



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 6, 2016
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini and Greenman were absent.

Michelle Rentzsch, Director of Community Development, Elizabeth Maxwell, Planner, Abby Wilgreen, City Engineer, and Gary Overbay with Civiltech, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

Mr. Hayden read a prepared statement with regards to the legislation passed by Congress regarding churches.

APPROVE MINUTES OF THE MARCH 16, 2016 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the March 16, 2016 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, all members present voted aye. Motion passed.

2015-45 UDO AMENDMENTS –PUBLIC HEARING

This portion of the request was continued from the February 3, 2016 PZC meeting.
Text Amendment for various provisions of the Unified Development Ordinance.

Mr. Goss moved to continue 2015-45 UDO Amendments to the May 4, 2016 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

2016-08 WILLOW CREEK – 100 S. Main Street – PUBLIC HEARING

Special Use Permit for Willow Creek Church

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Tom Burney, attorney, Marcus Bieschke, Pastor, and Don Greetham, Business manager, both with Willow Creek, and Carson Durham with BLDD Architects were present to represent the petition.

Mr. Burney said that if the Commission agrees, this request will solve a problem for this property which has remained unused for over 30 years. Pastor Bieschke said they began the discussions with the PZC four months ago. He said he asked the members of the congregation to attend this meeting and he is happy to report that they arrived early for this. There are several Willow Creek locations throughout Chicagoland, each is autonomous and financially independent. The Crystal Lake location started in 2003 and they have outgrown their current location. Property is a warehouse and they knew it was not going to be their permanent home. Pastor Bieschke said they looked at over 80 sites in Crystal Lake and they felt that this site would be a good permanent home for them. They love our community and want to provide a state of art community center for all members of community not only members of the church. He added that thriving churches make a difference in their communities.

Mr. Durham showed a Power Point presentation showing an aerial photo with an overlay of the proposed project. He showed the project plan noting the phases of project, which includes a worship space, multipurpose room, education spaces, gym, auditorium, public indoor play space, café, and office spaces. Phase 1 will be the renovation of existing building with a large worship space. The 40-foot tall worship space that will be state of the art. Mr. Durham explained the other areas of the building. Phase 2 would include a new junior/senior high space, gym, and additional worship space. Phase 3 final phase would include the public plaza, indoor play area, and chapel.

Mr. Overbay said they used the existing location of the church to gather their information for the traffic study. Currently there are two access drives on Main Street and large access drive on the Northeast corner of the site that was previously used for a large truck deliveries and a large parking area along Crystal Lake Avenue which will be modified. He said the main entrances to the building are from the north and east parking areas. Mr. Overbay said they were able to use the existing trip generation from the current space. They counted the number of people in the worship center, counted the number of cars in the parking lot. There were 450 cars for 900 people. They hold two services on Sunday and one on Saturday. The busiest time is between the two services on Sunday. There are 1300+ cars the hour between the two Sunday services. That makes the intersection of Crystal Lake Avenue and Main Street function the same as it does at 5 p.m. weekdays. Mr. Overbay said the City will be improving the intersection in next two or three years and will continue the median on the west side of the railroad tracks. This roadway project has been in works for 4 to 5 years. After the improvements are complete, there will be turn lanes which will help the intersection work more efficiently. There will be no left turns allowed into the northeast entrance/exit of the site so cars won't stack over the tracks. He showed a site plan of a revised parking lots. They are proposing a wide striped pedestrian area to help people enter the site from the parking lot. Mr. Overbay said there will be people in the parking lot to direct traffic and greet people. He added that the church wants a strong pedestrian presence in the area and they want a safe walking/biking link to the downtown area. After the roadway improvements are complete, the intersection will be safer for pedestrian traffic.

Mr. Durham said the church intends to make improvements for traffic which will be done in Phase 1.5. Once the intersection improvements start they will work with staff on their portion of the project. The addition of the parking in some areas allow the people to get in and out of the site better. In the beginning there will be some parking spaces removed and turned into green space and plaza area. Mr. Burney stated that in the

northwest corner of the site there are three other property owners – The City, Union Pacific and an individual. Mr. Durham again showed the phasing plan and they want to let people know something great will be happening with this site.

Mr. Burney said staff has been very helpful and has given a lot of attention to this project.

Mr. Hayden asked if there were any concerns with the recommended conditions listed in the staff report. Mr. Burney said they have a concern with Condition 4a – amount of right of way they need to dedicate; Condition 4b – size of the easement for the City’s watermain; and Condition 6a – size of the land dedication for the turn lane and if the City will acquire the land from the property owned by an individual.

Mr. Haden stated that the Council Chambers was very full and asked for a show of hands of those who supported the project. Most of those in attendance raised their hands.

Todd Sander, 315 Meridian Street, said he supports the move to this property. The church is currently hidden and it will have a great impact with this move.

Michelle Nelson, 386 Poplar Street, said she has lived here for 30 years and has questions regarding this project. She asked exactly which well number will the water for this facility come from. She also wants to be assured that the west bound traffic will be blocked with a large curb like the one that is on the east side of the tracks. She doesn’t want any left turns into this site and can only imagine what the accidents will be like if left turns are allowed. Ms. Nelson said she is not in favor of this use. It will box their neighborhood in. Between the food pantry, the Crystal Lake Ice House, and other businesses traffic they will need to leave an hour earlier than they currently do to get through the area. At the meeting the church held with the neighbors, they were told that people will be coming from 100 miles away to this site. Most of the businesses downtown are closed on Sunday. Ms. Nelson asked why the church didn’t check into Turnberry Country Club or other properties in the area to purchase instead of this one. She said they are being forced to support for a church they don’t belong to. She added that government people need to learn to listen to what the residents want done to their community.

James Tomasello, 290 E Crystal Lake Avenue, objects to the church. Mr. Tomasello said they were not notified of the meeting. They did have a meeting with the church about a month ago and was told some concerns would be addressed and they are not presented as they were told. He said they fought the median on Crystal Lake Avenue and was told that it would continue west of the tracks. They were also assured that the entrances to this property were going to be abandoned which is not shown on this plan. Mr. Tomasello said delineators are not good enough even for temporary use. He said emergency vehicles are not able to access the area because of the median. Since they were not notified of this meeting they were not prepared and there would have been more people here. The biggest problem is the traffic and he doesn’t see how this traffic is going to work. He added that this use should not be allowed until the road improvements are complete. When are the improvements going to be done and what assurances to they have that they will be done.

Mark Oshinsko, 103 N. Caroline, said he is in favor of the church. As for the widening of the roadway, he thought the rail tracks were to be taken out. He asked if the intersection is widened, wont the spur be close to the road? Mr. Goss said there was a plan to remove them and move the train cars to another location and it hasn't been done.

Ms. Wilgreen said they are still working on that project. It's moving very slowly and has a significant cost associated with it.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Burney asked about the water usage. Ms. Maxwell said a specific well can't be pinpointed. She said the water system is looped and all of the water pumped from all of the wells mixes together. Ms. Maxwell added that there was an e-mail from the Public Works Director to Ms. Nelson explaining that.

Mr. Overbay said the day the church opens, left turns into that eastern most driveway will not be allowed. As for the median, it is better to put up the delineators instead of installing the concrete median only to have it taken out and reinstalled when the intersection is improved. The left turn movement will be on the westerly most entrance and will be over 300 feet from the tracks. Mr. Burney asked about the traffic on Sunday morning. Mr. Overbay said they found the Sunday morning traffic peak is between 9:45 to 11 a.m. The traffic there today is substantially lower than peak. They are not denying there will be traffic, but the traffic will be similar to what is there at 5 p.m. on weekdays. If a manufacturing use would go into this site, it would have a larger impact on the traffic at that intersection.

Mr. Jouron said he likes the project and has questions about parking. Would it be better to have in only and out only locations to access the property. Mr. Overbay said they looked at limiting the in/out but there was not much of a difference. There was a concern that the industrial building to the south hides the southern entrance on Main Street. It would be hard for people who are not familiar with the area or layout of the site to quickly enter there. Mr. Jouron said he would prefer a central exit. Mr. Overbay said this isn't one large parking lot, but it is fairly broken up.

Pastor Bieschke said they will provide police support for traffic flow. Mr. Jouron asked how many attend the services. Pastor Bieschke said there are about 1200 total for both Sunday services. He added that Saturday is the least attended. Mr. Jouron said there could be an additional service on Sunday in the future. Pastor Bieschke said possibly and their intent is not to become similar to the South Barrington site.

Mr. Esposito asked what time the Saturday service is. Pastor Bieschke said it is at 5:30 and is over about 6:45. Mr. Esposito asked about what time on Sunday have all of the members left. Pastor Bieschke said about 12:30. Mr. Esposito said the problem with traffic turning into the site off Crystal Lake Avenue is for a short time on Sunday. This is a destination. He feels this is a good plan and he likes what is being done to the building. He also understands the reasoning behind not having certain entrances in only or out only.

Mr. Skluzacek said he is in favor of the project. His concern was also the traffic, but it will be taken care of. He feels it will be better to have an hour between services to allow for traffic to clear.

Mr. Goss said he has many discussions with Mr. Overbay. He said there will be things going on at the church during the week as well as weekends. He reminded the petitioners that they do need to protect Friendship House and their play area. Mr. Goss said he has a problem with traffic backing into the drive aisle for cars entering or leaving the site from the northeast entrance. He would prefer having a curb so cars can't back into the drive aisle. It would be much safer for the families.

Mr. Hayden said there seems to be three parking lots. He is concerned that when one is full, people will have to go back onto the street to enter from another location to find a spot. Mr. Overbay said the parking lots are connected. Mr. Hayden said he prefers that portion of Phase 3 be moved up to Phase 1. Constructing part of the plaza would let people know that the church is coming. Mr. Greetham said they will be creating a portion of the façade. Mr. Hayden asked about the landscaping. Mr. Greetham said they have access to a tree nursery and their objective will be to add mature trees. They will add what they can.

Mr. Hayden said there was no publication for a parking variation and asked what is the number of spaces that are required. Ms. Maxwell said they exceed what is required.

Mr. Hayden said there is a lot that can change between now and when this is complete. What are they granting here? What triggers a Special Use Permit Amendment or variations for parking? Mr. Burney said Condition #1 lists the plans that are being approved. They need to be in substantial compliance with those plans. Pastor Bieschke said this new building is a means to an end for them. Their goal is to control growth and send a few hundred people to move to another facility if they get too large. Ms. Maxwell said the petitioners don't need a variation for parking. If they put on another addition with more seating then a variation may be in order and they would need to come back before the City at that time. Mr. Hayden asked if the other uses will impact the parking. Ms. Maxwell said those are ancillary uses. Mr. Hayden asked if they should include the list when they make a recommendation. Mr. Greetham said currently do some of these events now. They also understand that the parking and space limitations so they don't overlap events.

Mr. Burney said those are part of the ministry of the church and are ancillary to the principal use. Ms. Maxwell said some of the items on the list may require a Temporary Use Permit, such as an outdoor concert, which would be routed to departments for their review. She added that if the event were held inside their building it would be allowed and not require a Temporary Use Permit.

Mr. Burney suggested putting a notation on the listed items as to what would require a Temporary Use Permit. Staff will do this for the City Council information.

Mr. Goss said he would like to see something in the conditions about the driveways from access 3 & 4 for curbs to be added so cars can't back into the drive aisle. Mr. Greetham said that could be done. Ms. Maxwell said staff understands what the Commission is looking for.

Mr. Goss moved to approve the Special Use Permit to allow a Religious Organization – Willow Creek – at 100 S. Main Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Greetham, received 02/24/16)
 - B. Site Plan (BLDD, dated 04/01/16, received 04/01/16)
 - C. Architectural Plans (BLDD, dated 02/03/16, received 02/24/16)
 - D. Traffic Study (CivilTech, dated 04/01/16, received 04/01/16)
 - E. Phasing Plan (BLDD, dated 03/02/16, received 03/03/16)
 - F. Landscape Plan (Midwest Arbor, dated 01/20/16, received 03/03/16)
2. All signage shall meet the requirements of the Unified Development Ordinance.
3. Architecture and Landscape
 - A. Work with staff during the phased exterior improvements to the building façade to ensure the architecture is high quality and provides a consistent look for the building.
 - B. Work with staff on the final landscape design and materials.
4. The petitioner shall work with staff to provide the necessary plat and easement documents:
 - A. A plat of dedication shall be provided which dedicates the necessary right-of-way along Main Street and Crystal Lake Avenue to accommodate the City's intersection improvement project. **The City shall take the least amount of land needed to complete the roadway improvement.**
 - B. A plat of easement shall be provided which dedicates a ~~20-foot~~ municipal utility easement **that should be sufficient to satisfy the City's needs** for water main directly adjacent to the detention pond to allow for future water system improvements.
 - C. Temporary construction easements shall be donated to the City for construction of the City's intersection improvement project, as well as, the required improvements specific for this use.
 - D. Work with staff to dedicate property for the future railroad spur, which likely would clip the southeast and northeast corners of the lot.
5. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Public Works, Police and Community Development Departments.
6. The petitioner shall comply with the recommendations in the final Traffic Study.
 - A. Work with staff to complete the necessary roadway network modifications and driveway improvements specifically required due to this use, in conjunction with the City's intersection improvement project. The petitioner is required to pay for the engineering services and cost for the improvements specifically warranted by this use. **The City will acquire the necessary right-of-way.** Specifically listed as:

- i. A northbound right turn lane should be constructed into the site at Access Drive #1. It should be 11 feet wide to the edge of pavement, with a 120-foot storage length, and a 175-foot taper.
- ii. The proposed painted median between Access Drives #1 and #2 should be restriped to provide a southbound left turn lane into the site at Access #1. It should provide 125 feet of storage and a 155-foot taper.
- iii. The proposed painted median between Access Drives #3 and #4 should be restriped to provide a southbound left turn lane into the site at Access #3. It should provide 125 feet of storage and a 155-foot taper.
- iv. An eastbound right turn lane should be constructed into the site at Access Drive #4. It should be 11 feet wide, with a 100-foot storage length, and a 155-foot taper.
- v. Extension of the barrier median along Crystal Lake Avenue at the eastern railroad tracks to ensure left turns are not allowed into this site at Willow Creek's eastern Crystal Lake Avenue driveway.

B. Prior to occupancy, install centerline delineators along Crystal Lake Avenue west of the railroad tracks near East Street to eliminate the ability of westbound traffic to turn left into the far eastern driveway.

C. It is recommended that a marked crosswalk be constructed along the south leg at the intersection of Main Street and Crystal Lake Avenue. This will likely necessitate relocation of traffic and/or railroad signal equipment in order to install a section of sidewalk from the intersection, along the south side of Crystal Lake Avenue, to the site. This may also require a revision to the striping, signal timing, and/or pedestrian signal equipment on the Intersection Design Study. The petitioner is responsible for these costs including the construction, railroad costs and fees and the engineering service.

D. The petitioner shall work with staff and Civiltech on the site layout/parking plan for both Phase I and the Full Build-Out. Modifications are anticipated based on City and Civiltech review comments. These parties will continue to work toward a site plan which strives to meet the needs of both the City and Willow Creek Church.

Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- New Directions – 171 N. Lincoln Pkwy. – Rezone SUP

Ms. Rentzsch reviewed the items on the agenda for the April 20, 2016 PZC meeting.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 9:30 p.m.