#2019-113
Raising Canes – Preliminary and Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	June 17, 2020 (intro) and July 1, 2020 (public hearing)
Request:	Preliminary and Final Planned Unit Development for a new 3,316 square-foot limited service restaurant.
Location:	5417 Northwest Highway
Acreage:	Approximately 1.15 acres
Existing Zoning:	B-2 PUD General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD General Commercial South: M Manufacturing (Three Oaks Recreation Area) East: B-2 PUD General Commercial West: B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The site was a parking lot for the previous office building then a used car lot for Pauley Toyota. The previous buildings have been demolished and the site is now vacant.
- The site sits along Route 14 and backs to the Three Oaks Recreation Area. It is part of the Three Oaks Recreation Area Planned Unit Development Overlay District. It is the intent of the Three Oaks PUD Overlay District to promote orderly and high-quality development that is compatible with the character and use of Three Oaks, consistent with and complementary of the area's recreational uses and amenities, and supportive of a strong and stable tax base.

Land Use Analysis:

ZONING

- The site is currently zoned B-2 PUD General Commercial. Limited Service Restaurant is a permitted use in the B-2 zoning district.
- The Comprehensive Land Use Plan designates this area as Commerce. The proposed restaurant use fits in the Commerce land use designation.

SITE PLAN

- The site is along Northwest Highway east of the Three Oaks Recreation Area entrance. There are two existing lots to the west that would be slated for redevelopment in the future.

- The site backs to the north lake of the Three Oaks Recreation Area. A future boardwalk is planned behind these lots. Raising Canes has provided a 20-foot area reserved for the future boardwalk. They have also planned for a connection from their site to this connection.
- **An alternative site plan has been provided that increases the width of the drive-through lane allowing employees to take orders. The alternative site plan is illustrated as part of the submittal information. It would not affect future boardwalk improvements.**
- The main access into the site functions as the entrance and exit. A cross-access easement would go west allowing other businesses to connect to this driveway with the anticipation that IDOT will limit the driveway connections along Route 14.
- The main access leads to the parking lot and then to the double drive-through lanes. A bypass lane is provided around the drive-through lane.
- The building is setback 80 feet from Route 14. There is a 50-foot building setback from the south property line established by the slope stabilization study. The building is outside of this rear yard setback.
- A sidewalk extends along the west side of the building and connects to the crosswalk leading to the future Three Oaks Recreation Area boardwalk.

TRAFFIC STUDY

- A traffic study was completed by Gewalt Hamilton on behalf of the petitioner. The traffic study meets the City's requirements.
- Final review and conditions will be set by IDOT.

PARKING

- Parking for a Limited Service Restaurant is based on 1 space per 100 gross square feet, plus stacking for drive-through.
- The site is providing 36 spaces and 8 stacking spaces, 34 parking spaces and 8 stacking spaces are required. This meets the UDO requirements.

ELEVATIONS

- The entire building is constructed with brick veneer with accent areas of Dryvit, stone ledges and other architectural accents.
- The front façade, facing Route 14, will accommodate an outside patio eating area.
- The color scheme blends reds, browns and white to best differentiate the façade planes and functions of the building like the Alpine white tower elements for doors and drive-through windows.
- Banding of soldier course brick defines the top portion of the façade and is found above the doors and windows.
- Dark awnings, metal framed windows and doors and metal top cap provide additional accents around the building.
- **The elevations are shown with and without the mural on the north elevation. The removal of the mural leaves a large blank area of the building and it looks unfinished.**

The petitioner would like to keep the mural to finish off that side of the building.

- Staff has reviewed the elevations based on the criteria listed in the Design Standards. The project meets 8 of the 10 criteria with one being not met and one being not applicable. 6 of 10 are required to be considered meeting the design standards for architecture.
- **The petitioner would like the City to reconsider their request for the cove lighting. Illumination of a portion of a building or that outlines a portion of the building is not permitted per the UDO, so a variation is requested. The petitioner has reduced the signage and considers the illumination to be more of an architectural element**.
  - **The rationale for the UDO standard is to eliminate excessive site lighting, especially spot lights on buildings or rope lighting outlining windows.**
  - **The proposed cove lighting will be similar to the Culver's restaurant with a soft light along the roofline. Raising Canes has reduced their signage including removal of the flags along the top of the parapet roof to make this building as aesthetically pleasing as possible.**

LANDSCAPE PLAN

- Landscaping parking lot screening strip is provided along the western perimeter of the site.
- Between the building and the parking area is a generous landscape strip containing, knockout rose bushes, dogwood, spirea and yews.
- Planted along the building are small boxwood bushes for the foundation base landscaping.
- Within the 20-foot area reserved for the future boardwalk are some Pyramid Pines and White Pines.
- Screening is provided around the trash enclosure and the transformer.

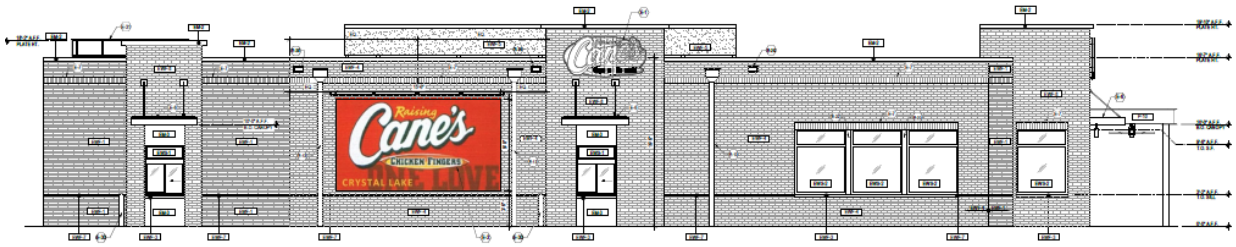
FLOOR PLAN

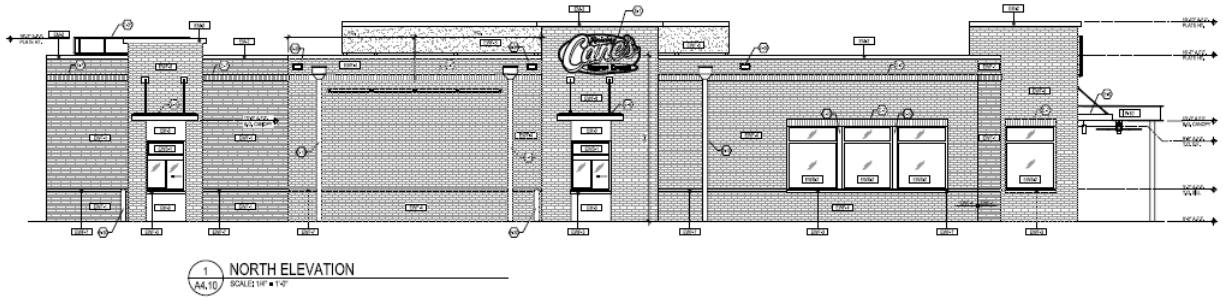
- Approximately 1/3 of the restaurant has been allocated for seating through booths, tables and counter seating. Additional seating is featured in the patio area.

SIGNAGE

- There are three (3) "Raising Cane's" ID signs, a One Love sign above the front awning, a painted wall mural and a blue dog poster sign. Freestanding buildings are permitted 150 square feet of signage. Raising Canes is proposing 280.5 square feet, which will require a variation. The wall signage is detailed in the chart below.
- Inside the window, two illuminated signs are shown with one being an "open" sign, which is permitted. The other reads "chicken fingers," which requires a variation to have an illuminated window sign.
- One freestanding monument sign is proposed at 8 feet in height and 31 square feet in area. This sign meets the requirements.
- The drive-through lanes will have a pre-order board of 8.3 square feet and a menu board of 32 square feet. There are two drive-through lanes. The drive-through lane signage can be 60 square feet; this meets that requirement.

Sign Type	Square Footage	Total Square Feet
Raising Canes ID	30.75 (31) SF x 3 each	93 SF
One Love	15.5 (16)SF	16 SF
Blue Dog	32 SF	32 SF
Total without mural		**141 square feet**
Raising Canes Mural	139.50 SF	139.50 SF
Total with mural		**280.5 square feet**





Findings of fact:

Preliminary and Final Planned Unit Development

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of a Limited Service Restaurant for a Raising Canes fast food restaurant with variations for signage. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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. 1 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. PUDs 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

Planned Unit Development Variation
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. Therefore, Planned Unit Developments are 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 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.

In order to prove that more creative design, the petitioner has designed a site to hide the drive-through away from the visibility of the street as best as possible. They have created wide sidewalk and front walkway area along the east side to welcome customers, as well as, connect to the crosswalk and to the future boardwalk area. The impervious surface was reduced to the minimum necessary to allow for the maximum amount of landscape area.

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 variations from the UDO:

1) Article 4-1000 Signs. Freestanding buildings are permitted a total of 150 square feet of signage. Raising Canes is proposing 280.5 square feet, which includes the mural. This is a variation of 130.5 square feet.

The petitioner has noted

2) Article 4-1000 Signs. Window signs are to be non-illuminated; they have proposed a 5 square foot illuminated "Chicken Fingers" sign. This is a variation to allow the sign to be illuminated.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commercial, which allows for existing and future commercial and business uses. The following goal is applicable to this request:

Land Use – Commercial

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 actions:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Success Indicator: The number of new "chain store" occupancies.

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 (Raising Canes, received 07/03/19)
   B. Plan Set (ADA Architects, dated 06/24/20, received 06/24/20)
   C. Elevations (ADA Architects, undated , received 03/06/20)
   D. Signage (AGI ,dated 06/22/20, received 06/22/20)
   E. Stormwater Report (Kimley-Horn and Assoc., dated 03/06/20, received 03/06/20)
   F. Traffic Study (Gewalt Hamilton, dated 06/11/19, updated 03/13/20, received 03/13/20)

2. Site Plan
   A. All municipal utilities are required to be in a Municipal Utility Easement (MUE). A Plat of Easement is required to be provided to the City.

3. Landscape Plan
   A. Add a tree and 5 shrubs to the landscape end island just to the east of the monument sign.

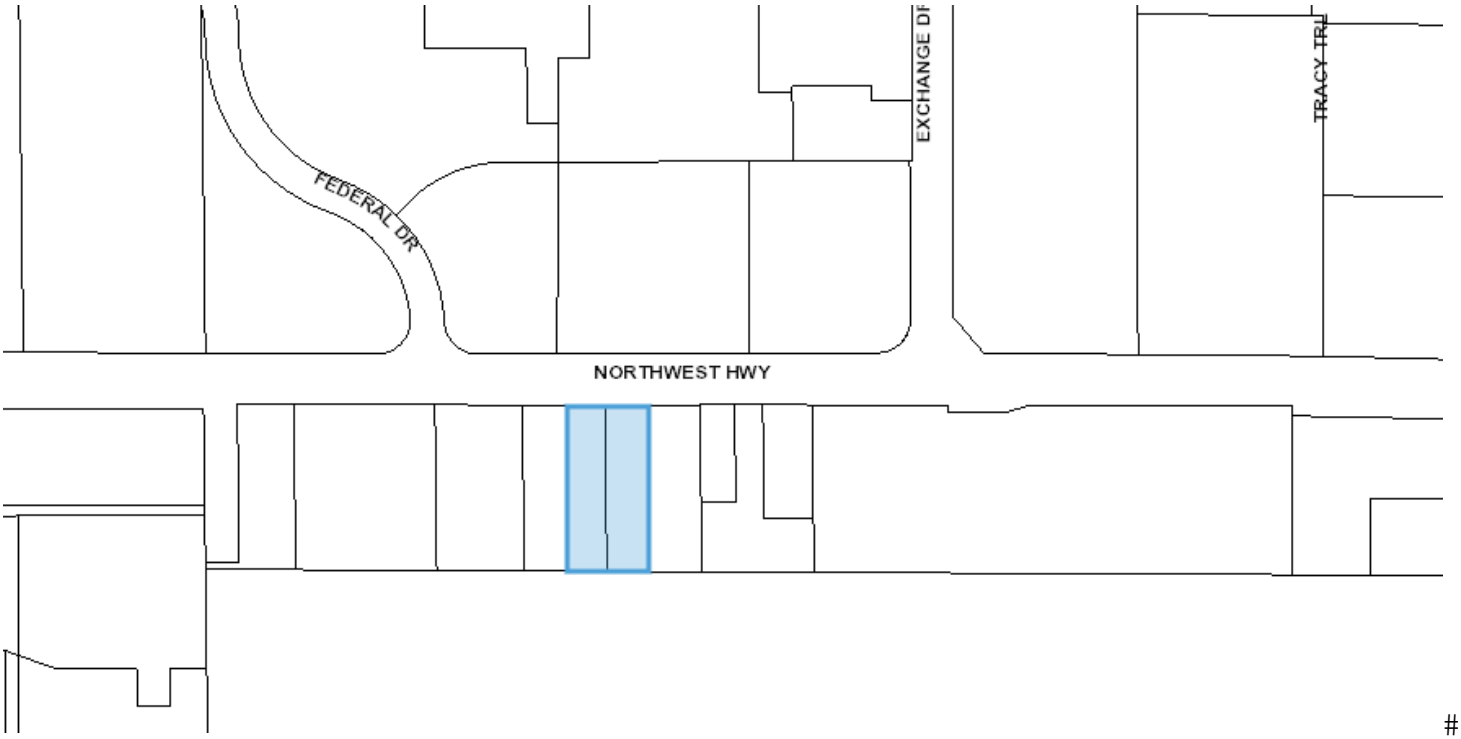
B. Add some landscape shrubs along the curve of the drive-through to screen any headlights exiting the drive-through to Route 14.

4. Elevations
   A. Remove all cove lighting or illuminated banding around the building.

5. Raising Canes shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

6. The petitioner shall work with staff to review and mitigate the safety risk with the crosswalk and create a solution that is the safest way to accomplish that.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.


FEDERAL DR
EXCHANGE DR
TRACY TRL
NORTHWEST HWY


FEDERAL DR
EXCHANGE DR
TRACY TRL
NORTHWEST HWY

PLN-2019-00113

City of Crystal Lake
Development Application

Office Use Only
File # _____

RECEIVED
JUL 0 3 2019
BY: .....

Project Title: RAISING CANE'S RESTAURANT

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**	X	**Variation**
___	**Final Plat of Subdivision**	___	**Other**

Petitioner Information

Name: Jeff Gould

Address: 17710 Detroit Ave

Lakewood OH 44107

Phone: 216-521-5134

Fax: 216-521-4824

E-mail: jgould@adaarchitects.cc

Owner Information (if different)

Name: GW Crystal Lake LLC

Address: 2211 N. Elston Suite 304

Chicago, IL 60614

Phone: 773-382-0590

Fax: 773-796-3037

E-mail: mitch@gwproperties.com

Property Information

Project Description: Proposed drive-through restaurant. Work includes demolition of existing structure, construction of new restaurant building, including parking lot, drive-through aisle, lighting, signage, and landscaping.

Project Address/Location: 5417 Northwest Highway Crystal Lake, IL

PIN Number(s): 1909201001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ADA Architects Inc. 17710 Detroit Ave Lakewood OH 44107 216-521-5134 jgould@adaarchitects.cc

Attorney: _____

Engineer: Kimley-Horn 1001 Warrenville Road, Suite 350, Lisle, IL 60532 630-487-3449 jason.cooper@kimley-horn.com

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Jeff Gould 7/2/19

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.

Mitch Goltz 07/02/2019

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
Raising Canes

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 ADA Architects representing Raising Canes on behalf of GW Crystal Lake LLC, for a Preliminary and Final Planned Unit Development relating to the property at 5417 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-09-201-001.

This application is filed for the purpose of seeking a Preliminary and Final Planned Unit Development Approval allowing a drive-through limited service restaurant with variations from the subdivision requirements to bury the overhead utility lines and any other variations as necessary to

PUBLIC NOTICES

PUBLIC NOTICES

approve the plans as presented, pursuant to Article 2, Article 4, Article 5 and Article 9. You can make a request to view the plans for this project while the stay at home order is in effect by calling 815-356-3605.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday July 1, 2020, through the Zoom electronic platform at which time any person determining to be heard will be allowed to speak. Limited space may be available at City Hall for anyone wishing to attend the meeting in person.

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

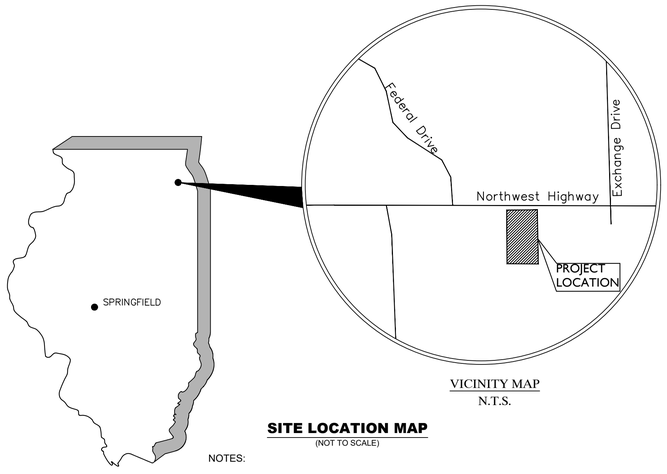
(Published in the Northwest Herald June 12, 2020) 1788197

PRELIMINARY CIVIL CONSTRUCTION PLANS FOR

RESTAURANT # 496
NORTHWEST HIGHWAY
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, IL 60014

GOVERNMENT/UTILITY CONTACTS

PUBLIC WORKS DEPARTMENT DEPARTMENT CONTACT: MICHAEL MAGNUSSEN (BUILDING COMMISSIONER) ELIZABETH MAXWELL (CITY PLANNER) MARTY BROWN (COMMERCIAL PLANS EXAMINER) DAVID KAUS (PLUMBING INSPECTOR) ART LUTHERUS (FIRE INSPECTOR)	CITY OF CRYSTAL LAKE 100 WEST WOODSTOCK STREET CRYSTAL LAKE, IL 60014 (815) 356-3797 (815) 356-3797 (815) 356-3605 X 4002 (815) 356-3605 (815) 356-3700 X 4137
SANITARY/STORM SEWER CONTACT: TBD	CITY OF CRYSTAL LAKE 100 WEST WOODSTOCK STREET CRYSTAL LAKE, IL 60014 (815) 356-3797
POWER COMPANY CONTACT: TBD	COMED
NATURAL GAS COMPANY CONTACT: TBD	NICOR GAS
TELEPHONE COMPANY CONTACT: TBD	AT&T



VICINITY MAP
N.T.S.

SITE LOCATION MAP
(NOT TO SCALE)

NOTES:

1. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

INDEX OF SHEETS	
Sheet Number	Sheet Title
C1.0	COVER SHEET
V0.0	ALTA SURVEY
C5.0	SITE KEYNOTE PLAN
C5.1	DIMENSION CONTROL PLAN
C5.2	STRIPING AND SIGNAGE PLAN
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

PLANS SUBMITTAL/REVIEW LOG

NO.	DESCRIPTION	DATE	MILESTONE

ENGINEER

Kimley»Horn

1001 WARRENVILLE ROAD
SUITE 350
LISLE, IL 60532
PH. (331) 481-7330
CONTACT: TOM SZAFRANSKI, P.E.

OWNER/DEVELOPER

RAISING CANES RESTAURANT, LLC
6800 BISHOP ROAD
PLANO, TX 75024
(P) (972) 769-3364
CONTACT: LUARON FOSTER

ARCHITECT

ARCHITECTS, INC.

ADA ARCHITECTS, INC.
17710 DETROIT AVENUE
LAKEWOOD, OH 44107
(P) (216) 521-5134
CONTACT: JEFF POUNTNEY

Call Before You Dig
JULIE
1-800-892-0123

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

REFERENCE BENCHMARK #1:
CRYSTAL LAKE 2A STATION #6934
STEEL ROD IN LOGO CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WOODSTOCK STREET AND MAIN STREET.
DATUM: NAVD88 ELEVATION = 928.35

REFERENCE BENCHMARK #2:
MCHENRY COUNTY BENCHMARK STATION #6633
DATUM: NAVD88 ELEVATION = 880.67

SITE BENCHMARKS:

SITE BENCHMARK #1
NORTH BOLT ON LIGHT POLE BASE LOCATED 20 FEET NORTH AND 70 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY BUILDING.
ELEVATION = 915.61

SITE BENCHMARK #2
NORTH BOLT ON FIRE HYDRANT IN SOUTH RIGHT OF WAY OF US ROUTE 14 (NORHTWEST HIGHWAY).
ELEVATION = 913.93

PROFESSIONAL ENGINEER'S CERTIFICATION

I, THOMAS J. SZAFRANSKI, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF RAISING CANE'S, LLC BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 19TH DAY OF JUNE , A.D., 2020.

_____
IL LICENSED PROFESSIONAL ENGINEER 062-070698
MY LICENSE EXPIRES ON NOVEMBER 30, 2021.

LICENSED PROFESSIONAL ENGINEER
Thomas J. Szafranski
062.070698
STATE OF ILLINOIS

Date of Expiration: 11-30-21

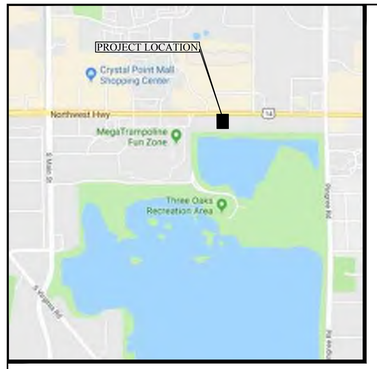
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Plotted By:Szafranski, Tom Sheet Set:Raising Canes - Schaumburg Layout:C1.0 June 19, 2020 10:32:19am K:\CHS_LDEV\168418014_Raising Canes_Crystal Lake_IL\2 Design\CAD\PlanSheets 24x36\C1.0 - COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 3 IN GW CRYSTAL LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED _____ AS DOCUMENT NO. _____ IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS:

8 BUILDING SETBACK LINE OF 80 FEET (FROM THE NORTHERLY LOT LINE) AS SHOWN ON THE PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561.

9 BUILDING SETBACK LINE OF 20 FEET (FROM THE SOUTHERLY LOT LINE) AS SHOWN ON THE PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561.

10 EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTHERLY 10 FEET OF THE LAND AS SHOWN ON THE PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561.

11 EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE EASTERLY 5 FEET OF THE LAND AS SHOWN ON THE PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561.

12 CROSS ACCESS EASEMENT AS SHOWN ON PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561. AFFECTS THE SOUTHERLY 20 FEET AFFECTS THE NORTHERLY 40 FEET

13 WATERMAIN EASEMENT DATED JULY 3, 1986 AND RECORDED JULY 10, 1986 AS DOCUMENT NUMBER 945213 MADE BY AND BETWEEN FIRST NATIONAL BANK OF CICERO, AS TRUSTEE UNDER TRUST NO. 6605 AND THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION AND THE TERMS PROVISIONS AND CONDITIONS THEREIN CONTAINED. AFFECTS THE NORTHERLY 35 FEET OF THE LAND AS REFLECTED ON PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561. AFFECTS A 20 FOOT BY 60 FOOT PORTION OF THE NORTHEAST CORNER OF THE LAND AS REFLECTED ON PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561. (FOR EXACT LOCATIONS SEE RECORD)

14 WATERMAIN SANITARY SEWER DATED JULY 3, 1986 AND RECORDED JULY 10, 1986 AS DOCUMENT NUMBER 945214 MADE BY AND BETWEEN FIRST NATIONAL BANK OF CICERO, AS TRUSTEE UNDER TRUST NO. 6605 AND THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION AND THE TERMS PROVISIONS AND CONDITIONS THEREIN CONTAINED. AFFECTS THE NORTHERLY 35 FEET OF THE LAND AS REFLECTED ON PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561. AFFECTS A 20 FOOT BY 60 FOOT PORTION OF THE NORTHEAST CORNER OF THE LAND AS REFLECTED ON PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561. (FOR EXACT LOCATIONS SEE RECORD)

✱15 EASEMENT NOTES RECORDED ON THE PLAT OF PAULY SUBDIVISION RECORDED OCTOBER 7, 2008 AS DOCUMENT NUMBER 2008R0052561 IN FAVOR OF THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION, COMMONWEALTH EDISON COMPANY, CABLE COMPANY FRANCHISEES AND AT & T OVER, UPON AND UNDER LAND.

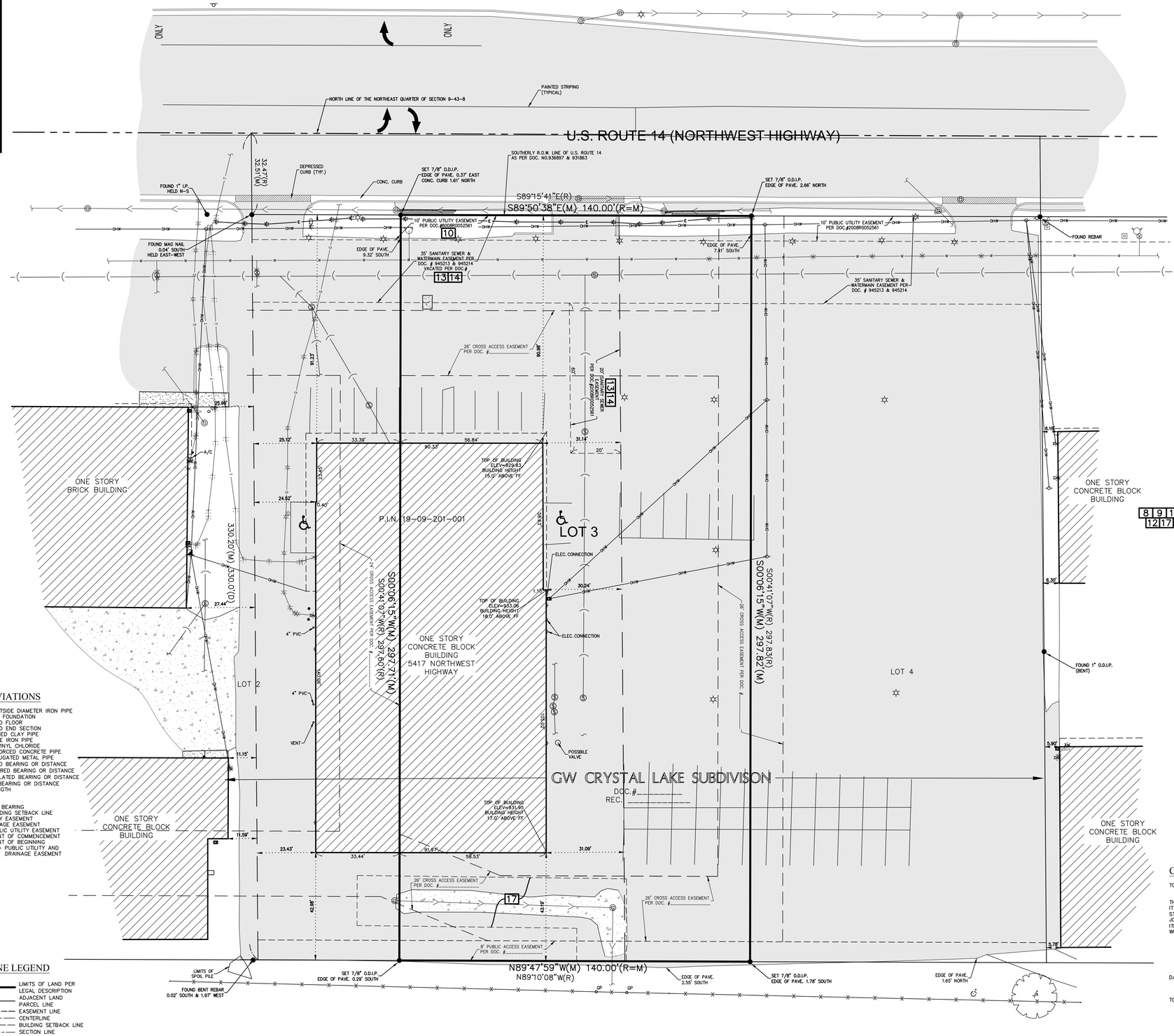
✱16 TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS DATED JUNE 2, 1998 AND RECORDED JULY 16, 1998 AS DOCUMENT NUMBER 98R0045980. NOTICE TO CRYSTAL LAKE RURAL FIRE PROTECTION DISTRICT OF ANNEXATION RECORDED MAY 22, 1998 AS DOCUMENT NUMBER 98R0031981.

17 GRANT OF PERMANENT DRAINAGE EASEMENT DATED APRIL 7, 2010 AND RECORDED APRIL 15, 2010 AS DOCUMENT NUMBER 2010R0016687 MADE BY PAULY CRYSTAL LAKE REALTY, LLC AND THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 18 AND 19 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

✱ NOT PLOTTABLE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



AREA SUMMARY
(TO HEAVY LINES)
41,687 SQUARE FEET
OR
0.957 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA
REGULAR SPACES = 21
ACCESSIBLE SPACES = 1
TOTAL SPACES = 22

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NOTES:

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 30310ANCT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2018.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 17111C0335J HAVING A REVISED DATE OF NOVEMBER 16, 2006.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 03/19/2019.
5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF X0710611. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X0710627. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. SCHEDULE B EASEMENT ITEMS 8, 9, 11, 12 AND 17 TO BE VACATED (SEE SHEET 2 FOR VACATED EASEMENTS).

8 9 11 12 17

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

CERTIFICATION

TO: RAISING CANE'S RESTAURANTS, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3-18-19.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

DATE OF PLAT OR MAP: 4-1-19

TO: _____
SCOTT KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/20

J: \PSDATA\2019 PROJECTS\19.0075\19.0075 ALTATOPO.DWG

Know what's below. Call before you dig.

NO.	DATE	BY
1.	7-2-19	BT

REVISIONS
PER NEW SUBDIVISION LOTS

DATE: 4-1-19 | PC TK | DRAWN BY BT | CHECKED BY SK | BOOK 547 PG 54-56

CLIENT: Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532
PHONE: (630) 487-7676
WWW.KIMLEY-HORN.COM

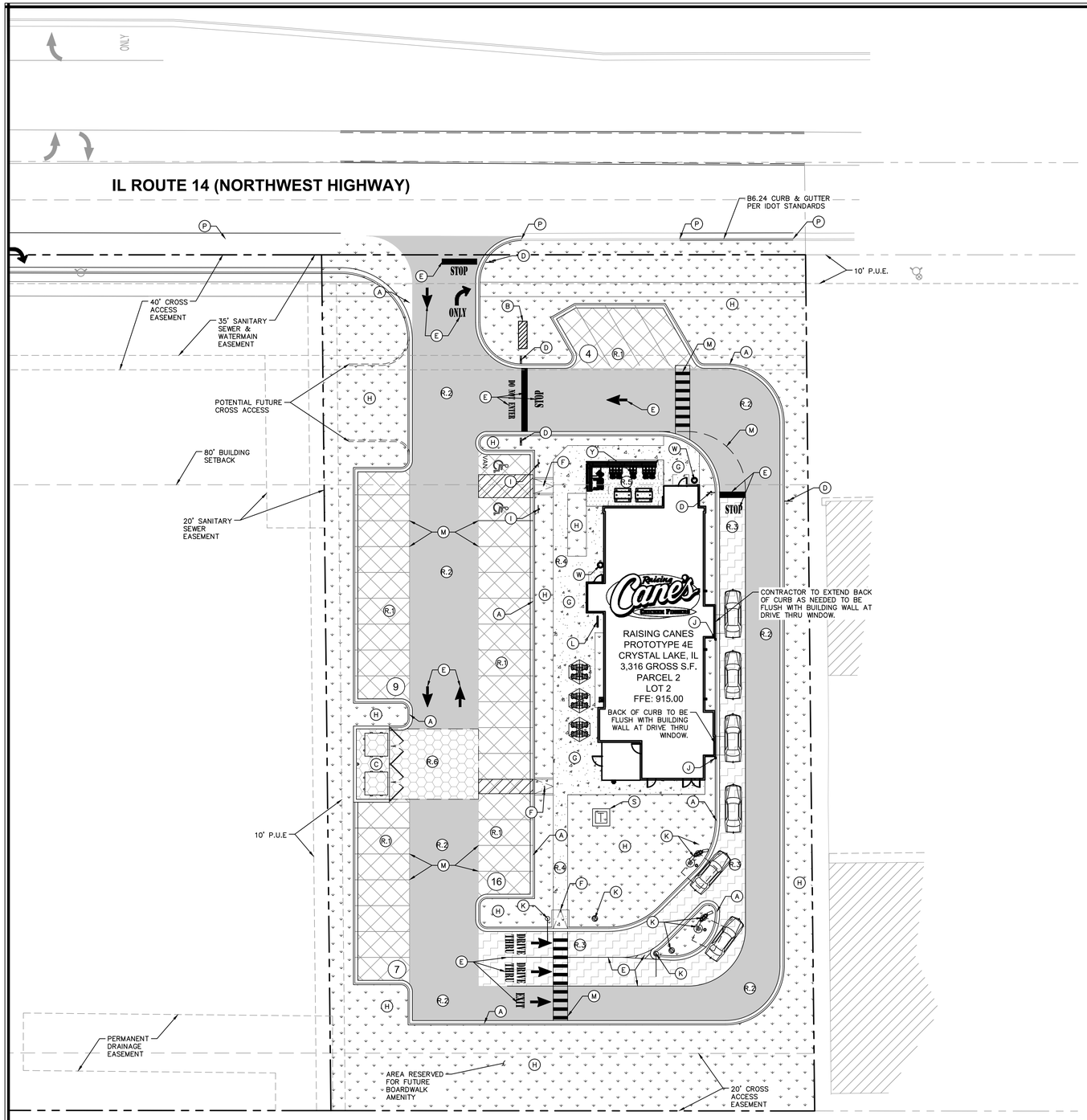
PROJECT: Raising Cane's
RAISING CANE'S UNIT # XXX
STREET ADDRESS
CITY, STATE ZIP CODE

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60504
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 3

PROJ. NO.: 19.0075



SITE LEGEND	
A	B6.12 BARRIER CURB AND GUTTER. SEE CONSTRUCTION DETAILS.
B	PROPOSED CANE'S MONUMENT SIGN. SEE SIGNAGE PLAN FOR DETAILS.
C	RECYCLING/TRASH DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
D	SITE DIRECTIONAL SIGN. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
E	DIRECTIONAL PAVEMENT MARKING. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
F	BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS.
G	CONCRETE SIDEWALK. SEE CONSTRUCTION DETAILS.
H	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
I	ACCESSIBLE PARKING SIGN.
J	6" PIPE BOLLARD. SEE CONSTRUCTION DETAILS.
K	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
L	BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
M	PAVEMENT STRIPING. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
N	NOT USED.
O	NOT USED.
P	TIE PROPOSED CURB AND GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITIONS.
Q	NOT USED.
R.1	STANDARD DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
R.2	HEAVY DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS .
R.3	HEAVY DUTY INTEGRAL COLORED CONCRETE PAVEMENT. SEE CONSTRUCTION DETAILS AND GENERAL NOTES.
R.4	STANDARD DUTY CONCRETE PAVEMENT. FOR SIDEWALK. SEE CONSTRUCTION DETAILS .
R.5	PATIO AREA CONCRETE PAVING. SEE ARCHITECTURAL PLANS FOR DETAILS.
R.6	HEAVY DUTY INTEGRAL COLORED CONCRETE PAVEMENT AT TRASH ENCLOSURE. SEE CONSTRUCTION DETAILS.
S	TRANSFORMER PAD LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
T	NOT USED.
U	LIGHT POLE. SEE LIGHTING PLANS FOR DETAILS.
V	NOT USED.
W	TRASH RECEPTACLE. SEE ARCHITECTURAL PLANS FOR DETAILS
X	NOT USED.
Y	COVERED PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.
Z	NOT USED.

SITE ANALYSIS TABLE		
EXISTING ZONING	B2- GENERAL COMMERCIAL (W/ PUD)	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	
LOT AREA	50,413 SF / 1.157 AC	
GROSS BUILDING AREA	3,316 SF	
	REQUIRED	PROVIDED
TOTAL PARKING	34 SPACES	36 SPACES
ACCESSIBLE	2 SPACES	2 SPACES

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- (#) PROPOSED PARKING COUNT
- R.1 STANDARD DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
- R.2 HEAVY DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
- R.3 HEAVY DUTY CONCRETE PAVEMENT, INTEGRAL COLOR 860 GRAPHITE (IRON OXIDE) SEE GENERAL NOTES - PAVING NOTES.
- R.4 STANDARD DUTY CONCRETE FOR SIDEWALKS. SEE CONSTRUCTION DETAILS.
- R.5 PATIO CONCRETE PAVEMENT. SEE ARCHITECTURAL PLANS.
- R.6 HEAVY DUTY CONCRETE PAVEMENT AT TRASH ENCLOSURE. INTEGRAL COLOR 860 GRAPHITE (IRON OXIDE) SEE CONSTRUCTION DETAILS

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
6. EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COMPASS SURVEYING, LTD. DATED MARCH 18TH 2019.
7. ALL PROPOSED PAVING IN STATE R.O.W. AND EASEMENTS TO CONFORM TO IDOT STANDARDS.
8. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
9. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
10. CONTRACTOR SHALL SAWCUT ALONG ALL EXISTING PAVMENT TO PROVIDE CLEAN UNIFORM SURFACE TO TIE INTO PROPOSED PAVEMENT.
11. CONTRACTOR TO VERIFY STATUS OF FUTURE CROSS ACCESS DRIVE WITH ENGINEER PRIOR TO CONSTRUCTING SITE CURBS.

BENCHMARKS

REFERENCE BENCHMARK #1:
CRYSTAL LAKE 2A STATION #6934
STEEL ROD IN LOGO CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WOODSTOCK STREET AND MAIN STREET.
DATUM: NAVD88 ELEVATION = 928.35

REFERENCE BENCHMARK #2:
MCHENRY COUNTY BENCHMARK STATION #6633
DATUM: NAVD88 ELEVATION = 880.67

SITE BENCHMARKS:

SITE BENCHMARK #1
NORTH BOLT ON LIGHT POLE BASE LOCATED 20 FEET NORTH AND 70 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY BUILDING.
ELEVATION = 915.61

SITE BENCHMARK #2
NORTH BOLT ON FIRE HYDRANT IN SOUTH RIGHT OF WAY OF US ROUTE 14 (NORHTWEST HIGHWAY).
ELEVATION = 913.93

Call Before You Dig JULIE 1-800-892-0123

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE: 11/20/2018

STORE:
RAISING CANE'S RESTAURANT
NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014
STORE #RC496

PROFESSIONAL OF RECORD: KURT L. SCHMITZ
ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.cc

UPDATE EVERY ISSUANCE:
PLANNING REVIEW

ENGINEER INFORMATION:
Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

KH JOB NO. 168418014

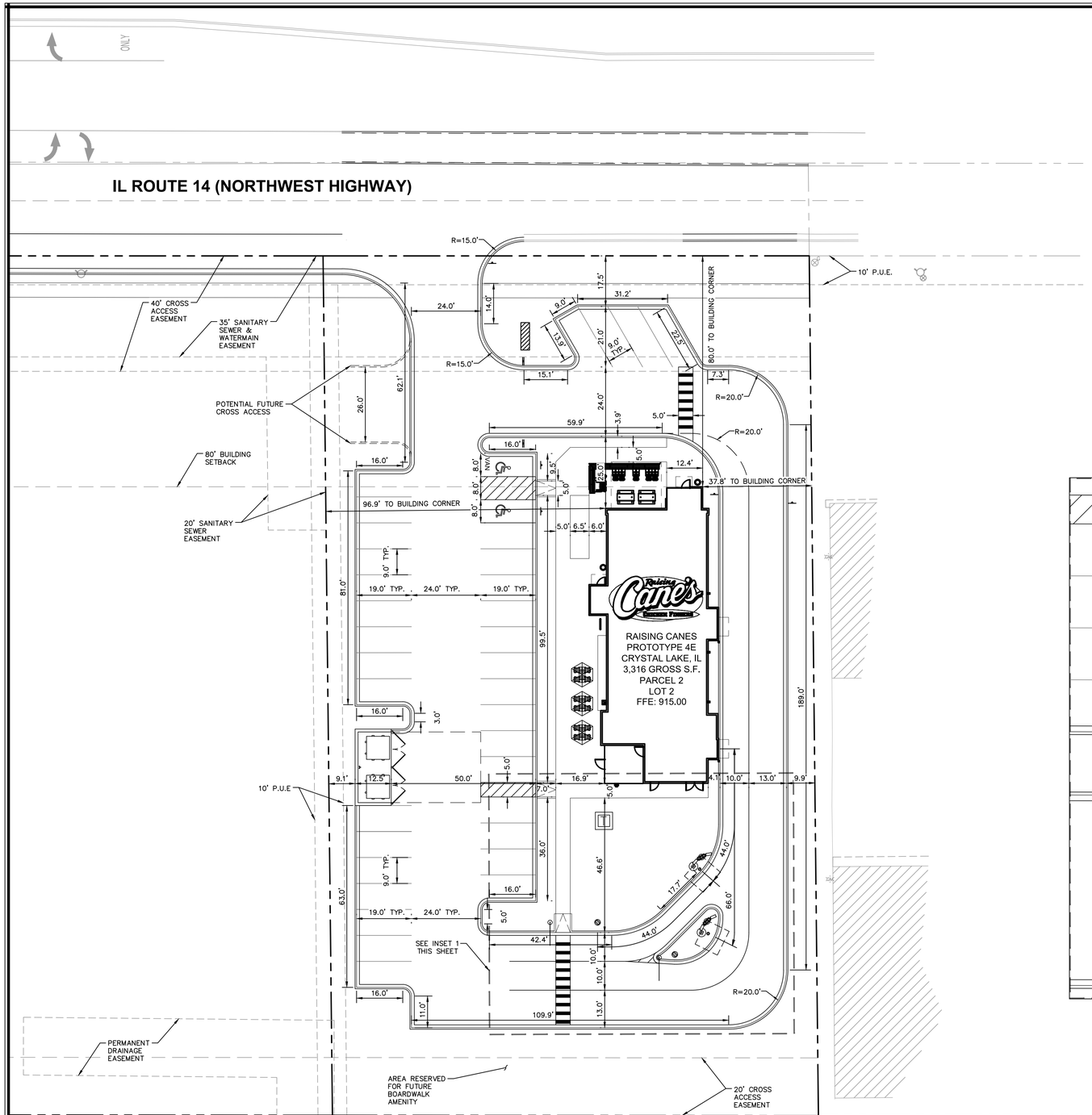
SHEET REVISIONS

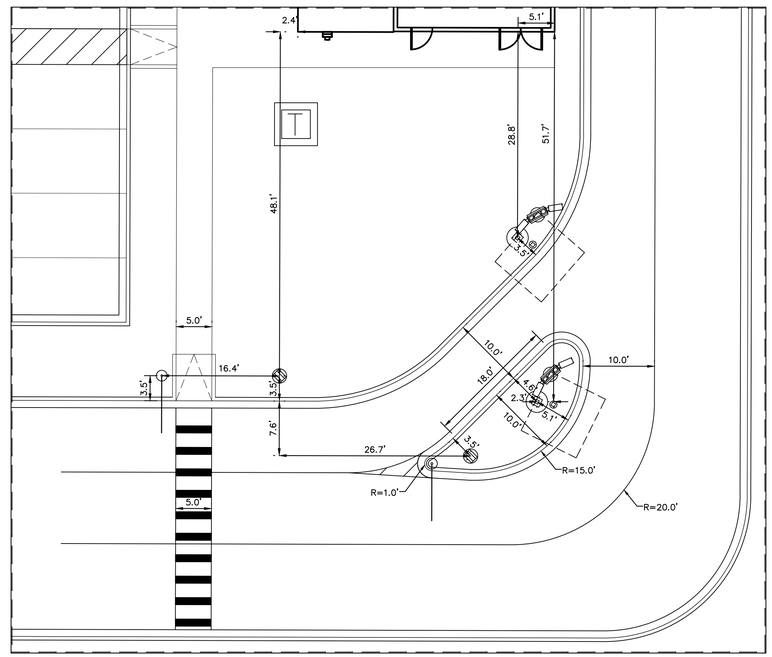
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SITE KEYNOTE PLAN

DATE 6/24/2020
JOB NO. 19101

C5.0
SHEET NO.





INSET 1

SCALE: 1"=10'

REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION OF MENU BOARD, HEIGHT DETECTOR AND PRE-ORDER BOARD.

DIMENSION NOTES

1. ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

BENCHMARKS

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1-800-892-0123

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N

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

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KH JOB NO. 168418014

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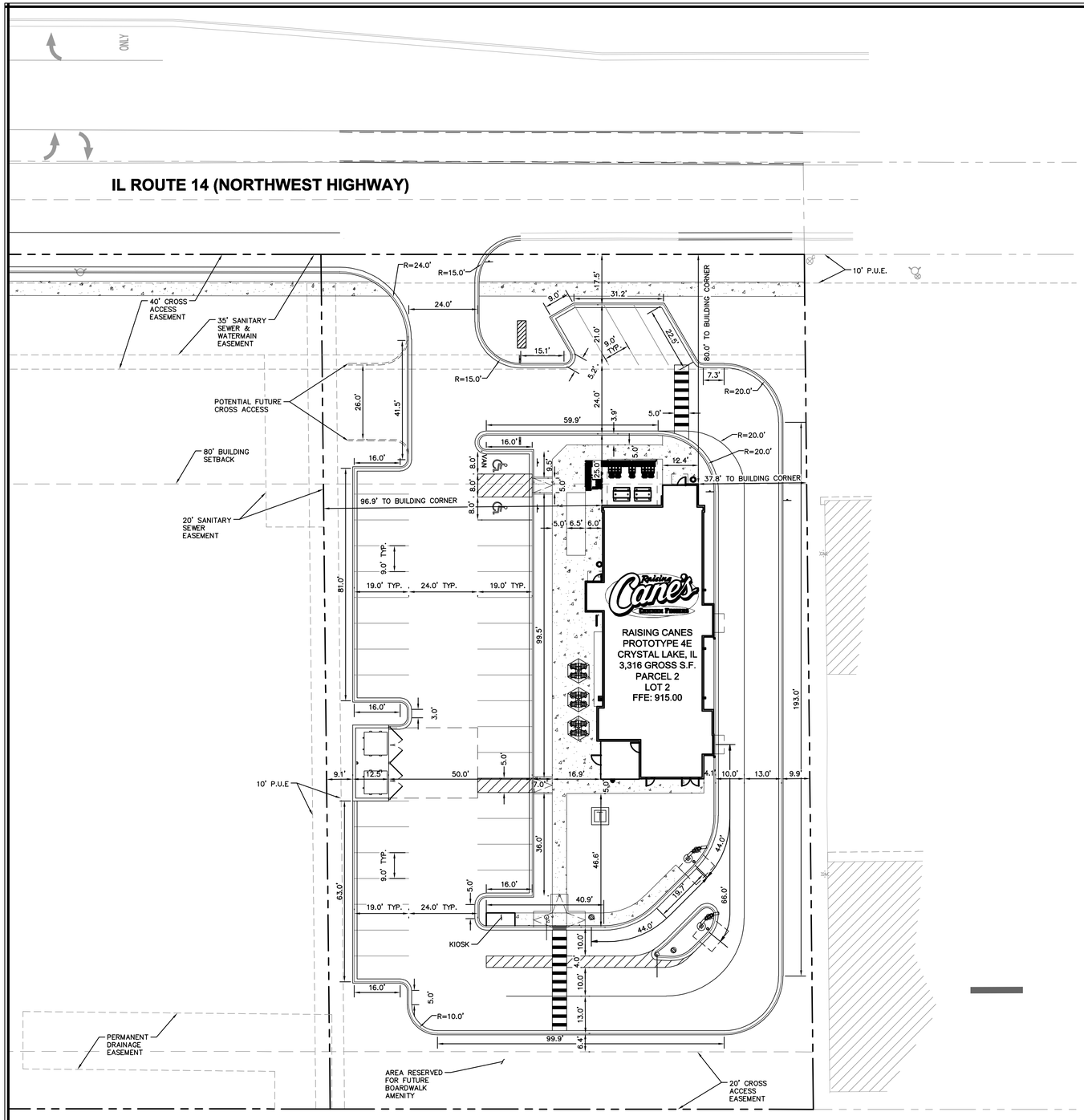
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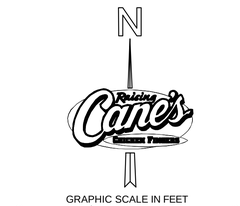
DIMENSION CONTROL PLAN

DATE 6/24/2020

JOB NO. 19101

C5.1
SHEET NO.





DIMENSION NOTES

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LEGEND

- PROPERTY LINE
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- PROPOSED CONCRETE CURB
- EXISTING CURB

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PROTOTYPE ISSUE DATE: 11/20/2018

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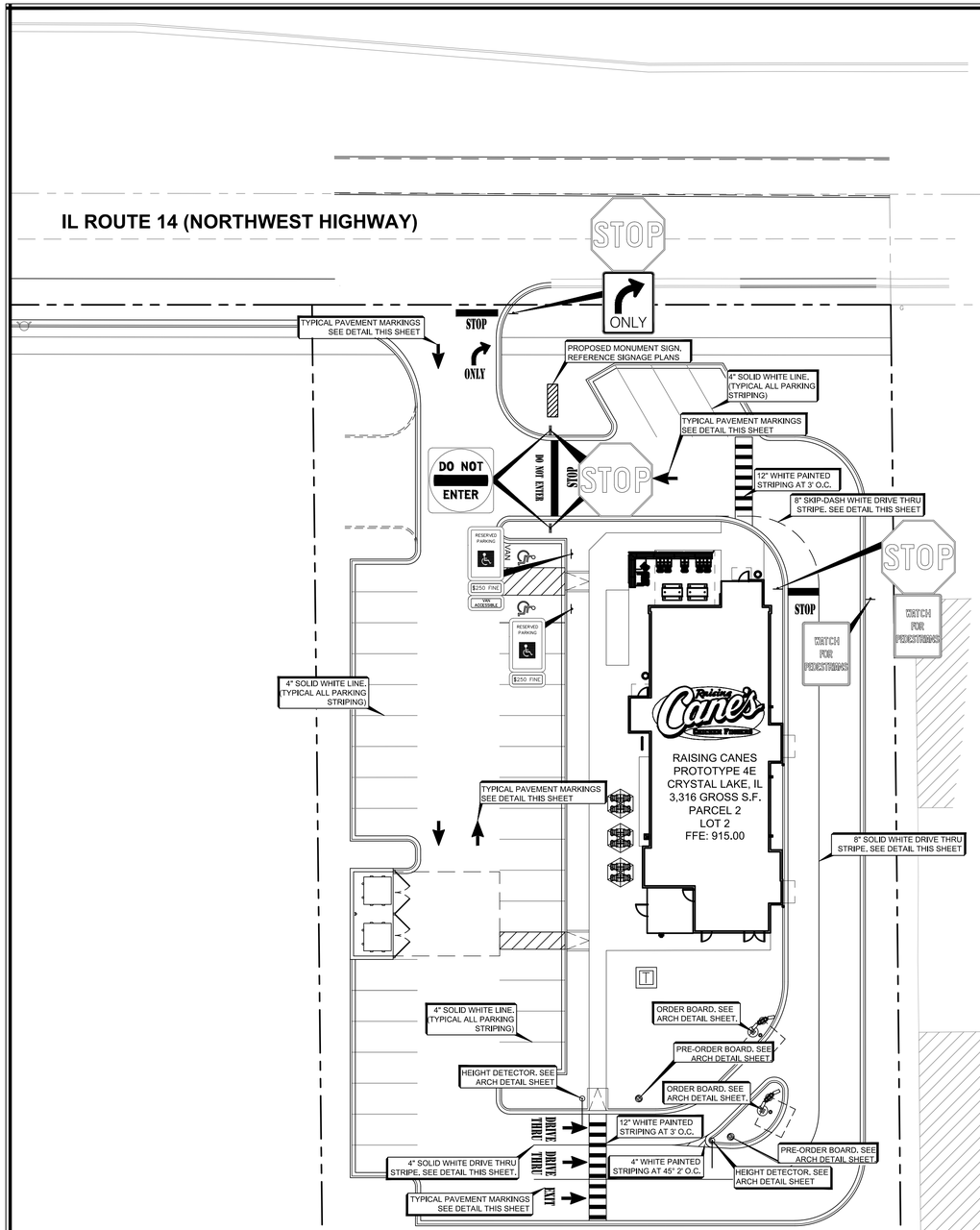
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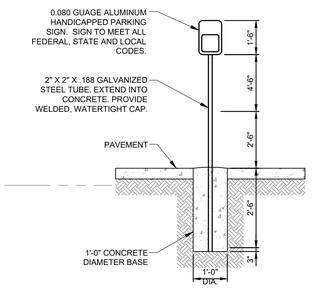
ALTERNATE DIMENSION CONTROL PLAN

DATE 6/24/2020

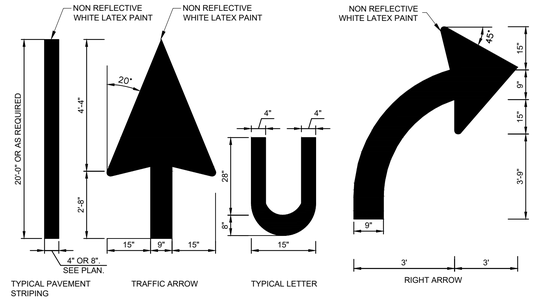
JOB NO. 19101

C5.1a
SHEET NO.



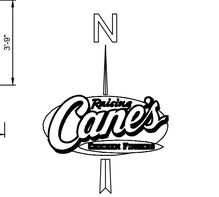


"HANDICAPPED PARKING" SIGN POST DETAIL
N.T.S.



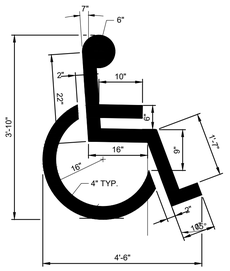
NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

TYPICAL PAVEMENT MARKINGS
N.T.S.



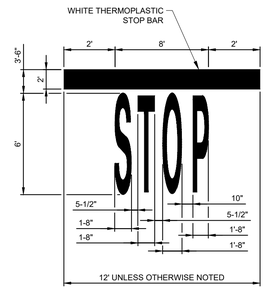
SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CONCRETE CURB & GUTTER



NOTE:
1. ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.
2. HANDICAPPED PARKING SYMBOLS SHALL BE PAINTED YELLOW.

HANDICAPPED PARKING SYMBOL DETAIL
N.T.S.



NOTE:
1. ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.

STOP BAR DETAIL
N.T.S.

BENCHMARKS

REFERENCE BENCHMARK #1:
CRYSTAL LAKE 2A STATION #6934
STEEL ROD IN LOGO CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WOODSTOCK STREET AND MAIN STREET.
DATUM: NAVD88
ELEVATION = 928.35

REFERENCE BENCHMARK #2:
MCHENRY COUNTY BENCHMARK STATION #6633
DATUM: NAVD88
ELEVATION = 880.67

SITE BENCHMARKS:

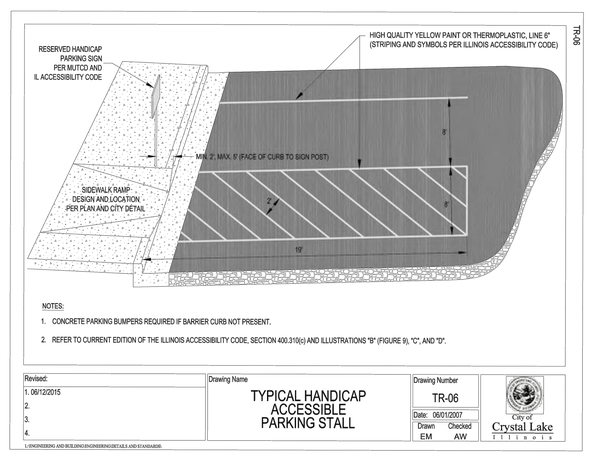
SITE BENCHMARK #1
NORTH BOLT ON LIGHT POLE NASE LOCATED 20 FEET NORTH AND 70 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY BUILDING.
ELEVATION = 915.61

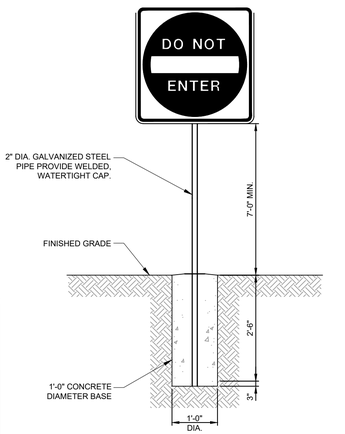
SITE BENCHMARK #2
NORTH BOLT ON FIRE HYDRANT IN SOUTH RIGHT OF WAT OF US ROUTE 14 (NORHTWEST HIGHWAY).
ELEVATION = 913.93



WATCH FOR PEDESTRIANS "E1" 18"x24"
RIGHT TURN ONLY R3-5 30" x 30"
STANDARD RED AND WHITE SIGN R5-1 30"X30"
STANDARD 30X30 RED STOP SIGN "J" 30"x30"
STANDARD ADA SIGN 12"x18"

STANDARD PARKING LOT SIGNS
N.T.S.





SIGN POST DETAIL
N.T.S.

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KH JOB NO. 168418014

SHEET REVISIONS

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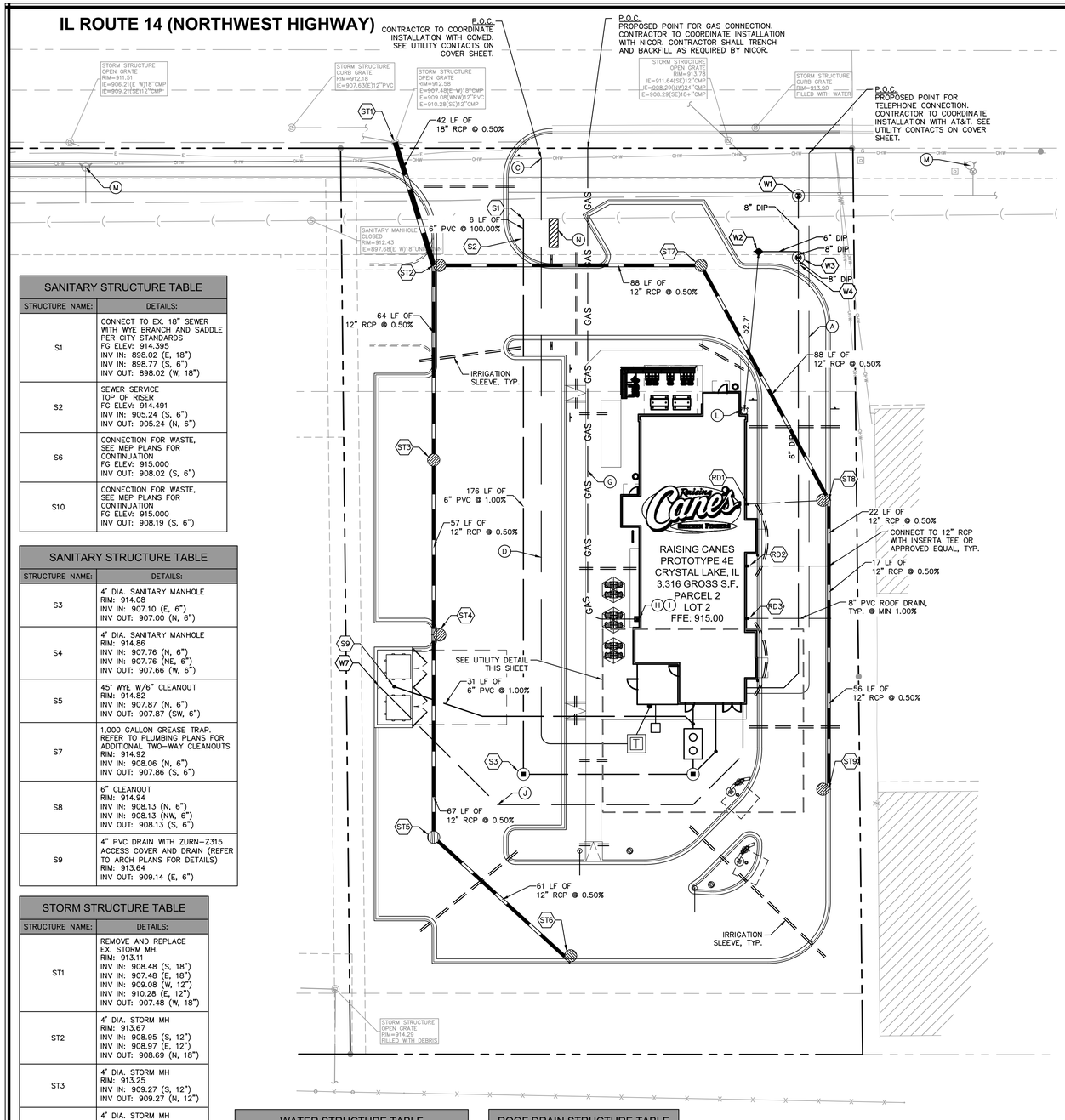
STRIPING AND SIGNAGE PLAN

DATE 6/24/2020

JOB NO. 19101

C5.2
SHEET NO.

IL ROUTE 14 (NORTHWEST HIGHWAY)



SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S1	CONNECT TO EX. 18" SEWER WITH WYE BRANCH AND SADDLE PER CITY STANDARDS FG ELEV: 914.395 INV IN: 898.02 (E, 18") INV IN: 898.77 (S, 6") INV OUT: 898.02 (W, 18")
S2	SEWER SERVICE TOP OF RISER FG ELEV: 914.491 INV IN: 905.24 (S, 6") INV OUT: 905.24 (N, 6")
S6	CONNECTION FOR WASTE, SEE MEP PLANS FOR CONTINUATION FG ELEV: 915.000 INV OUT: 908.02 (S, 6")
S10	CONNECTION FOR WASTE, SEE MEP PLANS FOR CONTINUATION FG ELEV: 915.000 INV OUT: 908.19 (S, 6")

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S3	4' DIA. SANITARY MANHOLE RIM: 914.08 INV IN: 907.10 (E, 6") INV OUT: 907.00 (N, 6")
S4	4' DIA. SANITARY MANHOLE RIM: 914.86 INV IN: 907.76 (N, 6") INV IN: 907.76 (NE, 6") INV OUT: 907.66 (W, 6")
S5	45° WYE W/6" CLEANOUT RIM: 914.82 INV IN: 907.87 (N, 6") INV OUT: 907.87 (SW, 6")
S7	1,000 GALLON GREASE TRAP. REFER TO PLUMBING PLANS FOR ADDITIONAL TWO-WAY CLEANOUTS RIM: 914.92 INV IN: 908.06 (N, 6") INV OUT: 907.86 (S, 6")
S8	6" CLEANOUT RIM: 914.94 INV IN: 908.13 (N, 6") INV IN: 908.13 (NW, 6") INV OUT: 908.13 (S, 6")
S9	4" PVC DRAIN WITH ZURN-Z315 ACCESS COVER AND DRAIN (REFER TO ARCH PLANS FOR DETAILS) RIM: 913.64 INV OUT: 909.14 (E, 6")

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
ST1	REMOVE AND REPLACE EX. STORM MH. RIM: 913.11 INV IN: 908.48 (S, 18") INV IN: 907.48 (E, 18") INV IN: 909.08 (W, 12") INV IN: 910.28 (E, 12") INV OUT: 907.48 (W, 18")
ST2	4' DIA. STORM MH RIM: 913.67 INV IN: 908.95 (S, 12") INV IN: 908.97 (E, 12") INV OUT: 908.69 (N, 18")
ST3	4' DIA. STORM MH RIM: 913.25 INV IN: 909.27 (S, 12") INV OUT: 909.27 (N, 12")
ST4	4' DIA. STORM MH RIM: 913.41 INV IN: 909.56 (S, 12") INV OUT: 909.56 (N, 12")
ST5	4' DIA. STORM MH RIM: 913.42 INV IN: 909.89 (SE, 12") INV OUT: 909.89 (N, 12")
ST6	2' DIA. STORM INLET, TYPE A RIM: 913.36 INV OUT: 910.19 (NW, 12")
ST7	4' DIA. STORM MH RIM: 913.56 INV IN: 909.41 (SE, 12") INV OUT: 909.41 (W, 12")
ST8	4' DIA. STORM MH RIM: 913.44 INV IN: 909.85 (S, 12") INV IN: 909.85 (W, 8") INV OUT: 909.85 (NW, 12")
ST9	2' DIA. STORM INLET, TYPE A RIM: 913.49 INV OUT: 910.32 (N, 12")

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W1	PRESSURE CONNECT TO EX. WATERMAIN PER CITY STANDARDS FG ELEV: 914.51
W2	PR. FIRE HYDRANT PER CITY STANDARDS FG ELEV: 914.29
W3	8" GATE VALVE IN VAULT FG ELEV: 914.42
W4	8" X 6" REDUCER FG ELEV: 914.40
W5	SERVICE INTO BUILDING SPLIT BETWEEN POTABLE & FIRE ON INTERIOR, WITH WATER SHUT-OFF OF POTABLE LINE FROM BUILDING EXTERIOR FG ELEV: 915.00
W6	3/4" EACH H/C WATER TO DUMPSTER FG ELEV: 915.00
W7	POST HYDRANT (REFER TO ARCH PLANS) FG ELEV: 913.79

ROOF DRAIN STRUCTURE TABLE

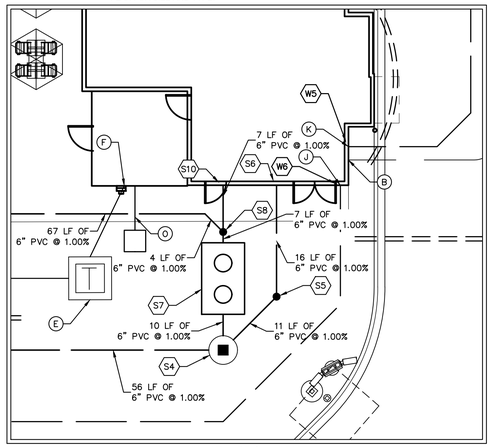
STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN INV OUT: 910.11 (E)
RD2	ROOF DRAIN INV OUT: 910.57 (E)
RD3	ROOF DRAIN INV OUT: 910.55 (E)

UTILITY KEYNOTE LEGEND

A	INSTALL TWO 4" SCHEDULE 40 PVC CONDUIT WITH PULL WIRE FOR TELEPHONE AND INTERNET.
B	PROPOSED TELEPHONE AND INTERNET ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONNECTION.
C	BEGIN UNDERGROUND ELECTRIC CONDUIT.
D	INSTALL TWO 4" SCHEDULE 40 PVC WITH PULL WIRE FOR ELECTRIC
E	PROPOSED VAULT MOUNTED TRANSFORMER. CONCRETE PAD BY DEVELOPER. CONTRACTOR TO INSTALL BOLLARD PER COMED REQUIREMENTS.
F	PROPOSED ELECTRIC SERVICE ENTRY. REFERENCE ARCHITECTURAL PLANS.
G	INSTALL ONE 2" PVC CONDUIT FOR GAS SERVICE LINE
H	GAS METER LOCATION.
I	GAS ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONTINUATION (PLUMBING).
J	PROPOSED ¾" EACH H/C WATER TO DUMPSTERS WITH RPZ VALVES. REFERENCE MEP PLANS.
K	PROPOSED 6" WATER LINE ENTRY. PROPOSED 2" DOMESTIC TAP AND VALVE OFF OF 6" WATER LINE TO BE LOCATED INSIDE BUILDING. WATER METER AND BACKFLOW PREVENTERS TO BE LOCATED INSIDE BUILDING. REFERENCE MEP PLANS FOR CONTINUATION.
L	PROPOSED FIRE DEPARTMENT CONNECTION. REFER TO ARCH/MEP PLANS FOR DETAILS.
M	EXISTING FIRE HYDRANT.
N	PROPOSED MONUMENT SIGN TO BE INTERNALLY ILLUMINATED W/ ELECTRONIC MESSAGING BOARD. SEE NOTE 16.
O	1½" IRRIGATION LINE. CONNECT TO IRRIGATION BOX. (BACKFLOW PREVENTER TO BE LOCATED INSIDE BUILDING).

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. REFER TO CITY OF CRYSTAL LAKE STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
3. REFER TO ARCHITECTURE PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
6. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
7. WATER LINES SHALL BE AS FOLLOWS:
   PRIVATE (LARGER THAN 3 INCHES): DUCTILE IRON PIPE, CLASS 52 OR POLYVINYL CHLORIDE PLASTIC PIPE (ASTM D-3212 AND AWWA C900)
   PRIVATE (3 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF CRYSTAL LAKE WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER LINE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY VILLAGE CODES AND/OR UTILITY SERVICE COMPANIES.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS, HYDRANTS, VALVES, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS PER CITY OF CRYSTAL LAKE STANDARDS.
14. WATER TIGHT CONNECTION SHALL BE MADE USING A RESILIENT CONNECTOR "SEAL BOOT" PER ASTM C-923.
15. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5.5 FEET COVER ON ALL WATER LINES.
16. CONTRACTOR TO PROVIDE POWER TO MONUMENT SIGN. REFER TO ELECTRICAL SITE PLAN FOR SIZE AND TYPE.



UTILITY DETAIL

SCALE: 1" = 10'

NOTE: REFERENCE MEP PLANS FOR EXACT LOCATION OF ALL UTILITY BUILDING ENTRIES.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE MANHOLE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UNDERGROUND TELEPHONE LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- 3 – 4" CONDUITS FOR IRRIGATION / ELECTRICAL (REFER TO IRRIGATION PLANS)
- PROPOSED VALVE VAULT
- PROPOSED BOX VAULT
- PROPOSED FIRE HYRDANT
- PROPOSED TRANSFORMER PAD. CONTRACTOR SHALL INSTALL PAD AND BOLLARDS AS REQUIRED BY THE COMED.

BENCHMARKS

REFERENCE BENCHMARK #1:
CRYSTAL LAKE 2A STATION #6934
STEEL ROD IN LOGO CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WOODSTOCK STREET AND MAIN STREET.
DATUM: NAVD88 ELEVATION = 928.35

REFERENCE BENCHMARK #2:
MCHENRY COUNTY BENCHMARK STATION #6633
DATUM: NAVD88 ELEVATION = 880.67

SITE BENCHMARKS:

SITE BENCHMARK #1
NORTH BOLT ON LIGHT POLE NASE LOCATED 20 FEET NORTH AND 70 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY BUILDING.
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SITE BENCHMARK #2:
NORTH BOLT ON FIRE HYDRANT IN SOUTH RIGHT OF WAT OF US ROUTE 14 (NORHTWEST HIGHWAY).
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N

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

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PROTOTYPE ISSUE DATE: 11/20/2018

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KH JOB NO. 168418014

SHEET REVISIONS

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UTILITY PLAN

DATE 6/24/2020

JOB NO. 19101

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	GG	2	GINKGO BILOBA `GOLDEN GLOBE` / GOLDEN GLOBE GINKGO	B & B	2.5" CAL MIN	
	GS2	2	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	2.5" CAL MIN	
	TL	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	
	ZM	1	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA	B & B	2.5" CAL MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JS	4	JUNIPERUS CHINENSIS `SPARTAN` / SPARTAN JUNIPER	B & B		4` HT MIN
	PF	5	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B		6` HT MIN
	PS	3	PINUS STROBUS / WHITE PINE	B & B		6` HT MIN
	TE	12	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	B & B		5` HT MIN

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA2	1	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	6` HT MIN
	SS	1	SYRINGA PEKINENSIS / PEKING LILAC	B & B	2" CAL. MIN	SINGLE STEM

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CI	15	CORNUS STOLONIFERA `ISANTI` / ISANTI DOGWOOD	5 GAL		36" HT MIN
	HA	14	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	5 GAL		24" HT MIN
	IB	13	ILEX VERTICILLATA `BERRY POPPINS` / WINTERBERRY	3 GAL		18" HT MIN
	IM	3	ILEX VERTICILLATA `MR. POPPINS` / WINTERBERRY	3 GAL		18" HT MIN
	R3	17	ROSA X `RADRAZZ` / KNOCK OUT SHRUB ROSE	3 GAL		24" HT MIN
	ST	14	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	3 GAL		18" HT MIN
	VA	10	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	5 GAL		36" HT MIN
	WM	10	WEIGELA FLORIDA `MINUET` / MINUET WEIGELA	3 GAL		18" HT MIN

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	30	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		18" HT MIN
	PH2	39	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	3 GAL		24" HT MIN

EVERGREEN	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	BG	22	BUXUS X `GREEN VELVET` / BOXWOOD	3 GAL		18" HT MIN
	TT	15	TAXUS X MEDIA `TAUNTONII` / TAUNTON YEW	5 GAL		24" HT MIN
	TC2	13	THUJA OCCIDENTALIS `CONGABE` TM / FIRE CHIEF ARBORVITAE	5 GAL		24" HT MIN

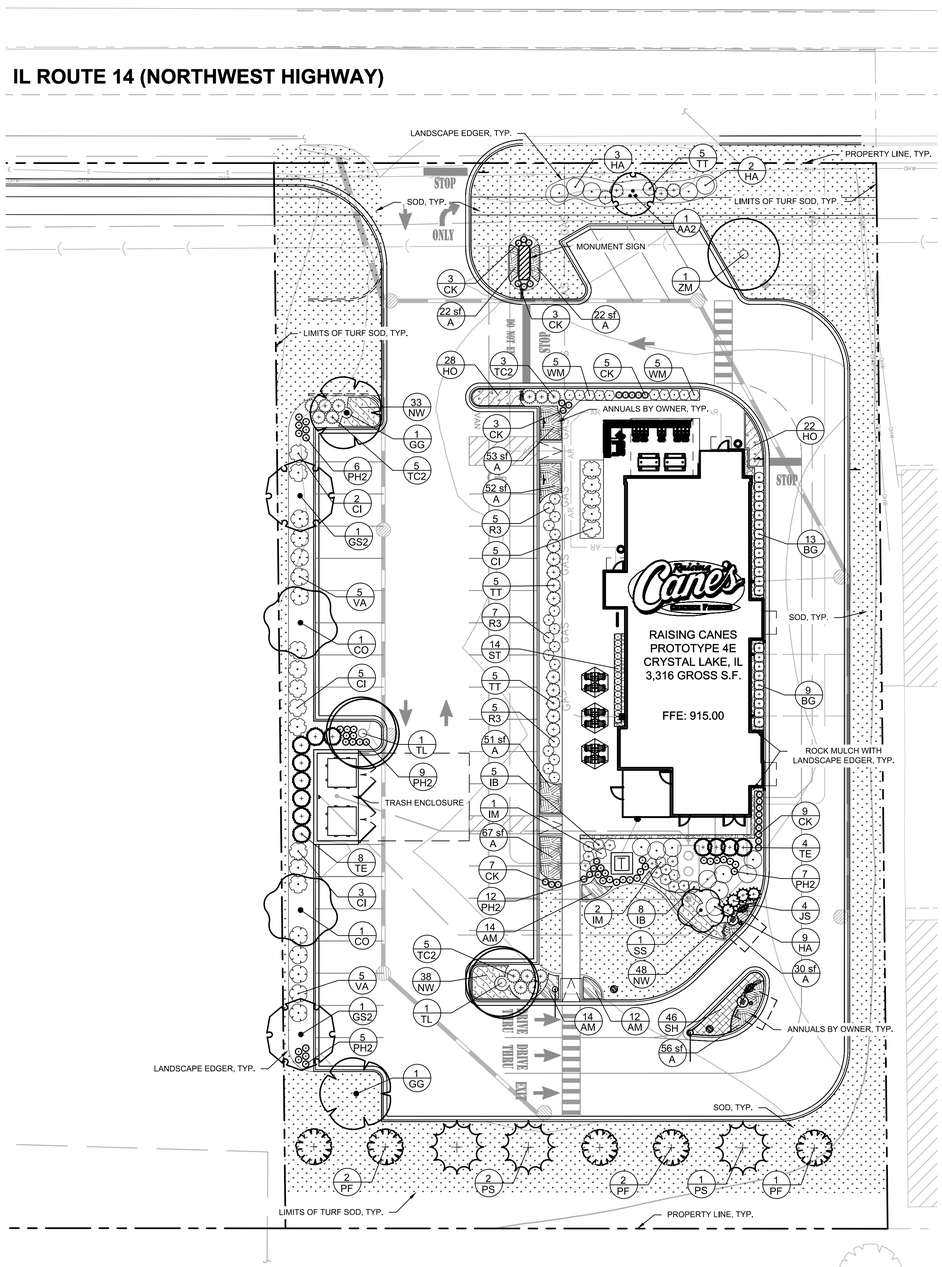
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	SH	46	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	18" OC	

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	40	ALLIUM X `MILLENIUM` / MILLENIUM ORNAMENTAL CHIVE	1 GAL	18" OC	
	HO	50	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL	18" OC	
	NW	119	NEPETA X `WALKER`S LOW` / WALKER`S LOW CATMINT	1 GAL	12" OC	

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	A	352 SF	ANNUALS - SEASONAL COLOR BY OWNER
	R		2``-3`` RIVER ROCK MULCH
	TD		TURF SOD

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KH JOB NO. 168418014

SHEET REVISIONS

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LANDSCAPE PLAN

DATE 6/24/2020

JOB NO. 19101

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SHEET NO.

LANDSCAPE NOTES

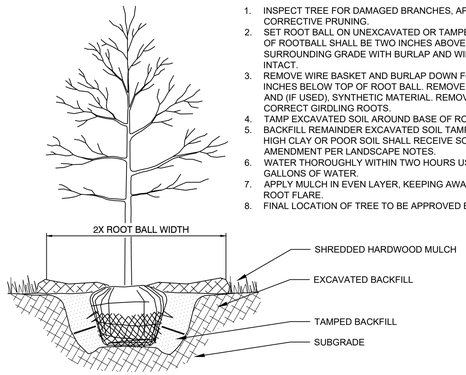
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

1 LANDSCAPE NOTES

NTS

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

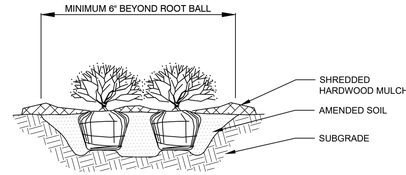


2 TREE PLANTING

NTS

NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

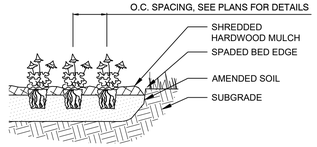


3 SHRUB PLANTING

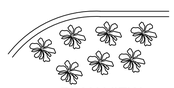
NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



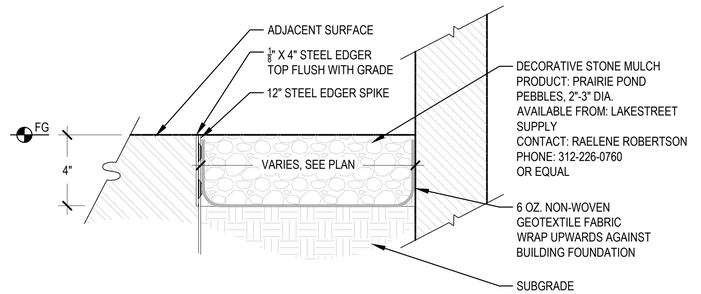
SECTION



PLAN VIEW

4 PERENNIAL PLANTING

NTS



5 DECORATIVE STONE MULCH

3" = 1'-0"

SITE LANDSCAPE REQUIREMENT CALCULATIONS

ZONING ORDINANCE	REQUIREMENT	PROVIDED
SECTION 4-400 LANDSCAPING AND SCREENING STANDARDS		
PARKING LOTS BETWEEN 10 SPACES AND NO MORE THAN 200 SPACES: ONE 8-FOOT-BY-19-FOOT LANDSCAPE ISLAND, CONTAINING 1 CANOPY OR ORNAMENTAL TREE AND 5 SHRUBS FOR EVERY 10 PARKING SPACES AND AT THE END OF EVERY PARKING ROW	48 PARKING SPACES TOTAL **REQUIRED:** 5 CANOPY TREES AND 25 SHRUBS	7 CANOPY TREES (5 AT END OF PARKING ROWS, 2 INTERNAL) 33 SHRUBS
PERMETER LANDSCAPE FOR PARKING LOTS ABUTTING RIGHTS-OF-WAY: CONTINUOUS VISUAL SCREEN 15 FEET IN WIDTH USING BOTH DECIDUOUS AND EVERGREEN SPECIES PLANTED PLANTED IN UNDULATING BEDS FORMING AN INTERESTING PATTERN REQUIRING 1 CANOPY, ORNAMENTAL OR EVERGREEN TREE AND 10 SHRUBS PLANTED AT VARIOUS HEIGHTS (AVERAGING 3 FEET IN HEIGHT) ALONG EVERY 40 LINEAL FEET	**NORTH SIDE OF SITE:** 150 FEET / 40 FEET = 3.75 **REQUIRED:** 4 TREES AND 38 SHRUBS	4 ORNAMENTAL TREES (DUE TO OVERHEAD POWER LINES) 38 SHRUBS (MIX OF EVERGREEN AND DECIDUOUS)
PERMETER FOUNDATION LANDSCAPE: 5' LANDACAPE AREA AROUNDA LL PERIMETERS OF BUILDING. (WITH EXEPTION TO SIDWALK CONNECTIONS AND DRIVE-THRU)	**REQUIRED:** 5' LANDSCAPE AREA ALONG NORTH, WEST, AND SOUTH OF BUILDING.	PLANTINGS PROVIDED ALONG ALL SIDES OF BUILDING, WITH NORTH ON CURB SIDE OF AMENITY AREA.
ALL PERMANENT FREESTANDING SIGNS: THE AMOUNT OF LANDSCAPE AREA REQUIRED SHALL BE 1 SQ. FOOT OF LANDSCAPE AREA PER 1 SQ. FOOT OF SIGN AREA. AT LEAST 50% OF THE REQUIRED LANDSCAPING AREA SHALL BE PLANTED WITH TREES AND/OR SHRUBS. THE REMAINING AREA SHALL CONSIST OF ANNUAL AND PERENNIAL FLOWERS AND GROUND COVERS.	SIGN AREA = 259 SQ. FEET **REQUIRED:** 29 SQ. FEET OF LANDSCAPING, 14.5 SQ. FEET TO BE TREES AND/OR SHRUBS	3'+ LANDSCAPE AREA AROUND PERIMETER OF SIGN.

Call Before You Dig
JULIE
1-800-892-0123

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE: 11/20/2018

STORE:
RAISING CANE'S RESTAURANT
NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014
STORE #RC496

PROFESSIONAL OF RECORD: KURT L. SCHMITZ
ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.cc

UPDATE EVERY ISSUANCE:
PLANNING REVIEW

ENGINEER INFORMATION:
Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

KH JOB NO. 168418014

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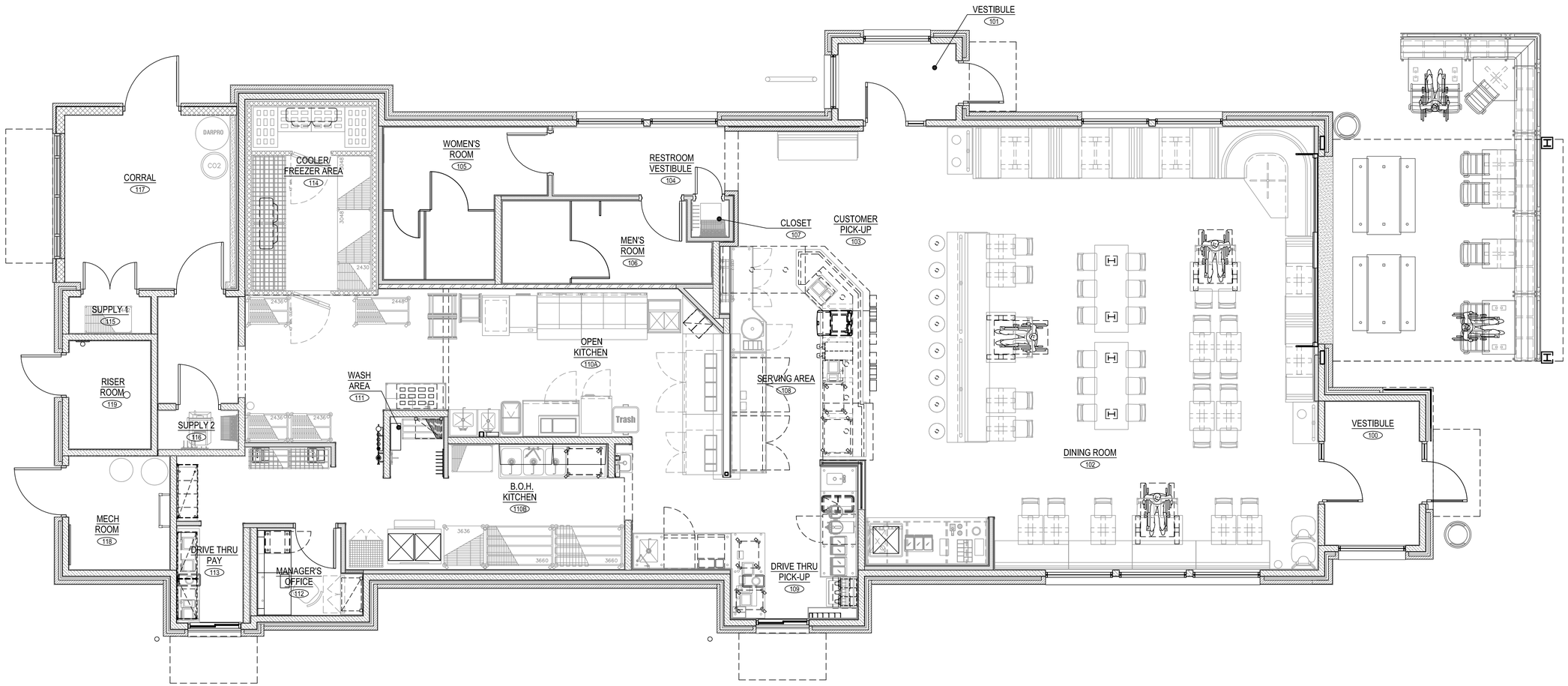
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LANDSCAPE NOTES & DETAILS

DATE 6/24/2020

JOB NO. 19101

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SHEET NO.



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EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

Raising Cane's Chicken Fingers
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6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:

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RESTAURANT
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PROTOTYPE: 4E - V
SCHEME: STANDARD - B
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ADA ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
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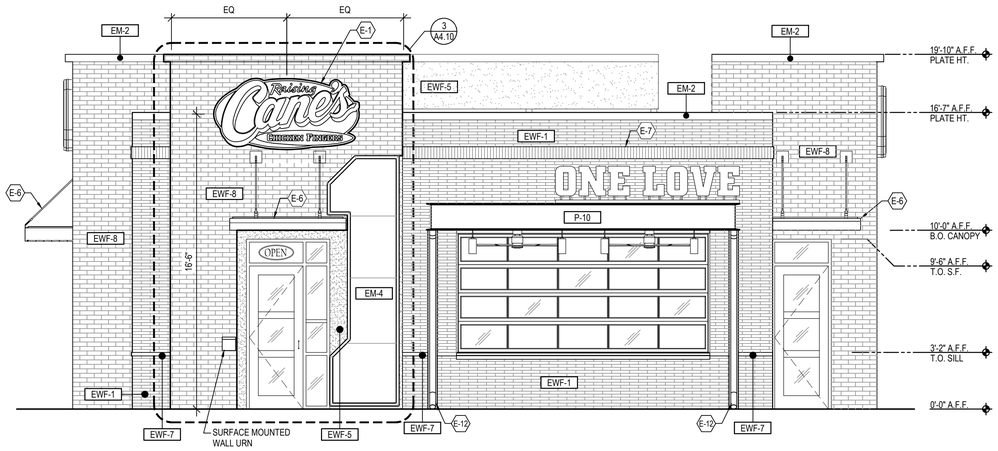
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FLOOR PLAN

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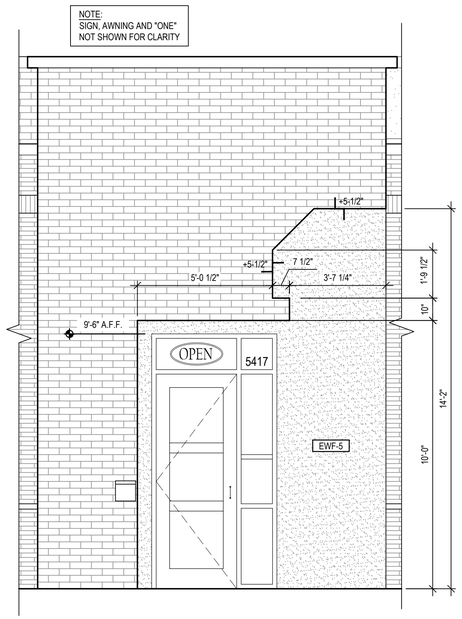
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2 A4.10 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A4.1 **FRONT TOWER PROFILE**
SCALE: 3/8" = 1'-0"

KEYNOTES

E-1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
E-2	FLAG, WHEN PERMITTED
E-3	WALL ART BY OWNER
E-5	CONTROL JOINT
E-6	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
E-7	8" ACCENT BAND
E-12	METAL GUTTER & DOWNSPOUT EM-2, RE: A0.10 FOR CONTINUATION
E-13	ROOF SCUPPER & DOWNSPOUT. OMIT STUCCO BAND @ DOWNSPOUT EM-2
E-14	CAST STONE SILL
E-16	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
E-22	BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
E-28	EXTERIOR SPEAKERS - MOUNTED AT 10'-0"
E-29	SECONDARY SCUPPER
E-31	4" BOLLARD W/ BLACK PLASTIC SLEEVE RE: 5/A0.20
E-32	2X WOOD BLOCKING REQUIRED IN WALL CAVITY. REFER TO WALL SECTIONS.
E-33	DARRO OUTLET AND SECURITY BOX

GENERAL NOTES

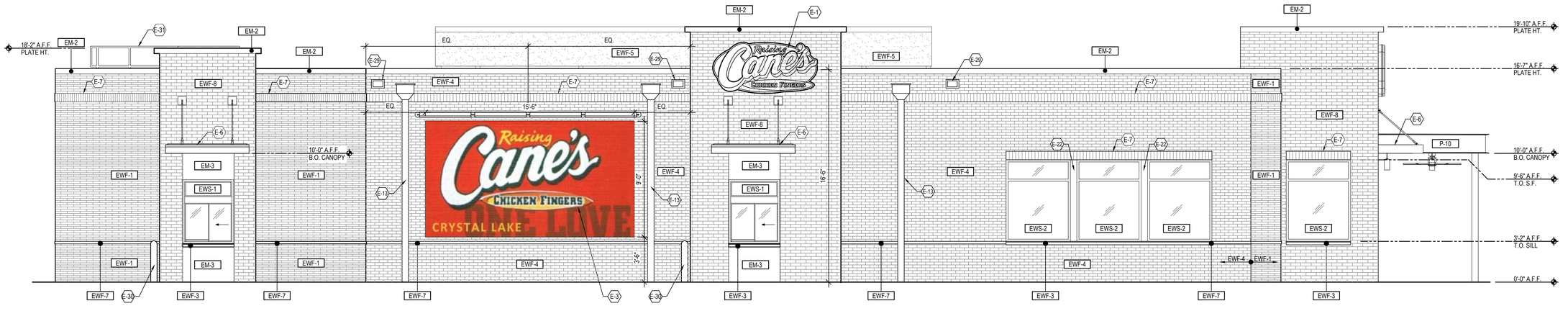
1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH I.T.
4	VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.

SEALANT NOTES

1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

SCHEDULE OF EXTERIOR MATERIALS

KEY	MATERIALS	MANUFACTURER	MODEL NO.	COLOR	FINISH	DESCRIPTION
EM-1	STANDING SEAM ROOF	BERRIDGE MANUFACTURING COMPANY	TEE-LOCK PANEL	MATTE BLACK	PRE-FINISHED KYNAR 500	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
EM-2	METAL CAP FLASHING	BERRIDGE MANUFACTURING COMPANY		MATTE BLACK	PRE-FINISHED KYNAR 500	GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
EM-3	HOT ROLLED STEEL WITH CLEAR COAT FINISH	AGI	CUSTOM FABRICATED	RAW STEEL	CLEAR	HOT ROLLED STEEL WITH CLEAR COAT FINISH
EM-4	RECLAIMED CARHOOD PANELS	AGI	CUSTOM FABRICATED	RED - RECLAIMED	CLEAR	"1" SIGN TO BE APPLIED OVER DRYVIT WALL EWF-5
EWF-1	BRICK VENEER	BELDEN BRICK	NORMAN STANDARD	MEDIUM RANGE IRON SPOT	SMOOTH	1/2 RUNNING BOND, REFER TO DETAIL MORTAR: SOLOMAN COLORS, INC. 10X LIGHT BUFF, PROFILE: WEATHER-STRUCK JOINT ON EXTERIOR BRICK
EWF-2	DRYVIT	DRYVIT	"E"	#382 TAMALE	SANDPEBBLE "E"	APPLIED AT EXTERIOR WALLS, ROOF SCREEN, CORRAL & DUMPSTER
EWF-3	EXTERIOR CAST STONE LEDGE	MARCSTONE		6443 - ARCHITECT'S GREY	SMOOTH	MORTAR: ARGOS MAGNOLIA MASON'S MIX
EWF-4	BRICK VENEER	BORAL	MODULAR	ALAMO	SACK RUB	MORTAR: LAFARGE IVORY BUFF, SACK RUB FINISH
EWF-5	DRYVIT	DRYVIT	"E"	#132 MOUTNAIN FOG	SANDPEPPLE	APPLIED AT EXTERIOR WALL, ROOF SCREEN
EWF-6	DRYVIT	DRYVIT	"E"	#456 OYSTER SHELL	SANDPEBBLE	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS.
EWF-7	EXTERIOR CAST STONE	MARCSTONE		6443 - ARCHITECT'S GREY	SMOOTH	MORTAR: SOLOMON COLORS, INC. 10X LIGHT BUFF
EWF-8	BRICK VENEER	ACME	KING	ALPINE: 763641	HERITAGE	MANUFACTURER: ACME, MODEL: KING, COLOR APLINE, FINISH: HERITAGE, ITEM # 763641 - MORTAR: SOLOMON COLORS, INC. 10X LIGHT BUFF. MORTAR JOINT PROFILE: WEATHER-STRUCK. 1/2 RUNNING BOND, REFER TO DETAIL.
EWS-1	DRIVE THRU WINDOW	READY ACCESS	MODEL 275 (M.O.E.R)	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	
EWS-2	ALUMINUM STOREFRONT	KAWNEER	TRI-FAB 451	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	



1 A4.10 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

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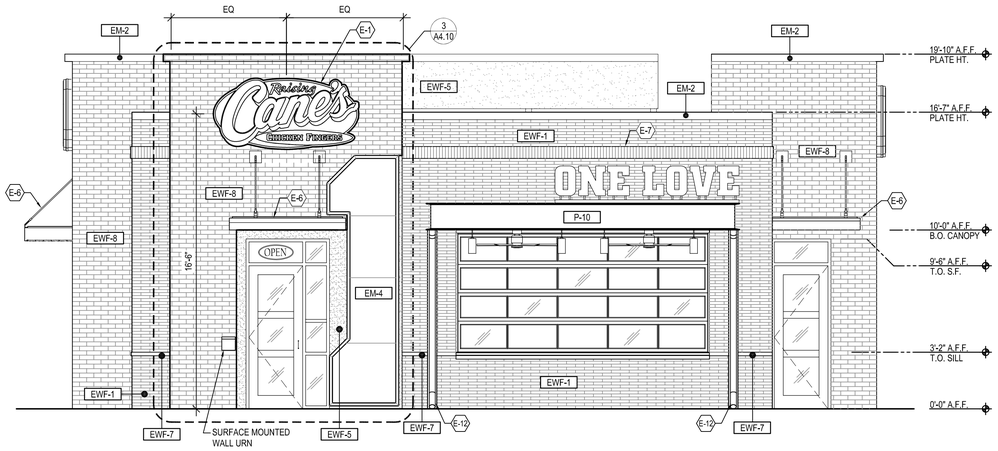
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EXTERIOR ELEVATIONS

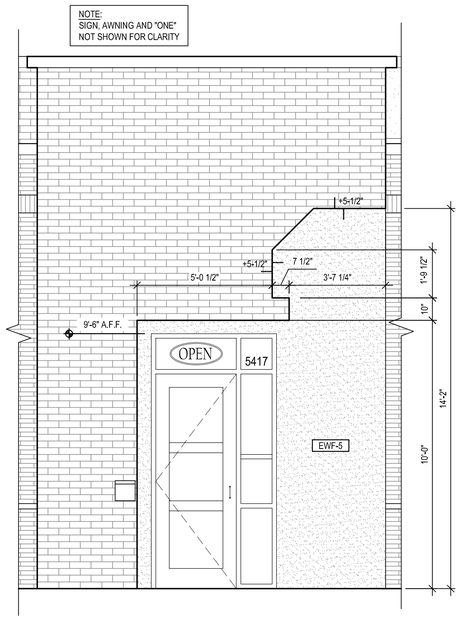
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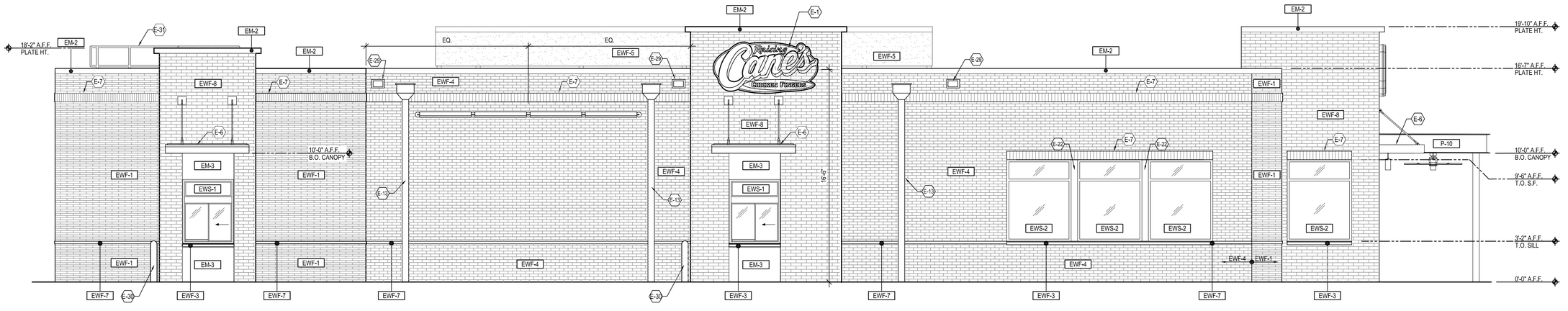
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EWF-7	EXTERIOR CAST STONE	MARCSTONE		6443 - ARCHITECT'S GREY	SMOOTH	MORTAR: SOLOMON COLORS, INC. 10X LIGHT BUFF
EWF-8	BRICK VENEER	ACME	KING	ALPINE: 763641	HERITAGE	MANUFACTURER: ACME, MODEL: KING, COLOR APLINE, FINISH: HERITAGE, ITEM # 763641 - MORTAR: SOLOMON COLORS, INC. 10X LIGHT BUFF. MORTAR JOINT PROFILE: WEATHER-STRUCK. 1/2 RUNNING BOND, REFER TO DETAIL.
EWS-1	DRIVE THRU WINDOW	READY ACCESS	MODEL 275 (M.O.E.R)	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	
EWS-2	ALUMINUM STOREFRONT	KAWNEER	TRI-FAB 451	REFER TO WINDOW SCHEDULE	REFER TO WINDOW SCHEDULE	



1 A4.10 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

KEYNOTES

E-1	SIGN, BY OWNER, PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
E-2	FLAG, WHEN PERMITTED
E-3	WALL ART BY OWNER
E-5	CONTROL JOINT
E-6	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
E-7	8" ACCENT BAND
E-12	METAL GUTTER & DOWNSPOUT EM-2, RE: A0.10 FOR CONTINUATION
E-13	ROOF SCUPPER & DOWNSPOUT. OMIT STUCCO BAND @ DOWNSPOUT EM-2
E-14	CAST STONE SILL
E-16	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
E-22	BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
E-28	EXTERIOR SPEAKERS - MOUNTED AT 10'-0"
E-29	SECONDARY SCUPPER
E-31	4" BOLLARD W/ BLACK PLASTIC SLEEVE RE: 5/A0.20
E-32	2X WOOD BLOCKING REQUIRED IN WALL CAVITY. REFER TO WALL SECTIONS.
E-33	DARPRO OUTLET AND SECURITY BOX

GENERAL NOTES

1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH LT.
4	VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.

SEALANT NOTES

1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:

RAISING CANE'S RESTAURANT
NW HIGHWAY
CRYSTAL LAKE, IL 60014
PROTOTYPE: 4E - V
SCHEME: STANDARD - B
STORE #RC496

PROFESSIONAL OF RECORD: KURT L. SCHMITZ
ADA ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.cc

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PLANNING REVIEW

ENGINEER INFORMATION:

SHEET REVISIONS

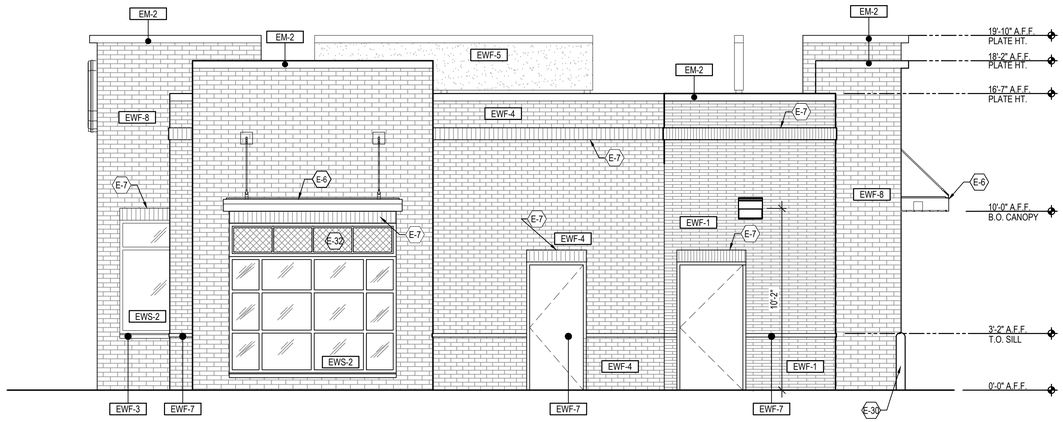
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9		

EXTERIOR ELEVATIONS

DATE 6/24/20

JOB NO. 19101

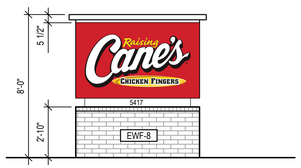
A4.10a
SHEET NO.



1
A4.20

EAST ELEVATION

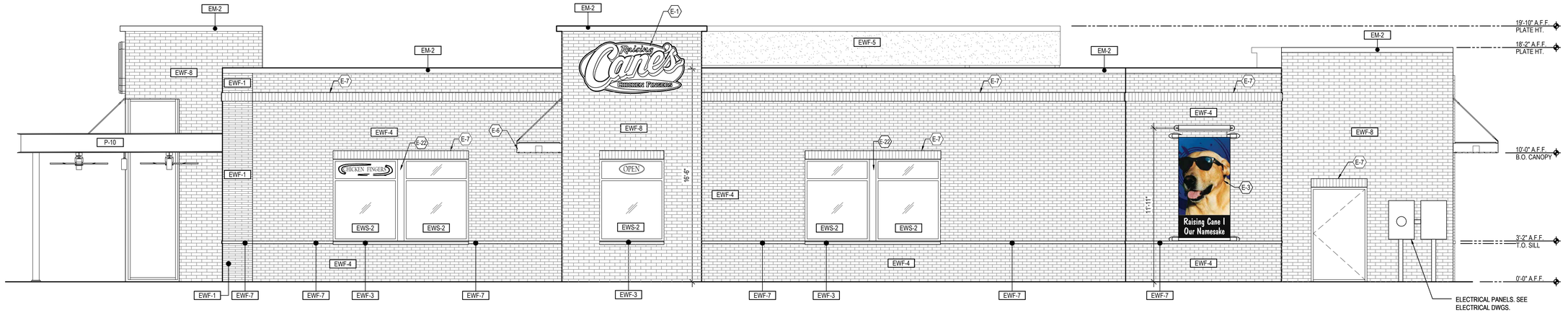
SCALE: 1/4" = 1'-0"



3
A4.20

MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"



2
A4.20

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

E-1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
E-2	FLAG, WHEN PERMITTED
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Raising Cane's Chicken Fingers
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6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:

RAISING CANE'S
RESTAURANT
NW HIGHWAY
CRYSTAL LAKE, IL 60014
PROTOTYPE: 4E - V
SCHEME: STANDARD - B
STORE #RC496

PROFESSIONAL OF RECORD: KURT L. SCHMITZ
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PLANNING REVIEW

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		

EXTERIOR
ELEVATIONS

DATE 6/24/20

JOB NO. 19101

A4.20
SHEET NO.

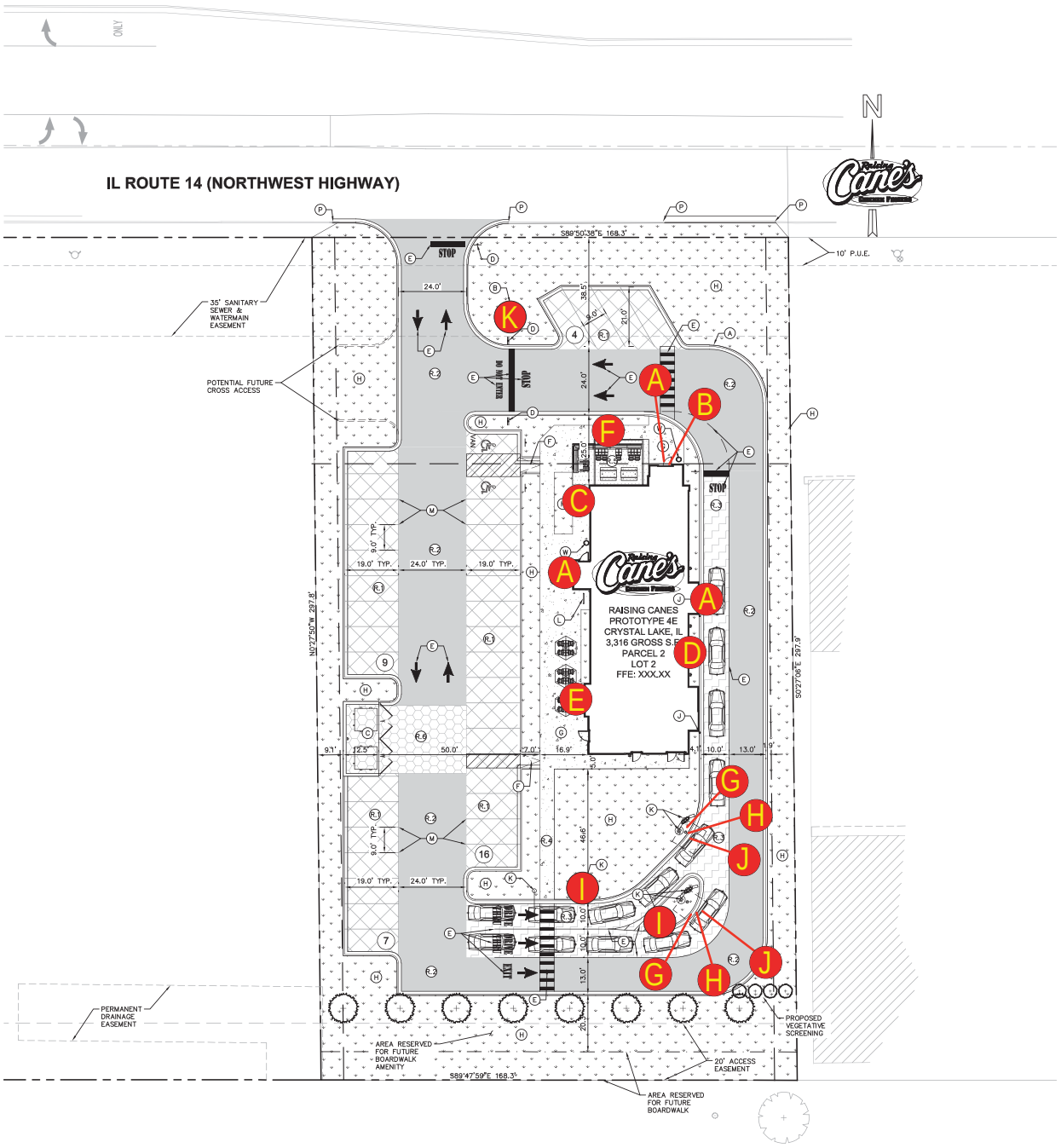
BRAND BOOK



5417 Northwest Hwy/RC0496
Crystal Lake, IL
06/22/2020

DRAWING REVISIONS		
DATE	PM	CHANGE
7/9/19	SH	Updated monument & sign details
8/6/19	SH	Updated sign details, siteplan, & elevations
2/25/20	SH	Updated siteplan, added lemonade sign
5/29/20	SH	Updated per city comments to remove cove lighting and reduce SF
6/22/20	SH	Changed OLH to mural

SITEMAP



	QTY.	CODE	DESCRIPTION
A	3	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	BD-1	Blue Dog
F	1	CAN	One Love Canopy Letters
G	2	DTAW	DT Awning
H	2	DTMB	DT Menuboard
I	2	DTPS	Pre Sell Board
J	2	DTSP	Speaker Post
K	1	MON	Monument

No development or LL restrictions noted as of 4/24/19

Drive thru allows for 1 menuboard, others subject to review

Allowed 150 SF for aggregate building SF based on Unified Development Ordinance

No sign to exceed 80 SF or 9' OAH

One love, menuboards, and blue dog are subject to review

Cove lighting & flags are prohibited

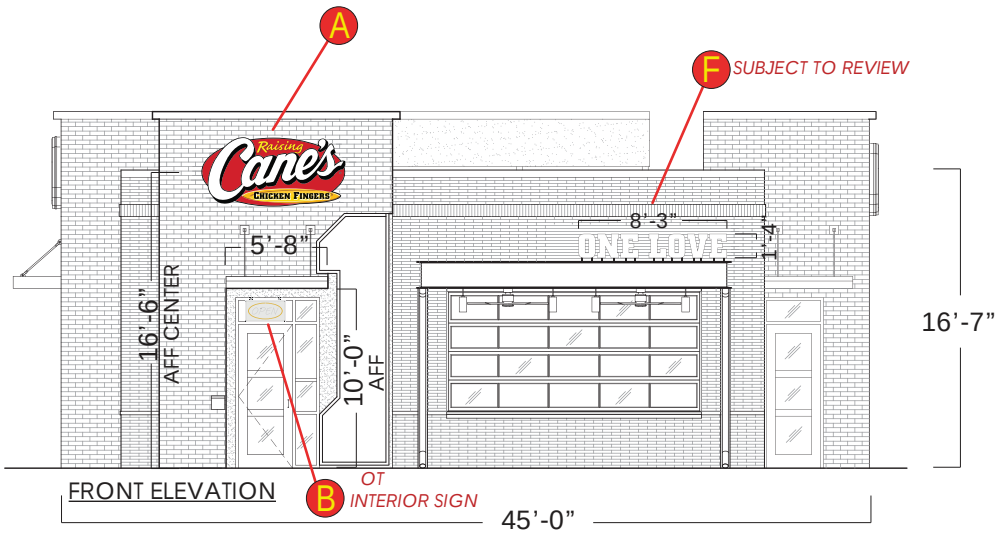
	BLUE DOG	MURAL
YES	☑	☐
NO	☐	☑



Location: Crystal Lake, IL	AGI Rep: G.W.
Site ID: RC0496	AGI PM: Kelly Deep
Date: 04/25/2019	Drawn by: M. Folden

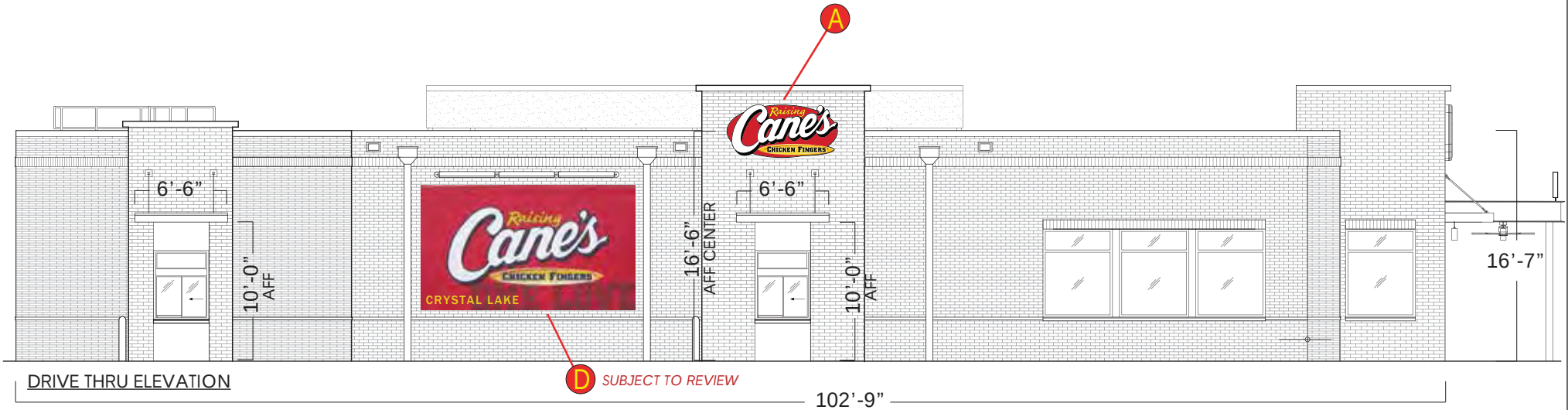
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ELEVATIONS



FRONT ELEVATION

	QTY.	CODE	DESCRIPTION
A	3	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	BD-1	Blue Dog
F	1	CAN	One Love Canopy Letters
G	2	DTAW	DT Awning
H	2	DTMB	DT Menuboard
I	2	DTPS	Pre Sell Board
J	2	DTSP	Speaker Post
K	1	MON	Monument



DRIVE THRU ELEVATION

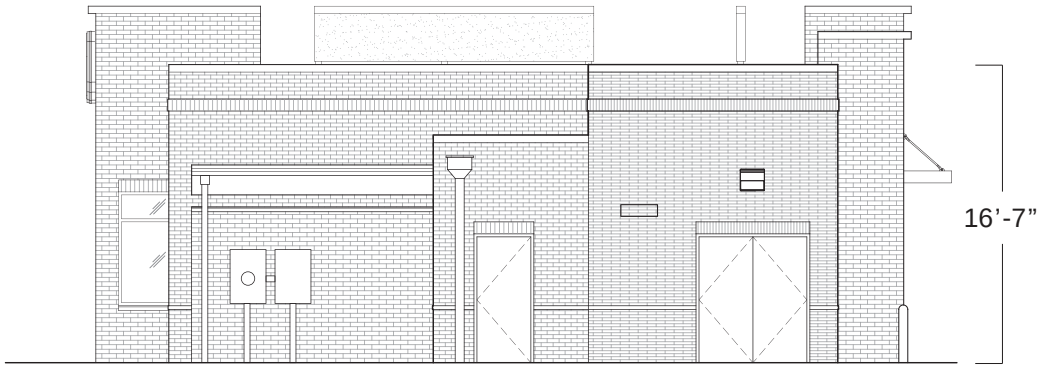
Scale: 3/32"=1'

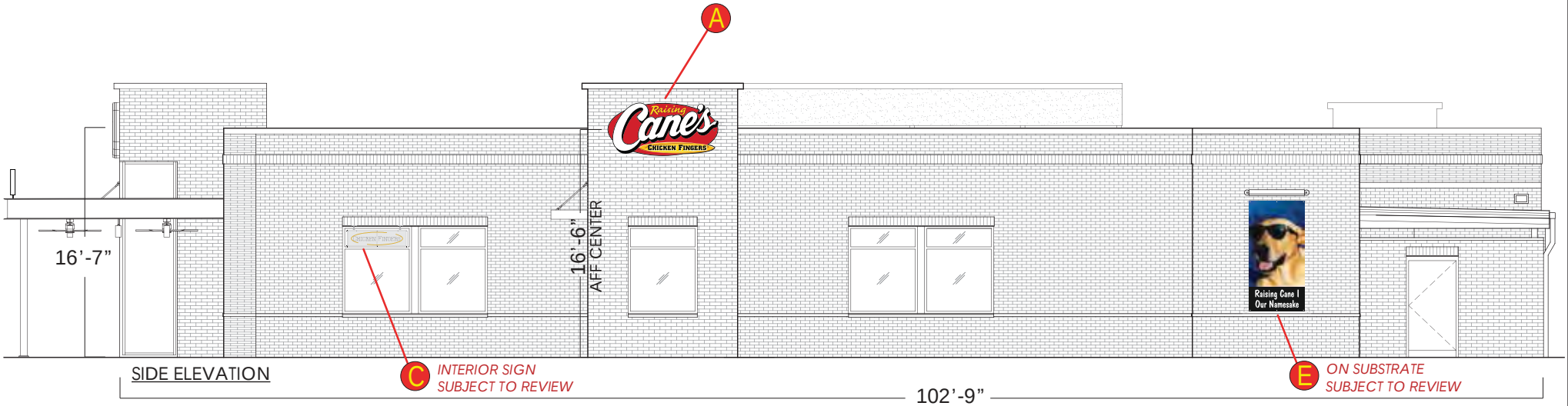
Location: Crystal Lake, IL	AGI Rep: G.W.	
Site ID: RC0496	AGI PM: Kelly Deep	
Date: 04/25/2019	Drawn by: M. Folden	

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ELEVATIONS

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H	2	DTMB	DT Menuboard
I	2	DTPS	Pre Sell Board
J	2	DTSP	Speaker Post
K	1	MON	Monument





Scale: 3/32”=1’

Raising Cane’s CHICKEN FINGERS

Location: Crystal Lake, IL	AGI Rep: G.W.
Site ID: RC0496	AGI PM: Kelly Deep
Date: 04/25/2019	Drawn by: M. Folden

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AGI

CUTSHEET
Monument



AGI RESPONSIBLE FOR FOUNDATION & CONCRETE PAD

31.13
Square Footage

Scale: 1/2”=1’

Location: Crystal Lake, IL	AGI Rep: G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0496	AGI PM: Kelly Deep		
Date: 04/25/2019	Drawn by: M. Folden		

A

CUTSHEET
WS-8FT



COPY & DROP SHADOW ARE AS FOLLOWS:
'RAISING' IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW'
DROP SHADOW IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'

BORDER IS PAINTED 'BLACK'

BACKGROUND IS SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-73 'RED'

.150" THERMO FORMED CLEAR POLYCARBONATE FACE
REGISTER MARK IS PAINTED 'BLACK'

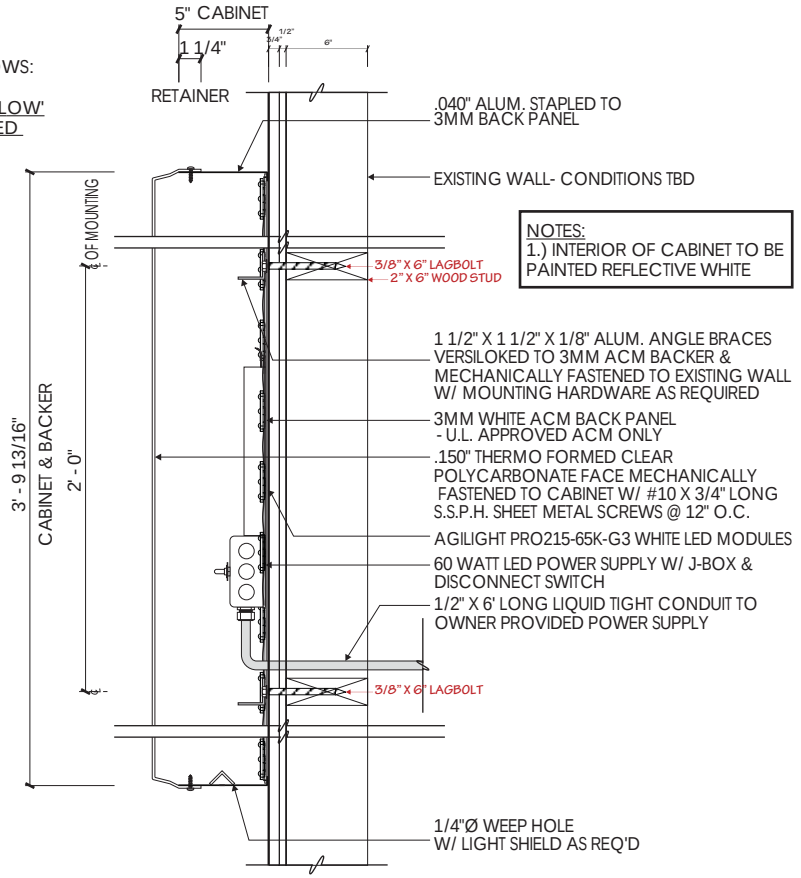
DOUBLE EMBOSSED LETTERS ARE PAINTED SECOND SURFACE 'WHITE'

EMBOSS AROUND LETTERS IS PAINTED SECOND SURFACE 'BLACK'

EMBOSSED SURFBOARD IS AS FOLLOWS:
- SIDES ARE PAINTED TO MATCH PANTONE #109C 'YELLOW'
- GRAPHICS ARE SECOND SURFACE APPLIED DIGITAL PRINT

FRONT ELEVATION

24.14
Square Footage



SECTION

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.8

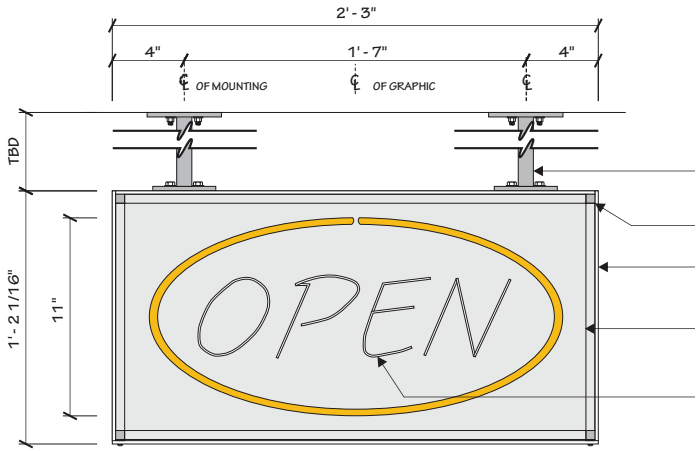
COLOR CHART
3M #3630-15 'YELLOW'
3M #3630-73 'RED'
3M #3630-53 'CARDINAL RED'

Location: Crystal Lake, IL	AGI Rep: G.W.
Site ID: RC0496	AGI PM: Kelly Deep
Date: 04/25/2019	Drawn by: M. Folden

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B

CUTSHEET
ONS (H)
INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED



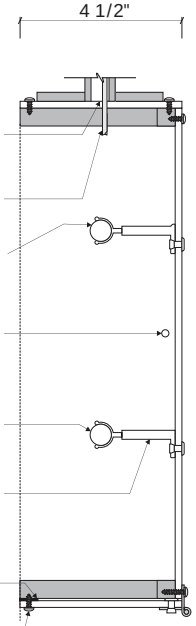
1/2" GALVANIZED STEEL PIPE & FILANGES W/MILL FINISH

1/2" X 1/2" ALUM. SQUARE TUBE FRAME W/MILL FINISH

3/16" CLEAR POLYCARBONATE CASE

NEON YELLOW OVAL IS **13MM NEON VOLTARC 'CLEAR BRITE YELLOW'**

NEON LETTERS ARE **10MM NEON VOLTEC 'SNOW WHITE'**



ELECTRICAL PASS THRU MOUNTING TUBE ACCESS
REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15

NEON YELLOW SWOOPS ARE
13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

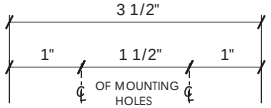
GTO WIRE

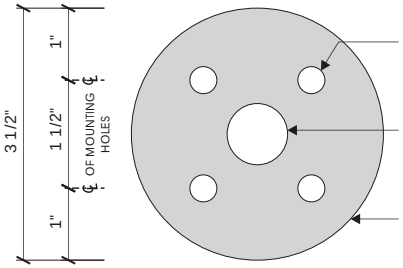
NEON LETTERS ARE **10MM VOLTEC 'SNOW WHITE'**

GRAB IT TUBE SUPPORTS ARE POP RIVTED
TO BACK OF POLYCARBONATE CASE

1/2" WIDE VELCRO

DOOR IS SECURED WITH
(2) #6 S.S.P.H. SHEET METAL SCREWS





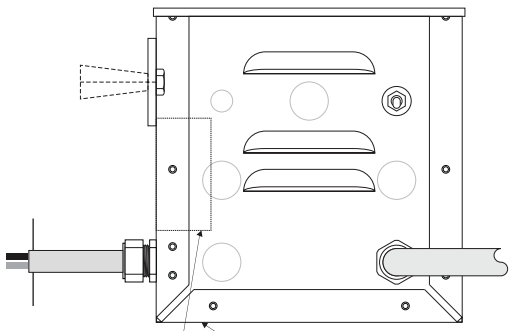
3/8" Ø THRU HOLE FOR
1/4" MOUNTING HARDWARE

THREADED HOLE FOR
1/2" Ø GALVANIZED STEEL PIPE

1/4" GALVANIZED STEEL PIPE
FLANGE

PIPE FLANGE DETAIL

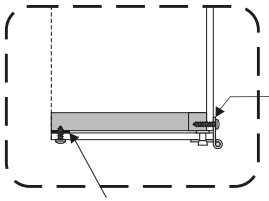
NOTES:
1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC. TRANSFORMERS ARE TO BE ELECTRONIC.



EXISTING TRANSFORMER BOX

LIGHTING COMPONENTS
LC-2-12-3-C (2,000-12,000V 30 MA)
MOUNTED IN REMOVE TRANSFORMER
BOX

BLOW UP DETAIL



1 1/2" CONTINUOUS PIANO HINDGE IS POP
RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY
FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME
2/ #6 S.S.P. H. SHEET METAL SCREWS

(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE
POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

Raising Cane's Chicken Fingers	Location: Crystal Lake, IL	AGI Rep: G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	AGI
	Site ID: RC0496	AGI PM: Kelly Deep	
	Date: 04/25/2019	Drawn by: M. Folden	

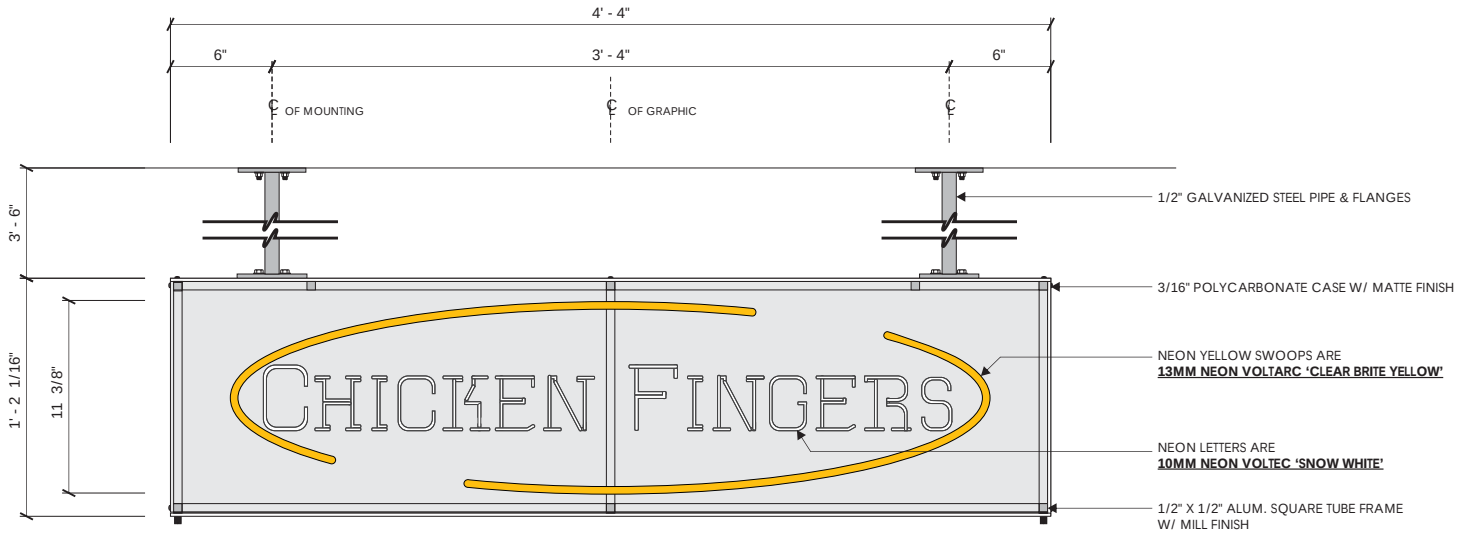
CUTSHEET

Chicken Fingers Neon Sign

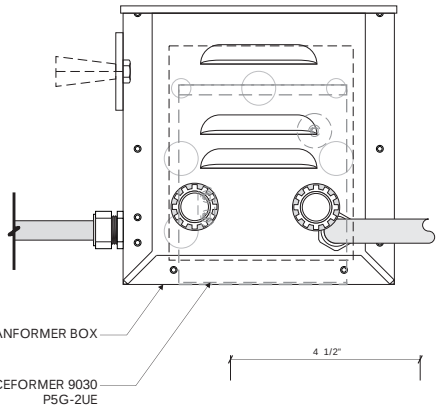
INTERIOR SIGN

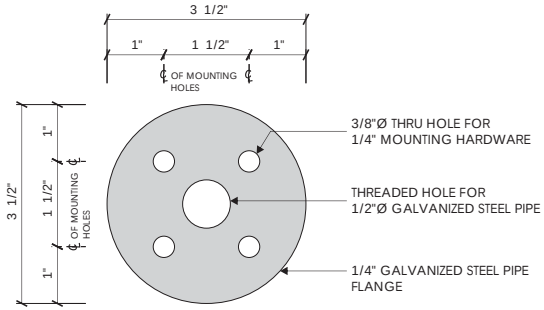
PIPE LENGTH TO BE VERIFIED

SUBJECT TO REVIEW

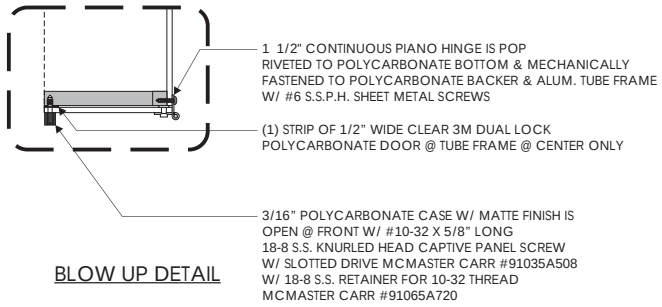


FRONT ELEVATION



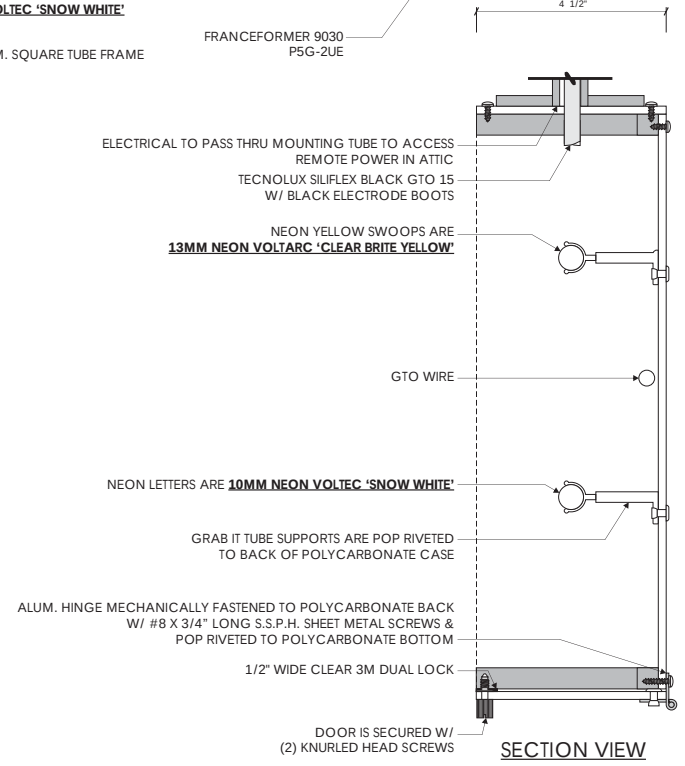


PIPE FLANGE DETAIL



BLOW UP DETAIL

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1



SECTION VIEW

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Site ID: RC0496	AGI PM: Kelly Deep		
Date: 04/25/2019	Drawn by: M. Folden		

D

CUTSHEET

One Love Heart

SUBJECT TO REVIEW



139.50

Square Footage

FOR ARTIST RENDERING USE ONLY
MURAL PROVIDED BY OTHER VENDOR

Raising Cane's Chicken Fingers	Location: Crystal Lake, IL	AGI Rep: G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.
	Site ID: RC0496	AGI PM: Kelly Deep	
	Date: 04/25/2019	Drawn by: M. Folden	

AGI

E

CUTSHEET

Blue Dog on Substrate

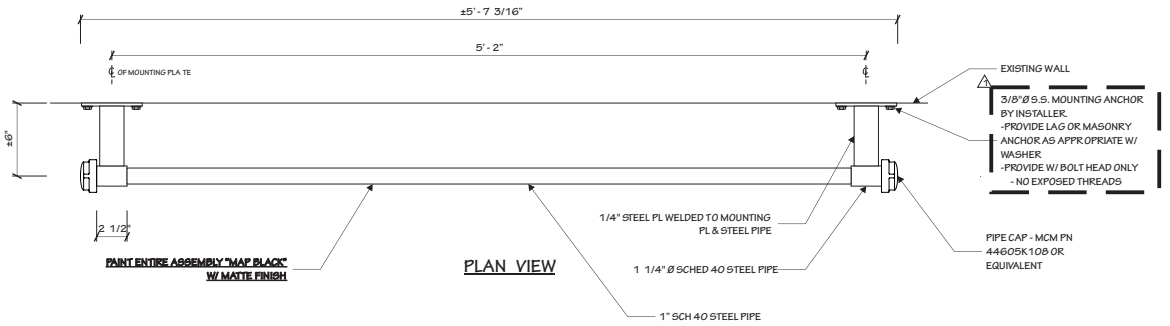
SUBJECT TO REVIEW

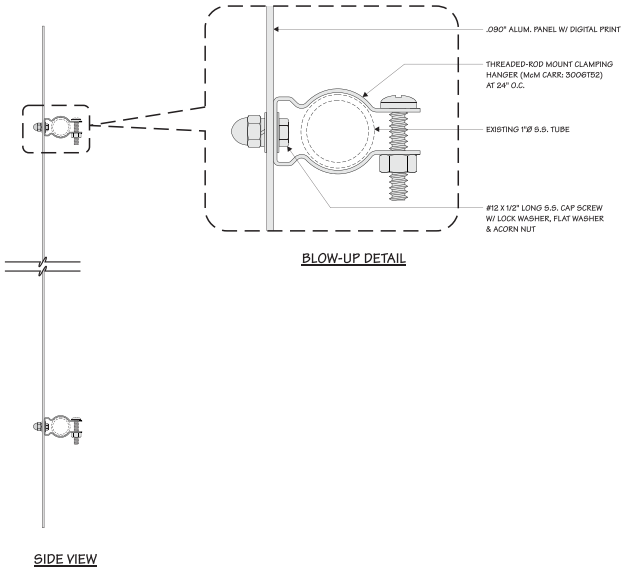


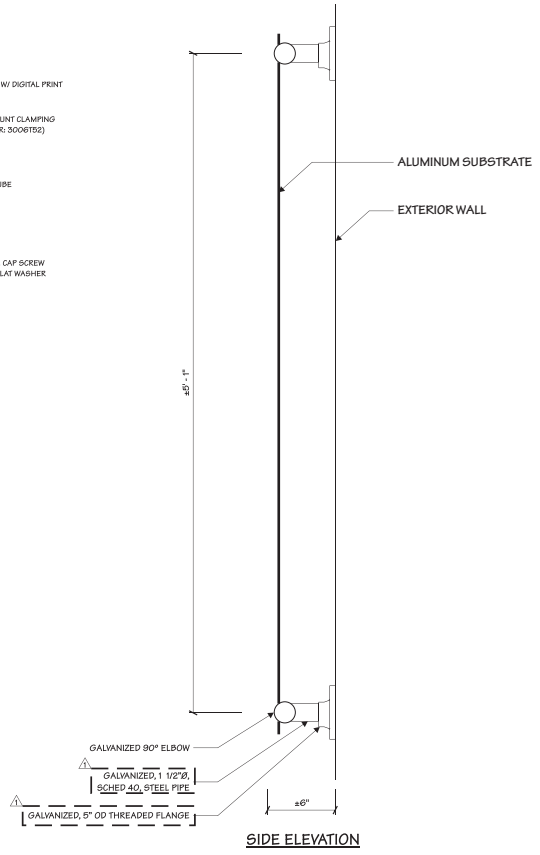
This is a digital print on aluminum substrate and rigid.

32.00

Square Footage







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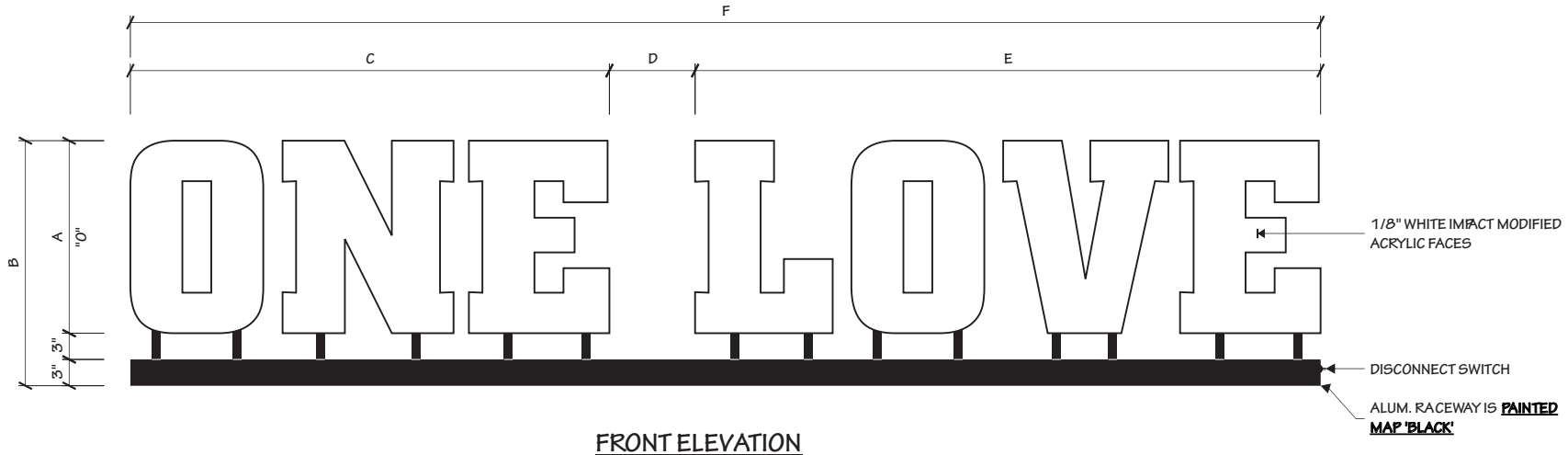
AGI

F

CUTSHEET

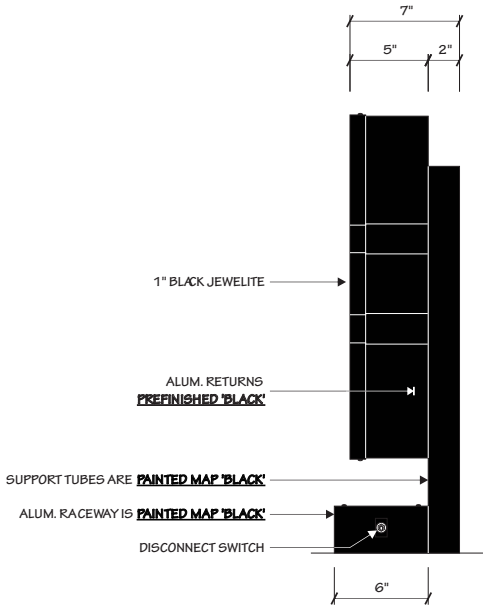
One Love 16” Canopy Letters

SUBJECT TO REVIEW



FRONT ELEVATION

SIGN SIZE	A	B	C	D	E	F	SF
OL-16	16"	±1'-10 9/16"	±3'-3 13/16"	±7 1/8"	±4'-4"	±8'-3	11.22
OL-18	18"	2'-0"	±3'-8 13/16"	±8"	±4'-10 1/2"	±9'-3 3/8"	14.75
OL-20	20"	2'-2"	±4'-1 13/16"	±8 15/16"	±5'-5"	±10'-3 3/8"	17.57
OL-22	22"	2'-4"	±4'-6 3/4"	±9 13/16"	±5'-11 1/2"	±11'-4 1/8"	21.31



SIDE VIEW

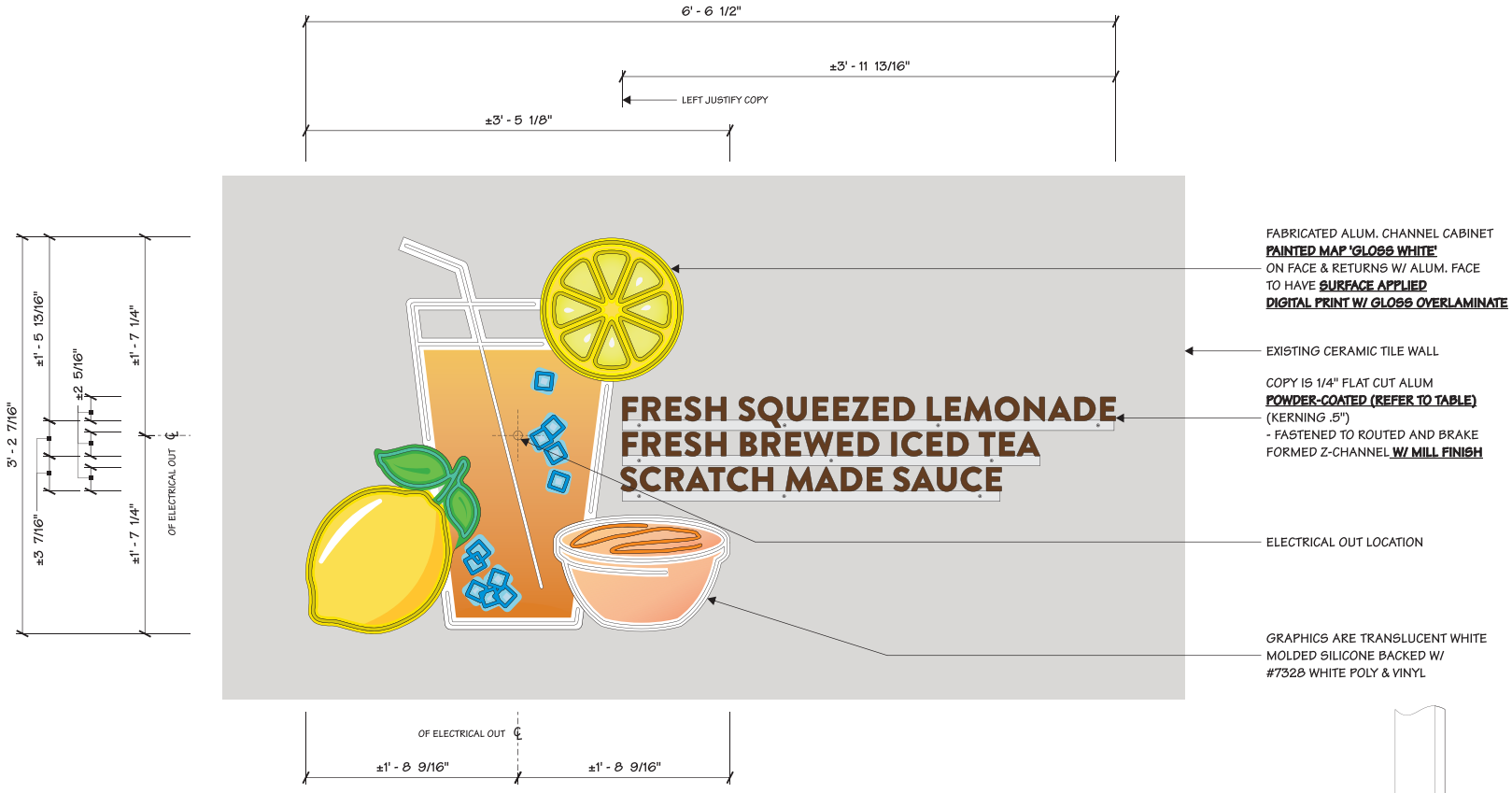
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CUTSHEET

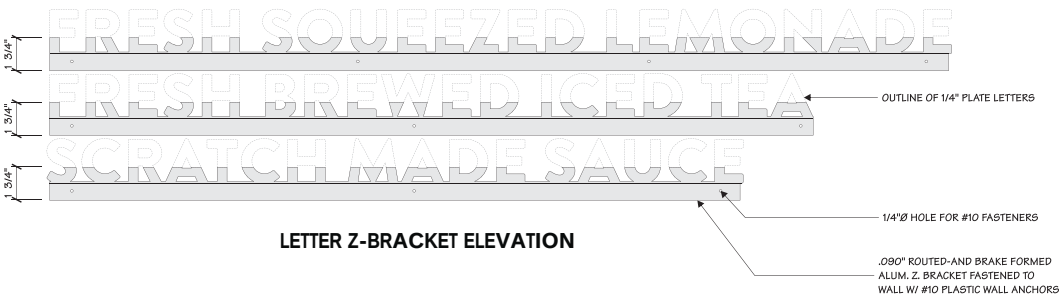
Lemonade Sign

INTERIOR SIGN

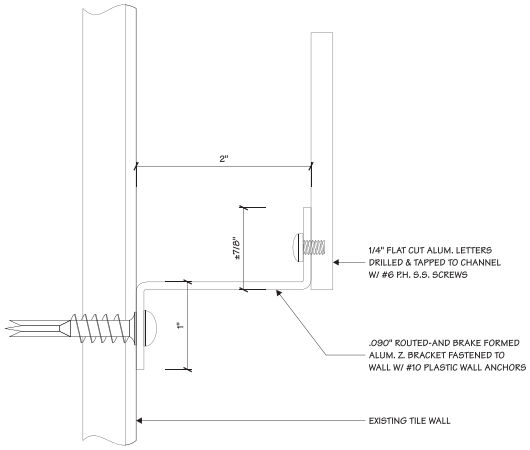
SCHEME B RUST LETTERS



FRONT ELEVATION



LETTER Z-BRACKET ELEVATION

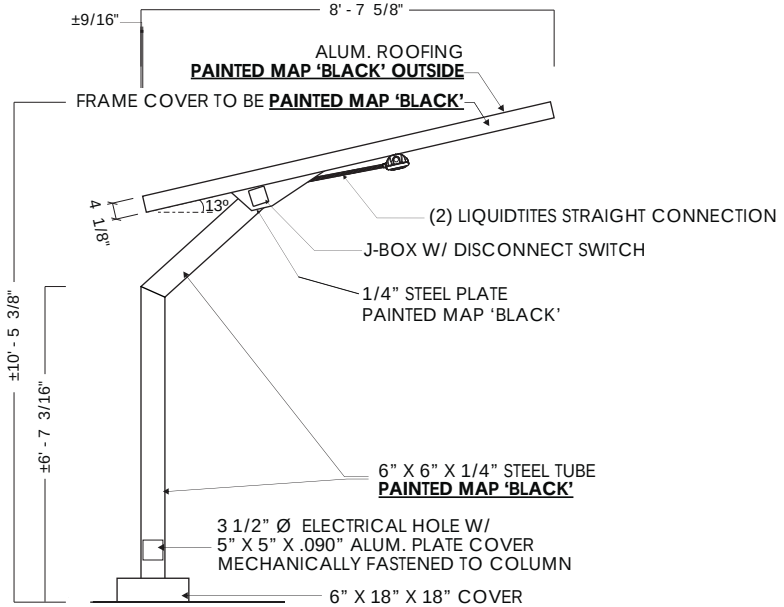


SECTION VIEW @ LETTERS

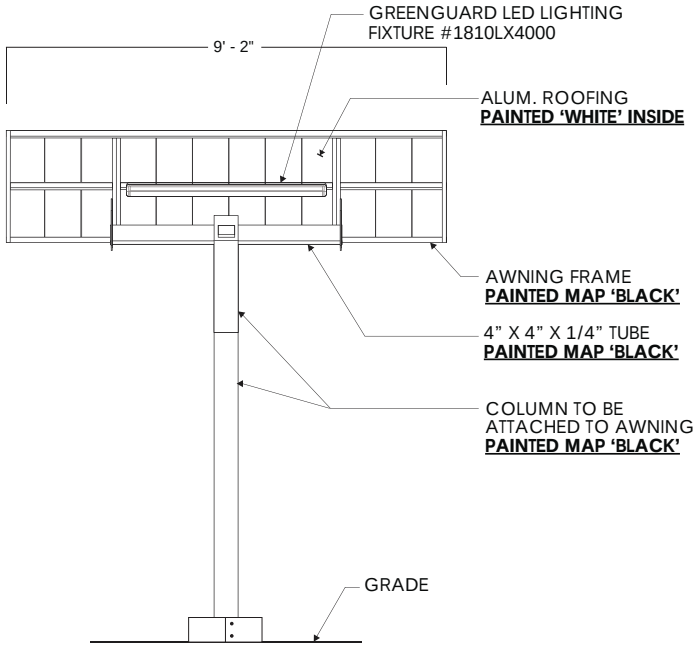
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Site ID: RC0496	AGI PM: Kelly Deep		
Date: 04/25/2019	Drawn by: M. Folden		

G

CUTSHEET
Drive Thru Awning



SIDE VIEW



FRONT VIEW

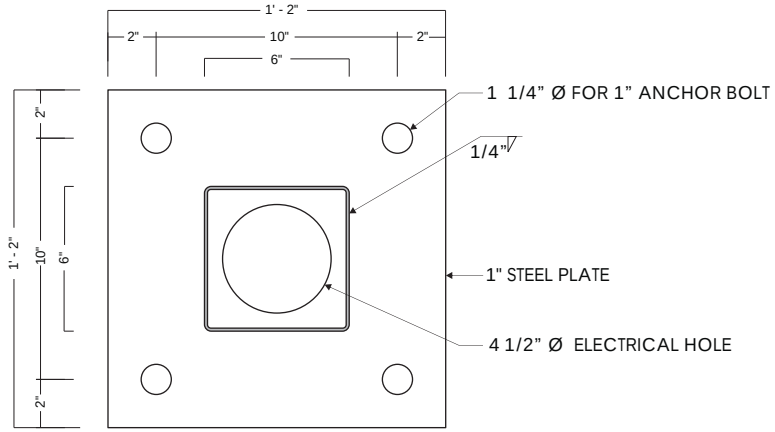


PLATE VIEW

SEE ATTACHED ENGINEERING

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.5

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	Site ID: RC0496	AGI PM: Kelly Deep	
	Date: 04/25/2019	Drawn by: M. Folden	

(H)

CUTSHEET

Drive Thru Menu Board

ALLOWED 1 MENUBOARD PER SITE, SUBJECT TO REVIEW



FRONT ELEVATION

SIDE VIEW

31.72

Square Footage

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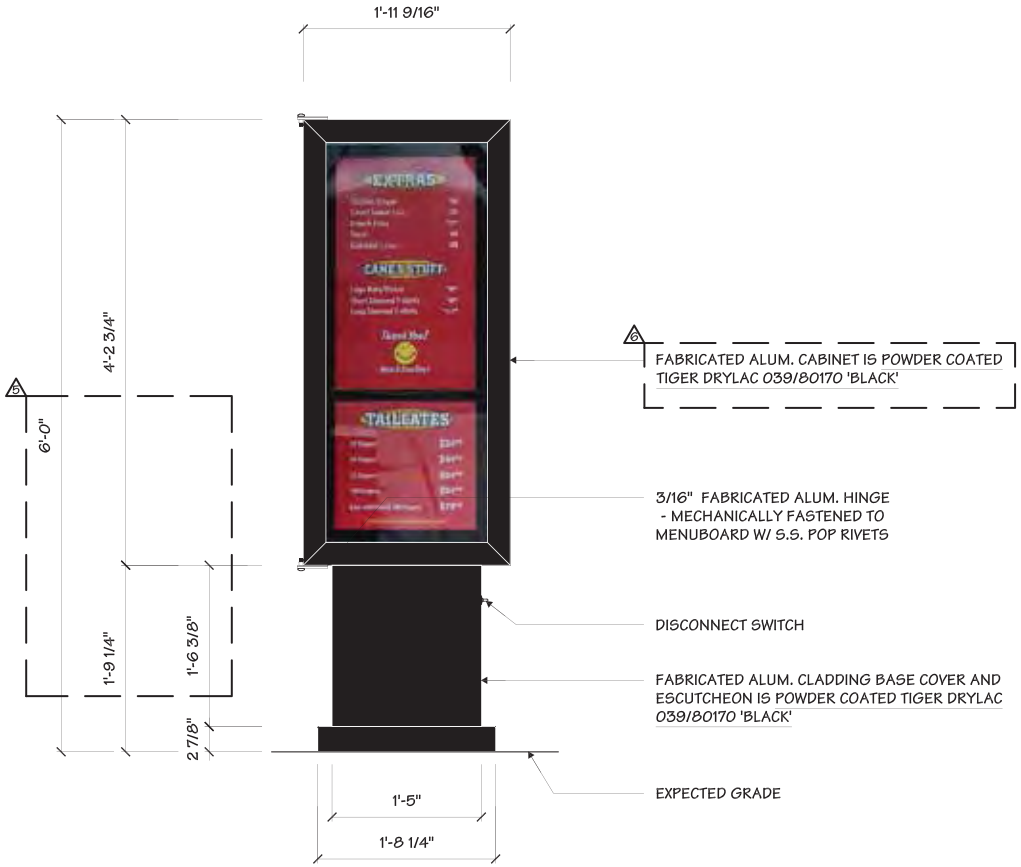
AGI

1

CUTSHEET

Pre Sell Board

ALLOWED 1 MENUBOARD PER SITE, SUBJECT TO REVIEW



FRONT ELEVATION



SIDE VIEW

8.31

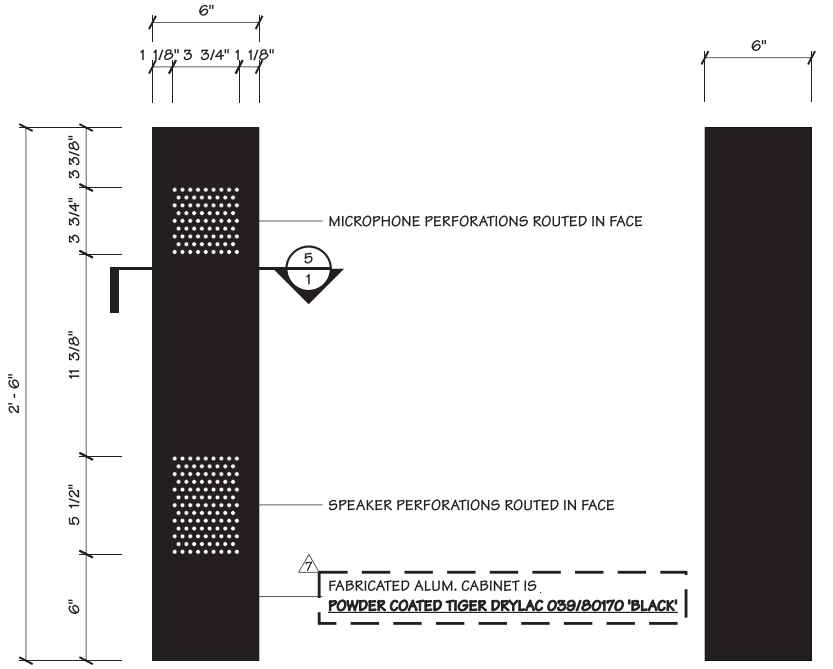
Square Footage

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	Date: 04/25/2019	Drawn by: M. Folden	

AGI

J

CUTSHEET
Speaker Post



FRONT ELEVATION

SIDE VIEW

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AGI



















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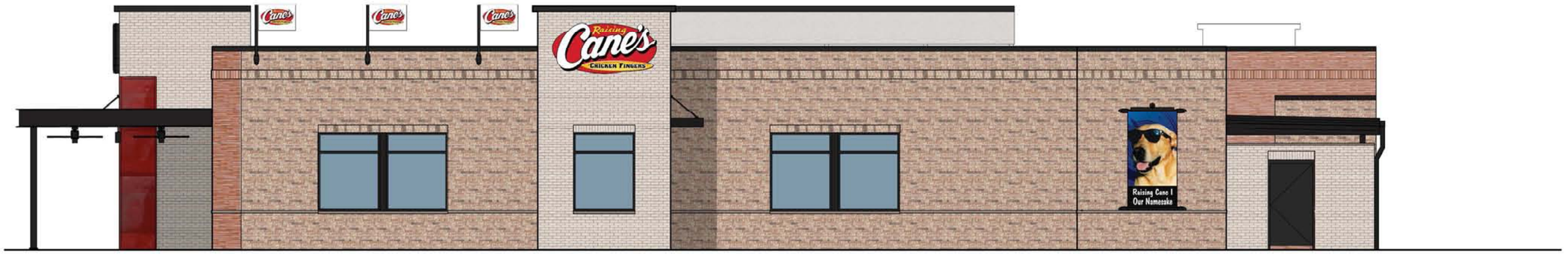






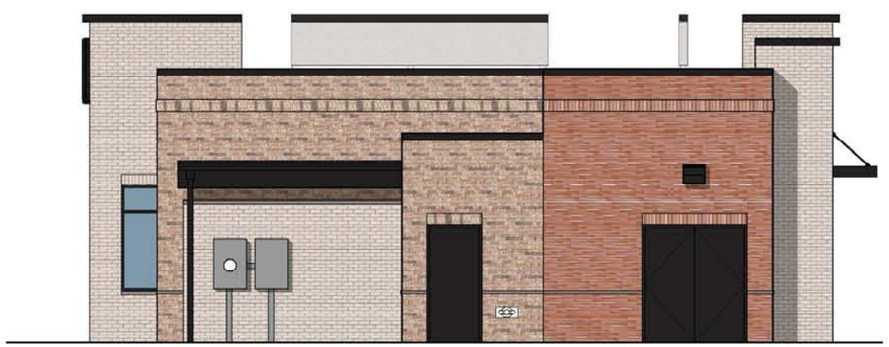


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Site ID: RC0496	AGI PM: Kelly Deep		
Date: 04/25/2019	Drawn by: M. Folden		


Raising Cane's
CHICKEN FINGERS
Raising Cane I
Our Namesake


Raising Cane's
CHICKEN FINGERS
Raising Cane's
CHICKEN FINGERS
CRYSTAL LAKE
ONE LOVE


Raising Cane's
CHICKEN FINGERS
ONE LOVE



1. PROJECT NARRATIVE

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Raising Cane's. They are proposing to construct a new 3,316 SF building with a drive-thru at 5417-5501 Northwest Highway in Crystal Lake, IL. The site is currently an abandoned used car dealership with an existing building and surface parking lot. The existing building and onsite features are to be demolished by others under a separate permit. The sitework for Raising Cane's includes site access modifications, minor grading, building and pavement construction, and utility construction for new storm, sanitary and water services. The site is located in McHenry County and will be subject to the City of Crystal Lake and McHenry County Stormwater Management Ordinance.

1.1. Pre-Development Conditions

The proposed site for the new Raising Cane's Restaurant is the eastern side (Lot 2) of the existing car dealership development. Lot 2 is approximately 1.15-acres in size and is a paved parking lot in the existing conditions. The existing site runoff drains from southeast to northwest via sheet flow to the IL 14 State R.O.W. as shown on the **Existing Drainage Plan** included in this report as **Exhibit 5.**

In the existing condition, the area of proposed improvements contains 1.13 acres of impervious surface and 0.02 acres of pervious surface.

Per the U.S. Fish and Wildlife Service National Wetlands Inventory, there are no wetlands or riparian environments located within the area of development or within 100 feet of the proposed development. The **National Wetlands Inventory map** is included in this report as **Exhibit 1**.

Per the FEMA Flood Insurance Rate Map, Map Number 17111C0335J, the site is located in Zone X which is defined by FEMA as an "Area determined to be outside the 0.2% annual chance floodplain". The **FEMA Flood Insurance Rate Map** is included in this report as **Exhibit 2**.

1.2. Post-Development Conditions

The proposed development will include the proposed restaurant, drive-thru, parking lot, and utility services. Generally, the proposed drainage patterns match the existing drainage patterns with the flow being routed via sheet flow to proposed storm sewer inlets as well as sheet flowing to the State right-of-way. The existing storm sewer system will be removed and replaced with new storm sewer. Refer to the **Proposed Drainage Area Map** included in this report as **Exhibit 6** for additional details.

The area of proposed improvements will contain 0.73 acres of impervious surface and 0.42 acres of pervious surface. This is a decrease of impervious area by 0.40 acres from the existing condition. Refer to Section 2. Site Runoff and Section 3. Site Runoff Storage in this report for additional stormwater information

2. SITE RUNOFF

The proposed development will utilize new storm sewer pipes and inlets to route both minor and major storm events to the Route 14 right-of-way. Per the City of Crystal Lake Stormwater Ordinance, the 10-year recurrence frequency is typically selected to define the upper limit for the minor stormwater system.

The proposed storm sewer has been sized using Hydraflow Storm Sewers Extension for AutoCAD Civil 3D 2020, which utilizes the rational method and the manning's equation for the calculations. Rainfall Data was obtained from the Illinois State Water Survey's Bulletin 70 (2019 revision). A runoff coefficient of 0.90 was assumed for impervious areas and 0.45 was assumed for pervious areas. An inlet time of concentration of 10 minutes was assumed for the storm sewer calculations for all drainage areas. Refer to **Exhibit 6** for the **Proposed Drainage Area Map and Design Calculations.**

3. SITE RUNOFF STORAGE

As noted above, the proposed Raising Cane's site will decrease the existing impervious area, so detention for the proposed improvements will not be required.

4. RUNOFF VOLUME REDUCTION

To achieve the runoff volume reduction requirement of the local stormwater ordinances, the proposed site plan minimizes impervious surfaces. The reduction in impervious surfaces compared to the existing conditions is previously discussed in this report. The proposed site plan maximizes green space around the building and patio areas as well as around the perimeter of the site.

Drive-Through Queueing (Stacking) Analysis

A drive-through queueing analysis was conducted to determine whether the proposed stacking length is adequate to accommodate the drive-through vehicles for the proposed restaurant. Based on the Kimley Horn Site Plan (see ***Appendix E***), vehicle storage space for the restaurant with drive-through windows is 14 vehicles within the dual drive-through lanes. This satisfies the City Code requirements of 14 stacking spaces for a restaurant with dual order boards (4 spaces is required between the pick-up window and the order board and 5 spaces is required after the order board).

Based upon recent surveys conducted by at similar fast-food restaurants with drive-through facilities (see ***Appendix H***), the maximum stacking did not exceed 15 vehicles, with typical peak hour queues ranging between 8 to 9 vehicles. The sites surveyed were generally located on principal arterial roads with similar, and/or higher, Annual Average Daily Traffic (AADT) volumes as US Route 14.

Accordingly, the drive-through storage, as proposed, is adequate to accommodate the anticipated vehicle queue length for the proposed restaurant with drive-through window facility.

Part IV. Recommendations and Conclusions

Analyses have been conducted under existing and future conditions to determine the impact from the proposed mixed-use development on the study area intersections. The capacity analysis results indicate that the increase in project site-generated traffic has little effect upon the operations of the area roadway network with the recommendations contained herein:

- A dedicated right-turn lane would be installed on US Route 14 at the proposed three-quarter (left-in/right-in/right-out) site access driveway.
- The painted median along the eastern site frontage would be restriped as a two-way left-turn lane.
- A Stop sign would be installed on the shared site access driveway, opposite Federal Drive. This site access should provide one inbound lane and two outbound lanes: a left-turn lane and a shared through/right-turn lane.
- The proposed three-quarter site access driveway on US Route 14 should provide one inbound lane and one outbound (right-turn) lane, operating under Stop sign control.
- The development should provide for a future connection to the parcel to the east, if/when it is redeveloped with a compatible use.
- To the extent feasible, deliveries should occur during off-peak hours.
- Employees should be encouraged to park in remote spaces (furthest from the site entrance) to provide convenient parking for customers.
- Appropriate wayfinding signing should be provided on site to direct traffic to the drive-through.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 20, 2020
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Hayden at 7:30 p.m. The meeting was held using the Zoom platform.

Mr. Hayden called the meeting to order. On roll call, members Esposito, Jouron, Skluzacek, Greenman and Hayden were present. Mr. Goss was absent.

Michelle Rentzsch, Director of Community Development, Elizabeth Maxwell, City Planner, and Katie Cowlin, Assistant City Planner, were present from Staff.

Ms. Maxwell said this meeting will be recorded for future reference. She reviewed the procedure for public participation.

APPROVE MINUTES OF THE MAY 6, 2020 PLANNING AND ZONING COMMISSION MEETING

Mr. Esposito moved to approve the minutes from the May 6, 2020 regular Planning and Zoning Commission meeting as presented. Mr. Greenman seconded the motion. On roll call, members Esposito, Greenman, Jouron, Skluzacek, and Hayden vote aye. Motion passed.

2020-34 THE SPRINGS – CONTINENTAL PROPERTIES – 1120 CENTRAL PARK DRIVE – PUBLIC MEETING

A motion is requested to set a public hearing date of June 3, 2020

A Preliminary and Final Planned Unit Development for a 280-unit residential apartment development and Preliminary and Final Plat of Subdivision.

Ms. Maxwell provided a brief overview of the project. Mr. Gottemoller was available to represent the petitioner. Mr. Hayden noted that he had a few concerns and asked about the density. Mr. Gottemoller stated that the entire property would still meet the overall total of 600 units that was previously approved. Mr. Hayden asked the petitioner to explain how emergency vehicles would navigate the site and why there was only one trash pickup location during their public hearing presentation.

Mr. Greenman moved to set the public hearing date of June 3, 2020 for The Springs – Continental Properties at 1120 Central Park Drive. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

2020-50 KAPER BUSINESS PARK SUBDIVISION- 1560 CARLEMONT – PUBLIC HEARING

A Final Plat of Resubdivision and Variation from Article 3 Density and Dimensional Standards to subdivide the lot into two lots with a variation from lot width.

Mr. Hayden stated the sign has been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Ms. Maxwell introduced the request and summarized the final plat and need for the variation. Mark Saladin, attorney and Dr. Mandeep Sandhu were available representing the petition. Mr. Saladin explained that this was a Resubdivision of an existing lot and that the approval planned unit development was still valid. The two lots have shared access through cross-access easements from the south and the shared driveway off Carlemont Drive. Due to the curvature of Carlemont Drive, the lot is very narrow along the front setback, which requires a variation for lot width.

Mr. Hayden opened the public hearing and asked if there was anyone wanting to speak on this petition item. There was no one in the public who wished to comment on this request. The public portion was closed at this time.

Mr. Skluzacek asked where the cross-access was located on the plat. Mr. Saladin pointed out the cross-access locations. Mr. Esposito stated that the request met the Findings of Fact. He said it would be good to see this lot built on. Mr. Greenman said that keeping one large lot is impractical and provided the cross-access is on the plat and would carry over to the new owner, he has no concerns. He said the variation is reasonable due to the shape of the lot, it meets the hardship standards.

Mr. Esposito moved to approve the Final Plat of Resubdivision to create two lots and a Variation from Article 3 from the minimum 100-foot lot width to allow 64.96 feet, a variation of 35.04 for Kaper Business Park Subdivision at 1560 Carlemont Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Sandhupreet Property Inc., received 04/20/20)
   B. Plat of Subdivision (Vanderstappen Surveying, dated 11/04/19, received 04/20/20)

2. Ordinance # 7130, approving the planned unit development, remains in effect, as applicable.

3. The petitioner shall address all of the review comments and requirements of Community Development Department.

Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

2019-113 RAISING CANES RESTAURANT – 5417 NORTHWEST HWY – PUBLIC HEARING
Preliminary and Final Planned Unit Development for a new 3,316 square-foot Limited Service restaurant.

Mr. Hayden stated the sign has been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Jeff Pountney, architect with ADA Architects, LuAron Foster, Property Development Manager with Raising Canes, and Jason Cooper, PE with Kimley-Horn were available representing the request.

Ms. Maxwell gave an overview of the project and highlighted the site plan, landscape plan, elevations and signage. The main access is from Route 14 and there is a future cross-access to the west. The drive-through lane is along the south end of the side and features two drive-through lanes and a bypass lane. Landscape is located around the site to help buffer this use from the roadway and the surrounding uses, as well as screen vehicle headlights. Ms. Maxwell explained the architectural details of the elevations and the stone and brick veneer materials. She also noted there are some variations requested as part of the sign package including illuminated window signs, the cove lighting, and 279.57 square feet of building signage.

Lynn Means, traffic consultant with Gewalt Hamilton provided a summary of the traffic study process. The counts were taken pre-COVID so they are representative of the high volumes associated with Route 14. She also looked at crash data and the 5 year population projections. The report has prepared recommendations which include turn lanes and has been submitted to IDOT. Mr. Cooper noted that they have worked with IDOT and are able to accommodate all the requirements and have provided a revised plat to IDOT.

Mr. Pountney explained the rationale on the signage including the cove lighting, which would be a soft low-light feature. It would not shine out from the building. He stated it was an essential feature to the overall architectural theme of the branding.

Mr. Hayden opened the public hearing and asked if there was anyone wanting to speak on this petition item. There was no one in the public who wished to comment on this request. The public portion was closed at this time.

Mr. Greenman was thrilled that Raising Canes was looking to make an investment in Crystal Lake and open a restaurant here. He asked Ms. Means if she felt the crosswalk from the building to the future boardwalk. Ms. Means said the striping they were using was the highest visibility striping. There are some other options including raising the crosswalk area or installing signage on the site and keeping the landscape in the adjacent landscape island to low height species. When the parcel to the west develops there may be a more options to provide a crossing to the south, but with just this site, the location, which cuts through the start of the drive-through lane is the best location. He noted that the Commission has been fairly consistent with signage and lighting. The signage should meet the ordinance requirements. He would not be in favor of the cove lighting.

Mr. Esposito noted that he also believes the crosswalk could be a safety issue as it is cutting across three lanes of travel. He is not supportive of the layout, the building and site turns its back on Three Oaks Recreation Area. They should work to face the lake and put some seating along the back area.

Mr. Jouron stated that the lighting and signage were too much.

Mr. Skluzacek was ok with everything, but did not like the cove lighting.

Mr. Pountney replied that the front patio fits better with the layout of the building and site and how their floor plan works.

Mr. Hayden looked at the site plan and the crosswalk and suggested that a stop sign prior to the drive-through lane might work best. He asked about the parking spaces near the drive-through entrance. Ms. Means said these are suggested to be employee parking since those would have low turnover. He said that the Colonial Café building had lighting on the exterior and it was much more obtrusive that the proposed cove lighting. He also said he thinks that the signage should meet the ordinance.

Mr. Pountney said they can go back and look at the signage and reduce it to meet the ordinance. Mr. Cooper said they can work with staff on making the crosswalk safer. Ms. Foster agreed to the modified conditions. Mr. Greenman noted that with the modified conditions, he felt the petition met the Findings of Fact.

Mr. Greenman moved to approve the Preliminary and Final Planned Unit Development for a new 3,316 square-foot limited service restaurant for Raising Cane Restaurant at 5417 Northwest Highway with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Raising Canes, received 07/03/19)
   B. Plan Set (ADA Architects, dated 03/06/20, received 03/06/20)
   C. Architecture (ADA Architects, dated 07/08/20, received 03/10/20)
   D. Elevations (ADA Architects, undated , received 03/06/20)
   E. Signage (AGI ,dated 02/25/20, received 04/25/20)
   F. Stormwater Report (Kimley-Horn and Assoc., dated 03/06/20, received 03/06/20)
   G. Traffic Study (Gewalt Hamilton, dated 06/11/19, updated 03/13/20, received 03/13/20)

2. Site Plan
   A. All municipal utilities are required to be in a Municipal Utility Easement (MUE). A Plat of Easement is required to be provided to the City.
   B. Provide a sidewalk along the frontage of the lot.

3. Landscape Plan
   A. Add a tree and 5 shrubs to the landscape end island just to the east of the monument sign.

B. Add some landscape shrubs along the curve of the drive-through to screen any headlights exiting the drive-through to Route 14.

4. Elevations
   A. Remove all cove lighting or illuminated banding around the building.
   B. Eliminate all flags mounted on the parapets.

5. The brick base of the sign shall match the EWF-4 Alamo with Sack Rub.

6. Raising Canes shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

8. Signage shall be amended to meet the Unified Development Ordinance. (Added by the PZC)

9. The petitioner shall work with staff to review and mitigate the safety risk with the crosswalk and creating a solution that is the safest way to accomplish that. (Added by the PZC)

Mr. Jouron seconded the motion. On roll call, members Greenman, Jouron, Hayden and Skluzacek voted aye. Mr. Esposito voted no. Motion passed.

2020-52 THE COMMONS SHOPPING CENTER – 6220-6330 NORTHWEST HWY – PUBLIC HEARING

Final Planned Unit Development Amendment to allow changes to the approved elevations and the common sign plan for a façade renovation.

Mr. Hayden stated the sign has been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

John Swierk, architect with DDC Architects and Jeff Slavish, Senior Construction Project Manager with Brixmor were available to represent the petition.

Ms. Maxwell gave a presentation on the request highlighting the proposed changes to the architecture and the signage to create a more modern look to the center.

Mr. Slavish stated that this will an upgrade to an older center. The revitalization will help them compete for tenants. They plan to do the improvements next year. This will be the start and the materials and architectural theme they have selected for this section can carry over into the remaining buildings of the shopping center. They are okay with all the proposed conditions of approval.

Mr. Hayden opened the public hearing and asked if there was anyone wanting to speak on this petition item. There was no one in the public who wished to comment on this request. The public portion was closed at this time.

Mr. Greenman noted the center looks dated now so this will look much better and a very good investment. Mr. Greenman stated this request meets the Findings of Fact.

Mr. Jouron said he really likes the project. He especially likes how all the shops look like mini big box stores and not just typical inline shops.

Mr. Esposito agreed with his fellow commissioners. He stated that there seems to be a lot of speeding coming from that center drive aisle between the big box stores and the outlot building. Maybe placing speed bumps or stops signs would slow the traffic down. Mr. Slavish said they will be looking at the overall site to do improvements including sidewalk replacement, landscape enhancements and parking lot repairs. They can look at the on-site signage and speed bumps cause problems with snow plowing.

Mr. Skluzacek said the project was nice and he was in favor of their request.

Mr. Hayden appreciates the investment in the center.

Mr. Swierk wanted to thank staff for all their help. The online submittal process was very easy and staff reviewed and moved this forward quickly.

Mr. Greenman moved to approve the Final PUD Amendment to allow changes to the approved elevations and the common sign plan for a façade renovation for The Commons Shopping Center at 6220-6330 Northwest Highway with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (DDCA Architects, dated 02/25/2020, received 04/23/2020).
   B. Colored Elevations (DDCA Architects, dated 02/25/2020, received 04/23/2020).
   C. Elevations (DDCA Architects, dated 04/27/2020, received 04/28/2020).
   D. Material Sample ((DDCA Architects, dated 05/13/2020, received 05/13/2020).
   E. Common Sign Plan (Brixmor, dated 05/06/2020, received 05/11/2020).

2. Work with city staff to select a color for the metal awnings that would complement the proposed color scheme.

3. The UDO standard for the size of the wall signs must be met.

4. The conditions of the previous PUD Amendments and original PUD Ordinance (#2706 file 86-08, #2883 file 87-23, #3274 file 90-06, #5028 file 97-28, #5148 file 98-31, #5112, file 98-59, #5113 file 99-03, #5147 file 99-15, #5459 01-52 and #6433 08-76) are still valid, unless amended by this approval.

5. The petitioner shall comply with all of the requirements of the Community Development Department.

Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

Ms. Maxwell reviewed the items recently voted on at the City Council meeting May 19, 2020. She also reviewed the items that are scheduled for the June 3, 2020 PZC meeting.

COMMENTS FROM THE COMMISSION

There were no other comments from the Commissioners.

PUBLIC COMMENTS

There was no one in the public who wished to speak on items that were not on the agenda. Mr. Hayden closed that portion of the meeting.

Mr. Greenman moved to adjourn the meeting. Mr. Skluzacek seconded the motion.

The meeting was adjourned at 9:00 p.m.