



#2022-131 6340 Northwest Highway – Special Use Permit Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 6, 2022
<u>Request:</u>	Special Use Permit to allow a Veterinary Service clinic.
<u>Location:</u>	6340 Northwest Highway
<u>Acreage:</u>	Approximately 5,000 square foot building
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: B-2 General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The property currently is part of the Commons of Crystal Lake retail center.
- This outlot building was constructed for a jewelry retail store.
- A Veterinary Service has specific standards and is a Limited Use. If the standards cannot be met it requires a Special Use Permit. Banfield does not have an outdoor pet area, which is one of the standards.

Development Analysis:

General

- **Request:** A Special Use Permit for a Veterinary Service clinic.
- **Zoning:** The site is zoned B-2 PUD General Commercial with a Planned Unit Development. This is the appropriate zoning district for this use.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- **Floor Plan:** This is a 4,191 square-foot full-service vet clinic. The space will have several exam rooms, a treatment area, an x-ray room, a surgery room and two separate cage areas, one for canines and one for felines.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goals are applicable to this request:

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services, and jobs to the city, as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan, and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: 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 trips generated.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow an outdoor beer garden. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

VETERINARY SERVICE

Veterinary Service must comply with the following standards. The criteria are as follows:

1. Kennel: No kennel (overnight boarding) shall be maintained outside of the principal building.
 Meets *Does not meet*

2. Outdoor Area: The facility shall include a minimum of 200 square feet of outdoor enclosed yard for every 1,000 square feet contained within the principal structure. Such yard areas shall be enclosed by a solid, decorative fence or masonry wall at least six feet in height.
 Meets *Does not meet*

The proposal does not include an outdoor area, Banfield does not have an outdoor area at their current location in town and does not take animals outdoors during their care/service.

3. Soundproofing: When located in multi-tenant (or multi-suite) buildings, veterinary services shall be insulated and soundproofed, in order to minimize all loud and disturbing noises that might disturb those persons in adjoining suites.
 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 (Brixmor, received 06/14/22)
 - B. Floor Plan (Scott Edwards Architecture, dated 06/03/22, received 06/14/22)
 - C. Narrative (Scott Edwards Architecture, dated 06/10/22, received 06/14/22)
2. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map
6340 Northwest Highway



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: Banfield Pet Hospital

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

Copeland Downs
Name: (Scott Edwards Architecture LLP)

Address: 2525 E. Burnside St.
Portland, OR 97214

Phone: 503.896.5336

Fax: _____

E-mail: cdowns@seallp.com

Owner Information (if different)

Bill Jarosik
Name: (Brixmor Property Group)

Address: 8700 West Bryn Mawr Ave, Suite 1000S
Chicago, IL 60631

Phone: 847.562.4177

Fax: _____

E-mail: bill.jarosik@brixmor.com

Property Information

Project Description: Banfield Pet Hospital is a national company with veterinary clinics across the country. Their clinics do not accommodate overnight boarding and as such, do not typically provide any outdoor facilities, including dog runs. This is a tenant improvement within and existing stand alone building, the zoning is B-2 General Commercial and a part of a PUD. Per zoning code, there is a requirement to provide 200 s.f. of outdoor space per 1,000 s.f. of building area. As we have no use for this outdoor area, we are applying for a Special Use Permit to waive this requirement.

Project Address/Location: 6340 Northwest Highway, Crystal Lake, IL 60014

The Commons of Crystal Lake Shopping Center

PIN Number(s): Parcel #19-05-476-021

Development Team

Please include address, phone, fax and e-mail

Developer:	Banfield Pet Hospital 18101 SE 6th Way Vancouver, WA 98683	Caleb Work caleb.work@banfield.com 719.688.5873
Architect:	Scott Edwards Architecture LLP 2525 E. Burnside St. Portland, OR 97214	Copeland Downs cdowns@seallp.com 503.896.5336

Attorney: _____

Engineer: _____

Landscape Architect: _____

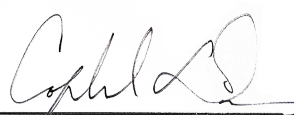
Planner: _____

Surveyor: _____

Other: _____

Signatures

Copeland Downs



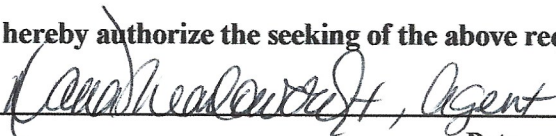
06/10/2022

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.

Dana Meadowscrest



6/10/22

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.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 06/14/22 14:30 by bbehr-sm

Acct #: 10069745 Ad #: 1992244 Status: New

MCHENRY COUNTY PREPAID LEGALS Start: 06/17/2022 Stop: 06/17/2022
PO BOX 250 Times Ord: 1 Times Run: ***
CRYSTAL LAKE IL 60014 CLEG 1.00 X 63.00 Words: 214
Total CLEG 63.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 99.92

Contact: LEGAL CLERK Ad Descrpt: SUP - CENTRO BRADLEY
Phone: (815)459-4040 Descr Cont: 1992244
Fax#: Given by: JEFF HAMMOND
Email: P.O. #:
Agency: Created: bbehr 06/14/22 14:25
Last Changed: bbehr 06/14/22 14:30

URL: _____

Source: _____ Section: _____ Page: ____
Camera Ready: N Group: LEGALS AdType: _____

Misc:
n/c - village gave her wrong thing to run in nov.
Color: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___
Coupon: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 1992113

PUB ZONE EDT TP RUN DATES
NW CL 97 S 06/17
WEB CL 99 S 06/17
APNW CL 97 S 06/17

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 06/14/22 14:30 by bbehr-sm

Acct #: 10069745

Ad #: 1992244

Status: New

PUBLIC NOTICE

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

IN THE MATTER OF THE
Centro Bradley Crystal Lake
(Brixmor)

LEGAL NOTICE


Notice is hereby given in compliance 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 upon the application by Scott Edwards Architecture LLP., representing Brixmor Property Group on behalf of Banfield Pet Hospital for a Special Use Permit, relating to the property at 6340 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-05-476-021.

This application is filed for the purpose of seeking a Special Use Permit to allow a Veterinary Hospital without the outdoor dog run, pursuant to Article 2, Article 4 and Article 9. 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 7:00 p.m. on Wednesday July 6, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald on June 17, 2022)
1992244

 **PUBLIC HEARING**
CITY OF CRYSTAL LAKE, ILLINOIS
PETITIONER: BANFIELD
REQUEST: SPECIAL USE PERMIT
DATE: JULY 6, 2022
TIME: 7:00 p.m.
LOCATION: 100 WEST WOODSTOCK STREET
CITY HALL COUNCIL CHAMBERS
PLEASE DIRECT INQUIRIES TO THE PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT AT (815) 356-3615



STATE OF ILLINOIS

COUNTY OF MCHENRY


IN THE MATTER OF THE APPLICATION OF
Brixmor Property Group;

AFFIDAVIT

(Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on July 6, 2022, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on JUNE 17, 2022

B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on JUNE 17, 2022



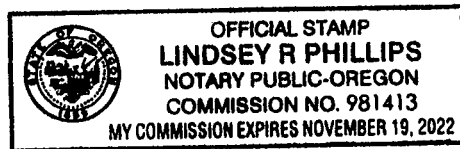
(name) (Signature)

Subscribed and Sworn to me before

This 17th day of June, 2022



Notary Public



SPECIAL USE PERMIT – WRITTEN DESCRIPTION



Date: 06/10/2022

Proposed Banfield Veterinary Clinic – Special Use Permit

The Commons of Crystal Lake
6340 Northwest Highway
Crystal Lake, IL 60014

Property Zoned B-2 (General Commercial)

Per the Crystal Lake zoning code, table 2-300, veterinary use in a B-2 General Commercial zone are Limited use subject to Section 2-400C-42. Requirement 'b' in the latter section states, "Outdoor area: The facility shall include a minimum of 200 square feet of outdoor enclosed yard for every 1,000 square feet contained within the principal structure. Such yard areas shall be enclosed by a solid, decorative fence or masonry wall at least six feet in height.

This application is to request waiving the zoning requirement of providing outdoor space given the nature of the proposed Veterinary Clinic.

Banfield Introduction:

Since 1955 Banfield has been providing high quality neighborhood veterinarian care throughout the United States. With over 1,100 clinics nationwide, Banfield is the leader in innovations like Optimum Wellness Plans, and the first and most extensive quality-assurance program in the industry. Banfield hospitals / clinics provide the finest, most convenient human-quality medical services available, as well as industry-leading protocols and equipment. We understand the special bond between pets and people. At Banfield, we provide a level of service second to none in the industry.

Project Description:

Banfield Pet Hospital is proposing a 4,191 s.f. veterinary clinic at The Commons of Crystal Lake Shopping Center in Crystal Lake, IL. The shopping center parking lot contains a standalone retail building which is where the proposed Banfield tenant improvement is, the previous tenant was the "Jewelry3" jewelry store. No outdoor facilities or exterior changes are proposed other than tenant signage. Typical Banfield Veterinary facilities such as what is being proposed at this location provide full service veterinarian care; including diagnostic capabilities, a surgery room, pharmacy and retail pet supply sales. All clinic activities occur within the tenant space. Banfield does not provide outdoor amenities such as dog runs or storage yards and no grooming, long term kenneling, boarding or overnight facilities are provided at Banfield. The proposed veterinarian clinic will primarily service the neighboring community providing a necessary service at a close and convenient location. Located within the The Commons of Crystal Lake Shopping Center, Banfield reduces transportation time for neighbors / clients and provides a location to receive needed veterinarian care services at a convenient one-stop shopping center location.

Hours of operation:

Banfield clinics typically operate 7:00am – 7:00pm, 7 days per week. No overnight care or boarding is provided.

Use of Outdoor Space:

As mentioned previously, Banfield does not provide long term boarding, overnight stays or outdoor dog runs. Banfield provides dog runs on the interior of their tenant space as is the plan at this Crystal Lake location to make access and movement around the clinic easier, provide convenient pet monitoring, and mitigate risk of pet escape. Furthermore, Banfield does not “walk animals” for animal safety reasons. With these considerations in mind, this proposal is to waive the B-2 Veterinary Clinic requirement of providing outdoor space since it does not apply to the tenant and will have minimal impact on the surrounding shopping center and neighborhood more broadly.

With over 1,100 facilities nationwide, Banfield prides itself on being good neighbors and tenants. Significant conditions are not typically applied to our proposed Banfield clinics. We are a small, neighborhood clinic and our impact on adjacent tenants / neighboring properties is minimal with little or no impact on public peace, safety, and welfare.

With this said Banfield is committed to being a “good neighbor” and working closely with the community and city jurisdiction to alleviate any concerns.

Please don't hesitate to let me know if you have any questions or need additional information. Sincerely,

**Jeff Hammond**

Principal

SJE A

SCOTT | EDWARDS ARCHITECTURE LLP

2525 East Burnside Street Portland, Oregon 97214

p: 503.226.3617 f: 503.226.3715 www.seallp.com

NOT FOR
CONSTRUCTION -
FOR REFERENCE
ONLY

005374 CRYSTAL LAKE, IL

6340 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

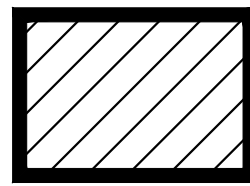
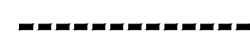

PERMIT SET



GENERAL SHEET NOTES

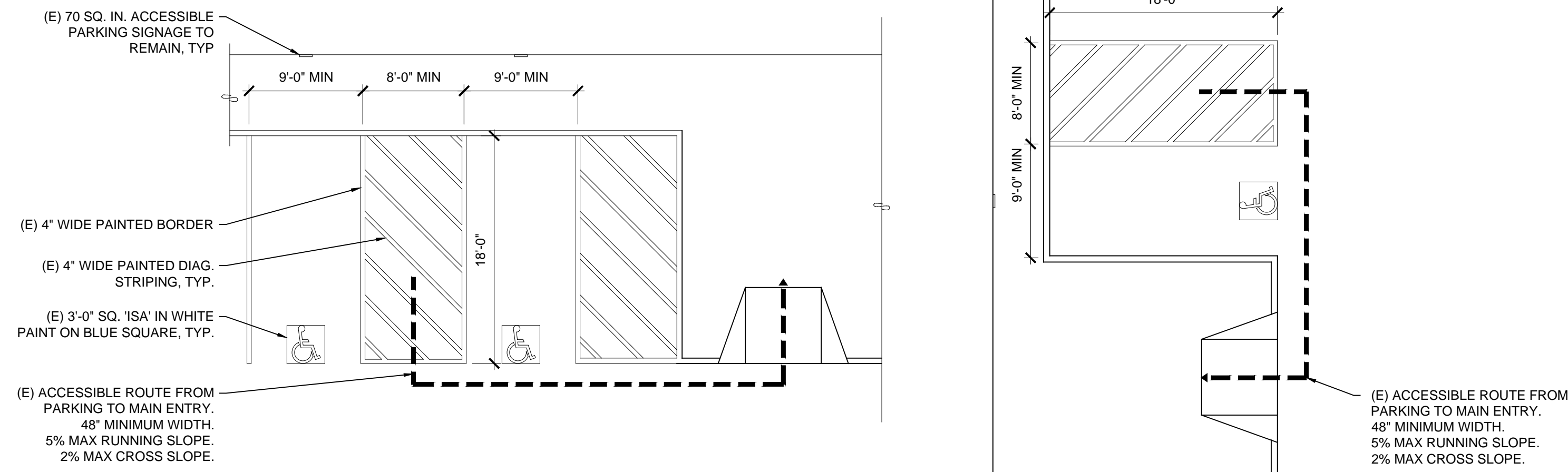
- A. ALL SITE WORK IS EXISTING TO REMAIN.
- B. AREA OF TENANT IMPROVEMENT IS FULLY ACCESSIBLE PER CHAPTER 11 OF THE 2018 IBC.
- C. SEE SHEET G0.1 FOR ADDITIONAL ACCESSIBILITY INFORMATION.
- D. DISABLED SITE ACCESS, PARKING, ETC. SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE 2018 IBC.
- E. THE MAXIMUM SLOPE OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:12. THE MAXIMUM SLOPE OF A CURB RAMP SHALL NOT EXCEED 1:12. THE MAXIMUM SLOPE OF AN ACCESSIBLE ROUTE CURB RAMP OR LANDING SHALL NOT EXCEED 2%.
- F. EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON THE WALKING SURFACES.
- G. RAMPS WITHIN THE ACCESSIBLE ROUTES SHALL HAVE A SLIP-RETARDANT SURFACE.
- H. RAMPS WITHIN THE ACCESSIBLE ROUTE SHALL HAVE LANDINGS AT THE TOP AND BOTTOM. REQUIRED LANDINGS SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.
- I. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS WITH SHALL EXTEND THE WIDTH AND DEPTH OF THE CURB RAMP.
- J. WHERE AN ACCESSIBLE ROUTE CROSSED A VEHICULAR WAY, THE BOUNDARY BETWEEN AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING PRIOR TO THE VEHICULAR WAY NOT LESS THAN 36".
- K. WHEN CURB AND CUTTER ARE INTERSECTED BY AN ACCESSIBLE PATH OF TRAVEL, PROVIDE FLARED GUTTER AT A MAX 5% SLOPE. DRAINAGE SWALE SHALL BE FLARED TO ACHIEVE A MAX SLOPE OF 5% WHEN SWALE IS INTERSECTED BY AN ACCESSIBLE PATH OF TRAVEL.
- L. ALL CONCRETE WALKS MUST BE 48" CLEAR, AND UNENCUMBERED BY LIGHT POLES, SIGNS, ETC. MAINTAIN A MAX CROSS SLOPE OF 2%.
- M. AVOID LOCATING LIGHT POLES IN POTENTIAL TRUCK PATH OR IN A CODE REQUIRED PATH OF TRAVEL.
- N. THE PEDESTRIAN ROUTE USED FOR DELIVERIES SHALL BE CODE COMPLIANT, 5% MAX RUNNING SLOPE, 2% MAX CROSS SLOPE.
- O. RAMP EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT RAMP LANDINGS WHERE HANDRAILS ARE REQUIRED. A CURB, 2 INCHES HIGH MIN. OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE.
- P. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSIONS BETWEEN WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE, OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MIN AND 4 INCHES MAX ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

LEGEND

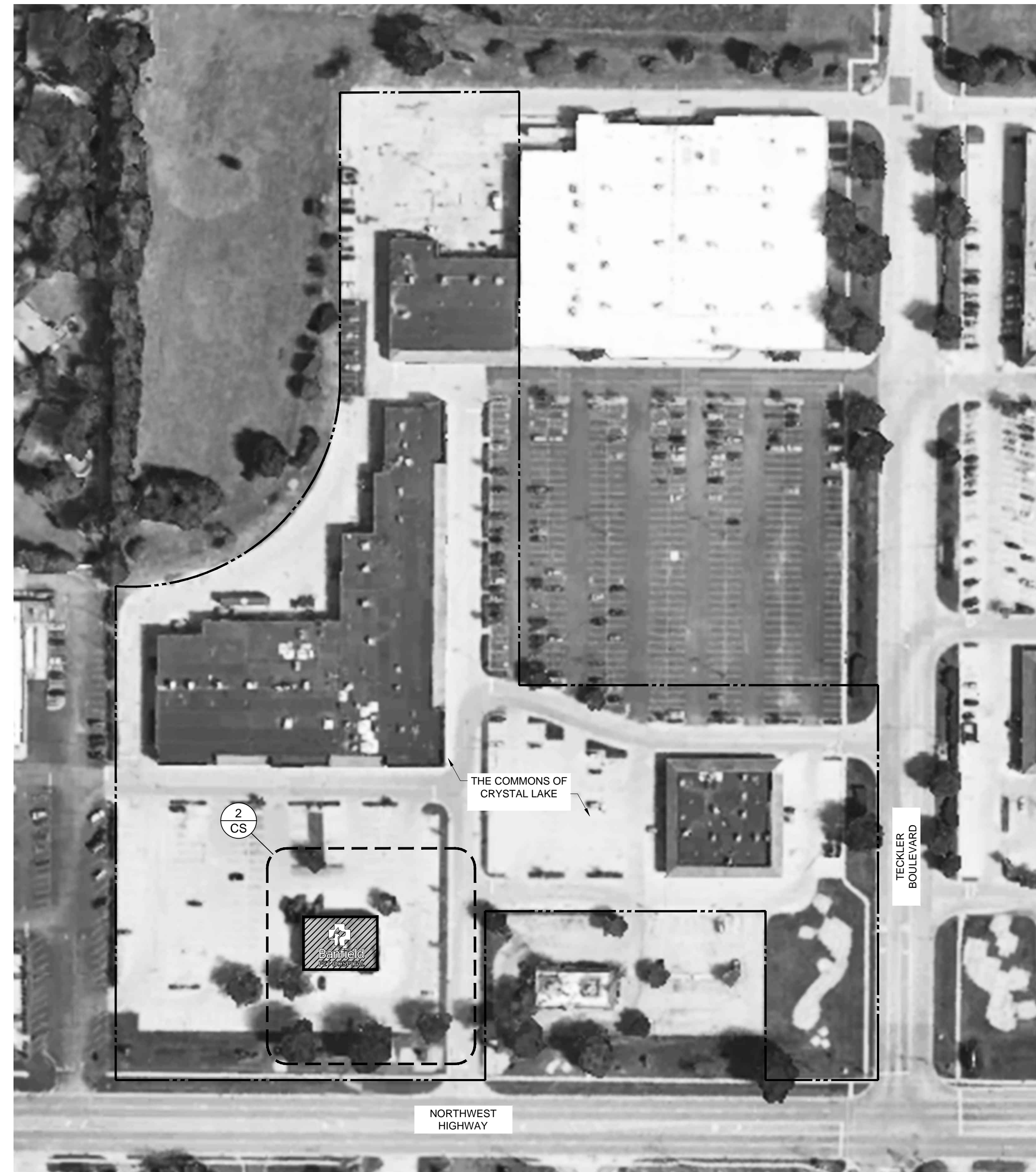
-  BANFIELD PET HOSPITAL LOCATION LEASE AREA
-  EXISTING ACCESSIBLE ROUTE
-  PROPERTY LINE

KEY NOTES (XX-XX)

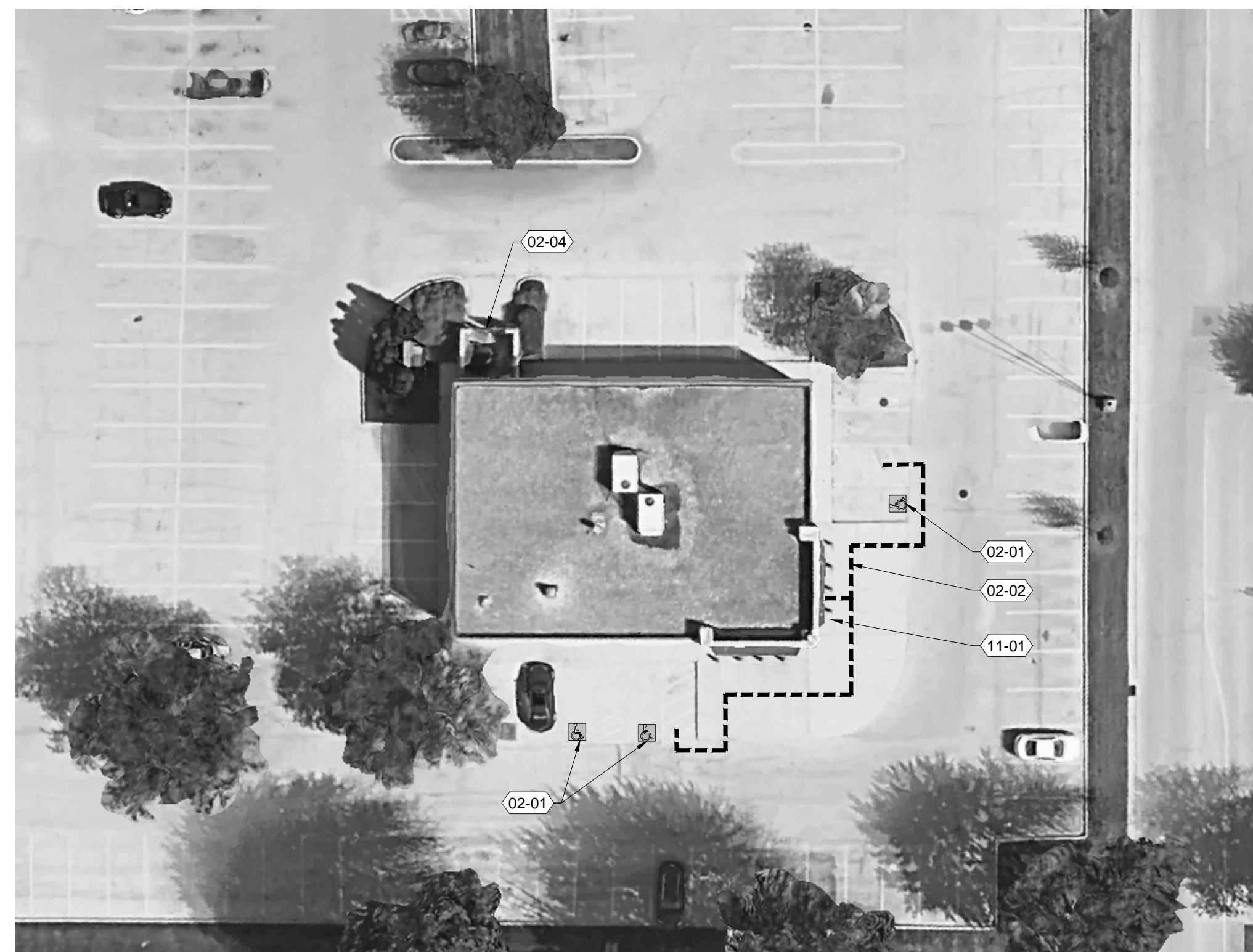
- 02-01 EXISTING ACCESSIBLE PARKING STALL - SEE 2/A1.0
- 02-02 EXISTING ACCESSIBLE ROUTE FROM PARKING TO BANFIELD MAIN ENTRANCE.
- 02-04 EXISTING TRASH ENCLOSURE.
- 11-01 OUTDOOR PET WASTE STATION.



3 EXISTING ACCESSIBLE PARKING
NTS



1 EXISTING SITE PLAN - FOR REFERENCE ONLY
NTS



2 EXISTING ACCESSIBLE PARKING
NTS

#	Description	Date
---	-------------	------

DRAWING:

SITE PLAN

JOB #: 22069

DATE: 06/03/2022

SHEET NO:

A1.0

GENERAL DESIGN NOTES

GENERAL

- A. INSTALL ROLLER SHADES ON ALL EXTERIOR WINDOWS UNO.
- B. INSTALL OPAQUE FILM ON EXTERIOR WINDOWS WHERE NOTED.

VESTIBULE

- A. "OPEN" BONE SIGN LOCATED OVER DOOR. CONNECT TO ELECTRICAL OUTLET IN CEILING.
- B. INSTALL OPAQUE FILM FROM FLOOR TO FIRST MULLION OR 3'-0" AFF ON ALL GLASS EXCEPT EXTERIOR STOREFRONT.

LOBBY

- A. BANFIELD LOGO LAYOUT 'B' (83 1/2" W x 23 3/4" H) MOUNTED DIRECTLY TO WALL.
- B. BENCHES ARE 48" LONG UNO.
- C. FUTURE FLATSCREEN TV.

FELINES ROOM

- A. WALL MOUNTED 24" FLATSCREEN TV, BOTTOM MOUNTED 43" AFF.
- B. STANDARD AFI FELINE CONDO COMPONENT SHOWN.

ISOLATION

- A. SLOPED CAP ABOVE KENNEL SURROUND.
- B. EXPOSED WALLS TO HAVE FRP FINISH WAINSCOT.

X-RAY

- A. DOOR TO BE 3'-0" x 7'-0" x 1 3/4" METAL DOOR WITH 22" x 30" x 1/2" VISION PANEL.
- B. ALL WALLS TO BE 1/2" LEAD LINED TO 84" AFF WITH 3/8" GYP. BD. TO 6" AFC. BY U.S.G. RAYBAR OR EQUAL WITH LEAD TAB GYP BOARD SCREWS ONE SIDE.

BREAK ROOM

- A. TWENTY-SEVEN (27) METAL LOCKERS TOTAL INDICATED - EIGHT (8) HORIZONTAL, THREE (3) VERTICAL.
- B. COUNTERTOP TO BE 34" AFF AND TO BE OPEN BELOW - NO BASE CABINETS.

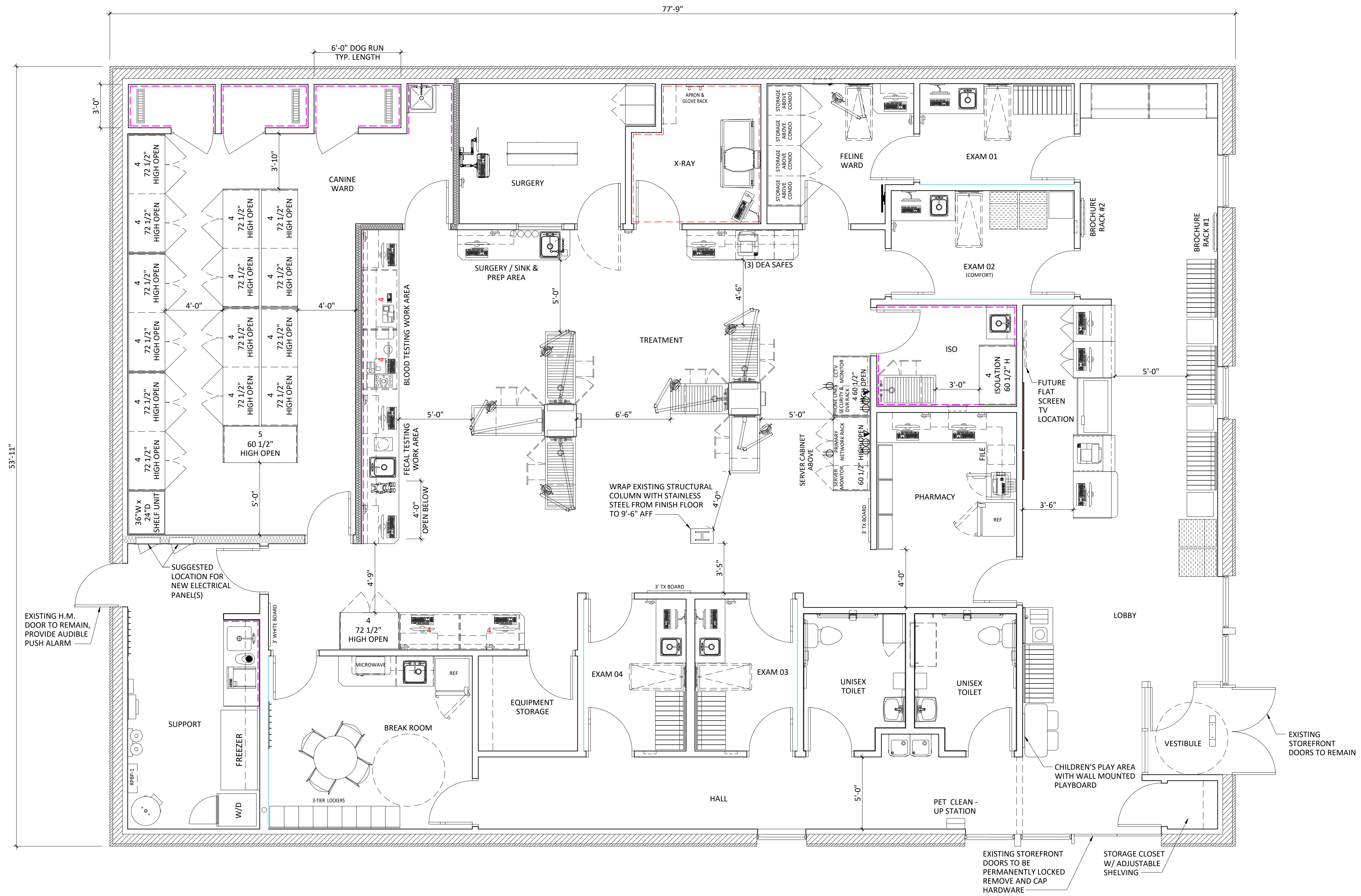
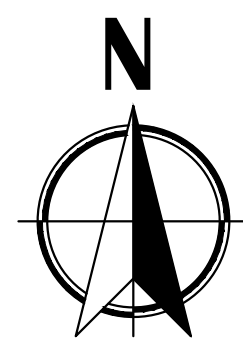
WALL FINISHES

- BANFIELD DOWNY (631120515961)
- BANFIELD LIGHT GREY (631120515965)
- BANFIELD DARK GREY (631120516121)
- BANFIELD LIGHT BLUE (631120515964)
- FRP
- X-RAY WALL LEAD LINING

FAST FACTS

- RELO/PROTECT OF HOSPITAL = 477
- LUCERNEX SQUARE FOOTAGE = 4,200 SQ FT
- SQUARE FOOTAGE THIS PLAN = 4,191 SQ FT
- LOBBY SQUARE FOOTAGE = 641 SQ FT
- EXAM ROOMS = 4
- RECEPTION WORKSTATIONS = 3
- PHARMACY WORKSTATIONS = 2
- TREATMENT WORKSTATIONS = 7
- TREATMENT EXAM TABLES:
 - 60" WET = 2
 - 48" WET = 2
 - 60" DRY = 1
 - 48" DRY = 1
- TREATMENT LARGE KENNELS = 7
- CANINE WARD LARGE KENNELS = 15
- ISOLATION LARGE KENNELS = 1
- DOG RUNS = 3
- FELINE CONDOS = 4

NORTH LOCATION



005374 - CRYSTAL LAKE, IL (rp)
NORTHWEST HWY
CRYSTAL LAKE, IL 60014



ELLA BEHNOUD
DESIGN MANAGER

CALEB WORK
CONSTRUCTION
MANAGER

BRANDON PHILLIPS
SENIOR MANAGER
HOSPITAL OPENINGS

ANDREW CHAMBERS
SPECIALIST PHYSICAL
SECURITY

LORIN GATES
SENIOR DIRECTOR REAL
ESTATE

DRAWING:
SPACE PLAN

DRAWN BY: E.R., S|EA
DATE: 01/18/22
SHEET NO:

SPACE PLAN