



## #2015-61 Willow Creek Church Conceptual Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	December 2, 2015
<b><u>Request:</u></b>	Conceptual review for the Willow Creek Church.
<b><u>Location:</u></b>	100 South Main Street
<b><u>Acreage:</u></b>	Approximately 25 acres
<b><u>Zoning:</u></b>	M Manufacturing
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing South: M-PUD Manufacturing (G and M Manufacturing) East: M Manufacturing West: B-4 Downtown Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- The property is the existing University Center.
- Over the past several years, numerous zoning requests and occupancies have been granted for a variety of tenants for the building, including the UNE church, the Friendship House daycare, temporary vehicle storage for Brilliance Honda, and a teen center.
- The petitioner is requesting a Conceptual review for the Willow Creek Church primarily to get some feedback on the architectural design of the building before drafting the architectural plans.

### **Development Analysis:**

#### **Land Use/Zoning**

- The site is currently zoned M Manufacturing. The principal use of a Religious Organization is a Special Use in the M Zoning District. The petitioner would apply for a Special Use Permit.
- The current land use is Mixed Use. This site is also within the Crystal Lake Avenue and Main Street TIF District. The TIF redevelopment plan calls for Mixed Use.

### Site Layout

- A traffic study is currently underway to determine the location of the curb cuts along Crystal Lake Avenue and Main Street.
- The building remains in the same location and some modifications to the exterior would take place in later phases.

### Building Elevations

- The majority of the building structure would remain intact. Three main areas, the Worship Center, Elevate / Impact and the Family Center would have a raised roof. This would provide openness to the inside of the building in these areas, as well as, add interest to the façade to break up the roof line.
- When the front corner of the building is removed, a circular multi-purpose room would be added. Also, in this area, the structural steel from the building would remain and act as a decorative pergola.
- Also, along the front, the family center would have a new wall constructed of glass to create a much more open and welcoming feel to the front of the building.
- One of the main design objectives is to provide a building that is welcoming to the general public.
- The new glass and steel elements are not typical of other buildings in or near the downtown area. One of the questions that the church is seeking feedback on is whether or not the proposed style of architecture is appropriate for this area of Crystal Lake.

### Landscape

- The petitioner plans to add some landscape around the perimeter of the building and wherever possible in the existing parking lots.
- When the front parking area is removed significant exterior improvements are planned including a splash park, amphitheater, outdoor plaza, paths and other landscape improvements.

### Parking

- The site has a significant amount of on-site parking. When more detailed floor plans are received, staff can calculate the parking for the church use and all proposed ancillary uses.
- One of the parking areas in front of the building would be removed as part of the later phases to add more open green space to the site.

**Planning and Zoning Commission Discussion:**

The following comments are for discussion and consideration in future submittals:

1. Are there any comments with the phased approach to the building improvements?
2. The proposed architecture is very modern. Are there any comments on the architectural design of the building?
3. Would the church's plan to redevelop the subject property be compatible with the surrounding areas? Would the redevelopment help lead future development in the area.

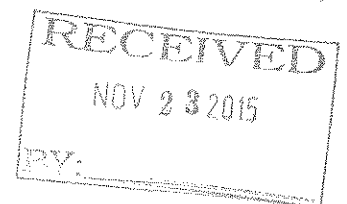
CITY OF  
*Crystal Lake* Illinois



# **Willow Crystal Lake Project**

**100 South Main Street  
Crystal Lake, IL 60014**

**November 23, 2015**



# THE FUTURE OF WILLOW CRYSTAL LAKE

## THE PROBLEM

WCL has outgrown its current 56,000 square-foot leased facility at 220 Exchange. At optimal service times, overcrowded parking lots, seating, and hallways are ever-growing barriers to creating a fantastic experience for our guests and congregation to encounter God and experience our faith community. Our children's and student ministries gathering spaces are woefully inadequate for the growth WCL is experiencing, with students meeting in offices and hallways creating suboptimal conditions for connecting. Community impact events and civic gatherings hosted in our facility are losing effectiveness due to mounting space limitations and WCL's invisible location.

## EVALUATION & STRATEGY

To bring further clarity to its vision and strategy, WCL endeavored to identify the chief needs of the families in our community and region in order to gain a deeper understanding of how we could most effectively meet those needs. Through a) multiple focus groups, b) meetings with Members of City Council, c) extensive research on public space design and architecture, d) an extensive property search process, and e) the creation of a Site Comparison Study which allowed us to quantitatively evaluate multiple property options and their alignment with our vision and strategy, WCL developed a clear vision for its permanent home—a visible and centrally-located space where individuals and families, regardless of their affiliation with WCL, can gather for recreation, connection, and growth. In essence, WCL has set out to create a community center for the benefit of our entire region.

## THE SOLUTION

Our Site Comparison Study revealed 100 South Main Street as Willow Crystal Lake's *ideal* permanent home. WCL's master plan is to create an iconic multi-use facility, over the next 12-years, that will serve the community for the next 100 years. Anchored by acres of outdoor green spaces which will include playgrounds, a splash-pad, nature trails and small and large-group gathering spaces, the community will have a clean, safe, inviting, and intriguing community center and park in which to meet, play, and deepen connection.

Through a functional transition of outdoor spaces into the interior of the building, WCL will create approximately 10,000 square feet of open-air plaza space, using original building column & beam elements to define the space. This will be a year-round gathering space for families in our community to connect and to allow children play in the park, whether in the sun or the snow.

Looking into the building from outside, guests will immediately notice the area's largest indoor play space. This creative playground will offer a fun, safe and special-needs-friendly place for children to explore, while their parents connect inside by the fireplace over coffee and light food from the café. Families will also discover cool hangout areas for middle and high-school age kids with their own game, small group, and activity-center spaces. In the common areas and classrooms, guests will regularly enjoy parenting, marriage, and life-skill classes and workshops provided for all ages and stages of life—meeting the overwhelming needs identified by our focus groups.

Finally, large and small-group gathering spaces will provide ample venues for a myriad of community uses and gatherings, in addition to meeting the needs of our church's weekend gatherings. These spaces include a 2,000-seat auditorium adult auditorium/worship center, a 400-seat student auditorium, and a 300-seat multi-purpose gathering space.

In keeping with Willow Crystal Lake's strong design aesthetic, the architecture of the campus will focus on use of wood, stone, concrete, steel and clear glass, attempting, at every turn, to blur the lines between the outdoor and indoor community space.





## EXTERIOR VIEW OF FUTURE NORTHWEST ENTRY

WILLOW CRYSTAL LAKE  
11/23/2015

SCALE: NA



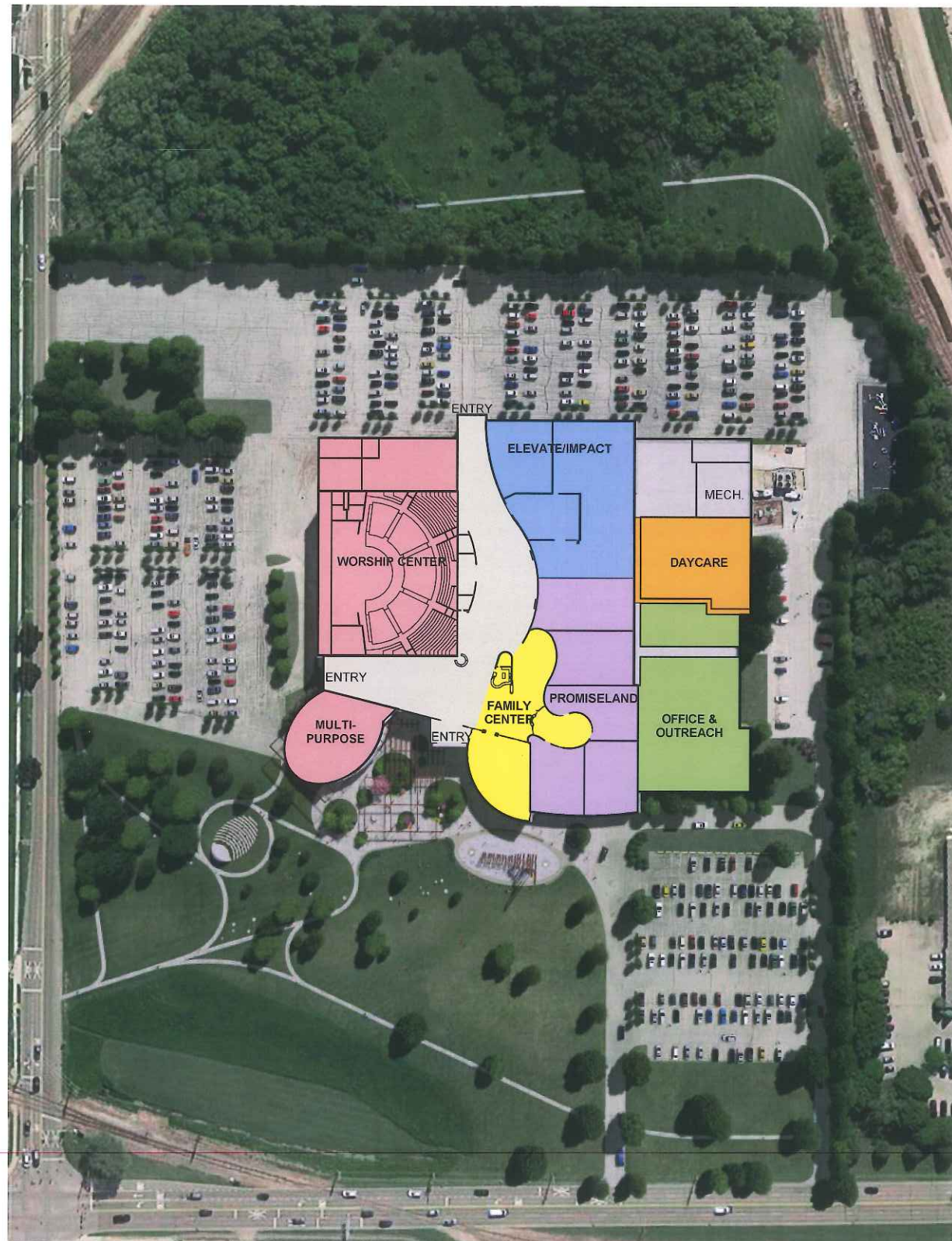


EXTERIOR VIEW OF FUTURE NORTHWEST ENTRY

WILLOW CRYSTAL LAKE  
11/23/2015

SCALE: NA





**SPECIAL USE LIST**

- WORSHIP CENTER & MULTI-PURPOSE**
  - Worship Gatherings
  - Concert Venue
  - Global Leadership Summit
  - Leadership Training Center
  - Graduations
  - Weddings & Funerals
  - Recording Studio

- MECHANICAL & STORAGE**

- GATHERING SPACE**

- ELEVATE/IMPACT**
  - Youth Education
  - Concert Venue
  - Overnight Student Lock-ins
  - Recreational Room Use
  - Community Meeting Space
  - Kids Summer Camps
  - Trunk or Treat
  - Weddings & Funerals
  - Indoor Athletic Venue
  - Gymnasium
  - Party Venue
  - Rock Climbing Wall
  - Homeless Day Shelter
  - Overnight shelter

- OUTDOOR SPACES**
  - Playground/Special Needs Playground
  - Splash-pad
  - Amphitheater
  - Community Park
  - Outdoor Athletic Venue
  - Lakes for Baptism, Fishing, Ice Skating
  - Skate Park
  - Multi-Season Outdoor Venue (Sledding, Ice Skate, etc.)
  - Skating Rink
  - Paintball Field
  - Fountains
  - Farmer's Market
  - Community Garage Sales
  - Swimming Pool
  - Beer Garden
  - Nature Trail
  - Outdoor Basketball

- PROMISELAND**
  - Children's Education
  - Kids Summer Camps
  - Trunk or Treat
  - Party Venue
  - Homeless Day Shelter
  - Overnight Shelter

- ENTIRE PROPERTY USES**
  - Community Center
  - Conference Center
  - Community Events
  - Polling Place

- FAMILY CENTER**
  - Playground/Special Needs Playground
  - Cafe/Food Service
  - Retail Bookstore
  - Restaurant

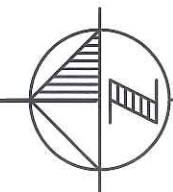
- OFFICE & OUTREACH**
  - Staff Offices
  - Adult Education
  - Care Center
  - Women's Shelter
  - Community Meeting Space
  - NGO/Non-profit Training Center
  - Tutoring
  - Thrift Store

- DAYCARE**
  - School/Daycare

**SITE MASTER PLAN**

WILLOW CRYSTAL LAKE  
11/23/2015

SCALE: 1" = 160'





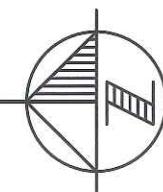


- Circulation
- Elevate/Impact
- Gathering
- Offices
- Promiseland
- Worship Center

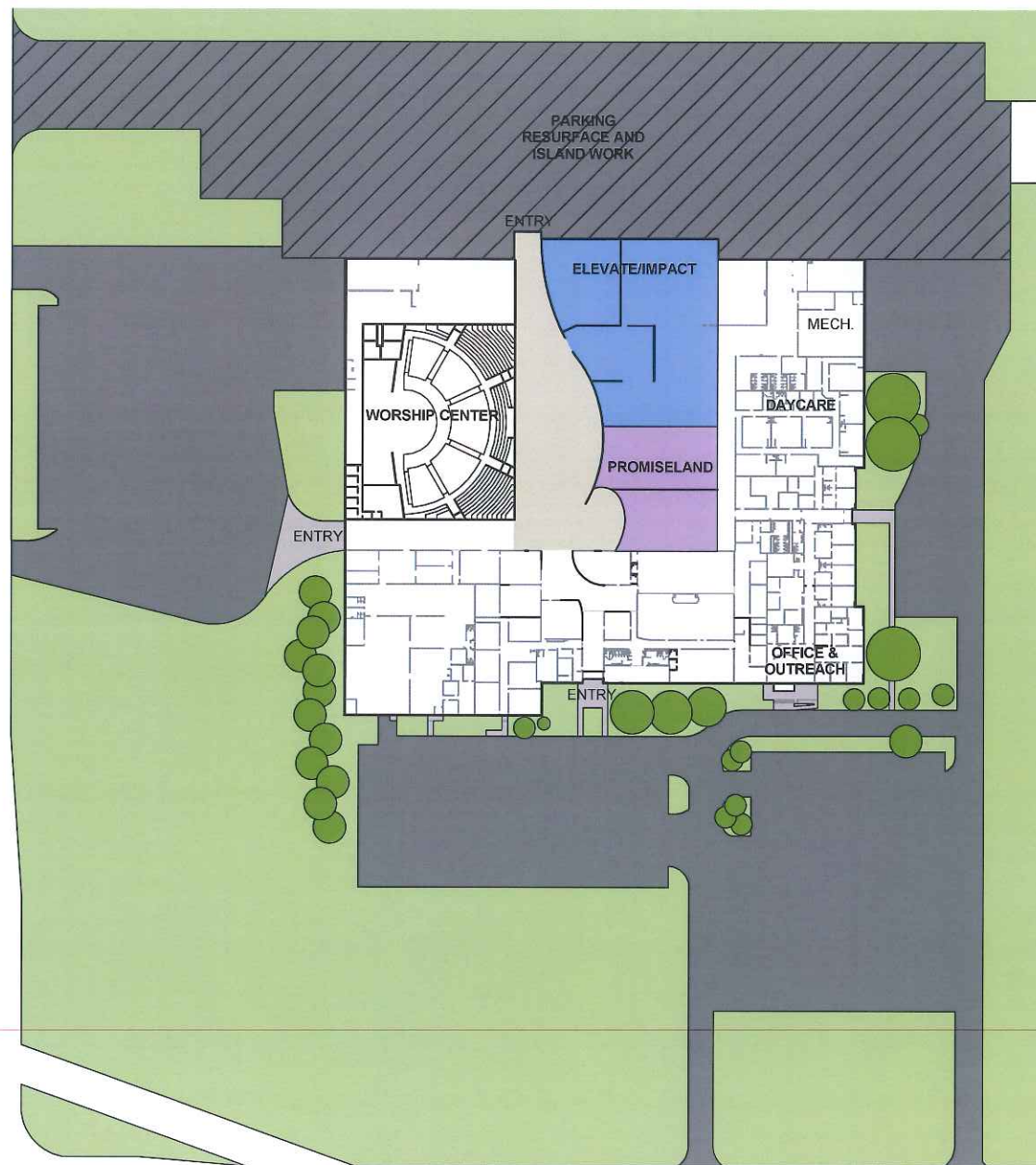
# PHASE 1 PLAN

WILLOW CRYSTAL LAKE  
11/23/15

SCALE: 1" = 60'-0"





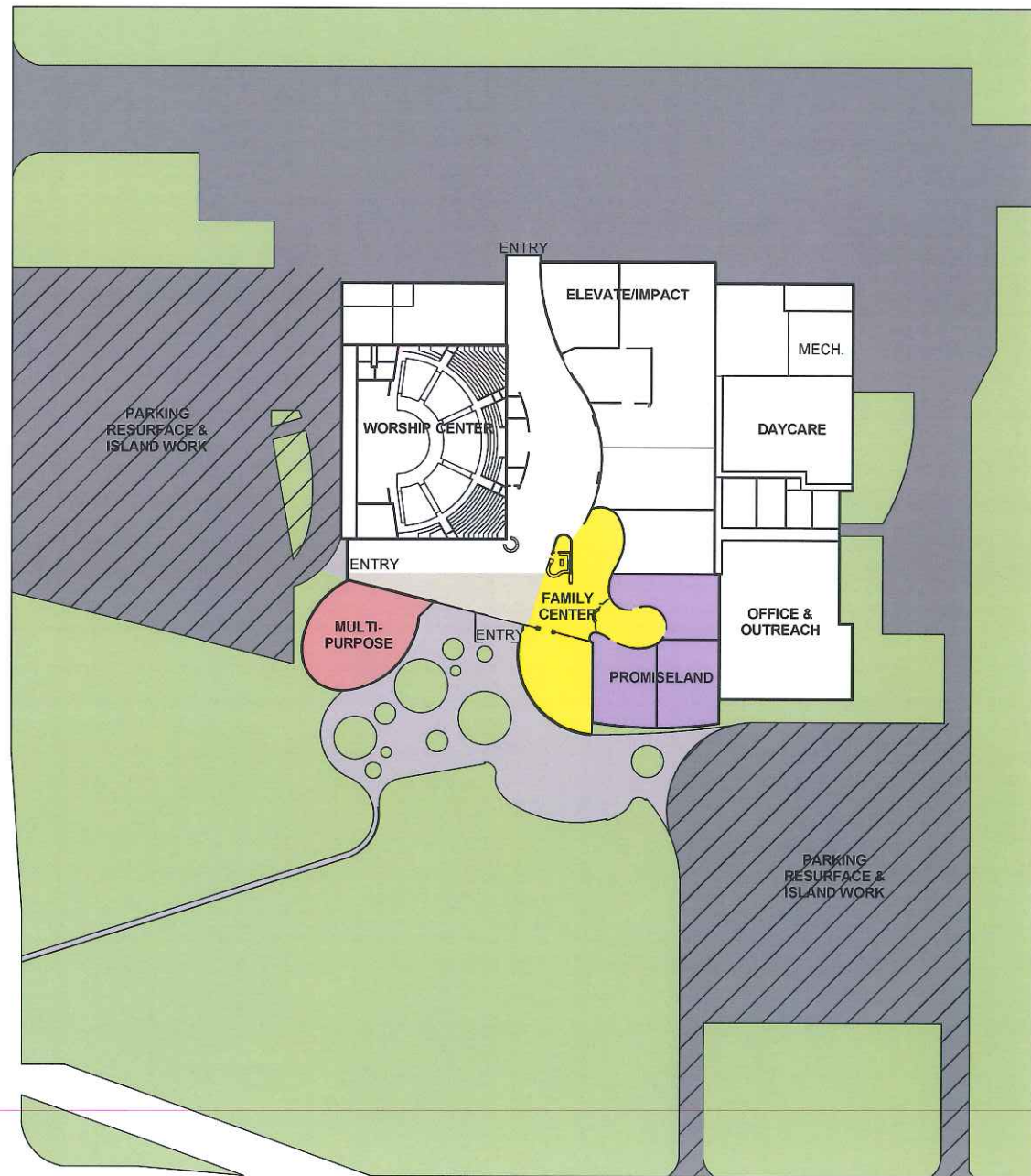


- Circulation
- Elevate/Impact
- Gathering
- Offices
- Previous Work
- Promiseland
- Worship Center

## PHASE 2 PLAN

WILLOW CRYSTAL LAKE  
11/23/15

SCALE: 1" = 160'-0"



- Family Center
- Circulation
- Elevate/Impact
- Gathering
- Offices
- Previous Work
- Promiseland
- Worship Center

## PHASE 3 PLAN

WILLOW CRYSTAL LAKE  
11/23/15

SCALE: 1" = 160'-0"

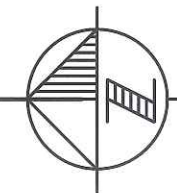




**SITE LANDSCAPE PLAN**

WILLOW CRYSTAL LAKE  
11/23/2015

SCALE: 1" = 100'





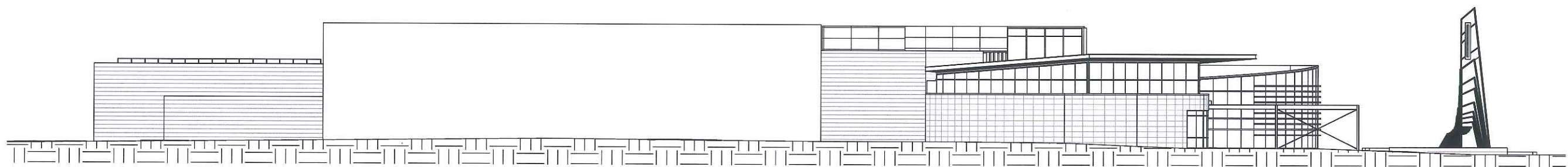


## AERIAL VIEW

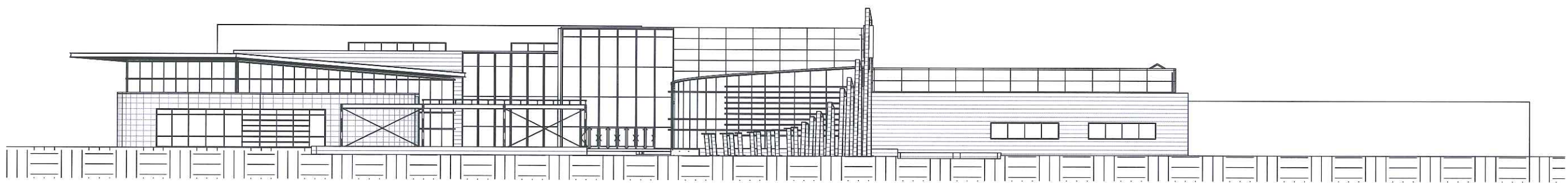
WILLOW CRYSTAL LAKE  
11/23/2015

SCALE: NA





① NORTH ELEVATION  
1" = 40'-0"



② WEST ELEVATION  
1" = 40'-0"

## EXTERIOR ELEVATIONS AT COMPLETION OF MASTER PLAN

WILLOW CRYSTAL LAKE  
11/23/2015

SCALE: 1" = 40'-0"