



**#2015-23**  
**Crystal Lake Family Dental and Offices –**  
**Preliminary and Final PUD**  
**Project Review for Planning and Zoning Commission**

---

**Meeting Date:** April 22, 2015 and May 6, 2015

**Request:** Preliminary and Final PUD

**Location:** Carlemont Drive

**Acreage:** Approximately 1.8 acres

**Existing Zoning:** B-2 PUD General Commercial

**Surrounding Properties:** North: B-2 PUD General Commercial  
South: B-2 PUD General Commercial  
East: B-2 PUD General Commercial  
West: R-3B PUD (Autumn Leaves)

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

---

**Background:**

- The site was part of the original Kaper Business Park. This property is vacant and sits south of the existing Kids R Kids daycare and north of the Randall Road Animal Hospital.
- As part of the Kaper Business Park, this lot was designed to flow into the existing detention basin behind this property. Since there are only minor engineering and site conditions to be addressed, the petitioner is requesting preliminary and final PUD approvals.

**Development Analysis:**

**Land Use/Zoning**

- The site is currently zoned B-2 PUD. This is the appropriate zoning district for professional offices.
- The land use map shows the area as Commerce. This is an appropriate land use designation for professional offices.

**Site Layout**

- The site is designed with two offices buildings. The dental office is at the south end of the site and the multi-tenant professional office building is along the north side.

- This project is providing cross access from the Animal Hospital and to the commercial buildings to the north.
- One new driveway along Carlemont is proposed for this site.
- A free-standing sign is planned adjacent to the driveway along Carlemont, which would identify users in both buildings. The signage would meet the UDO requirements for an office use.

#### Building Elevations

- The dental office is constructed of brick and stone. The proposed colors are dark, rich colors that will create a strong and solid looking building.
- Thick lintels have been shown over all windows with some windows having awnings.
- A large projecting entry feature is designed, as part of the dental office, with an archway and curved awnings leading up to a peaked roof.
- The professional office building is constructed with a brick base and columns, EIFS and large bays of windows.
- Two-foot projecting columns and oversized entryway features are repeated along the professional office building.
- New buildings are required to meet at least 6 of the architectural design criteria. These buildings meet all 10 criteria.

#### Parking

- Parking for dental offices is 1 per 150 square feet and for regular professional offices is 1 per 250 square feet. This site requires a total of 71 parking spaces. 72 parking spaces have been provided.

#### Landscape

- A final landscape plan is required with the building permit submittal.

#### **Findings of fact:**

##### PRELIMINARY and FINAL PUD/SPECIAL USE PERMIT

The petitioner is requesting approval of a for a Preliminary and Final Planned Unit Development to allow office buildings. A Special Use requires separate review because of its 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*

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*

#### DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination if the project meets 10 of 10 of the criteria. The results are as follows:

1. Building Form  
 *Meets*                       *Does not meet*                       *Not Applicable*
2. Building Massing and Articulation  
 *Meets*                       *Does not meet*                       *Not Applicable*
3. Rooflines and Parapets  
 *Meets*                       *Does not meet*                       *Not Applicable*
4. Building Materials  
 *Meets*                       *Does not meet*                       *Not Applicable*
5. Roof Materials  
 *Meets*                       *Does not meet*                       *Not Applicable*

- 6. Building Colors  
 *Meets*       *Does not meet*       *Not Applicable*
- 7. Building Fenestration  
 *Meets*       *Does not meet*       *Not Applicable*
- 8. Entrance Design  
 *Meets*       *Does not meet*       *Not Applicable*
- 9. Canopy/Awning Design  
 *Meets*       *Does not meet*       *Not Applicable*
- 10. Overall Façade Design  
 *Meets*       *Does not meet*       *Not Applicable*

**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.

*Specific variations as part of the PUD*

The petitioner is asking for one variation from Article 3-200 to allow 68% impervious surface area, a 3% variation from the 65% permitted

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. The following goal is 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.

**Recommended Conditions:**

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Korte Architects, received 04/17/15)
  - B. Site Plan (Korte Architects, dated 04/03/15, received 04/14/15)
  - C. Grading Plan (Korte Architects, dated 04/03/15, received 04/14/15)
  - D. Architectural Plans (Korte Architects, dated 04/06/15 and 04/08/15, received 04/14/15)
2. Site and Landscape Plan
  - A. Provide a final landscape plan that meets all the requirements of Article 4-400.
  - B. Amend the driveway to a right-in/right-out to address safety concerns.
  - C. All signage shall meet the UDO.
3. Elevations
  - A. Provide a thick top-stone-cap along the parapet roofs of both buildings.
4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments

# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

**Project Title:** Crystal Family Dental Office & Sandhu Professional Office Building

## Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other

## Petitioner Information

**Name:** Korte Architecture, Brian Korte

**Address:** 35 Burdent Drive, Suite E

Crystal Lake, IL. 60014

**Phone:** 815-444-9150

**Fax:** 815-444-9151

**E-mail:** briank@kortearchitecture.com

## Owner Information (if different)

**Name:** Dr. Mandeep Sandhu

**Address:** 1580 Carlmont Drive

Crystal Lake, IL. 60014

**Phone:** 815-788-7200

**Fax:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

## Property Information

**Project Description:** B-2 Zoned Parcel

**Project Address/Location:** Carlmont Drive, Crystal Lake IL. 60014

**PIN Number(s):** 19-18-476-013

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** Dr. Mandeep Sandhu

**Architect:** Korte Architecture, Brian Korte

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

**Engineer:** J. Condon and Associates, Jim Condon


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

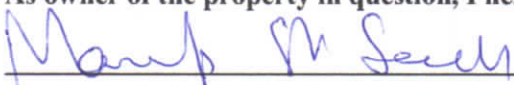
**Planner:** \_\_\_\_\_

**Surveyor:** Vanderstappen Surveying and Engineering Incorporated

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

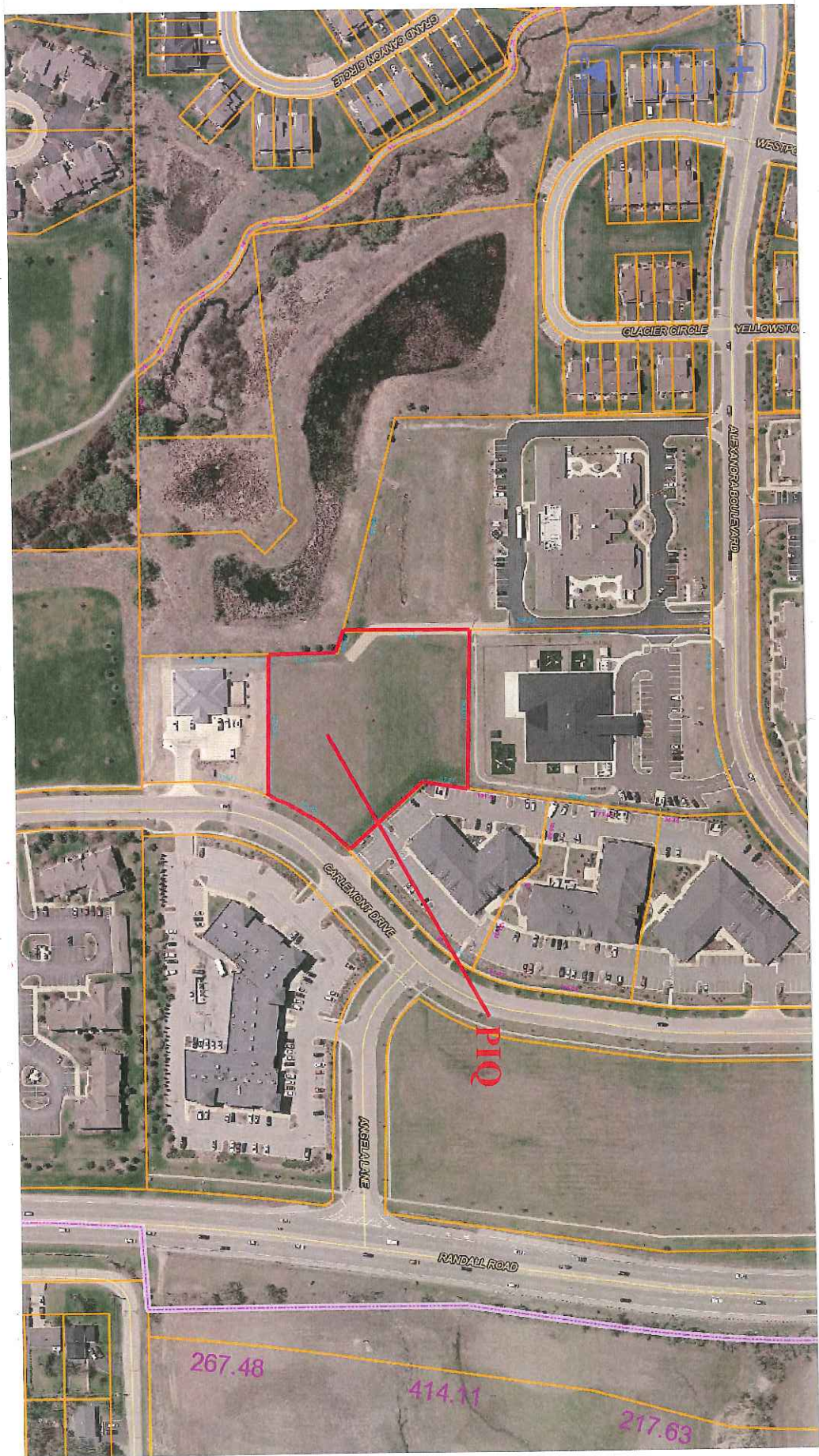
**Signatures**

BRIAN KORTE  4-20-15  
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.**  
 4/20/15  
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.





2700 NOLAN DR

GLACIER CIRCLE

WEST

YELLOWSTONE

ALEXANDER BOULEVARD

CARLETON CIRCLE

PIQ

ANGEL LANE

RANDALL ROAD

267.48

414.71

217.63



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
WEDNESDAY, APRIL 22, 2015  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 6:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Skluzacek, and Hayden were present. Members Greenman and Jouron were absent.

James Richter II, Planning and Economic Development Manager, Elizabeth Maxwell, Planner, and Abigail Wilgreen, City Engineer, 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.

**2015-23 CRYSTAL LAKE FAMILY DENTAL – Carlemont Drive – PUBLIC MEETING**

*A motion is requested to set a public hearing date of May 6, 2015.*

Preliminary Planned Unit Development for an office development.

Mr. Hayden stated that this is the public meeting for this petition and it is to set a public hearing date.

Brian Korte, architect, and Dr. Sandhu were present on behalf of the petition. Mr. Korte said the site is on Carlemont Drive just north of Dr. Sandhu's veterinary clinic. They are requesting approval for two buildings – a dental clinic and an office building. The office building is approximately 10,000 square feet with two brick colors with 3 elements to signified entry. Mr. Korte said they are requesting a hearing date be set.

Mr. Hayden said there will be a public hearing on May 6 and asked if there was anyone in the public who wished to speak on this petition. There was no one present who wished to speak.

Mr. Goss and Mr. Gavle didn't have any questions.

Mr. Esposito said he is concerned with the traffic pattern especially with the day care next door. Mr. Korte said the cross access will be with the veterinary clinic and not towards the day care center.

Mr. Skluzacek said the office building shows a veterinary center. Dr. Sandhu said it is a call center for the veterinary clinic and it wasn't illustrated correctly on the plans. They are out of space.

Mr. Batastini didn't have any questions.

PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
APRIL 22, 2015  
PAGE 2

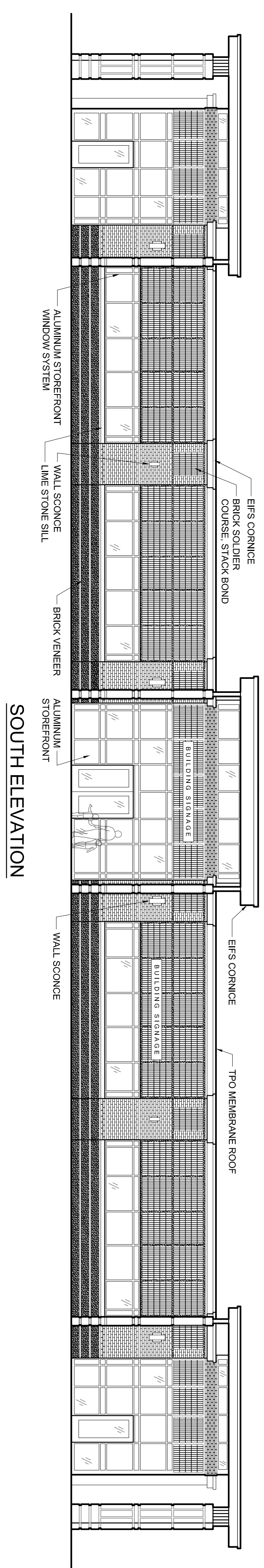
Mr. Hayden stated that it is not often that they receive such a nicely designed project like this one on the first attempt. He thanked the petitioner.

Mr. Goss moved to set a public hearing date of May 6, 2015 for 2015-23 Crystal Lake Family Dental. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

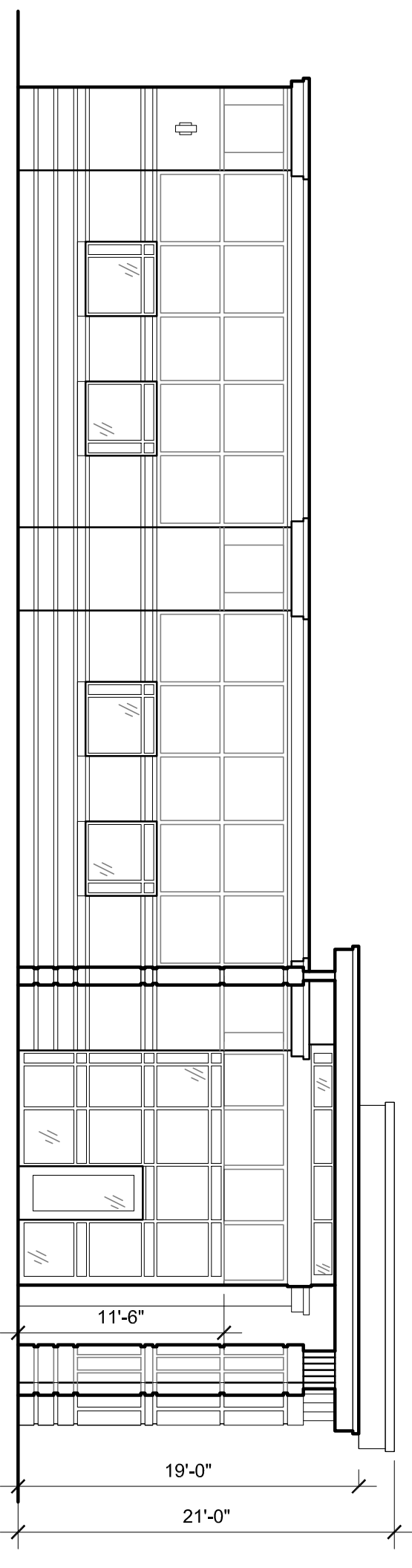
Mr. Richter stated that the CVS petition had published for the meeting to start at 7:30 p.m. He asked if they could provide the Report from Planning and then take a short recess. The Commissioners agreed.



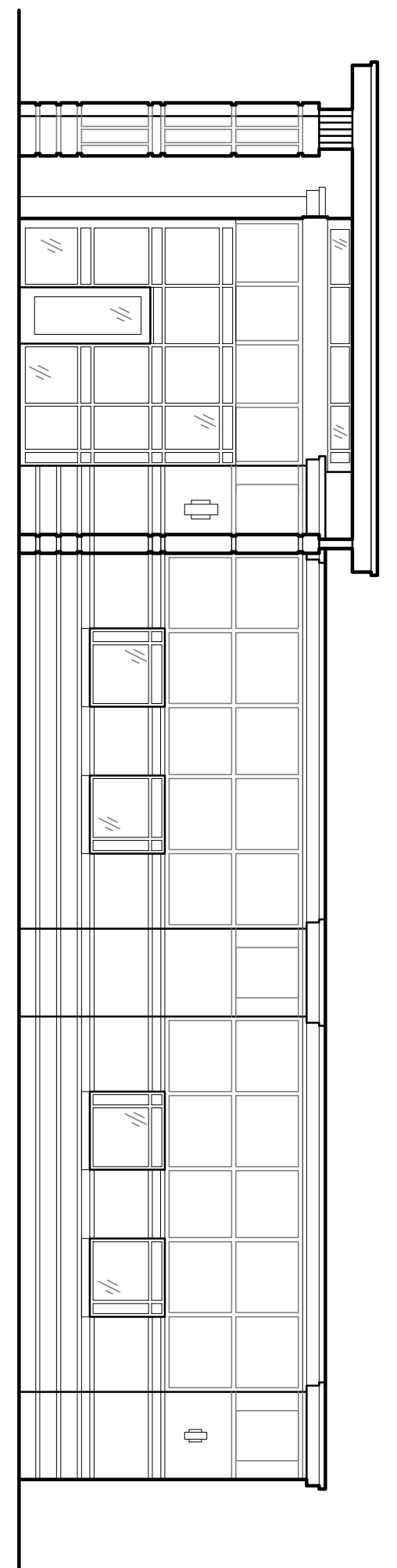
3D COMPUTER MODEL



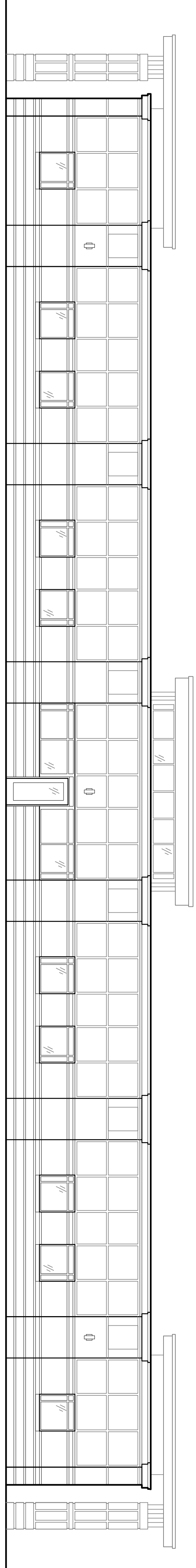
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

ISSUANCE	DATE
PRELIMINARY CITY REVIEW	4-8-15

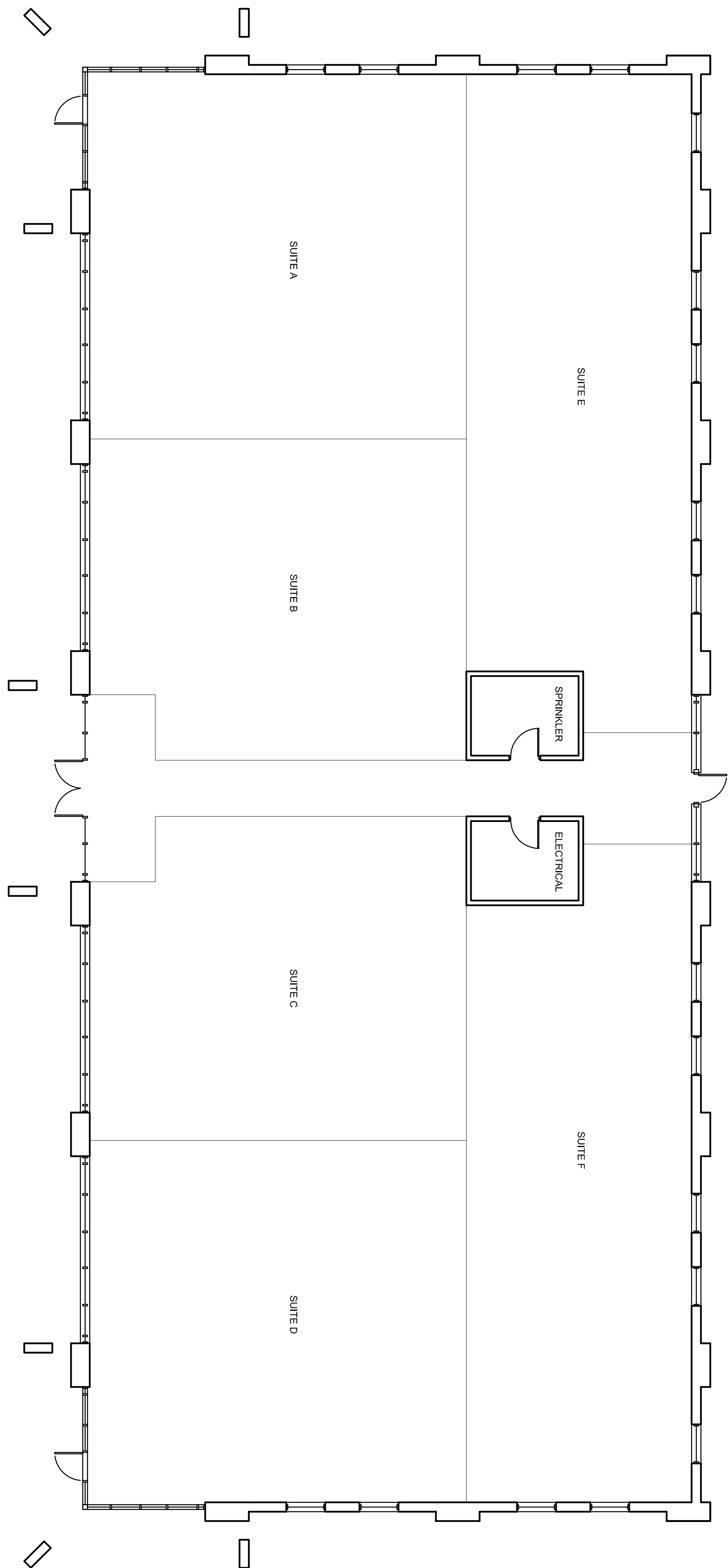
DRAWN BY:  
  
PROJECT NUMBER:

PROJECT:  
**PROFESSIONAL BUILDING**  
CARLMONT DRIVE  
CRYSTAL LAKE, IL. 60014

SHEET CONTENTS:  
**BUILDING ELEVATIONS**

SHEET NO.

**1**



PROFESSIONAL OFFICE - FLOOR PLAN  
10250 S.F.

Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

**korte architecture**

ISSUANCE	DATE
PRELIMINARY CITY REVIEW	4-8-15

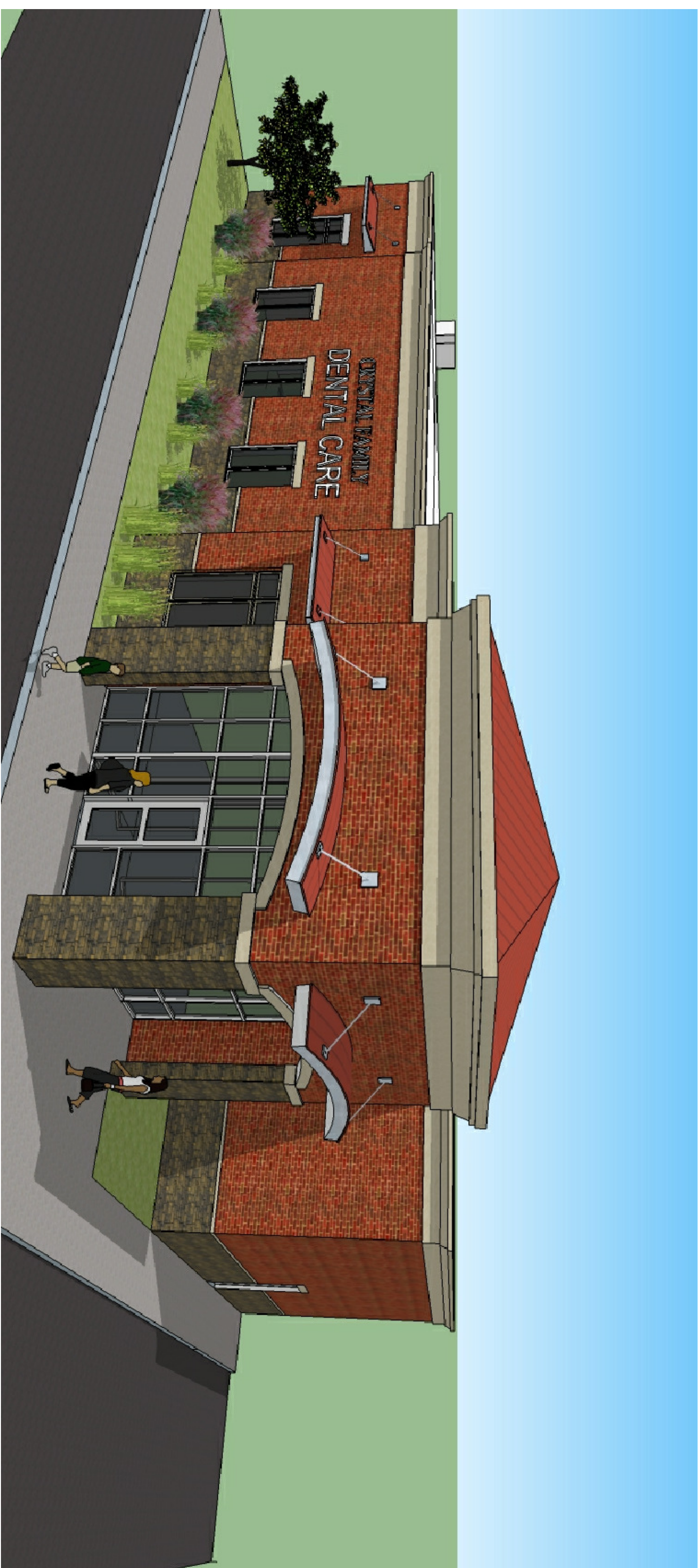
DRAWN BY:  
  
PROJECT NUMBER:

PROJECT:  
**PROFESSIONAL BUILDING**  
CARLMONT DRIVE  
CRYSTAL LAKE, IL. 60014

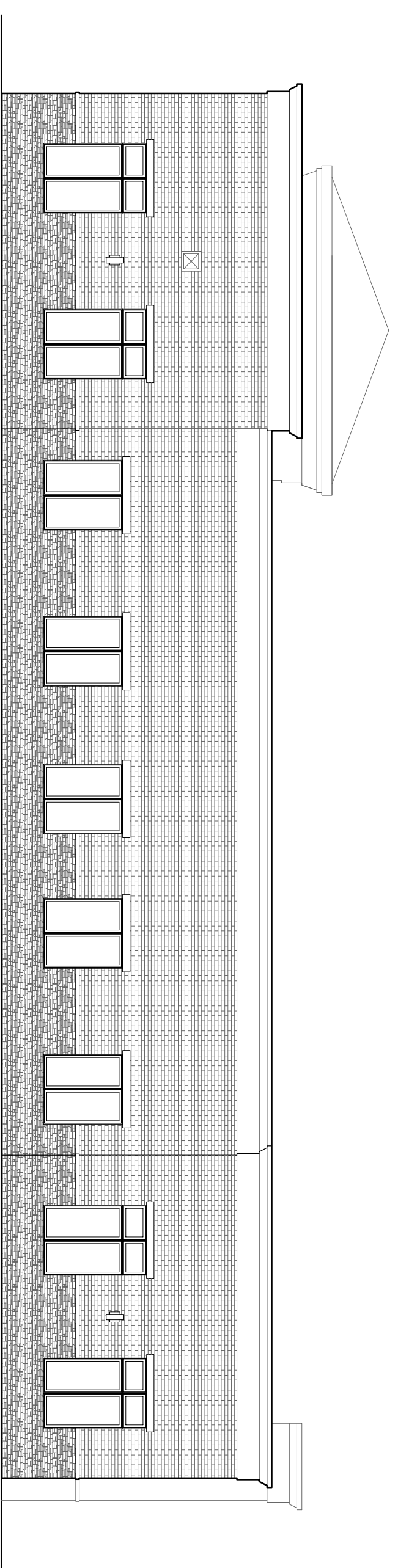
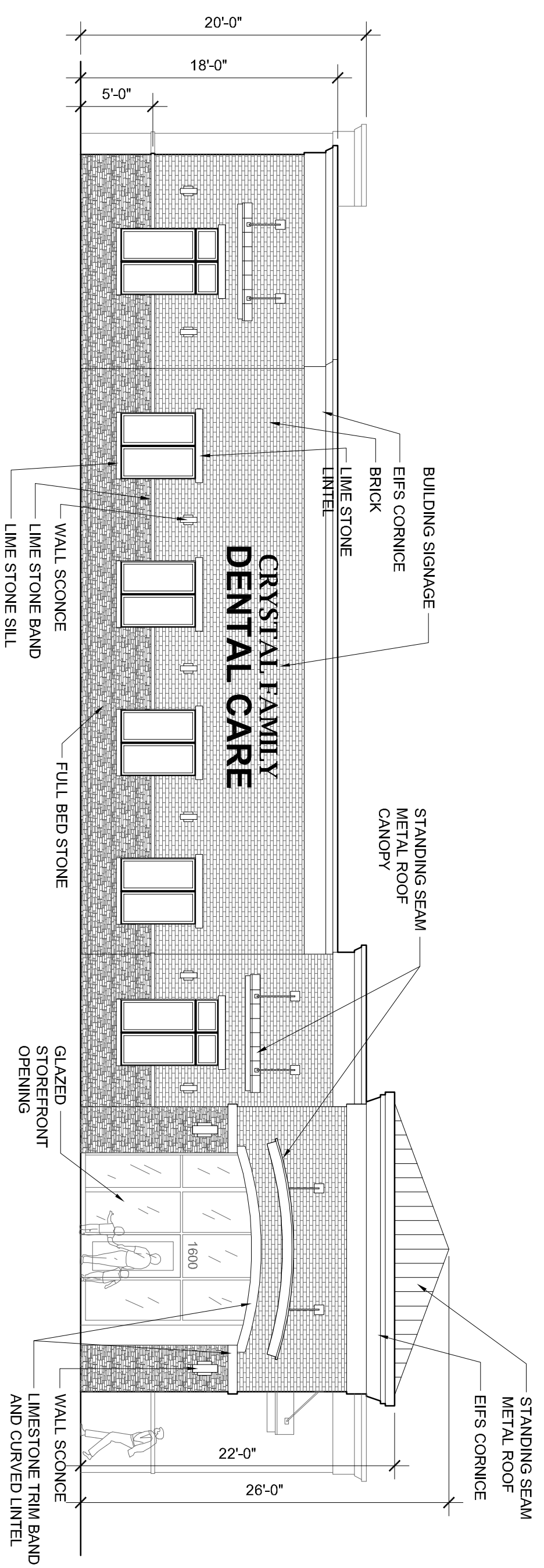
SHEET CONTENTS:  
**FLOOR PLAN**

SHEET NO.

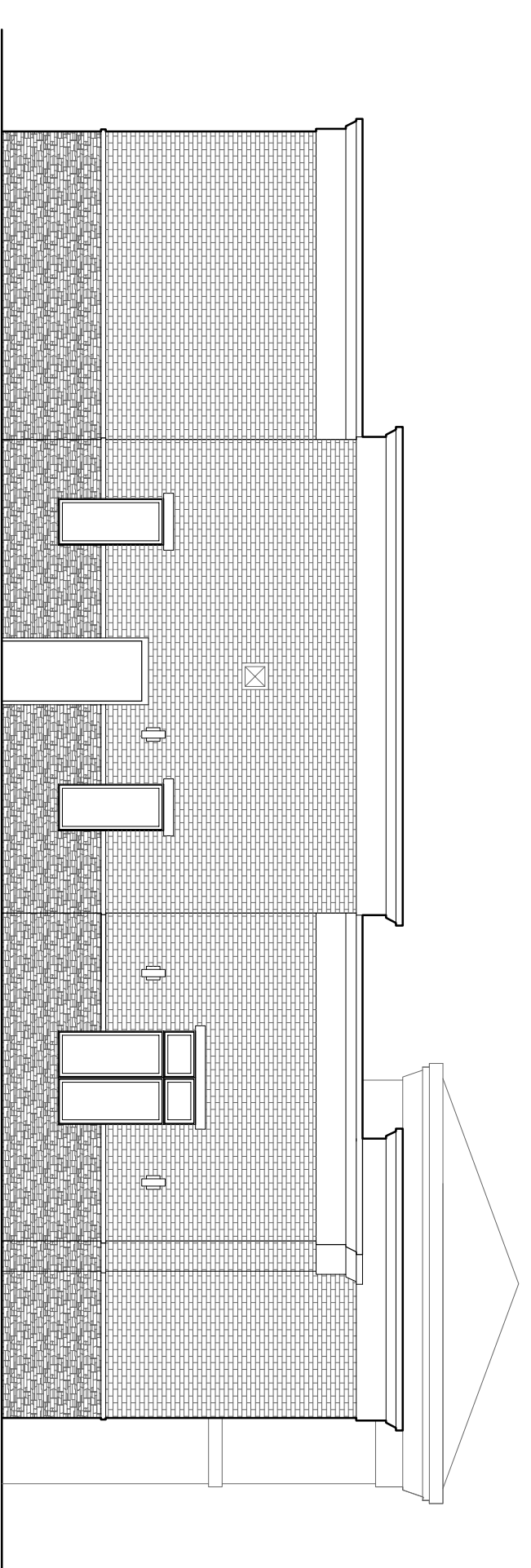
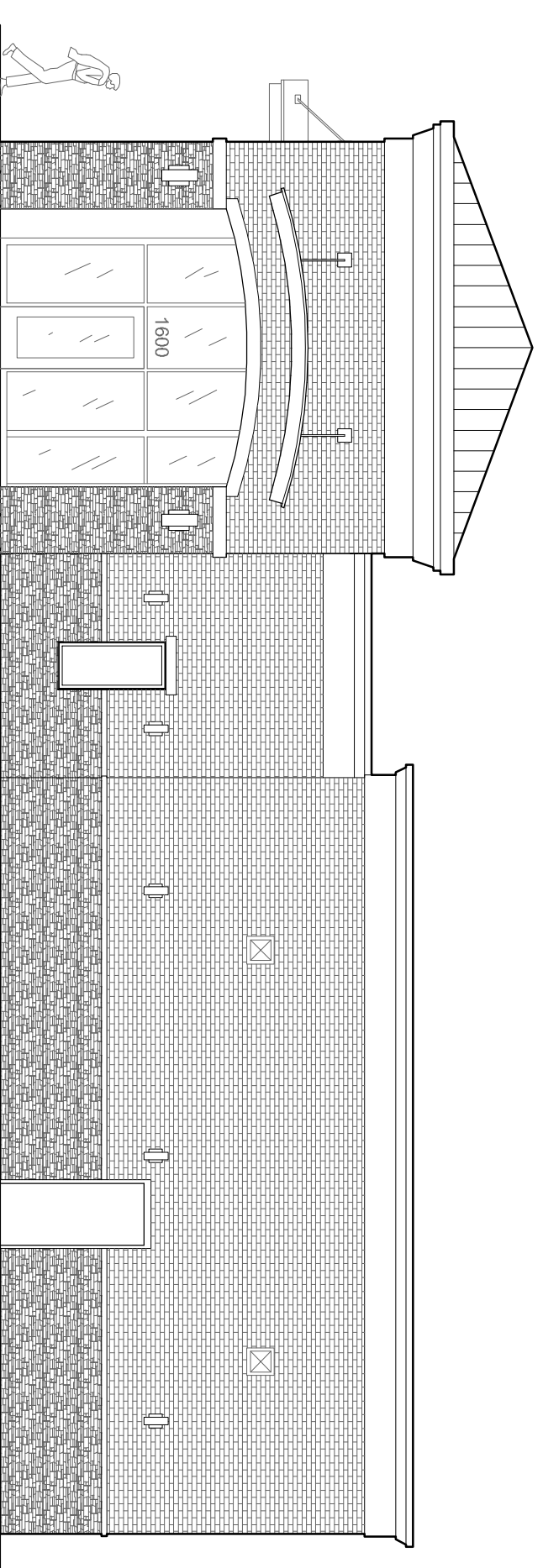
**2**



3D COMPUTER MODEL



WEST ELEVATION



SOUTH ELEVATION

Crystal Lake IL. 60014 ph 815.444.9150 kortearchitecture.com

**korte architecture**

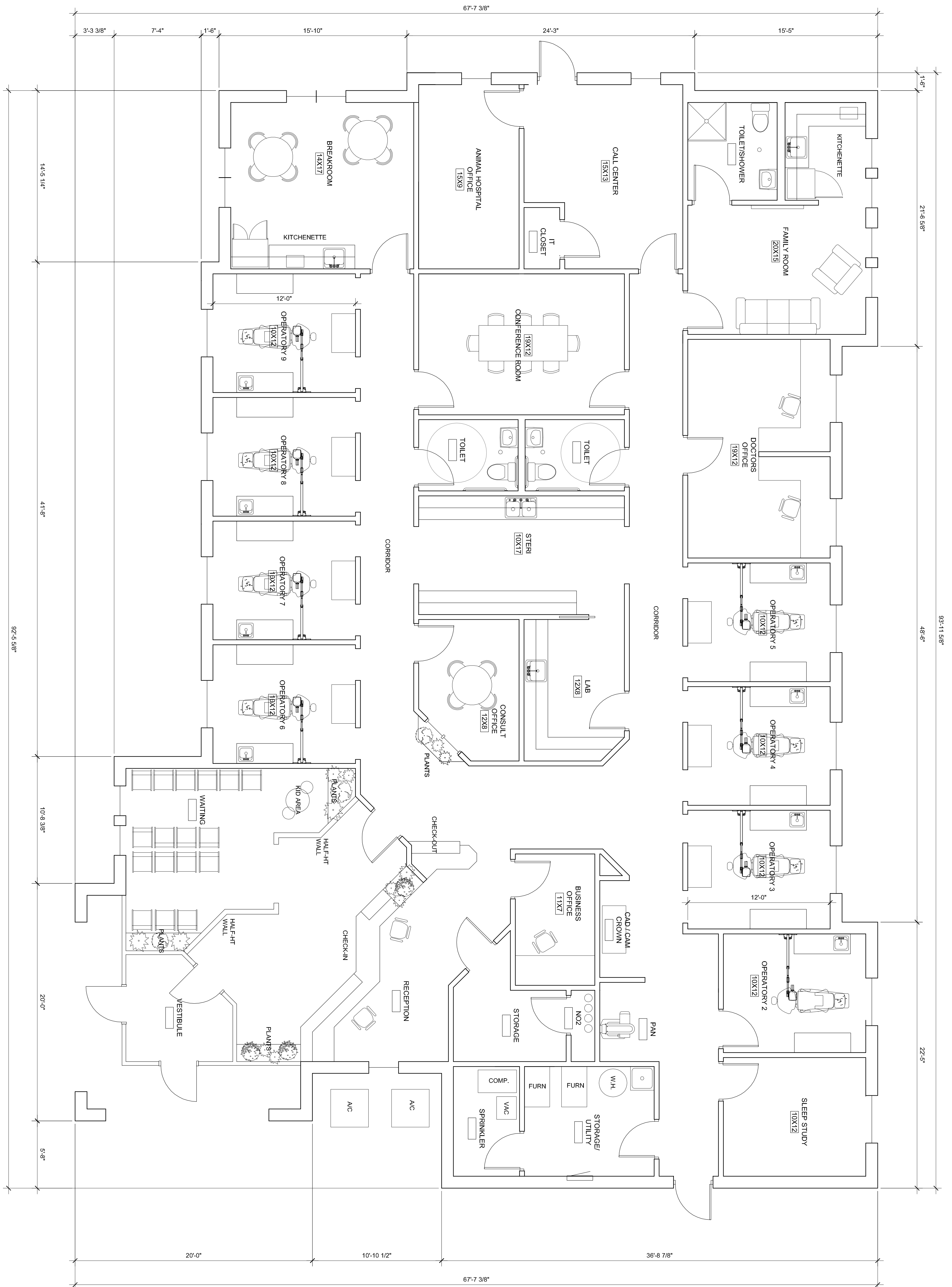
ISSUANCE	DATE

DRAWN BY:  
  
PROJECT NUMBER:

PROJECT:  
**CRYSTAL FAMILY DENTAL  
NEW DENTAL CLINIC**  
CARLMONT DRIVE  
CRYSTAL LAKE, IL. 60014

SHEET CONTENTS:  
**BUILDING ELEVATIONS**

SHEET NO.



**DENTAL OFFICE**  
 4821 SQ.FT. 4-06-15

SHEET CONTENTS:  
 FLOOR PLAN

PROJECT:  
**CRYSTAL FAMILY DENTAL**  
**NEW DENTAL CLINIC**  
 CARLMONT DRIVE  
 CRYSTAL LAKE, IL. 60014

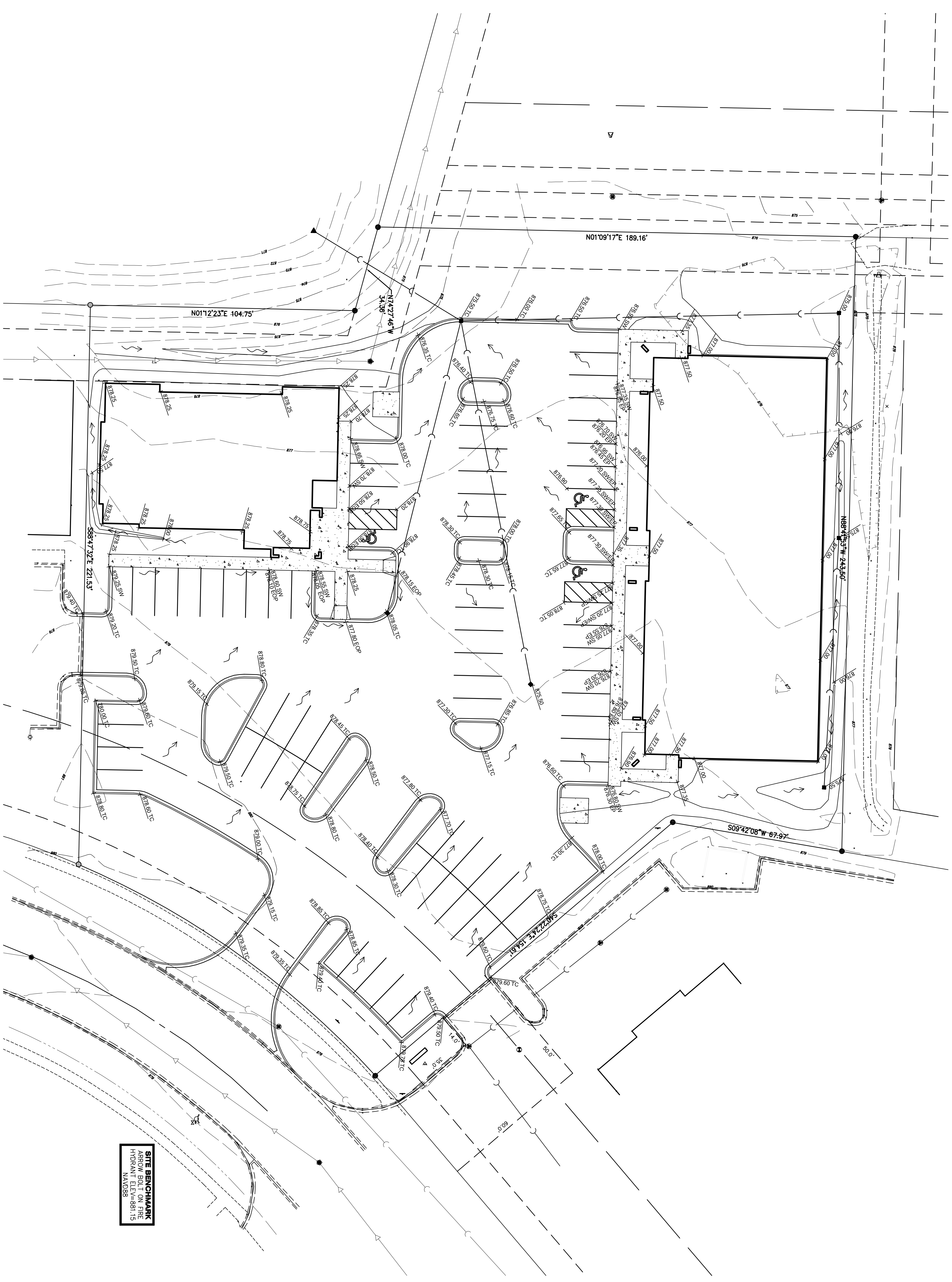
DRAWN BY:  
 PROJECT NUMBER:

ISSUANCE	DATE
PRELIMINARY CITY REVIEW	4-6-15

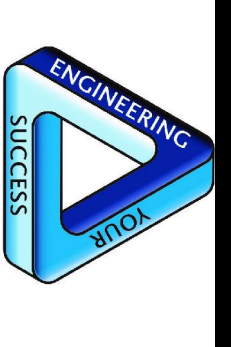
Crystal Lake IL. 60014 ph 815.444.9150 kortearchitecture.com

**korte architecture**

# CARLEMONT DRIVE PARCEL PRELIMINARY GRADING PLAN

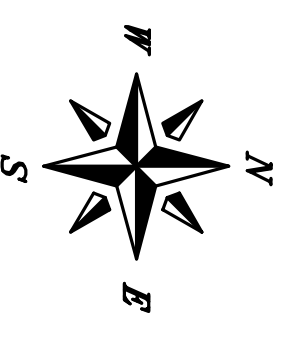


**SITE BENCHMARK**  
ARROW BOLT ON FIRE  
HYDRANT ELEV.=481.15  
NAD88



J. CONDON & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
5415 BUSINESS PARKWAY  
NAPERVILLE, ILLINOIS 60563-8072  
TEL: 630.399.1100 FAX: 630.399.1101  
ILL. DESIGN PERM # 184-009799

**KORTE**  
ARCHITECTURE  
CRYSTAL LAKE,  
ILLINOIS



SCALE  
1"=20'  
ISSUE DATE  
04/09/2015  
PROJECT MANAGER  
JEC  
DESIGNER  
MMI  
QUALITY CONTROL  
JEC

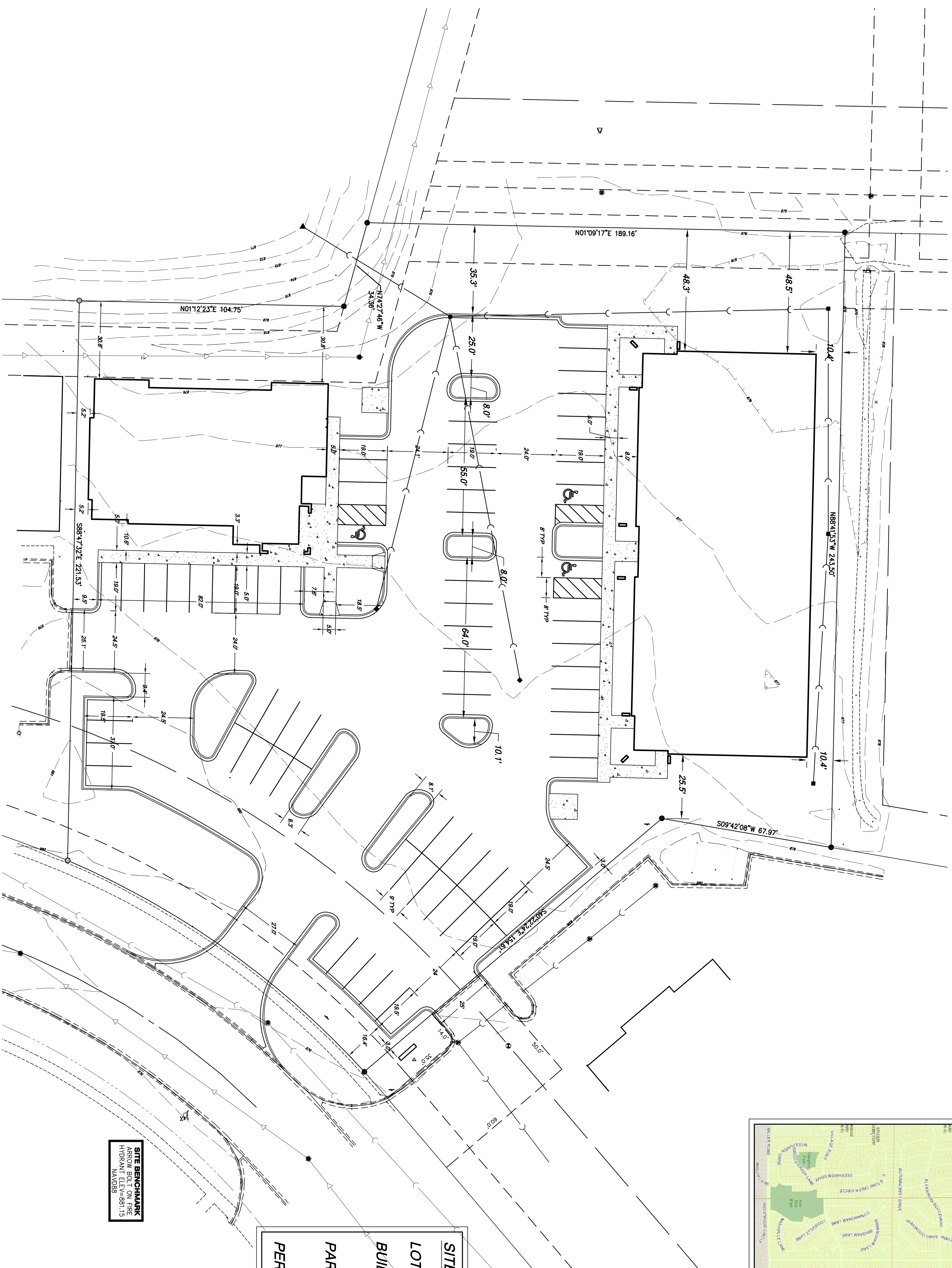
CARLEMONT  
ROAD  
PARCEL  
CRYSTAL LAKE,  
ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER  
KORT-15006-3  
SHEET TITLE  
PRELIMINARY  
GRADING  
PLAN  
SHEET NUMBER  
2 OF 2

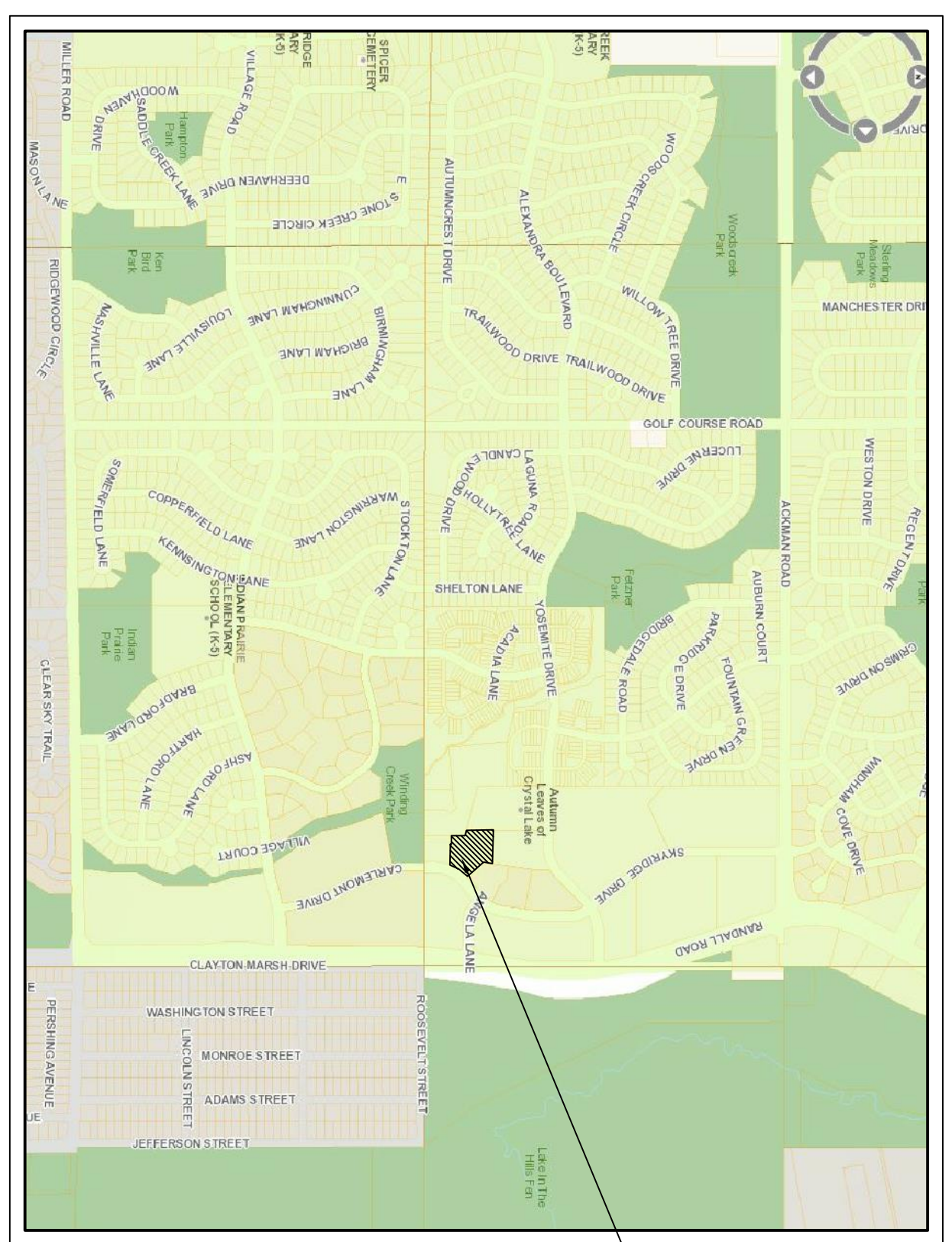


# CARLEMONT DRIVE PARCEL PRELIMINARY SITE PLAN



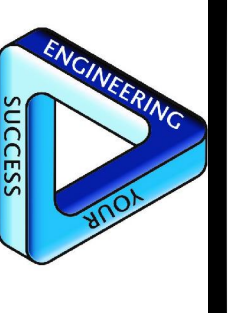
**SITE BENCHMARK**  
HYDRAULIC  
ELEVATION=881.15  
NAD83

<b>SITE DATA</b>	<b>1.83 AC</b>
<b>LOT AREA</b>	<b>79,815 SF</b>
<b>BUILDING DATA</b>	<b>4,833 SF +/-</b>
<b>DENTAL OFFICE</b>	<b>10,000 SF +/-</b>
<b>OFFICE BLDG.</b>	<b>72 SPACES</b>
<b>PARKING TOTAL</b>	<b>69 SPACE</b>
<b>REGULAR</b>	<b>3 SPACES</b>
<b>HANDICAPPED</b>	<b>68%</b>
<b>PERCENTAGE IMPERVIOUS</b>	



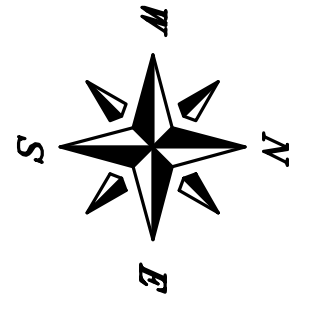
**LOCATION MAP**  
NTS

PROJECT LOCATION



**J. CONDON & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
6415 BUSINESS PARKWAY  
MANNING, ILLINOIS 62452  
PH: 618.783.0888  
F: 618.783.0889  
AL DESIGN # 094-007579

**KORTE**  
**ARCHITECTURE**  
CRYSTAL LAKE,  
ILLINOIS



**SCALE**  
1"=20'  
**ISSUE DATE**  
04/03/2015  
**PROJECT MANAGER**  
JEC  
**DESIGNER**  
MAM  
**QUALITY CONTROL**  
JEC

**CARLEMONT ROAD PARCEL**  
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

**PROJECT NUMBER**  
KORT-15006-3  
**SHEET TITLE**  
PRELIMINARY SITE PLAN  
**SHEET NUMBER**  
1 OF 2