#2019-91
Discount Tire – Preliminary PUD Introduction
Project Review for Planning and Zoning Commission

Meeting Date: June 26, 2019 public introduction meeting and July 3, 2019 public hearing meeting

Request: Introduction Meeting for the Preliminary Planned Unit Development to allow the construction of a Discount Tire store.

Location: 5501 Northwest Highway

Acreage: Approximately 2.1 acres

Existing Zoning: B-2 PUD General Commercial

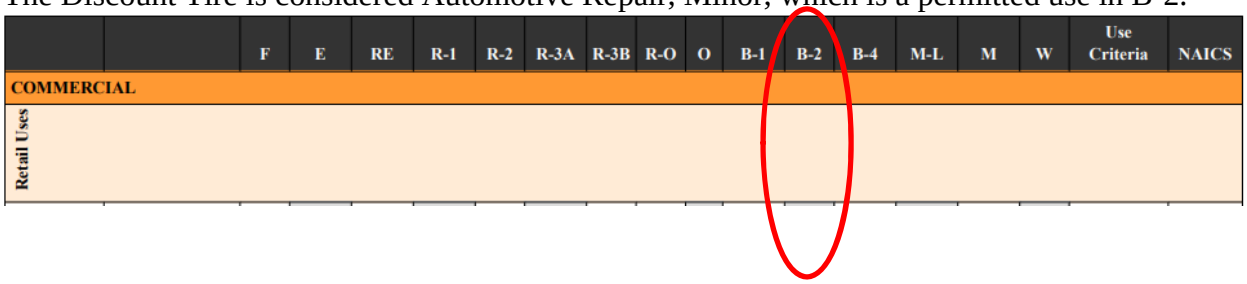
Surrounding Properties:
North: B-2 PUD General Commercial
South: M Manufacturing (Three Oaks Recreation Area)
East: B-2 PUD General Commercial
West: M-L Manufacturing Limited

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background

The petitioner would be purchasing this lot from the developer, GW Properties. The lot is approximately 125w x 298d, which would accommodate the store and parking field of 35 spaces. It would be a single-story building constructed of CMU concrete block and brick with decorative EIFS at the top.

The Discount Tire is considered Automotive Repair, Minor, which is a permitted use in B-2.



		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
COMMERCIAL																		
Retail Uses																		

Vehicle Repair and Maintenance	Automotive Repair, Minor											P	P	P	P			—
	Automotive Repair, Major[2] **[Amended 1-18-2011 by Ord. No. 6641]**											S	S	S	L		2-400C-11	—
	Automotive Oil Change and Lubrication Shops											P	P	P	P			811191

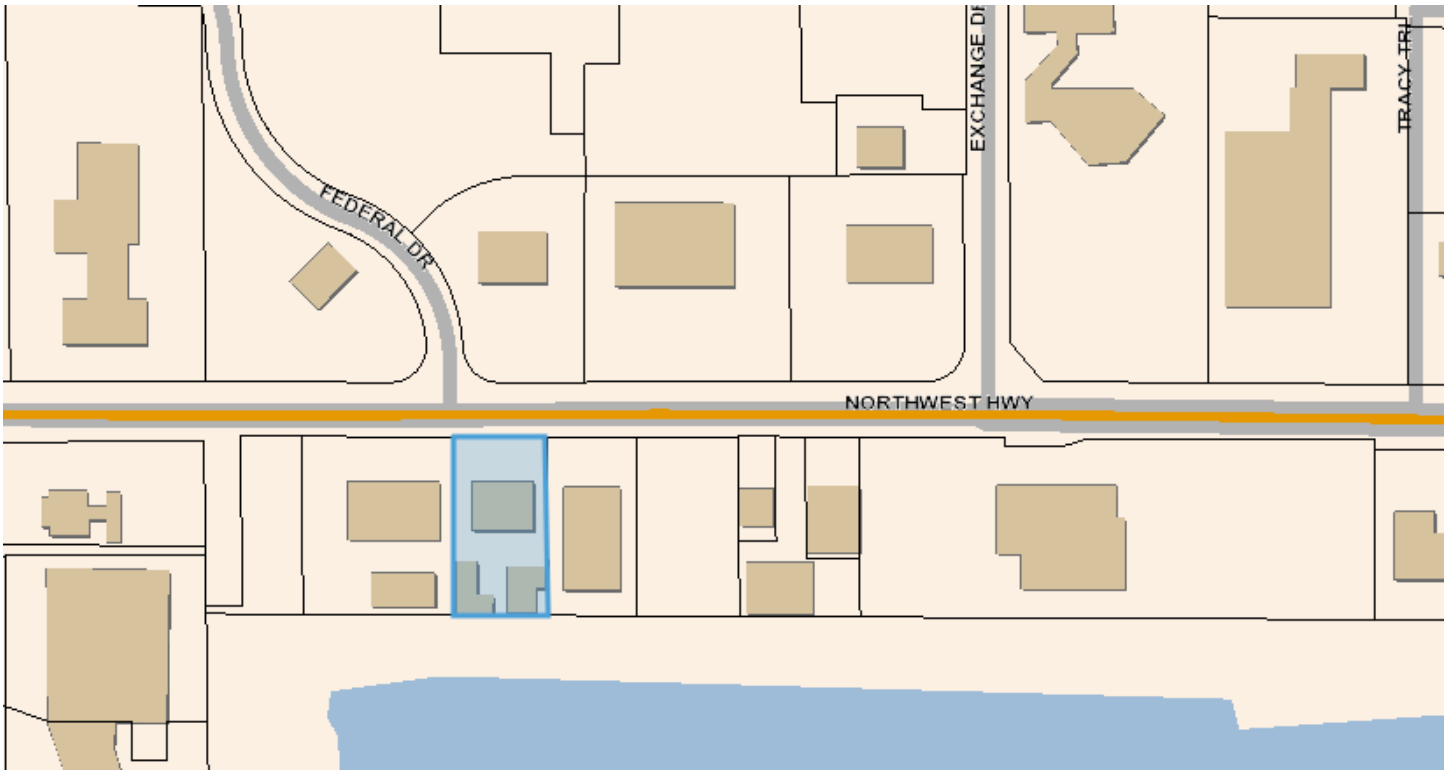
This is the introductory meeting for the request. The next steps would be the public hearing before the Planning and Zoning Commission and the public meeting before the City Council for the Preliminary PUD approval. They petitioner would then make a submittal for the Final PUD review and approval.

The site backs up to the north lake of the Three Oaks Recreation Area. An 8-foot landscape area is reserved along the south property line for a future boardwalk, which would be developed by the City.

Public Hearing

The Preliminary Planned Unit Development request will be before the Planning and Zoning Commission for a recommendation at the July 3rd meeting.

PLN-2019-00091 DISCOUNT TIRE – 5501 NORTHWEST HWY – PUD AMENDMENT





PLN-2019-00091

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Discount Tire

Action Requested

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

Petitioner Information

RA Smith, Inc - on behalf of
Name: Halle Properties, LLC
Address: 1245 East Diehl Rd - Suite # 102
Naperville, IL 60563
Phone: (847) 682-9421
Fax: N/A
E-mail: todd.mosher@rasmith.com

Owner Information (if different)

Name: GW Properties; Attn. Jon Silverberg
Address: 2211 North Elston - Site # 304
Chicago, IL 60614
Phone: (773) 741-1825
Fax: N/A
E-mail: jon@gwproperties.com

Property Information

Project Description: Demolish three existing structures and construct a new Discount Tire retail store with supporting site infrastructure - parking, utilities, landscaping and lighting.

Project Address/Location: 5501 Northwest Highway

PIN Number(s): 19-09-200-019

RECEIVED
MAY 30 2019
BY: .....

Development Team

Please include address, phone, fax and e-mail

Developer: Halle Properties, LLC - 20225 N. Scottsdale Rd. Scottsdale, AZ 85255 (480) 606-6000

Architect: Plump Engineering, Inc. - 914 E. Katella Ave. Anaheim, CA 92805 (714) 385-1835

Attorney:

Engineer: RA Smith, Inc. - 1245 East Diehl Rd. Suite #102 - Naperville, IL 60563 (847) 682-9421

Landscape Architect: RA Smith, Inc. 1245 East Diehl Rd. Suite #102 - Naperville, IL 60563 (847) 682-9421

Planner:

Surveyor: RA Smith, Inc. 1245 East Diehl Rd. Suite #102 - Naperville, IL 60563 (847) 682-9421

Other:

Signatures

Todd Mosher — May 14, 2019

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.

5/22/2019

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 PETITION OF
RA Smith Inc. for Discount Tire

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 upon the application by RA Smith, Inc, representing Halle Properties, LLC on behalf of GW Properties, for a Preliminary Planned Unit Development, relating to the property at 5501 Northwest Highway in Crystal Lake, Illinois 60014. PINs: 19-09-200-019.

This application is filed for the purpose of seeking a Preliminary Planned Unit Development Approval, which will allow variations for the development of a Discount Tire store, pursuant to Article 3, Article 4, Article 5 and Article 9. Plans to 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 July 3, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

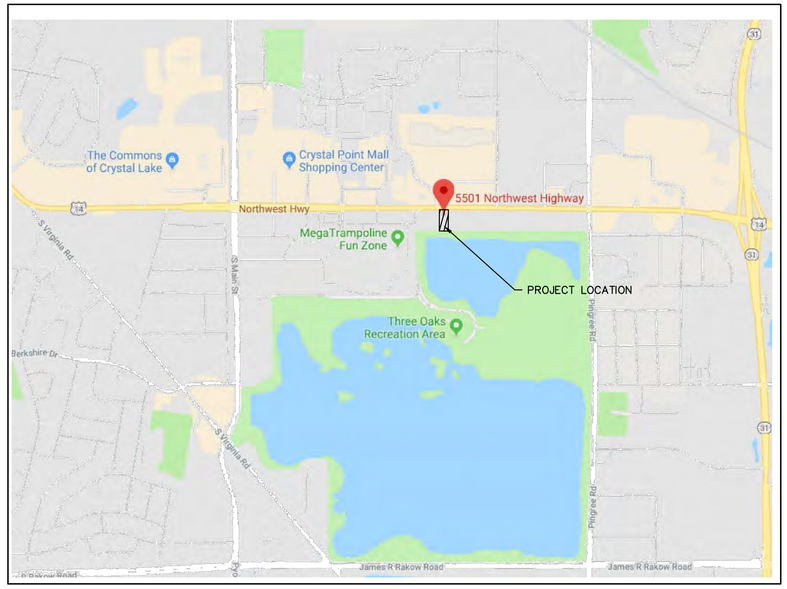
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald June 15, 2019)
1673257

DISCOUNT TIRE

5501 NORTHWEST HIGHWAY
CRYSTAL LAKE, ILLINOIS
PRELIMINARY ENGINEERING PLANS

VICINITY MAP



SHEET NO.

C000
C100
C200
C300
C400
L100

DEVELOPER/OWNER:

HALLE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
PH.: (480) 606-6000
FAX: (480) 606-4370

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

UTILITY CONTACTS / CITY OF CRYSTAL LAKE DEPARTMENT CONTACTS:

ENGINEERING:
CITY OF CRYSTAL LAKE
ABIGAIL WILGREEN, P.E.
CITY ENGINEER
100 WEST WOODSTOCK STREET,
CRYSTAL LAKE, IL 60014
PH: (815) 356-3605
EMAIL: awilgreen@crystallake.org

PLANNER:
CITY OF CRYSTAL LAKE
PLANNING & ECONOMIC DEVELOPMENT
ELIZABETH MAXWELL
CITY PLANNER
100 WEST WOODSTOCK STREET,
CRYSTAL LAKE, IL 60014
PH: (815) 356-3738
EMAIL: emaxwell@crystallake.org

811 Know what's **below.** **Call** before you dig.

PLAN DAT

REVISION	ISSUE DATE	IS

N:\3190160\Dwg\Sheets\3190160-TS01.dwg, C000 TITLE SHEET, 5/22/2019 10:54:06 AM, awc

U.S. ROUTE 14

NORTHWEST HIGHWAY

VARIABLE WIDTH PUBLIC R.O.W.

N

GRAPHIC SCALE

10 0 10 20 40

(IN FEET)

RIM 909.71
21"W. 904.4
21"E. 904.3
BOTTOM 900.2

RIM 909.88
12"SE. 906.1

RIM 910.21
21"W. 905.1
21"E. 905.2
12"NW. UNOBTAINABLE
BOTTOM 904.3

RIM 911.26
12"SE. 909.06
21"E&W. 906.1
BOTTOM 901.3

S89°29'54"E 124.65'

STARTING BM. NW BONNET BOLT
ON HYDRANT, ELEV= 913.66

10' PUBLIC UTILITY EASEMENT PER PAULY SU

X-BASE ONLY

35' SANITARY SEWER & WATERMAIN EASEMENT PER PAULY SU

40' CROSS ACCESS EASEMENT PER PAULY SUBDIVISION (19)

80' BUILDING SETBACK PER PAULY SUBDIVISION (23)

SIGN

ASPHALT

RIM 910.49
E&W. 896.10

RIM 910.35
12"W. 907.78
12"E. 907.82

RIM 912.75
NW&SE. 906.13
ESE. 906.4

RIM 910.91
12"E. 907.31
BOTTOM 899.1

RIM 910.87
12"W. 907.69
12"SE. 907.7
BOTTOM 899.5

DRIP LINE

76.46'

77.14'

91.34'

80.0'

40.01'

35.10'

20' INGRESS-EGRESS EASEMENT DOC 2004R0052681

9 10" TILE

CONCRETE

29.47'

31.11'

98.3'

OVERHANG

BUILDING HT. 19.1'

RIM 911.53
12"NW. 908.99

RIM 913.92
NW&SE. 909.39

90.3'

23.4'

10.0'

1 STORY
STUCCO BUILDING

#5501
1 STORY
BRICK, STONE &
METAL BUILDING

GRAVEL

80.0'

S00°30'42"W 297.39'

N00°30'42"E 296.67'

30.45'

CONC

98.3'

CONC WALL

29.91'

31.74'

RIM 913.61
N&S. 909.9
SW. 909.96

#5417
1 STORY
BLOCK, STONE &
GLASS BUILDING

143.7'

140.2'

AREA
37,026 sq.ft.
0.8500 acres

TIMBER WALL

DRIP LINE

BUILDING HT. 18.8'

34.1'

29.32'

1 STORY METAL BUILDING

56.1'

SILL 912.62

SILL 912.78

SILL 912.78

SILL 912.75

SILL 913.41

60.1'

32.1'

72.1'

8.1'

1 STORY METAL BUILDING

1 STORY METAL BUILDING

CONC

18.7'

48.8'

28.37'

30.1'

BUILDING HT. 15.5'

8" TWIN

64.0'

52.0'

40.0'

92.0'

8.14'

8.17'

42.64'

PERMANENT DRAINAGE EASEMENT DOC 2010R0016687

RIM 913.21
18"E. 910.66

18"S. UNK

20' CROSS ACCESS EASEMENT PER PAULY SUBDIVISION (19)

20' BUILDING SETBACK PER PAULY SUBDIVISION (23)

20.0'

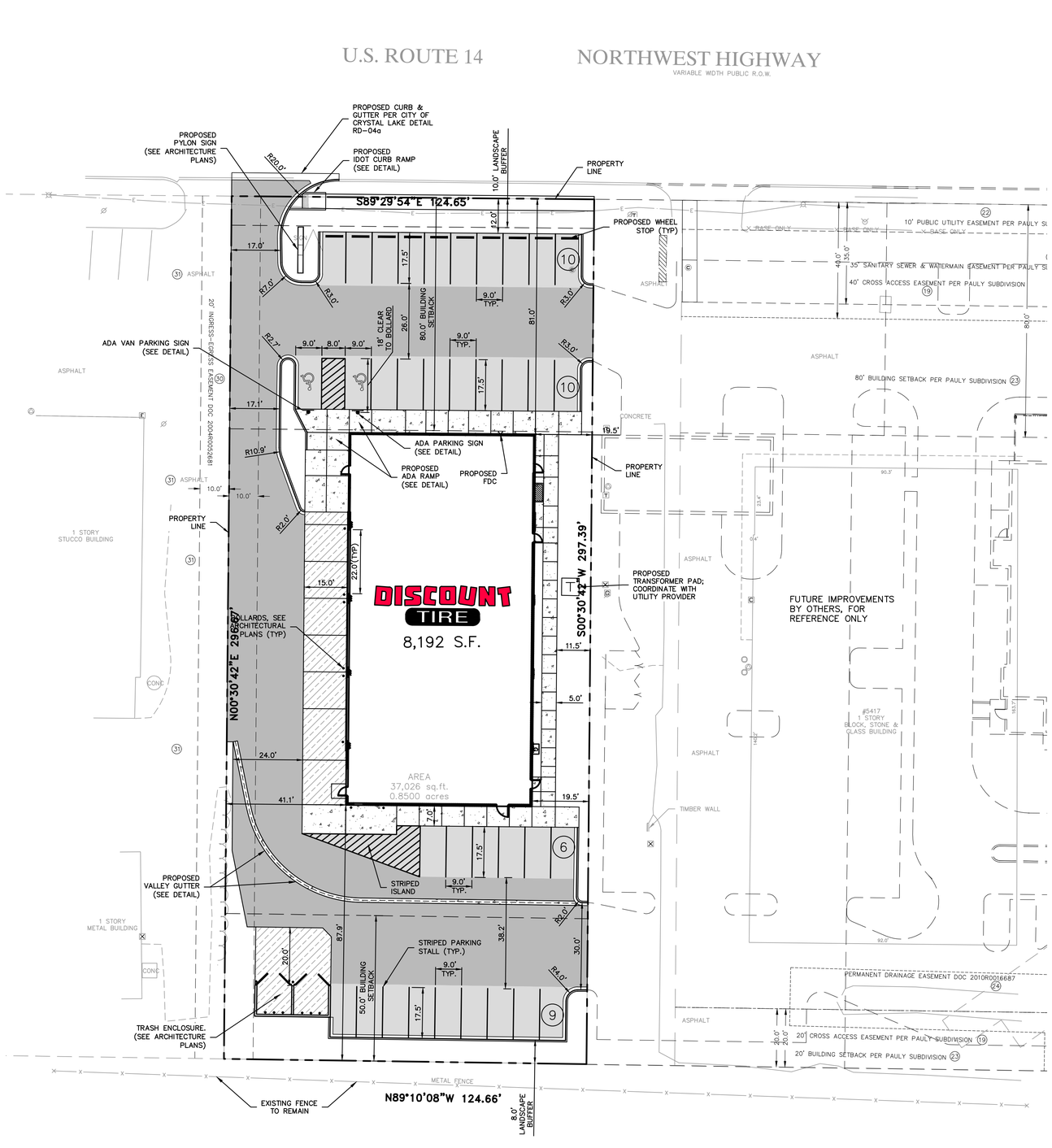
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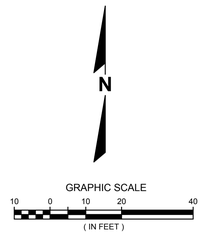
METAL FENCE

N89°10'08"W 124.66'

910 911 912 913 914 915 916

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LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- (10) STALL PARKING COUNT
- PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN)

PARKING CALCULATIONS

	PROPOSED	REQUIRED
STANDARD SPACES	33	39 (1 PER 300 S.F. + 15 EMPLOYEES)
ACCESSIBLE SPACES	2	2
TOTAL PARKING SPACES	35	41

SITE STATISTICS

	SQFT	AC	COVERAGE
PARCEL AREA	37,026	0.85	
EXISTING BUILDING AREA	14,204	0.33	38.4%
EXISTING PERVIOUS AREA	4,490	0.10	12.1%
EXISTING IMPERVIOUS AREA	32,536	0.75	87.9%
PROPOSED BUILDING AREA	8,192	0.19	22.1%
PROPOSED PERVIOUS	4,785	0.11	12.9%
PROPOSED IMPERVIOUS	32,241	0.74	87.1%

FAR: 0.221

GENERAL NOTES:

1. WHERE NOTED "SEE DETAIL" ON THIS PLAN, DETAILS WILL BE PROVIDED UPON FUTURE SUBMITTAL OF FINAL ENGINEERING PLANS.
2. EXISTING TOPOGRAPHY OBTAINED BY raSmith., DATED 04/25/2019.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF CRYSTAL LAKE EROSION CONTROL ORDINANCE AND STATE OF ILLINOIS TECHNICAL STANDARDS.
5. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
6. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
7. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL WORK IN THE PUBLIC ROW SHALL BE PREFORMED BY A CITY-LICENSED CONTRACTOR.
9. THE CONTRACTOR SHALL REPLACE ALL SIDEWALK PAVEMENT AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION.

811 Know what's below. Call before you dig.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF CRYSTAL LAKE EROSION CONTROL ORDINANCE, THE ILLINOIS EPA STORMWATER GENERAL PERMIT AND POST CONSTRUCTION TECHNICAL STANDARDS, THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

DISCOUNT TIRE - ILC 11882
CRYSTAL LAKE, ILLINOIS

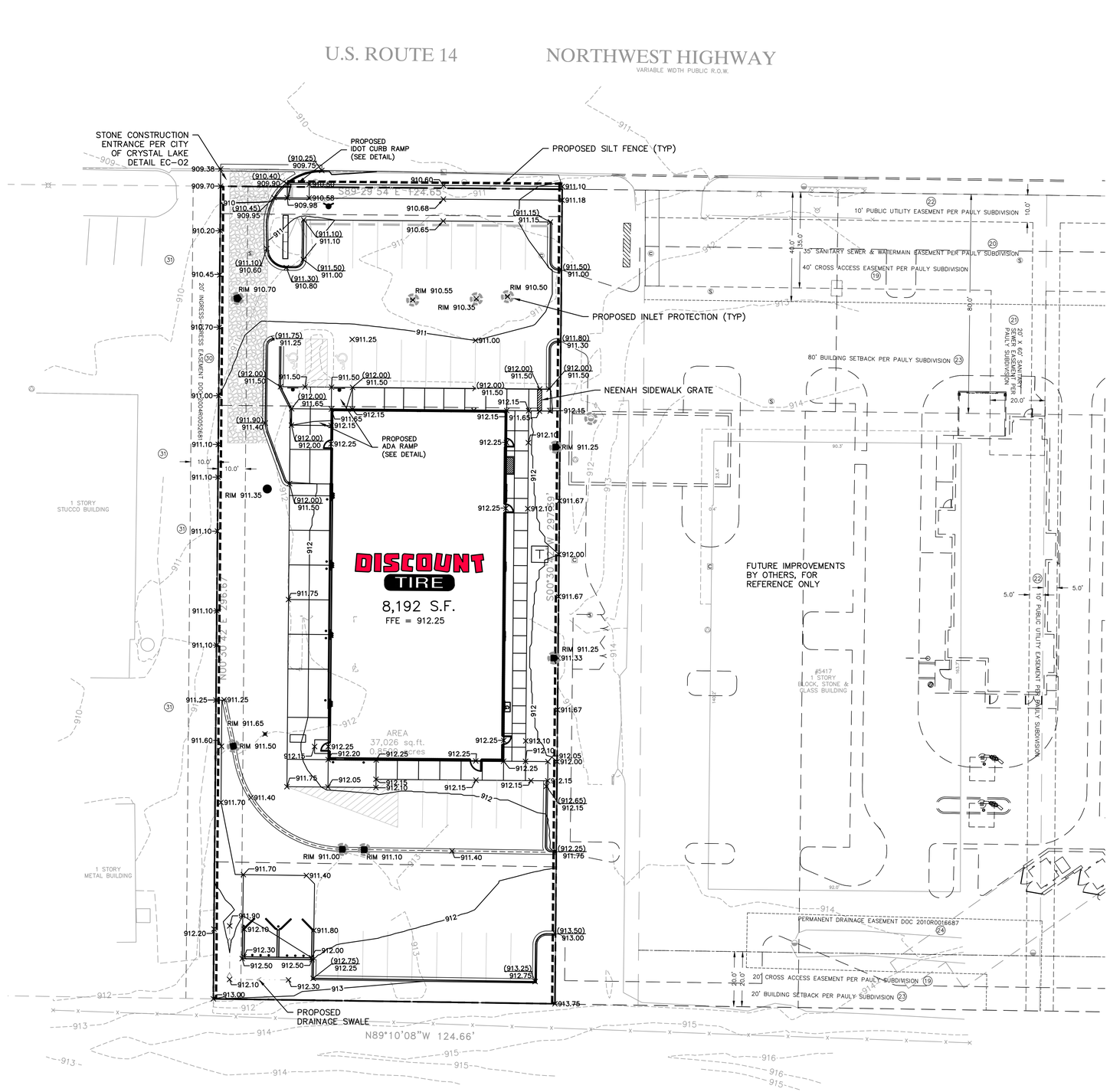
DIMENSIONED SITE PLAN

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R.A. Smith, Inc.

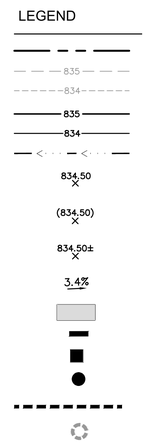
DATE: 05/22/2019
SCALE: 1" = 20'
JOB NO. 3190160
PROJECT MANAGER: TODD MOSHER
DESIGNED BY: AWC
CHECKED BY: AJS

SHEET NUMBER
C200

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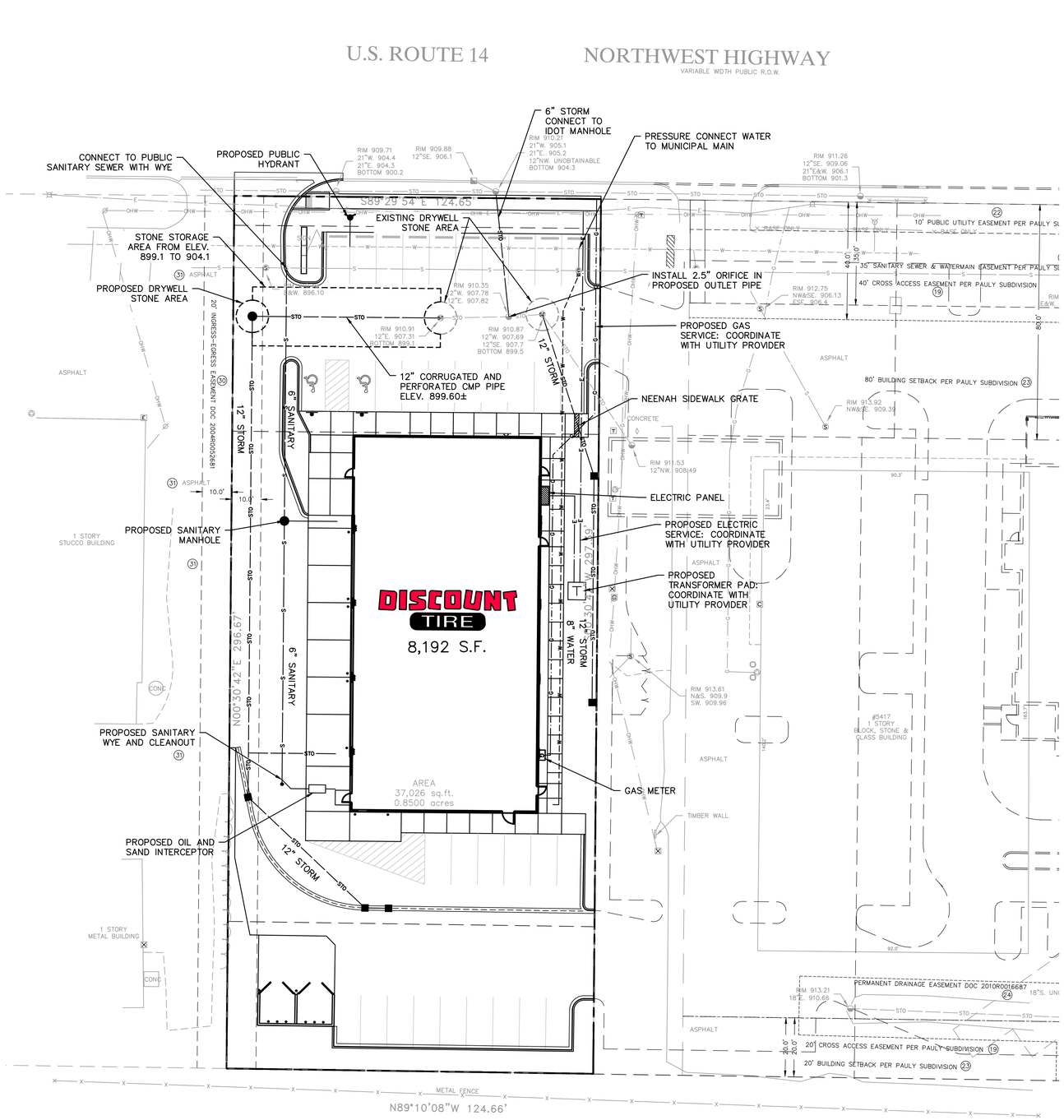


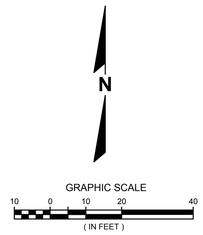


GENERAL GRADING NOTES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTE LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOM
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE TH EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOF CONTROL FACILITIES ONCE THE THREAT OF EROSION H AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILIT ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH S MATERIAL AS NECESSARY TO COMPLETE THE PROJECT
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBIN I EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EARTHWORK BALANCE, GRADING THE PROPOSED BUILD COMPACTION OF THE PAVEMENT SUBGRADE, AND PLA
6. NO FILL SHALL BE PLACED ON A WET, FROZEN, OR S AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEF
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AN GEOTECHNICAL REPORT.
8. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTIOI LATERAL OR POINT OF CONNECTION AND VERIFY THE
9. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS
10. ALL STAIRS, RAILS & RETAINING WALLS SHOWN ON TH REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DE ON THE TYPE OF STAIR OR WALL. FOR ALL CONCRETE RESPONSIBLE FOR THE INSTALLATION PER MANUFACTU REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN T GEOTECHNICAL ENGINEER, AND SUPPLIER. FOR ALL NA INSTALLATION USING ALL NECESSARY MEANS TO INSUI STABILITY. R.A. SMITH, INC. ASSUMES NO RESPONSIBIL STABILITY OF THE STAIRS, RAILINGS OR RETAINING WA

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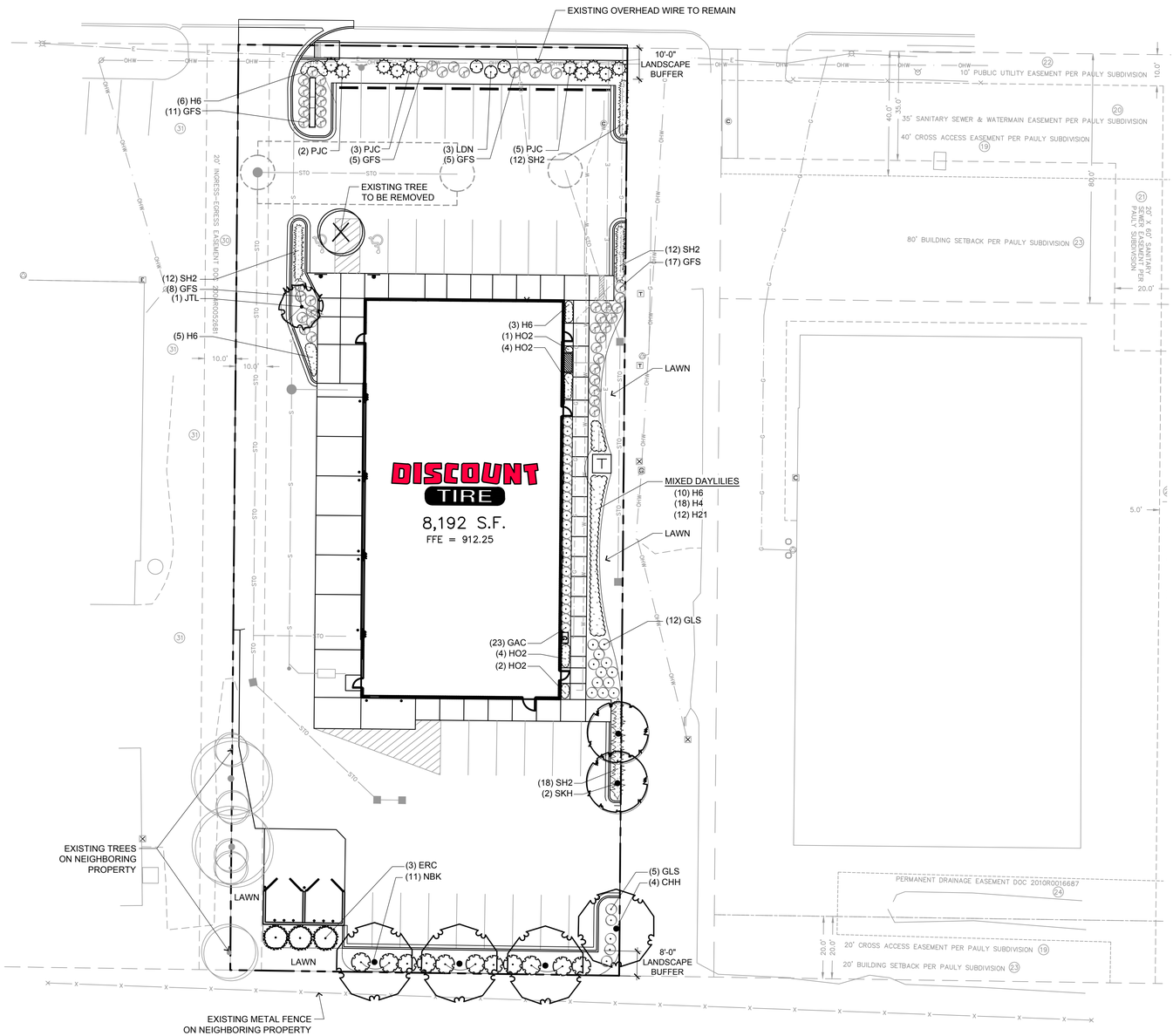


LEGEND

GENERAL NOT

1. BEFORE PROCEEDIN CONTRACTOR SHALL POINT OF CONNECT ELEVATION OF ALL
2. CONTRACTOR TO M. WATER LATERAL OF PROVIDE INSULATIO AND SEWER CROSSI LESS THAN 2.0'.
3. WATER SERVICE AN CONFORM TO THE AND SEWER CONSTI
4. PROVIDE GRANULAR PAVED AREAS. PRO OUTSIDE OF PAVED
5. ALL WATER SERVICE MEGALUGS.

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PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CHH	4	Chicagoland Hackberry	Celtis occidentalis `Chicagoland`	2 1/2" CAL	B&B	
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
ERC	3	Eastern Red Cedar	Juniperus virginiana	6` HT	B&B	
JTL	1	Ivory Silk Japanese Tree Lilac	Syringa reticulata `Ivory Silk`	2 1/2" CAL	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NBK	11	Ninebark	Physocarpus opulifolius	3` HT	CONT.	
LDN	3	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
GLS	17	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	15" HT	CONT.	
GAC	23	Green Mound Alpine Currant	Ribes alpinum `Green Mound`	18" HT	CONT.	
GFS	46	Goldflame Spirea	Spiraea x bumalda `Goldflame`	18"SPD	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	10	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SH2	54	Tara Prairie Dropseed	Sporobolus heterolepis `Tara`	1 GAL	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
H4	18	Happy Returns Daylily	Hemerocallis x `Happy Returns`	4 1/2"	POT	18" Spacing
H6	24	Little Business Daylily	Hemerocallis x `Little Business`	4 1/2"	POT	24" Spacing
H21	12	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4 1/2"	POT	18" Spacing
HO2	11	Gold Standard Hosta	Hosta fortunei `Gold Standard`	4 1/2"	POT	24" Spacing

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SYMBOL KEY

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

CITY OF CRYSTAL LAKE LANDSCAPE CALCULATIONS

SECTION 4-300 TREE PRESERVATION

- TREE TO BE REMOVED IS 10" HONEY LOCUST TREE SPECIES TYPE "A"
  PERCENTAGE OF DBH TO BE REPLACED 50%
  EXISTING 10" CAL. LOCUST TREE TO BE REMOVED AND REPLACED WITH (2) 2-1/2" CAL. HACKBERRY TREES

SECTION 4-400 LANDSCAPING AND SCREENING STANDARDS

- GENERAL LANDSCAPING REQUIREMENTS
  MISCELLANEOUS PLACEMENT STANDARDS: PARKWAY TREES SHALL BE 30' FROM OVERHEAD POWER LINES
- SITE LANDSCAPING : PARKING BETWEEN 10 AND 200 SPACES
  INTERIOR LANDSCAPE
  FOR EVERY 10 PARKING SPACES 1 CANOPY OR ORNAMENTAL TREE AND 5 SHRUBS AT ENDS OF PARKING ROW

  35 PARKING SPACES PROPOSED
  REQUIRED: 4 TREES AND 20 SHRUBS
  PROVIDED: 4 TREES AND 23 SHRUBS
  NOTE: PROPOSED UTILITIES LIMIT PLACEMENT OF REQUIRED TREES

  PERIMETER LANDSCAPE FOR PARKING LOTS ABUTTING ROW
  15' WIDTH VISUAL SCREEN (10' VISUAL SCREEN PROVIDED, VARIANCE REQUESTED)
  ONE TREE AND 10 SHRUBS (3'HT) FOR EVERY 40 LF

  90 LF FRONTAGE PARKING
  REQUIRED: 3 TREES AND 23 SHRUBS
  PROVIDED: 0 TREES *(OVERHEAD WIRES LIMIT TREE PLACEMENT)* AND 23 SHRUBS

  PERIMETER LANDSCAPE FOR PARKING NOT ABUTTING ROW
  CONTINUOUS VISUAL SCREEN 8' WIDE, 1 TREE AND 5 SHRUBS (3'HT) EVERY 40LF

  82 LF REAR PARKING
  REQUIRED: 3 TREES AND 11 SHRUBS
  PROVIDED: 3 TREES AND 11 SHRUBS
- FOUNDATION LANDSCAPING
  LANDSCAPE AREA PROVIDED ALONG EAST FOUNDATION. ADDITIONAL PLANTINGS HAVE BEEN ADDED EAST OF THE BUILDING IN SUBSTITUTION FOR PAVED AREAS ADJACENT TO THE BUILDING FOUNDATION.
- GENERAL BUFFERING REQUIREMENTS
  NO BUFFER REQUIRED, ADJOINING PROPERTIES ARE SAME ZONING DISTRICTS
- SIGNAGE REQUIRES LANDSCAPE
  LANDSCAPE PROVIDED AT BASE OF SIGN

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

DISCOUNT TIRE - ILC 11882
CRYSTAL LAKE, ILLINOIS

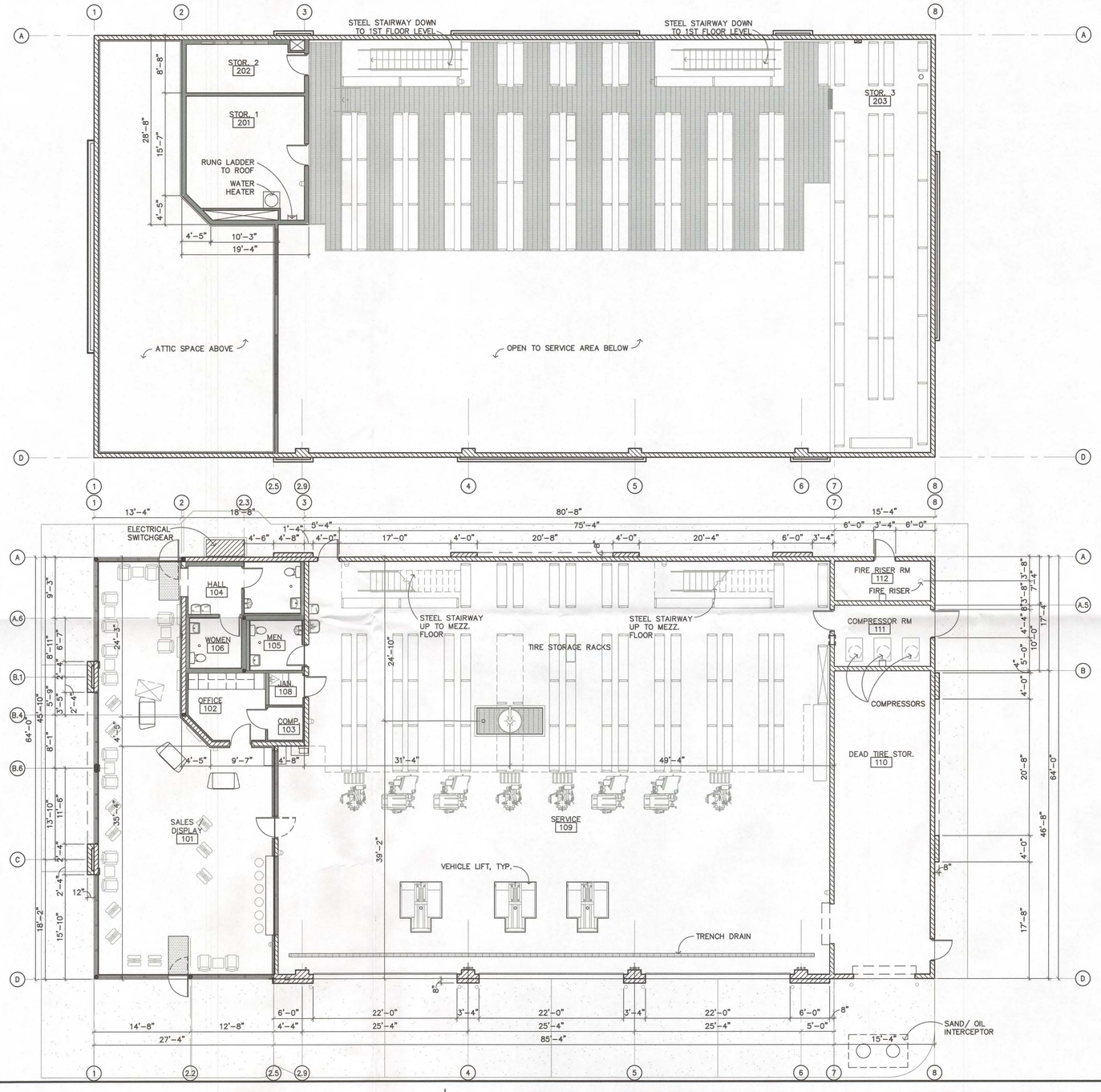
LANDSCAPE PLAN

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R.A. Smith, Inc.

DATE: 05/22/2019
SCALE: 1" = 20'
JOB NO. 3190160
PROJECT MANAGER: TODD MOSHER
DESIGNED BY: NJW/ALS
CHECKED BY: LH

SHEET NUMBER
L100

N:\3190160\Dwg\Sheets\3190160-LSP01.dwg, LANDSCAPE PLAN, 5/22/2019 12:12:32 PM, njp



Building Area Breakdown

GROUND FLOOR AREA

'M' OCCUPANCY:	
SALES / DISPLAY	1,295.46 S.F.
OFFICE	113.33 S.F.
COMPUTER	26.68 S.F.
HALL	62.68 S.F.
MEN	65.86 S.F.
WOMEN	59.12 S.F.
EMPLOYEE	59.12 S.F.
JANITOR ROOM:	25.40 S.F.
'S-1' OCCUPANCY:	
SERVICE	5128.06 S.F.
RECYCLE TIRE	674.72 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
(NET AREA/USABLE)	7,735.54 S.F.

TOTAL GROUND FLOOR AREA: 8,192 S.F.(BLDG. FOOTPRINT)

MEZZANINE LEVEL AREA:

'S-1' OCCUPANCY:	
STORAGE # 1:	320.14 S.F.
STORAGE # 2:	131.32 S.F.
STORAGE # 3:	908.86 S.F.
WALKING GRATE:	1372.83 S.F.
(NET AREA/USABLE)	2,733.17 S.F.

NORTH

CONCEPTUAL MEZZ. FLOOR PLAN

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

NORTH

CONCEPTUAL 1ST FLOOR PLAN

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

ALT - 1L

REV:
DATE: 05.21.19
JOB # A.1904091

DISCOUNT TIRE

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CONCEPTUAL FLOOR PLANS

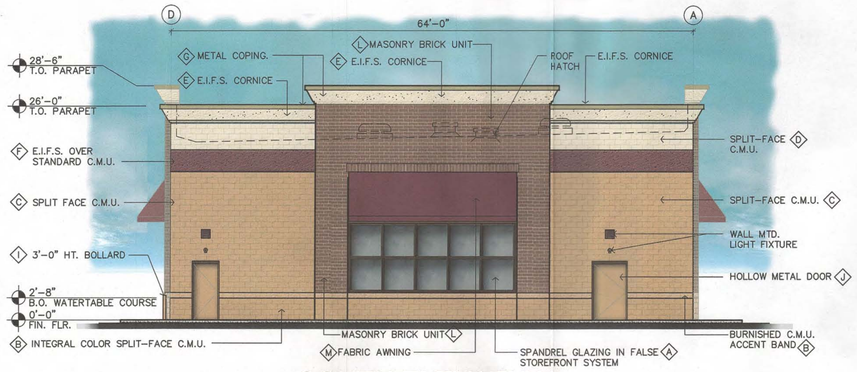
5417 NW HWY
CRYSTAL LAKE, IL 60014

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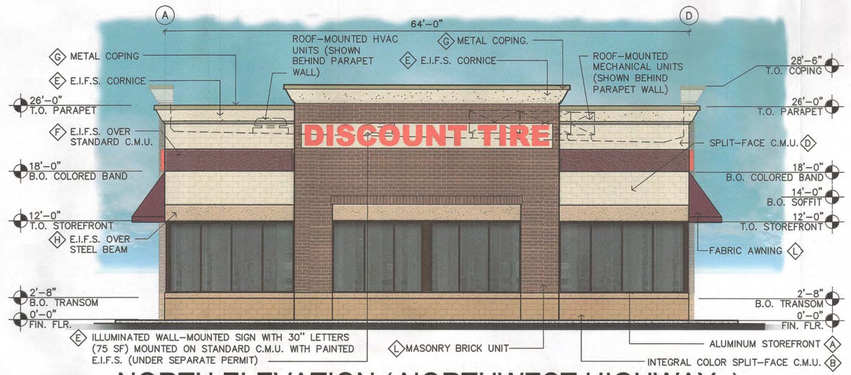
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RECEIVED
MAY 30 2019
BY:



SOUTH ELEVATION

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

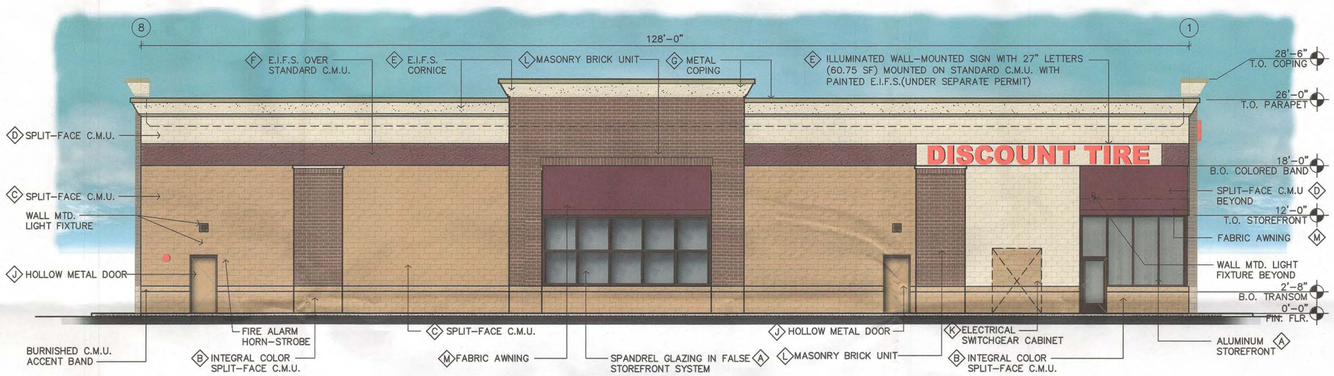


NORTH ELEVATION (NORTHWEST HIGHWAY)

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

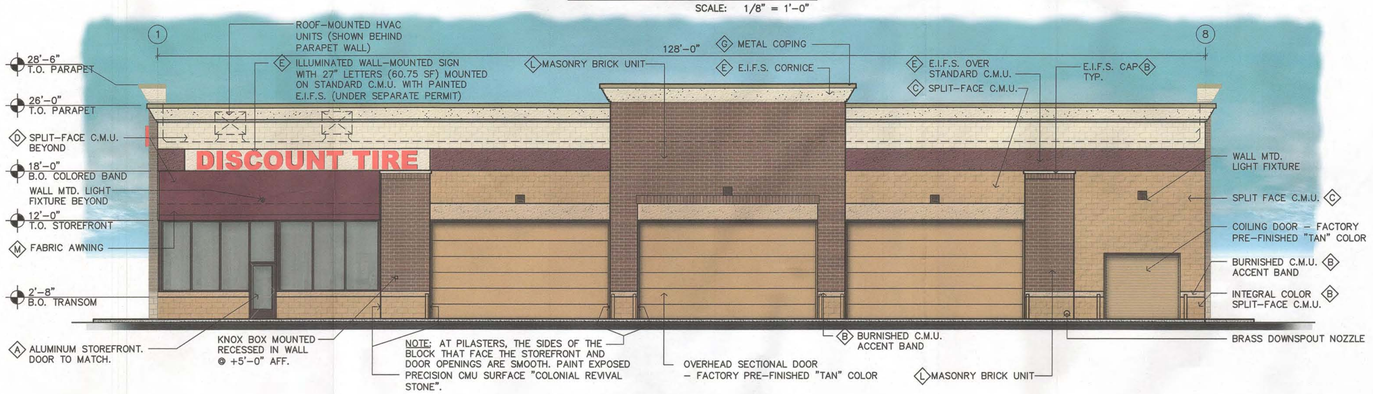
FINISH LEGEND

- A MANUFACTURER'S STANDARD COLOR TO MATCH "ANODIZED DARK BRONZE"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
- C GRAY SPLIT-FACE CMU – PAINTED SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
- D GRAY SPLIT-FACE CMU– PAINT SHERWIN WILLIAMS SW#6119 "ANTIQUE WHITE"
- E E.I.F.S. – PAINTED TO MATCH SHERWIN WILLIAMS SW#6119 "ANTIQUE WHITE"
- F E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G METAL COPING – FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H STEEL/ E.I.F.S. – PAINTED TO MATCH SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
- I STEEL BOLLARDS – PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- J HOLLOW METAL DOORS – PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- K ELECTRICAL SWITCHGEAR CABINET – PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- L MASONRY BRICK UNIT (STRUCTURAL/FACE BRICK) –BY QUIKBRICK" 4"HIGH UNITS "RICHFIELD" WITH STD GRAY GROUT COLOR
- M FABRIC AWNING IN STEEL FRAMES – BY SUNBRELLA COLOR: "BURGUNDY"



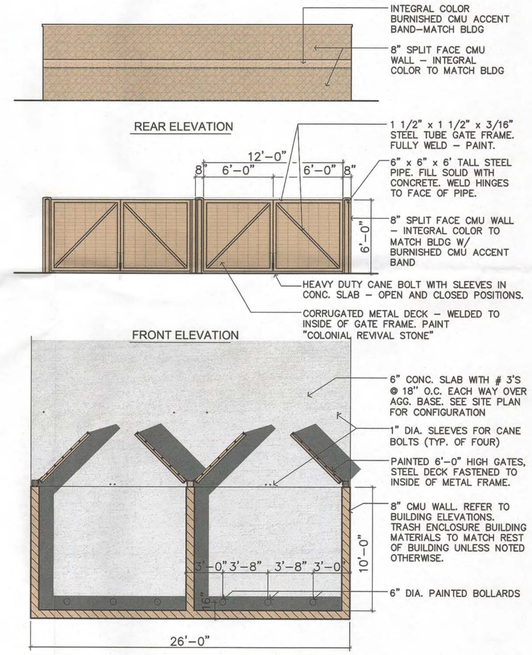
EAST ELEVATION

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



WEST ELEVATION

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



TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

REV:

DATE: 05.22.19

JOB # A.1904091

ALT - 1L

DISCOUNT TIRE

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CONCEPTUAL COLORED ELEVATIONS

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A.3