#2019-160
Bohl Farm Final PUD Amendment – Five Below Outlot
Project Review for Planning and Zoning Commission

Meeting Date: October 16, 2019

Request: Final Planned Unit Development Amendment to allow exterior changes to the building façade and signage including an additional variation for increased wall signage.

Location: 5500 Northwest Highway

Acreage: Approximately 2.7 acres and 24,611 square foot tenant space

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: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Bohl Farm Marketplace received Final Planned Unit Development approval in 1998. Throughout the years there have been several amendments to the shopping center, this outlot was originally Pier One.
- Most recently, the space was occupied by Five Below, which moved into the former in-line Dress Barn space.
- The current request is to modify the building to accommodate two restaurant uses, one with a drive-through.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

Building Elevations:

- Changes to the façade include removal of the three "Five Below" raised parapets to create one large raised parapet along the front façade for the three new tenants.
- The front façade would be altered with three large class storefronts with flanking columns dividing each tenant space. **Staff has added a condition to install a knee wall along the glass facades**.
- Each tenant would have a storefront awning. Freddy's is proposing three red and white striped awnings, one over the main storefront, one over the drive through pick up window and one over the rear door. McAlisters would have a green awning over the main storefront.
- The changes to the exterior façade reflect both a synergy with the main Bohl Farm center and represent the corporate architecture of the tenants.

Site:

- Modification to the site include adding a drive through lane around the building, reorganization of the parking areas, relocation of the dumpster enclosure and the addition of patio seating.
- A drive through lane is being added around the building with the stacking for the menu board behind the building on the north side, which wraps around to the west side for the pick-up window.
- The parking from the west side of the site is being moved to the east side where a landscape area is being removed to add 16 new parking spaces.
- A new masonry trash enclosure would be located at the northwest corner of the site near the rear doors for easy access for the restaurants.
- Two new patio areas, one in front of each proposed restaurant tenant, are added adjacent to the parking lot.

Landscape:

- To accommodate the new drive through lane and parking reconfiguration, trees are being removed.
- New trees are being planted in the landscape islands, behind the building, adjacent to the drive through and adjacent to the eastern parking row.
- The planting strip adjacent to the eastern parking row takes the place of the landscape island typically required in this row, so no variation is needed.

Signage:

- The UDO allows inline tenants 50 square feet of signage, with corner tenants having 75 square feet.
- Freddy's is proposing two signs; the main front sign is 60 square feet (50 square feet for the text and 10 square feet for the cone logo) and a sign on the west façade also of 50 square feet. This exceeds their allowable signage by 35 square feet.
- McAlisters is proposing two signs at 50 square feet each on the front façade and east side façade.
- A new free-standing monument sign is proposed at 6 feet high and 80 square feet. The outlot tenants like Barnes & Noble, Five Below and the other multi-tenant outlot building do not have individual monument signs along the street, nor were they on the multi-tenant signs.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the exterior façade, site and signage. 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. The proposed amendment enhances the character of the center and allows for a new and unique design for these tenants.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variation from the UDO:

A) Article 4-1000 Signs, to permit wall signage at 110 square feet for Freddy's and 100 square feet for McAlisters.
B) Article 4-1000 Signs, Free standing sign, to add a third free-standing monument sign to the development.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are 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 Lane 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.

Economic Development – Grow the City's Tax Base
Goal: Establish economic development practices that recruit new businesses and retain existing businesses and allow for the ease to redevelop vacant centers.

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 (IRC Retail Centers, received 09/23/19)
   B. Narrative (PFDA Architects, dated 09/20/19, received 09/23/19)
   C. Elevation, sheet A2 (PFDA Architects, dated 09/20/19, received 09/23/19)
   D. Signs ([Freddy's – Tri City, dated 09/16/19, received 09/23/19], [McAlisters – IRC, undated, received 09/23/19], [Free-Standing monument – Olympic Signs, dated 09/18/19, received 09/23/19])
   E. Floor Plan, sheet A1 (PFDA Architects, dated 09/20/19, received 09/23/19)
   F. Landscape Plan (Mackie Consultants, dated 09/23/19, received 09/23/19)
   G. Site Plan (PFDA Architects, dated 09/20/19, received 09/23/19)

2. The overall planned unit development approval and all subsequent amendments are still in effect unless modified by this ordinance.

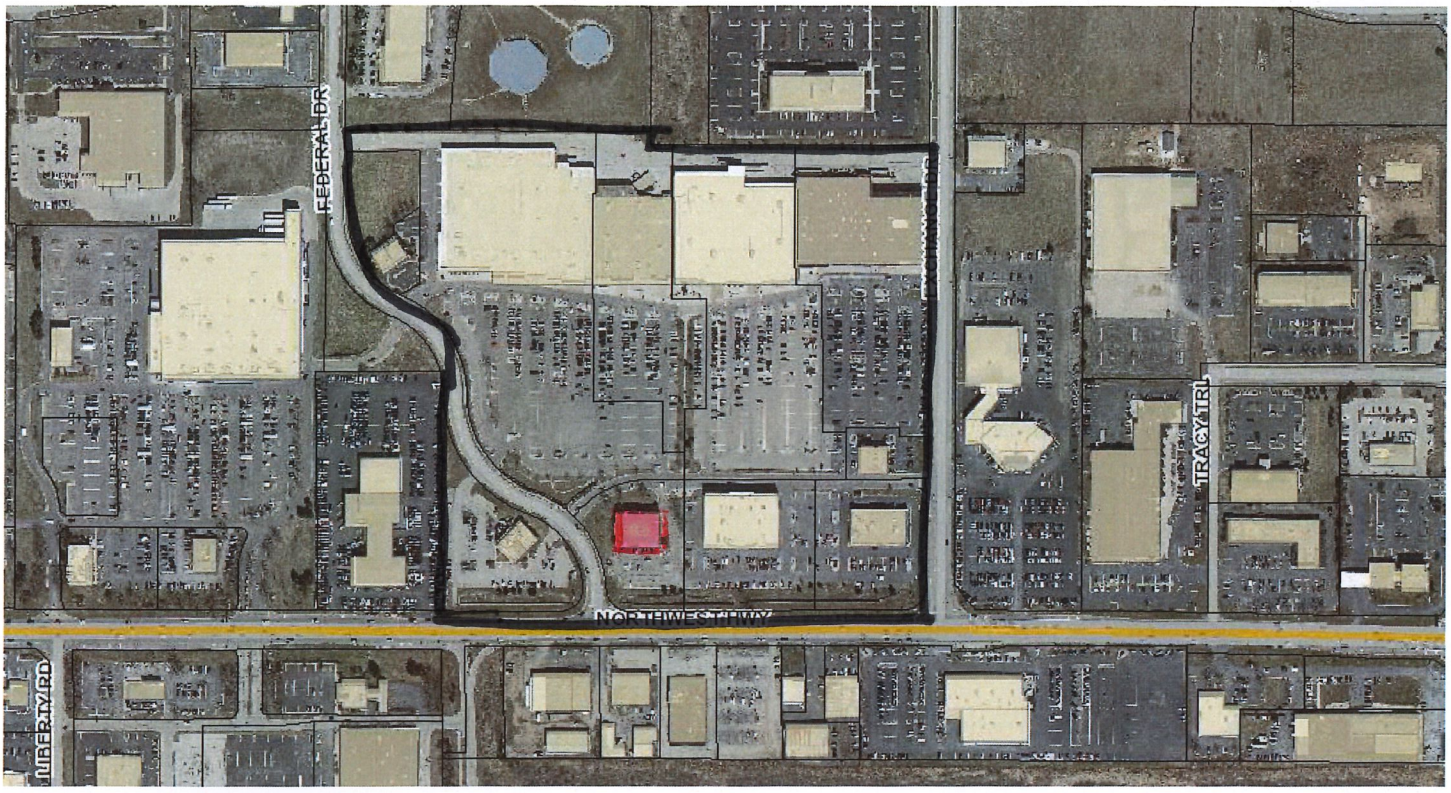
3. Architectural Elevations
   A. Add in the knee wall across the front of the glass façade except at door locations.
   B. For the front elevated entrance feature, provide a return of at least 3 feet, to eliminate the "Texas town" style element.
   C. Provide awnings on the rear elevation over the two other tenant spaces.

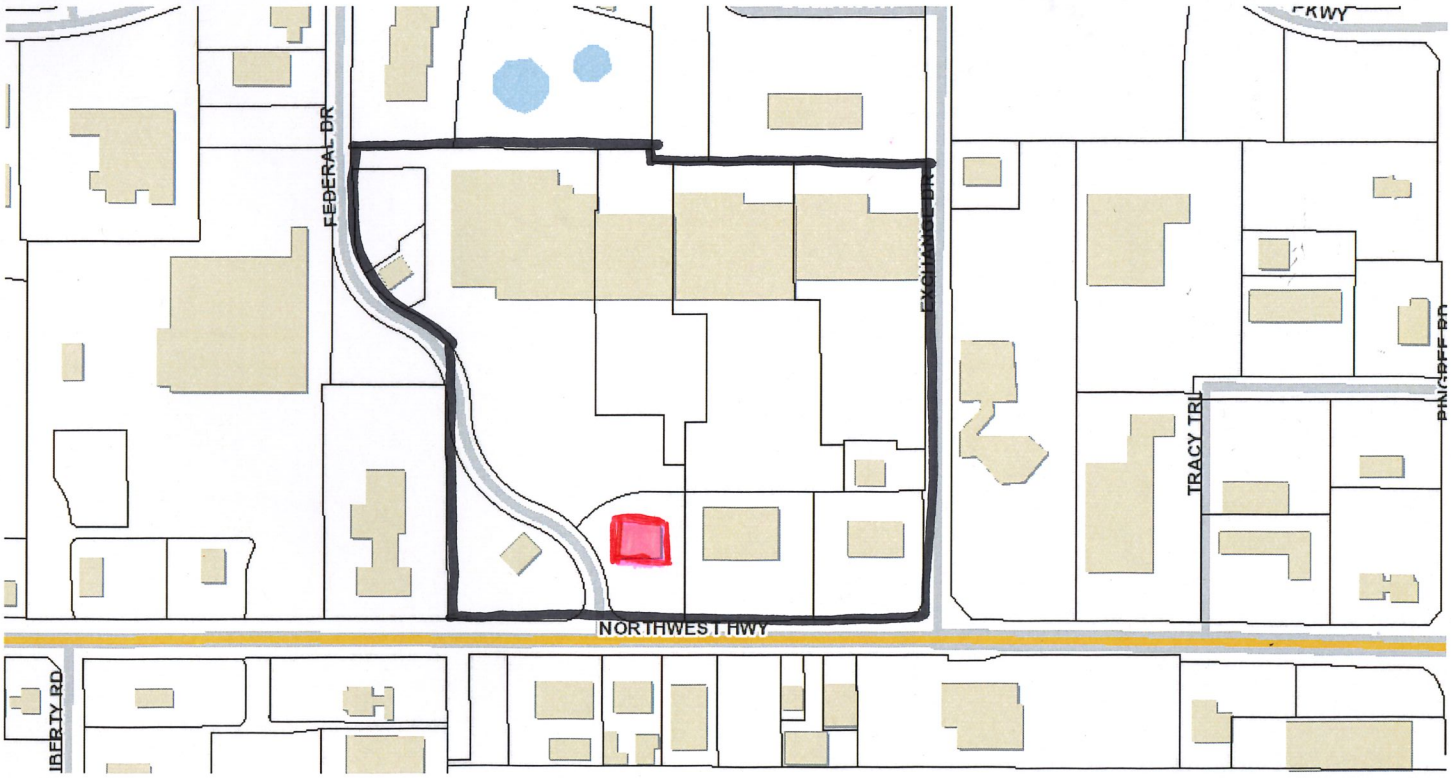
4. Landscape Plan
   A. Provide landscape material, to be reviewed and approved by staff, for the east elevation, to break up the blank façade.

5. Provide a cornice top element on the proposed monument sign, to match the other freestanding signage in the development.

6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PLN-2019-00160 - Bohl Farm Marketplace – Former Five Below Outbuilding – 5500 Northwest Hwy





PLN-2019-00160

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: CRYSTAL POINT MALL - FORMER FIVE BELOW RETROFIT

Action Requested

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

Petitioner Information

Name: JEFFREY BROWNELL - PFDA ARCHITECTS, INC.

Address: 2803 BUTTERFIELD ROAD, SUITE 340

OAK BROOK, IL 60523

Phone: 312.795.1245

Fax: 312.795.6123

E-mail: jbrownell@pfdainc.com

Owner Information (if different)

Name: PHIL BIELAWSKI - IRC RETAIL CENTERS

Address: 814 COMMERCE DRIVE, SUITE 300

OAK BROOK, IL 60523

Phone: 630.451.8153

Fax: 630.929.5412

E-mail: Bielawskl@Ircretailcenters.com

Property Information

Project Description: FACADE REMODEL & SPACE/ SITE RECONFIGURATION FOR FUTURE TENANTS IN A FORMER FIVE BELOW STORE. REMODEL INCLUDES NEW STOREFRONT, NEW ENTRANCES/ EXITS, NEW SIDEWALK, NEW TRASH ENCLOSURE WITH CONCRETE PAD, NEW AWNINGS, A NEW DRIVE-THRU, NEW LANDSCAPING, A NEW MONUMENT SIGN AND VARIANCES FOR NEW PROTOTYPE TENANT SIGNS.

Project Address/Location: 5500 ROUTE 14 NORTHWEST HIGHWAY #10 - FORMER FIVE BELOW BUILDING, BOHL FARM MARKETPLACE - CRYSTAL LAKE, IL 60014

PIN Number(s): 19-04-452-008

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Development Team

Please include address, phone, fax and e-mail

Developer: IRC RETAIL CENTERS - PHIL BIELAWSKI

Architect: PFDA ARCHITECTS, INC. - JEFFREY BROWNELL

Attorney: N/A

Engineer: MACKIE CONSULTANTS, LLC

Landscape Architect: N/A

Planner: ELIZABETH MAXWELL

Surveyor: AMERICAN SURVEYING & MAPPING

Other:

Signatures

JEFFREY BROWNELL, 9/16/2019

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.

Phil Bielawski, 9/16/2019

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
IRC Bohl Farm, LLC

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 PFDA Architects Inc. representing IRC Bohl Farm, LLC, for a Final Planned Unit Development Amendment, relating to the property at 5380 Northwest Highway in Crystal Lake, Illinois 60014. PINs: 19-04-452-007.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow exterior façade changes including a drive-through, variations for signage and other site improvements pursuant to Article 2, Article 4 and Article 9. 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 October 16, 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 on September 30, 2019) 1708386

PFDA ARCHITECTS, INC.
2803 Butterfield Road Suite 340 Oak Brook, IL 60523 Phone: 312.795.1245

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SEP 23 2019

PUD Amendment Scope of work Narrative;

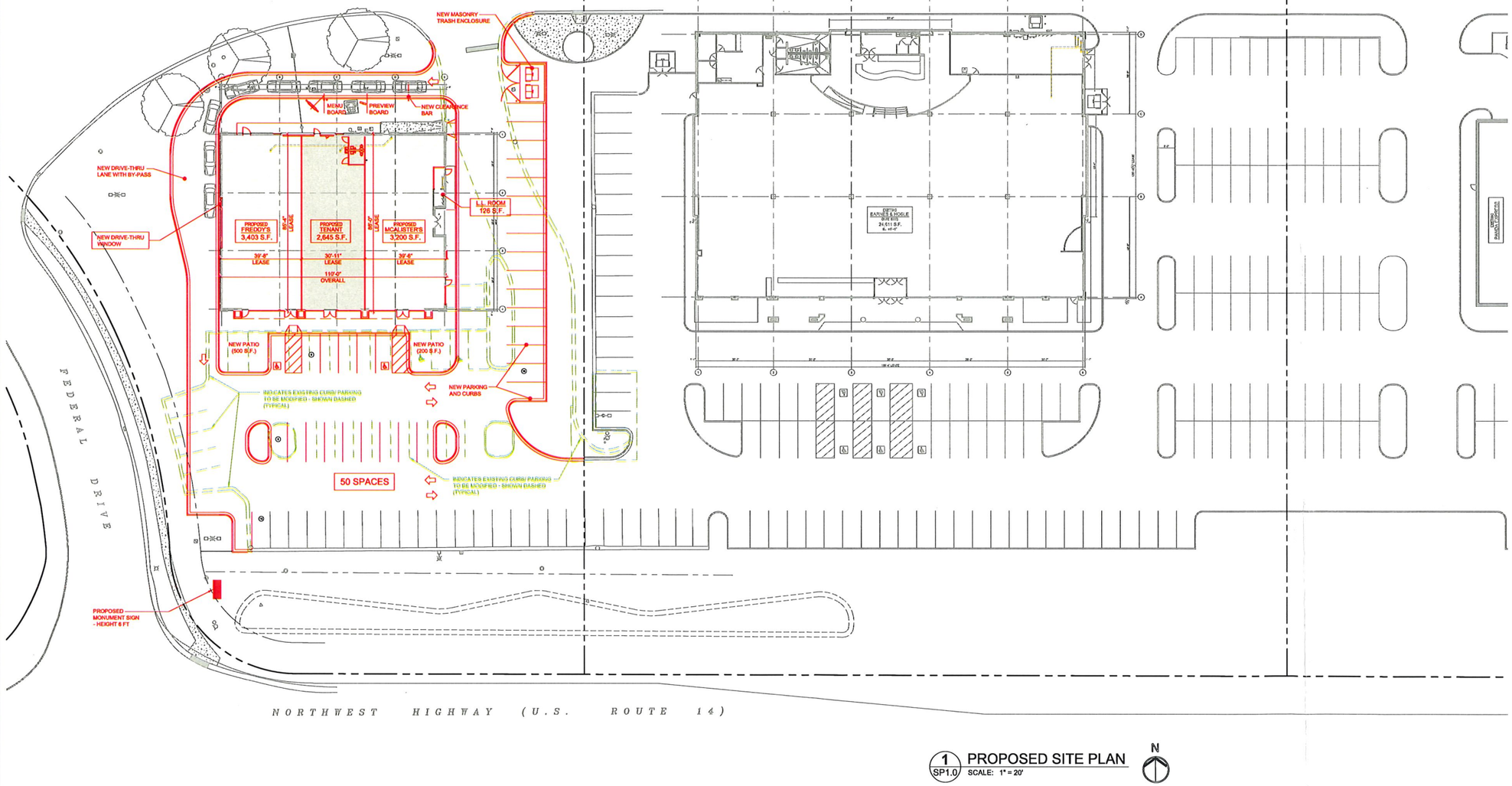
Former Five Below Retrofit
Crystal Point Shopping Center
5500 Route 14 Northwest Highway, #10
Crystal Lake, IL 60014

Following is a Landlord scope of work construction narrative for the former Five Below Outparcel Store. The existing Building will be retrofitted to accommodate (3) Future Tenants. This Landlord work will include a full interior build-out, new utilities, new entrances/ exits, new storefront, new landscaping, new sidewalks, a new Drive-thru, a new Trash Enclosure and Façade modifications.

Existing Building;
The existing building is a one-story Outparcel, Retail Facility formerly occupied by Five Below. The Five Below built-out and façade remodel work was completed in 2011. The shell consists of masonry perimeter bearing walls on poured concrete foundations.

Proposed Exterior Alterations;
The Building Façade will be modified to visibly define (3) separate Tenant Spaces. There will be new Awnings & CMU Piers provided to help create distinct entrances for each Tenant & the existing Parapet will be raised about 18". Additionally, new EIFS Sign Bands will be provided for each Tenant for future Signs which total about 200 SF. Further, new Awnings will be added which will allow this Building to be more consistent with other Tenants in the Shopping Center. Lastly, new Dark Bronze Anodized Aluminum Storefront Systems with new Entry/ Exit Doors for each Tenant will be provided along with new Landscaping and Sidewalks.

The Side Elevations will be modified to show a new Drive-thru Window, a new Concrete Stoop, new Exit Doors & a new Wall in place of the former Five Below Tower. As for the Rear Elevation, the modifications will be minimal, consisting mostly of repainting the Existing, providing new Exit Doors & providing a new Wall in place of the former Five Below Tower.



1 SP1.0 PROPOSED SITE PLAN
SCALE: 1" = 20'

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

PROJECT:

FIVE BELOW OUTLOT REDEVELOPMENT

BOHL FARM MARKETPLACE
5500 ROUTE 14 NW HWY #10
CRYSTAL LAKE, IL 60014

SHEET TITLE:
PROPOSED SITE PLAN

NO.	DATE	DESCRIPTION
	09.20.19	PUD AMENDMENT

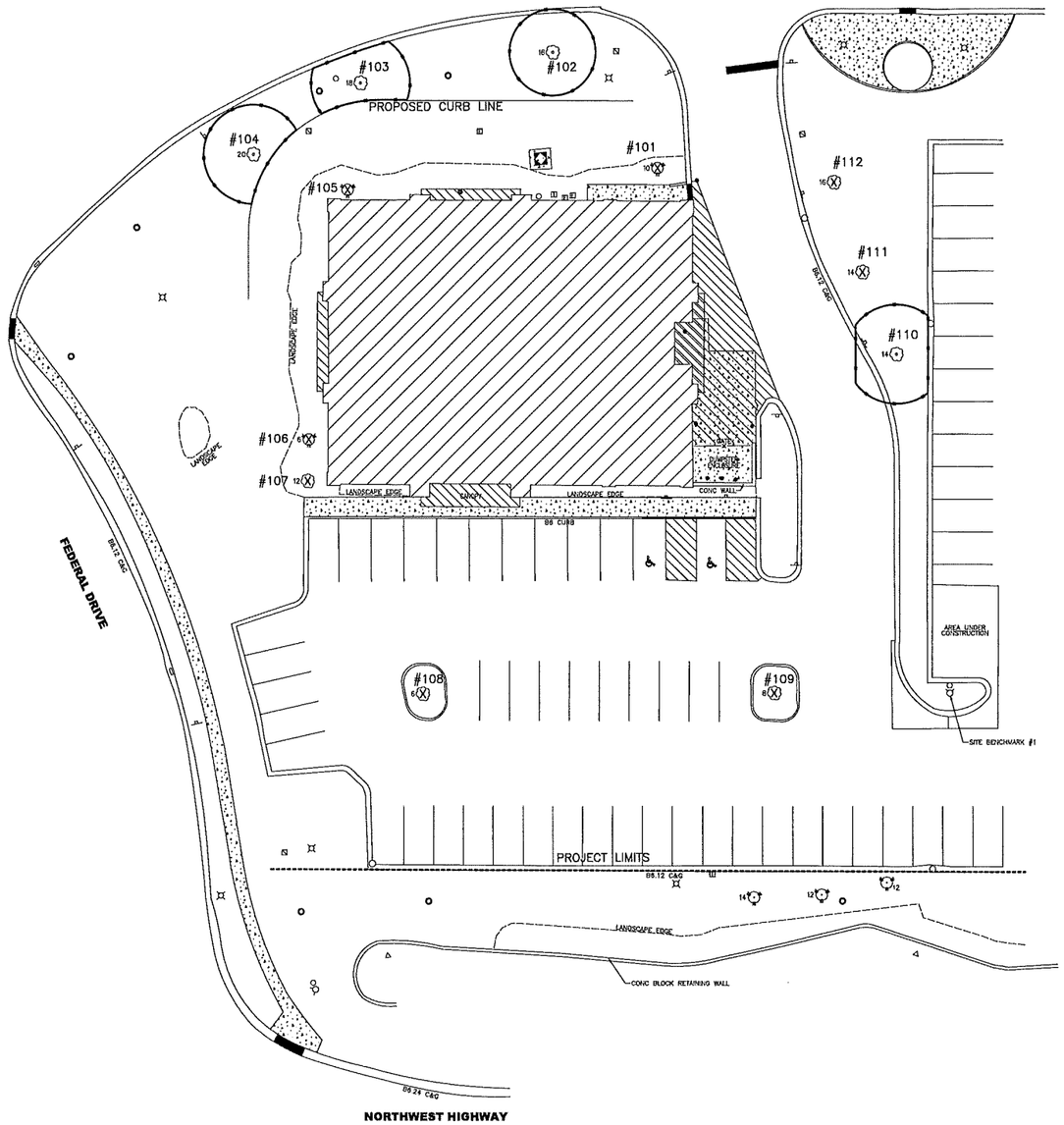
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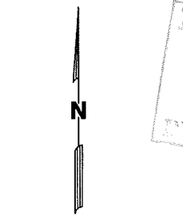
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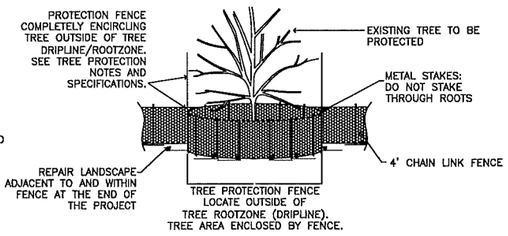
REFER TO ARCHITECTURAL SITE PLAN AND LANDSCAPE PLANS FOR PROPOSED IMPROVEMENTS AND PLANTING SCHEDULE

KEY

- EXISTING TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED
- TREE PROTECTION FENCING; SEE DETAIL

NOTES:

1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
2. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
4. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
5. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
6. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.



TREE PROTECTION DETAIL

NTS

Tree Reference No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Group
101	Building Foundation; North	Picea abies	Norway Spruce	10"	4	4	40% Deadwood primarily at West-facing portion; wound at west portion of trunk, beginning at flare				B
102	North Yard	Acer saccharum	Silver Maple	16"	2	2			co-leader at 7'; splits again at 10'		A
103	North Yard	Acer saccharum	Silver Maple	18"	2	2			co-leader at 7'; splits again at 10'		A
104	North Yard	Acer saccharum	Silver Maple	20"	2	3			co-leader 10'		A
105	Building Foundation; North	Juniperus virginiana	Eastern Red Cedar	6"	3	3				Co-leader at 4'	B
106	Building Foundation; West	Juniperus virginiana	Eastern Red Cedar	6"	4	4	groundcover growth overtaking internally; 30% deadwood				B
107	Building Foundation; West	Malus spp.	Crabapple, Flowering	12"	3	3					A
108	Parking Lot	Gleditsia triacanthos	Thornless Honeylocust	6"	3	4	minor deadwood, basal scar				A
109	Parking Lot	Gleditsia triacanthos	Thornless Honeylocust	8"	3	4					A
110	Commercial Median	Gleditsia triacanthos	Thornless Honeylocust	14"	3	3	minor dead wood, no basal flare visible				A
111	Commercial Medias	Gleditsia triacanthos	Thornless Honeylocust	14"	3	4	interior deadwood, no basal flare visible				A
112	Commercial Median	Gleditsia triacanthos	Thornless Honeylocust	16"	4	4	interior deadwood, no basal flare visible				A

TOTAL DBH INCHES PER (1,2,3 QUALITY) TREES TO REPLACE	PERCENTAGE OF DBH TO REPLACE	TOTAL DBH INCHES TO REPLACE
A CATEGORY CAL INCHES - 56"	50%	28.0
B CATEGORY CAL INCHES - 6"	30%	1.8
C CATEGORY CAL INCHES - -	10%	
D CATEGORY CAL INCHES - -	05%	
		29.8 CALIPER INCHES TO REPLACE

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JJA
DRAWN	JJA
APPROVED	ST
DATE	09/23/2019
SCALE	1"=20'

TREE PRESERVATION AND REMOVAL PLAN
FREDDY'S FROZEN CUSTARD
5500 NORTHWEST HIGHWAY, CRYSTAL LAKE, IL

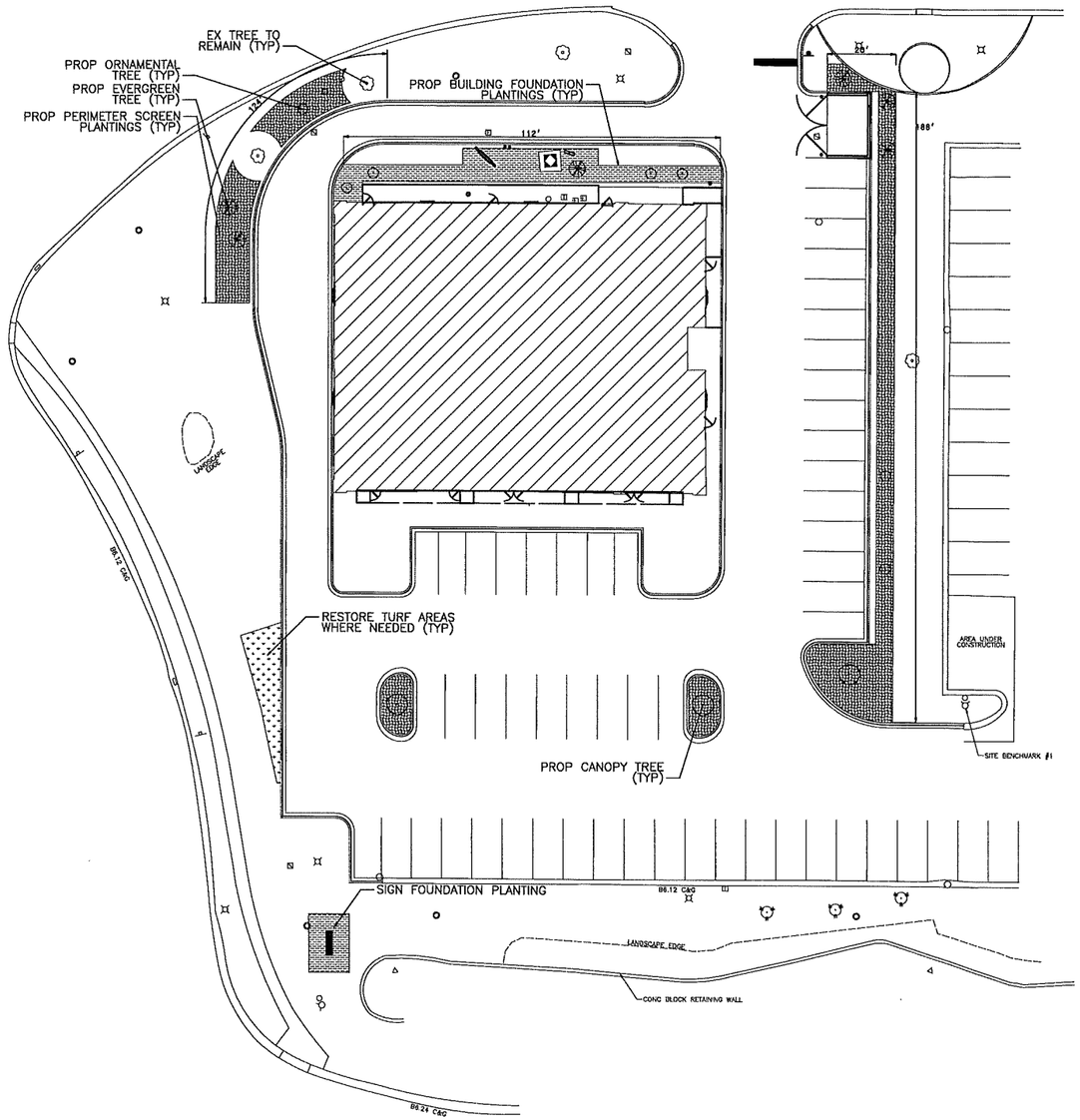
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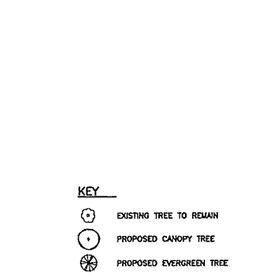
PROJECT NUMBER: 3803

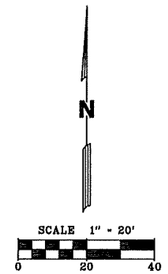
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PRELIMINARY LANDSCAPE SCHEDULE : 5500 NORTHWEST HIGHWAY

LABEL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE AT INSTALLATION CAL	SIZE	UNIT	NOTES GENERAL COMMENTS	PLANT CODE
CANOPY TREE								
	Ginkgo biloba	Ginkgo		2.5" CAL		B&B	Male Species	GKB
	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust		2.5" CAL		B&B	PARKING / PERIMETER TREE	GLT
	Quercus macrocarpa	Bur Oak		2.5" CAL		B&B	PARKING / PERIMETER TREE	QUM
	Quercus muhlenbergii	Chinkapin Oak		2.5" CAL		B&B	PARKING / PERIMETER TREE	QEM
	Ulmus 'Accolade'	Chinese Elm		2.5" CAL		B&B	PARKING / PERIMETER TREE	ULA
EVERGREEN TREE								
	Picea purgens 'Fat Albert'	Colorado Spruce		8' HT		B&B	PERIMETER SCREEN	PIP
	Thuja occidentalis 'Techny'	American Arborvitae		8' HT		B&B	PERIMETER SCREEN	TOT
	Xanthocyparis nootkatensis 'Aurea'	Nootka Cypress		8' HT		B&B	PERIMETER SCREEN	XNA
ORNAMENTAL TREE								
	Amelanchier laevis	Allegheny Serviceberry		2.5" CAL		B&B		AML
	Betula nigra	River Birch		8' HT		B&B	MULTI-STEM	BEM
	Cercis canadensis	Redbud		2.5" CAL		B&B		CCA
	Crataegus mollis	Downy Hawthorn		2.5" CAL		B&B		CVM
	Malus 'Red Jewel'	Red Jewel Crabapple		2.5" CAL		B&B		PIN
	Pyrus ussuriensis	Ussu Crab		2.5" CAL		B&B		PYI
DECIDUOUS SHRUBS								
	Hydrangea quercifolia	Oakleaf Hydrangea	TBD		#5 CONT	CONT		RHQ
	Rhus aromatica 'gro-low'	Gro-Low Sumac	TBD		#5 CONT	CONT		RAG
	Sambucus canadensis	Elderberry	TBD		#5 CONT	CONT		SAC
	Viburnum acerifolium	Arrowwood Viburnum	TBD		#5 CONT	CONT		VBA
	Viburnum prunifolium	Blackhaw Viburnum	TBD		#5 CONT	CONT		VBP
EVERGREEN SHRUBS								
	Picea abies 'Nidiformis'	Bird's Nest Spruce	TBD		#5 CONT	CONT		PCA
	Taxus media 'Densiformis'	Dense Yew	TBD		12" CONT	CONT		TDM
	Buxus microphylla 'Glencoe'	Chicagoland Green Boxwood	TBD		#5 CONT	CONT		BXG3
	Ilex glabra	Inkberry	TBD		#5 CONT	CONT		IGB
PERENNIALS 1							X,XXX SF - 15" O/N CENTER	PM1
	Anemone sylvestris	Japanese Anemone			QUART	CONT	60% of Mix	
	Hedera helix	English Ivy			QUART	CONT		
	Geranium maculatum	Wild Geranium			QUART	CONT		
	Mertensia virginica	Blue Phlox			QUART	CONT		
	Allium cernuum	Nodding Pickrel Wild Onion			QUART	CONT		
GRASSES / SEDGES								
	Carex brunnoidea	Brome-like Sedge			QUART	CONT	40% of Mix	
	Carex flacca	Blue-Green Sedge			QUART	CONT		
	Carex pensylvanica	Pen Sedge			QUART	CONT		
	Bouteloua curtipendula	Side Oats Gramma			QUART	CONT		
	Sporobolus heterolepis	Prairie Dropseed			QUART	CONT		
PERENNIALS 2							X,XXX SF - 15" O/N CENTER	PM2
	Anemone virginiana	Tall Anemone			QUART	CONT	60% of Mix	
	Aster x frikartii	Frikart's Aster			QUART	CONT		
	Iris sibirica 'Baby Sister'	Baby Sister Siberian Iris			QUART	CONT		
	Liatope spicata	Lky Turf			QUART	CONT		
	Polemonium reptans	Jacob's Ladder			QUART	CONT		
GRASSES / SEDGES								
	Elymus canadensis	Canada Wild Rye			QUART	CONT	40% of Mix	
	Carex conica	Snowline Sedge			QUART	CONT		
	Carex pensylvanica	Pen Sedge			QUART	CONT		
	Sporobolus heterolepis	Prairie Dropseed			QUART	CONT		
PERENNIALS 3							X,XXX SF - 15" O/N CENTER	PM3
	Baptisia australis 'Minor'	Dwarf False Indigo			QUART	CONT	40% of Mix	
	Solidago 'Crown of Rays'	Crown of Rays Goldenrod			QUART	CONT		
	Echinacea purpurea 'Pixie Meadowbrite Coneflower'	Pixie Meadowbrite Coneflower			QUART	CONT		
	Rudbeckia triloba	Brown-eyed Susan			QUART	CONT		
	Tradescantia ohiensis	Common Spiderwort			QUART	CONT		
GRASSES / SEDGES								
	Elymus Virginicus	Virginia Wild Rye			QUART	CONT	60% of Mix	
	Carex pensylvanica	Pen Sedge			QUART	CONT		
	Carex flacca	Blue-Green Sedge			QUART	CONT		
	Sorghastrum nutans	Indian Grass			QUART	CONT		
TURF SEED AREA	SEED MIX NOTED IN SPECIFICATIONS						XX,XXX SF	SEED

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JJA
DRAWN	JJA
APPROVED	ST
DATE	09/23/2019
SCALE	1"=20'

PRELIMINARY LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD
5500 NORTHWEST HIGHWAY, CRYSTAL LAKE, IL

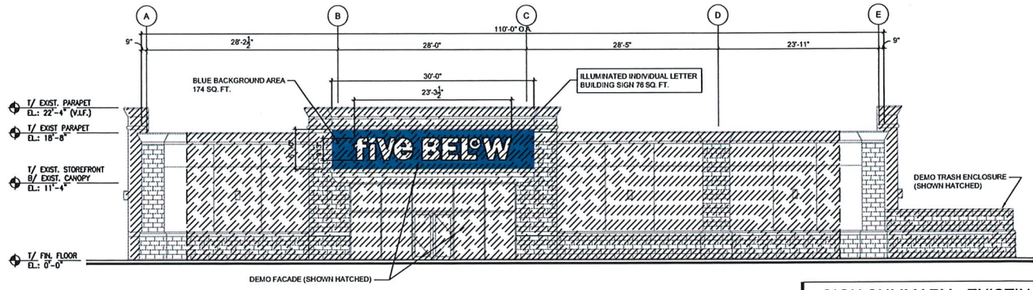
SHEET L2 OF 2

PROJECT NUMBER: 3803

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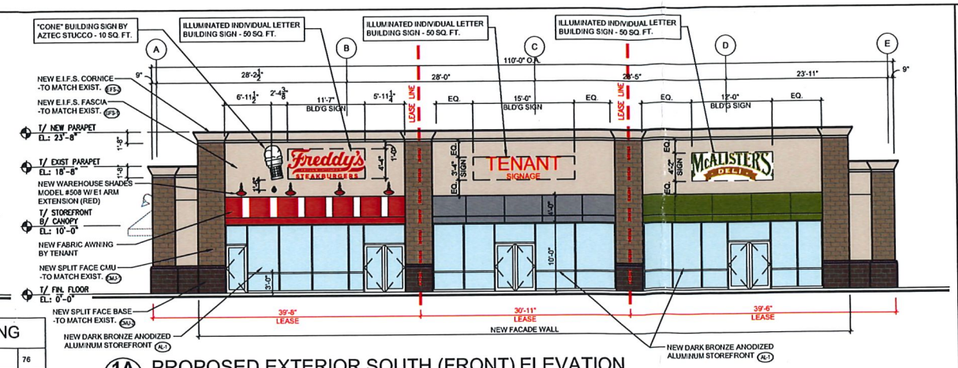
ILLINOIS FIRM LICENSE 184-002694

9/20/2019
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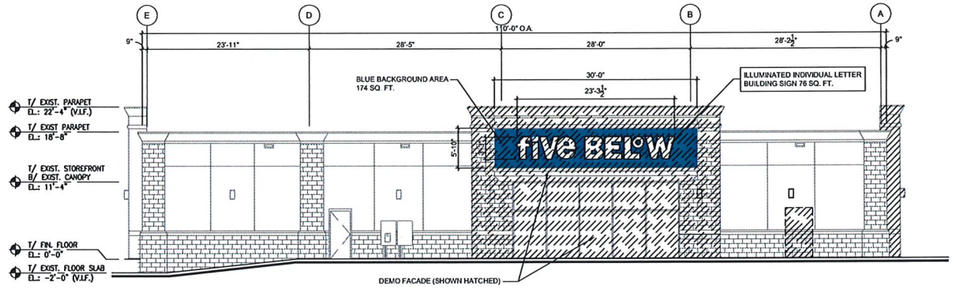


1 A2.0 AS-BUILT EXTERIOR SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

SIGN SUMMARY - EXISTING	
"FIVE BELOW" PRIMARY ENTRY SIGN	76
"FIVE BELOW" (REAR) SECONDARY SIGNS	76
"FIVE BELOW" (SIDE) SECONDARY SIGNS	76
TOTAL AREA:	228

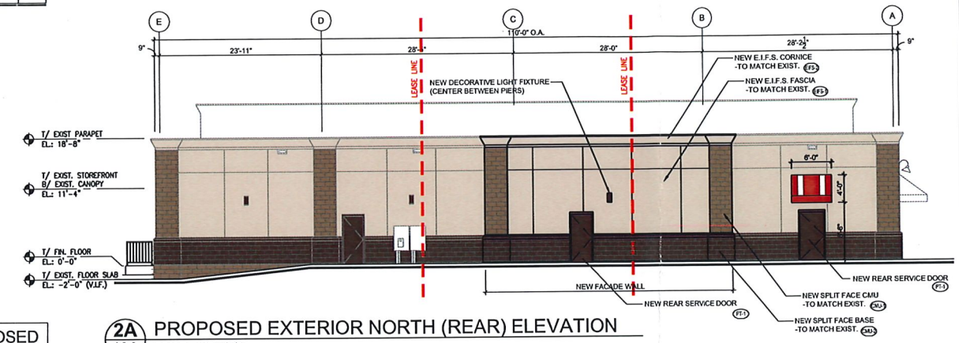


1A A2.0 PROPOSED EXTERIOR SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

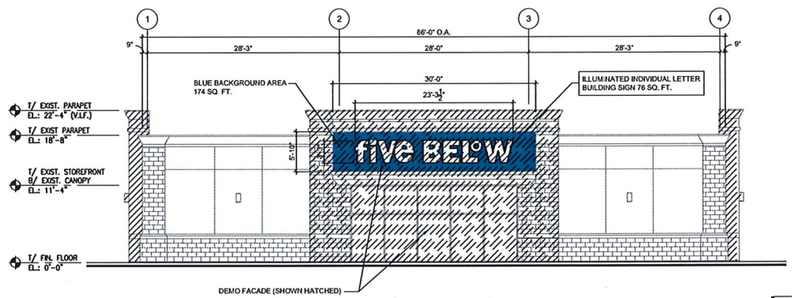


2 A2.0 AS-BUILT EXTERIOR NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

SIGN SUMMARY - PROPOSED	
"FREDDY'S" PRIMARY ENTRY SIGN	50 S.F.
"FREDDY'S" CONE SIGN	10 S.F.
"FREDDY'S" (SIDE) SECONDARY SIGNS	50 S.F.
"TENANT" ENTRY SIGN	50 S.F.
"McALISTER'S" PRIMARY ENTRY SIGN	50 S.F.
"McALISTER'S" (SIDE) SECONDARY SIGNS	50 S.F.
TOTAL AREA:	260 S.F.



2A A2.0 PROPOSED EXTERIOR NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

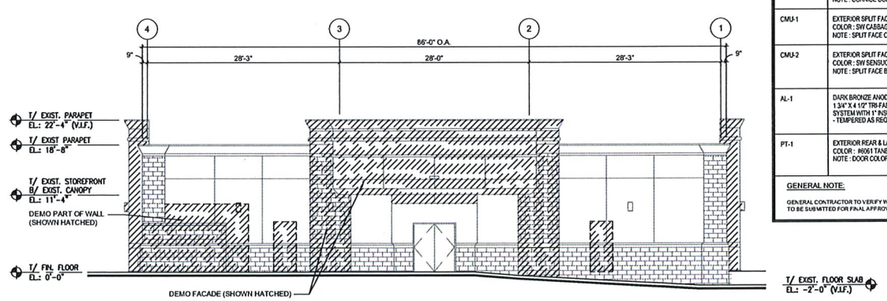


3 A2.0 AS-BUILT EXTERIOR WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

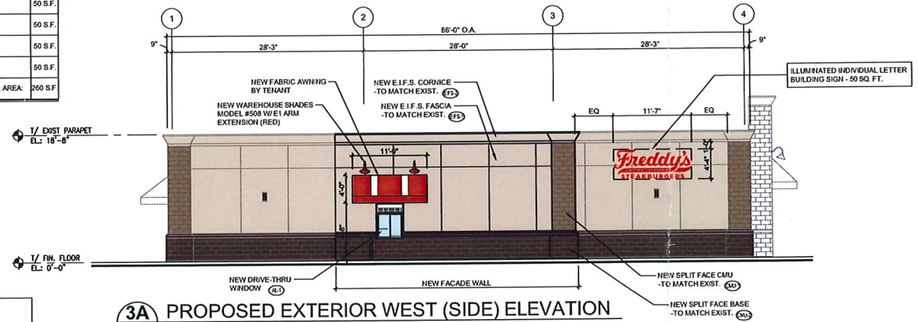
MATERIAL LEGEND		
DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : SW RAPERY TO MATCH EXISTING NOTE : FIELD COLOR	DRYVIT
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : SW RAPERY TO MATCH EXISTING NOTE : CORNICE COLOR	DRYVIT
CMU-1	EXTERIOR SPLIT FACE BLOCK CMU COLOR : SW CABBAGE ROSE TO MATCH EXISTING NOTE : SPLIT FACE CMU	
CMU-2	EXTERIOR SPLIT FACE BLOCK BASE COLOR : SW BENDIOUS GRAY TO MATCH EXISTING NOTE : SPLIT FACE BASE	
AL-1	DARK BRONZE ANODIZED ALUMINUM 1 3/4" X 4 1/2" TIR-FAB 450 STOREFRONT SYSTEM WITH 1" INSUL. CLEAR GLASS - TEMPERED AS REQUIRED	KAWNEER
PT-1	EXTERIOR REAR & LANDLORD DOOR COLOR : #0051 TANBARK TO MATCH EXISTING NOTE : DOOR COLOR	SHERWIN WILLIAMS

GENERAL NOTE:

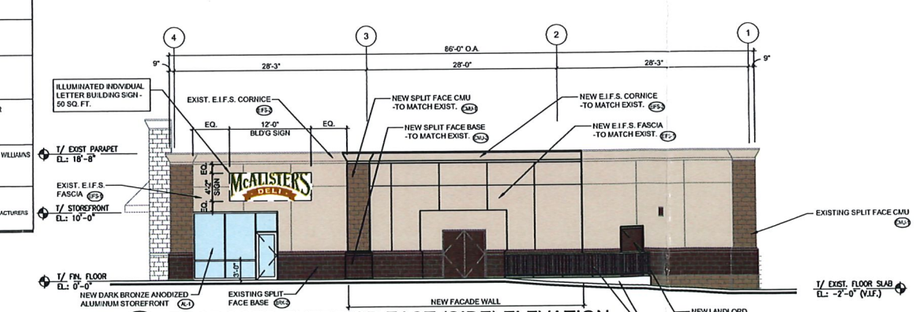
GENERAL CONTRACTOR TO VERIFY W OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.



4 A2.0 AS-BUILT EXTERIOR EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3A A2.0 PROPOSED EXTERIOR WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



4A A2.0 PROPOSED EXTERIOR EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

PROJECT:

FIVE BELOW
OUTLOT
REDEVELOPMENT

BOHL FARM
MARKETPLACE
5500 ROUTE 14 NW HWY #10
CRYSTAL LAKE, IL 60014

SHEET TITLE:
AS-BUILT
AND PROPOSED
ELEVATIONS

NO.	DATE	DESCRIPTION
	09.20.19	PUD AMENDMENT

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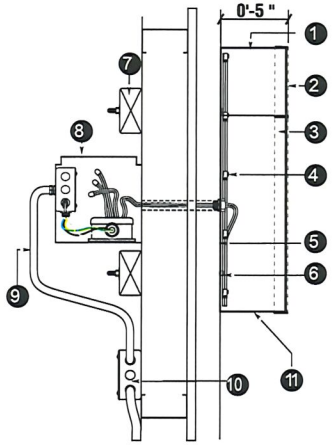
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CHANNEL LETTER DETAIL

ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

Scale: 3/4" = 1'



CHANNEL LETTER DETAIL

1. Pre-Painted Semi-Gloss Alum. Returns (BLACK)*
2. White Lexan faces with 1st surface PMS#187C RED vinyl overlay with the copy on the underscore weeded out.
3. 1" Jewelite Trim-Cap (BLACK)
4. Internal LED Illumination (GE RED & WHITE)
5. Pre-Painted White Alum. Backs
6. Mount flush to fascia w/ non-corrosive all thread securement As Required Per Location
7. Blocking (as required per location)
8. GE Remote LED Power Supply as Required w/ Disconnect Switch
9. Double wire thru Sealtite conduit (6" from bottom of letters) to power supply in galvanized box behind wall - (Primary connection by others)
10. 120 volt G.C. or Landlord Supplied Power Supply
11. ¼" Dia. Weep Holes in Low Points of Letters/Elements

* ALL RETURNS ARE 5" DEEP EXCEPT FOR "STEAKBURGERS" WHICH ARE 4" DEEP

TRI CITY SIGN COMPANY
De signing Your Future
363 North Elm Street, Grand Island, NE 68801
tricitysign.com 800.339.4779
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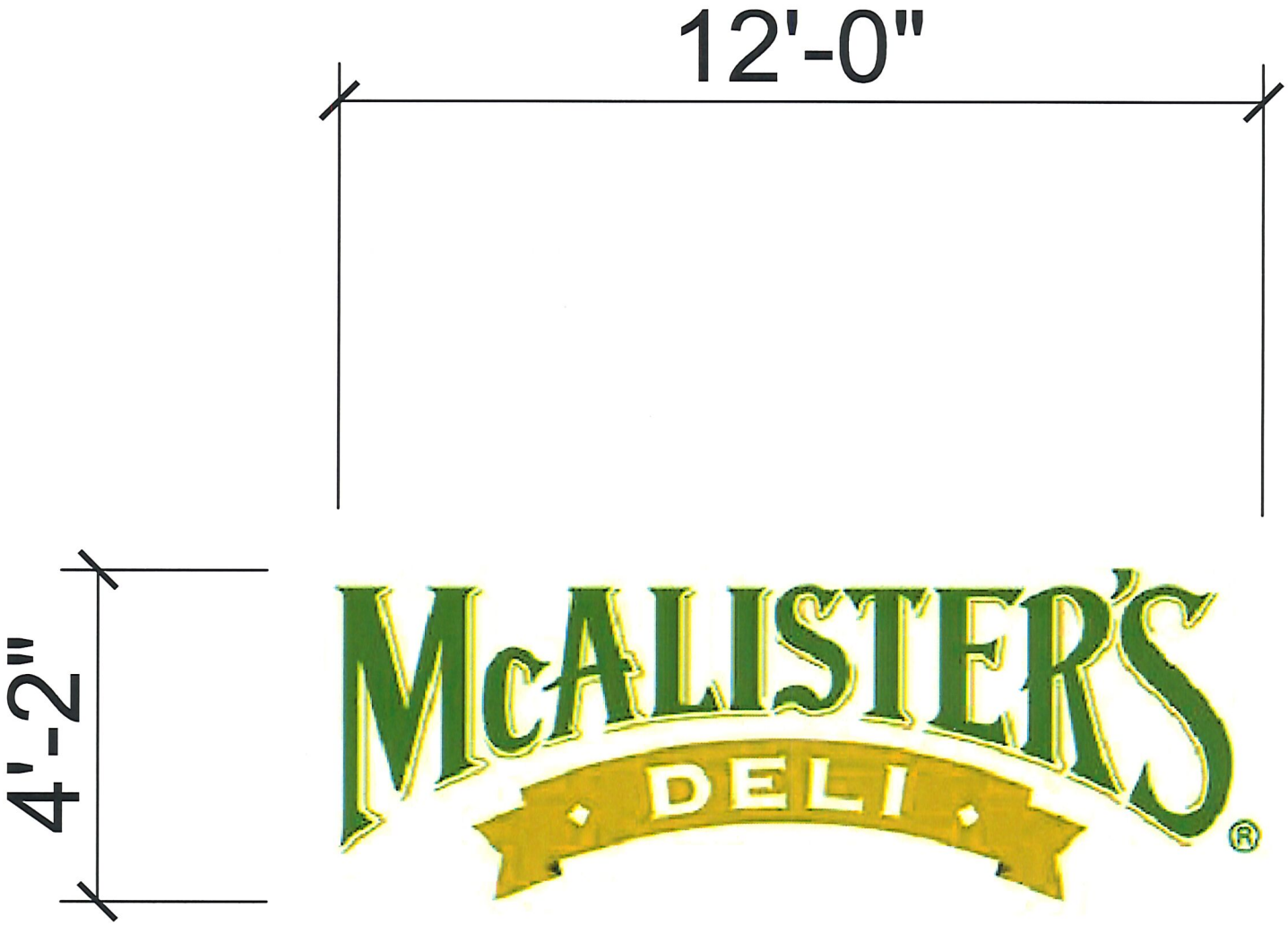
Client: FREDDY'S
Address:
Location: Crystal Lake, IL
Salesperson: Tim Marchese
Design No.: 9593 Date: 9/16/19
Designer: Tony Cox

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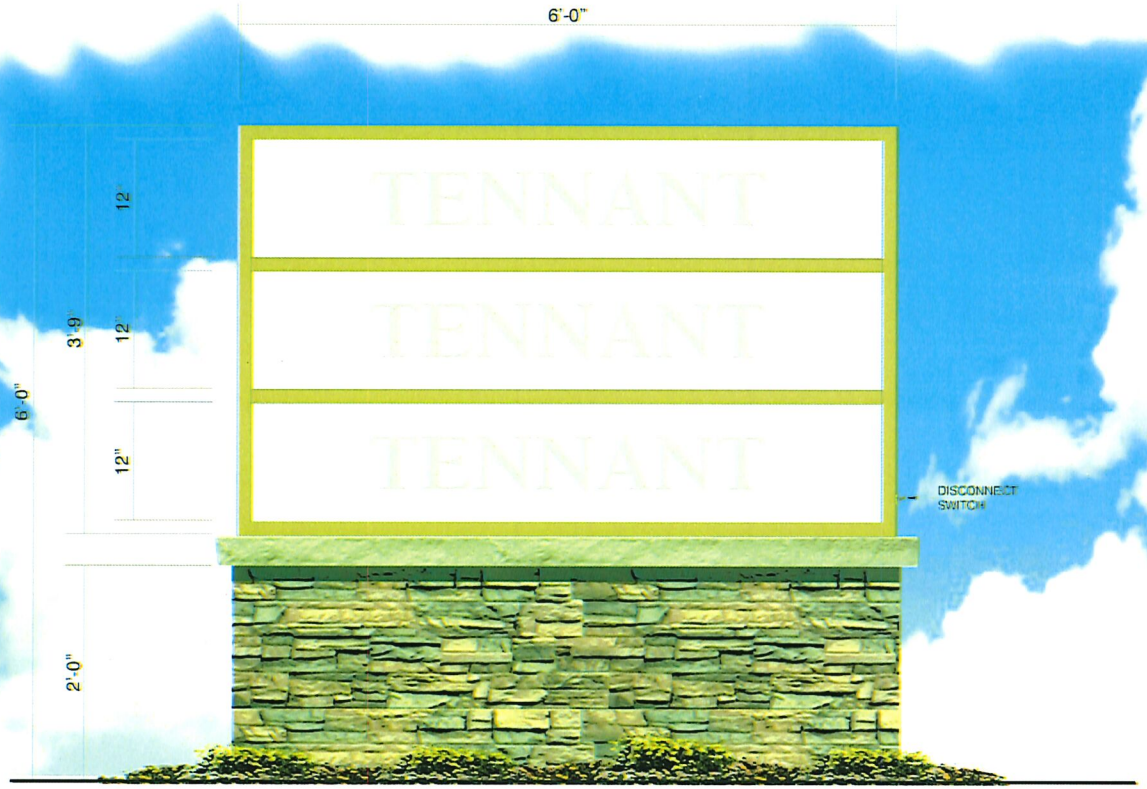
All wiring and electrical components are UL rated and installed to UL specifications.
**Final electrical hook up to be completed by an outside company.

Buyer:
Date:
Production:
Date:
Sales:
Date:

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D/F INT. LED ILLUMINATED DISPLAY

3/4" = 1'-0"

CABINET, RETAINERS & H-BARS, PMS #465C TAN PAINTED FINISH.
WHITE LEXAN FACES & TRANSLUCENT GRAPHICS. BASE W/ THIN BRICK & MORTAR
TO MATCH PONDEROSA REGENCY STACKED STONE.

Customer's Signature:_____ Date:____

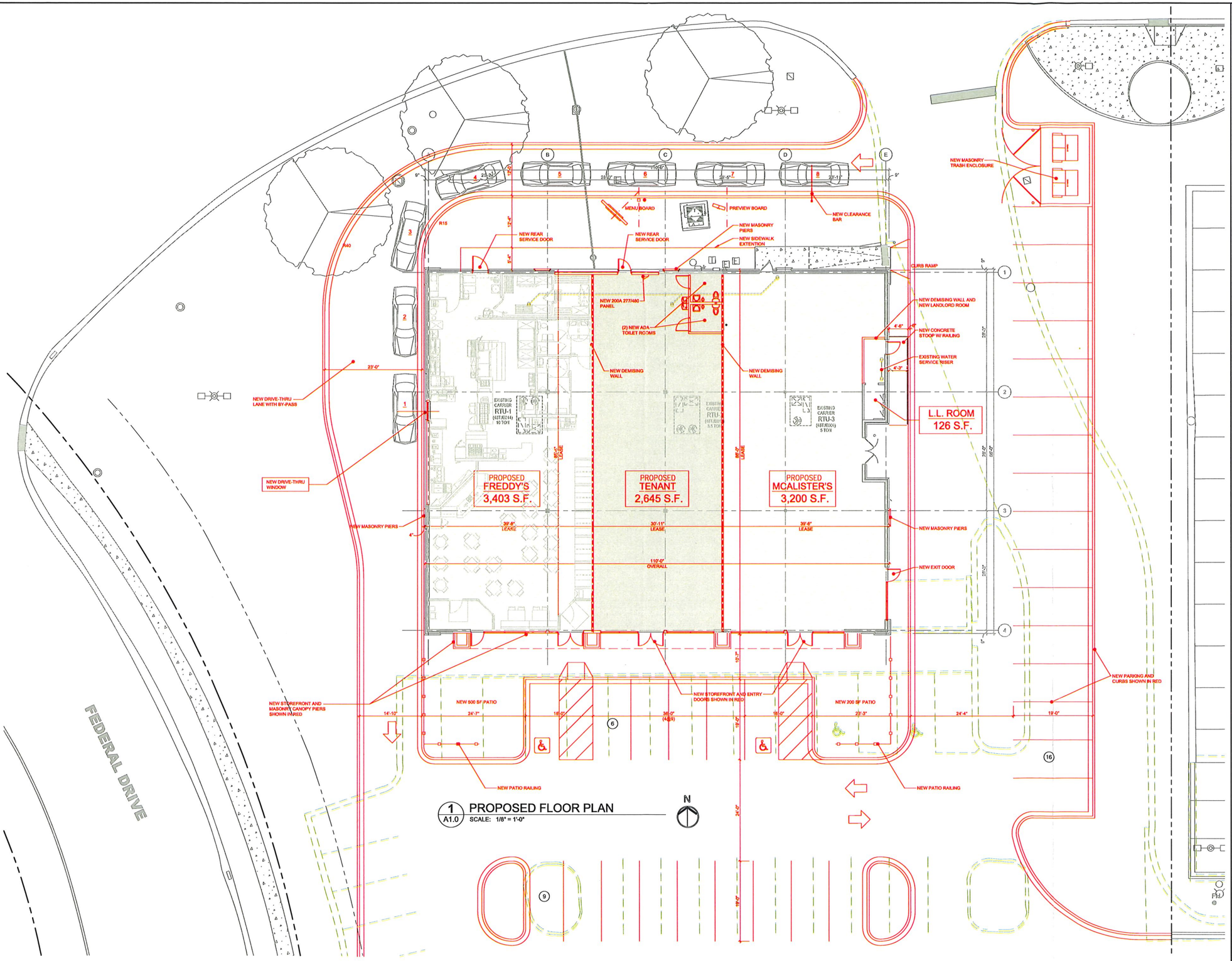
Comments:

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.#630.424.6100 Fx.#630.424.6120 WWW.OLYSIGNS.COM

account representative	client		drawn by	
RWJR		BOHL FARM MARKETPLACE 5500 US-14 Crystal Lake, IL.	Dan S.	job#: 19-7641 3-13-19 rev.#9-18-19

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1 A1.0 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

PFDA ARCHITECTS, INC.
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SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
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OWNER:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

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FIVE BELOW OUTLOT REDEVELOPMENT

BOHL FARM MARKETPLACE
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CRYSTAL LAKE, IL 60014

SHEET TITLE:
PROPOSED FLOOR PLAN

NO.	DATE	DESCRIPTION
	09.20.19	PUD AMENDMENT

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JOB NO. 19008