



#2018-53

McHenry Athletic Complex – Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 18, 2018
<u>Requests:</u>	Final PUD Amendment to allow an addition of seven playing fields, a restroom building and storage addition.
<u>Location:</u>	1310 Ridgefield Road
<u>Acreage:</u>	Approximately 34 acres
<u>Existing Zoning:</u>	M PUD- Manufacturing Planned Unit Development
<u>Surrounding Properties:</u>	North: A1 Agriculture (County) South: W – Watershed East: B3 General Commercial & I1 Light Industrial (County) West: M PUD – Manufacturing Planned Unit Development
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3698)

Background:

- **Existing Use:** McHenry Athletic Complex, formerly known as Regional Sports Center is an indoor and outdoor soccer complex with the following activities permitted: soccer, T-ball, football, basketball, lacrosse, fencing, wrestling, kick boxing, cheerleading, outdoor volleyball which could be converted into a skating rink, indoor/outdoor restaurant and bar area with 3 gas fire pits, horse shoe pits, bocce ball court, indoor and outdoor entertainment for quinceaneras/concerts/banquet events, home shows, trade shows, community garage sales and dog agility shows.
- Per previous approvals, all of the allowable uses are not conducted at the same time. If sporting events are occurring then the trade shows, community garage sales, banquet and concerts are not being held.
- **Previous Approvals:** Regional Sports Center was granted a final PUD and SUP in 2002 to allow commercial recreational uses. The PUD specifically allowed indoor and outdoor soccer matches on the property. The final PUD designated an area for a future parking lot addition. In 2010, the PUD and Special Use Permit were amended to allow various events such as celebrations and gatherings, dog agility shows, soccer and lacrosse tournaments and associated vendors, and off-street parking facilities in another zoning district not in the same block. The SUP and PUD amendment was approved with conditions. In 2015, The SUP and PUD were amended to allow additional uses and required additional parking be provided to accommodate the current and proposed uses.

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow the addition of seven grass playing fields, a future restroom building and a storage addition.
- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for the area.
- Zoning: The site is zoned M PUD. This is an appropriate zoning designation for the area.

Proposed Additional Uses

- Seven playing fields –
 - The fields will be grass with the possibility of some of the fields being converted to artificial turf fields in the future.
 - The fields are located on recently acquired land that wraps around the existing facility.
- Restroom building –
 - This is a proposed future addition.
 - The petitioner would like to provide restroom facilities for the outdoor playing fields. The McHenry County Health Department will need to review any plans for the facility since the property is not on city water and sewer.
- Storage Addition –
 - The petitioner is proposing a storage addition to the rear of the existing building.
 - The building material must match the existing building.

Site Layout

- The additional playing fields are located north of the existing building. They will be accessible from a paved path from the parking lots to the fields.
- The 2015 PUD Amendment allowed for a band shelter/stage. The stage is in the same location as previously approved.
- The 2015 PUD Amendment showed an indoor/outdoor restaurant/bar area. The petitioner has submitted plans showing the elevations and floor plan of the addition.

Parking

- The petitioners are currently constructing the parking lot addition and second parking lot.
- Once the parking lot is complete, there will be a total of 316 parking spaces provided on site.
- A third addition would increase the parking lot capacity to 426 parking spaces. **This addition must be completed in order to provide adequate onsite parking.**

- Parking requirements as set by the Unified Development Ordinance and *Parking Standards* supplement, calculated as if all uses were to operate simultaneously:

Use	Parking Standard	Calculation	Number Required
Physical Fitness	6.4 per 1,000 SF GFA	$(2,856.5/1,000)*6.4$	18.28
Recreation (indoor soccer & basketball)	1 per 4 persons in designed capacity	2 Soccer: 44 persons 2 Basketball: 20 persons	16
Outdoor Recreation	10 spaces per field	4 Volleyball, 8 Soccer , 1 bocce ball, 2 horseshoes	150
Banquet Hall (Quinceaneras or indoor concert)	1 for every 4 seats	Projected 450 people	112.5
Outdoor Concert	1 for every 4 seats	Projected 500 people	125
Restaurant	1 for every 4 seats or 1 per 250 SF GFA	80 seats or 4878sf	20
Total Required			442

- The addition of seven soccer fields requires 70 additional parking spaces.
- There are two possible parking scenarios –
 1. All of the recreational activities, the outdoor concert and restaurant could be in use. The parking demand would be **329 parking spaces**, or
 2. The banquet use (takes place on the indoor rec fields), restaurant use and outdoor activities could be in use. The parking demand would be **408 parking spaces**.
- In previous submittals, the petitioner has included in their request a letter from the owner of 8733 Ridgefield Road (south of the property in questions, across Ridgefield Road) allowing the use of their gravel parking lot for overflow parking. This parking area has a capacity of approximately 80-120 vehicles. Use of this area was previously approved through a PUD amendment.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and commercial recreation uses. The following goals are 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 actions:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting actions:

Supporting Action: Continue to solicit businesses in the City's strongest growth sectors.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to the Final Planned Unit Development to allow the addition of seven playing fields, a restroom facility and storage addition. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*

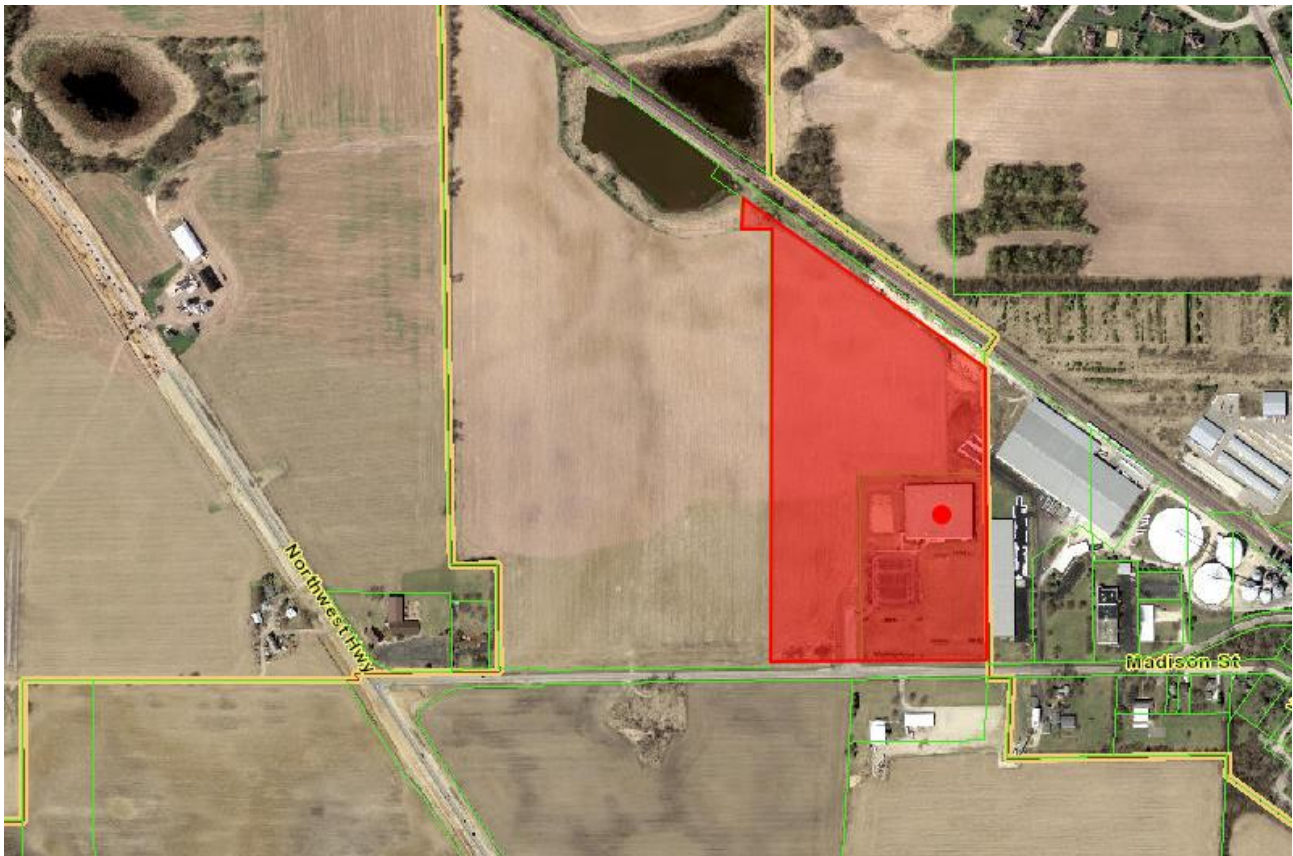
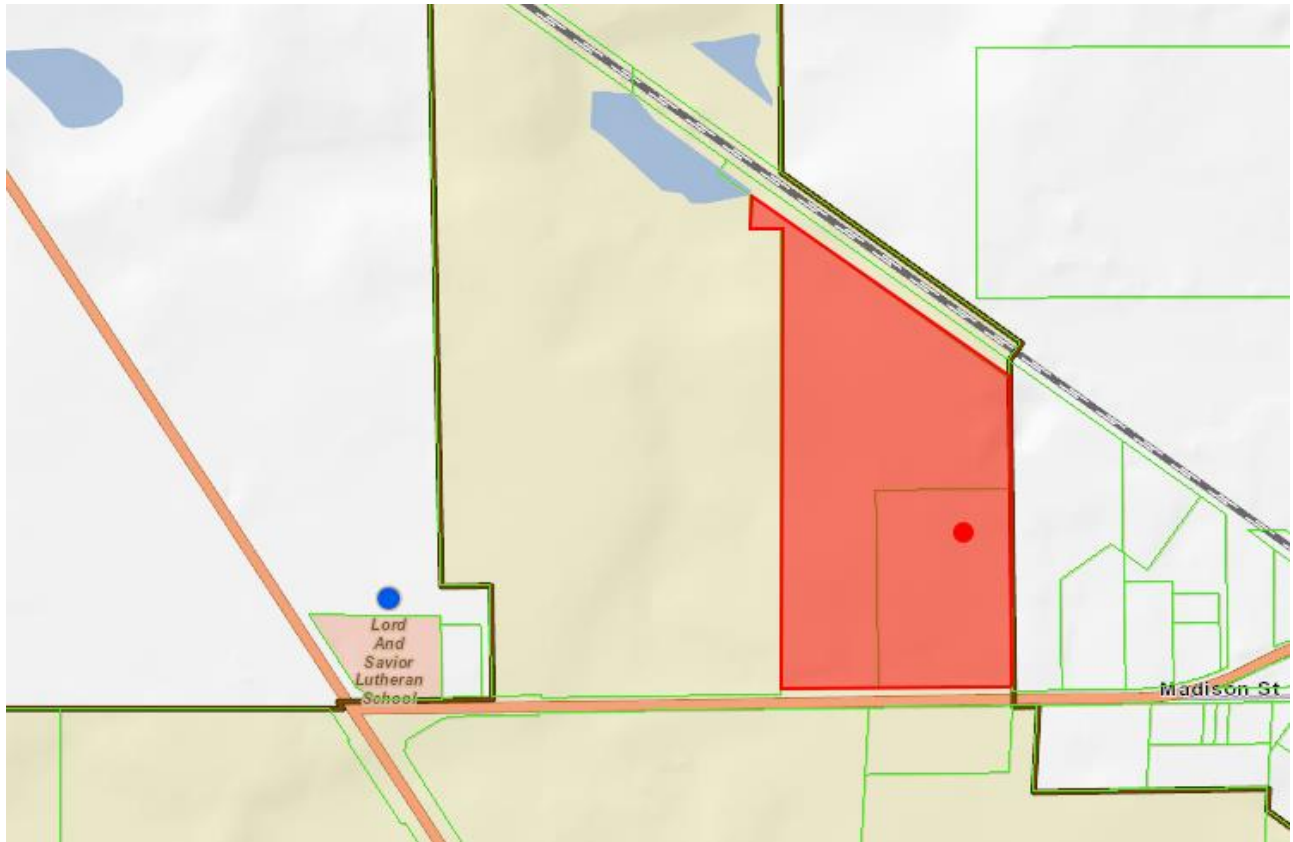
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 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, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (David Nagorzanski, dated 06/25/18 received 06/25/18)
 - B. Site Plans (J. Condon & Associates, dated 06/25/18, received 06/25/18)
 - C. Elevation & Floor Plan (DNW, dated 08/25/2015, received 06/25/18)
2. The conditions of ordinances 5599 (file number 2002-63) and 7132 (file number 2015-25) are still valid.
3. Provide details for the fencing to be used enclosing the volleyball courts and bar/grill area, chain-link is not permitted.
4. Provide sufficient onsite parking. If the City finds inadequate parking is being provided, the property owner must work with the City to expand their parking in accordance with a timeline provided by the City.
5. The restaurant addition must match the existing building, remove the mansard roof element.
6. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue and Public Works Departments.

PLN-2018-00053 McHenry Athletic Complex – 1310 Ridgefield Rd



City of Crystal Lake Development Application

Office Use Only
File # PLN-2018-000 53

Project Title: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: DAVID NAGORZANSKI
Address: 35190 N. MOODY ST.
INGLESIDE IL 60041
Phone: 847-975-1269
Fax: _____
E-mail: DAVENAGS12345@GMAIL.COM

Owner Information (if different)

Name: JEFFERY SCOTT
Address: 3329 E OCEAN BLVD
LONG BEACH CA 90803
Phone: 949-300-8640
Fax: _____
E-mail: JEFF@ipcprint.com

Property Information

Project Description: ADDITIONAL GRASS PLAYING FIELDS W/FUTURE TURF CAPABILITIES
RESTAURANT W/ CONCRETE PATIO W/VARIOUS GAMES (I.E. Bocci BALL)
4 VOLLEYBALL COURTS, STAGE FOR PERFORMERS, 2ND STORAGE GARAGE,
ADDITIONAL PARKING, BATHROOM FACILITY, SEPTIC, ~~BEER GARDEN W/TERRACE.~~
Project Address/Location: 1310 RIGDFIELD RD. CRYSTAL LAKE IL 60012

PIN Number(s): 1325101002 / 1324351001 / 1323400005

RECEIVED
JUN 25 2018
RH
PM

Development Team

Please include address, phone, fax and e-mail

Developer: DAVID NAGONZANSKI 35190 N. MOODY ST INGLESIDE IL 60041 -847-975-1269
DAVENAGS12345@GMAIL.COM

Architect: ALBERTO AGAMA 129 COMMERCIAL DR. SUITE 80 YORKVILLE IL 60560 - 630-207-7400

Attorney: TOM ZANCK 40 BRINK STREET CRYSTAL LAKE IL 60014 815-459-8800
TZANCK@ZCW.LAW.COM

Engineer: MEGHAN MICHEL 5415 BUSINESS PARKWAY TUNGWOOD IL 60072 815-728-0068
MMICHEL@SCONDONIA.COM

Landscape Architect: JACOB W. TROM NLD NIERMAN LANDSCAPE & DESIGN P.O. Box 765 WOODSTOCK IL 60098
815-337-8873 JTROM@NIERMANLAND.COM

Surveyor/Planner: ARTHUR GRIMMACKER VANDERSTADEN LAND SURVEYING INC.
1316 N MADISON STREET WOODSTOCK IL 60098 815-502-5516

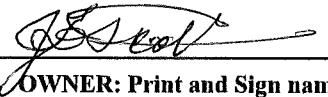
Planner/Surveyor: _____

Other: CHARLIE ANDERSON 1310 RIDGEFIELD RD CRYSTAL LAKE IL 60012
ANDERSEN.CHARLIE@YALLO.COM

Signatures

DAVID NAGONZANSKI  6-25-18
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.

 JEFF L. SCOTT 6-25-18
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,
MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE PETITION
OF
McHenry Athletic Complex

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 upon the application of the McHenry Athletic Complex, seeking a Planned Unit Development Amendment located at

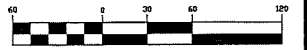
1310 Ridgely Road,
Crystal Lake, Illinois.
PIN 13-25-101-002 & 13-24-351-001

This application is filed for the purpose of seeking a Planned Unit Development Amendment pursuant to Article 9-200(E) to allow changes to the approved site plan and elevation plan for the addition of seven playing fields, restroom building and a building addition, as well as any other variations as necessary to complete the project as proposed. 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 for this request will be held at 7:30 p.m. on Wednesday July 18, 2018, 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

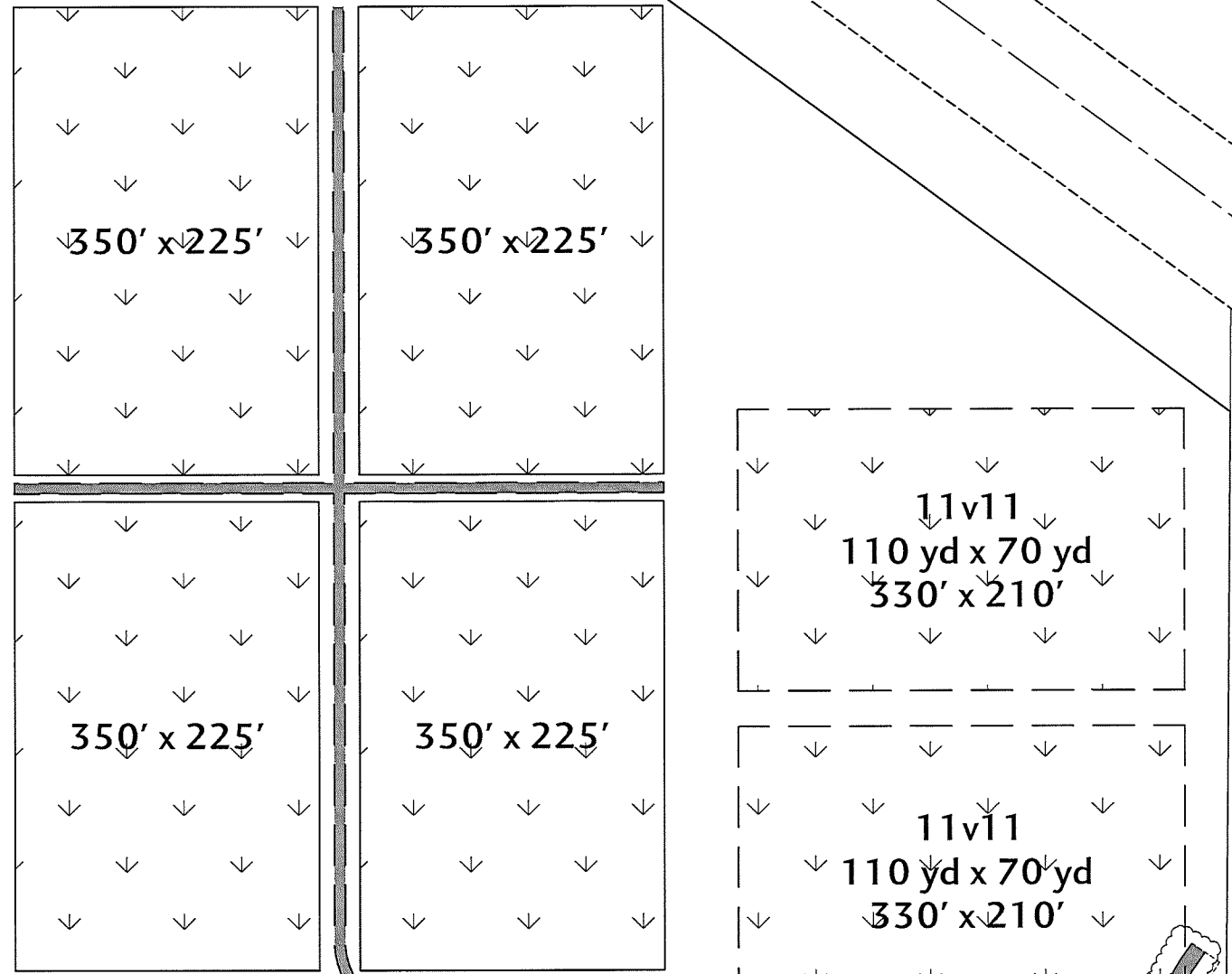
(Published in the Northwest Herald
on June 30, 2018) 1554395



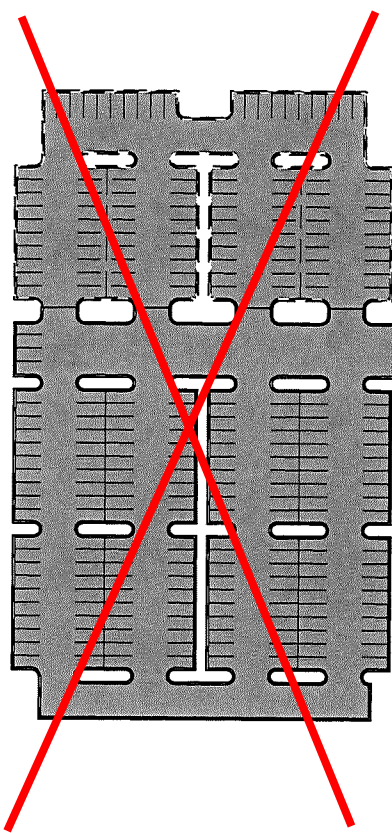
(IN FEET)
1 inch = 60 Ft.

- = EXISTING/PERMITTED BITUMINOUS SURFACE
- = EXISTING/PERMITTED CONCRETE SURFACE
- = EXISTING/PERMITTED ATHLETIC FIELD SURFACE
- = EXISTING/PERMITTED BUILDING
- = EXISTING/PERMITTED DETENTION AREA
- = PROPOSED BITUMINOUS SURFACE
- = PROPOSED CONCRETE SURFACE
- = PROPOSED ATHLETIC FIELD SURFACE
- = PROPOSED BUILDING
- = PROPOSED SAND COURT SURFACE

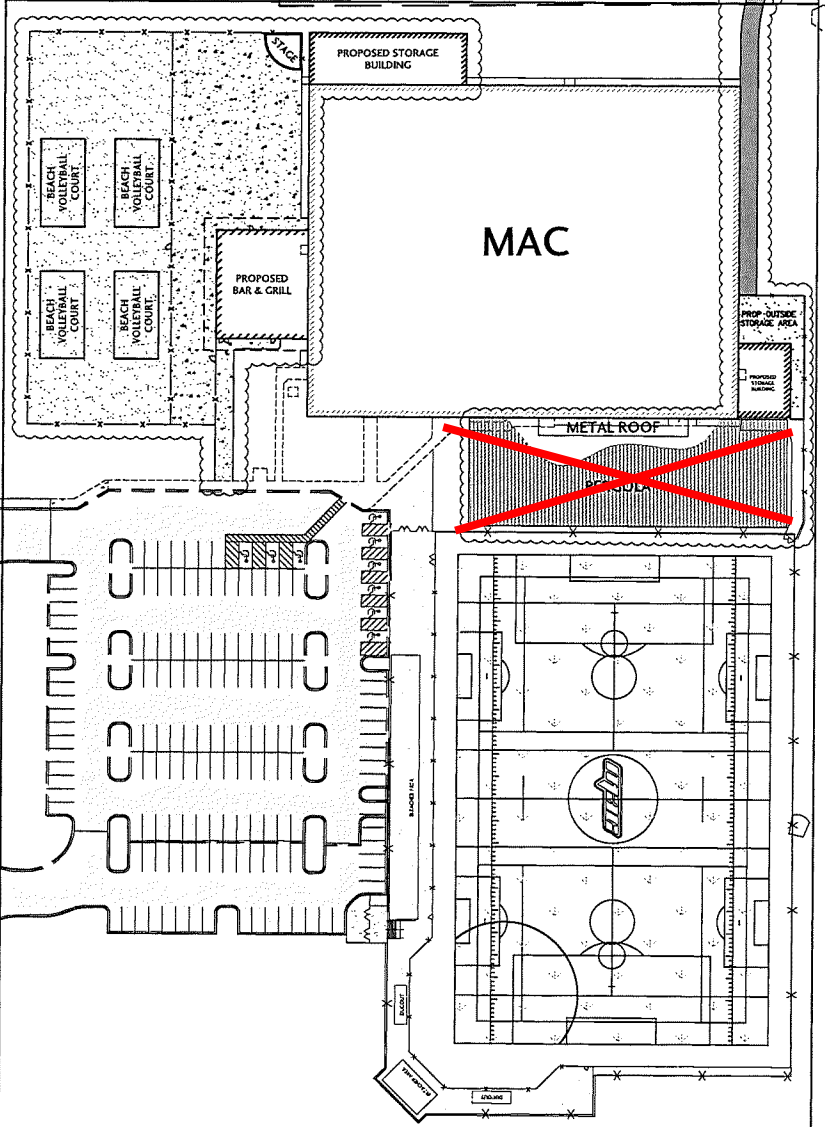
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 BY:
 2018 53



~~300.0' PROPOSED PROPERTY ACQUISITION~~



Beer Garden, property acquisition and pergola removed from request.



RIDGEFIELD

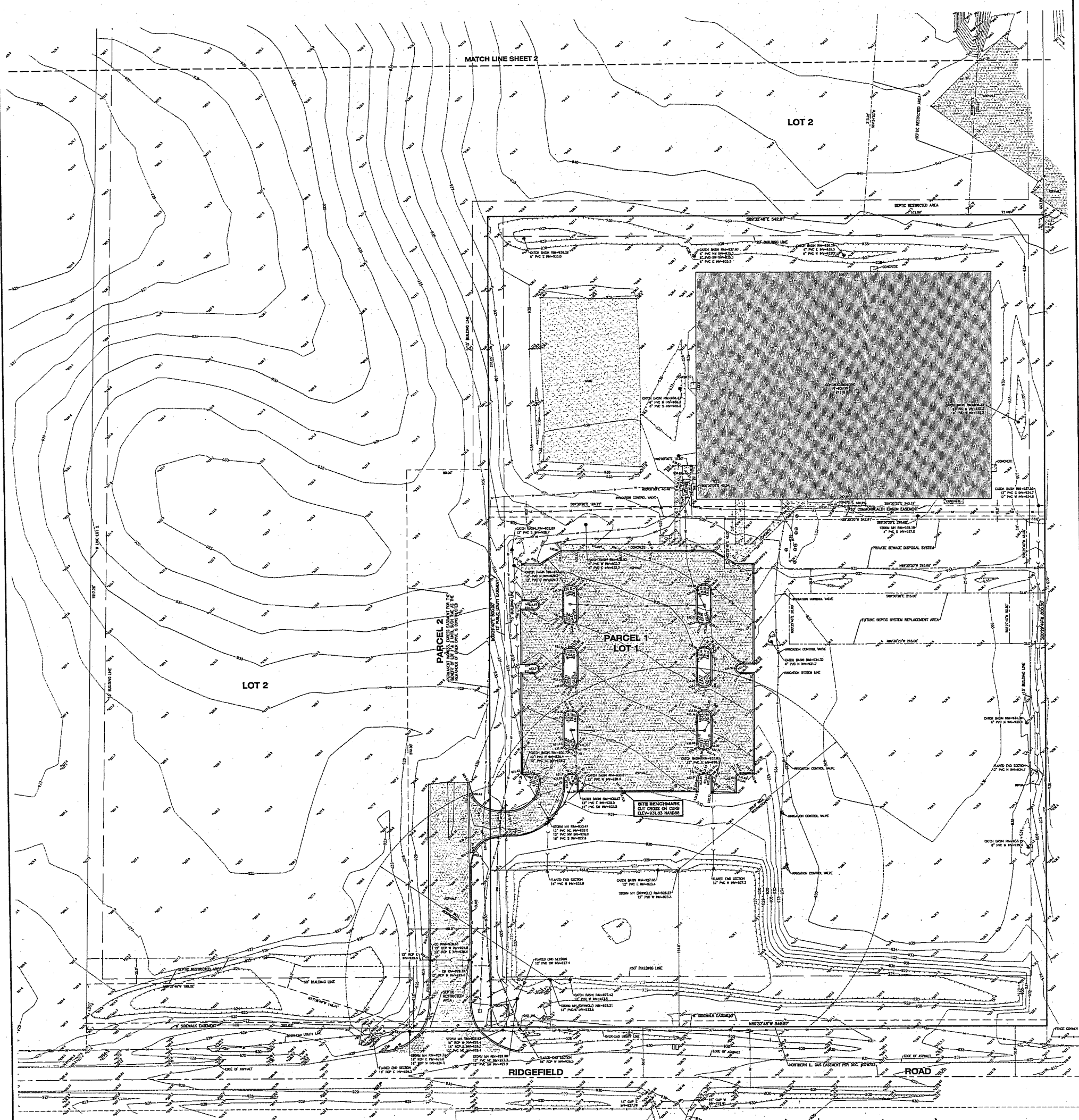
	5415 BUSINESS PARKWAY RINGWOOD, ILLINOIS 60072 815.728.0068 IL DESIGN FIRM # 184-006759	NO.	DATE	DESCRIPTION	PUD AMENDMENT SITE PLAN	THE MAC	PROJECT NUMBER MAC-18045-3	PROJECT MANAGER MAM	SCALE 1" = 60'
					CRYSTAL LAKE, ILLINOIS	CRYSTAL LAKE, ILLINOIS	SHEET TITLE PROPOSED SITE PLAN	DESIGNER CDF	ISSUE DATE 06/25/2018
								QUALITY CONTROL MAM	SHEET NUMBER 1 OF 1



TOPOGRAPHIC SURVEY

PARCEL 1: Lot 1 in Regional Sports Center being a part of the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, all in Township 44 North, Range 7 East of the Third Principal Meridian according to the Plat thereof recorded March 10, 2003 as Document No. 2003R0030337, in McHenry County, Illinois.

PARCEL 2: Permanent easement for the benefit of Lot 1 for ingress and egress over part of Lot 2 (with such line as the remainder of Edge Drive is constructed, as shown on the Plat of Subdivision recorded as Document No. 2003R0030337).



CLIENT: J. CONDON & ASSOCIATES, INC.
 DRAWN BY: SES CHECKED BY: M.W.
 SCALE: 1"=30' SEC. 22, T. 44, R. 7 E.
 BASIS OF BEARING: PER RECORD SUBDIVISION
 P.L.M. 13-25-10-002
 JOB NO. 170207 I.D. JPD
 FIELDWORK COMP. - 5/17/17
 ALL DIMENSIONS SHOWN IN FEET AND DECIMALS. THIS SURVEY CONFORMS TO THE ILLINOIS SURVEYING ACT OF 1984.

REVISED 5/25/17 - ADDED MARKED UTILITIES - SES
 PROJECT BENCHMARK
 MCHEERY COUNTY
 STATION "NORTH-24"
 ELEV=907.25 NAVD83

LEGEND	
● CATCH BASIN (CB)	○ SIGN
○ DOWN SLOPE	○ STORM MANHOLE
□ ELECTRIC METER	□ TELEPHONE ROSS
□ FLARED END SECTION	□ TRANSFORMER
□ GAS METER	□ UTILITY POLE (UP)
□ LIGHT	□ WELL
□ MAIL BOX	□ YARD LIGHT
□ MANHOLE (MH)	□ SEED
○ SEPTIC LID	□ RECORD
● SET CROSS	□ MEASURE

5/25/17 SES - ADDED MARKED UTILITIES
 10/14/17 APC - ADDED OFFSET TOPOGRAPHY TO NORTH AND WEST
 10/26/17 APC - ADDED TOPOGRAPHY FOR THE NORTH HALF OF LOT 2
 04/12/18 APC - RIDGEFIELD ROAD TOPOGRAPHY EXPANDED
 COUNTY OF McHENRY) S.S.

We, Vanderstappen Land Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.
 This professional service conforms to the current Illinois minimum standards for topographic surveys. This is not a Boundary Survey.
 Dated at Woodstock, McHenry County, Illinois, 4/18, A.D., 2017.
 Vanderstappen Land Surveying, Inc.
 Design Firm No. 154-00792

By: *[Signature]*
 Illinois Professional Land Surveyor No. 2768 SHEET 1 OF 2

2018 53

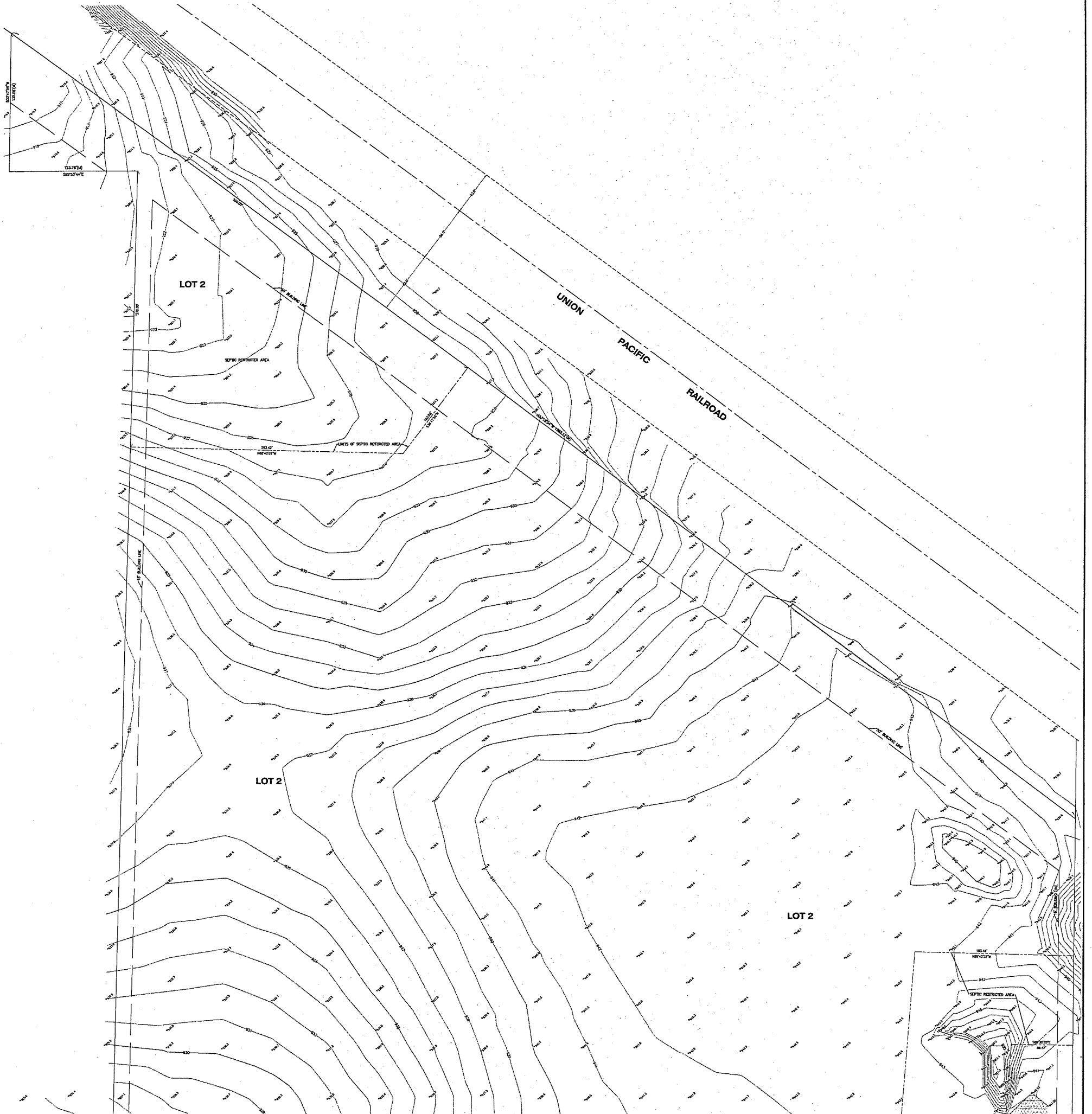
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 BY:



TOPOGRAPHIC SURVEY

PARCEL 1:
Lot 1 in Regional Sports Center being a part of the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, 06 in Township 44 North, Range 7 East of the Third Principal Meridian according to the Plat thereof recorded March 10, 2003 as Document No. 2003R0030337, in Winnebago County, Illinois.

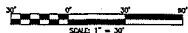
PARCEL 2:
Permanent easement for the benefit of Lot 1 for ingress and egress over part of Lot 2 and such time as the remainder of Edger Drive is constructed, as shown on the Plat of Subdivision recorded as Document No. 2003R0030337.



MATCH LINE SHEET 1

- STORM SEWER LINE
- SANITARY SEWER LINE
- OVERHEAD UTILITY LINE
- GAS UTILITY LINE
- TELEPHONE UTILITY LINE
- WATER UTILITY LINE
- CABLE UTILITY LINE
- ELECTRIC UTILITY LINE

PROJECT BENCHMARK
WINNEBAGO COUNTY
GEODETIC CONTROL
STATION "18176-2A"
ELEVATION 448.88

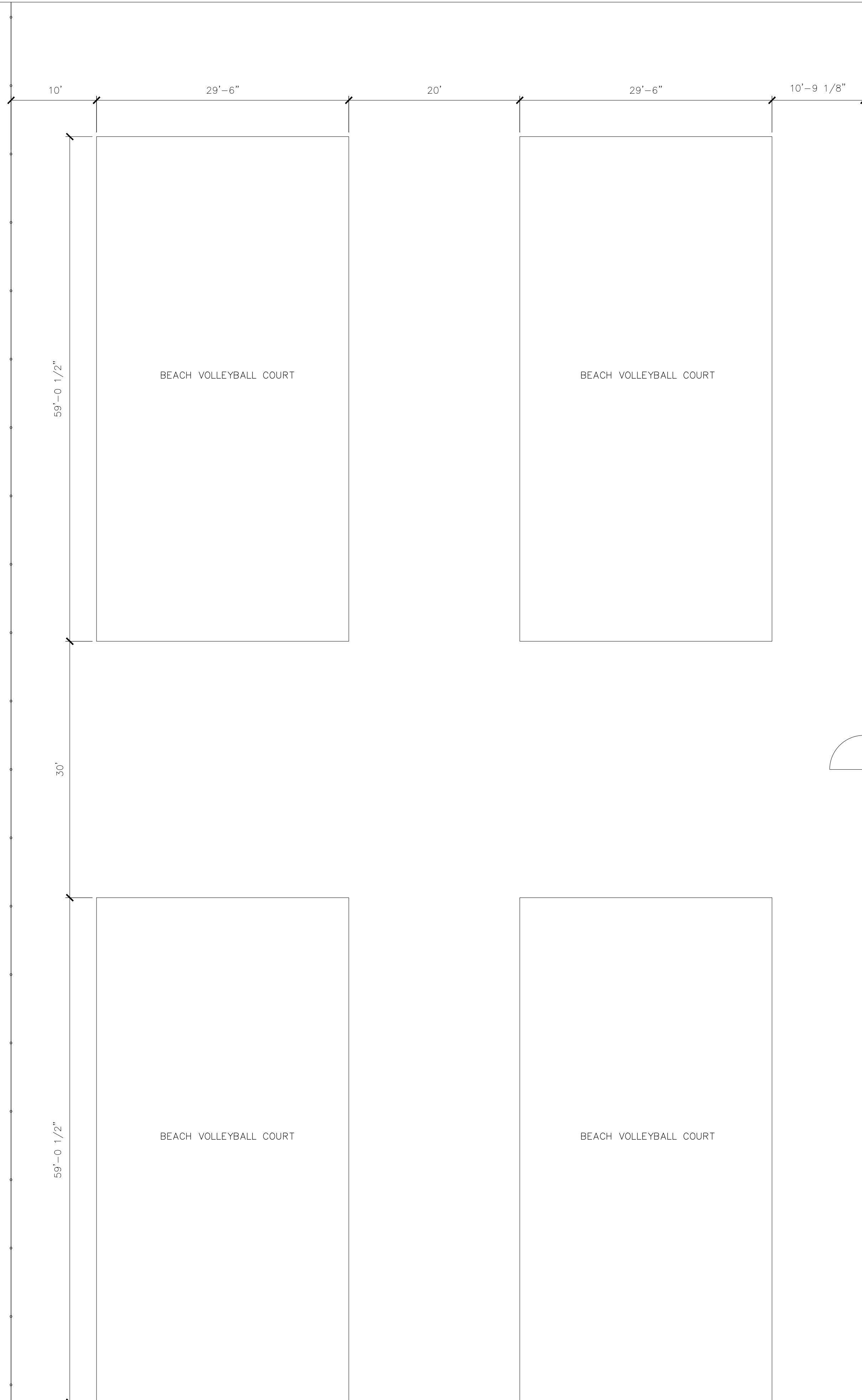


LEGEND	
● CATCH BASIN (CB)	○ SIGN
○ TOWN SIGN	● STORM MANHOLE
□ ELECTRIC METER	□ TELEPHONE BOSS
□ FLARED END SECTION	■ TRANSFORMER
□ GAS METER	□ UTILITY POLE (UP)
□ LIGHT	● WELL
□ MAIL BOX	● YARD LIGHT
○ MANHOLE (MH)	□ DEEP
○ SEPTIC LID	□ RECORD
● SET CROSS	□ MEASURE

CLIENT: J. CONDON & ASSOCIATES, INC.
DRAWN BY: SES CHECKED BY: M.W.
SCALE: 1"=30' SHEET 25 OF 44 R. 7 E.
BASIS OF MEASUREMENT: PER RECORDED SUBDIVISION
P.L.N.: 13-25-101-002
JOB NO.: 170207 I.D. JEG
FIELDWORK COMPLETED: 4/17/17 INK: JEG
ALL DIMENSIONS SHOWN IN FEET AND DECIMALS. NO. DIMENSIONS SHOWN
POINTS DIMENSIONS CORRECTED TO 49° F.

3/25/17 SES - ADDED MARKED UTILITIES
10/17/17 APG - ADDED OFFSITE TOPOGRAPHY TO NORTH AND WEST
10/26/17 APG - ADDED TOPOGRAPHY FOR THE NORTH HALF OF LOT 2
04/12/18 APG - RIDGEFIELD ROAD TOPOGRAPHY EXPANDED

280'

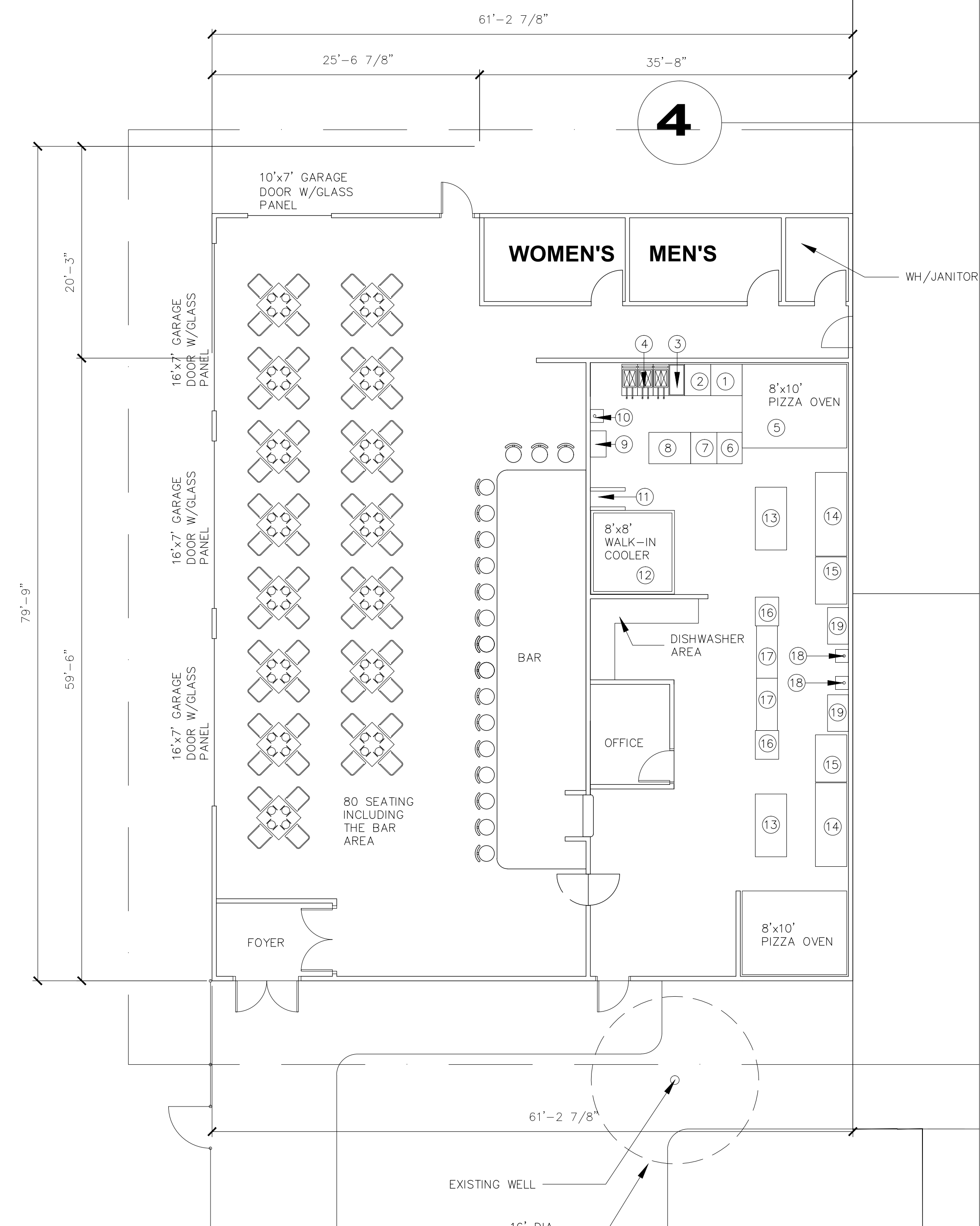


PLAN @ PROPOSED BAR & GRILL BUILDING

SCALE 1/8" = 1'-0"

KITCHEN EQUIPMENT SCHEDULE

①	RANGE
②	RANGE
③	DUMP
④	FRYER
⑤	PIZZA OVEN 8'x10"
⑥	STEAM TABLE
⑦	30" SAND
⑧	WORK TOP FREEZER W/DBL SHELF
⑨	DOUGH TABLE
⑩	SINK
⑪	QT.60 MIXER
⑫	WALK-IN COOLER 8'x8'
⑬	6'x3' CUTTING TABLE W/48"DBL SHELF
⑭	8' PIZZA MAKE TABLE
⑮	4' SSSL. TABLE
⑯	CABINET HOLDING
⑰	CUTTING TABLE
⑱	SINK
⑲	PREP SINK



No.	Revision/Issue	Date

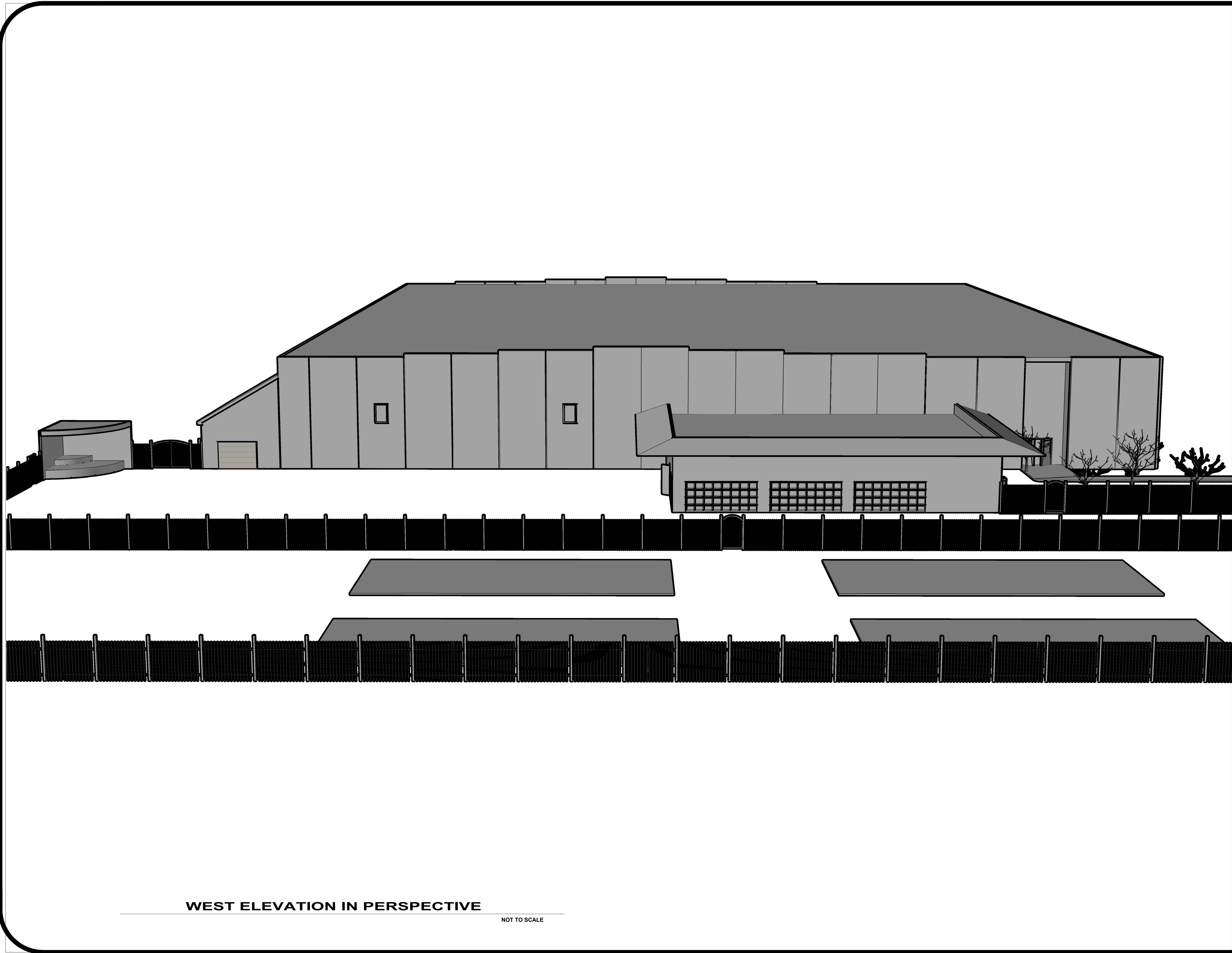
Firm Name and Address

DNW
DESIGN & BUILD, INC.
 538 HERBERT RD. STE 07
 LAKEMOOR, IL 60051-825
 TEL: 815-271-5592
 www.dnwdesignandbuild.com

Project Name and Address

REGIONAL SPORT CENTER
CONCEPT OF NEW BAR AND GRILL
 1310 RIDGEFIELD ROAD
 CRYSTAL LAKE, IL

Project	MCS0815	Sheet	A01
Date	08/28/2015		
Scale	AS NOTED		



WEST ELEVATION IN PERSPECTIVE

NOT TO SCALE

General Notes

No.	Revision/Issue	Date

Firm Name and Address

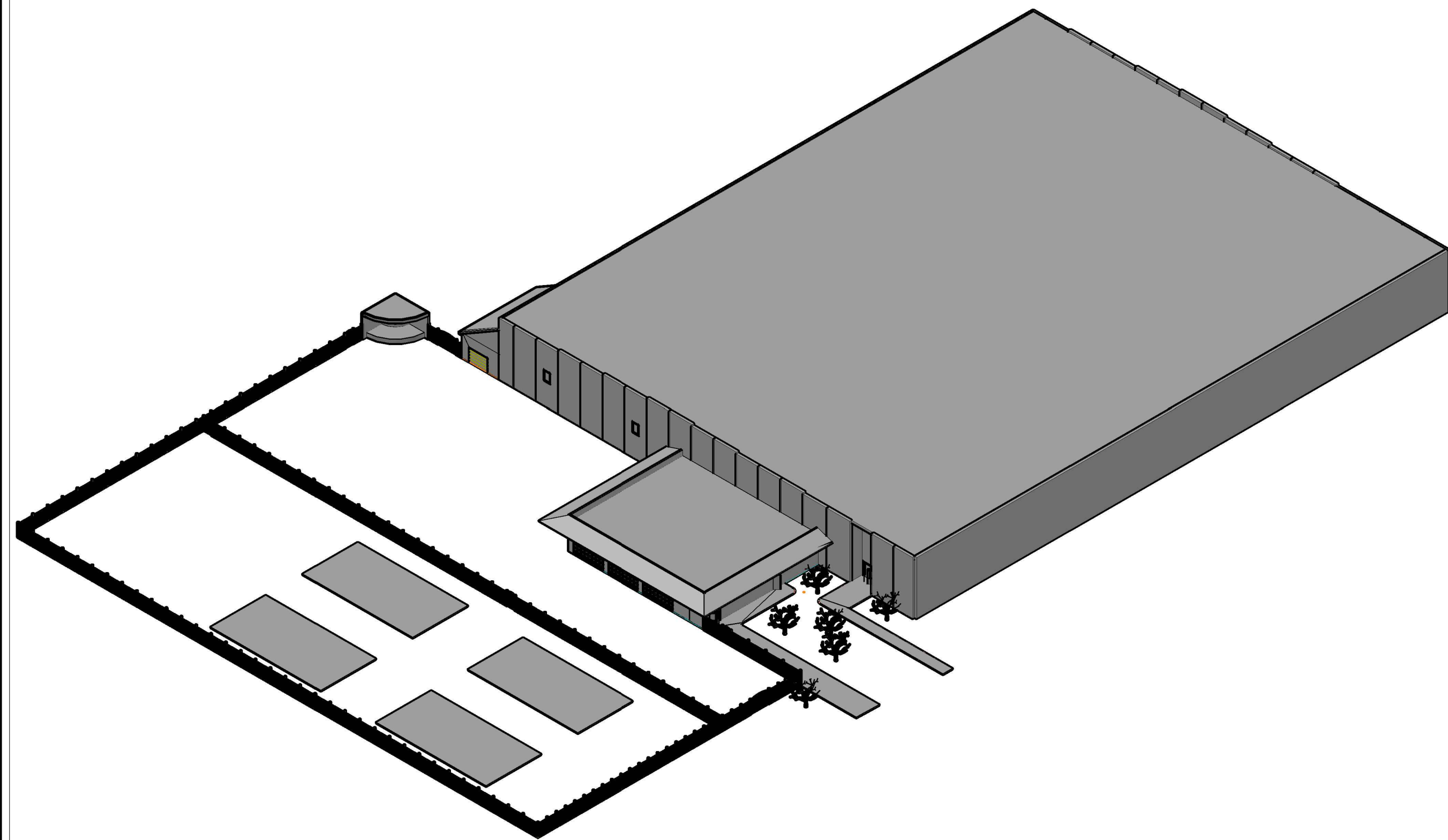


DNW
 DESIGN & BUILD, INC.
 538 HERBERT RD. STE 07
 LAKEMOOR, IL 60051-825
 TEL: 815-271-5592
 www.dnwdesignandbuild.com

Project Name and Address

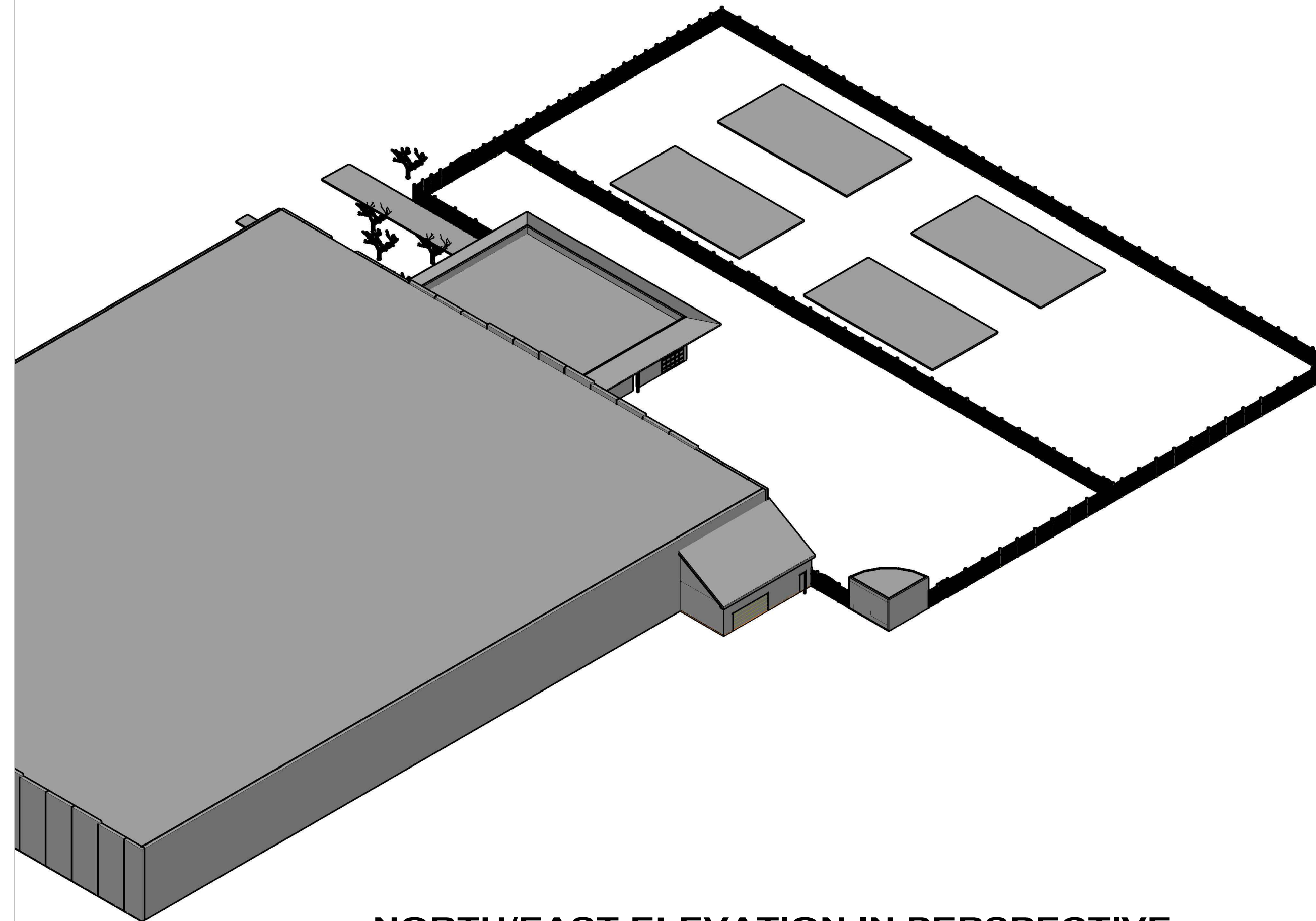
**REGIONAL SPORT CENTER
 CONCEPT OF NEW BAR AND GRILL**
 1310 RIDGEFIELD ROAD
 CRYSTAL LAKE, IL

Project	MCS0815	Sheet	A02
Date	08/28/2015	Scale	
Scale	AS NOTED		



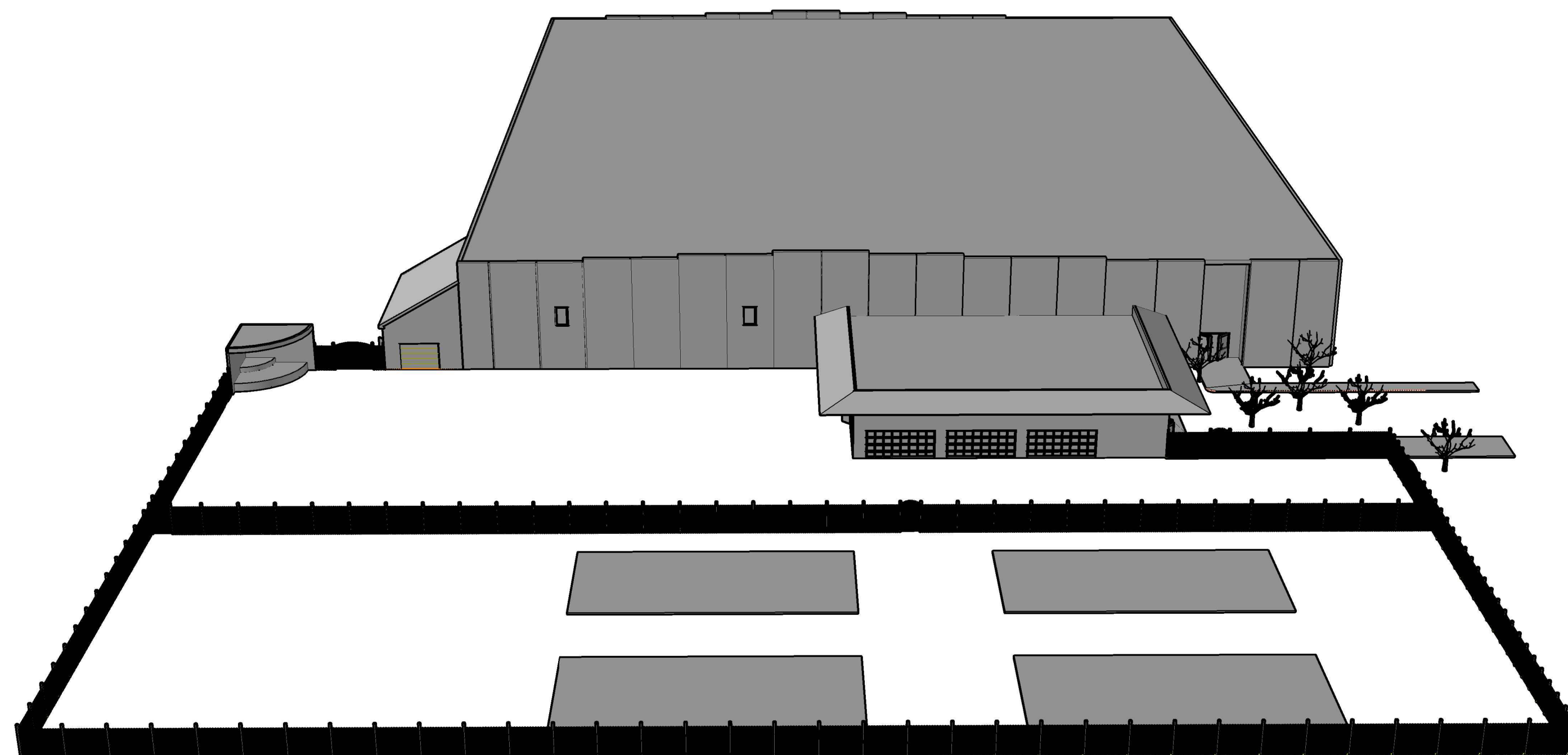
SOUTH/WEST ELEVATION IN PERSPECTIVE

NOT TO SCALE



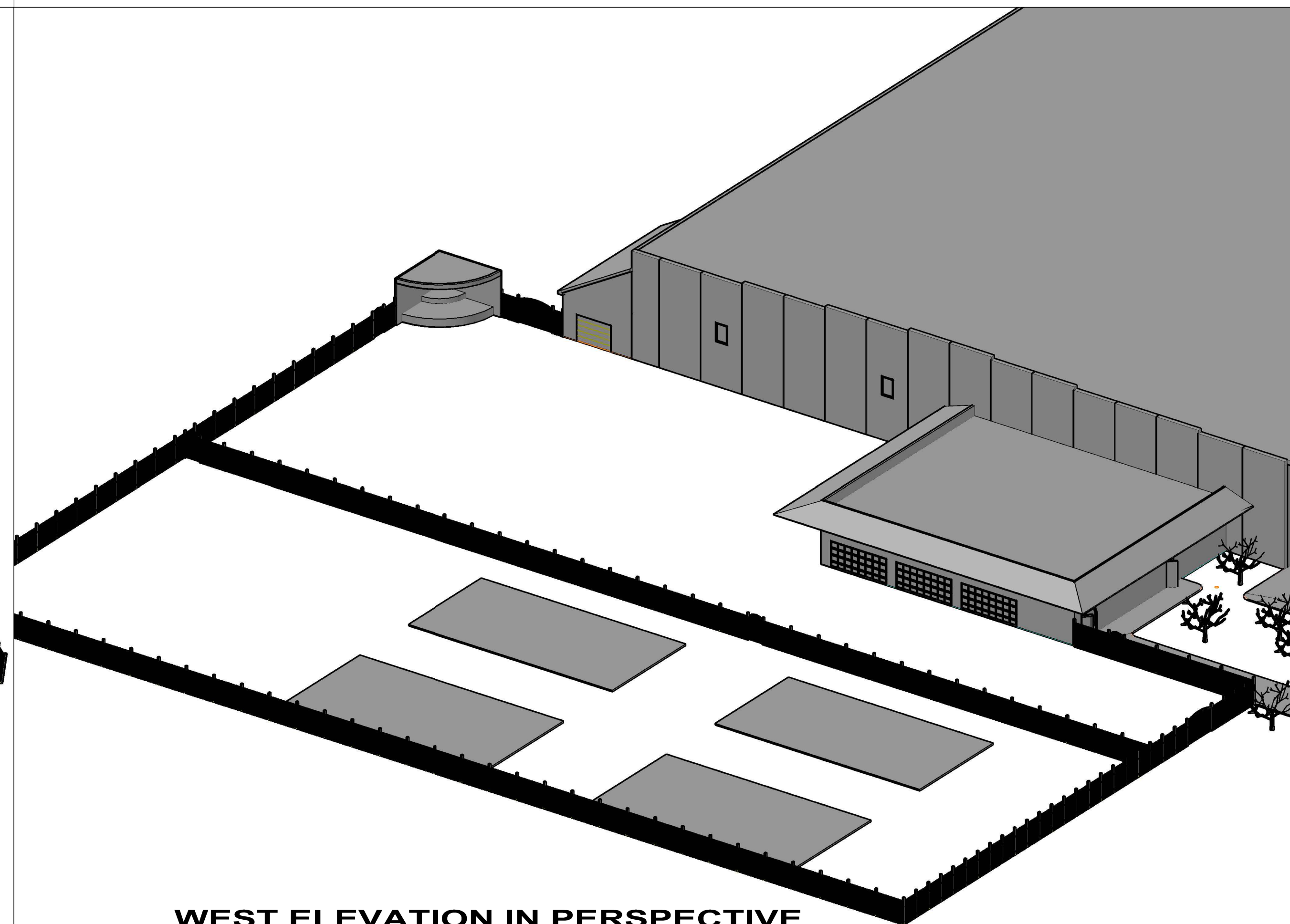
NORTH/EAST ELEVATION IN PERSPECTIVE

NOT TO SCALE



WEST ELEVATION IN PERSPECTIVE

NOT TO SCALE



WEST ELEVATION IN PERSPECTIVE

NOT TO SCALE

General Notes

No.	Revision/Issue	Date

Firm Name and Address



DNW
DESIGN & BUILD, INC.
538 HERBERT RD. STE 07
LAKEMOOR, IL 60051-825
TEL: 815-271-5592
www.dnwdesignandbuild.com

Project Name and Address

REGIONAL SPORT CENTER
CONCEPT OF NEW BAR AND GRILL
1310 RIDGEFIELD ROAD
CRYSTAL LAKE, IL

Project	MCS0815	Sheet	A01
Date	08/28/2015		
Scale	AS NOTED		