#2010-40
Fair Oaks Health Center – 471 Terra Cotta Ave.
Project Review for Planning and Zoning Commission

Meeting Dates: June 16, 2010

Requests:

1) Special Use Permit Amendment (Article 2 Section 2-300) to allow the expansion of a nursing home,
2) A variation from the maximum building coverage (Article 3 Section 3-200 Table 3-200 A) from the required 20% building coverage to allow 22.5% coverage,
3) A variation from the maximum lot coverage (Article 3 Section 3-200 Table 3-200 A) from the required 40% building coverage to allow 49% coverage,
4) A variation from the requirement to have parking lot islands at the ends of the parking rows (Article 4 Section 4-400 F.) to eliminate the required end islands,
5) A variation from the front yard setback (Article 3 Section 3-300) to allow the encroachment of the covered front porch 4 feet into the required 40-foot front yard setback, and
6) A variation from the required rear yard (Article 3 Section 3-200 Table 3-200 A) to allow the building to encroach 11 feet into the required 50-foot rear yard setback abutting a residential district.

Location: 471 Terra Cotta Avenue

Acreage: Approximately 3 acres

Existing Zoning: R-1 Single Family residential

Surrounding Properties:

North:	County, residences
South:	R-1 Single Family residential, school
East:	R-1 Single Family residential, church
West:	O-PUD Office, professional offices

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

Fair Oaks Nursing Home was granted a Special Use Permit approval in 1978 when the City completed its comprehensive zoning. Fair Oaks has been operated as a nursing home and rehabilitation facility. The property is located on the south side of Terra Cotta Avenue between St. Thomas Church and The Oaks Professional Center.

Land Use Analysis:

Site Plan

The petitioner is requesting the expansion of the nursing home with a 14,969 square foot addition. This would only add four more beds to the existing 46 bed facility. Many rooms are double occupancy and the additional space would allow single occupancy rooms and the separation between the nursing care facilities and the rehabilitation program. The expansion would be at the rear of the existing building. Improvements will also include a detention area and new front building entrance along Terra Cotta Avenue. The parking lot would be expanded and tucked in behind the building. A 20' x 24' bus storage area would be constructed at the southwest corner of the parking lot. The building and parking lot addition would require tree removal and additional grading and storm water detention. The aerial photo below illustrates the look of the site as it currently exists. The red circle highlights the planned expansion area.



Floor Plan

The existing portion of the building contains 20 bedrooms, two dining areas, a kitchen and areas for staff. The expansion would add 20 additional bedrooms, a dining and kitchen area and several offices and rooms for therapy. The expansion would allow the nursing care and therapy facilities to have their own areas. The expansion would also allow for many double occupancy rooms to become single occupancy rooms adding to the quality of life for the residents.

Parking

The site plan illustrates 48 visitor and employee parking spaces. Nursing care facilities require a range between 1 space per 3 beds to 1 space per 4 beds, plus employee parking. The physical therapy at this location would be treated similar to the nursing care facilities since these are people who have undergone surgery or other treatment and are not yet fully mobile. The total required parking for this use is 44 spaces. This site meets the parking requirements.

Tree Removal

The site is heavily wooded and the rear building addition would require the removal of approximately 100 trees. The following chart illustrates the trees listed as condition 1, 2, or 3 to be removed and the required replacement inches.

Species Group	Removal inches	Replacement Inches	
Group A	253”	126.5”	
Group B	95”	28.5”	
Group C	74”	7.4”	
Group D	53”	2.65”	
Total Inches required to be replaced		**165.05”**	**(66) 2 ½” trees**

Final engineering plans have yet to be submitted which could affect the building layout and storm water management improvements. These could affect the final number of trees to be removed. A condition has been added that the petitioner provide a final tree removal, protection and landscape plan with the building permit.

Landscape Plan

The landscape plan illustrates several new trees and shrubs being planted. The shrubs will be around the exterior of the building adding to the foundation base. The petitioner is proposing on planting 27 new trees on the property. This is short of the required 66 trees. Where insufficient space is available for the planting of the required replacement trees, tree banking can be used. The amount of money required to be donated shall be determined based on the total inches of caliper to be replaced and the current cost for the tree species to be replaced. The City’s consulting arborist will determine the appropriate tree replacement and tree banking costs when the final tree removal plan is submitted.

Architecture

The current building is colonial style architecture. The roof has a modest pitch and the building is red brick with black shutters accenting the windows. The picture below is a current view of the front façade of the center.



The proposed architecture is more of a New England style with projecting roof and window areas. Staff is recommending the architecture blend between the existing building and the proposed addition.

Findings of Fact:

ZONING ORDINANCE VARIATIONS

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

The petitioner is requesting five variations. The first is a variation from the maximum building coverage of 20% to allow 22.5%. This is a variation of 2.5% or 3,272 square feet. The petitioners have designed the building to meet the functional need of the residents, visitors and employees. One option to reduce building coverage would be to construct the addition as a second-story. This would not work for persons with limited mobility. It also creates problems for staff that cannot quickly supervise and attend to patient needs.

The second variation is from the maximum permitted impervious coverage limit of 40% to allow 49%. This is a variation of 9% or 11,797 square feet. A portion of this overall impervious coverage is attributed to the building coverage. The remaining is attributed to the parking lot required for this use and the overflow parking lot from St. Thomas's church which is on this lot.

The third variation was created through the suggestion by staff that the end landscape islands be eliminated to move parking spaces from the southwest corner of the parking lot to help preserve trees. The southwest corner of the proposed parking lot would impact two high quality Oak trees. If the end islands were eliminated these three parking spaces could be relocated to the center parking area preserving these trees.

The fourth variation is to allow the new front porch to encroach into the front yard setback. The required setback along Route 176 is 40-feet. The new porch addition would encroach 4 feet into this setback. Uncovered porches are permitted a 4-foot encroachment, but since this porch is covered it is held to the principle building setbacks.

The fifth variation is from the rear yard setback. Other uses in residential zoning districts are required to provide a 50-foot rear yard setback from residentially zoned properties. The property to the south is used for a school and not single family residents, but it is still zoned R-1 so the required 50-foot setback applies. The building will be encroaching approximately 11-feet into this setback.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. **The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional**

narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

b. **Also, that the variation, if granted, will not alter the essential character of the locality**.

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. **That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification**;

b. **That the alleged difficulty or hardship has not been created by any person presently having interest in the property**;

c. **That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located**; or

d. **That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety**.

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

SPECIAL USE PERMIT

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 the subject property as Public / Semi-Public, which is defined as: "representing the locations of municipal buildings, schools and other public uses." Within the Public / Semi-Public Land Use section of the Comprehensive Plan, the following goal and objectives are related to the petitioner's requests:

Goal: Provide high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers throughout the city to support the diverse and evolving needs of people in the city.

Objective #2: Promote accessible community facilities distributed on a fair and equitable basis to provide the highest level of support to the community.

- Emphasize the maintenance and expansion of existing facilities over the construction of new facilities to previously undeveloped areas.

Objective #3: Carefully plan for a reasonable rate of growth that promotes the maximum use of existing facilities and minimizes the need for new facilities.

- Encourage redevelopment or expansion of existing facilities or development on in-fill sites, sites which are underused or abandoned, to reduce the need for new facilities.

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 (Wisconsin Illinois Senior Housing Inc., received 5/28/10)
   B. Site Plan (Community Living Solutions, dated 5-21-10, received 5/25/10)
   C. Landscape Plan (Countryside Nursery, dated 4/2010, received 5/25/10)
   D. Tree Removal Plan (Countryside Nursery, dated 4/2010, received 5/25/10)
   E. Floor Plan (Community Living Solutions, dated 5-21-10, received 5/25/10)
   F. Elevations (Community Living Solutions, dated 5-21-10, received 5/25/10)

2. The following variations are approved:
   a. A variation from the maximum building coverage (Article 3 Section 3-200 Table 3-200 A) from the required 20% building coverage to allow 22.5% coverage, and
   b. A variation from the maximum lot coverage (Article 3 Section 3-200 Table 3-200 A) from the required 40% building coverage to allow 49% coverage.
   c. A variation from the requirement to have parking lot islands at the ends of the parking rows (Article 4 Section 4-400 F.) to eliminate the required end islands.
   d. A variation from the front yard setback (Article 3 Section 3-300) to allow the encroachment of the covered front porch 4-feet into the required 40-foot front yard setback.
   e. A variation from the required rear yard (Article 3 Section 3-200 Table 3-200 A) to allow the building to encroach 11 feet into the required 50-foot rear yard setback abutting a residential district.

3. Site Plan
   a. This site has a 40-foot front yard setback because it is along Route 176. Please label the correct dimension on the site plan.
   b. Several high quality trees (oaks and hickories) are grouped and situated whereby adjustments to the parking and building features can preserve these trees. The petitioner shall work with staff to adjust the location of the parking lot and building addition to try to preserve certain trees.
   c. Indicate on the site plan where the freestanding sign would be relocated.
   d. The walking path and fence shall be relocated to be within this property's limits.

4. Architecture
    a. The petitioner shall work with staff to better coordinate the existing architecture with the proposed architecture; e.g.:
        i. Carry the red brick through the addition, at least half way up the wall plane and eliminate the brown fieldstone.
        ii. The proposed addition should have similar Colonial features, such as, shutters, rooflines and window style to the existing building.
    b. The accessory bus storage building shall be designed to match the principal building architecture.
    c. Material samples and colors shall be presented to the Planning and Zoning Commission and the City Council. The materials shall be listed on the architectural elevation plans.

5. The petitioner shall prepare a revised tree removal and protection plan which illustrates the following:
    a. Final list of trees to be removed per final site plan and engineering.
    b. Tree protection methods must be illustrated on the plan.
    c. Trees with tag numbers 366, 367, and 369 shall not be removed.
    d. Trees with tag numbers 392, 434, 447 and 448 are not shown on the plan.
    e. The petitioner shall reimburse the City for any expense related to the consulting arborist's fees associated with plan review.
    f. Since all the replacement trees will not fit on this site, the petitioner must provide the calculated monetary contribution to the City's tree banking fund.

6. Landscape Plan
    a. All trees shown on the landscape plan should be Species A tree and at a minimum 2 ½ inches to help meet the required tree replacement ratio for this site.
    b. Submit a final landscape plan after the final tree removal and site design has been determined.

7. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Office Use Only
File # _____

PROJECT TITLE: Fair Oaks Application for an Amendment to a Special Use Permit and variations

RECEIVED
MAY 28 2010
BY: _____

Action Requested:

	Annexation	X	Variation
	Rezoning		Conceptual PUD Review
X	Special Use Permit-*amendment*		Comprehensive Plan Amendment
	Preliminary Plat of Subdivision		Preliminary PUD
	Final Plat of Subdivision		Final Planned Unit Development
	Other:		Final PUD Amendment

PETITIONER:

Name: Wisconsin Illinois Senior Housing, Inc.
d/b/a Fair Oaks Health Care Center
Attn: Joyce Surdick

Address: 471 Terra Cotta Avenue
Crystal Lake, IL 60014

Phone: 815 455 0550

Fax: 815 356 3846

Email: Joyce.Surdick@carriagehealthcare.com

OWNER (IF DIFFERENT):

Name:

Address:

Phone:

Fax:

Property Information:

Project Description: The Applicant is requesting an amendment of the existing Special Use Permit for a nursing home to allow the expansion of the facility located at 471 Terra Cotta Avenue, and also variations of the maximum building coverage of 20% to allow 22.5% and from the maximum impervious site coverage from the maximum 40% to allow 49%.

Project Address/Location: The common address is 471 Terra Cotta Avenue, Crystal Lake, Illinois.

PIN Number(s): 14-31-426-020

Development Team Please include address, phone, fax, and e-mail

Developer: Community Living Solutions, 201 E. Bell Street, Neenah, WI 54956

Architect: Community Living Solutiosn, 201 E. Bell Street, Neenah, WI 54956

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave., Crystal Lake, Illinois 60014; 815 477 0830; (FAX) 815 477 0834

Engineer: Vanderstappen Surveying & Engineering, Inc. 815 337 8310

Landscape Architect: Countryside Flower Shop and Nursery, 815 459 8130

Planner:

Surveyor: Vanderstappen Surveying & Engineering, Inc. 815 337 8310

Other:

Signatures:

Wisconsin Illinois Senior Housing d/b/a Fair Oaks Health Care Center

BY:

Joyce Sundick Joyce Sundick 5/28/10

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.

By:

OWNER: Print and Sign name Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

Exhibit A to Planning Application

Legal Description

Lot 1 in National Care Subdivision, being a Subdivision of that part of the Northeast Quarter of the Southeast Quarter of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 16, 1971 as Document No. 549137 in McHenry County, Illinois.

10-40

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF Wisconsin Illinois Senior Housing, Inc. d/b/a Fair Oaks Health Care Center, as Owners

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 of the City of Crystal Lake upon the application of **Wisconsin Illinois Senior Housing, Inc. d/b/a Fair Oaks Health Care Center**, as Owners, for approval of a Special Use Permit Amendment and Variations relating to the property located at 471 Terra Cotta Avenue, Crystal Lake, Illinois, and having permanent index number 14-31-426-020.

This application is filed for the purposes of seeking a Special Use Permit Amendment to allow the expansion of an existing special use for a nursing home, Variations from Article 3 Section 3-200 Table 3-200 A from the maximum building coverage of 20% to allow 22.5% and from the maximum impervious site coverage from the maximum 40% to allow 49%, and any other variations necessary to complete the project as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on June 16, 2010, at the City of Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald May 29, 2010)

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4 0 2010

RECEIVED
MAY 2 5 2010
BY

May 21, 2010

Re: Fair Oaks Rehabilitation Center – Crystal Lake, Illinois

To Whom It May Concern:

Hardships in Support of Proposed Variations from Maximum Building Coverage and Maximum Impervious Area:

1. Nursing Homes of three decades ago were built smaller due to shared rooms and minimal amount of staff spaces and common spaces. In order to keep up with changing trends and market expectations, today's nursing homes are considerably larger due to the demand for private rooms and enhanced common activity, dining, living, wellness and rehabilitation amenities. Staff spaces (charting, laundry, food service, utility rooms) are considerably larger and more numerous due to increased state regulations enacted over the last few decades. All of these items result in more building square feet per resident being necessary for a nursing home today versus three decades ago. Fair Oaks is only proposing to add 4 nursing home beds but due to the increased square foot area needed per resident the facility needs to grow in order to stay economically viable.

2. A two story building solution that would keep the site under the coverage ratio limits would not be feasible for a nursing home of this size due to the staffing inefficiencies that would result. Because of the infeasibility of shared staff between floor levels, Fair Oaks would be forced to add higher staff ratios, making them uncompetitive in a very competitive marketplace.

3. One-story nursing homes are optimal for residents, offering them full advantage of outdoor access and access to all community amenities without the barrier of vertical travel.

4. New development will occur in the back of the site, adjacent to the property line shared with a school. Between the building addition and the property line rests a line of existing trees and proposed new trees that will act as a buffer. Combined with the lack of any new building near the front property line and the existence of either trees or fencing bordering all other property lines, the addition will have very low impact visually from neighboring properties.

Sincerely yours,

Duane Helwig, AIA

COMMUNITY LIVING SOLUTIONS, LLC

Community Living Solutions, LLC | 201 E. Bell Street | Neenah, Wisconsin 54956
P: 920.969.9344 | F: 920.969.9345 | communitylivingsolutions.com

Parking Need
Fair Oaks Health Care Center

Employees on largest shift 31
- Administrator
- Director of Nursing
- Assistant Director of Nursing
- MDS Coordinator
- Nurses – 2
- Certified Nursing Assistant – 6
- Social Worker
- CNA Supervisor
- Business Office Manager
- Medical Records
- Housekeeping/Laundry – 4
- Dietary - 3
- Activities – 2
- Volunteer
- Therapy – 3
- Addition of staff for new unit - 2

Spaces to accommodate overlap of next shift.....11
Visitors.....3
Potential therapy customers.....3
Clinical site for Certified Nursing Assistant students (approximately
4 times a year 3x/week for 6 weeks.....9

57

RECEIVED
MAY 2 5 2010

4 0 2010

☐ removed ✱ Trees to be probably be replaced.
Tree rated 1, 2, 3

MAY 2 ? 2010

4 0 2010

Tag	Species	DBH	Condition
301	White Oak	24"	2
302	Green Ash	11"	3
303	Bur Oak	27"	4
304	Bur Oak	20"	3
305	Arborvitae	Clump	3
306	Arborvitae	Clump	3
307	Red Oak	19"	2
308	Arborvitae	Clump	3
309	White Oak	26"	2
310	White Oak	22"	2
311	Shagbark Hickory	5"	4
312	Bur Oak	23"	2
313	Bur Oak	20"	4
314	Black Cherry	7"	4
315	Black Cherry	7"	4
316	Green Ash	12"	2
317	Shagbark Hickory	2"	2
318	Black Cherry	6"/6"	5
319	Shagbark Hickory	2"	4
320	Shagbark Hickory	11"	3
321	Black Walnut	5"/3"	4
322	White Oak	26"	2
323	Shagbark Hickory	4"	1
324	Shagbark Hickory	2"	3
325	Boxelder	7"/6"	3
326	Black Cherry	6"	5
327	White Oak	25"	3
328	American Elm	8"	3
329	Black Cherry	6"	2
330	White Oak	13"	3
331	Green Ash	4"	1
332	Black Cherry	6"	3
333	Black Cherry	8"	4
334	Black Cherry	12"	3
335	Black Cherry	13"	5
336	Black Cherry	7"	2
337	Black Cherry	8"	3
338	Black Cherry	7"	4
339	Black Cherry	7"	4
340	Black Cherry	7"	3
341	Shagbark Hickory	2"	2
342	Shagbark Hickory	3"	2
343	White Oak	20"	4
344	Black Cherry	6"	5
345	Green Ash	5"/4"	3
346	Black Cherry	7"	5
347	Green Ash	5"/5"/2"	4
348	Black Cherry	7"	5
349	White Oak	24"	3
350	Black Cherry	6"	2
351	Norway Maple	5"	3

352	Black Cherry	6"	3
353	White Oak	24"	2
354	Black Cherry	7"	3
355	Black Cherry	6"	3
356	Bur Oak	34"	6
357	Black Cherry	9"	4
358	Black Cherry	6"/5"/3"/2"	5
359	Shagbark Hickory	2"	3
360	Black Cherry	8"	3
361	White Oak	16"	4
362	Shagbark Hickory	4"	3
363	Shagbark Hickory	3"/4"	5
364	Black Cherry	6"	5
365	Shagbark Hickory	3"	4
366	Shagbark Hickory	2"	3
367	Shagbark Hickory	4"	1
368	Black Cherry	18"	4
369	Black Cherry	20"	3
370	Green Ash	6"	5
371	Shagbark Hickory	3"	3
372	Shagbark Hickory	3"	1
373	Shagbark Hickory	2"	1
374	Shagbark Hickory	12"	3
375	Shagbark Hickory	2"	5
376	Boxelder	8"/6"	5
377	Shagbark Hickory	28"	2
378	Green Ash	6"/5"	4
379	American Elm	7"	4
380	Black Cherry	12"	5
381	Boxelder	6"	4
382	Boxelder	7"	4
383	Boxelder	7"	4
384	Boxelder	7"	4
385	Black Cherry	16"	5
386	Boxelder	8"	3
387	Boxelder	13"/12"	4
388	Boxelder	16"	4
389	Shagbark Hickory	2"	3
390	Boxelder	8"	5
391	Boxelder	6"	5
392	Boxelder	6"	2
393	Boxelder	9"/9"	3
394	American Elm	7"	3
395	Black Cherry	8"	6
396	Black Cherry	7"	4
397	Shagbark Hickory	3"	2
398	American Elm	14"	6
399	Shagbark Hickory	4"	2
400	Shagbark Hickory	6"	1
401	Black Cherry	14"/12"	5
402	Mulberry	7"	3
403	Black Cherry	13"	4

404	American Elm	9"	4
405	American Elm	8"/9"	6
406	Black Cherry	22"	5
407	American Elm	16"	5
408	Shagbark Hickory	4"	2
409	Shagbark Hickory	2"	3
410	Shagbark Hickory	3"	2
411	Shagbark Hickory	19"	5
412	American Elm	12"	4
413	Crabapple	14"	3
414	White Oak	26"	6
415	Magnolia	16"	2
416	Pear	10"	3
417	Boxelder	8"	3
418	Shagbark Hickory	19"	4
419	Boxelder	7"	2
420	Black Cherry	14"	2
421	Black Cherry	12"	4
422	American Elm	6"	3
423	White Oak	21"	2
424	White Oak	20"	1
425	Black Cherry	9"	5
426	Black Cherry	11"	5
427	Shagbark Hickory	12"	4
428	Shagbark Hickory	8"	2
429	Black Cherry	6"	6
430	white Hickory	26"	1
431	Siberian Elm	20"	5
432	Boxelder	7"	3
433	White Oak	28"	5
434	Boxelder	7"	3
435	Norway Maple	12"	3
436	Boxelder	7"	4
437	Boxelder	8"	2
438	Bur Oak	20"	3
439	Boxelder	7"	3
440	Black Cherry	20"	2
441	Boxelder	8"/8"	5
442	American Elm	6"	5
443	Shagbark Hickory	5"	5
444	Boxelder	12"	5
445	Shagbark Hickory	7"	1
446	Boxelder	8"	4
447	Black Cherry	11"	5
448	Shagbark Hickory	12"	2
449	white oak	30"	1
450	Bur Oak	16"	3
451	Bur Oak	20"	1
452	Crabapple	7"	2
453	Mulberry	26"	3
454	Arborvitae	6"/5"/4"	3
455	Arborvitae	6"/6"/4"	3

☒	456	honeylocust	10"	3
	457	Crabapple	10"	3



3 A400 **ENTRANCE ELEVATION**
SCALE: 1/8" = 1'-0"



2 A400 **PORTE COCHERE ELEVATION**
SCALE: 1/8" = 1'-0"



1 A400 **PORCH/GAZEBO ELEVATION**
SCALE: 1/8" = 1'-0"



4 A400 **SOUTHEAST ELEVATION**
SCALE: 1/8" = 1'-0"



5 A400 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



6 A400 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

PRELIMINARY DESIGN

REVISIONS

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REHABILITATION CENTER ADDITION TO:
WISH - FAIR OAKS
471 W. TERRA COTTA AVE.
CRYSTAL LAKE, ILLINOIS

PROJECT
08-126

DATE
05-21-10

SHEET
A400

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TERRA COTTA AVE. (ILL. ROUTE 176)

SITE BENCHMARK
ARROW BOLT ON FIRE
HYDRANT–ELEVATION=929.10'

SITE BENCHMARK
ARROW BOLT ON FIRE
HYDRANT–ELEVATION=929.21'

12" CMP
INV=926.12

CURB INLET
FL=927.94
(FULL OF DIRT)

CURB INLET
FL=928.16
INV–RCP NW=926.6
(FULL OF DIRT)

12" CMP
INV=926.72

CURB INLET
FL=928.22
INV–RCP N=926.4
(FULL OF DIRT)

CONCRETE S89°26'05"W 336.70'(M) WALK
336.82' (R)

SANITARY MH
RIM=792.54
INV–8" STEEL N=784.9
INV–8" PVC S=785.9

FLOOD LIGHTS | SIGN

FLAGPOLE

30' BUILDING LINE

CONCRETE WALK

MAILBOX

BLACKTOP

ONE STORY BRICK BUILDING FF=930.13'

MANHOLE
RIM=930.09'
(FULL OF CONCRETE)

CONCRETE WALK

BRICK

WOOD DECK

SANITARY MH
RIM=928.73'
INV–8" PVC N=916.5
INV–8" PVC S=912.7

ONE STORY BRICK BUILDING FF=930.17'

S00°09'21"E 386.45' (M)
387.20' (R)

BLACKTOP

PARKING LOT ADDITION

992± ACRES

FRAME SHED

LOT 1

PATIO

FUTURE SIDEWALK

FUTURE PATIO

FUTURE SIDEWALK

DRYWELL
RIM=925.21
INV–12" RCP E=922.1

DRYWELL
RIM=925.16
INV–12"RCP E–W=921.9

CONTROL PANEL

SANITARY MH
RIM=929.90
LIFT STATION
TOP OF PIPE=924.2
8" PVC PIPE

CATCH BASIN
RIM=923.69
INV–12" RCP W=921.9

12.3'
24.0'

FRAME SHED
FF=924.08'

METAL–CLAD POLE BUILDING
FF=923.86'
30.1' 48.1' 30.1'

BLACKTOP

CONCRETE

336.81' (R)
336.73' (M) N89°38'46"E

N00°09'38"W
338.97' (R)
387.69' (M)

NORTH

W E S

SITE PLAN
SCALE: 1" = 20'-0"

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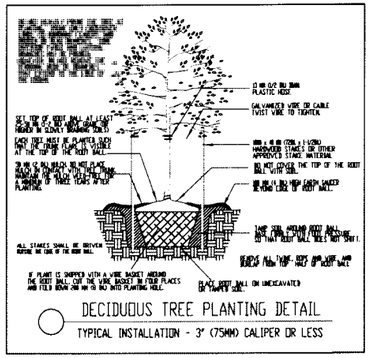
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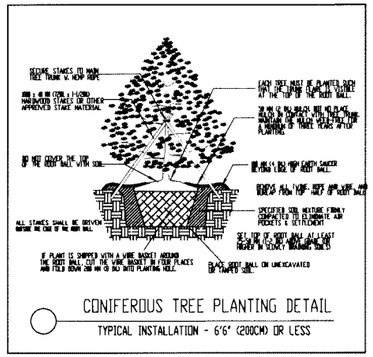
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Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
AFJ	5	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	B 2 1/2"
As	2	Acer saccharum	SUGAR MAPLE	B 2 1/2"
Mal	2	Malus x 'Prairifire'	PRAIRIFIRE FLOWERING CRAB	B 2"
Mal	5	Malus x 'Adams'	ADAMS FLOWERING CRAB	B 2"
Pa	6	Picea abies	NORWAY SPRUCE	B 6'
Pm	6	Pseudotsuga menziesii	DOUGLAS FIR	B 6'
Qb	1	Quercus bicolor	SWAMP WHITE OAK	B 2 1/2"
Shrubs				
BGV	17	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	B 18"-24"
EaC	4	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	B 30"
HbL	10	Hydrangea paniculata 'Limelight'	LIMELIGHT HYBRID HYDRANGEA	B 24"-30"
JcG	10	Juniperus communis 'Old Gold'	OLD GOLD JUNIPER	B 18-24"
Mag	1	Magnolia x 'Betty'	BETTY MAGNOLIA	B 5'
PoM	3	Physocarpus opulifolius 'Monlo'	DIABOLO NINEBARK	B 24"-30"
RP	8	Rhododendron 'PJM'	PJM RHODODENDRON	B 24"
Rs	14	Rhododendron stewartianum	AZALEA	B 18"
SxT	39	Spiraea betulifolia 'Tor'	TOR SPIREA	B 18"
TmD	51	Taxus x media 'Densiformis'	DENSIFORMIS YEW	B 18"-24"
ToH	4	Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	B 3'
Vc	2	Viburnum carlesii	FRAGRANT VIBURNUM	B 30"
Perennials and Annuals				
NFB	12	Nepeta x faassenii 'Blue Wonder'	BLUE WONDER CATMINT	B 1 gal



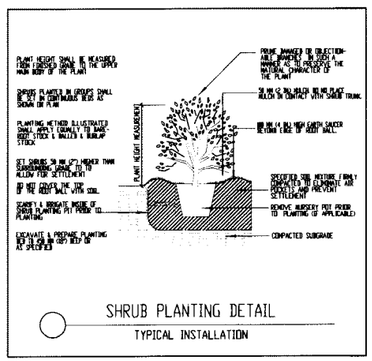
DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 6'6" (200CM) OR LESS

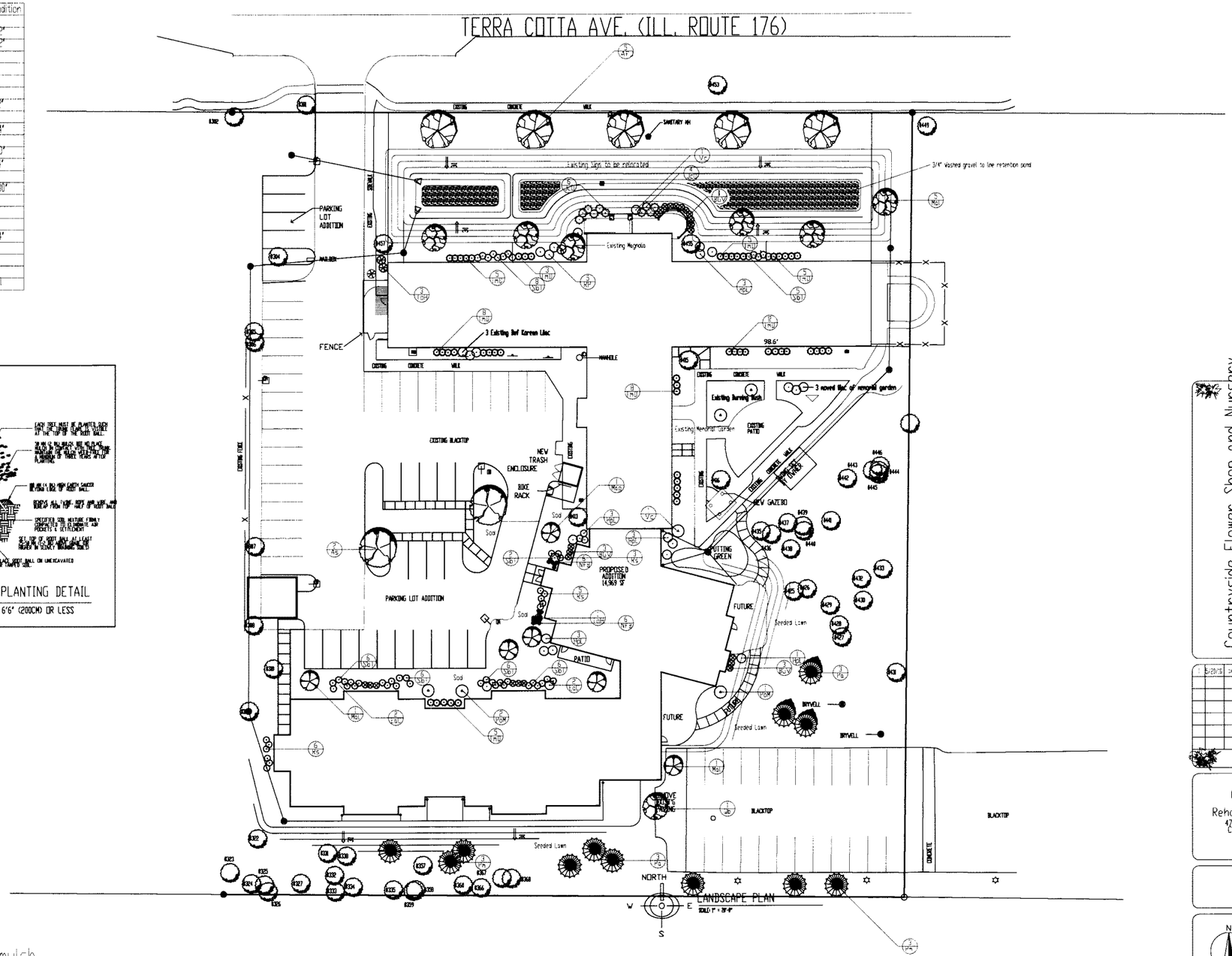


SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

NOTE

All beds to be mulched with 3" shreddied bark mulch

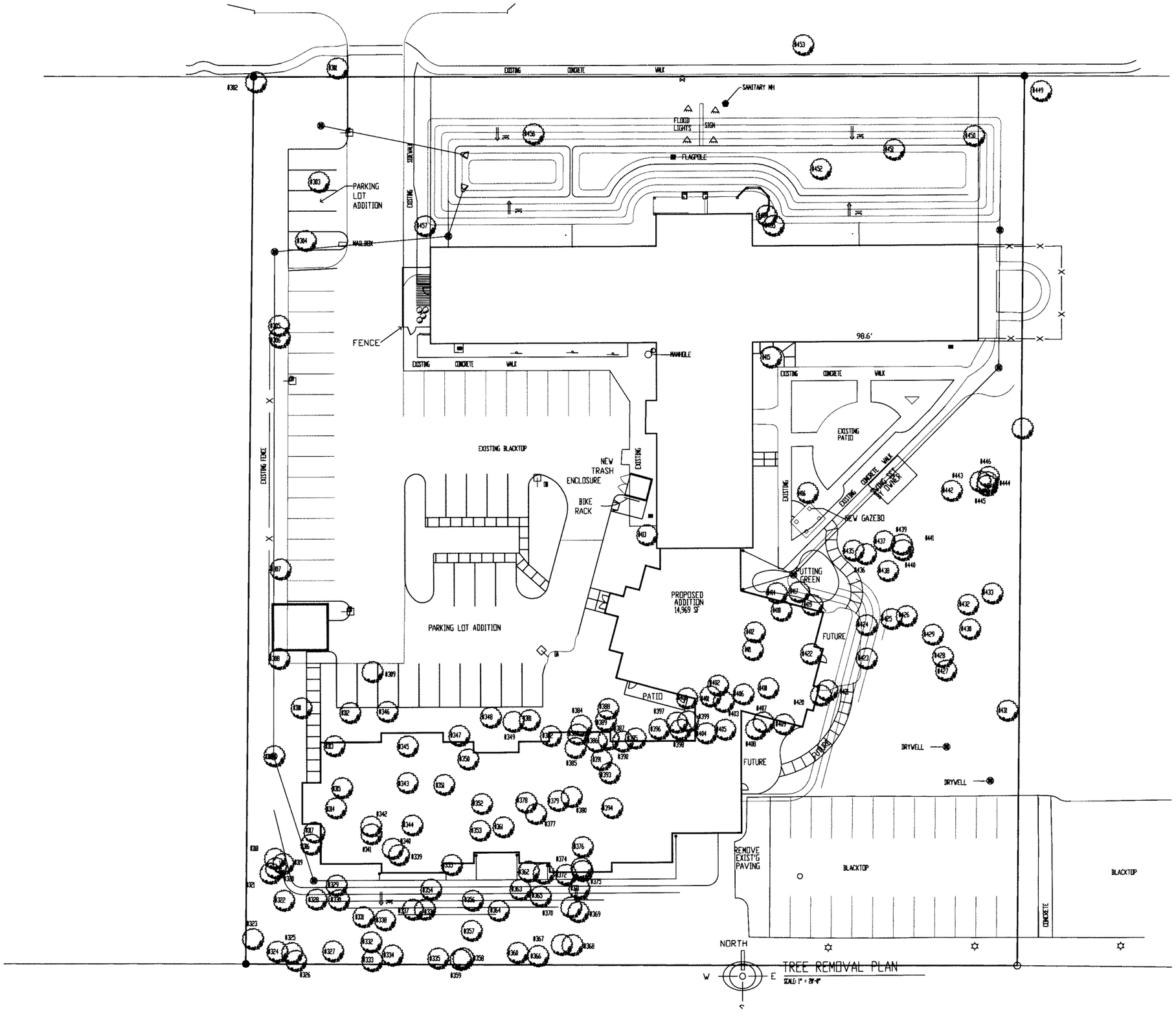


Countryside Flower Shop and Nursery
5301 E. Terra Cotta Ave.
Crystal Lake, IL 60014

5/20/10	owner change requests

Fair Oaks
Rehabilitation Center
421 Terra Cotta Ave.
Crystal Lake, IL

1"=20'
BSK
4/2010

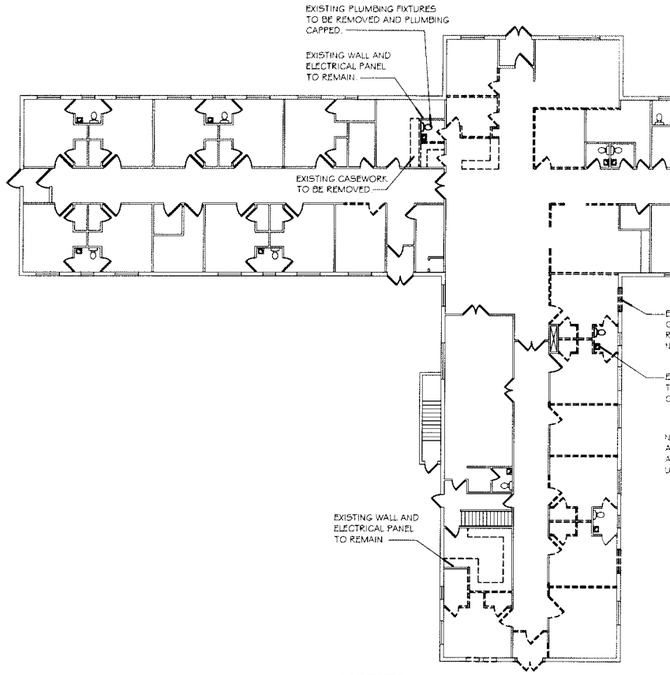


Countryside Flower Shop and Nursery
5301 E. Terra Cotta Ave.
Crystal Lake, IL 60014

1	5/20/10	owner change requests

Fair Oaks
Rehabilitation Center
471 Terra Cotta Ave.
Crystal Lake, IL

1"=20'
BSK
4/2010



DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"

KEY TO HATCH

HATCH INDICATES EXISTING AREAS TO REMAIN AS IS.

HATCH INDICATES NEW WALLS

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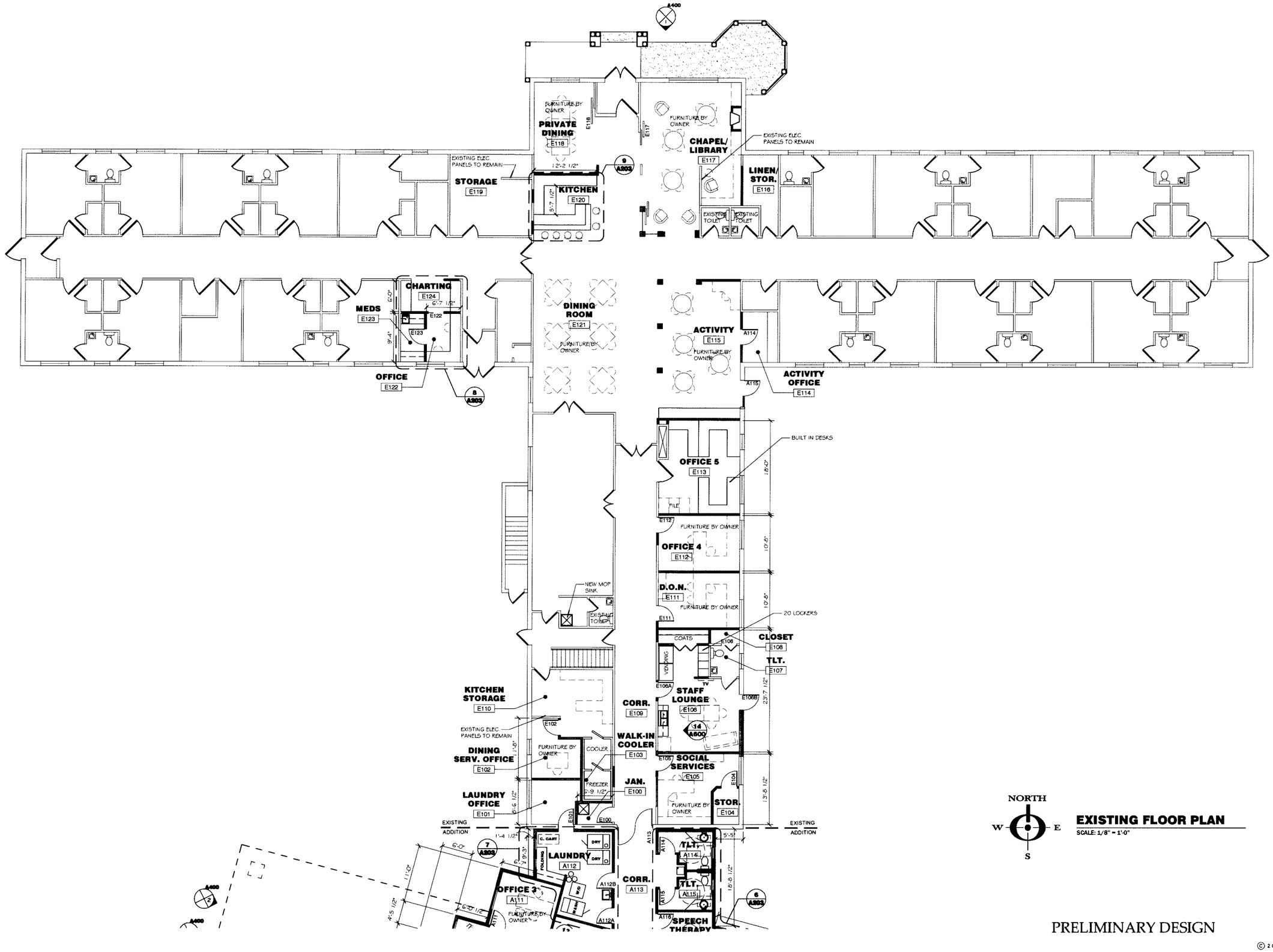
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NORTH
W E
S

EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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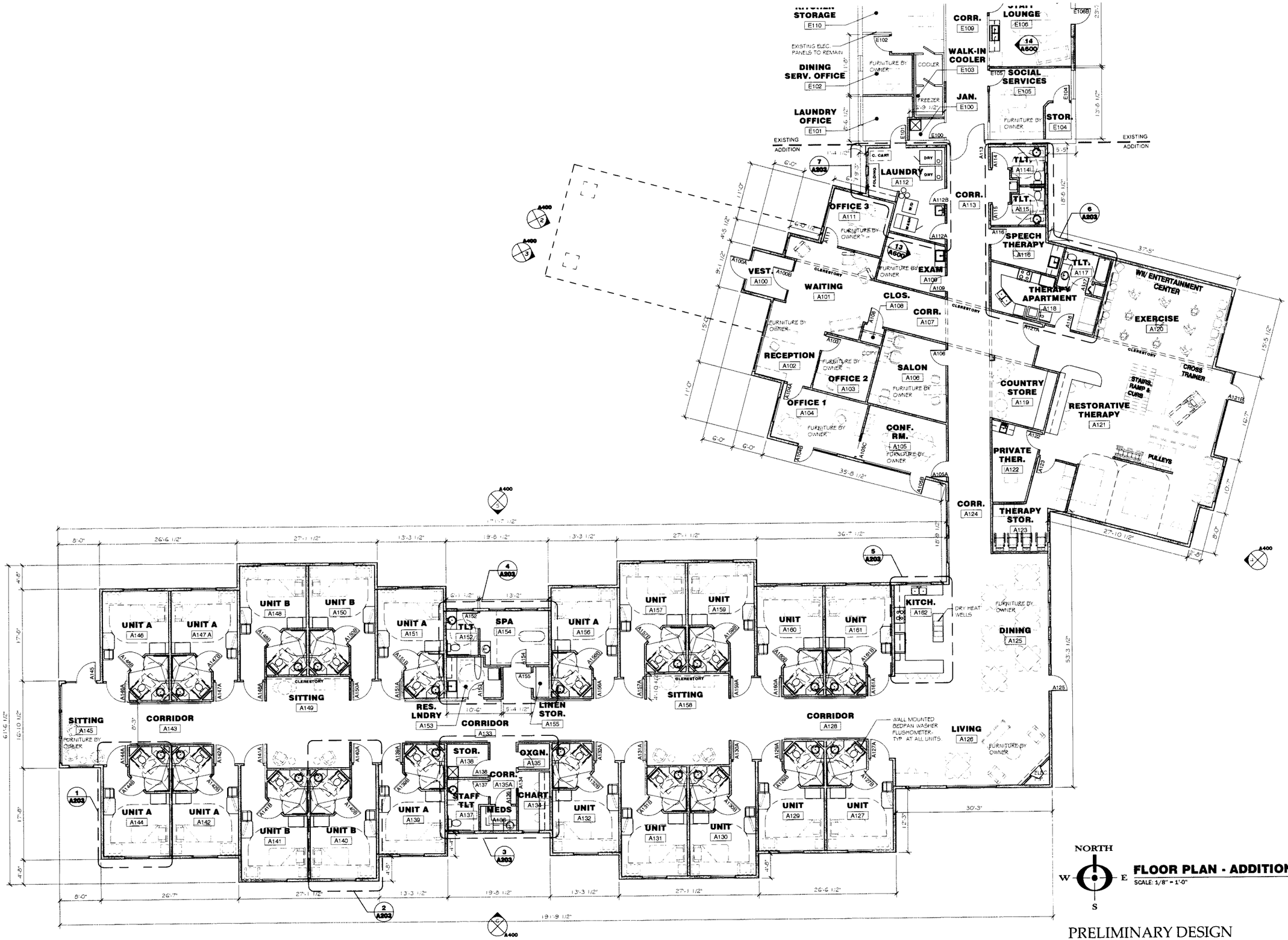
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REHABILITATION CENTER ADDITION TO:
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471 W. TERRA COTTA AVE.
CRYSTAL LAKE, ILLINOIS

NORTH
W E
S

FLOOR PLAN - ADDITION
SCALE: 1/8" = 1'-0"

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Fair Oaks Health Center Addition
City of Crystal Lake Unified Development Ordinance Analysis

Address: 471 W. Terra Cotta Avenue
Existing Lot Area: 130,879 sq.ft. (3.0 acres)
Existing Building Footprint Area: 14,484 sq.ft.
Proposed Addition Footprint Area: 15,014 sq.ft.
Proposed Net Addition Building & Impervious area = 29,498 S.F.

Zoning: R-1, Permitted Use - Special Use *(Table 2-300)*

Dimensional Standards (for other uses in R-1 District): *(Table 3-200 A)*
- Front yard setback: 30'
- Side yard setback: 10' minimum, 30' combined.
- Rear yard setback: 20'

Maximum building coverage: 20%;
- EXISTING = 11.0%
- PROPOSED = 22.5%

Maximum impervious coverage: 40%
- EXISTING = 34%
- PROPOSED = 49.0%

Floor area ratio: 0.40
- EXISTING = .130
- PROPOSED = .245

Maximum height of principal structures: 40', 3-stories
Accessory structures setbacks: 10' side, 20' rear
Maximum height of accessory structures: 15', 1-story
Off-Street Parking and Loading:
- Right-of-Way setback: 20'
- Other setbacks: Allowed in yard setback provided min landscaping is met
- 90 degree stall standards: 9' width, 19' depth, 24' two-way traffic aisle
- Bicycle parking required in parking areas over 50 stalls.
  - Within 100' of the primary entrance
  - 1 bicycle stall per each 20 vehicle parking stalls
  - Include a rack to secure bicycles

Fences, Walls and Screening:
- Trash enclosures
  - Minimum 6' in height or as high as containers
  - Match building architecture
- Ground and wall mounted mechanical equipment - planting screens.

Exterior Lighting: *(4-800)*
- Private or public parking areas - minimum 0.25 fc and maximum 4.5 fc.

RECEIVED
MAY 25 2010
BY:

TERRA COTTA AVE. (ILL. ROUTE 176)



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2D
3D
Road
Aerial
50 feet
20 m