#2015-57 Garfield's Beverage–Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: December 2, 2015

Request: A Special Use Permit to allow a drinking place.

Location: 320 W. Virginia Street

Acreage: ~2.80 acres

Existing Zoning: B-2 (General Commercial)

Surrounding Properties:
North: R-2 (Single-Family Residential and R-3B (Multi-Family Residential)
South: B-2 (General Commercial)
East: R-3B (Multi-Family Residential) and B-2 (General Commercial)
West: B-2 (General Commercial)

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The property is the former ALDI grocery store.
- Background: Garfield's Beverage purchased the subject property and will be moving from their current location at 305 W. Virginia Street. Garfield's Beverage is a wine and spirit store.
- UDO Requirements: Drinking places (alcoholic beverages) require a Special Use Permit.

Development Analysis:

General

- Request: The petitioner is requesting a special use permit for a drinking place (alcoholic beverages). The consumption area will be within the wine and spirit beverage store.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Zoning: The site is zoned B-2 (General Commercial).

Business Description

- The bar/tasting area will allow patrons to purchase alcoholic beverages for consumption within the store.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial 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: Promote, retain and attract businesses that provide a diverse tax base.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a drinking place at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard 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*

Drinking places (alcoholic beverages). Drinking places (alcoholic beverages) must comply with the following standards:

1. Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a six foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Section 4-700, Fences, walls and screening.

   ☐ *Meets* ☐ *Does not meet*
   An existing 6-foot fence and mature vegetation currently provide screening for the adjacent residential properties. The fence will need to be extended to provide complete coverage.
2. Entrance: one clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided.

   ☐ *Meets* ☐ *Does not meet*
   The drinking area shares the retail space and therefore the public main entrance.

3. Live music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.

   ☐ *Meets* ☐ *Does not meet*
   The petitioner has not indicted there will be any live performances.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (received 10/20/15)
   B. Survey (received 10/20/15)
   C. Floor Plan (received 10/20/15)
   D. Site Plan/Utility Plan (dated 10/4/94, received 10/20/15)

2. The six-foot solid wooden fence shall be extended along the northeast perimeter of the property that abuts residential property.

3. If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.

4. The petitioner will work with Staff to add a cornice element to the south and east elevations.

5. The petitioner will work with Staff to replace the EIFS material with an approved material that is consistent with the Virginia Street Corridor design standards on the overhang over the entryway.

6. The proposed bar and standing room area shall not encroach on or obstruct the path of egress to any exit door.

7. The petitioner shall remove/thin-out the overgrown trees in the detention basin immediately west of the building.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Fire and Police Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 2015 57

Project Title: Garfields Beverage

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OCT 20 2015
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
- ___ Variation
- ___ Other

Petitioner Information

Name: Adam Silverstein
Address: 1502 W. Ohio unit 1R Chicago IL 60706
Phone: 847-668-3431
Fax: 702-457-1001
E-mail: adam@garfieldsbeverage.com

Owner Information (if different)

Name: Aldi Corporation
Address: 1200 N. Kirk Rd. Batavia IL 60510
Phone: 630-879-8100
Fax: ___
E-mail: chris.starr@aldi.us

Property Information

Project Description: Special Use Permit for On Premise Consumption @ a retail Wine & Spirits Store

Project Address/Location: 320 Virginia St. Crystal Lake, IL 60014

PIN Number(s): 19-05-307-005-0050
19-05-307-019-0000

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: N/A

Planner: _____

Surveyor: _____

Other: _____

Signatures

Adam Silverstein 9/28/15

Adam Silverstein 9/28/15

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

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

CHRIS STAHL 9-29-15

OWNER: Print and Sign name **Date**

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

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF Garfield's Beverage

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) 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 Garfield's Beverage seeking a Special Use Permit to allow a drinking place, located at 320 Virginia Road, Crystal Lake, Illinois. PIN 19-05-307-005 & 19-05-307-019

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400(C)(18) to allow a drinking place, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday December 2, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

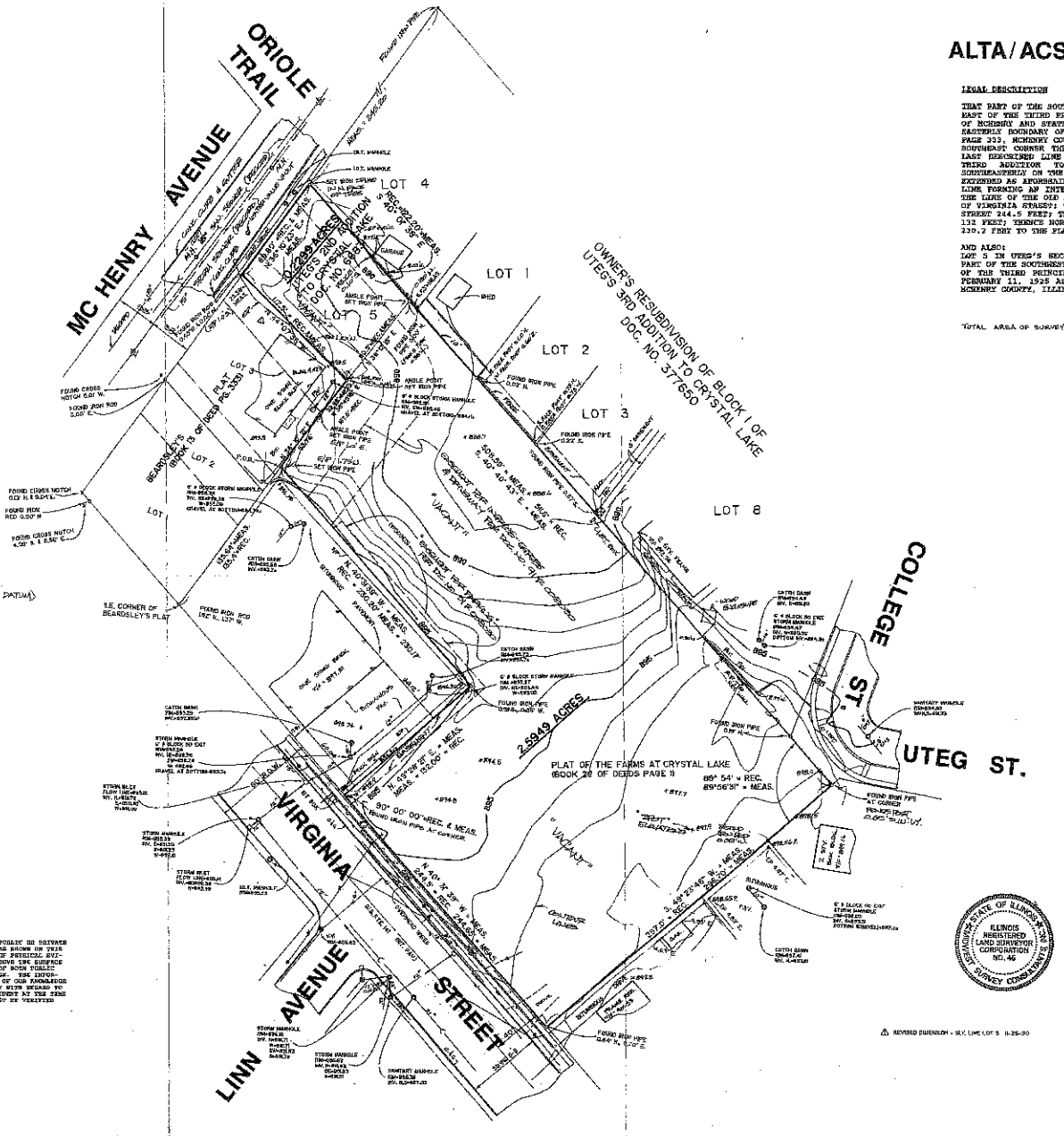
(Published in the Northwest Herald November 14, 2015) nw 2889

City of Crystal Lake Illinois



nVicinity

ALTA/ACSM LAND TITLE SURVEY



SCALE: 1" = 40'

LEGEND
- INLET
- MANHOLE / INLET
- VALVE VAULT
- HYDRANT
- POWER POLE
- TRANSFORMER
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN

BENCH MARK = NORTH ARROW ON FIRE HYDRANT AT NW CORNER OF ORIOLE TRAIL AND MCHENRY ROAD

ELEVATION-894.51 (PER CITY OF CRYSTAL LAKE DATUM)

NOTE: BASIS OF BEARINGS ARE ASSUMED

WARNING
CALL BEFORE YOU DIG
CALL 1 (800) 892-0123

NOTE: THE LOCATION, IDENTIFICATION AND/OR EXISTENCE OF PUBLIC OR PRIVATE UTILITY FACILITIES AND/OR OTHER UNDERGROUND STRUCTURES, AS SHOWN ON THIS DRAWING, IS BASED ON THE ACTUAL LOCATION AND INSPECTION OF PHYSICAL EVIDENCE OF SAID UTILITIES OR STRUCTURES THAT EXIST AT OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF SURVEY AND UPON INSPECTION OF BOTH PUBLIC RECORDS AND PRIVATE INFORMATION OR UNDUE WE HAVE KNOWLEDGE. THE INFORMATION SHOWN HEREON IS COMPLETE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF, HOWEVER, THE SURVEYOR DISCLAIMS ANY LIABILITY WITH REGARD TO SUCH INFORMATION, UNDER WHAT THAT WHICH IS PHYSICALLY EVIDENT AT THE TIME OF SURVEY. THE LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

MIDWEST SURVEY CONSULTANTS, INC.
Surveying, Mapping & Geodetic Services
751 ROOSEVELT ROAD SUITE 102
GLEN ELLYN, IL 60137-5805
(708) 790-9700 FAX 790-9705

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, COUNTY OF MCHENRY AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY BOUNDARY OF "BEARDSLEY'S PLAT" (AS RECORDED IN BOOK 11 OF DEEDS PAGE 223, MCHENRY COUNTY RECORDS) AT A POINT 130.4 FEET NORTHEAST FROM SAID SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY ON A CONTINUATION OF THE LAST DESCRIBED LINE 167.5 FEET TO THE SOUTHWESTERLY BOUNDARY OF "UTEG'S THIRD ADDITION TO CRYSTAL LAKE," EXTENDED NORTHWESTERLY; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY BOUNDARY OF SAID ADDITION AND SAID LINE EXTENDED AS AFORESAID, A DISTANCE OF 511.6 FEET; THENCE SOUTHWESTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 88 DEGREES AND 54 MINUTES AND BEING ON THE LINE OF THE OLD FENCE A DISTANCE OF 297 FEET TO THE NORTHEASTERLY LINE OF VIRGINIA STREET; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID STREET 344.5 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO VIRGINIA STREET 132 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES OF THE LAST DESCRIBED LINE 230.2 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

AND ALSO:
LOT 5 IN UTEG'S SECOND ADDITION TO CRYSTAL LAKE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1925 AS DOCUMENT NO. 66831, IN BOOK 5 OF PLATS, PAGE 4, IN MCHENRY COUNTY, ILLINOIS.

TOTAL AREA OF SURVEY = 2.8248 ACS. = 123,048 S.F.

2015 57

RECEIVED
11:10:00 AM
OCT 20 2015
BY:

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

SURVEYOR'S CERTIFICATE

TO: DEVINCO'S CRYSTAL LAKE GROUP
ALTA, INC.
(UNIVERSAL TITLE SERVICES, INC.

MIDWEST SURVEY CONSULTANTS, INC., ILLINOIS REGISTERED LAND SURVEYOR CORPORATION NO. 46, HEREBY CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 10 AND 11 OF TABLE "A" THEREOF.

WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY DESCRIBED AND SHOWN HEREON IS LOCATED WITHIN AN AREA DESIGNATED AS "ZONE A", A SPECIAL FLOOD HAZARD AREA, AS INDICATED BY THE GENERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP).

DATED THIS 25TH DAY OF AUGUST, A.D. 1994.

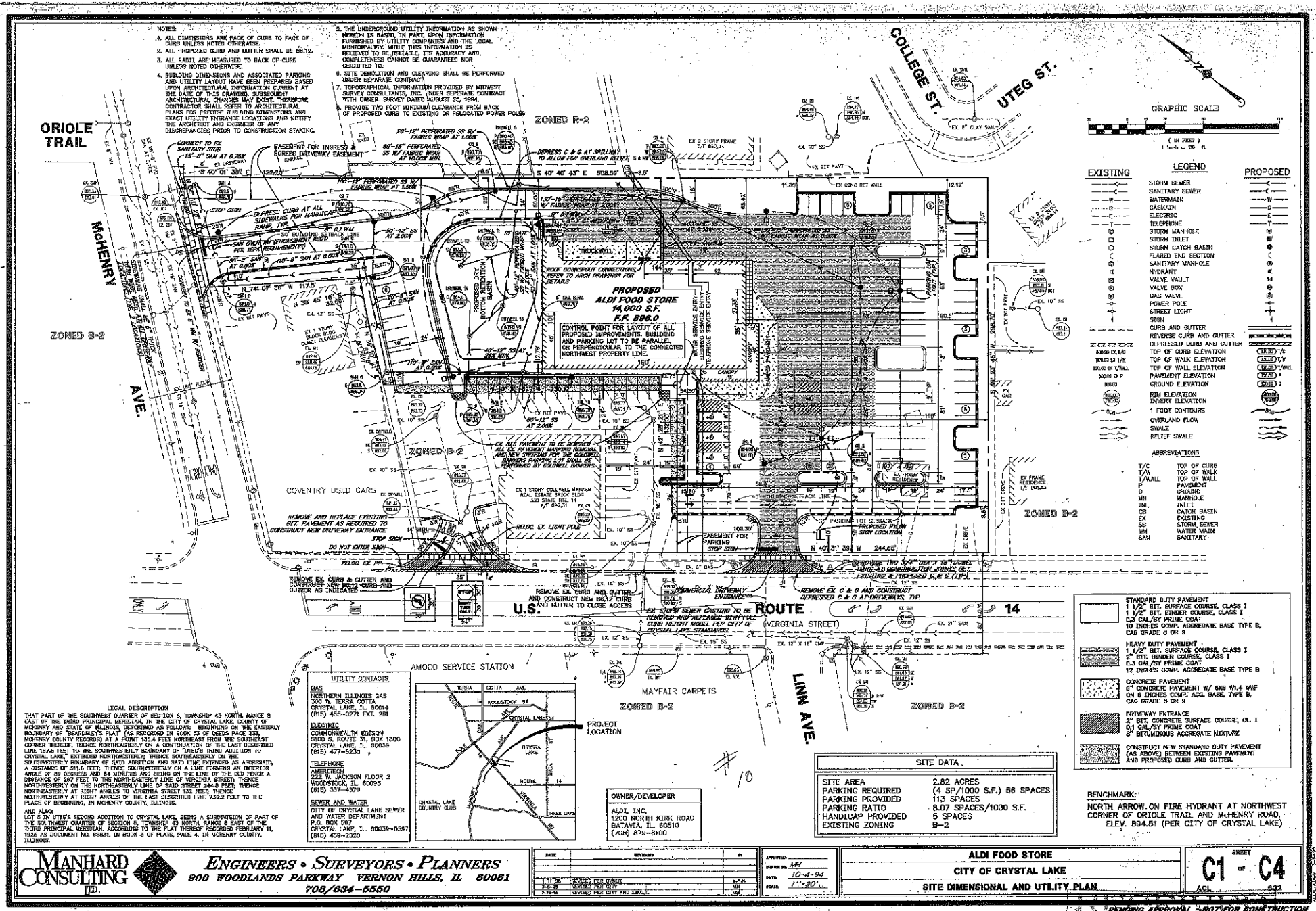
BY: Robert J. Dieckhaus P.L.S.
ROBERT J. DIECKHAUS, PRESIDENT, P.L.S. NO. 35-2560 (IL)
MIDWEST SURVEY CONSULTANTS, INC.

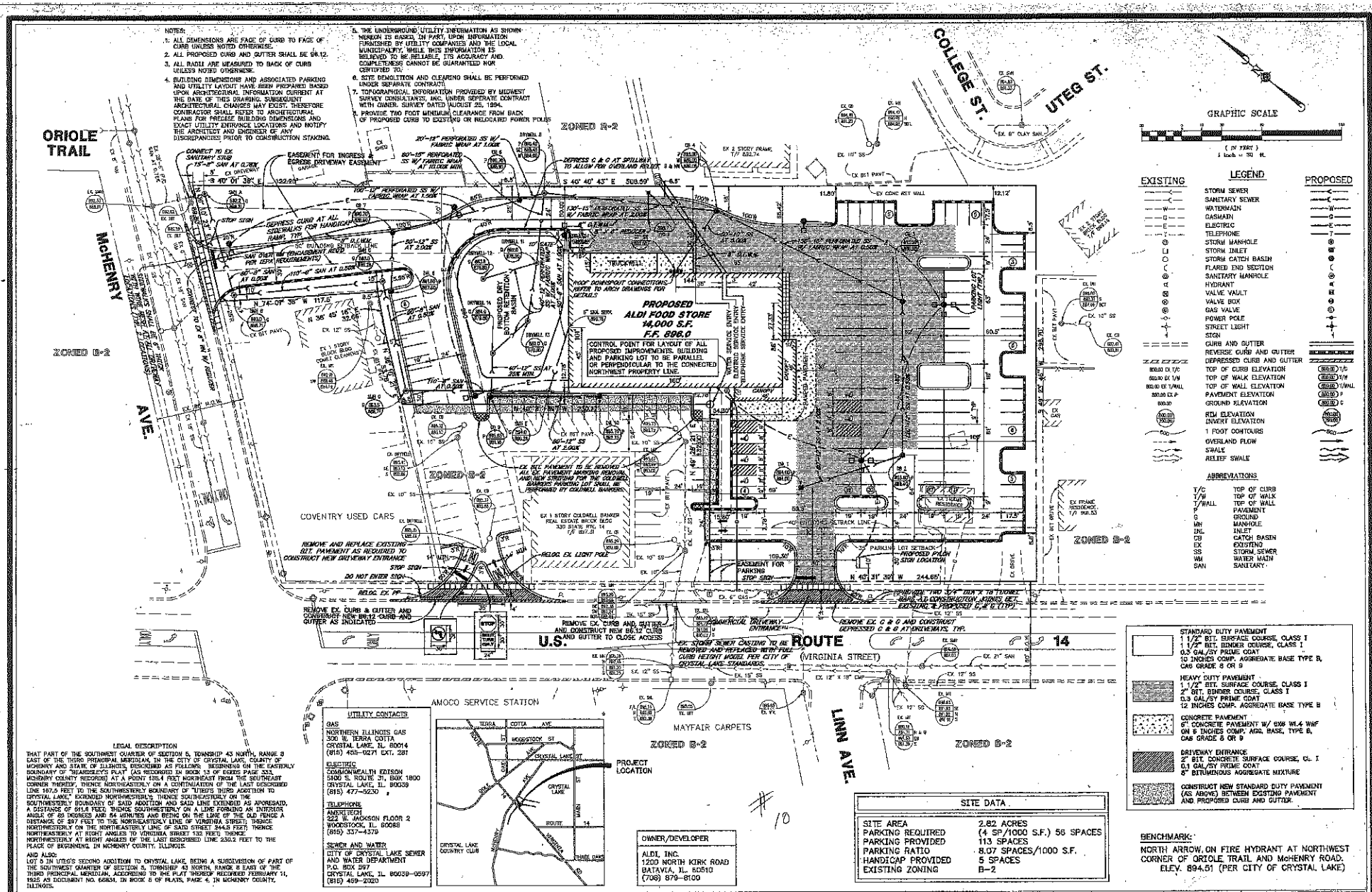
NOTE: ELEVATIONS & CONTOURS NOT UPDATED FROM PREVIOUS SURVEY DATED OCTOBER 10, 1990.

ILLINOIS REGISTERED LAND SURVEYOR CORPORATION NO. 46 — STATE OF ILLINOIS — MIDWEST SURVEY CONSULTANTS, INC.

⚠ REVISED DIMENSION - SLY. LINE LOT 5 11-25-90

LAND TITLE SURVEY **SHEET 1 OF 2** FILE NO. 90-127

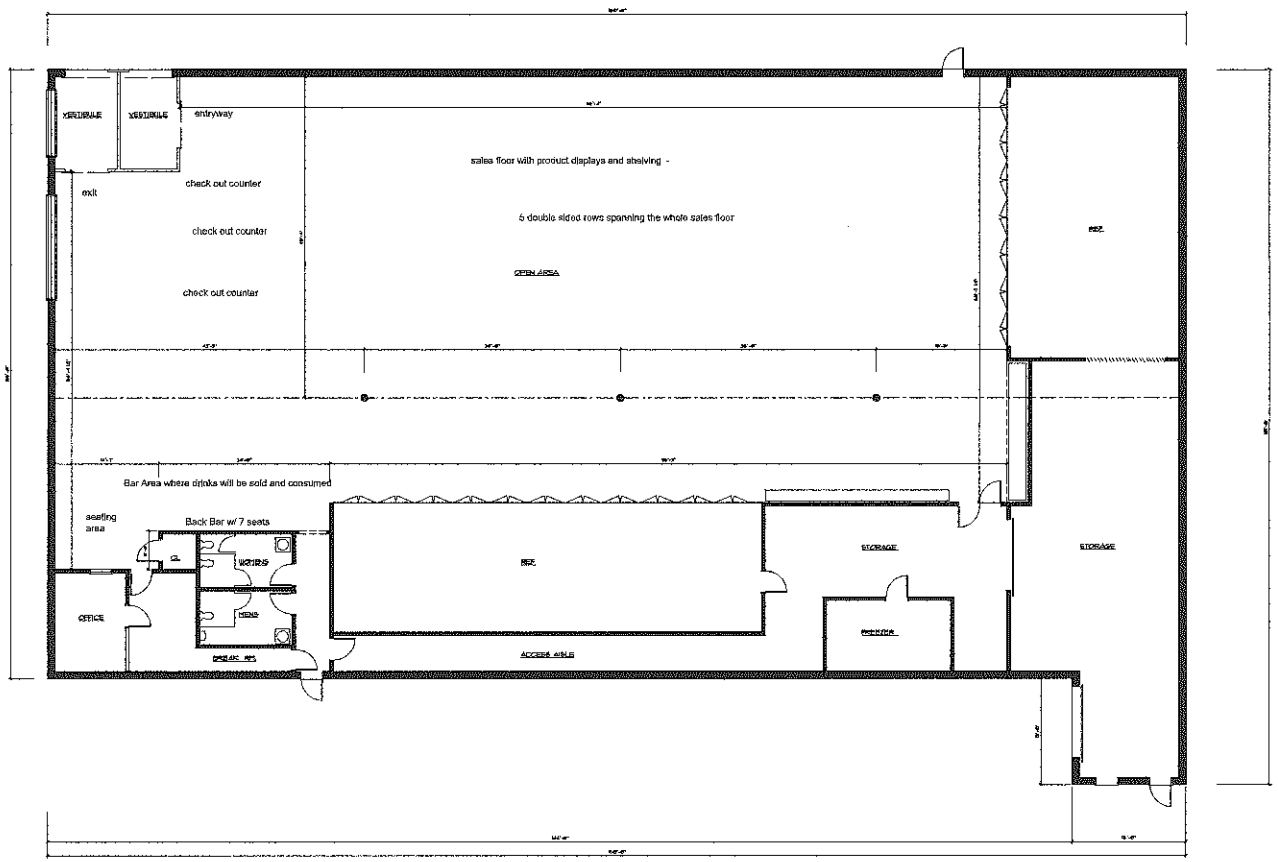

NOTES:
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12.
3. ALL RADII ARE MEASURED TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ASSOCIATED PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION STAKING.
5. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
6. SITE DEMOLITION AND CLEARING SHALL BE PERFORMED UNDER SEPARATE CONTRACT.
7. TOPOGRAPHICAL INFORMATION PROVIDED BY MIDWEST SURVEY CONSULTANTS, INC. UNDER SEPARATE CONTRACT WITH OWNER. SURVEY DATED AUGUST 25, 1994.
8. PROVIDE TWO FOOT MINIMUM CLEARANCE FROM BACK OF PROPOSED CURB TO EXISTING OR RELOCATED POWER POLES
ORIOLE TRAIL
McHENRY AVE.
COLLEGE ST.
UTEG ST.
LINN AVE.
ZONED R-2
ZONED B-2
PROPOSED ALDI FOOD STORE 14,000 S.F. F.F. 896.0
CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING LOT TO BE PARALLEL OR PERPENDICULAR TO THE CONNECTED NORTHWEST PROPERTY LINE.
EASEMENT FOR INGRESS & EGRESS DRIVEWAY EASEMENT
COVENTRY USED CARS
AMOCO SERVICE STATION
MAYFAIR CARPETS
U.S. ROUTE 14 (VIRGINIA STREET)
PROJECT LOCATION
GRAPHIC SCALE
LEGEND
EXISTING
PROPOSED
STORM SEWER
SANITARY SEWER
WATERMAIN
GASMAIN
ELECTRIC
TELEPHONE
STORM MANHOLE
STORM INLET
STORM CATCH BASIN
FLARED END SECTION
SANITARY MANHOLE
HYDRANT
VALVE VAULT
VALVE BOX
GAS VALVE
POWER POLE
STREET LIGHT
SIGN
CURB AND GUTTER
REVERSE CURB AND GUTTER
DEPRESSED CURB AND GUTTER
TOP OF CURB ELEVATION
TOP OF WALK ELEVATION
TOP OF WALL ELEVATION
PAVEMENT ELEVATION
GROUND ELEVATION
RIM ELEVATION
INVERT ELEVATION
1 FOOT CONTOURS
OVERLAND FLOW
SWALE
RELIEF SWALE
ABBREVIATIONS
T/C TOP OF CURB
T/W TOP OF WALK
T/WALL TOP OF WALL
P PAVEMENT
G GROUND
MH MANHOLE
INL INLET
CB CATCH BASIN
EX EXISTING
SS STORM SEWER
WM WATER MAIN
SAN SANITARY
STANDARD DUTY PAVEMENT
1 1/2" BIT. SURFACE COURSE, CLASS I
1 1/2" BIT. BINDER COURSE, CLASS I
0.3 GAL/SY PRIME COAT
10 INCHES COMP. AGGREGATE BASE TYPE B, CAB GRADE B OR 9
HEAVY DUTY PAVEMENT
1 1/2" BIT. SURFACE COURSE, CLASS I
2" BIT. BINDER COURSE, CLASS I
0.3 GAL/SY PRIME COAT
12 INCHES COMP. AGGREGATE BASE TYPE B
CONCRETE PAVEMENT
6" CONCRETE PAVEMENT W/ 6X6 W1.4 WWF ON 6 INCHES COMP. AGG. BASE, TYPE B, CAB GRADE B OR 9
DRIVEWAY ENTRANCE
2" BIT. CONCRETE SURFACE COURSE, CL. I
0.1 GAL/SY PRIME COAT
8" BITUMINOUS AGGREGATE MIXTURE
CONSTRUCT NEW STANDARD DUTY PAVEMENT (AS ABOVE) BETWEEN EXISTING PAVEMENT AND PROPOSED CURB AND GUTTER.
SITE DATA
SITE AREA 2.82 ACRES
PARKING REQUIRED (4 SP./1000 S.F.) 56 SPACES
PARKING PROVIDED 113 SPACES
PARKING RATIO 8.07 SPACES/1000 S.F.
HANDICAP PROVIDED 5 SPACES
EXISTING ZONING B-2
OWNER/DEVELOPER
ALDI, INC.
1200 NORTH KIRK ROAD
BATAVIA, IL. 60510
(708) 879-8100
UTILITY CONTACTS
GAS
NORTHERN ILLINOIS GAS
300 W. TERRA COTTA
CRYSTAL LAKE, IL. 60014
(815) 455-0271 EXT. 281
ELECTRIC
COMMONWEALTH EDISON
9100 S. ROUTE 31, BOX 1800
CRYSTAL LAKE, IL. 60039
(815) 477-5230
TELEPHONE
AMERITECH
222 W. JACKSON FLOOR 2
WOODSTOCK, IL. 60098
(815) 337-4379
SEWER AND WATER
CITY OF CRYSTAL LAKE SEWER AND WATER DEPARTMENT
P.O. BOX 597
CRYSTAL LAKE, IL. 60039-0597
(815) 459-2320
LEGAL DESCRIPTION
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BENCHMARK:
NORTH ARROW ON FIRE HYDRANT AT NORTHWEST CORNER OF ORIOLE TRAIL AND McHENRY ROAD.
ELEV. 894.51 (PER CITY OF CRYSTAL LAKE)
MANHARD CONSULTING LTD.
ENGINEERS • SURVEYORS • PLANNERS
900 WOODLANDS PARKWAY VERNON HILLS, IL 60061
708/634-8560
ALDI FOOD STORE
CITY OF CRYSTAL LAKE
SITE DIMENSIONAL AND UTILITY PLAN
SHEET C1 OF C4
ACL 632
PENDING APPROVAL - NOT FOR CONSTRUCTION
OCT 20 2015
BY:


NOTES:
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MAYFAIR CARPETS
U.S. ROUTE 14 (VIRGINIA STREET)
EASEMENT FOR INGRESS & EGRESS DRIVEWAY EASEMENT
EX 1 STORY COLDWELL BANKER REAL ESTATE BROK BLDG 320 STATE RTE. 14 T/E 897.51
EX 2 STORY FRAME T/F 892.74
EX FRAME RESIDENCE T/F 890.53
EX 1 STORY BLOCK BLDG OCCUPIED BY EARNEST
EX 1 STORY BLOCK BLDG OCCUPIED BY EARNEST
EX 1 STORY FRAME RESIDENCE
EX BIT PAVT
EX CONC RET WALL
EX 6" CLAY SAN.
EX 10" SS
EX 12" SS
EX 15" SS
EX 18" SS
EX 21" SAN
EX 12" X 18" CMP
EX 24" SAN
EX 36" SAN
EX 8" WATER MAIN
EX 12" WATER MAIN
EX 16" WATER MAIN
EX STORM MH
EX SAN MH
EX CB
EX INLET
EX HYDRANT
EX VALVE VAULT
EX VALVE BOX
EX GAS VALVE
EX POWER POLE
EX LIGHT POLE
EX TELEPHONE PED.
EX TELEPHONE PED. W/ SIGN
EX TELEPHONE PED. W/ SIGN & LIGHT
EX TELEPHONE PED. W/ LIGHT
EX TELEPHONE PED. W/ SIGN & LIGHT
EX TELEPHONE PED. W/ SIGN & LIGHT
EX TELEPHONE PED. W/ SIGN &

EXISTING LAYOUT FOR ALDI FOOD STORE

320 W. VIRGINA STREET

CRYSTAL LAKE , ILLINOIS



FIRST FLOOR PLAN

1/4" = 1'-0"

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BY:

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ALL DIMENSIONS ARE APPROXIMATE

ISSUE DATES: DATE REVISIONS

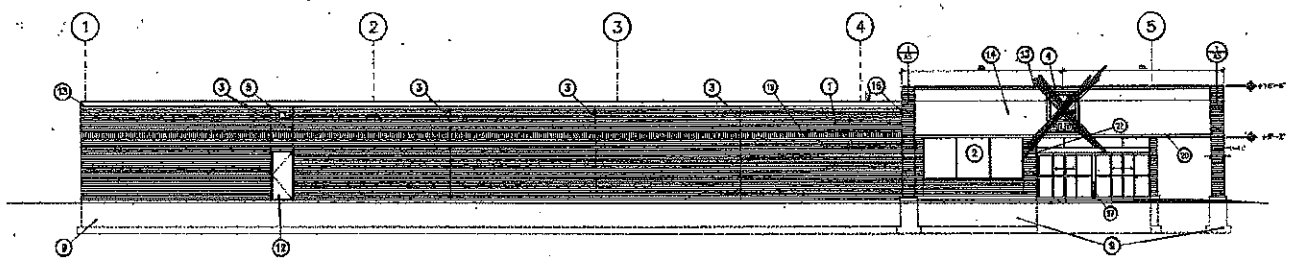
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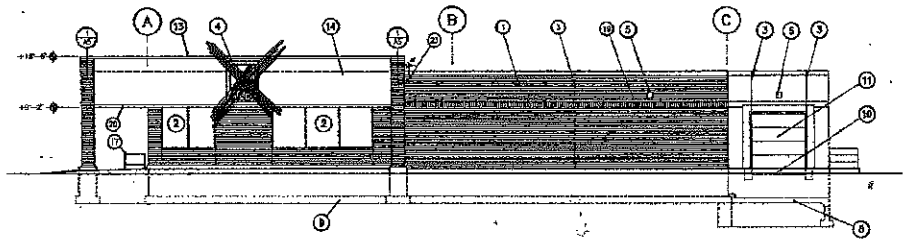
FIRST FLOOR PLAN

SHEET NO.

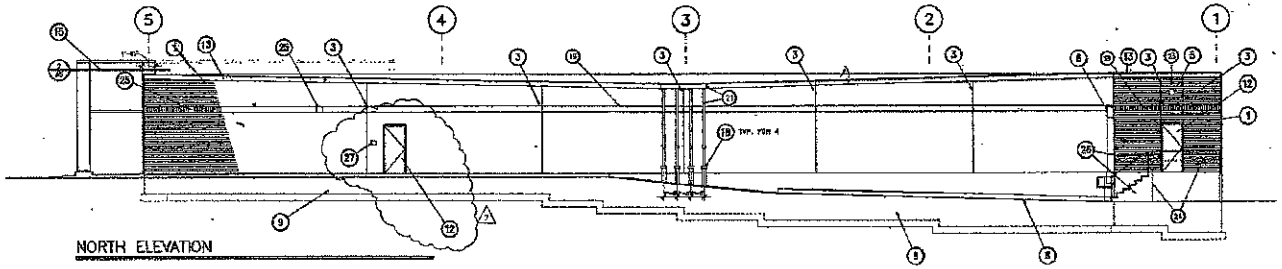


SOUTH ELEVATION

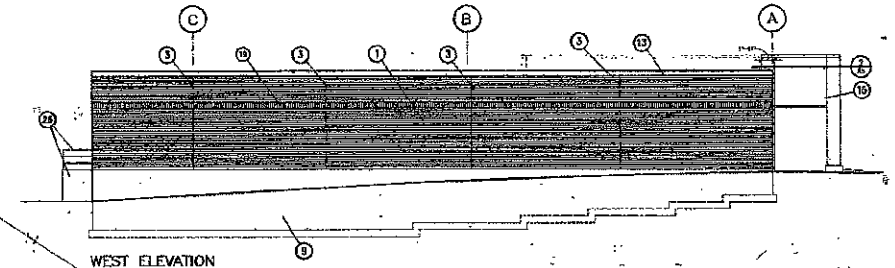
Existing Conditions



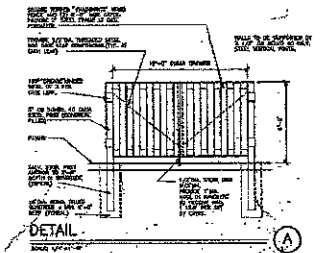
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



DETAIL

EXTERIOR ELEVATION NOTES:

1. FACE BRICK.
2. 5" SIGNAL ARCHITECTURAL ALUMINUM FINISH.
3. CONTROL JOINT — SEE DETAIL E/A-10.
4. 4'-10" x 6'-10" SIGN BAY - SIGNAGE UNDER SEPARATE PERMIT.
5. LIGHT FIXTURE - SEE ELECT. DRAWINGS. MOUNT AT +13'-0" A.F.F.
6. DOCK SEAL.
7. NOT USED.
8. OUTLINE OF CONCRETE TRUCK RAMP.
9. OUTLINE OF CONCRETE RETAINING WALL & FOOTINGS BELOW GRADE.
10. DOCK LEVEL.
11. OVERHEAD DOOR.
12. MAN DOOR AND FRAME.
13. PRECAST CONCRETE SILL.
14. HVAC SYSTEM.
15. CANOPY BEYOND.
16. CONTROL JOINT AT PARAPET IN LINE W/FACE OF CANOPY.
17. STAINED RAIL BY OWNER.
18. 8" dia. EXIT DOWNSPOUT SPACE AT ABOVE TOP/DOWN. REAR.
19. FLUSH BOULDER COURSE. BRING AT OUTSIDE CORNERS. BETTER/SOLDIER COURSE AT +8'-0".
20. 1/2" REVEAL.
21. PREFINISHED GUTTER AND DOWNSPOUT 6" x 6" DOWNSPOUTS.
22. PUSH-BUTTON DOOR BUZZER AT HEAT A.F.F. AT SINGLE DOOR, HEAT ON FACE OF ADJACENT WALL(S).
23. SIREN AT +13'-0" A.F.F.
24. 12'-6" x 10'-0" x 6'-0" H. EXTRUSIVE ENCLOSURE, FENCE CAPPED EACH SIDE PER DETAIL A/A-6.
25. CONSULT FAN WALL CAP.
26. CONCRETE STAIRS W/2'-0" H. PAINTED HANDRAIL, SEE DETAIL 19/A-6.
27. KNOX BOX LOCATION.

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