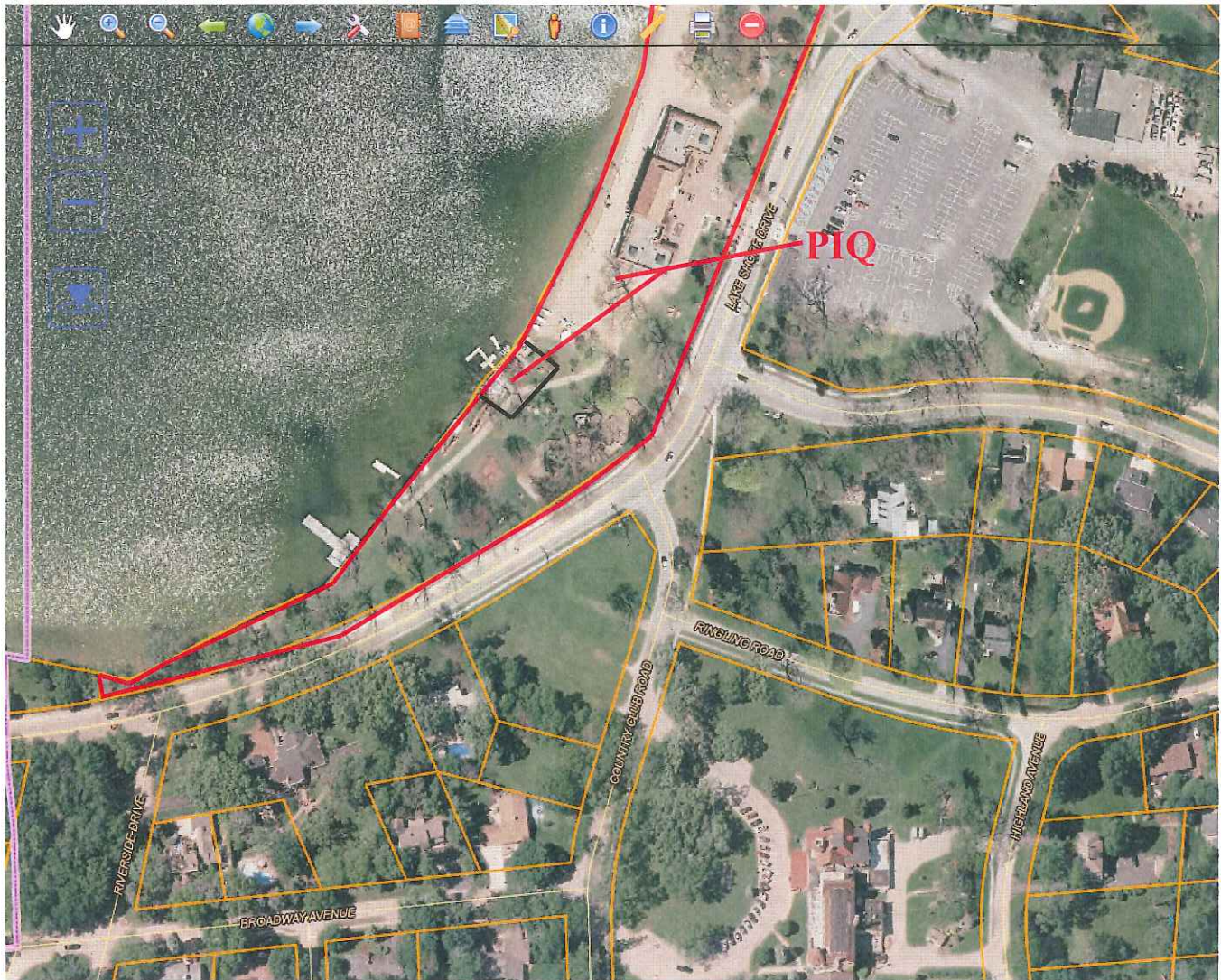
This application is filed for the
purpose of seeking a Special Use
Permit pursuant to Article 10-200
to allow a structure over 100
square feet in a park, as well as
any other variations as necessary to
allow a structure over 100 square
feet. Plans for this project can be
viewed at the Crystal Lake Commu-
nity Development Department at
City Hall.

A public hearing before the Plan-
ning and Zoning Commission for
this request will be held at 7:30
p.m. on Wednesday August 19,
2015, 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
August 4, 2015.) NW 7120

CITY OF
Crystal Lake Illinois





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 Naperville, IL 60540
 T 630.981.1787
 F 630.981.9925
 hitchcockdesigngroup.com

PREPARED FOR
Crystal Lake Park District
 One East Crystal Lake Avenue
 Crystal Lake, Illinois 60014

PROJECT
Main Beach
Final Design
 300 Lakeshore Drive
 Crystal Lake, Illinois
 60014

CONSULTANTS
 Profession
 Nova Engineering and Environmental, LLC
 Schererville, Indiana 46375
 T 219.865.3352
 Profession
 Hey and Associates, Inc.
 Chicago, Illinois
 T 773.693.9200
 Profession
 Apex Project Management, Ltd
 Crystal Lake, Illinois 60014
 T 815.455.4242

SPECIAL USE PERMIT SUBMITTAL
 July 27, 2015

REVISIONS	
No	Issue

CHECKED BY: JLP / JFB / MRR
 BMK

DRAWN BY: JLP / JFB / MRR

SHEET TITLE
Site Plan

SCALE IN FEET
 1" = 20'



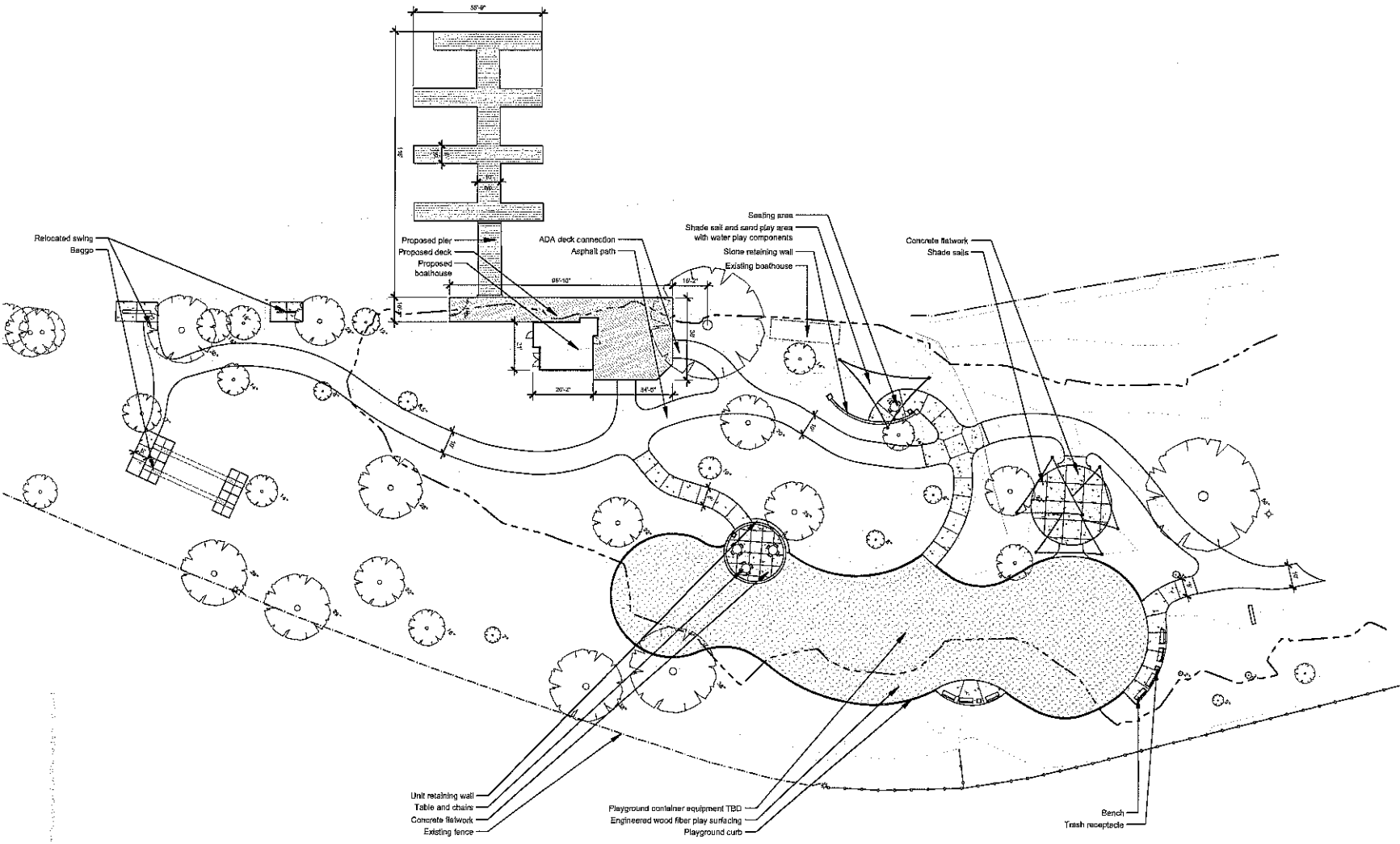
NORTH



SHEET NUMBER

L2.0

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