#2014-20
St. Thomas Preschool – SUP Amendment
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2014

Requests:

1. Special Use Permit Amendment to allow a preschool as part of the St. Thomas campus.
2. Variations from
   a. Article 3 Density & Dimensional Standards Table 3-200A from the requirements of:
      i. The minimum lot area of 40,000 SF to allow 13,087 SF, a variation of 26,913 SF.
      ii. The minimum lot width of 150 feet to allow 99 feet, a variation of 51 feet.
      iii. The minimum front yard setback of 30 feet to allow 27 feet, a variation of 3 feet.
      iv. The minimum rear yard setback of 50 feet to allow 20 feet, a variation of 30 feet.
      v. The maximum impervious surface coverage of 40% to allow 48%, a variation of 8% or 1,047 SF.
      vi. The maximum building coverage of 20% to allow 33%, a variation of 13% or 1,701 SF.
   b. Section 4-200 B 7 Off-Street Parking and Loading to allow the required parking for this use on an adjacent lot across Lake Street.
   c. Section 4-300 Tree Preservation from the requirements to inventory and replace the removed trees.
   d. Section 4-700 B 3a Fences, Walls & Screening from the requirement of 3-foot high fence in the front or corner side yard to allow the replacement of an existing 4-foot high chain link fence with new 4-foot high chain link fence and installation of new 4-foot high decorative fence around the playground area, a variation of 1 foot.

Location: 454 Lake Street

Acreage: Lot 3 & 6: 13,087 square feet

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:	North:	R-2 Single Family Residential, existing school and parking lot
	South:	R-2 Single Family Residential, existing homes
	East:	R-2 Single Family Residential, existing school playground
	West:	R-2 Single Family Residential, existing school gymnasium

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This property is currently a single family residence.
- The surrounding property to the west, north and east are owned and developed by St. Thomas the Apostle Church as part of their church and school campus.
- The proposed use would be a preschool for children 3-5 years of age. The existing house would be demolished.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2. Religious Establishments are allowed as a Special Use in this zoning district. This property has an existing Special Use Permit and this request would modify that Special Use Permit to allow the preschool.
- The land use map shows the area as Residential. This is an appropriate land use designation for a Religious Establishment.

Site Layout

- A 4,580 square foot preschool will be constructed. It will include 3 classrooms and downstairs meeting space.
- No new driveway access is required from Lake Street for this building.
- The preschool will have access to the existing playground area.

Building Elevations

- The elevations are more of an institutional design constructed of brick veneer on the front and siding with a brick veneer base on the other sides.
- The roof is asphalt shingles and reaches a maximum height of 24 feet 6 inches.

Parking

- Parking for a preschool is 1 per 2 classrooms + 1 per employee + 1 per 250 gross square feet of office space in the basement + 1 stacking space per 20 kids. This use requires 2 spaces for the classrooms, 5 spaces for employees, 6 spaces for the meeting space in the basement and 3 stacking spaces for the 45 kids.
- The required parking is provided in the existing parking lot across the street. The site would provide 7 stacking spaces.

Landscape

- The petitioner has not submitted a complete landscape plan. This is required as part of the building permit submittal.

Tree Removal

- The plans illustrate 164 inches of trees to be removed. This does not include the parkways trees that will need to be removed to relocate the utility lines. The plan does not illustrate what species or the condition of the trees.
- The petitioner is requesting a variation from the tree preservation requirements.

Signage

- There are two wall signs, one on the windows pane above the door and one in the peak of the gable roof.

Findings of fact:

SPECIAL USE PERMIT AMENDMENT

The petitioner is requesting approval of a Special Use Permit Amendment for a preschool. 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*

ZONING ORDINANCE VARIATION

The petitioner is requesting two variations from Article 3-200 B6 to allow encroachment into the required rear yard setback and to exceed the maximum impervious surface coverage.

- Article 3 Density & Dimensional Standards Table 3-200A from the requirements of the minimum lot area of 40,000 SF to allow 13,087 SF, a variation of 26,913 SF; the minimum lot width of 150 feet to allow 99 feet, a variation of 51 feet; the minimum front yard setback of 30 feet to allow 27 feet, a variation of 3 feet; the minimum rear yard setback of 50 feet to allow 20 feet, a variation of 30 feet; the maximum impervious surface coverage of 40% to allow 48%, a variation of 8% or 1,047 SF; and the maximum building coverage of 20% to allow 33%, a variation of 13% or 1,701 SF.
- Section 4-200 B 7 Off-Street Parking and Loading to allow the required parking for this use on an adjacent lot across Lake Street.
- Section 4-300 Tree Preservation from the requirements to inventory and replace the removed trees.
- Section 4-700 B 3a Fences, Walls & Screening from the requirement of 3-foot high fence in the front or corner side yard to allow the replacement of an existing 4-foot high chain link fence with new 4-foot high chain link fence and installation of new 4-foot high decorative fence around the playground area, a variation of 1 foot.

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.

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.
☐ *Meets* ☐ *Does not meet*

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

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;
☐ *Meets* ☐ *Does not meet*

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

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
☐ *Meets* ☐ *Does not meet*

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.
☐ *Meets* ☐ *Does not meet*

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.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Residential, which allows for existing and future residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which takes advantage of existing city services.

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 (St. Thomas, received 05/30/14)
   B. Architectural Plans (Site Plan, Floor Plans and Elevations) (Apex Project Management, dated 05/30/14, received 06/02/14)

2. Site and Landscape Plan
   A. The petitioner shall submit a landscape plan, which complies with Article 4-400.
   B. The decorative fence must be an open "wrought-iron" style fence.
   C. The new sidewalk must be a minimum of 5 feet wide, it shall then taper to the existing 4-foot sidewalk.
   D. Provide a detailed utility plan.
   E. A grading plan shall be provided which illustrates the difference in impervious area from the existing improvements to the proposed preschool. Provide drainage calculations for review.
   F. "No Stopping, Standing or Parking" signs shall be posted along Lake Street and Washington Street to discourage drivers from blocking the lanes to enter into the stacking drop-off lane. Drivers must park and walk across to pick-up their child if the stacking drop-off lane is full.

3. Provide thicker aluminum frame and top cap around windows surrounded by the brick veneer around the elevations.

4. This project is located in the Crystal Lake Watershed.

5. This project's stormwater drainage area is tributary to a known drainage problem area (Washington St & Pierson St). Additional runoff will result in additional adverse drainage impacts to adjacent properties in the area. Staff has met with the site design engineer to review three possible stormwater designs. Preliminary stormwater calculations were reviewed and staff is reasonably confident that a stormwater design can be prepared that would not exacerbate the Washington St and Pierson St drainage problem. However the review still needs to be reviewed by the City's Stormwater Consultant and any concerns will need to be addressed.

6. Should traffic flow become an issue, the City may require the evaluation of the entire campus area and work with the City to determine a viable solution.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and of the City's Stormwater Consultant.

CITY OF CRYSTAL LAKE
PLANNING APPLICATION

Please type or print legibly

2014 20

OFFICE USE ONLY
CASE #

PROJECT TITLE: ST. THOMAS THE APOSTLE PRESCHOOL

RECEIVED
MAY 30 2014
BY:

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
_X_Special Use Permit
_X_Variations
_____Other

Petitioner Information:

NAME: ST. THOMAS THE APOSTLE CHURCH

ADDRESS: 272 King Street

Crystal Lake IL 60014

PHONE: 815 455 5400

FAX: _____

Owner Information:(if different)

NAME: _____

ADDRESS: _____

_____

PHONE: _____

FAX: _____

Property Information:

Project Description: An amendment to the St Thomas Special Use permit for an institutional use for the construction and operation of a preschool for 3 through 5 year olds. In addition the following variations are requested for either the preschool on Lake Street or the repair of the playground fence on Washington and Pierson Street.

A. to allow an institutional special use on an R-2 lot containing 30526 square feet instead of 40,000 square feet; See Article 3 Density and Dimensional Standards Table 3-200A.

B. to allow a front yard setback of 27 feet instead of 30 feet; See Art. 3 Table 3-200A.

C. to allow a rear yard setback of 20 feet instead of 50 feet; See Art. 3 Table 3-200A.

D. to allow impervious surface coverage of 48% instead of 40%; See Art. 3 Table 3-200A.

E. to allow building coverage of 35% instead of the required 20%; See Art. 3 Table 3-200A.

F. to allow a variation from compliance with the tree ordinance as the property is not large enough to replant the trees on site which must be removed in order to construct the building; see Article 4- 300 Tree Preservation.

G. to allow a 4 foot high decorative fence in a yard abutting a street around the playground on the North side of Washington street; See Article 4-700 Fences Walls and Screening 4-700B.3a Height Requirements for Fences etc.

H. to allow the required parking for this use to be located in an adjacent lot in this instance on the other side of Lake street from this new preschool; See Article 4-200 off-street parking and Loading and 4-200B7 Control of off-site facilities.

I. To allow the repair and replacement of the existing 4 foot high chain link fence which surrounds the playground on the other side of Washington Street from the proposed preschool; See Article 4-700 Fences Walls and Screening 4-700B.3a Height Requirements for Fences etc.

J. to allow any other variation necessary to approve the plans as presented.

Project Address/Location: 454 Lake Street, Crystal Lake, Illinois for preschool and corner of Washington and Pierson to replace the existing school yard fencing The Pin numbers below include both thr property which is part of this project and all of the campus owned by St Thomas in the vicinity

PIN Number(s): The first three PINS contain all of the proposed improvements 19 06 427 003, 19 06 427 009, 19 06 429 010, These additional PINS are also part of the St Thomas School campus: 19 06 427 007, 19 06 427 008, 19 06 426 004, 19 06 401 026, 19 06 401 027, 19 06 401 028, 19 06 401 048, 19 06 401 049

Development Team:

Developer: St Thomas Church, Monsignor Dan Hermes 815-455-5400

Architect: Mike Klepitsch APEX Project Management 35 E Crystal Lake Ave C. L. Il 60014 815 455 4242

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)

Engineer: James Condon of J Condon & Associates 815 728 0068

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures:

By: _____

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 actions.
St Thomas the Apostle Church

By: Msgr. Daniel Hermes 5-29-14

Monsignor Daniel Hermes Pastor 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.

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

2014 20

IN THE MATTER OF THE PETITION	)
ST. THOMAS THE APOSTLE	)
CHURCH FOR APPROVAL OF AN	)
AMENDED SPECIAL USE PERMIT	)
WITH VARIATIONS TO ALLOW	)
A NEW PRESCHOOL UNDER THE	)
UNIFIED DEVELOPMENT	)
ORDINANCE OF THE CITY OF CRYSTAL	)
LAKE, ILLINOIS	)

RECEIVED
MAY 30 2014
BY:

PETITION FOR AN AMENDMENT TO THE ST THOMAS SCHOOL SPECIAL USE PERMIT

Now comes the petitioner ST. THOMAS THE APOSTLE CHURCH, Owner, by and through its attorneys, MADSEN, SUGDEN & GOTTEMOLLER, request the Planning and Zoning Commission of the City of Crystal Lake to approve an amendment to the existing St Thomas the Apostle school Special Use Permit with variances to allow the construction of a new preschool and fencing. In support thereof, petitioner states:

1. ST. THOMAS THE APOSTLE CHURCH. is the record title holder to the property commonly known as 454 Lake Street, Crystal lake Illinois. The property on which the petitioner is proposing improvements includes all or parts of property index numbers (PINS) 19 06 427 003, 19 06 427 009, 19 06 429 010. In addition the current Special Use Permit also includes eight additional PINS as follows: 19 06 427 007, 19 06 427 008, 19 06 426 004, 19 06 401 026, 19 06 401 027, 19 06 401 028, 19 06 401 048, 19 06 401 049

2. The proposed site of the new preschool currently contains a single family home and is classified as R-2 single family home under the City zoning classification.

3. The petitioner is seeking to amend the existing special use permit to add this small lot into the overall St Thomas School campus. If granted this site will become

part of the larger parcel which includes everything East of the First Congregational Church between Pierson, Washington and Lake streets. In addition there is parking, playgrounds and a resale shop across either Washington or Lake Streets. All of said property is classified as R-2 with a Special Use Permit for an Institutional Use which allows the current grade school, administration center and resale shop to operate..

4. The adjacent property is classified R-2 except for property across Pierson which is classified R-3B and property adjacent to the East classified R3A.

5. Petitioners request the following variances to the Crystal Lake Zoning Ordinance in order to construct a preschool and to repair and replace existing fencing. The variation requests include the following:

A. to allow an institutional special use on an R-2 lot containing 30526 square feet instead of 40,000 square feet; See Article 3 Density and Dimensional Standards Table 3-200A.
B. to allow a front yard setback of 27 feet instead of 30 feet; See Art. 3 Table 3-200A.
C. to allow a rear yard setback of 20 feet instead of 50 feet; See Art. 3 Table 3-200A.
D. to allow impervious surface coverage of 48% instead of 40%; See Art. 3 Table 3-200A.
E. to allow building coverage of 35% instead of the required 20%; See Art. 3 Table 3-200A.
F. to allow a variation from compliance with the tree ordinance as the property is not large enough to replant the trees on site which must be removed in order to construct the building; see Article 4- 300 Tree Preservation.
G. to allow a 4 foot high decorative fence in a yard abutting a street around the playground on the North side of Washington street; See Article 4-700 Fences Walls and Screening 4-700B.3a Height Requirements for Fences etc.
H. to allow the required parking for this use to be located in an adjacent lot in this instance on the other side of Lake street from this new preschool; See Article 4-200 off-street parking and Loading and 4-200B7 Control of off-site facilities.

I. To allow the repair and replacement of the existing 4 foot high chain link fence which surrounds the playground on the other side of Washington Street from the proposed preschool; See Article 4-700 Fences Walls and Screening 4-700B.3a Height Requirements for Fences etc.

J. to allow any other variation necessary to approve the plans as presented.

6. Although there are numerous variation requests most of them are the result of the petitioner owning the property adjacent on all three sides of the preschool parcel. The zoning ordinance simply did not contemplate the multiple uses a private school covering children from preschool through eighth grade would entail. For instance, the UDO requires each building to provide its own parking however in this instance if each building had its own parking lot the chances of accidents between children and drivers would only increase. The impervious surface coverage and floor to area ration are only variations if you calculate the coverage on two lots and ignore the playground area adjacent to the building. Furthermore the need for a rear yard 50 foot setback for an institutional use makes great sense when the neighbor across the setback is a different type of user. In this instance the neighbor is part of the same school campus and the 50 foot setback from itself is not needed..

7. The variances if granted will not materially impair an adequate supply of light or air to the surrounding properties, increase the hazards of fire or other dangers, diminish the taxable value of land and buildings of the City and throughout the City, increase the congestion of public streets, or impair the public health, safety, comfort, morals and general welfare of the City.

WHEREFORE, the petitioners respectfully requests the Crystal Lake Planning and Zoning Commission entertain this petition, set a date, time and place for a hearing on

this matter. Further, petitioners request that after such hearing and as a result thereof, the Commission recommend to the City Council of Crystal Lake approval of the amendment to the Special Use Permit, including all of the variances to allow the preschool and additional fencing as proposed under the City of Crystal Lake Unified Development Ordinance.

ST. THOMAS THE APOSTLE CHURCH

By: Mgr David Hermes

Monsignor Dan Hermes, Pastor

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

2014 20
RECEIVED
MAY 30 2014
BY:

IN THE MATTER OF THE APPLICATION OF ST. THOMAS THE APOSTLE PRESCHOOL 2014-20

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 ST. THOMAS THE APOSTLE CHURCH for the issuance of an amendment to the St Thomas The Apostle School Special Use Permit for an institutional use in an R-2 District to allow the construction of a preschool for 3 to 5 year old children along with variations.

The preschool will be located at the property commonly known as 454 Lake Street, Crystal Lake Illinois. This property currently contains a single family home and is located between the play ground at the corner of Washington and Lake Street and the St. Thomas Grade School gymnasium. The first three PINS contain all of the proposed improvements 19-06-427-003, 19-06-427-009, 19-06-429-010. The overall St. Thomas Grade School and Administration Campus also includes the following PIN numbers and has frontage on three streets: Pierson, Washington and Lake Streets in Crystal Lake. These additional PINS are also part of the St Thomas School Campus: 19-06-427-007, 19-06-427-008, 19-06-426-004, 19-06-401-026, 19-06-401-027, 19-06 401-028, 19-06-401-048, 19-06-401-049.

Besides amending the St Thomas School Special Use Permit to allow the construction of a new preschool the Petitioners are seeking the following variations:

A. To allow an institutional special use on an R-2 lot containing 30,526 square feet instead of 40,000 square feet; See Article 3 Density and Dimensional Standards Table 3-200A.
B. To allow a front yard setback of 27 feet instead of 30 feet; See Art. 3 Table 3-200A.
C. To allow a rear yard setback of 20 feet instead of 50 feet; See Art. 3 Table 3-200A.
D. To allow impervious surface coverage of 48% instead of 40%; See Art. 3 Table 3-200A.
E. To allow building coverage of 35% instead of the required 20%; See Art. 3 Table 3-200A.
F. To allow a variation from compliance with the tree ordinance as the property is not large enough to replant the trees on site which must be removed in order to construct the building; see Article 4- 300 Tree Preservation.
G. To allow a 4 foot high decorative fence in a yard abutting a street around the playground on the North side of Washington street; See Article 4-700 Fences Walls and Screening 4-700B.3a Height Requirements for Fences etc.
H. To allow the required parking for this use to be located in an adjacent lot in this instance on the other side of Lake street from this new preschool; See Article 4-200 off-street parking and Loading and 4-200B7 Control of off-site facilities.

I. To allow the repair and replacement of the existing 4 foot high chain link fence which surrounds the playground on the other side of Washington Street from the proposed preschool; See Article 4-700 Fences Walls and Screening 4-700B.3a Height Requirements for Fences etc.

J. To allow any other variation necessary to approve the plans as presented.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on June 18, 2014 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

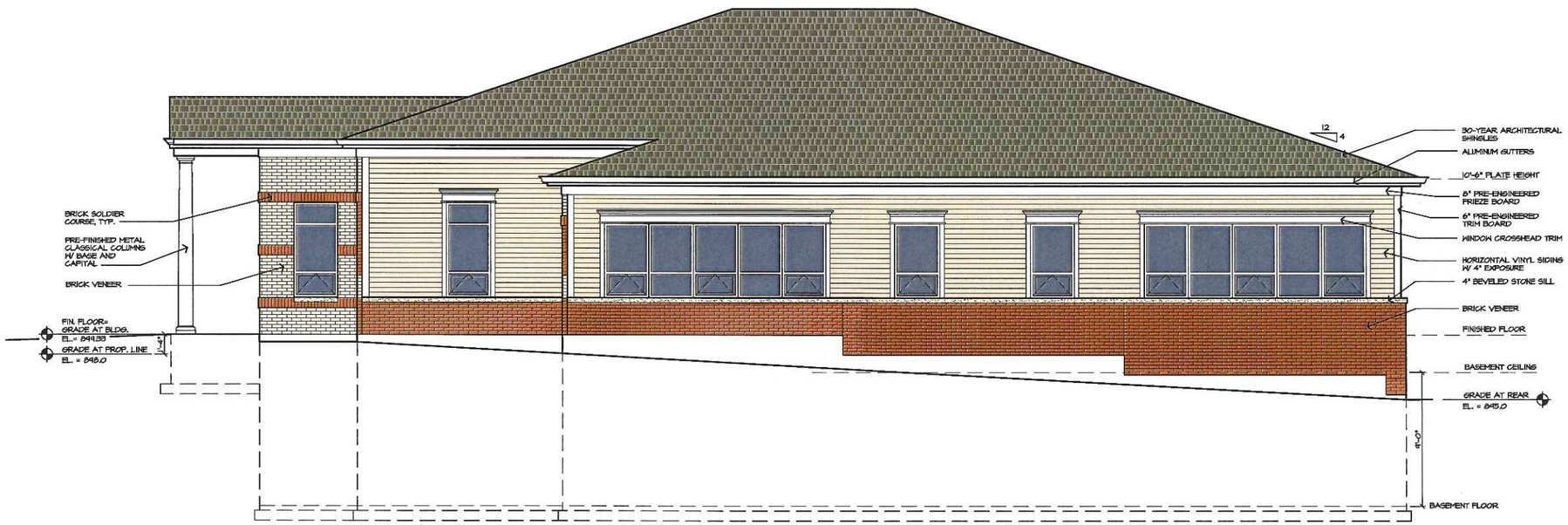
Thomas Hayden, Chair
Planning and Zoning Commission, City of Crystal Lake

Prepared by Joseph Gottemoller
Madsen Sugden & Gottemoller
1 N. Virginia Street
Crystal Lake, IL 60014

To be published in the Northwest Herald by June 3, 2014



1 A200 WEST ELEVATION
1/4" = 1'-0"



2 A200 SOUTH ELEVATION
1/4" = 1'-0"

No.	ISSUE	DATE
	ISSUED FOR PLANNING AND ZONING REVIEW	5-30-14
	ISSUED FOR REVIEW - REDUCED FLOOR AREA WITH FRONT GARAGE REVISIONS	4-4-14
	ISSUED FOR REVIEW	5-12-14
	ISSUED FOR REVIEW	2-14-14

Drawn By: MK/LB
Checked By: MK
Date: 02/14/14
Project No: 6410
CAD File:
Scale: AS NOTED

PROJECT MANAGEMENT, Ltd.
35 EAST CRYSTAL LAKE AVENUE
CRYSTAL LAKE, ILLINOIS 60014-6101
(815) 455-4242
(815) 455-4411 (Fax)

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CLIENT:
ST. THOMAS THE APOSTLE CHURCH
474 LAKE STREET
CRYSTAL LAKE, ILLINOIS 60014

PROJECT:
NEW PRE-K SCHOOL

SHEET TITLE:
PRELIMINARY ELEVATIONS

SHEET NUMBER
A200
PRELIMINARY

RECEIVED
JUN 02 2014
BY:
2014 20

ST. THOMAS THE APOSTLE CHURCH
PROPOSED NEW PRE-K SCHOOL
474 LAKE STREET
CRYSTAL LAKE, ILLINOIS 60014

ABBREVIATIONS

AB	ANCHOR BOLT	MAINT	MAINTENANCE
AC	AIR CONDITIONING	MATL	MATERIAL
AC	ACOUSTIC	MAX	MAXIMUM
ADJ	ADJUSTABLE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MEMB	MEMBRANE
AL	ALUMINUM	MEZZ	MEZZANINE
ALT	ALTERNATE	MFR	MANUFACTURER
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
ASPH	ASPHALT	MO	MASONRY OPENING
ASSY	ASSEMBLY	MSNRY	MASONRY
AUTO	AUTOMATIC	MTG	MOUNTING
AVG	AVERAGE	MTL	METAL
		MUL	MULLION
BV	BOTTOM OF		
BAL	BALANCE	(N)	NEW
BD	BOARD	N	NORTH
BIT	BITUMINOUS	NIC	NOT IN CONTRACT
BLDG	BUILDING	No.	NUMBER
BLKG	BLOCKING	NOM	NOMINAL
BM	BEAM	NS	NEAR SIDE
BOT	BOTTOM	NTS	NOT TO SCALE
BSMT	BASEMENT		
BTW	BETWEEN	OBS	OBSCURE
		OC	ON CENTER
CAB	CABINET	OD	OUTSIDE DIAMETER
CAP	CAPACITY	OH	OVER HEAD
CB	CATCH BASIN	OPP	OPPOSITE
CEM	CEMENT		
CER	CERAMIC	PART	PARTITION
CFM	CUBIC FEET PER MINUTE	PERF	PERFORATED
CI	CAST IRON	P LAM	PLASTIC LAMINATE
CJ	CONSTRUCTION JOINT	PL	PLATE
CL	CENTER LINE	PLMB	PLUMBING
CLG	CEILING	PLYWD	PLYWOOD
CLO	CLOSET	POL	POLISHED
CLR	CLEAR	PR	PAIR
CMU	CONCRETE MASONRY UNIT	PREFAB	PREFABRICATED
COL	COLUMN	PRV	POWER ROOF VENTILATOR
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONF	CONFERENCE	PSI	POUNDS PER SQUARE INCH
CONN	CONNECTION	PT	PAINT
CONSTR	CONSTRUCTION	PVMT	PAVEMENT
CONT	CONTINUOUS		
CONTR	CONTRACTOR	QT	QUARRY TILE
CT	CERAMIC TILE		
CTSK	COUNTERSINK	R	RISER
		RAD	RADIUS
d	PENNY (NAIL)	RD	ROOF DRAIN
DBL	DOUBLE	REF	REFERENCE
DEG	DEGREE	REFR	REFRIGERATOR
DF	DRINKING FOUNTAIN	REINF	REINFORCING/ REINFORCEMENT
DIA	DIAMETER		
DIFF	DIFFUSER	REQ	REQUIRED
DIM	DIMENSION	RM	ROOM
DL	DEAD LOAD	RO	ROUGH OPENING
DN	DOWN		
DR	DOOR	S	SOUTH
DS	DOWN SPOUT	SC	SOLID CORE
DET	DETAIL	SCHED	SCHEDULE
DWG	DRAWING	SECT	SECTION
		SHT	SHEET
E	EAST	SH	SHOWER
EA	EACH	SIM	SIMILAR
EE	EACH END	SPEC	SPECIFICATION
EB	EXPANSION BOLT	SQ	SQUARE
EJ	EXPANSION JOINT	SF/SQFT.	SQUARE FOOT
EL/ELEV	ELEVATION	S	SINK
ELECT	ELECTRIC	SS/STSL.	STAINLESS STEEL
ENCL	ENCLOSURE	ST	STREET
ENTR	ENTRANCE	STA	STATION
EQ	EQUAL	STD	STANDARD
EQPT	EQUIPMENT	STL	STEEL
ES	EACH SIDE	STOR	STORAGE
EWC	ELECTRIC WATER COOLER	STRUCT	STRUCTURAL/STRUCTURE
EXP	EXPANSION	SUSP	SUSPENDED
EXIST	EXISTING	SV	STAIN AND VARNISH
EXT	EXTERIOR	SYM	SYMMETRICAL
FA	FIRE ALARM	T/	TOP OF
FD	FLOOR DRAIN	T&B	TOP AND BOTTOM
FE	FIRE EXTINGUISHER	T&G	TONGUE AND GROOVE
FEC	FIRE EXTINGUISHER CABINET	TB	TACK BOARD
		TEMP	TEMPERED
FH	FIRE HYDRANT	T.O.C.S.	TOP OF CONCRETE SLAB
FHC	FIRE HOSE CABINET	T.O.S.B.	TOP OF STEEL BEAM
FHMS	FLAT HEAD WOOD SCREW	THK	THICK
FIN	FINISH	TYP	TYPICAL
FL	FLOOR		
FND	FOUNDATION	UNFIN	UNFINISHED
FPHB	FROST PROOF HOSE BIBB	UR	URINAL
FLASH	FLASHING	UNO	UNLESS NOTED OTHERWISE
FT	FOOT/FEET		
FTG	FOOTING	V	VENT, VOLT
FS	FAR SIDE	VCT	VINYL COMPOSITION TILE
		VEST	VESTIBULE
GALV	GALVANIZED	VRT/VERT	VERTICAL
GL	GLASS	V.I.F.	VERIFY IN FIELD
GR	GRADE	V.W.C.	VINYL WALL COVERING
GR BM	GRADE BEAM		
GWB	GYPSUM WALL BOARD	W	WEST
GYP. BD.	GYPSUM BOARD	W/	WITH
		W/O	WITHOUT
HAT	HEAD ANCHOR STUD	WC	WATER CLOSET
HB	HOSE BIBB	WD	WOOD
HC	HOLLOW CORE	WGL	WIRE GLASS
HDBD	HARDBOARD	WH	WATER HEATER
HDR	HEADER	WM	WIRE MESH
HDWD	HARDWOOD	WO	WALL OPENING
HDWR	HARDWARE	WP	WEATHERPROOF
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HOR	HORIZONTAL		
HGT	HEIGHT	YD	YARD
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
HYD	HYDRANT		
ID	INSIDE DIAMETER		
IN	INCHES		
INSUL	INSULATION		
INT	INTERIOR		
JT	JOINT		
JAN	JANITOR		
KIT	KITCHEN		
LAM	LAMINATED		
LAV	LAVATORY		
LL	LIVE LOAD		
LLH	LONG LEG HORIZONTAL		
LLV	LONG LEG VERTICAL		

BUILDING STATISTICS

ZONING CLASSIFICATION:	RESIDENTIAL R-2
CONSTRUCTION TYPE:	TYPE V, EXTERIOR WALLS WOOD FRAME AND MASONRY VENEER AND INTERIOR WALLS ANY MATERIAL ALLOWED BY CODE
OCCUPANCY TYPE:	EDUCATIONAL GROUP E
CODES:	
BUILDING CODE:	2006 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
MECHANICAL CODE:	2006 INTERNATIONAL MECHANICAL CODE (IMC) WITH LOCAL AMENDMENTS
ELECTRICAL CODE:	2005 NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS
PLUMBING CODE:	2004 ILLINOIS STATE PLUMBING CODE WITH LOCAL AMENDMENTS
FIRE CODE:	2006 INTERNATIONAL FIRE CODE AND 2000 NFPA LIFE SAFETY CODE
ENERGY CODE:	2012 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY	IAPT ILLINOIS ACCESSIBILITY CODE

SITE STATISTICS

FOR OTHER USES IN RESIDENTIAL DISTRICTS:

MINIMUM LOT SIZE:
REQUIRED: 40,000 SF. PROVIDED: LOTS 3 & 6= 13,081 SF.
LOTS 7 &10= 17,424 SF.

MINIMUM LOT WIDTH:
REQUIRED: 150 FT. PROVIDED: LOTS 3 & 6= 99 FT.
LOTS 7 &10= 132 FT.

MAXIMUM BUILDING COVERAGE ALLOWED= 20%
BUILDING= 4580 SF./ 13,081 SF. = 35% ON LOTS 3 & 6

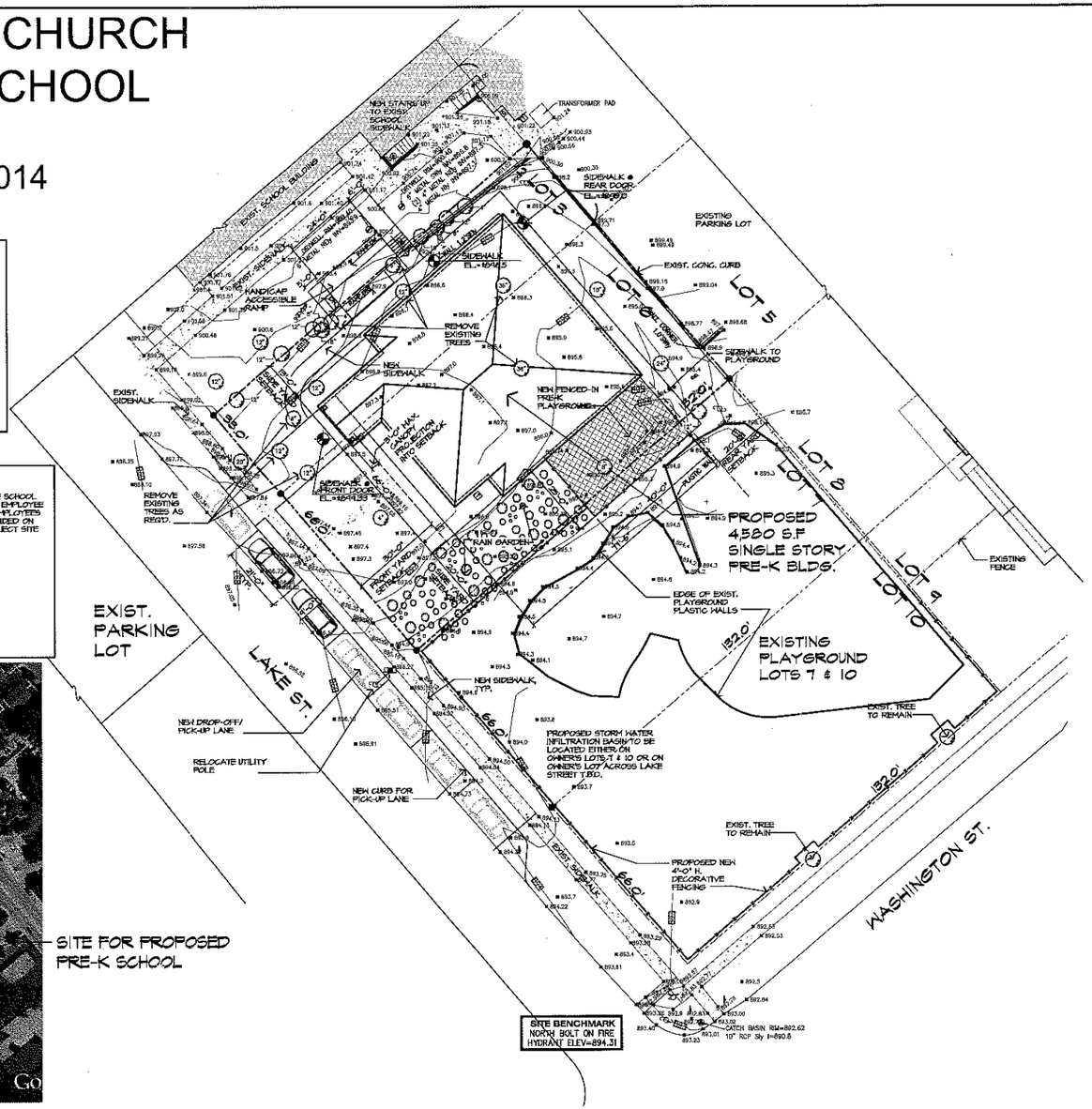
MAXIMUM IMPERVIOUS COVERAGE ALLOWED= 40%
IMPERVIOUS AREA= 6,250 SF./ 13,081 SF. = 48% ON LOTS 3 & 6

30' REQD. FRONT YARD SETBACK: 21' PROVIDED
10' REQD. SIDE YARD SETBACK: 19' / 20' PROVIDED ON LOTS 3 & 6
50' REQD. REAR YARD SETBACK: 20' PROVIDED ON LOTS 3 & 6

ALLOWABLE BUILDING HEIGHT: 40 FT./ 3-STORIES
PROPOSED: 24 FT./ 1 STORY

PARKING:
REQUIRED PARKING SPACES FOR PRE SCHOOL
1 SPACE PER 2 CLASSROOMS + 1 PER EMPLOYEE
THIS PROJECT: 3 CLASSROOMS + 5 EMPLOYEES
REQUIRES 7 SPACES. PARKING PROVIDED ON EXISTING PARKING LOT ACROSS PROJECT SITE ON LAKE STREET.





1 T100 LOCATION MAP
NOT TO SCALE

NORTH

2 T100 PRELIMINARY SITE PLAN
1"=20'

NORTH

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK AND INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR. FROM THE DRAWINGS AND SPECIFICATIONS INCLUDING ALL LABOR, MATERIALS AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.
2. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND TO REPORT ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL CHECK ALL CERTIFIED ARCHITECTURAL, MECHANICAL, AND ELECTRICAL MANUFACTURER'S EQUIPMENT DRAWINGS TO COORDINATE DIMENSIONS, OPENINGS, INSERTS, AND ANCHORAGES.
5. DO NOT SCALE DRAWINGS, USE GIVEN DIMENSIONS.
6. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE MANUFACTURER'S SPECIFICATIONS AND BEST TRADE PRACTICES AND STANDARDS.
7. ALL CONTRACTORS SHALL REMOVE ALL DEBRIS FROM SITE. REMOVAL OF DEBRIS SHALL BE MADE OFTEN AND AS NECESSARY TO MAINTAIN SAID PREMISES IN A SAFE, CLEAN AND ACCESSIBLE CONDITION.
8. WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND OWNER CONCURRENCE AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.
9. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS, FIXTURE AND EQUIPMENT SPECIFICATION DATA SHEETS TO THE ARCHITECT FOR REVIEW
10. NOTES ON DRAWING APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
11. THROUGHOUT THE WORK, SEAL AND CAULK JOINTS WHERE REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR.
12. SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR AS REQUIRED TO TOTALLY COMPLETE PROJECT FROM INTERFACE WITH EXISTING CONSTRUCTION THROUGH CONFIGURATION AS INDICATED ON CONSTRUCTION DOCUMENTS. ALL FINISHED WORK SHALL BE COMPLETE AND OPERABLE, CONSISTENT WITH THE DESIGN INTENT EXPRESSED IN THESE DOCUMENTS, WHETHER SPECIFICALLY ADDRESSED IN THE DOCUMENTS OR NOT.
13. THE WORK OF ALL TRADES AND VENDORS IS TO BE COORDINATED BY THE GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE. CONTRACTOR(S) SHALL BE REQUIRED TO SCHEDULE THE WORK OF ALL TRADES SO NOT TO IMPEDE THE PROPER SCHEDULE OF THE WORK.
14. CONTRACTOR SHALL COORDINATE ALL EXIST. UTILITY DISCONNECTIONS AND RELOCATIONS ASSOCIATED WITH THE WORK.
15. CONTRACTOR SHALL FULLY COMPLY WITH BUILDING CODES AND AMENDMENTS ENFORCED BY THE GOVERNING AUTHORITY HAVING JURISDICTION OF CONSTRUCTION WORK.
16. CONTRACTOR SHALL IDENTIFY ALL LOAD BEARING CONDITIONS DURING DEMOLITION THAT ARE NOT IDENTIFIED ON THE CONSTRUCTION DOCUMENTS AND NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION.
17. PATCH EXISTING SURFACES DISTURBED DURING DEMOLITION (IF APPLICABLE) AND RESTORE AND INFILL SURFACES TO FINISHED CONDITION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY PROTECTION OF ADJACENT WORK, EQUIPMENT AND OCCUPIED AREA AND SAME SHALL BE SUBJECT TO THE OWNER'S APPROVAL.
18. MAINTAIN SAFETY BARRIERS AROUND WORK AREAS AT ALL TIMES. SCHEDULE WORK WITH OWNER'S REPRESENTATIVE TO PREVENT DISRUPTION OF INGRESS AND EGRESS AT DOORWAYS.

PRELIMINARY DRAWING INDEX

T100	TITLE SHEET, STATS, DRAWING INDEX, GENERAL NOTES
T101	ENLARGED LOCATION MAP

ARCHITECTURAL

A100	EXISTING SITE PLAN
A101	FIRST FLOOR PLAN
A102	LOWER LEVEL PLAN
A200	ELEVATIONS
A201	ELEVATIONS

No.	ISSUE	DATE
	ISSUED PLANNING AND ZONING REVIEW	5-30-14
	ISSUED FOR REVIEW	5-27-14
	ISSUED FOR REVIEW - REDUCED FLOOR AREA, PATH, FRONT GRADE REVISIONS	4-4-14
	ISSUED FOR REVIEW	3-12-14
	REVISED BUILDING FOOTPRINT	2-18-14
	ISSUED FOR REVIEW	2-14-14

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Checked By: MK | CAD File:
Date: 02/14/14 | Scale: AS NOTED

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CLIENT: ST. THOMAS THE APOSTLE CHURCH
474 LAKE STREET
CRYSTAL LAKE, ILLINOIS 60014

PROJECT: NEW PRE-K SCHOOL

SHEET TITLE: TITLE SHEET

SHEET NUMBER
T100
PRELIMINARY

T101 ENLARGED LOCATION MAP
NOT TO SCALE

NORTH

No.	ISSUE	DATE
	ISSUED FOR PLANNING AND ZONING REVIEW	5-30-14
	REVISED PER REDESIGNED FLOOR AREA WITH FRONT OFFICE ADDITION	4-4-14

Drawn By: MK/LB | Project No: 6410
Checked By: MK | CAD File:
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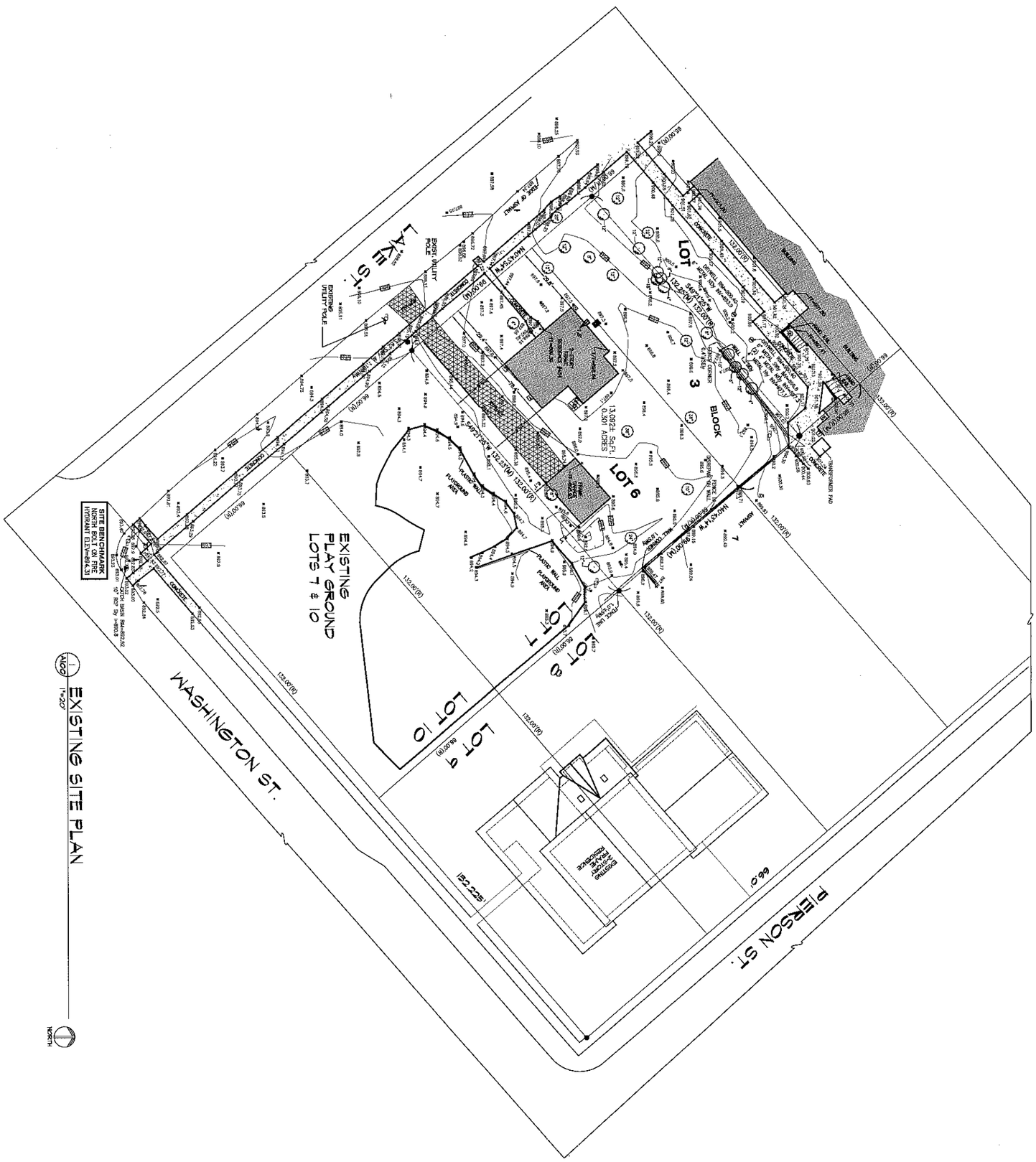
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474 LAKE STREET
CRYSTAL LAKE, ILLINOIS 60014

PROJECT:
NEW PRE-K SCHOOL

SHEET TITLE:
TITLE SHEET

SHEET NUMBER
T101
PRELIMINARY



EXISTING SITE PLAN

1"=20'

NORTH

SHEET NUMBER

A100

PRELIMINARY

CLIENT:

ST. THOMAS THE APOSTLE CHURCH
474 LAKE STREET
CRYSTAL LAKE, ILLINOIS 60014

PROJECT:

NEW PRE-K SCHOOL

SHEET TITLE:

EXISTING SITE PLAN

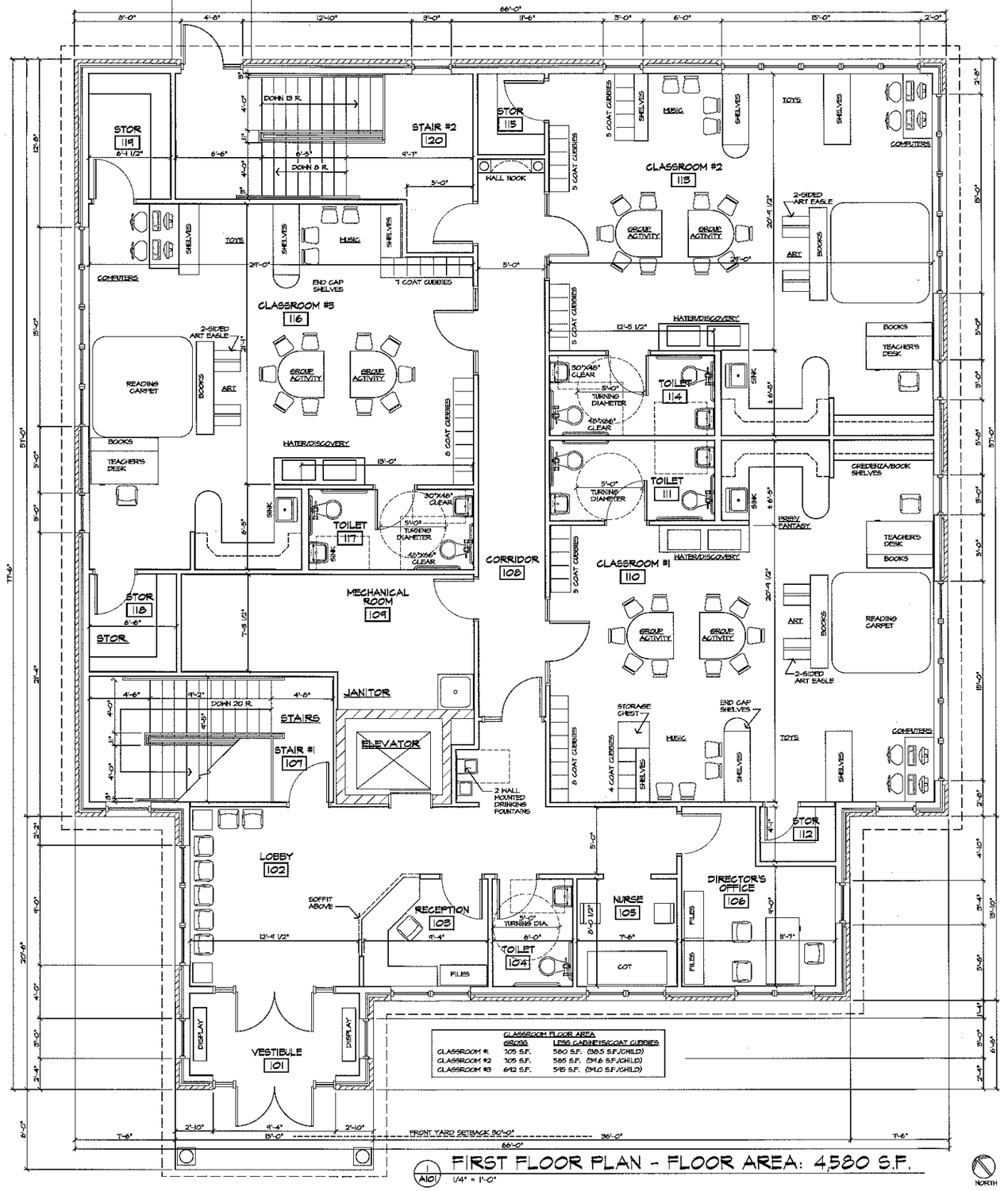
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No.	ISSUE	DATE
	ISSUED FOR PLANNING AND ZONING REVISH	5-30-14
	ISSUED FOR REVISH	3-12-14
No.	ISSUE	DATE

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Date:	02/14/14	Scale:	AS NOTED

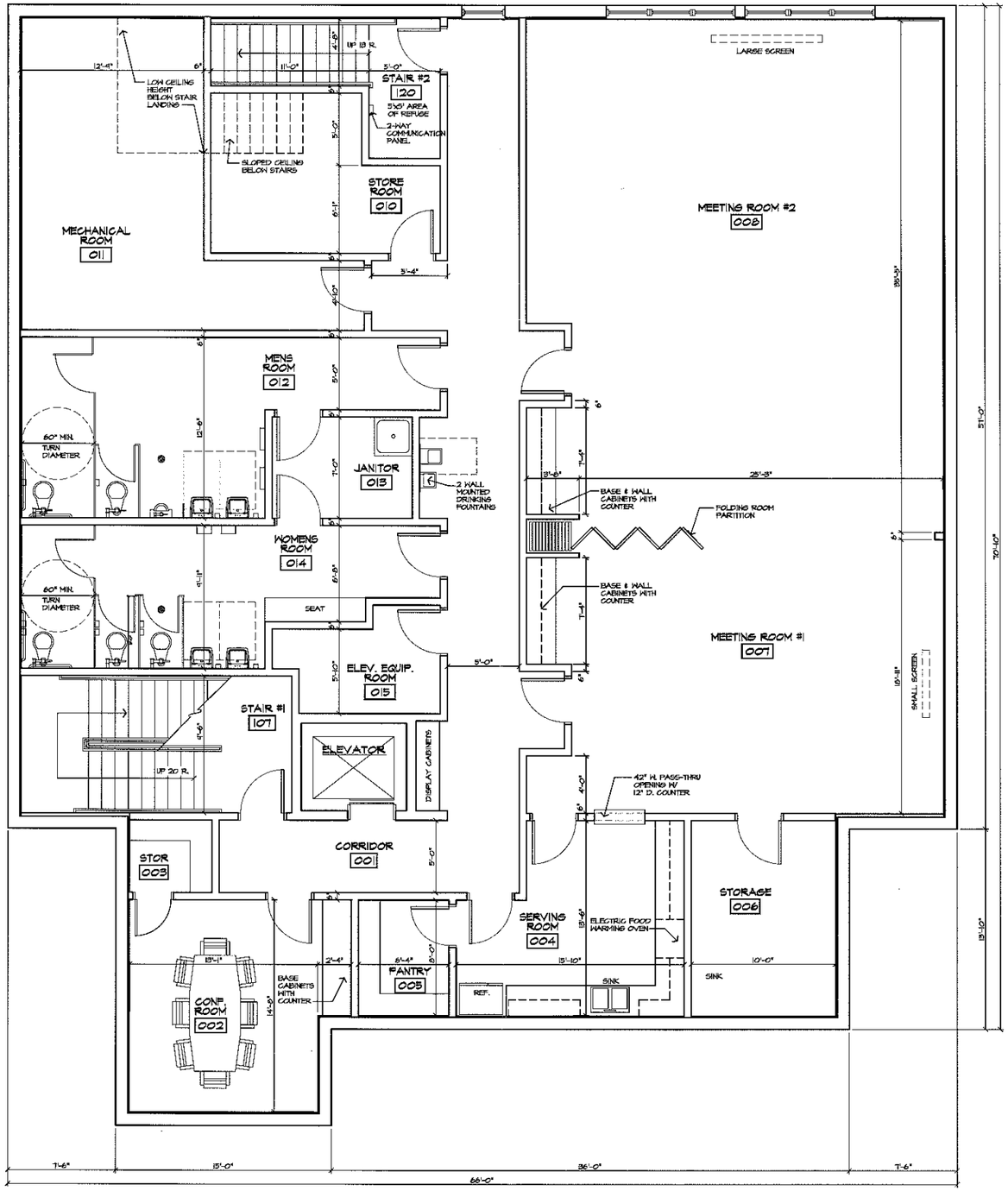


CLASSROOM FLOOR AREA		
	GROSS	LESS CABINETS/COAT CUBBIES
CLASSROOM #1	705 S.F.	580 S.F. (38.5 S.F./CHILD)
CLASSROOM #2	705 S.F.	585 S.F. (39.6 S.F./CHILD)
CLASSROOM #3	640 S.F.	545 S.F. (39.0 S.F./CHILD)

A101 1/4" = 1'-0"

FIRST FLOOR PLAN - FLOOR AREA: 4,580 S.F.

No.	DATE	ISSUE
	02/14/14	AS NOTED



1/A102 LOWER LEVEL PLAN
1/4" = 1'-0"

NORTH

No.	DATE	ISSUE
	5-30-14	ISSUED FOR REVIEW PLANNING AND ZONING REVIEW
	5-7-14	ISSUED FOR REVIEW - REVISED MECHANICAL AND STORE ROOMS
	4-4-14	ISSUED FOR REVIEW - REDUCED FLOOR AREA WITH FRONT OFFICE REVISIONS
	3-12-14	ISSUED FOR REVIEW
	2-14-14	ISSUED FOR REVIEW

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Checked By: MK
Date: 02/14/14

Project No: 6410
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Scale:

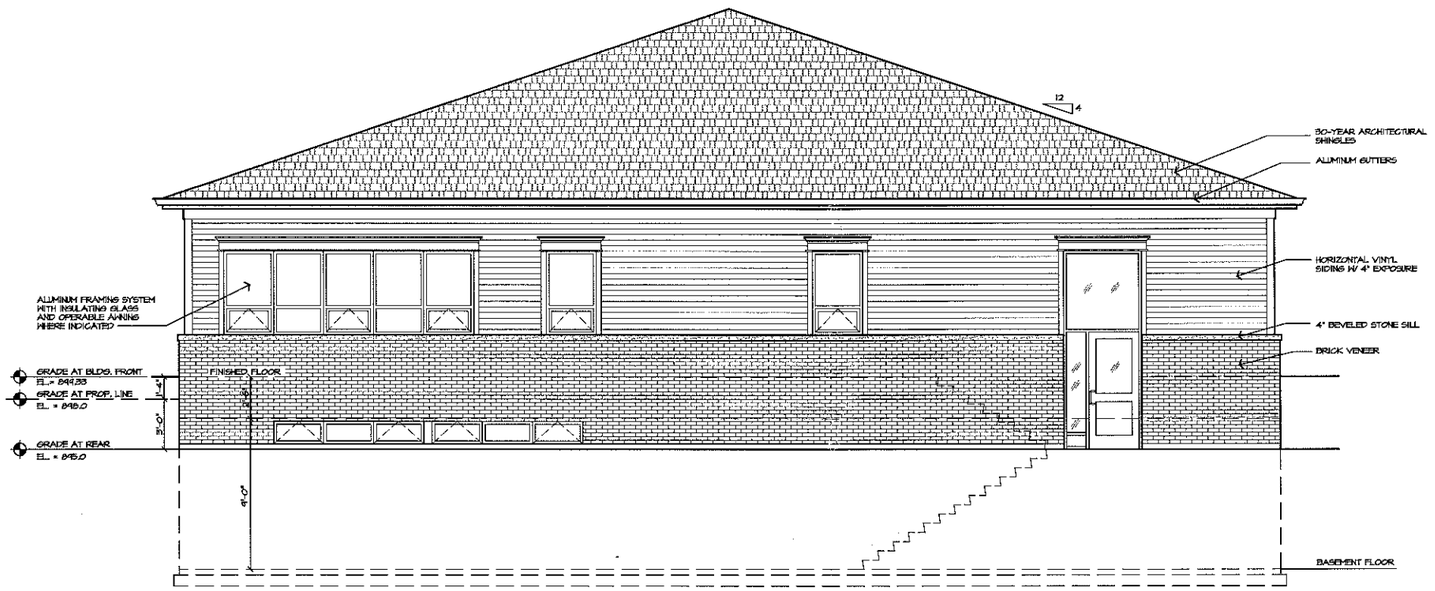
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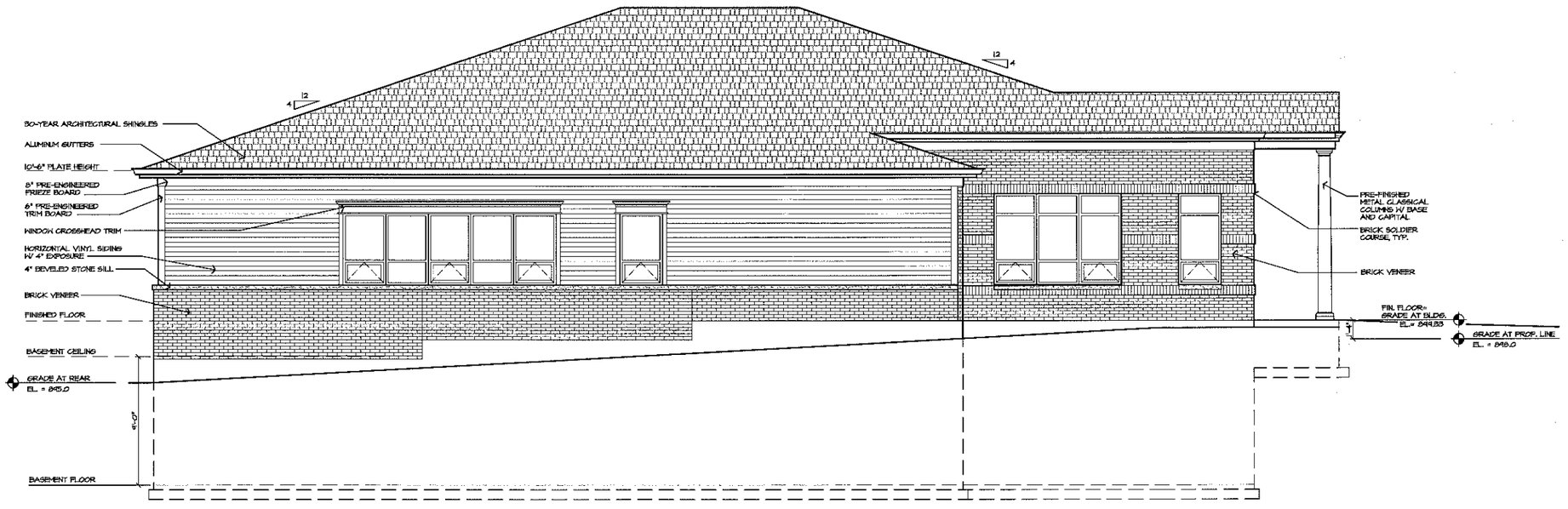
PROJECT:
NEW PRE-K SCHOOL

SHEET TITLE:
LOWER LEVEL PLAN

SHEET NUMBER
A102
PRELIMINARY



1 A201 EAST ELEVATION
1/4" = 1'-0"



2 A201 NORTH ELEVATION
1/4" = 1'-0"

No.	ISSUE	DATE
	ISSUED FOR PLANNING AND ZONING REVIEW	3-20-14
	ISSUED FOR REVIEW - REVISED FLOOR AREA WITH FRONT GARAGE REVISIONS	4-4-14
	ISSUED FOR REVIEW	5-12-14
	ISSUED FOR REVIEW	2-16-14

Drawn By: MK/LB
Checked By: MK
Date: 02/14/14
Project No: 6410
CAD File:
Scale: AS NOTED

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PROJECT:
NEW PRE-K SCHOOL

SHEET TITLE:
PRELIMINARY ELEVATIONS

SHEET NUMBER
A201
PRELIMINARY