



#2011-27

**Vineyard Christian Church – 7105 Virginia Road
Project Review for Planning and Zoning Commission**

<u>Meeting Dates:</u>	May 18, 2011
<u>Request:</u>	Special Use Permit (Article 2 Section 2-300) to allow a religious establishment.
<u>Location:</u>	7105 Virginia Road
<u>Acreage:</u>	Approximately 4,100 square foot tenant suite (suites 18-26)
<u>Existing Zoning:</u>	O PUD Office
<u>Surrounding Properties:</u>	North: B-2 General Commercial South: R-1 Single Family Residential East: R-3B PUD Multi-Family Residential West: R-1 Single Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

Vineyard Christian Church proposes to locate in a Virginia Park office building. This center was approved as a Planned Unit Development to allow a mix of uses, shared parking and the two separate office condo buildings. The uses permitted in this center were not restricted by this PUD, in fact additional uses for retail use were added to the list of permitted uses. Religious establishments require a Special Use Permit in any zoning district except the B-2 and W districts, where they are not permitted.

Land Use Analysis:

SITE DETAILS

Vineyard Christian Church would move into the existing building. They would not make any modifications to the existing building or parking layout. Their signage would meet the requirements of the ordinance. With the exception of the signage, they are not proposing any modifications to the elevations.

PARKING

Parking for religious establishments is calculated at 1 per 4 fixed seats + 1 per 8 feet of bench seating + 1 per 28 square feet of open gathering or worship area. Also parking for ancillary uses is calculated separately for example, group services, community classes, seminars, etc. The other tenants in the center are mostly office tenants and there are numerous vacancies in the center. The office tenants and proposed church need the parking at different peak times. There are a total of 158 parking spaces on site.

SPECIAL USE PERMIT

Religious establishments are allowed through a Special Use Permit. The church is requesting an SUP to allow their use. Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates this area as Office. Office represents existing office areas and indicates areas for future office uses. Within the Commerce/Office/Industry land use designation, this petition is supported by the following Goal, Objective and Policies.

Goal: Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding regions, as well as a solid tax base to the City.

Objective #4: Encourage mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trip generations.

- Target undeveloped areas or encourage the redesign of appropriately developed areas to incorporate different uses.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Vineyard Christian Church, received 4/29/11)
 - B. Site Plan (Muterspaugh & Associates, dated 4/25/88, received 4/29/11)
 - C. Floor Plan (Muterspaugh & Associates, hand drawn floor plan Tim Mengler, received 4/29/11)
 - D. Use Letter (Tim Mengler, dated April 28, 2011, received 4/29/11)
2. The use of the facility shall be the same as explained in the Use Letter. Expansion of services could affect the parking required and create conflict with surrounding tenants and would require an SUP Amendment.
3. An accurate floor plan shall be submitted with the building permit plans so the total parking requirement can be calculated.

27 2011

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Vineyard Christian church

RECEIVED
APR 29 2011
BY: _____

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 checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Vineyard christian church
 Address: 220 Lincolnshire Dr
Crystal Lake IL 60014
 Phone: 815-441-9829
 Fax: _____
 E-mail: VineyardCL@sbcglobal.net

Owner Information (if different)

Name: VIRGINIA PARK INVESTMENT LLC
 Address: 209 ALPINE Dr.
VERNON HILLS ILL 60061
 Phone: 847-281-6699
 Fax: 847-546-0002
 E-mail: Rhalidmohammedi236@yahoo.com.

Property Information

Project Description: Request use of property in question
for a church for religious practice.

Project Address/Location: 7105 Virginia Rd Crystal Lake
IL 60014

PIN Number(s): 19-08130-018, 19-08130-020, 19-0813-022, 19-0813-024
19-08130-026

Development Team

Please include address, phone, fax and e-mail

Developer: Vineyard Christian Church 220 Lincolnshire Dr Crystal Lake IL 60014
815-477-9829 vineyardcc@stcskba.net

Architect: _____

Attorney: _____

Engineer: _____

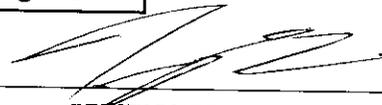
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 Timothy C Menger 4/26/11
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.

KHALID MAHMOUD Khalid Mahmood 4-28-11
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.



VINEYARD CHRISTIAN CHURCH OF CRYSTAL LAKE

April 28th 2011,

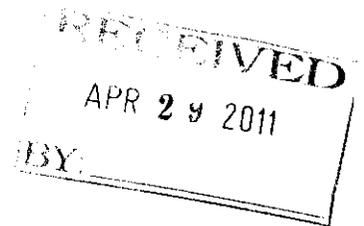
Vineyard Christian Church of Crystal Lake is requesting a special use permit for religious purposes for the vacant office space located at 7105 Virginia Rd Units 18,20,22,24,26.

PINs: 19-8130-018; 19-8130-020; 19-8130-022; 19-8130-024; 19-8130-026

- Our primary and peak time of use for this space will be Sunday mornings for worship services.
- Sunday evenings the space would be used for youth group activities.
- Other potential times of use could be Wednesday evenings for prayer meetings. Friday evenings for small groups or family game nights. Occasional Saturday mornings for seminars.
- We will **not** be hosting a P.A.D.S site here as facilities are not adequate.
- We will **not** be hosting a food pantry at this location.
- Our current membership is approximately 50 people and we would look to grow to approx 100 in this space.
- We would be seeking an max occupancy of 125-150 for this space.

Sincerely

Timothy C Mengler
Senior Pastor



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PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF Tim Mengler, representing Vine-
yard Christian Church of Crystal
Lake

LEGAL NOTICE

Notice is hereby given in compli-
ance with the Unified Development
Ordinance 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 applica-
tion of Tim Mengler, pastor for
Vineyard Christian Church of Crys-
tal Lake, for approval of a Special
Use Permit relating to the following
described real estate commonly
known as 7105 Virginia Road,
Crystal Lake, Illinois 60014, PIN:
19-08130-018; 19-08130-020;
19-08130-022; 19-08130-024;
19-08130-026.

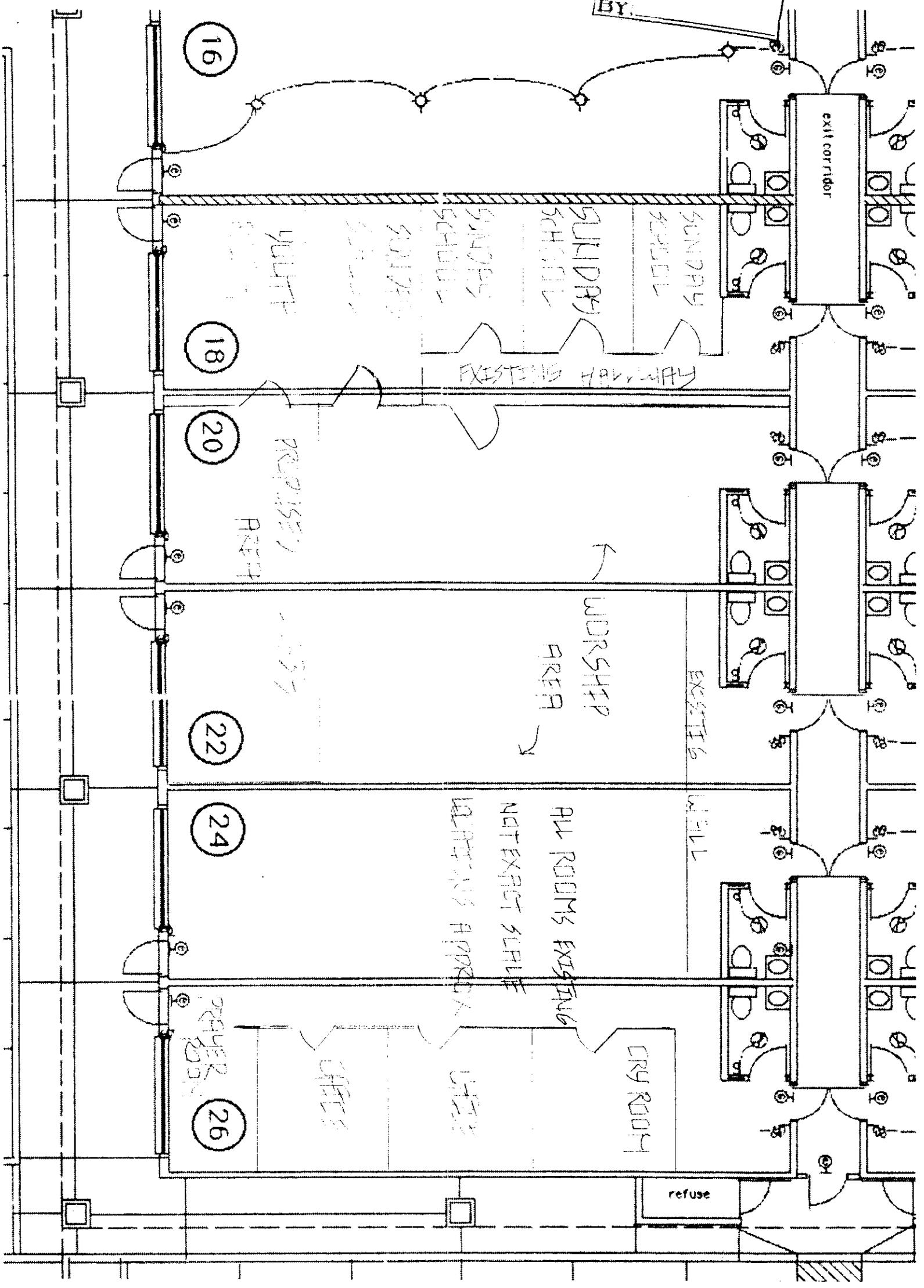
This application is filed for the
purposes of seeking a Special Use
Permit to allow a religious estab-
lishment, pursuant to Article 2 Sec-
tion 2-300 in Units #18, 20, 22,
24 and 26 of 7105 Virginia Road.
Plans for this project can be viewed
at the City of Crystal Lake Commu-
nity Development Department 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 May 18,
2011, 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
April 30, 2011)

27 2011

RECEIVED
APR 29 2011
BY:



16

18

20

22

24

26

exit corridor

SUNDAY SCHOOLS

SUNDAY SCHOOLS

SUNDAY SCHOOLS

YOUTH

EXISTING HALLWAY

PREPARED
AREA

WORSHIP
AREA

EXISTING

HALL

ALL ROOMS EXISTING
NOT EXACT SCALE
DIMENSIONS APPROX

CRY ROOM

OFFICE

CHURCH

PRAYER ROOM

refuse