



**#2010-13**

**Randall Road Animal Hospital - Carlemont  
Project Review for Planning and Zoning Commission**

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**Meeting Dates:**

March 3, 2010 and March 17, 2010

**Requests:**

1. Preliminary Planned Unit Development to allow a veterinary animal hospital.

**Location:**

Carlemont Drive (1580-1590 Carlemont Drive)

**Acreage:**

Approximately 2.7 acres (animal hospital will be on the south half of the lot, lot size 39,488 square feet)

**Existing Zoning:**

B-2 PUD General Commercial

**Surrounding Properties:**

North: B-2 PUD General Commercial (Kids R Kids)  
South: R-1 PUD Single Family (Park District open space)  
East: B-2 PUD General Commercial (Randall Plaza)  
West: R-2 PUD Single-Family (Winding Creek Park and Path)

**Staff Contact:**

Elizabeth Maxwell (815.356.3615)

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**Background:**

The subject property is a 2.7 acre property which was subdivided from a larger lot when the Kids R Kids daycare made their application. Randall Road Animal Hospital is currently located in Randall Plaza across Carlemont Drive. The requested lot will allow the animal hospital more room to own their property rather than rent a space. This new site will allow for future expansion and provides an outdoor area for the dogs. The petitioner is requesting a Preliminary Planned Unit Development and Variations from the rear yard setback and rear yard landscape buffer adjacent to single family residential use.

**Land Use Analysis:**

**SITE PLAN**

The site plan illustrates the one 4,400 square foot building. The building is set towards the south end of the lot leaving approximately 46 feet to the north for future expansion. Surrounding the building to the west and south is a 20 foot Municipal Utility and Access Easement. The petitioner has located the building just outside of this easement. This easement is the reason why the petitioner is requesting the waiver of the landscape buffer area since no substantial landscape can be planted within the MUE. In addition, dedicated open space areas are to the west and south, negating the need for additional buffering. The access easement runs from Alexandra Boulevard between Autumn Leaves and Kids R Kids down to Carlemont along the south side of

this building. The proposed parking lot is east of the building off Carlemont Drive centered in front of the building.

#### PARKING

The site is providing 14 parking spaces. According to the APA Parking Standards a veterinary animal hospital is required to provide parking in the range of:

- 3 spaces per exam room and 1 per each employee (19 spaces required)
- 1 space per 250 gross square feet (17 spaces required)
- 3 spaces per veterinarian and 1 space per employee (10 spaces required)

There are 4 exam rooms and a total of 7 employees, with only 1 of those employees being a veterinarian. They are providing sufficient parking for this use.

#### ELEVATIONS

The building is a single story structure with a storage basement below grade. The building will be constructed of brick with a stone ledge wrapping around above many of the windows. The brick will be two shades, one which is a red color and the other a tan color to provide additional visual interest in the elevation. The building complies with the Commercial Design Standards in Article 4 of the UDO.

#### *Limited Use – Land Use*

The site is currently zoned B-2 PUD. B-2 generally permits retail and office uses. The animal hospital is a Limited Use subject to the following criteria:

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 6 feet in height.

Meets                       Does not meet

The petitioner is providing 837 square feet of outdoor area and they are required to provide 859 square feet. They also have a 336 square foot open gravel area for dogs. Since the use does not meet the Limited Use criteria it is processed as a Special Use through this application.

3. Sound-proofing: When located in a multi-tenant building, 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

**Findings of fact:**

**Preliminary Planned Unit Development**

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of the Animal Hospital in the B-2 PUD zoning district. 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:

4. 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*

5. The use will not be detrimental to area property values.

*Meets*                       *Does not meet*

6. The use will comply with the zoning districts regulations.

*Meets*                       *Does not meet*

The petitioner is requesting the variations for the rear yard and rear yard landscape buffer.

7. The use will not negatively impact traffic circulation.

*Meets*                       *Does not meet*

8. 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*

9. The use will not negatively impact the environment or be unsightly.

*Meets*                       *Does not meet*

10. 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*

11. The use will meet requirements of all regulating governmental agencies.

*Meets*                       *Does not meet*

12. The use will conform to any conditions approved as part of the issued Special Use Permit.

*Meets*                       *Does not meet*

13. The use will conform to the regulations established for specific special uses, where applicable.

*Meets*                       *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.  
 *Meets*                       *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.  
 *Meets*                       *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.  
 *Meets*                       *Does not meet*
4. PUD phases must be logically sequenced.  
 *Meets*                       *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.  
 *Meets*                       *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.  
 *Meets*                       *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.  
 *Meets*                       *Does not meet*
8. Any private infrastructure shall comply with the city standards.  
 *Meets*                       *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.  
 *Meets*                       *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.  
 *Meets*                       *Does not meet*

**Findings of Fact:**

**Planned Unit Development Variations**

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

### Rear Yard Setback

The petitioner is asking for two variations in conjunction with their PUD request. The first is a reduction in the rear yard setback abutting a residential district. The required rear yard setback is 50 feet. This site backs up to R-1 PUD zoning for Winding Creek Park and Path. There are no homes in this area. Below is an aerial view of the proposed site location and the Winding Creek Park and Path. The petitioner believes that the detention area already buffers any single family homes from this proposed commercial use and that the 50 foot setback is not necessary.



### Buffer Landscaping

The second variation is for the required buffer landscape between a commercial use and residential use. Again, since the site backs up to the Winding Creek Park and Path, the petitioner does not feel that it is necessary to provide the landscape buffer. Also the property to the south, zoned R-1, is a park district property. The 40-foot buffer requires 4 evergreen, 2 over-story deciduous and 4 understory deciduous trees; in addition to 16 shrubs. Also, the MUE which wraps around the west and south sides of the site would not allow the petitioner to plant any trees in this area. The petitioner is asking to encroach 20 feet into the required 50-foot residential setback to provide a 30-foot rear yard setback. The petitioner is also asking to waive the 40-foot landscape buffer requirement due to the MUE and AE behind the building.

**Recommended Conditions:**

A motion to recommend approval of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Mandeep Sandhu, received 02/01/10).
  - B. Site Plan (Korte Architects, dated 02/24/10, received 02/24/10).
  - C. Floor Plan (Korte Architects, dated 02/24/10, received 02/24/10).
  - D. Elevations (Korte Architects, dated 02/24/10, received 02/24/10).
  - E. Landscape Plan (Korte Architects, dated 02/24/10, received 02/24/10).
2. A complete landscape plan shall be submitted with the final PUD submittal which illustrates the following:
  - A. The species, size and quantity of all selected plant types and a planting detail.
  - B. The plan shall provide for foundation base landscape around the west side of the building. Since this side of the building is within the MUE, the landscape shall be grasses, flowers and groundcover.
  - C. The existing street tree on Carlemont Drive shall be relocated just north of the proposed driveway.
  - D. The evergreen trees shown to the west of the building in the MUE shall be relocated to the far west property line outside of the MUE.
3. Site Plan
  - A. Cross access should be provided to the parcel to the north, when the lot is subdivided.
  - B. Any future use or subdivision on the portion of the lot to the north will require a PUD Amendment and Plat of Subdivision.
4. The amount of parking constructed shall be sufficient for the total number of veterinarians and on-site employees. If the practice is expanded the parking lot will also need to be expanded.
5. The following variations are granted as conditions of the PUD:
  - A. Rear yard abutting residential setback of 50 feet to allow a reduced setback of 30 feet, a variation of 20 feet.
  - B. Maximum permitted 65% impervious surface coverage limit to allow 71% impervious surface as illustrated on the site plan, a variation of 6% or 10,890 square feet.
6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.



## Memorandum

**To:** Planning and Zoning Commission  
**From:** Elizabeth Maxwell  
**Date:** March 17, 2010  
**Re:** 2010-13 Randall Road Animal Hospital

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This memo is to provide clarification on the Randall Road Animal Hospital request. Page 6 of the staff report did not correctly list the variation for the 40 foot landscape buffer between commercial and residential properties. A corrected page 6 is attached and the correct condition is as follows:

The following variations are granted as conditions of the PUD:

- A. Rear yard abutting residential setback of 50 feet to allow a reduced setback of 30 feet, a variation of 20 feet.
- B. Landscape buffer between commercial and residential zoning of 40 feet to allow 0 feet, a variation of 40 feet.

Also, a couple of questions were raised at the public meeting.

- 1) The first was the overnight boarding of animals. All veterinary practices permit the boarding of animals on-site within their building. This is for the observation and care of sick animals or animals which have undergone surgery. Dr. Sandhu currently has boarding in his existing veterinary clinic. This is not the same as commercial boarding operations which specialize in taking animals for extended periods of time for non health reasons. The Limited Use condition for Kennels states: No kennel (overnight boarding) shall be maintained outside of the principal building. There will be no boarding of animals outside of the building, only within the recovery area inside the building. The petition meets this criterion.
- 2) There was also a concern with the architectural style and elements of the building. The petitioner was instructed to look at the Randall North in-line retail center. The petitioner has decided to maintain the residential / office look of the project and not a retail look. The exterior of the building will be two colors of brick with limestone banding. The roof will be covered with a synthetic slate providing the authentic look and durability of slate and costs considerably less than actual slate.

I hope this clarifies some of the points raised earlier. If you have any questions before the meeting, please feel free to contact me. Thank you.

**City of Crystal Lake  
Development Application**

Office Use Only  
File # 2010-13

Project Title: RANDALL ROAD ANIMAL HOSPITAL

**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                       | <input checked="" type="checkbox"/> Preliminary PUD      |
| <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input checked="" type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                        | <input 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: MANDEEP SANDHU  
Address: 435 ANUELA LANE  
CRYSTAL LAKE, IL 60014  
Phone: 630-788-1441  
Fax: \_\_\_\_\_  
E-mail: dr\_mandeepsandhu@hotmail.com

**Owner Information (if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: 5000 SQUARE FOOT ANIMAL HOSPITAL  
\_\_\_\_\_  
\_\_\_\_\_

Project Address/Location: CARLEMONT DRIVE  
\_\_\_\_\_  
\_\_\_\_\_

PIN Number(s): \_\_\_\_\_



**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: BRIAN KORTE, KORTE ARCHITECTURE, INC.

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

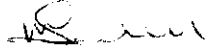
Other: \_\_\_\_\_

**Signatures**

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.

MANDEEP SANDHU 

1/14/10

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.

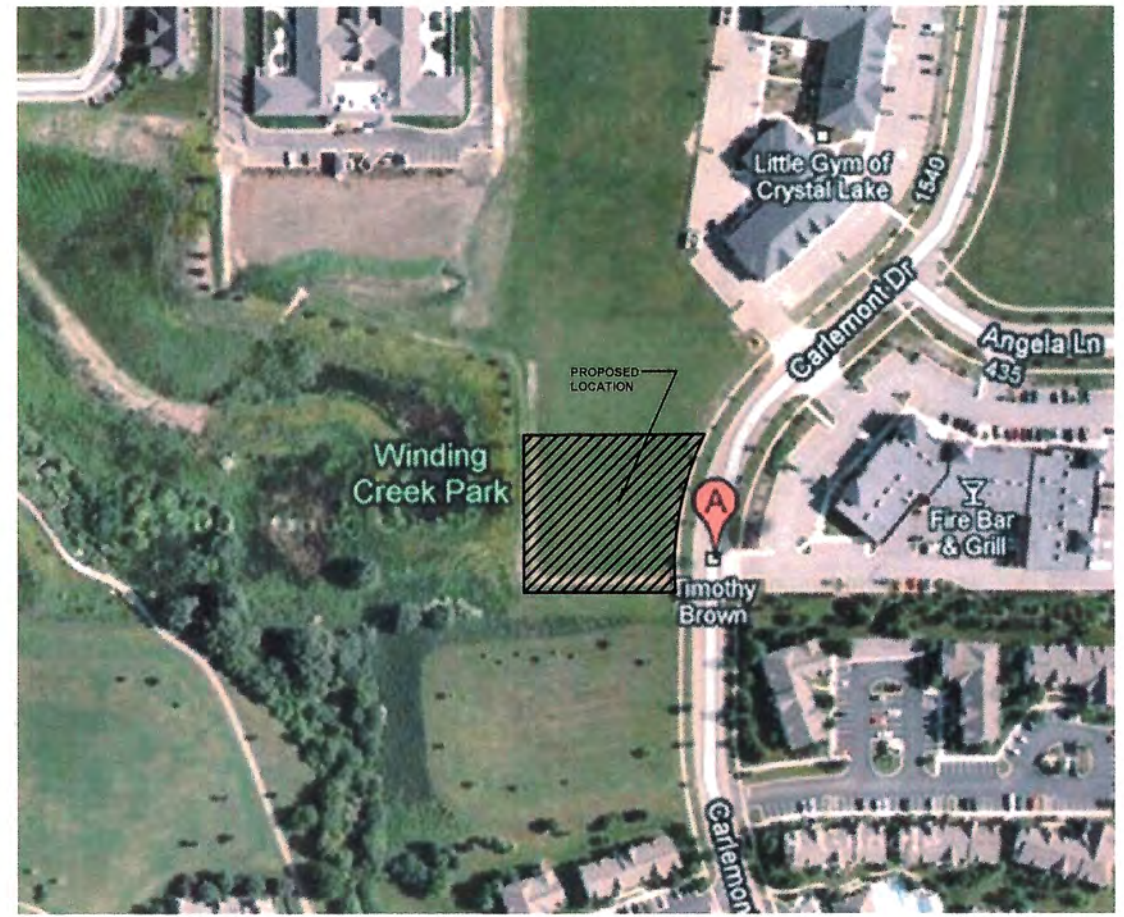


DATE	02-24-10
ISSUANCE	ISSUE FOR PLANNING AND ZONING REVIEW
DRAWN BY:	BCK
CHECKED BY:	BCK
PROJECT NO.:	0628

PROJECT:  
**RANDALL ROAD ANIMAL HOSPITAL  
 NEW BUILDING  
 CARLEMONT DRIVE  
 CRYSTAL LAKE, ILLINOIS 60014**

SHEET CONTENTS:  
 SITE PLAN  
 GROUND SIGN  
 SITE AND BUILDING NOTES

SHEET NO.



GROUND SIGN  
 SCALE: 1/4" = 1'-0"

**SITE AND BUILDING NOTES:**

ZONING: B-2, PLANNED UNIT DEVELOPMENT (PUD)

TOTAL LOT AREA: 39,488 SQ.FT.  
 ALLOWABLE BUILDING COVERAGE: 50% = 19,744 SQ.FT.  
 ALLOWABLE IMPERVIOUS COVERAGE: 65% = 25,667 SQ.FT.

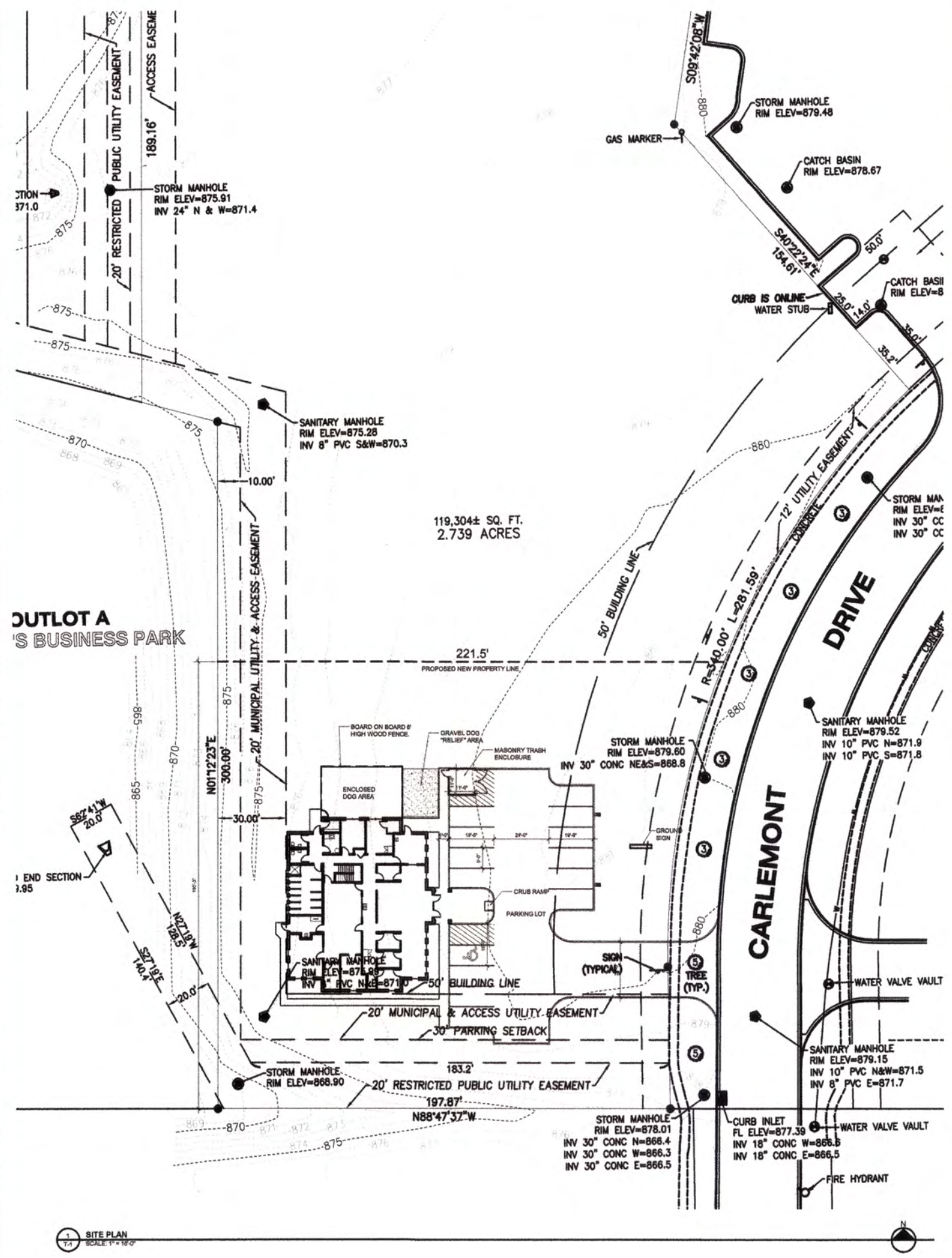
EXISTING LOT COVERAGE: UNDEVELOPED  
 BUILDING COVERAGE: 4,448 SQ.FT.  
 IMPERVIOUS COVERAGE: 13,043 SQ.FT.

F.A.R. TOTAL AREA FOR ALL FLOORS: 5,010 SQ.FT.  
 TOTAL LOT AREA: 39,488 SQ.FT.  
 FAR: .126

SETBACKS:  
 FRONT: 30 FT.  
 CORNER SIDE YARD: 30 FT.  
 INTERIOR SIDE YARD: 0 FT.  
 REAR: 20 FT.  
 MINIMUM LOT WIDTH: 100 FT.  
 MINIMUM LOT AREA: 20,000 SQ.FT.

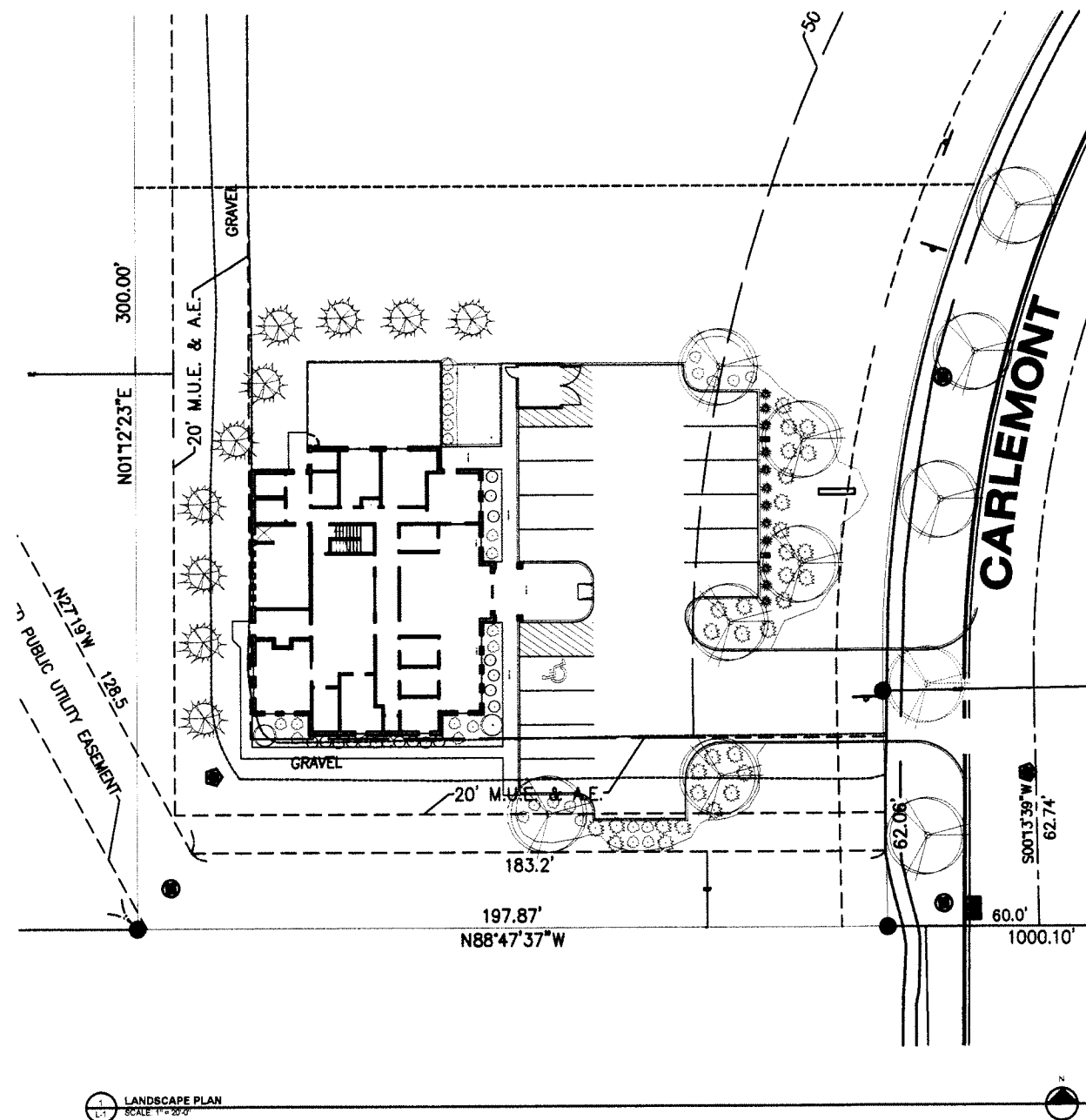
ALLOWABLE MAX. HEIGHT: 28'-0" & 2 STORIES  
 PROPOSED MAX. HEIGHT: 23'-8" & 2 STORIES

2010-03  
**RECEIVED**  
**FEB 25 2010**  
 BY: \_\_\_\_\_



SITE PLAN  
 SCALE: 1/4" = 1'-0"

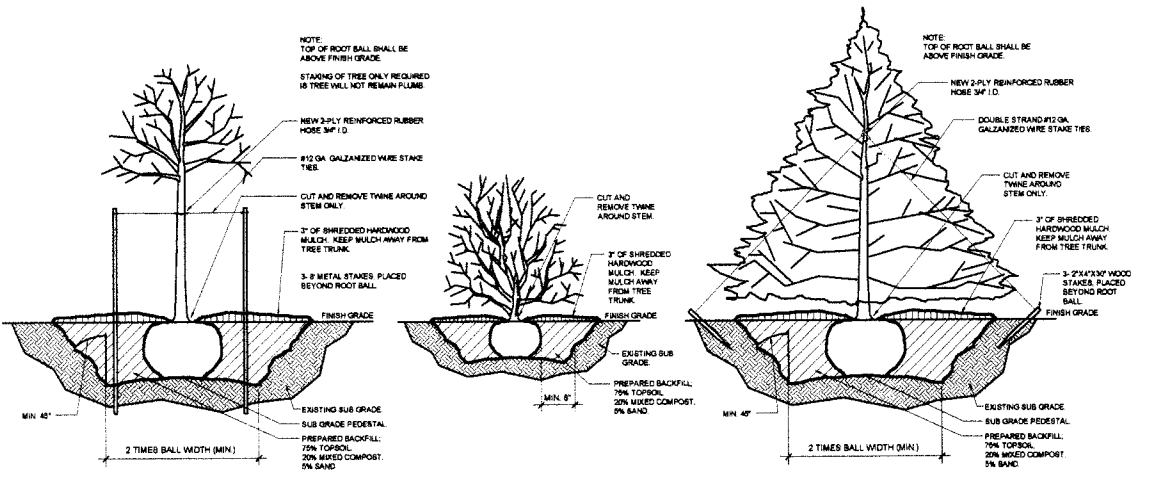




1 LANDSCAPE PLAN  
SCALE: 1" = 20'

- GENERAL LANDSCAPE NOTES**
1. ALL PLANTS SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" AND 26C-1-1992, AMERICAN ASSOCIATION OF NURSEYMEN. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL REGULATIONS WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
  2. PLANT MATERIAL SHALL BE HIGH QUALITY NURSERY GROWN STOCK AND BE EITHER BALL AND BURLAPPED OR CONTAINER GROWN. SUBSTANDARD GRADE PLANTS ARE NOT ACCEPTABLE. PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE SIMILAR TO THE PROJECT SITE. PLANTS SHALL BE HEALTHY AND BE FREE OF BROWN OR DEAD BRANCHES, SCARS THAT ARE NOT HEALED, OR BROKEN BARK. PLANTS SHALL HAVE FULL, EVEN AND WELL DEVELOPED BRANCHES AND DENSE, VIGOROUS ROOT SYSTEMS.
  3. SIZES LISTED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS.
  4. PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE FOR PROPER DRAINAGE. ROOTBALLS OF TREES SHALL BE ELEVATED ABOVE FINISH GRADE AS ILLUSTRATED ON INSTALLATION DETAILS. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS.
  5. MIXED COMPOST TO BE LEAF AND MUSHROOM COMPOST.
  6. ANY DAMAGE TO EXISTING TURF TO BE RESTORED AS NECESSARY.

- GENERAL STANDARDS FOR PLANTING**
- ALL REQUIRED TREES SHALL BE PLANTED DURING THE FIRST SPRING OR FALL PLANTING SEASON IMMEDIATELY FOLLOWING INSTALLATION OF THE REQUIRED UNDERGROUND IMPROVEMENTS, CURBS AND GUTTERS AND ROADWAY BASE, SUBJECT TO PRIOR WRITTEN APPROVAL BY THE VILLAGE FORESTER.
- A. PLANTING SEASONS**
- (1) THE FALL PLANTING SEASON SHALL BE FROM OCTOBER 1 TO DECEMBER 1.
  - (2) THE SPRING PLANTING SEASON SHALL BE FROM MARCH 15 TO MAY 15.
- B. PLANTING STANDARDS**
- (1) TREES SHALL BE BALLED AND BURLAPPED AND SHALL NOT BE DUG FOR REMOVAL FROM THE NURSERY UNTIL IMMEDIATELY PRIOR TO THEIR PLANTING.
  - (2) TREES SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS SHOWN.
  - (3) ALL TREES SHALL BE HAND PLANTED AND PLANTED STRAIGHT.
  - (4) THE TREE SHALL BE PLANTED THE DEPTH AT WHICH IT WAS GROWING IN THE NURSERY. THE BALL SHALL BE PLACED IN UNDISTURBED SOIL ON THE BOTTOM OF THE HOLE TO PREVENT SETTLING.
  - (5) IN MOST INSTANCES THE BACKFILL AROUND THE BALL SHALL BE THE SAME SOIL AS THAT WHICH WAS REMOVED FROM THE HOLE. IN CASES WHERE ROCKS, STONES, ETC. ARE ENCOUNTERED, TOPSOIL SHALL BE USED.
  - (6) ANY EXCESS SOIL, DEBRIS OR TRIMMINGS SHALL BE REMOVED FROM THE PLANTING SITE IMMEDIATELY UPON COMPLETION OF PLANTING.
  - (7) WHERE NECESSARY, TREES SHALL BE STAKED TO ENSURE THAT THEY WILL BE STRAIGHT.
  - (8) ALL TAGS, WIRES, PLASTIC TIES AND WIRE BASKETS SHALL BE REMOVED FROM EACH TREE.
  - (9) TREE HOLES MAY BE MACHINE DUG, BUT IF ANY EXISTING LAWN IS DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESTORE THE LAWN TO ITS ORIGINAL CONDITION USING SOO. THE SIDES OF ALL HOLES THAT ARE MACHINE DUG SHALL BE HAND SHAPED TO ELIMINATE GLAZING.
  - (10) 3" SHREDDED HARDWOOD MULCH BARK MULCH AROUND ALL TREES AND SHRUB BEDS.
  - (11) 3" MIXED COMPOST AROUND PERENNIAL BEDS.
  - (12) ALL MAINTENANCE INCLUDING MOWING, PRUNING, WATERING, AND WEED CONTROL IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL ACCEPTANCE.
  - (13) PROVIDE 2 YEAR WARRANTY ON ALL TREES. PROVIDE 1 YEAR WARRANTY ON ALL OTHER PLANTS.
  - (14) PROVIDE COMPREHENSIVE MAINTENANCE PLAN WRITTEN FOR OWNER UPON FINAL ACCEPTANCE.



2 TYPICAL PLANTING DETAILS  
SCALE: 1" = 8"

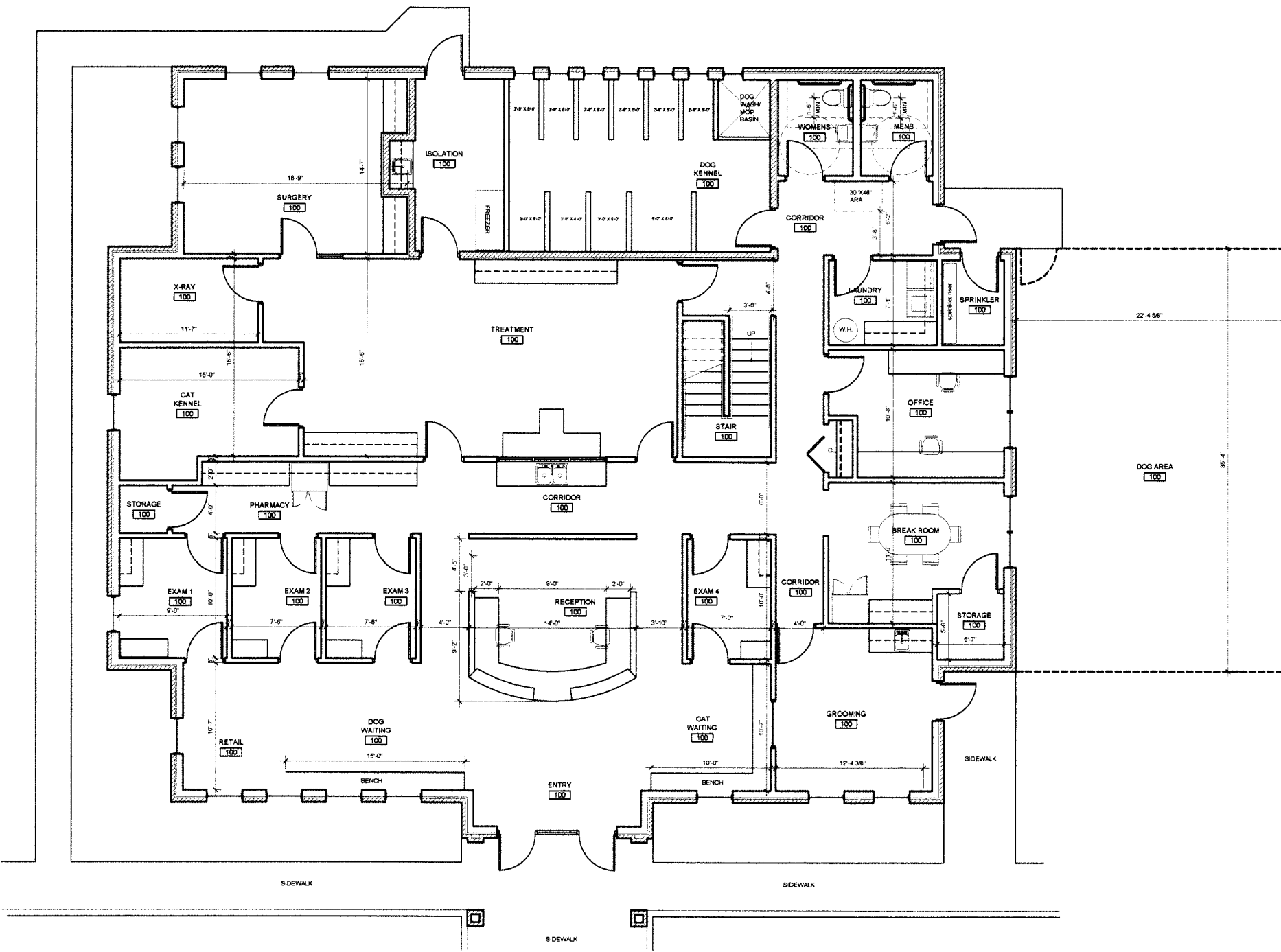
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ISSUE FOR PLANNING AND ZONING REVIEW

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PROJECT NO.: 0628

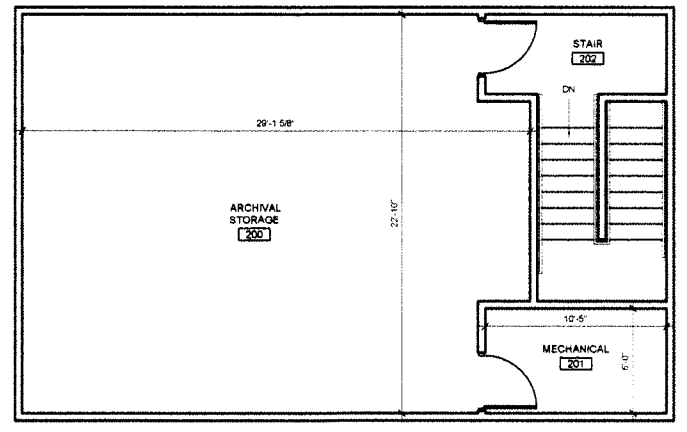
PROJECT:  
RANDALL ROAD ANIMAL HOSPITAL  
NEW BUILDING  
CARLEMON DRIVE  
CRYSTAL LAKE, ILLINOIS 60014

SHEET CONTENTS:  
LANDSCAPE PLAN  
LANDSCAPE NOTES  
PLANTING NOTES  
PLANTING DETAILS

SHEET NO.



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**CODE ANALYSIS:**

JURISDICTION: CITY OF CRYSTAL LAKE  
 APPLICABLE CODES: 2006 INTERNATIONAL BUILDING CODE, 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 INTERNATIONAL MECHANICAL CODE, 2006 INTERNATIONAL FIRE CODE, 2006 INTERNATIONAL FUEL GAS CODE, 2005 NATIONAL ELECTRIC CODE, 2004 ILLINOIS STATE PLUMBING CODE  
 CONSTRUCTION TYPE: 5B  
 USE GROUP: MIXED USE, NON-SEPARATED, B. BUSINESS, S-2, LOW HAZARD STORAGE  
 OCCUPANCY AREA: GROSS AREAS: 4,198 SQ. FT., BUSINESS AREA: 844 SQ. FT., STORAGE AREA: 844 SQ. FT.  
 OCCUPANCY LOAD: SQ. FT. OCC. BUSINESS: 100, STORAGE: 300, EMPLOYEES: 7, CUSTOMERS: 4, TOTAL: 11 MAXIMUM  
 ACTUAL OCCUPANCY LOAD: EMPLOYEES: 7, CUSTOMERS: 4, TOTAL: 11  
 HEIGHT AND AREA LIMITATIONS: MAXIMUM ALLOWABLE HEIGHT: 2 STORIES & 40'-0" HIGH, MAXIMUM ALLOWABLE AREA: 9,000 SQ. FT.  
 PROPOSED HEIGHT: 2 STORY & 23'-8" HIGH, PROPOSED AREA: 4,188 SQ. FT.  
 PLUMBING REQUIREMENTS (BASED ON ACTUAL OCCUPANCY LOAD):  

	REQUIRED	PROVIDED
NUMBER OF WC	1 M, 1 F	1 M, 1 F
NUMBER OF LAV	1 M, 1 F	1 M, 1 F
NUMBER OF DR BOTTLED WATER	1	1
NUMBER OF SERVICE SINK	1	1
PUBLIC RESTROOMS	NONE	ACCESS TO EMPLOYEE RESTROOMS

 EXITING: MAXIMUM DISTANCE TO NEAREST EXIT: 300 FT. (W/SPRINKLERS), MAXIMUM DEAD END CORRIDOR: 50 FT. (W/SPRINKLERS), MINIMUM REQUIRED WIDTH OF PASSAGEWAY: 36 INCHES (W/OCCUPANCY LESS THAN 50), CORRIDOR FIRE RESISTANCE RATING: 0 HOUR (W/SPRINKLERS), MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD: 2  
 FIRE PROTECTION: BUILDING IS FULLY SPRINKLERED AND SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 13, FIRE PROTECTION CONTRACTOR SHALL VERIFY OWNERS REQUIREMENTS FOR BUILDING USE AND CONFIRM CODE REQUIREMENTS WITH LOCAL AUTHORITIES TO INSURE THAT SPRINKLER SYSTEM IS ADEQUATELY DESIGNED FOR PROPOSED USE

DATE: 02-24-10

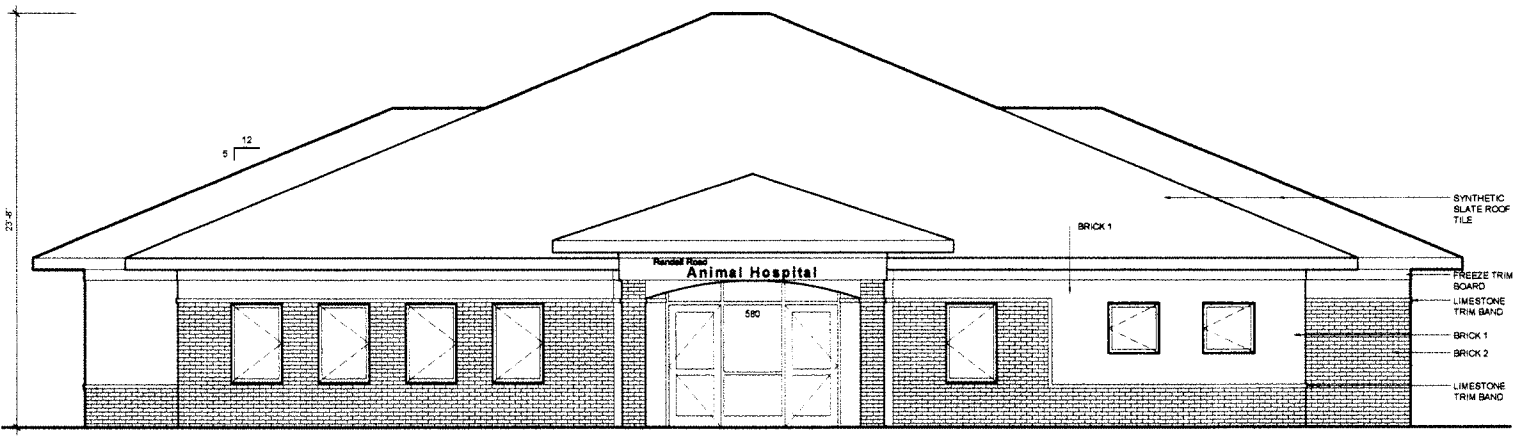
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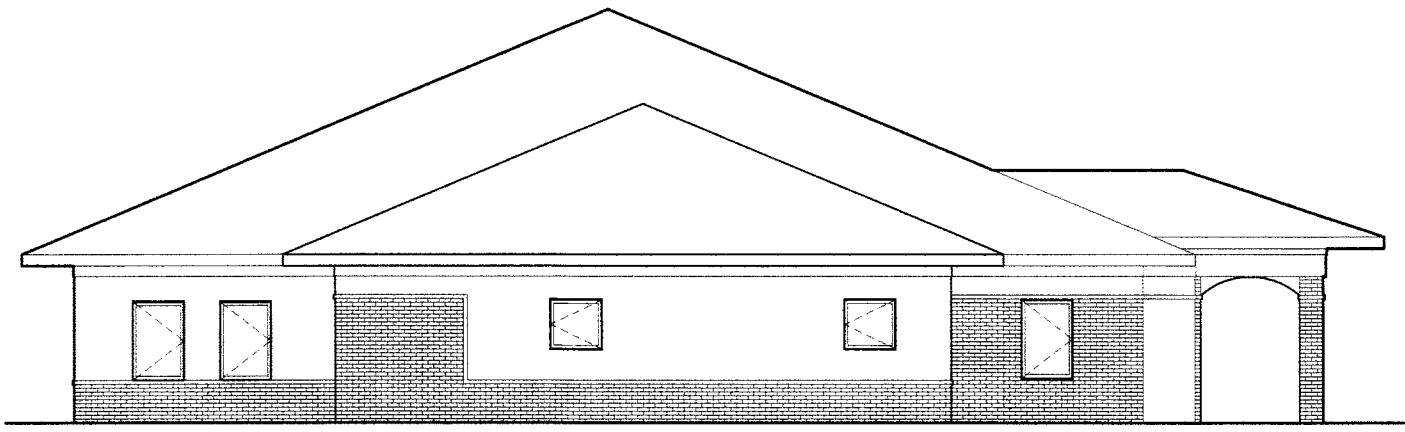
PROJECT: RANDALL ROAD ANIMAL HOSPITAL  
 NEW BUILDING  
 CARLEMEONT DRIVE  
 CRYSTAL LAKE, ILLINOIS 60014

SHEET CONTENTS:  
 GROUND FLOOR PLAN  
 SECOND FLOOR PLAN  
 3D COMPUTER MODEL

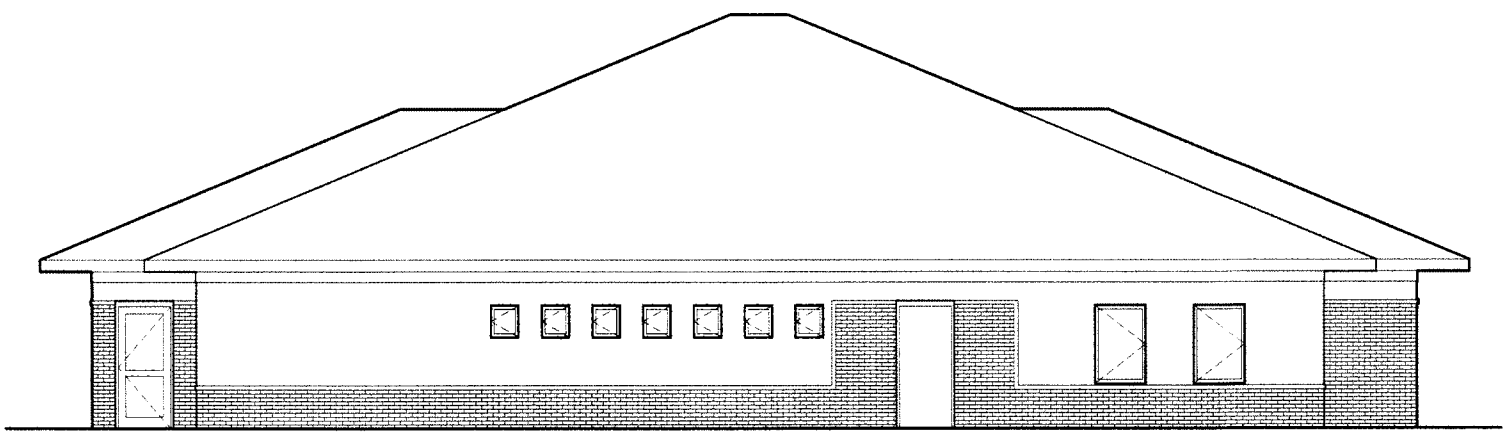
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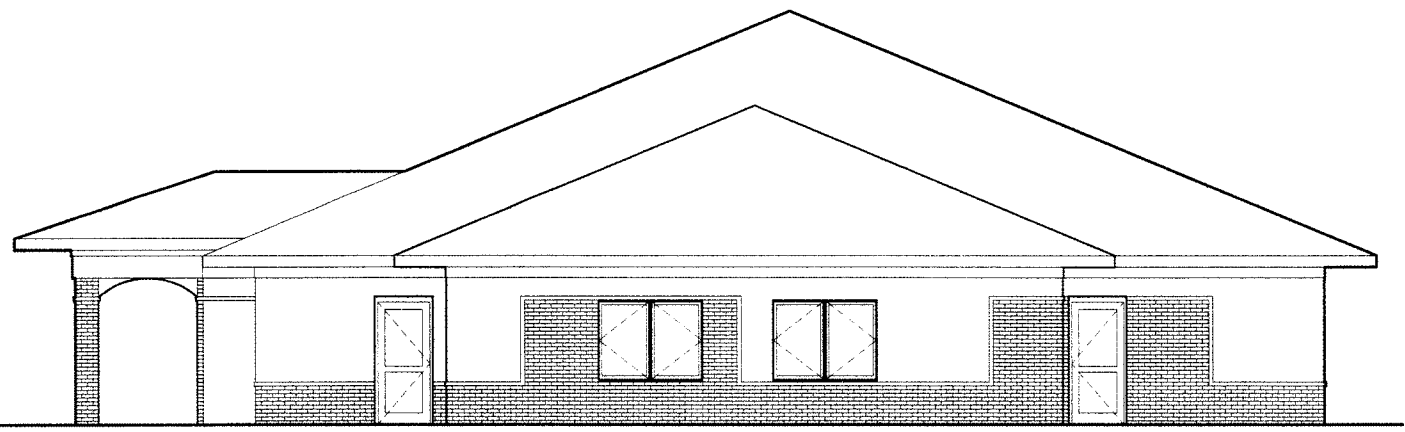
1 EAST ELEVATION  
 A-2 SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION  
 A-2 SCALE 1/4" = 1'-0"



3 WEST ELEVATION  
 A-2 SCALE 1/4" = 1'-0"



4 NORTH ELEVATION  
 A-2 SCALE 1/4" = 1'-0"

DATE  
 02-24-10

ISSUANCE  
 ISSUE FOR PLANNING AND ZONING REVIEW

DRAWN BY: BCK  
 CHECKED BY: BCK  
 PROJECT NO.: 0028

PROJECT:  
**RANDALL ROAD ANIMAL HOSPITAL  
 NEW BUILDING**  
 CARLEMONT DRIVE  
 CRYSTAL LAKE, ILLINOIS 60014

SHEET CONTENTS:  
 ELEVATIONS

SHEET NO.





SOUTH SIDE



EAST SIDE



NORTH SIDE



WEST SIDE



ISSUANCE	DATE
ISSUE FOR PLANNING AND ZONING REVIEW	02-24-10

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 COMPUTER MODEL  
 ELEVATIONS

SHEET NO.





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 3, 2010  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

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

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide, Planner, were present from Staff.

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

**2010-13 RANDALL ROAD ANIMAL HOSPITAL – W. Carlemont; S. Angela – PUBLIC MEETING**

*A motion is requested to set a public hearing date on March 17, 2010.*

Preliminary PUD and variations for a veterinary animal hospital.

Brian Korte, architect, and Dr. Sandali were present to represent the petition. Mr. Korte showed an aerial photo of the property. The building proposed is 4,400 square feet on the first floor and 800 square feet on the second level. He showed the elevations of the proposed building. Mr. Korte said they wanted the building to have residential characteristics.

Mr. Hayden asked if there was anyone in attendance who would not be able to attend the public hearing and wished to speak on this matter. There was no one in the public who wished to speak on this petition.

Mr. Hayden said he has questions about no overnight boarding and how that will be handled if an animal needs surgery. Mr. Jouron said he will be comparing this building to existing buildings in the area. There may need to be more details added. Mr. Hayden said the petitioner should be ready to address the staff comments and conditions.

Mr. Batastini moved to set a public hearing for 2010-13 Randall Road Animal Hospital for March 17, 2010. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.