

# ZONING DATA

PER LIBERTYVILLE ZONING MAP

O-1 PROFESSIONAL SERVICE OFFICE DISTRICT  
 VETERINARY HOSPITAL - NON PERMITTED USE  
**SETBACKS (PER MUNICIPAL CODE ZONING SECT. 34C DISTRICT REGULATIONS 150.08)**  
 O-1 FRONT YARD = 25'  
 O-1 CORNER SIDE YARD = 25'  
 O-1 INTERIOR SIDE YARD = 15'  
 O-1 REAR YARD = 20'  
 O-1 OFF-STREET PARKING =

MAXIMUM BUILDING HEIGHT = 2 1/2 STORIES OR 35' (OR 30' W/ NO IMPACT ON YARD REQUIREMENTS)

PROPOSED BUILDING HEIGHT: 30'-0"

TOTAL SITE AREA =	28,175 SF
BUILDING GROSS AREA =	6,900 SF
BUILDING FOOT PRINT =	5,900 SF
MAXIMUM LOT COVERAGE (0.85) =	23,948 SF
PROPOSED IMPERVIOUS =	17,150 SF
LANDSCAPE AREA =	11,025 SF

PERIMETER LANDSCAPE REQUIRED PER 13-2 - 10 FEET ALONG EVERY LOT LINE

TREE PLANITING ISLANDS REQUIRED PER 13-3.2CP - 10% OF PARKING AREA TO BE INTERNAL LANDSCAPING: PARKING AREA = 8,900 S.F. ; PROPOSED INTERNAL LANDSCAPING 914 S.F. (9.75%)

FENCING PER ARTICLE 13

MAXIMUM FLOOR AREA RATIO 0.5, PROPOSED FLOOR AREA RATIO = 0.25  
 PARKING REQUIREMENTS (PER ZONING CODE SECTION 150.32 OFF-STREET PARKING)

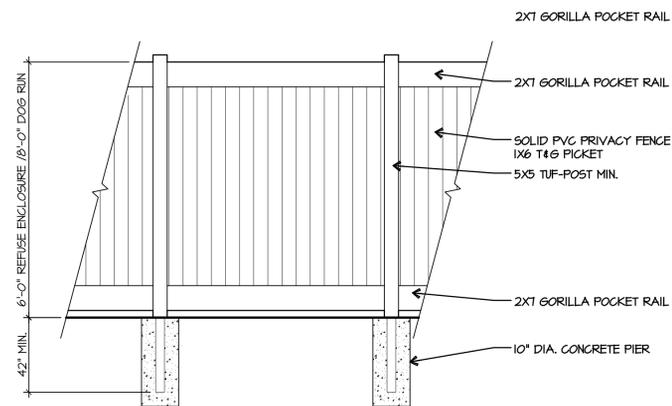
1 SPACE/250SF

PARKING LOADING AREA CALCULATION

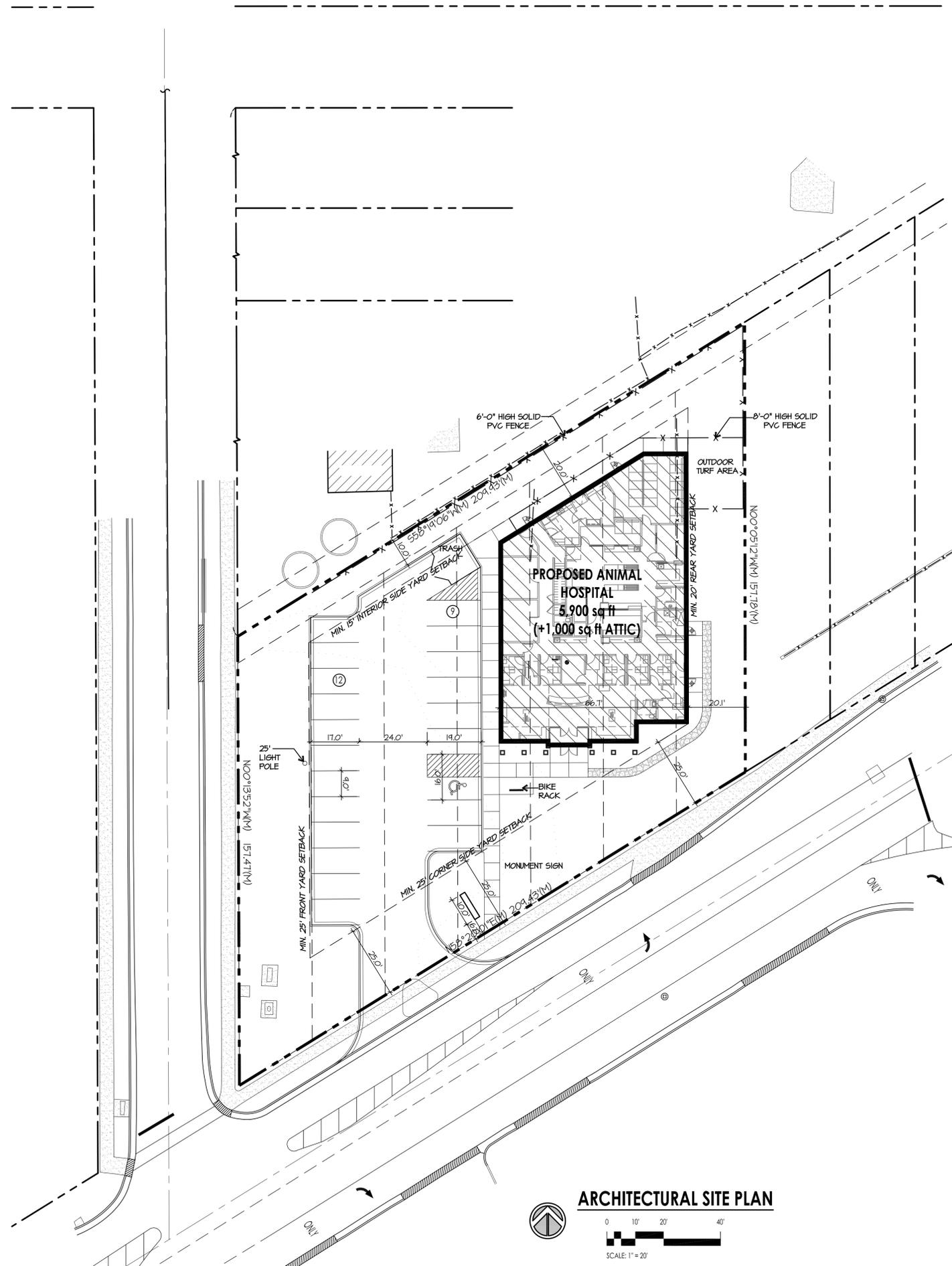
TOTAL FLOOR AREA= 6,551 S.F. - 100 S.F.(DOG RUNS) = 5,851

5,851/250= 24 SPACES REQUIRED

ACTUAL SPACES PROVIDED = 21 SPACES (1 HANDICAP SPACES)



**1 PVC FENCE DETAIL**  
 A-0.1 1/2" = 1'-0"



**ARCHITECTURAL SITE PLAN**



ARCHITECTURE  
 LAND PLANNING  
 INTERIOR ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 10100 ORLAND PARKWAY SUITE 110  
 ORLAND PARK, ILLINOIS 60467  
 P:708.799.4400 F:708.799.4434  
 WWW.LINDENGROUPINC.COM

**RWE MANAGEMENT COMPANY**  
 16 W 361 S. Frontage Rd., Suite 106  
 Burr Ridge, IL 60527  
 (630) 734-0883  
 JACOB@RWE.COM

**Care Animal Hospital of Libertyville**  
 1214 W Park Ave.  
 Libertyville, IL 60048

DRAWN DESCRIPTION

DATE

2016-0029

PROJECT NUMBER

FILE NUMBER

7-21-2016

DATE

TMH

DRAWN BY

FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.  
 ALL RIGHTS RESERVED.  
 ALL DRAWING SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE THE PROPERTY OF LINDEN GROUP INC. AND WILL REMAIN THE PROPERTY OF LINDEN GROUP INC. NONE OF THE ABOVE SHALL BE REPRODUCED OR ANY PART THEREOF FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

**ARCHITECTURAL SITE PLAN**

SHEET NAME

**A-0.1**

SHEET

OF