#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 proposed 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 9 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 variations 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. 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 # 2015-23

Project Title: CRYSTAL LAKE FAMILY DENTAL

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- X Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- X Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: BRIAN KORTE
Address: 35 BURDENT DRIVE
CRYSTAL LAKE
Phone: 815-444-9150
Fax:
E-mail: info@kortearchitecture.com

Owner Information (if different)

Name: DR. SANDHU
Address: 4261 GALWAY DRIVE
LAKE IN THE HILLS
Phone: 630-788-1441
Fax:
E-mail:

Property Information

Project Description: PRELIMINARY & FINAL PUD FOR NEW DENTAL AND MULTI-USE OFFICE BUILDING

Project Address/Location: 1560 CARLEMONT

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

RECEIVED 4/17/15

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: KORTE ARCHITECTS

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

_____

OWNER: Print and Sign name **Date**

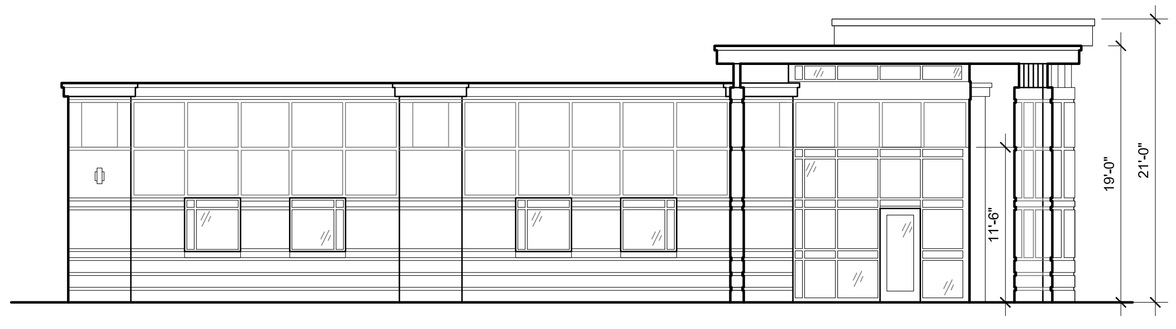
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.


GRAND CANYON CIRCLE
GLACIER CIRCLE
ALEXANDRA BOULEVARD
CARLEMONT DRIVE
ANGELA LANE
RANDALL ROAD
P10
267.48
414.11
217.63

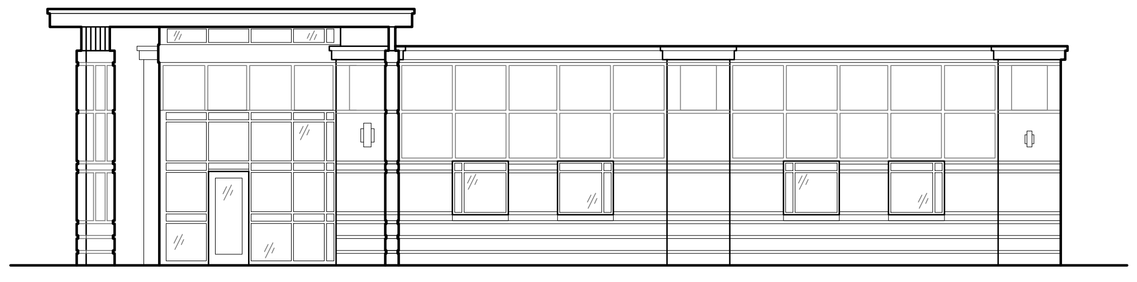


3D COMPUTER MODEL

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

korte architecture LLC

Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

ISSUANCE | DATE
PRELIMINARY CITY REVIEW | 4-8-15

DRAWN BY:

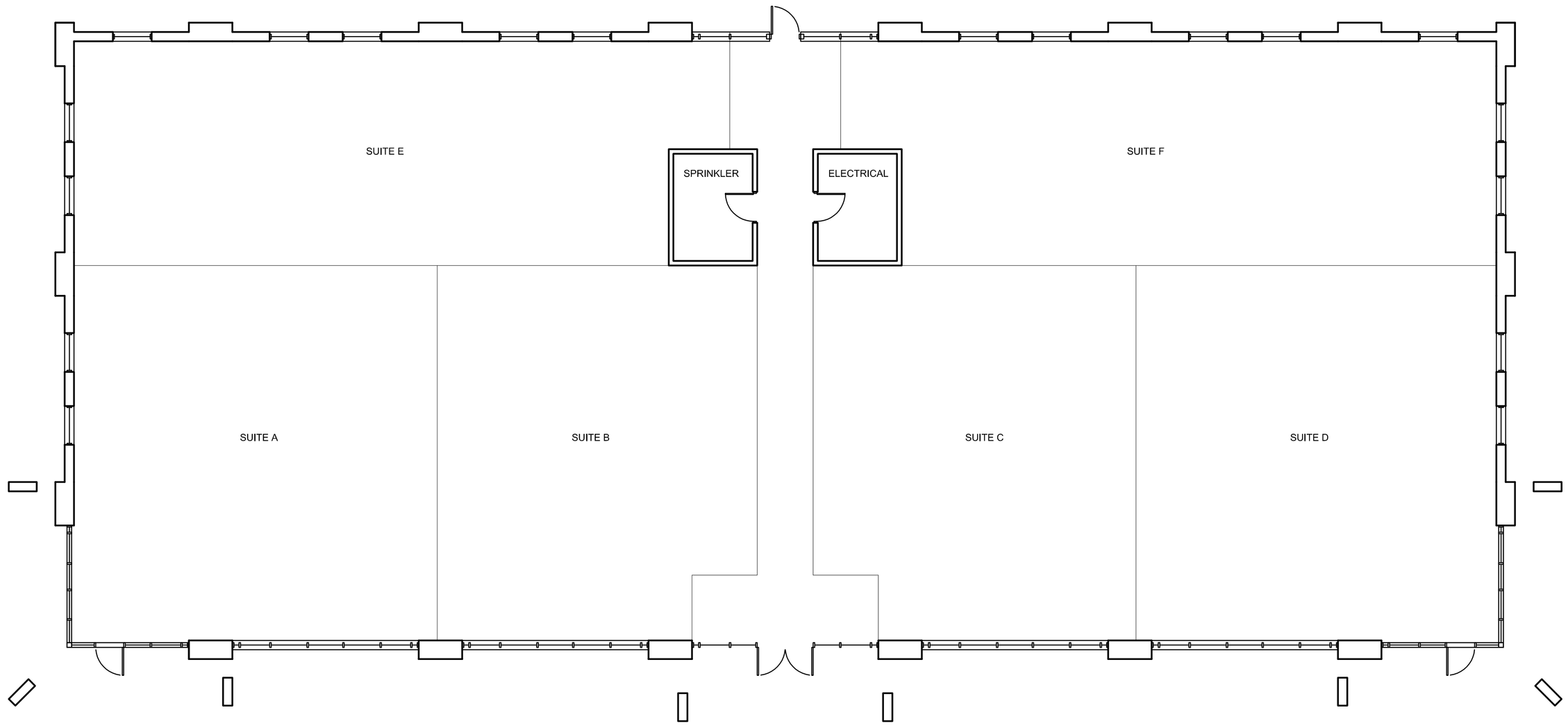
PROJECT NUMBER:

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

SHEET CONTENTS:
BUILDING ELEVATIONS

SHEET NO.
1

KORTE ARCHITECTURE COPY RIGHT 2015



PROFESSIONAL OFFICE - FLOOR PLAN
10250 S.F.

korte architecture
Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

ISSUANCE
PRELIMINARY CITY REVIEW 4-8-15

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PROFESSIONAL BUILDING
CARLMONT DRIVE
CRYSTAL LAKE, IL. 60014

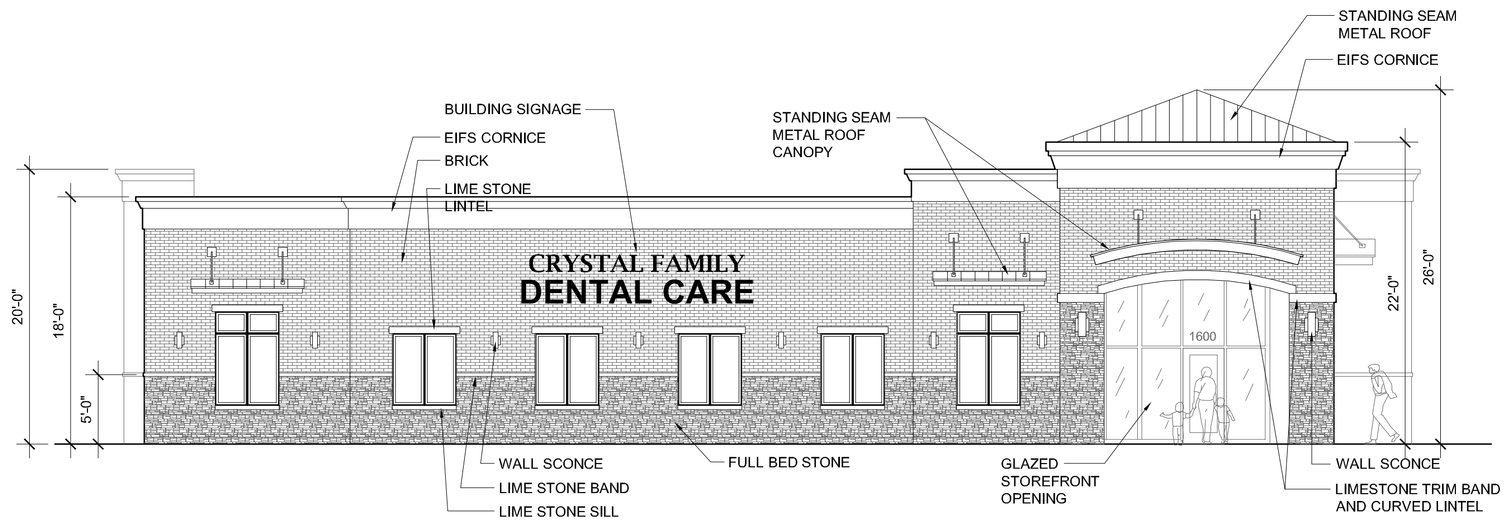
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SHEET NO.
2

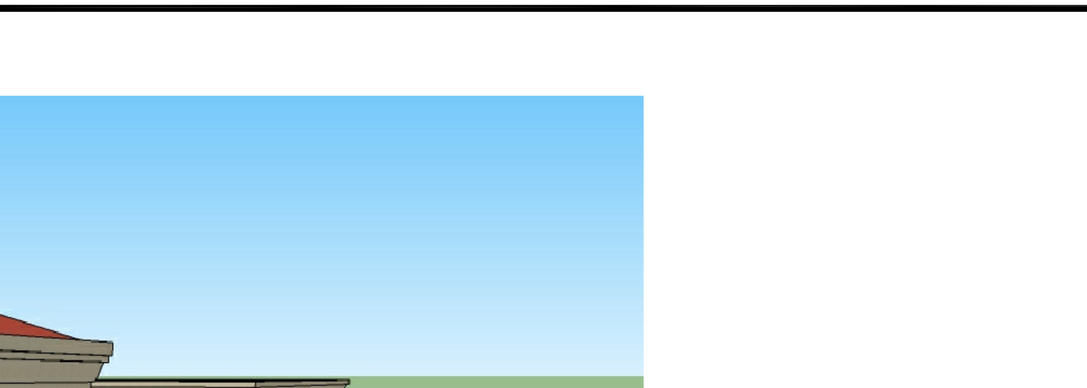
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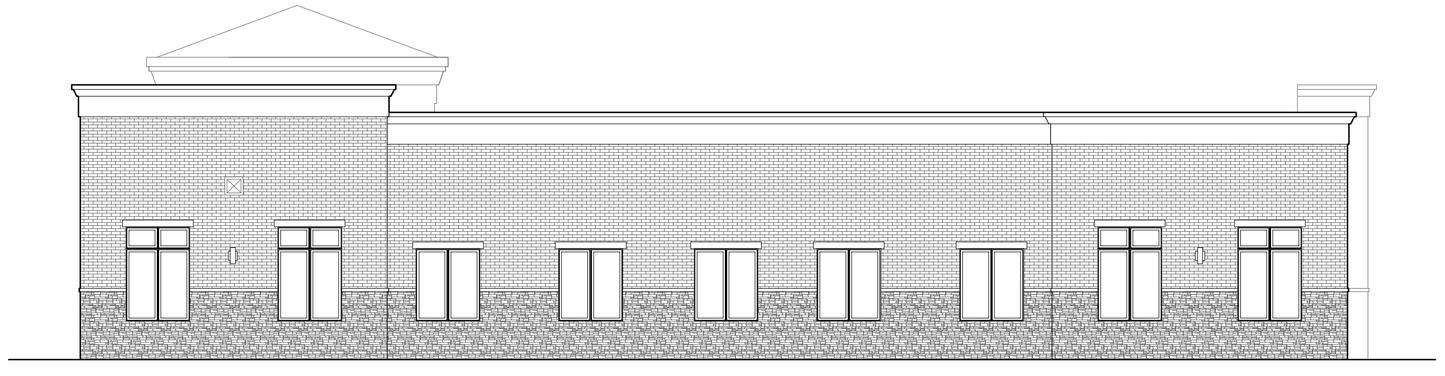
3D COMPUTER MODEL



WEST ELEVATION



SOUTH ELEVATION





korte architecture
Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

DATE

ISSUANCE

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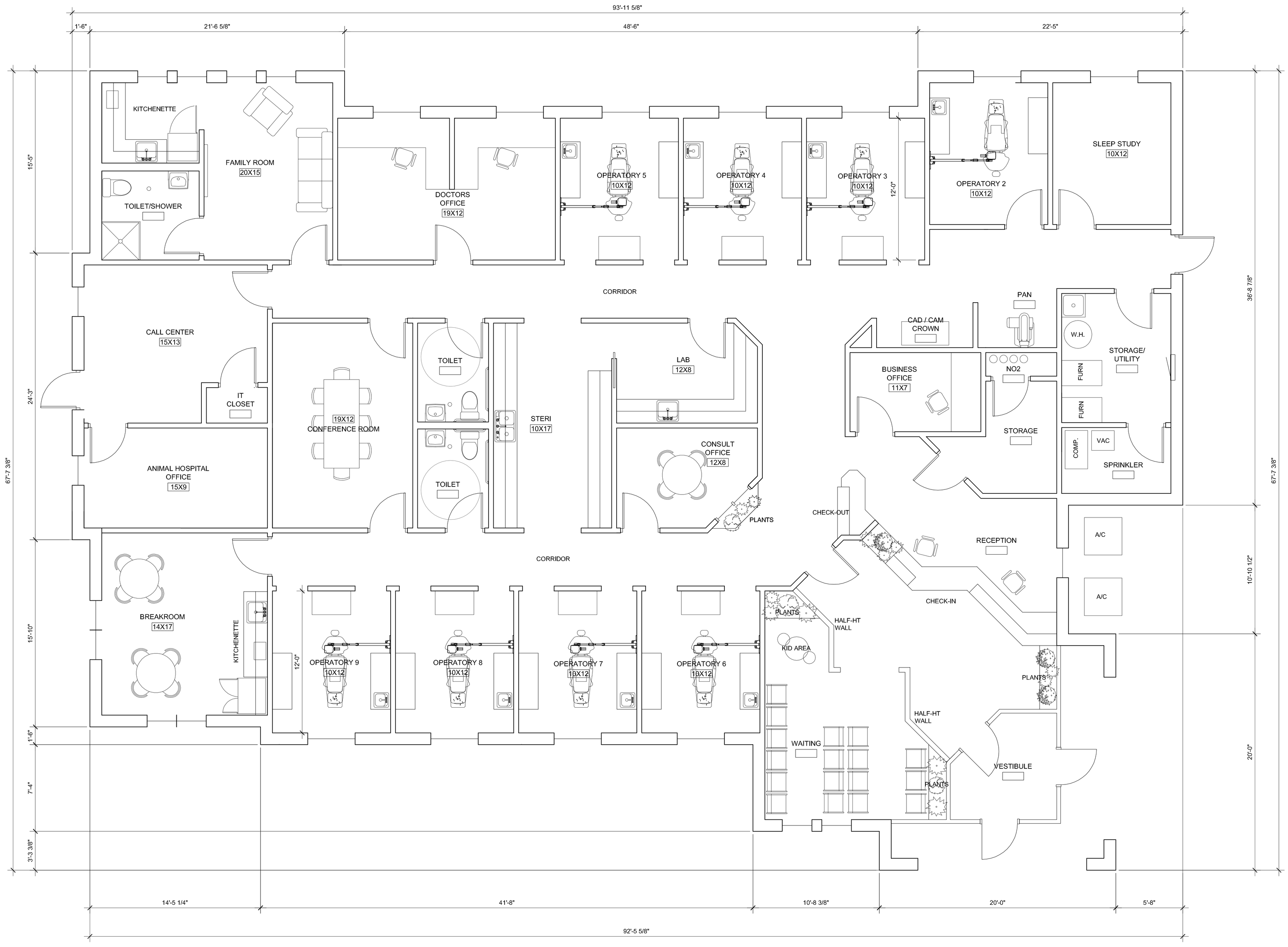
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PROJECT:
CRYSTAL FAMILY DENTAL
NEW DENTAL CLINIC
CARLMONT DRIVE
CRYSTAL LAKE, IL. 60014

SHEET CONTENTS:
BUILDING ELEVATIONS

SHEET NO.

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DENTAL OFFICE

4821 SQ.FT. 4-06-15

korte architecture

Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

ISSUANCE	DATE
PRELIMINARY CITY REVIEW	4-6-15

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PROJECT NUMBER:

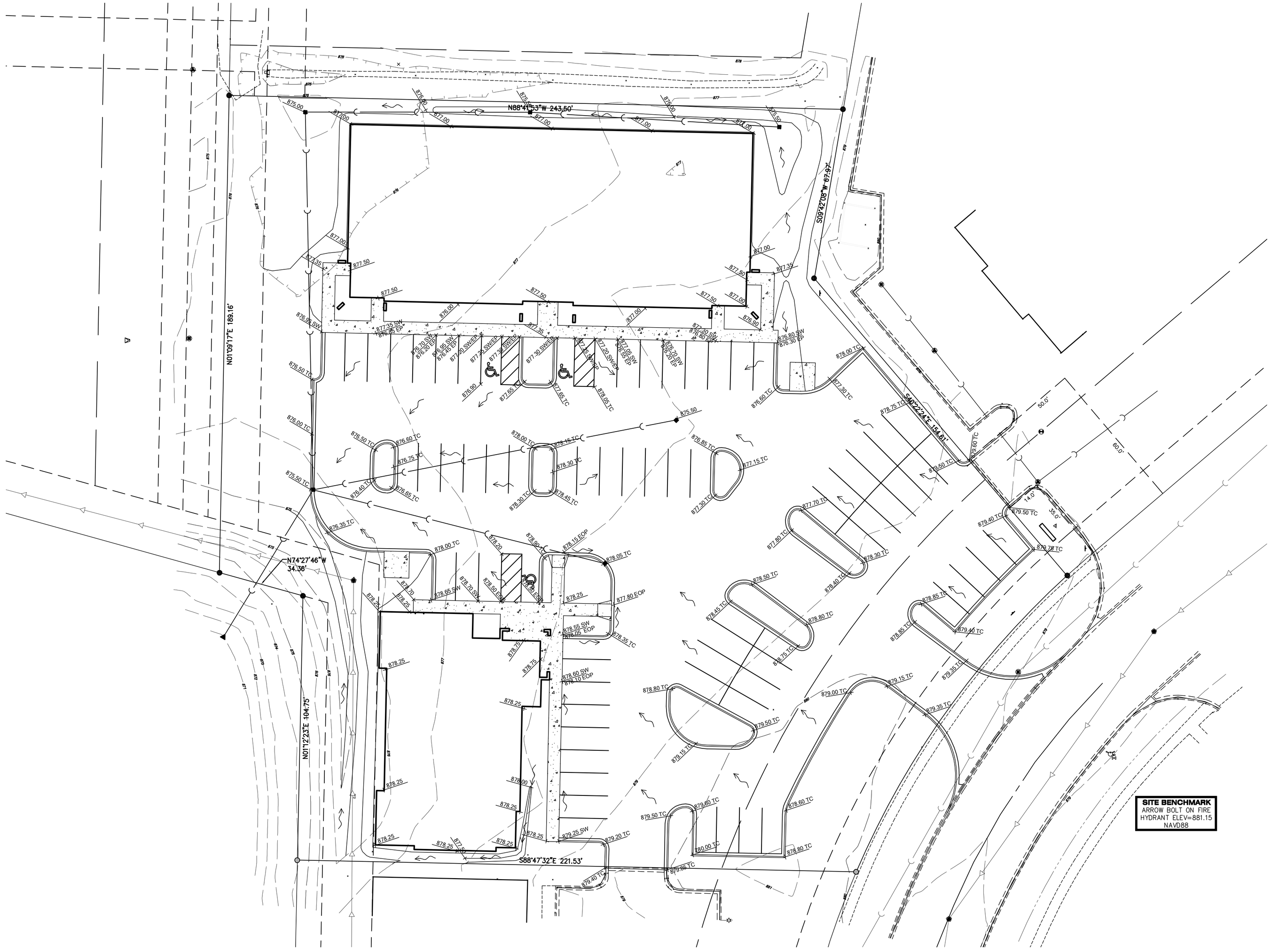
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CRYSTAL FAMILY DENTAL
NEW DENTAL CLINIC
CARLMONT DRIVE
CRYSTAL LAKE, IL. 60014

SHEET CONTENTS:
FLOOR PLAN

SHEET NO.
1

KORTE ARCHITECTURE COPY RIGHT 2015

CARLEMONT DRIVE PARCEL
PRELIMINARY GRADING PLAN



J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068

IL DESIGN FIRM # 184-006759

KORTE ARCHITECTURE

CRYSTAL LAKE, ILLINOIS

N W E S

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 GRADING PLAN

SHEET NUMBER
2 OF 2

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CARLEMONT DRIVE PARCEL
PRELIMINARY SITE PLAN



LOCATION MAP
NTS

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

SITE BENCHMARK
ARROW BOLT ON FIRE HYDRANT ELEV=881.15 NAVD88

J. CONDON & ASSOCIATES, INC.
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RINGWOOD, ILLINOIS 60072
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KORTE ARCHITECTURE
CRYSTAL LAKE, ILLINOIS

N
W E
S

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

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