#PLN-2023-170
SEC of Randall Road and Meredith Drive/Ackman Road – Rezoning and Preliminary/ Final PUD
Project Review for Planning and Zoning Commission

Date:	November 15, 2023
Request:	1. Rezoning upon Annexation from E Estate Residential to B-2 PUD General Commercial for Parcel 19-17-300-007 2. Preliminary and Final Planned Development to allow a limited service restaurant with drive-through and dental office, with a restriction on the allowable uses in the B-2 General Commercial zoning district
Location:	Southeast corner of Randall Road and Meredith Drive/Ackman Road
Acreage:	Approximately 2.41 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial South: O Office East: City Limits - Lake in the Hills Fen West: RE Residential Estate
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- The site is vacant and adjacent to the Lake in the Hills Fen. It is located at the southeast corner of Randall Road and Meredith Drive/Ackman Road. The Fen is a high quality natural resource and certain B-2 uses are being restricted through the PUD to prevent future redevelopment of the site with uses that could pollute the Fen.
- In 2022, the site received approval for a Preliminary and Final PUD for a Starbucks with a drive-through, Comprehensive Land Use Plan Amendment from Office to Commerce and Rezoning from O Office to B-2 PUD General Commercial. The purchase of the property fell through and therefore the project could not proceed with the buildout.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial, which is appropriate for the proposed uses.
- The current Comprehensive Plan land use designation is Commerce, which is an appropriate land use designation.
- The proposed development would include a 2,541 square foot Starbucks restaurant with drive-through and a 4,256 square foot dental office.
- The petitioner is also requesting to annex the adjacent vacant parcel to the east, which is show as partial in the city limits and unincorporated. The annexation will clean up the discrepancy.



SITE LAYOUT

- The proposed development meets the B-2 General Commercial dimensional standards (setbacks and all other bulk requirements).
- Access is provided on Meredith Drive. The access point lines up with the access point across the street.
- The drive-through provides an escape lane and stacking for 12 vehicles. The UDO requires a total of nine (9) stacking spaces.
- A sidewalk will be installed along Meredith Drive. The sidewalk will extend to the parking lot where it will connect to a striped crosswalk that leads to the proposed building.
- The McHenry County Division of Transportation (MCDOT), as part of their planned improvements on Randall Road, will install a multi-use path on the east side of Randall Road.

BUILDING ELEVATIONS

- The proposed building will include a combination of grey and brown brick, brown vertical wood/siding, grey stucco and bronze metal.
- The majority of the building is brick. Brown cement siding panels are featured on the Starbucks drive-through window and the southwest corner at the entrance of the dental office. Starbucks entrance features a combination of stucco and brick.
- Canopies are featured above each entrance using a dark brown/bronze color. Individual awnings are placed above each window.
- Commercial developments are required to comply with at least six (6) of the optional design standards. The proposed building meets eight (9) of the ten (10) design standards.
    - ✓ Building form
    - ▪ Building massing and articulation – *Does not meet on the east/rear side of the building only.*
    - ✓ Rooflines and parapet
    - ✓ Building materials
    - ✓ Roof materials
    - ✓ Building colors
    - ✓ Building Fenestration
    - ✓ Entrance design
    - ✓ Canopy/awning design
    - ✓ Overall façade design

PARKING

- The proposed development will provide 59 parking spaces. 54 parking spaces are required per the UDO.

LANDSCAPE

- The petitioner has provided a landscape plan illustrating a combination of deciduous and ornamental trees and shrubs around the perimeter of the parking lots and within the parking lot islands. Per staff's request, the petitioner has also included additional landscaping along the drive-through lanes facing Randall Road.
- Street trees will be planted along both Randall Road and Meredith Drive.
- A five-foot foundation landscaping is shown for proposed building.

SIGNAGE

- The petitioner did not provide sign plans. A condition was included that signage must comply with the requirements of Section 4-1000 of the UDO.

- Each tenant is permitted a total of 75 square feet in sign area (50 square feet maximum for any one (1) sign or on one (1) façade). No single sign can exceed 50 square feet along a maximum of 70% of the individual tenant-suite frontage. Corner tenants can install up to three (3) signs.
- One (1) freestanding sign is permitted up to 80 square feet in sign area and no more than 9 feet in height is permitted. Freestanding signs must be setback a minimum 10 feet from all property lines.

TRAFFIC STUDY

- The petitioner provided MCDOT a Traffic Impact Summary. The County wanted to understand if the added Starbucks traffic in the AM and PM peak hours would result in traffic queuing and backing up onto Randall Road. The summary determined there would be no adverse effects anticipated with the proposed development.

Findings of Fact:

REZONING

- A portion of the property is currently zoned A-1 Agriculture in McHenry County. Properties annexed into the City of Crystal Lake come in as E – Estate zoning.
- The property would be rezoned to the City's B-2 PUD General Commercial. The General Commercial zoning criteria is:
    - General: This district is the City's primary commercial district. It accommodates highway service uses and community or regional commercial, office and service uses.
    - Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
    - Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.
☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☐ *Meets* ☐ *Does not meet*

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a 2,541 square foot limited service restaurant with drive-through and 4,256 square foot dental office, with a restriction on the allowable uses in the B-2 General Commercial zoning district. 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

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use: Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

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

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 (Professional Resource Development, dated 10/24/2023, received 10/25/2023)
   B. Site Plans (Tarr Group, dated 09/26/2023, last revised 10/24/2023, received 10/25/2023)
   C. Architectural Plans (GDP Group, Inc., not dated, received 10/25/2023)
   D. Landscape Plan (Tarr Group, dated 09/26/2023, last revised 10/24/2023, received 10/25/2023)
   E. Traffic Impact Summary (Tarr Group, dated 10/24/2023, received 10/25/2023)
   F. Site Lighting Plan (Standard Electric, dated 08/11/2023, received 10/25/2023)

2. The following B-2 uses are prohibited on this property:
   A. Auto Dealers
   B. Other Motor Vehicle Dealers
   C. Automotive Accessory Sales and Installation
   D. Internet Auto Sales
   E. Passenger Car Rental and Leasing
   F. Truck, Utility Trailer, and RV Rental and Leasing
   G. Automotive Repair, Minor and Major
   H. Automotive Oil Change and Lubrication Shops
   I. Car Washes
   J. Major Automotive Repair uses with Automobile Dealer as an ancillary use
   K. Nursery, Garden Center, and Farm Supply Stores
   L. Gasoline Stations (with or without convenience stores)

M. Home and Garden Equipment Repair and Maintenance
N. Reupholstery and Furniture Repair
O. Footwear and Leather Goods Repair
P. Dry-Cleaning and Laundry Services
Q. Industrial Launderers
R. Funeral Homes
S. Crematories
T. Photofinishing Laboratories
U. Shooting Range
V. Recycling Drop Off Point
W. Or other such similar uses that could cause concern of pollution of the Fen.

3. Signage must comply with the requirements of Section 4-1000 of the UDO.

4. All site lighting must comply with the requirements of Section 4-800 of the UDO.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

PIQ Map

Southeast corner of Randall Road and Meredith Drive/Ackman Road



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Dental & Starbucks

Action Requested

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

Petitioner Information

Name: Professional Resource Development, Inc.

Address: PO Box 768
Effingham, IL 62401

Phone: 314-803-3222

Fax: _____

E-mail: ccornwell@wmgdevelopment.com

Owner Information (if different)

Name: same as Petitioner

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: 4,355 SF professional dental office and 2,470 SF quick serve restaurant with parking and landscape improvements

Project Address/Location: Southeast corner of Ackman Rd & Randall Rd
1341 Randall Road, Crystal Lake, IL 60014

PIN Number(s): 19-18-428-006 & 19-17-300-007

Development Team

Please include address, phone, fax and e-mail

Developer: WMG Development, LLC
PO Box 768, Effingham, IL 62401
Chad Cornwell
ccornwell@wmgdevelopment.com

Architect: GPD Group
520 South Main Street, Suite 2531
Akron, OH 44311
Dan Roush
droush@gpdgroup.com

Attorney:

Engineer: Tarr Group, LLC
8650 State Road 32, Zionsville, IN 46077
Jamie Linenberg
jamie@tarr-group.com

Landscape Architect: Tarr Group, LLC
8650 State Road 32, Zionsville, IN 46077
Tim Huber
tim@tarr-group.com

Planner:

Surveyor: Clark Land Services, Inc.
177 S Tiffany Drive, Pueblo West, CO 81007
Devin Blue
devinb@clarkls.com

Other:

Signatures

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.

Chad Cornwell 10/24/23

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.

Northwest Herald

NORTHWEST HERALD

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Notice Keywords:
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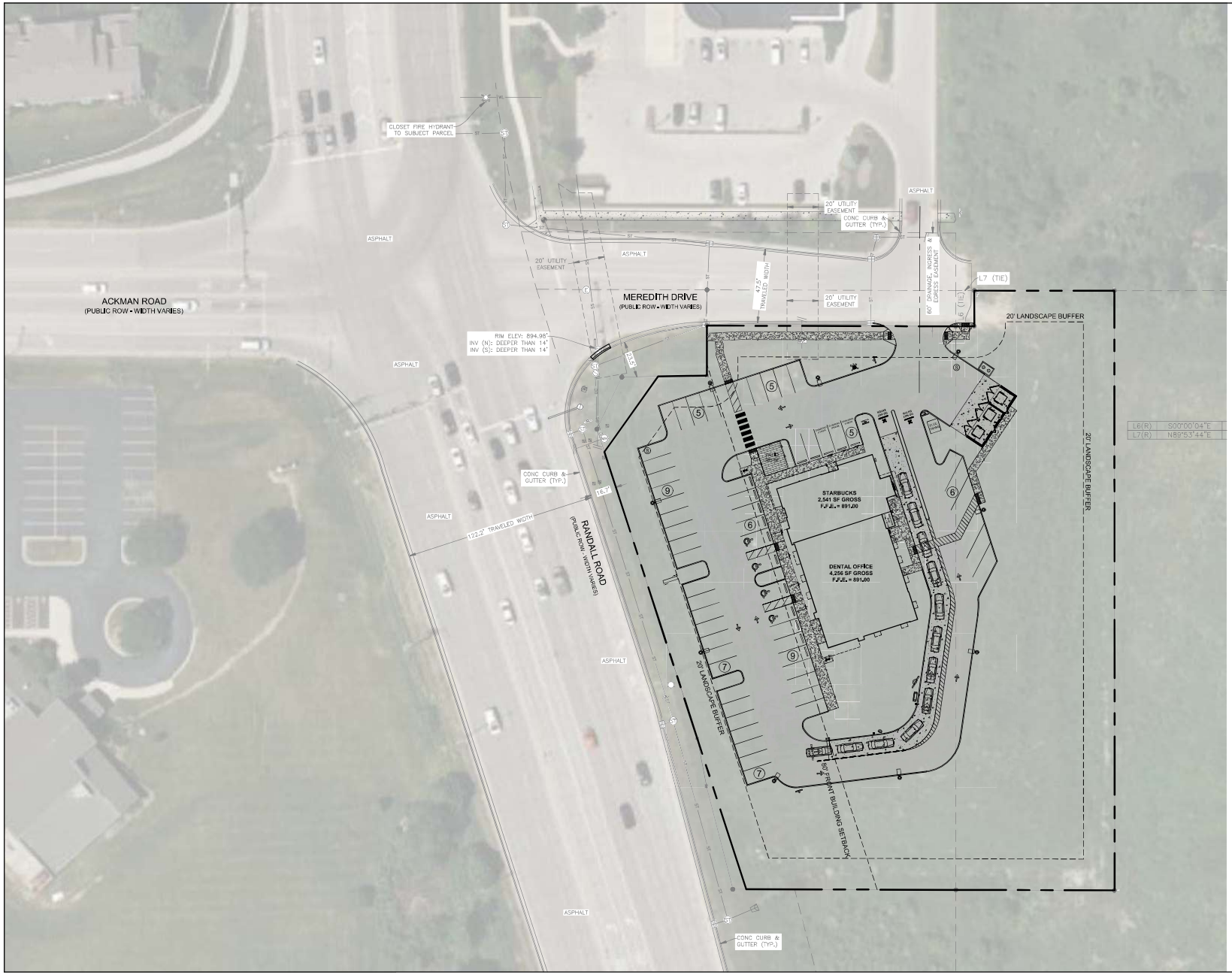
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Notice Publish Date:
Friday, October 27, 2023

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Professional Resource Development, LLC LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Professional Resource Development, LLC for approval of a Rezoning and Preliminary and Final Planned Unit Development relating to the property at the southeast corner of Randall Road and Meredith Drive/Ackman Road in Crystal Lake, Illinois 60014. PIN: 19-18-428-006 and 19-17-300-007. This application is filed for the purposes of seeking a Rezoning upon annexation to B-2 PUD General Commercial for Parcel 19-17-300-007 and Preliminary and Final Planned Unit Development to allow a 2,541 square foot limited service restaurant with drive-through and 4,256 square foot dental office, with a restriction on the allowable uses in the B-2 General Commercial zoning district to prohibit automotive and other repair or service uses that may utilize chemicals or store hazardous materials on site and any variations as necessary to approve the plans as presented pursuant to Article 3, Article 4, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, November 15, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald October 27, 2023) 2118663

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GRAPHIC SCALE
30' 0 30' 60'

LICENSED PROFESSIONAL ENGINEER
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062-072492
OF ILLINOIS
10/24/2024

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8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: 614-432-4966
EMAIL: DUSTIN@TARR-GROUP.COM

CRYSTAL LAKE DENTAL OFFICE AND STARBUCKS
WMG ACQUISITIONS, LLC
RANDALL ROAD & ACKMAN ROAD
CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

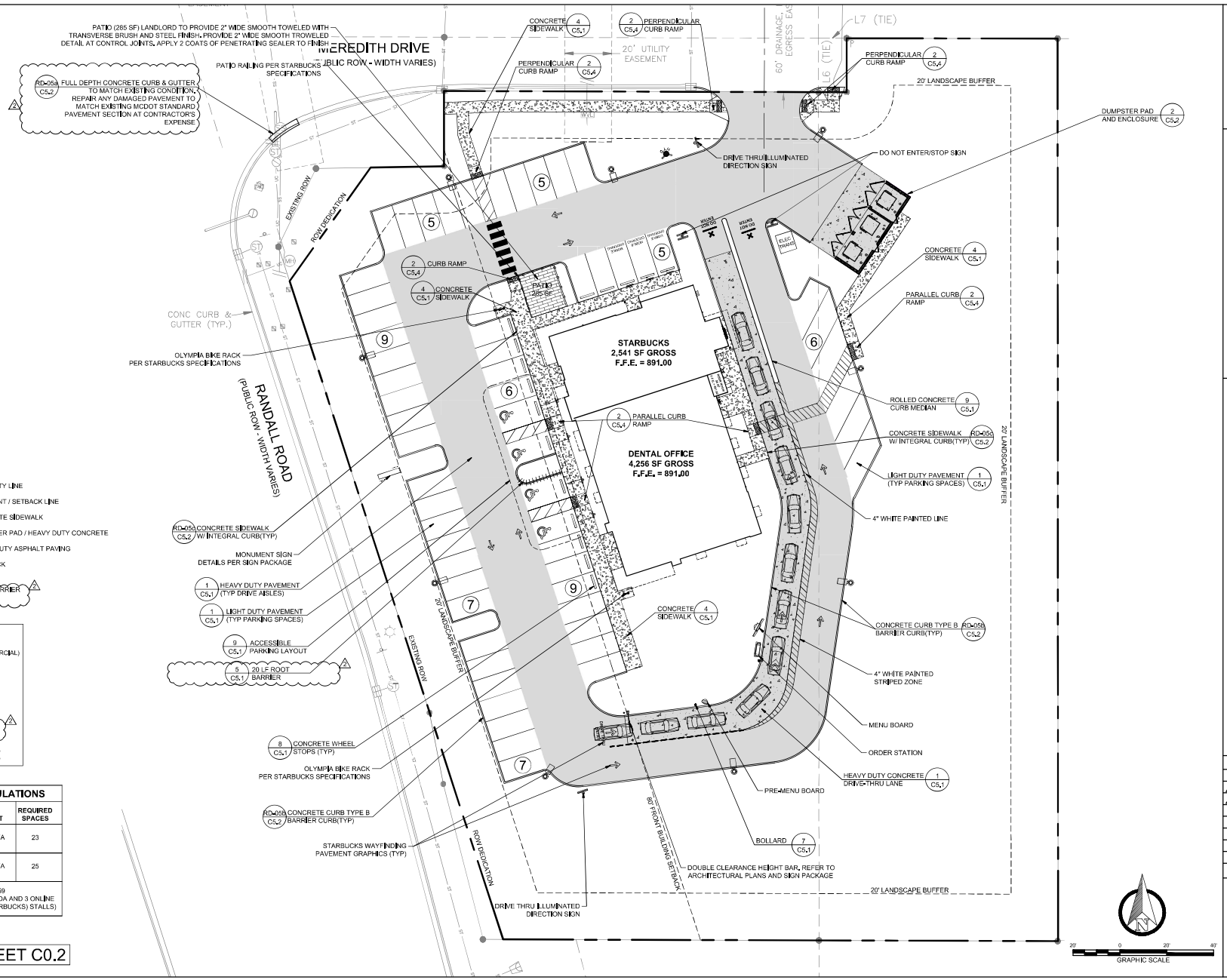
ORIGINAL ISSUE DATE:	08/11/2023
REVISIONS:	
1 REVISION 1	09/26/2023
2 REVISION 2	10/24/2023
PROJ. NO.	23005

OVERALL SITE PLAN

C2.0

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LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CONCRETE SIDEWALK
- DUMPSTER PAD / HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT PAVING
- BIKE RACK
- SIGN
- ROOT BARRIER

SITE DATA TABLE

PROPERTY ZONED:	B-2 PUD (GENERAL COMMERCIAL)
BUILDING SETBACKS:	FRONT = 80' SIDE = 0' REAR = 0'
SITE AREA	106,182 SF = ±2.44 ACRES
BUILDING AREA:	6,785 SF (GROSS)
EXISTING IMPERVIOUS AREA:	0.00 ACRES = 0%
EXISTING PERVIOUS AREA:	±2.44 ACRES = 100%
PROPOSED IMPERVIOUS AREA:	±1.04 ACRES = 43%
PROPOSED PERVIOUS AREA:	±1.40 ACRES = 57%

PARKING CALCULATIONS

PROPOSED USE	AREA (SF)	REQUIRED PARKING/UNIT	REQUIRED SPACES
RESTAURANT	2,470	1 / 100 SF of GFA	23
DENTAL	4,335	1 / 150 SF of GFA	25
TOTAL SPACES PROVIDED		59 (INCLUDING 4 ADA AND 3 ONLINE ORDERING (STARBUCKS) STALLS)	

SEE NOTES ON SHEET C0.2

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CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

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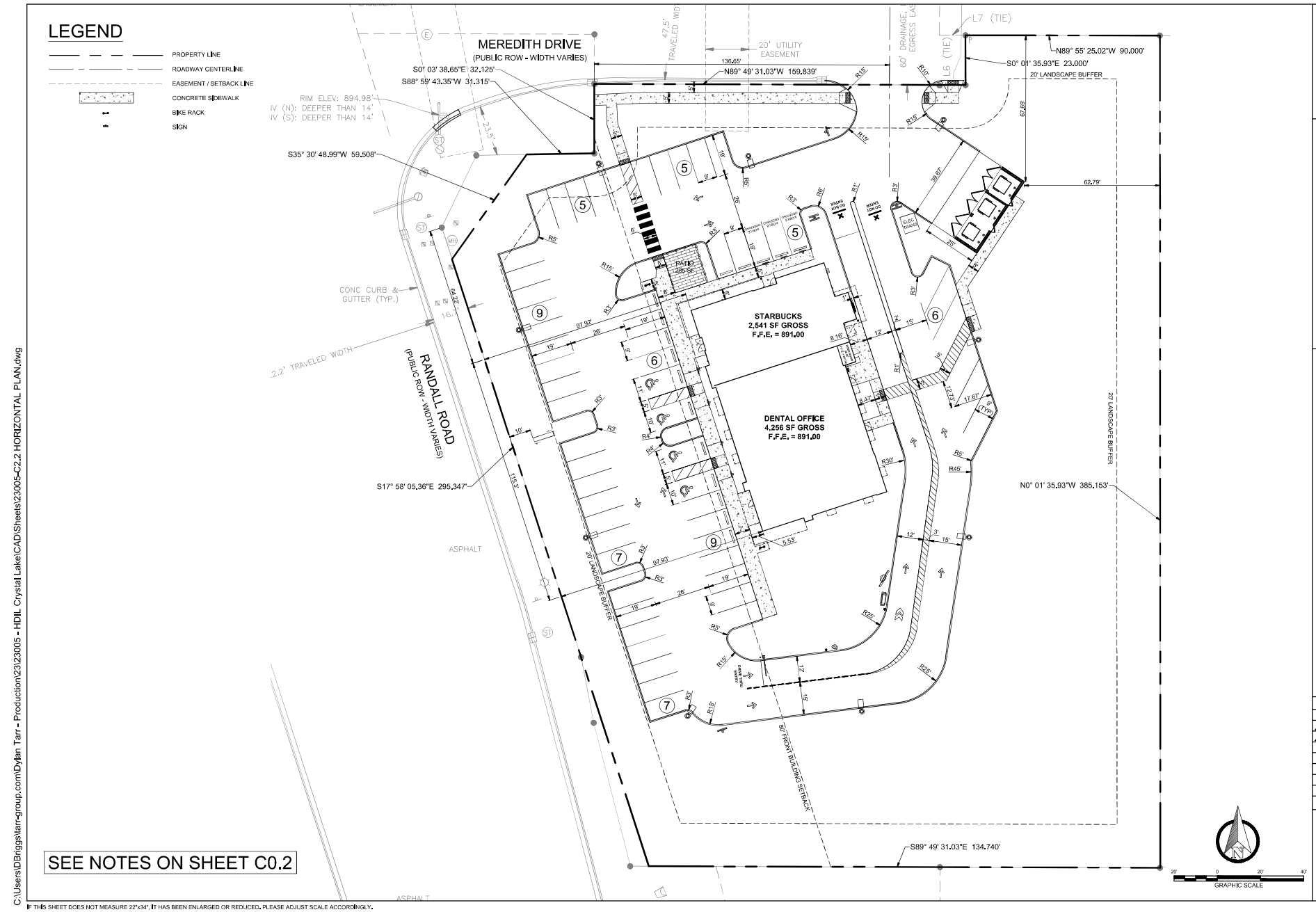
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SITE LAYOUT PLAN

C2.1

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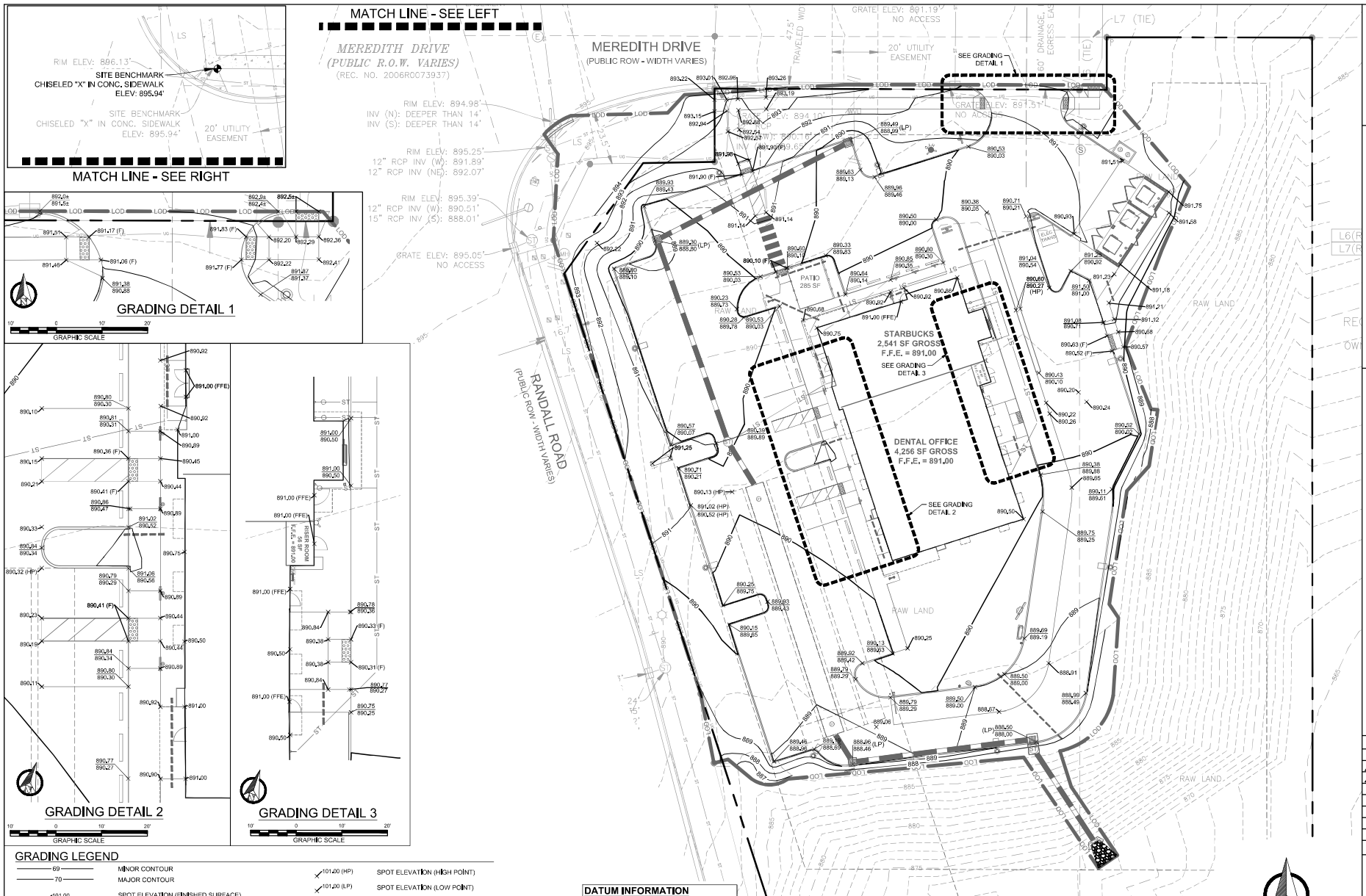
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HORIZONTAL LAYOUT PLAN

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GRADING LEGEND

69	MINOR CONTOUR	101.20 (HP)	SPOT ELEVATION (HIGH POINT)
70	MAJOR CONTOUR	101.20 (LP)	SPOT ELEVATION (LOW POINT)
101.00	SPOT ELEVATION (FINISHED SURFACE)	101.50 / 101.00	SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
101.00 (FFE)	SPOT ELEVATION (FINISHED FLOOR ELEVATION)	-1.0%	SLOPE (DOWNHILL)
101.00 (F)	SPOT ELEVATION (FLUSH)		BENCHMARK
101.04 (MEFG)	SPOT ELEVATION (MATCH EXISTING FINISHED GRADE)		

DATUM INFORMATION

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SEE NOTES ON SHEET C0.2

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GRADING PLAN

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VERSION 2022.1









BRICK	BRICK	BRICK	WOOD / SIDING	STUCCO / PAINT	METAL
Slate Gray **BRAND:** Acme **SERIES:** Modular **TYPE:** Facebrick **COLOR:** Grey **STYLE:** Extruded	Norwood Blend **BRAND:** Acme **SERIES:** Modular **TYPE:** Facebrick **COLOR:** Neutral **STYLE:** Heritage - 569715	Ashfield **BRAND:** Glen Gery **SERIES:** Family Estate **TYPE:** Facebrick **COLOR:** Brown **STYLE:** Extruded	Nichiha Roughsawn **BRAND:** Nichiha **SERIES:** Wood Series **TYPE:** AWP 3030 **COLOR:** Tobacco **STYLE:** Vertical	Raked Stucco **BRAND:** Sherwin Williams **SERIES:** Neutral Colors **TYPE:** SW 7030 **COLOR:** Anew Gray **STYLE:** Exterior	Urbane Bronze Metal **BRAND:** Sherwin Williams **SERIES:** Neutral Colors **TYPE:** SW 7048 **COLOR:** Urbane Bronze **STYLE:** Exterior

Building Material Percentage* Masonry: 67% Wood: 14% Stucco: 19% *Excludes Glazing

GPD GROUP, INC.
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

sealed date: mm-dd-yy

NOT FOR CONSTRUCTION

WMG MOMENT
Heartland Dental
1200 Network Centre Drive
Effingham, IL 62401

WMG MULTI-TENANT
BUILDING - 'Crystal Lake'
Randall Road & Ackman Road
Crystal Lake, McHenry County, IL

mk	date	issue

EXTERIOR RENDERINGS

A001

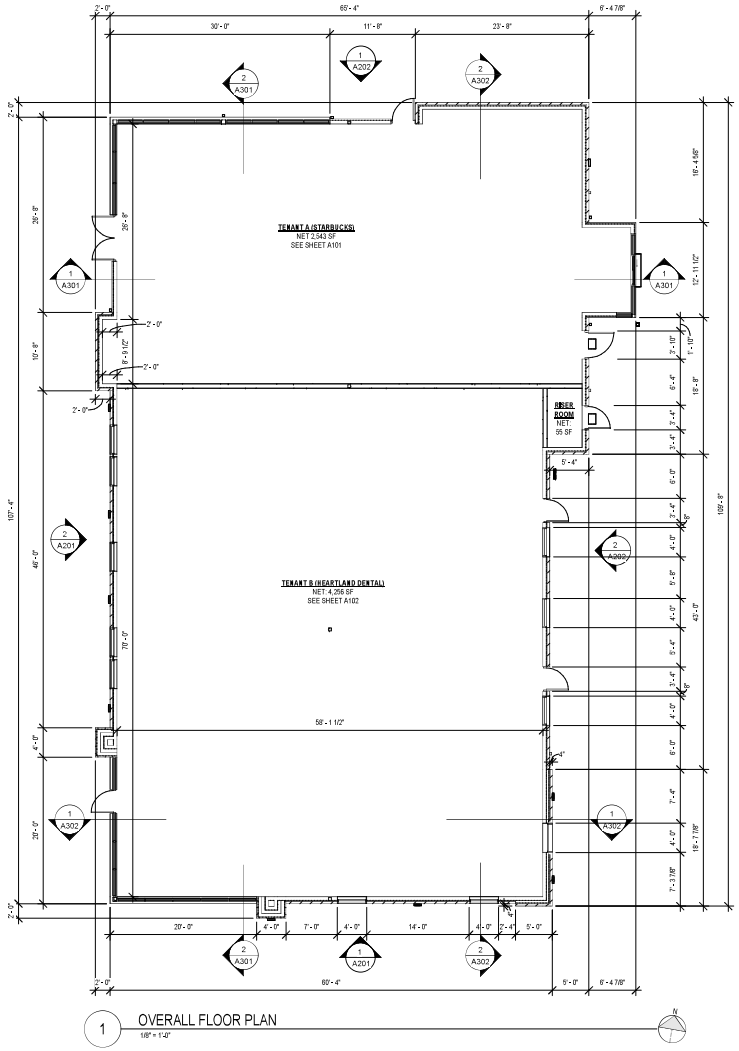
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VERSION 2022.1

GENERAL NOTES

A. DO NOT SCALE DRAWINGS.
B. BUILDING SHALL BE CONSTRUCTED TO MEET MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF ASHRAE/IES STANDARDS.
C. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR IMMEDIATE CLARIFICATION.
D. COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.
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1 OVERALL FLOOR PLAN
1/8" = 1'-0"

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WMG MULTI-TENANT BUILDING - 'Crystal Lake'

WMG #L22-0771
Randall Road & Ackman Road
Crystal Lake, McHenry County, IL

Heartland Dental
1200 Network Centre Drive
Effingham, IL 62401

mk	date	issue

OVERALL FLOOR PLAN

A101

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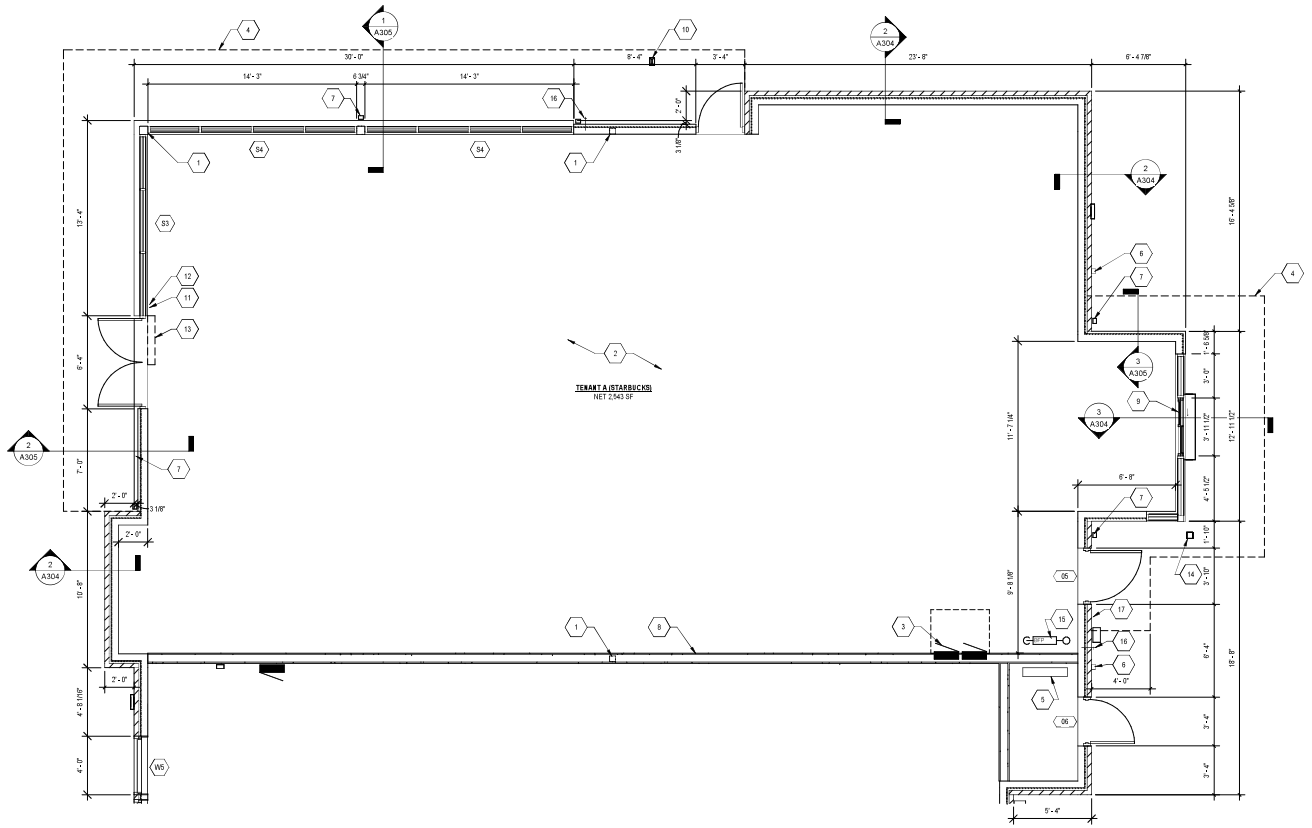
VERSION 2022.1

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KEY NOTES

1. STRUCTURAL COLUMN. TO BE COORDINATED WITH STRUCTURAL.
2. CONCRETE SLAB OR SLAB LEAVE-OUT, AS AGREED TO IN LOI.
3. ELECTRICAL PANEL LOCATIONS, MINIMUM 40 GFCI BREAKERS. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE.
4. OUTLINE OF CANOPY ABOVE. SEE ROOF PLAN AND EXTERIOR ELEVATIONS.
5. 1" BFP AND STRAINER FOR IRRIGATION.
6. ROOF SCUPPER AND DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
7. CANOPY DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
8. 1 HR RATED DEMISING WALL. LL TO VERIFY FIRE RESISTANT RATING WITH REGIONAL DESIGN TEAM.
9. DT WINDOW SHELF
10. DOOR ACTUATOR CONTROL PEDESTAL.
11. DOOR ACTUATOR CONTROL ELONGATED PUSH PLATE. MULLION MOUNTED MOUNTED
12. DOOR ACTUATOR KEY SWITCH. MULLION MOUNTED
13. DOOR OPERATOR LOCATED ABOVE KNOWN ACTIVE DOOR.
14. NON-ILLUMINATED PROTECTIVE BOLLARDS.
15. 2" BFP AND STRAINER FOR BUILDING SERVICE.
16. FREEZE RESISTANT HOSE BIB REQUIRED IN GENERAL AREA.
17. GFCI OUTLET ADJACENT TO REAR SERVICE DOOR.



1 ENLARGED FLOOR PLAN - TENANT A
1/4" = 1'-0"

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WMG #L22-0771
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Crystal Lake, McHenry County, IL

mk	date	issue

ENLARGED FLOOR PLAN - TENANT A

A102

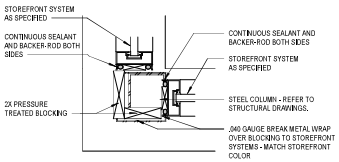
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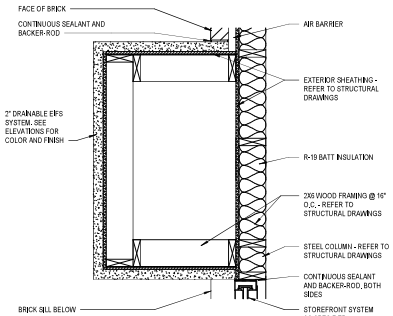
VERSION 2022.1

GENERAL NOTES

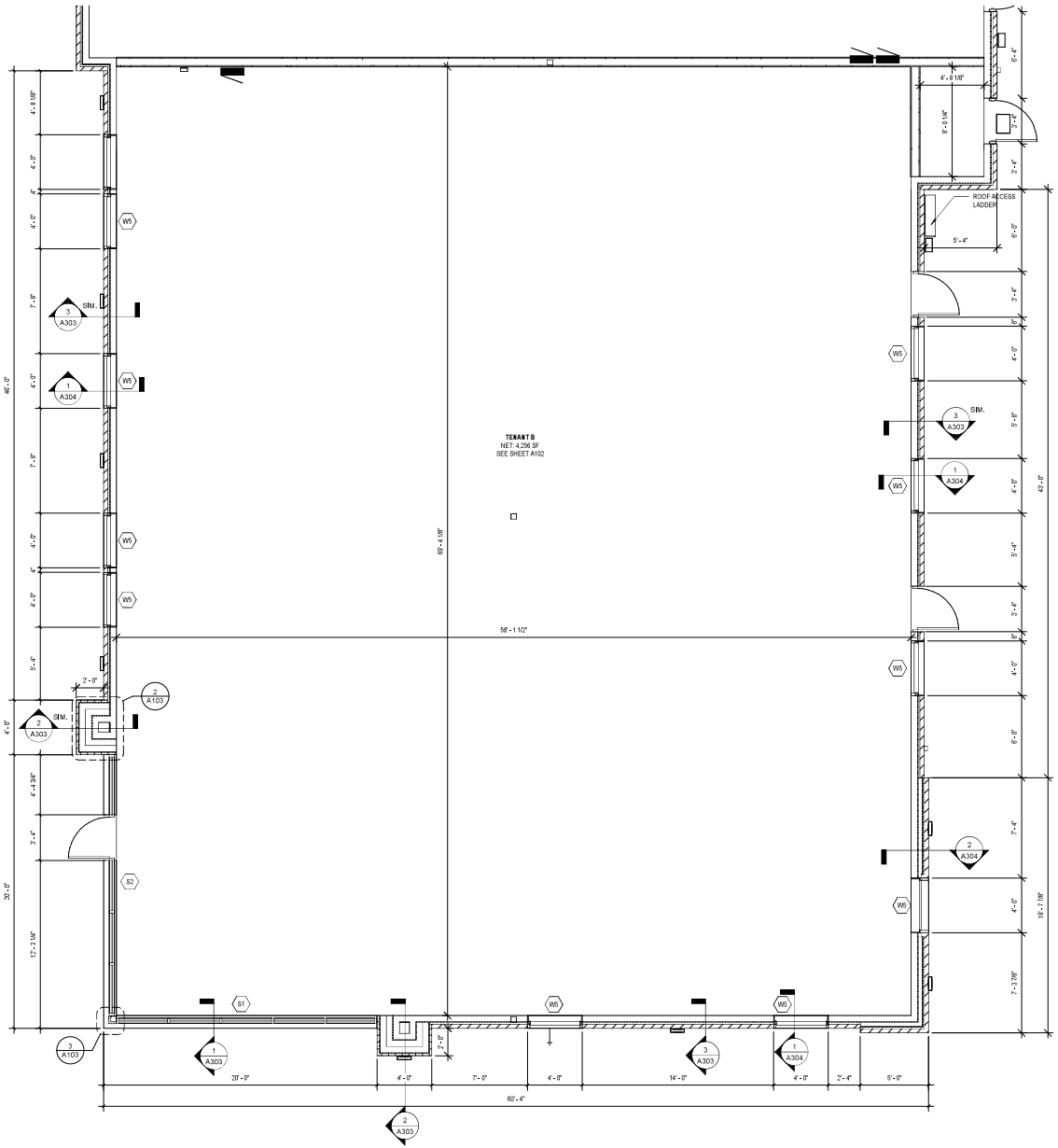
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3 STOREFRONT CORNER DETAIL
1 1/2" = 1'-0"



2 ENLARGED PLAN DETAIL
1" = 1'-0"



1 ENLARGED FLOOR PLAN - TENANT B
1/4" = 1'-0"

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ENLARGED FLOOR PLAN - TENANT B

A103

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VERSION 2022.1

ELEVATION KEYNOTES

KEYNOTE NUMBER	NOTE
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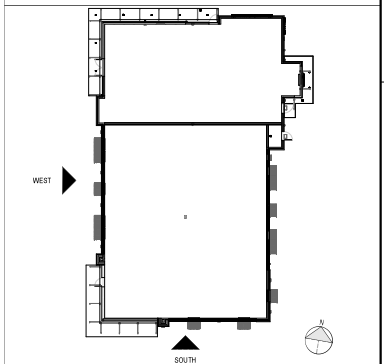
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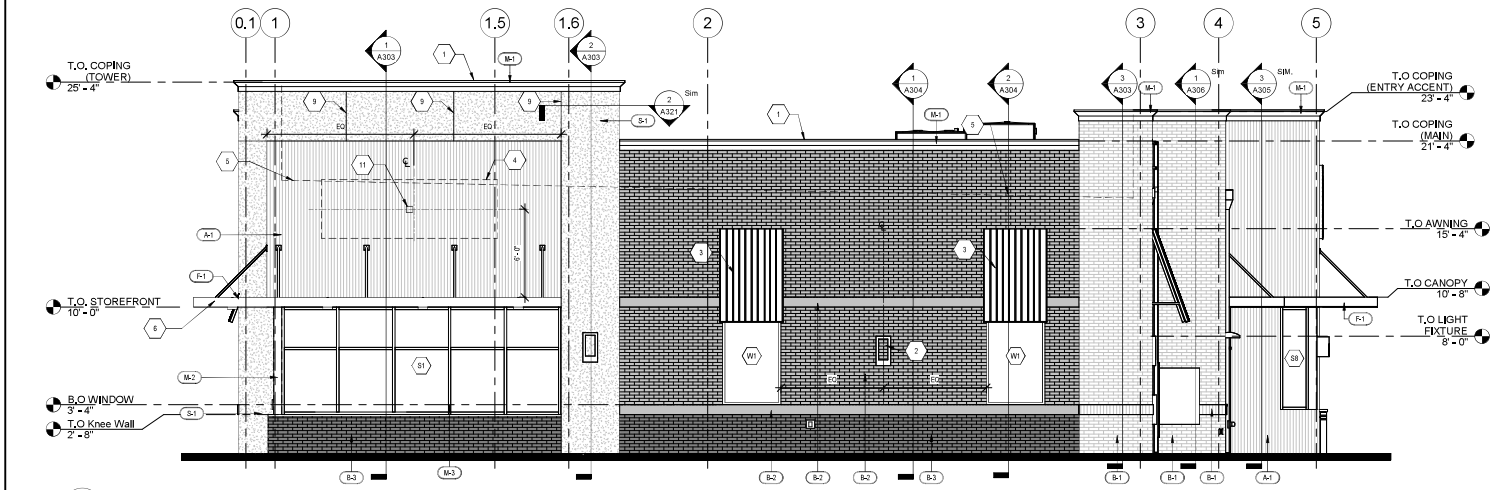
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EXTERIOR FINISH SCHEDULE

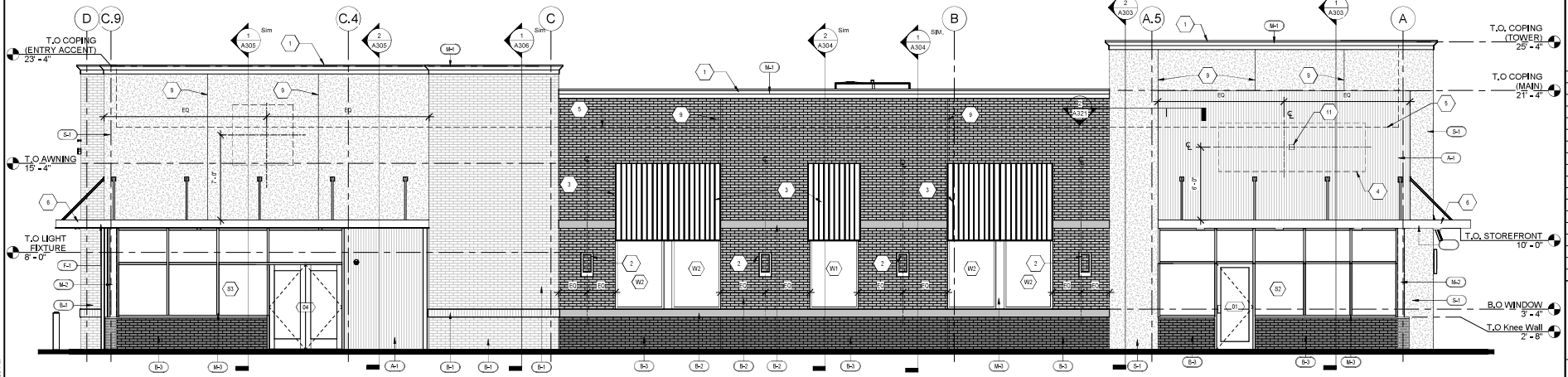
SYMBOL	CATEGORY	MANUFACTURER	PRODUCT	NOTES
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B-1	MODULAR BRICK	ACME	NORWOOD BLEND HERITAGE - 569715	
B-2	MODULAR BRICK	ACME	SLATE GRAY EXTRUDED	
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M-1	METAL COPING		MATCH SW7048 "URBANE BRONZE"	SUBMIT SAMPLES FOR APPROVAL
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KEYPLAN





1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
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EXTERIOR ELEVATIONS

A201

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VERSION 2022.1

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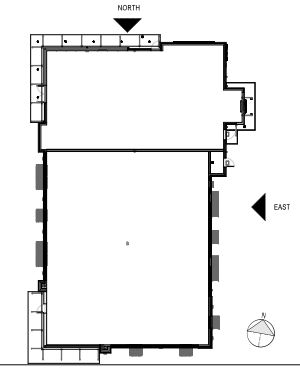
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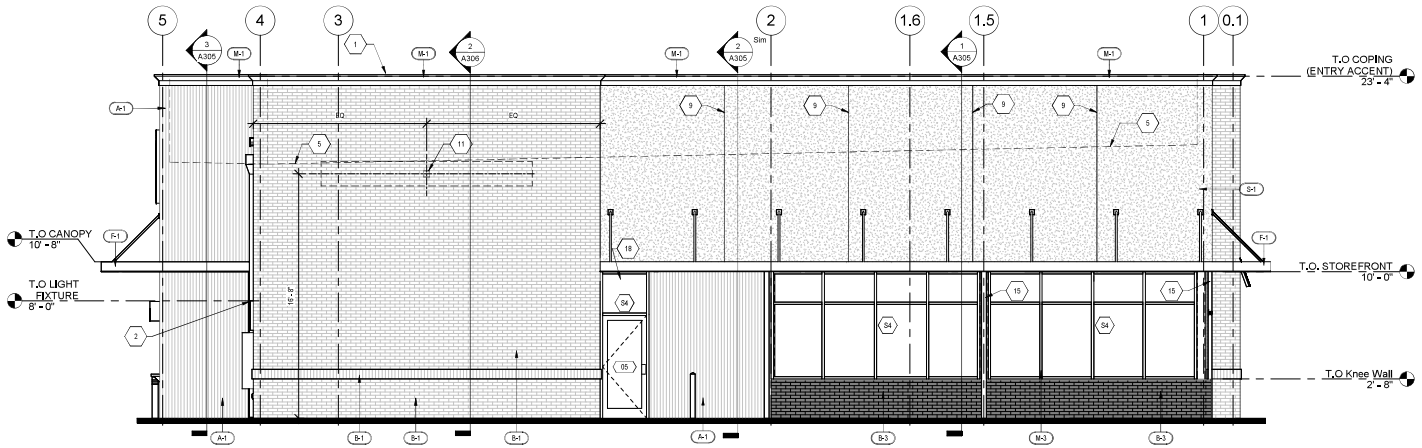
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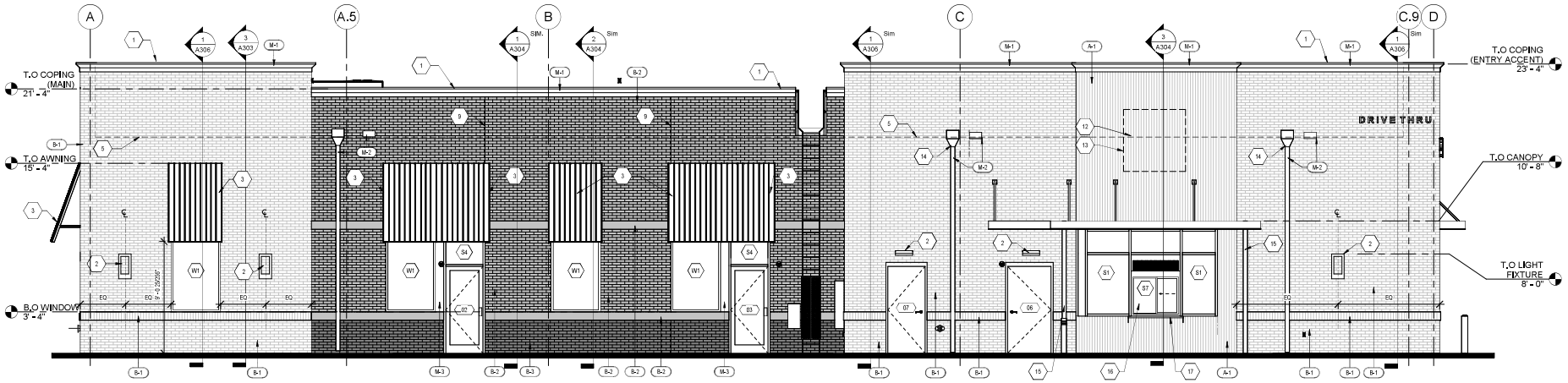
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KEYPLAN





1 NORTH ELEVATION
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2 EAST ELEVATION
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10/24/2023 3:04:00 PM

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1200 Network Centre Drive
Effingham, IL 62401

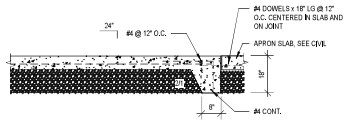
mk	date	issue

EXTERIOR ELEVATIONS

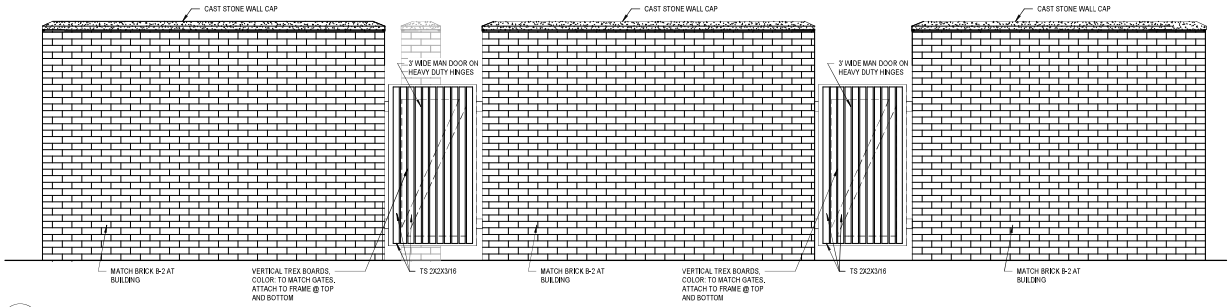
A202

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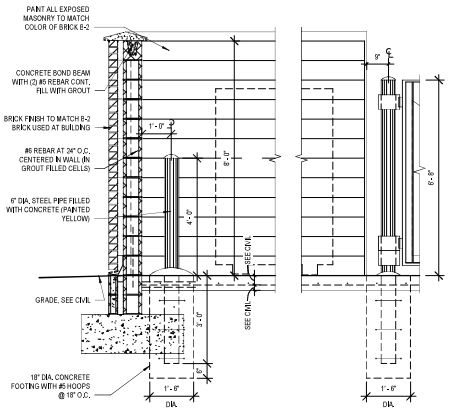
VERSION 2022.1



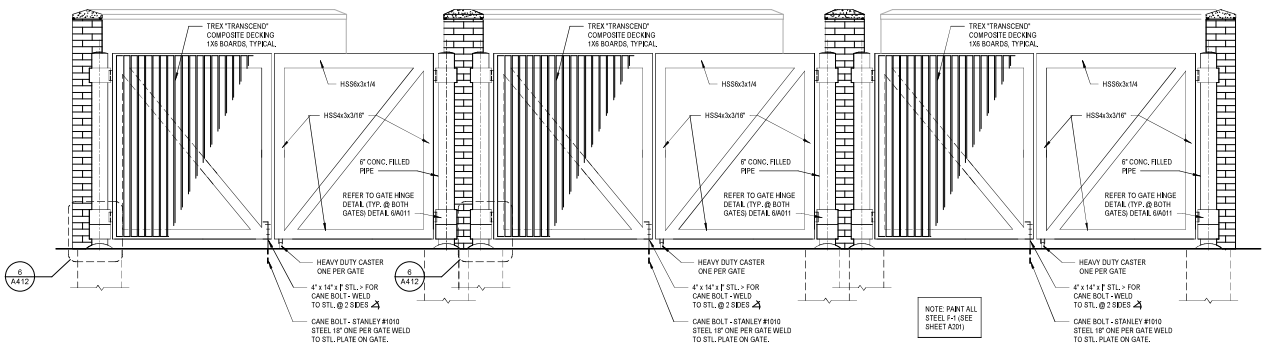
7 DUMPSTER PAD SECTION
N.T.S.



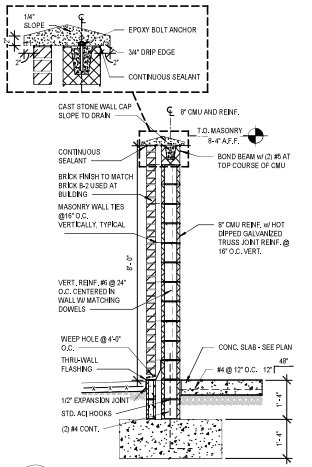
3 DUMPSTER BRICK REAR ELEVATION
1/2" = 1'-0"



4 DUMPSTER BRICK SECTION
1/2" = 1'-0"

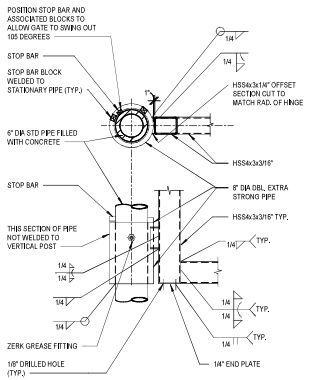


2 DUMPSTER BRICK FRONT ELEVATION
1/2" = 1'-0"

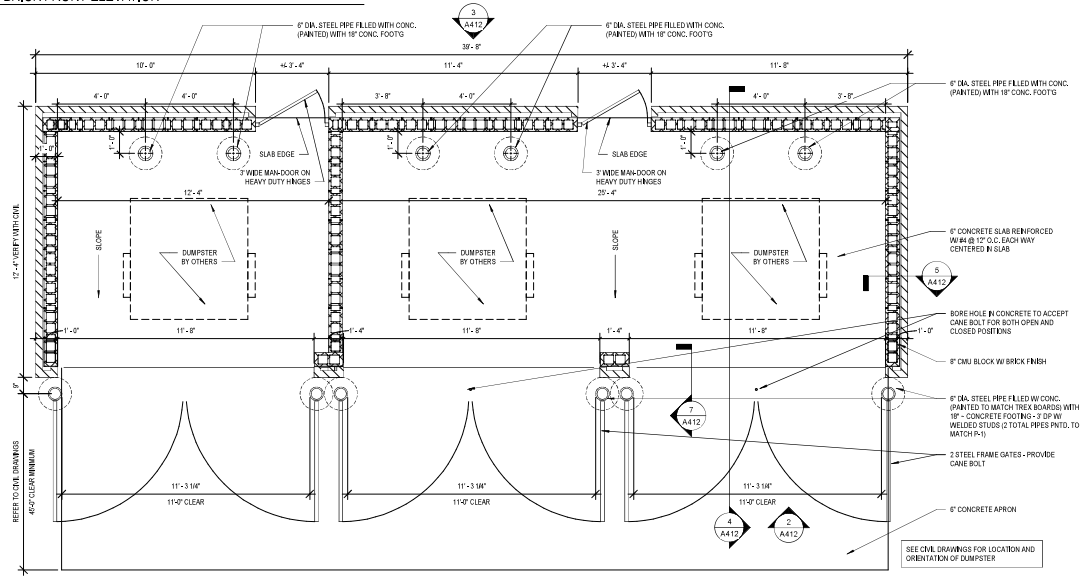


5 DUMPSTER BRICK WALL SECTION
1/2" = 1'-0"

NOTE: ALL STEEL SHOULD BE PRE-PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT. PAINT ALL STEEL TO MATCH P-1 (SEE SHEET A201)



6 DUMPSTER HINGE DETAILS
1/4" = 1'-0"



1 DUMPSTER BRICK PLAN
3/8" = 1'-0"

GPD GROUP, INC.
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

sealed date: mm-dd-yy

NOT FOR CONSTRUCTION

WMG MOMENT
Heartland Dental
1200 Network Centre Drive
Effingham, IL 62401

WMG MULTI-TENANT BUILDING - 'Crystal Lake'

WMG #L22-0771
Randall Road & Ackman Road
Crystal Lake, McHenry County, IL

mk	date	issue

DUMPSTER ENCLOSURE PLAN, ELEVS AND DETAILS

A412

2023064.15

9/29/2023 1:03:12 PM

GPD GROUP®

HEARTLAND DENTAL | STARBUCKS

CRYSTAL LAKE, IL

FINAL CONCEPT PACKAGE

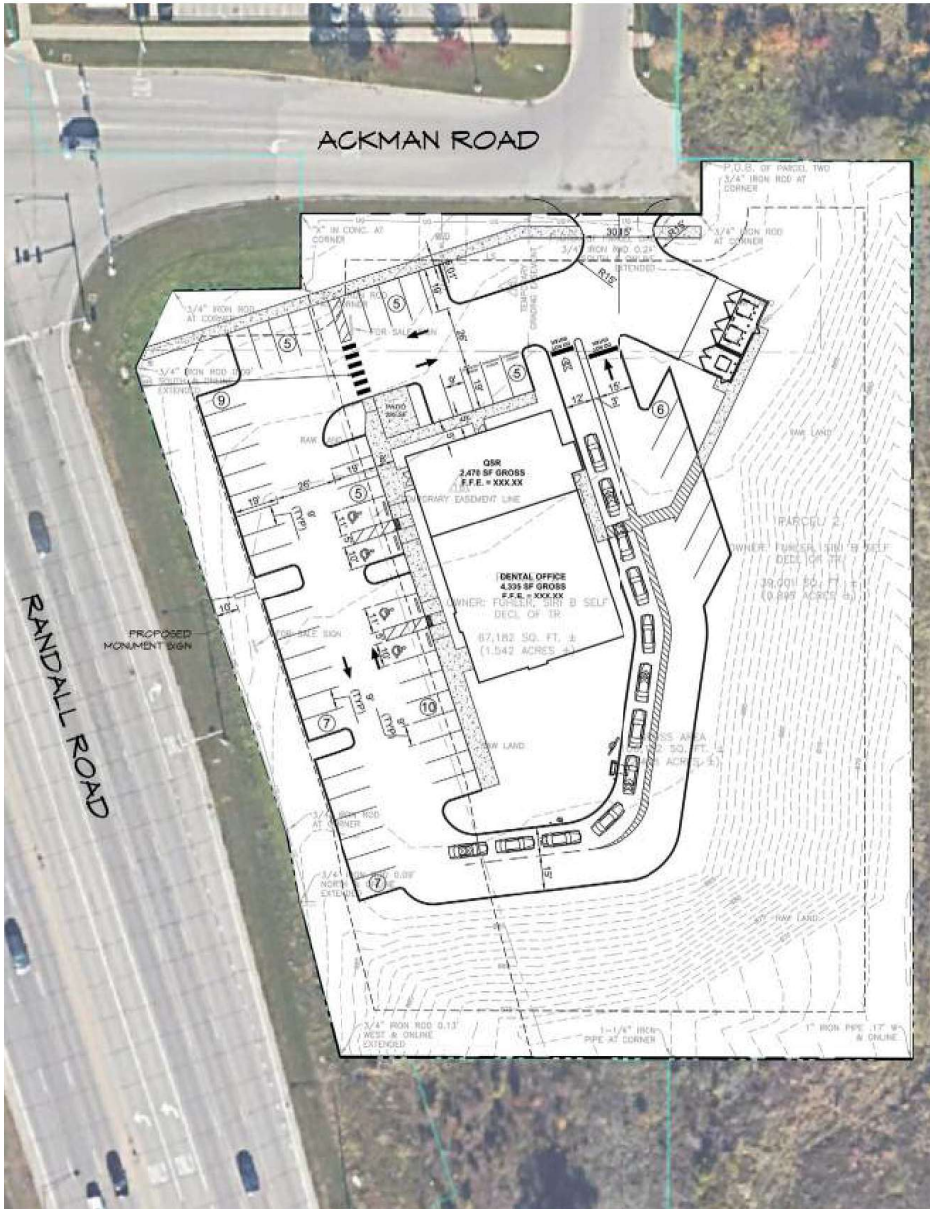
OCTOBER 24, 2023

AERIAL SITE PLAN



1. CVS
2. Indian Restaurant
3. Kickboxing Gym
4. Hair Salon

PRELIMINARY SITE PLAN



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NORTH EAST PERSPECTIVE



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NORTH WEST PERSPECTIVE



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SOUTH WEST PERSPECTIVE



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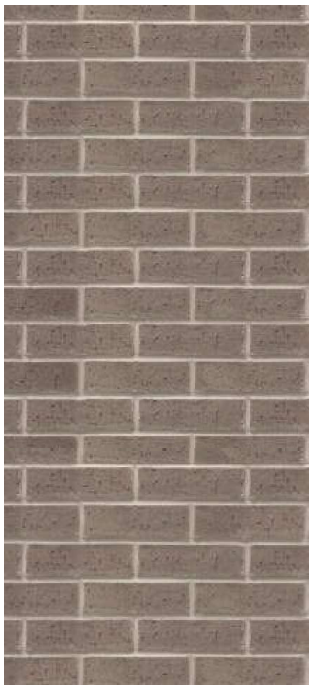
SOUTH EAST PERSPECTIVE



GPD GROUP

MATERIALS

BRICK



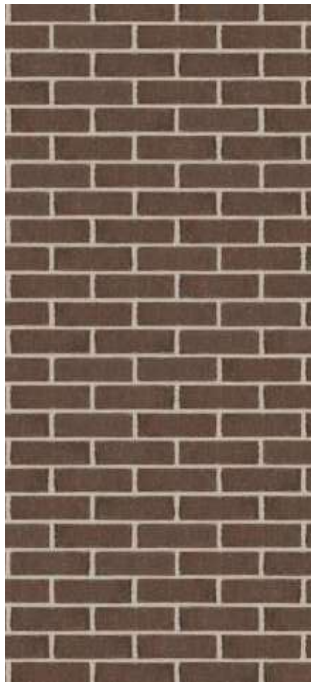
Slate Gray
BRAND: Acme
SERIES: Modular
TYPE: Facebrick
COLOR: Grey
STYLE: Extruded

BRICK



Norwood Blend
BRAND: Acme
SERIES: Modular
TYPE: Facebrick
COLOR: Neutral
STYLE: Heritage - 569715

BRICK



Ashfield
BRAND: Glen Gery
SERIES: Family Estate
TYPE: Facebrick
COLOR: Brown
STYLE: Extruded

WOOD / SIDING



Nichiha Roughsawn
BRAND: Nichiha
SERIES: Wood Series
TYPE: AWP 3030
COLOR: Tobacco
STYLE: Vertical

STUCCO / PAINT



Raked Stucco
BRAND: Sherwin Williams
SERIES: Neutral Colors
TYPE: SW 7030
COLOR: Anew Gray
STYLE: Exterior

METAL



Urbane Bronze Metal
BRAND: Sherwin Williams
SERIES: Neutral Colors
TYPE: SW 7048
COLOR: Urbane Bronze
STYLE: Exterior

Building Material Percentage* Masonry: 67% Wood: 14% Stucco: 19% *Excludes Glazing

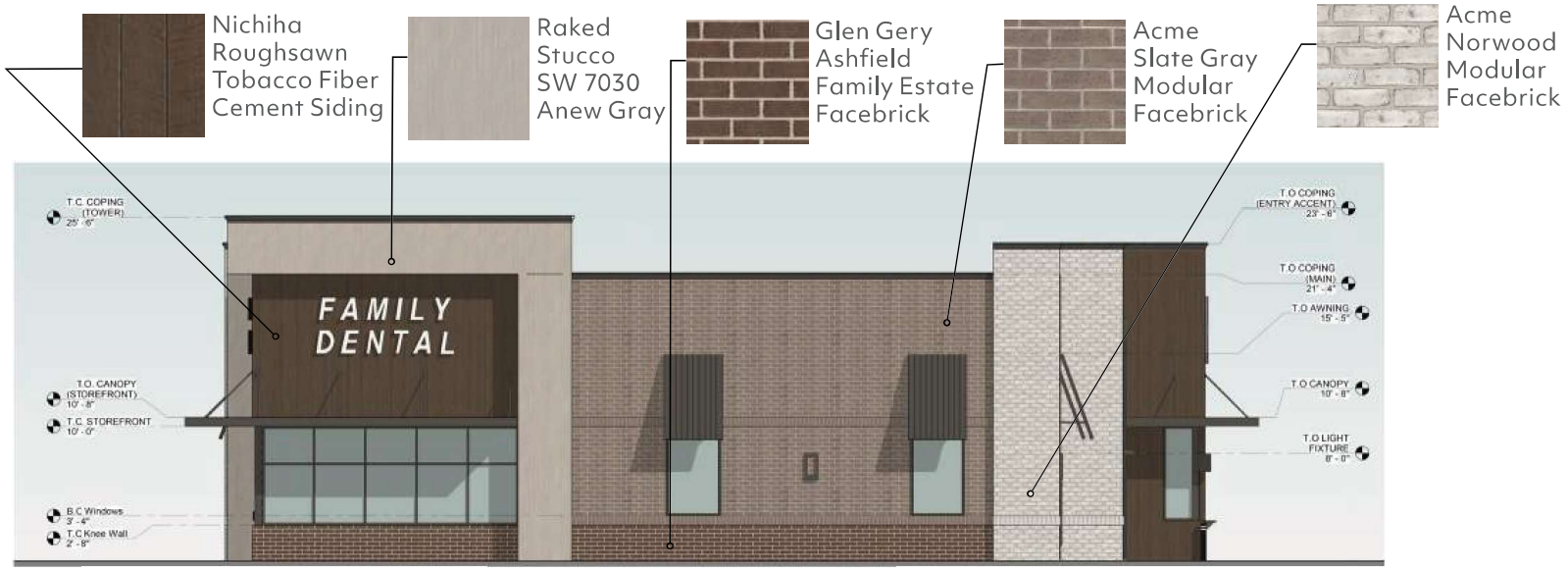
Masonry: 67%

Wood: 14%

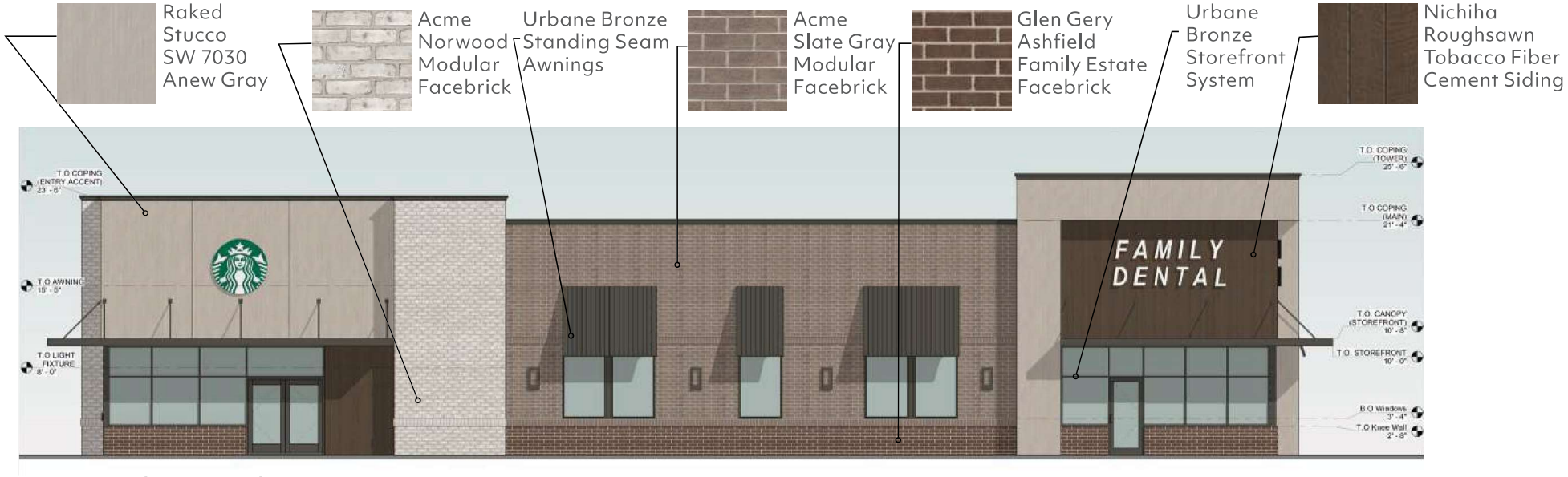
Stucco: 19%

*Excludes Glazing

ELEVATIONS



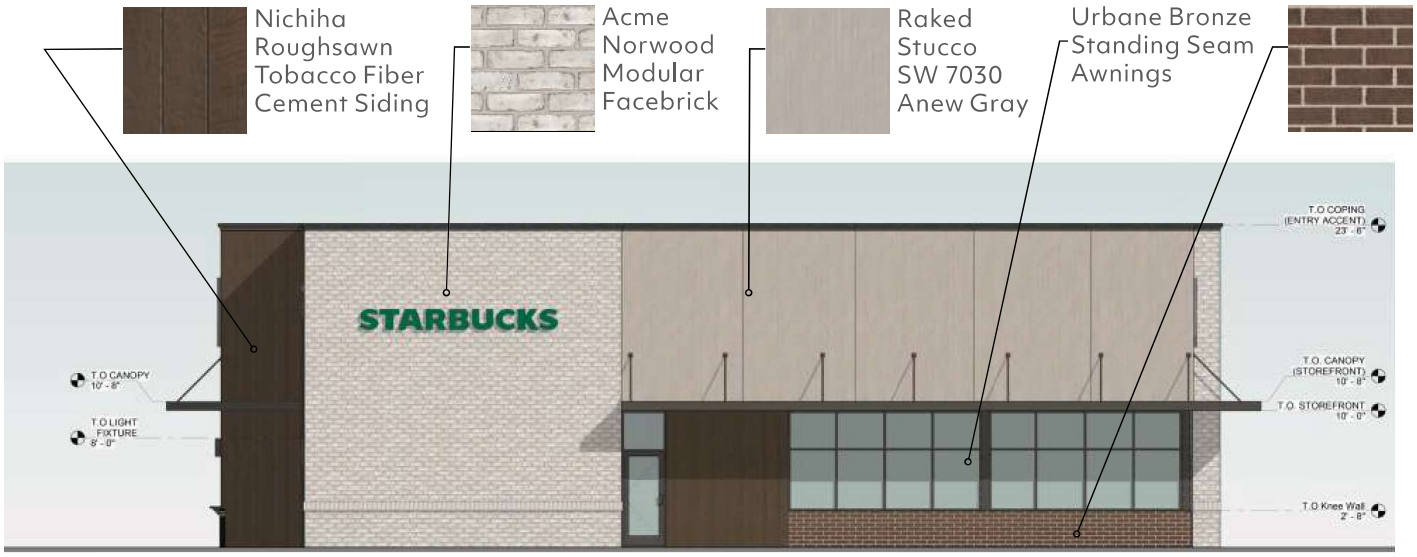
SOUTH ELEVATION



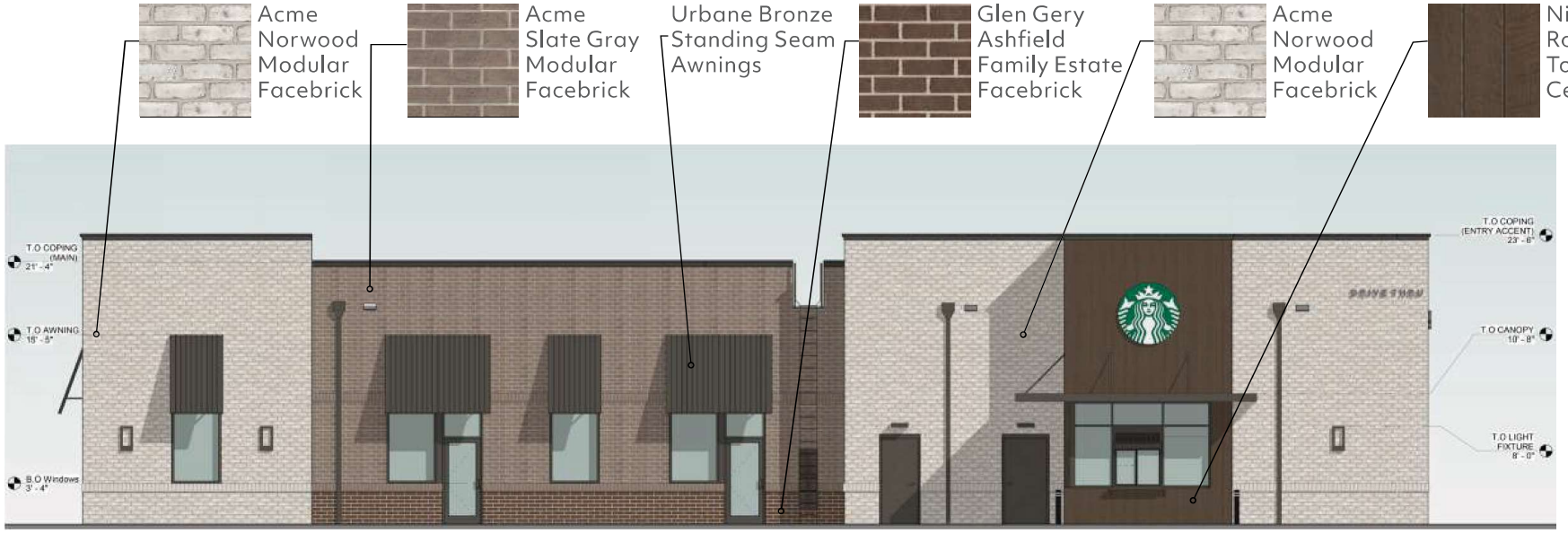
WEST ELEVATION

GPD GROUP

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

GPD GROUP

GENERAL NOTES - PLANTING

1. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
2. LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; REFER TO SPECIFICATIONS (IF APPLICABLE). IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVES SATISFACTION.
4. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS.
5. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. A GRANULAR PRE-EMERGENT HERBICIDE SHOULD BE APPLIED TO LANDSCAPE BEDS PER MANUFACTURER RECOMMENDATIONS PRIOR TO COVERING WITH MULCH.
7. ALL PLANTINGS TO BE CONTAINED WITHIN HARDWOOD MULCH BED, COLOR: NATURAL.
8. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 6' MULCH RING.
9. SOD ALL DISTURBED LAWN AREAS. SOD WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED, SOD TYPE MUST MEET CITY OF CRYSTAL LAKE REGULATIONS & SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTS LIVABILITY.
11. ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT, UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
12. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED), IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
13. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
14. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
15. DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
16. LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUB'S CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
17. LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
18. STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED
19. NO TREES TO BE PLANTED WITHIN 10' OF UTILITY LINES UNLESS APPROVED BY UTILITY ENTITY TO BE PLANTED CLOSER.

GENERAL NOTES - PLANT MIX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN PH 6.0 AND 6.5.

A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.

B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS; FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF (95) NINETY-FIVE PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A PH RANGE OF (4 TO 5) FOUR TO FIVE; AND A MOISTURE CONTENT OF (30) THIRTY PERCENT.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALLY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT), 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

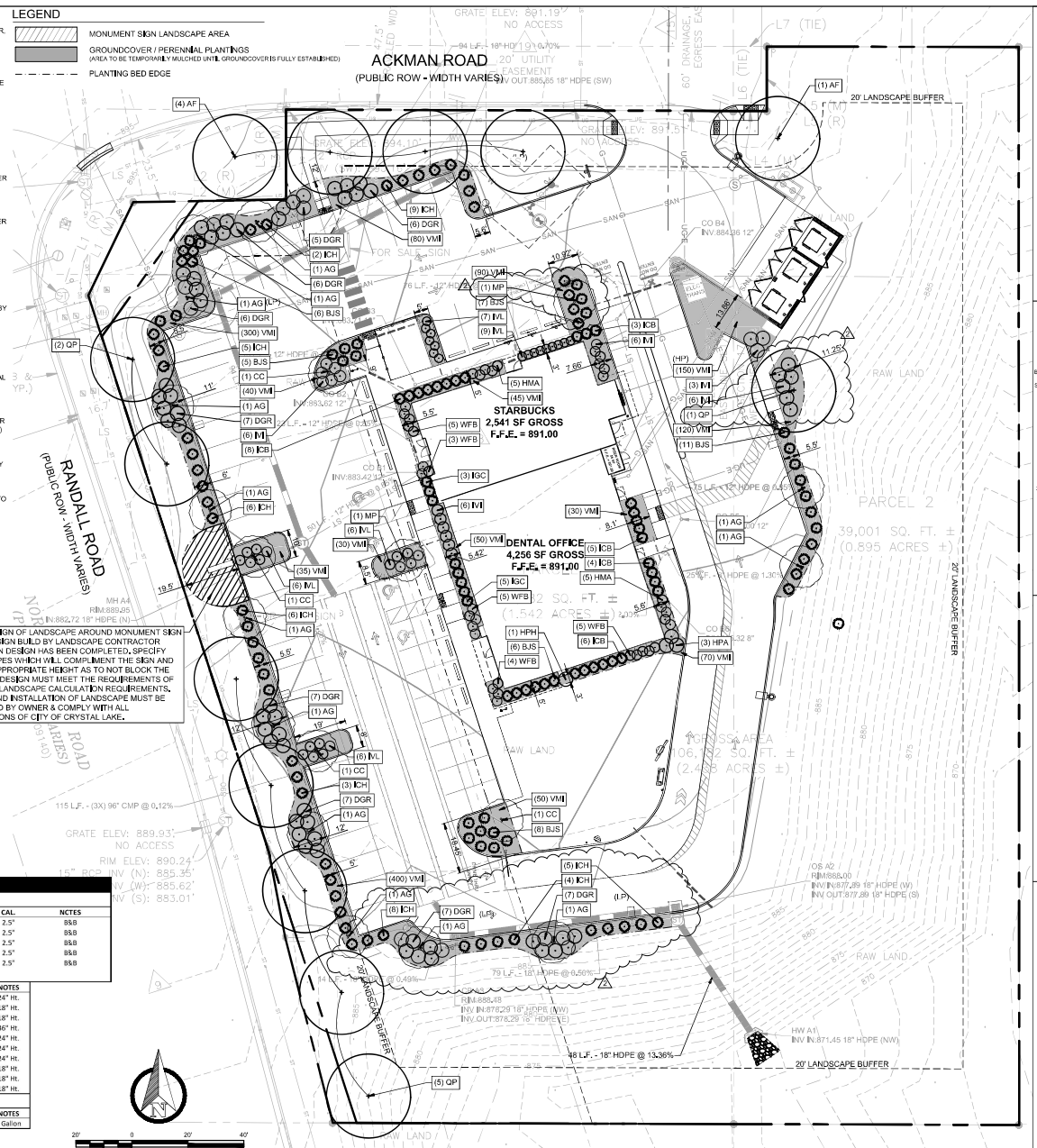
FINAL DESIGN OF LANDSCAPE AROUND MONUMENT SIGN TO BE DESIGN BUILD BY LANDSCAPE CONTRACTOR ONCE SIGN DESIGN HAS BEEN COMPLETED. SPECIFY PLANT TYPES WHICH WILL COMPLIMENT THE SIGN AND ARE AN APPROPRIATE HEIGHT AS TO NOT BLOCK THE SIGNAGE. DESIGN MUST MEET THE REQUIREMENTS OF THE SIGN LANDSCAPE CALCULATION REQUIREMENTS. DESIGN AND INSTALLATION OF LANDSCAPE MUST BE APPROVED BY OWNER & COMPLY WITH ALL REGULATIONS OF CITY OF CRYSTAL LAKE.

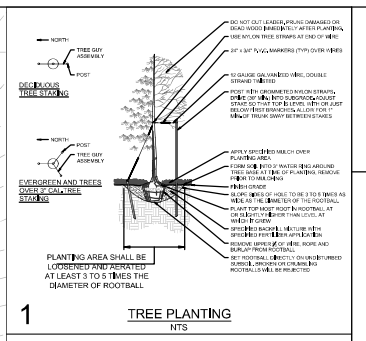
PLANTLIST

TREES				
S*M	BOTANICAL NAME	COMMON NAME	CAL.	NCTES
AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"	B&B
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5"	B&B
CC	Cercis canadensis	Eastern Redbud	2.5"	B&B
MP	Malus 'Prairifire'	Prairifire Crabapple	2.5"	B&B
QP	Quercus phellos	Willow Oak	2.5"	B&B
SHRUBS				
S*M	BOTANICAL NAME	COMMON NAME	NOTES	
BS	Berberis julianae 'Spring Glory'	Wintergreen Barberry	24" Ht.	
DUR	Deutzia gracilis	Slender Deutzia	18" Ht.	
HMA	Hydrangea macrophylla 'All Summer Beauty'	Big Leaf Hydrangea	18" Ht.	
HPH	Hydrangea paniculata 'Ipopp013'	Candelabra Panicle Hydrangea	36" Ht.	
ICB	Ilex comuta 'Burfordii Nana'	Dwarf Burford Holly	24" Ht.	
ICH	Ilex crenata 'Hetzii'	Dwarf Japanese Holly	24" Ht.	
IGC	Ilex glabra 'Compacta'	Dwarf Inkberry	24" Ht.	
IVI	Itea virginica 'little henry'	Virginia Sweetspire	18" Ht.	
IVL	Itea virginica 'little henry'	Little Henry Itea	18" Ht.	
WFB	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" Ht.	
TRIES				
S*M	BOTANICAL NAME	COMMON NAME	NOTES	
VMI	Vinca minor 'Bowles'	Bowles' Common Periwinkle	1 Gallon	

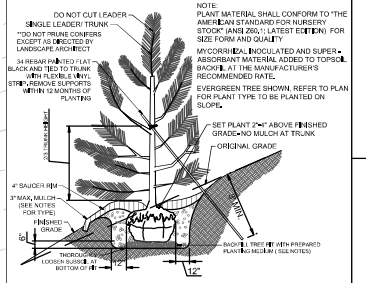
LEGEND

- MONUMENT SIGN LANDSCAPE AREA
- GROUNDCOVER / PERENNIAL PLANTINGS (AREA TO BE TEMPORARILY MULCHED UNTIL GROUNDCOVER IS FULLY ESTABLISHED)
- PLANTING BED EDGE

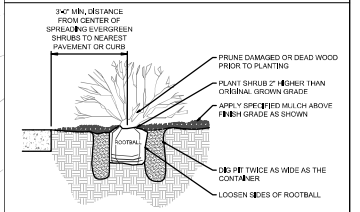




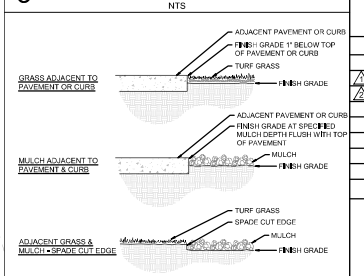
1 TREE PLANTING
NTS



2 TREE PLANTING ON SLOPE
NTS



3 SHRUB PLANTING DETAIL
NTS



4 EDGING DETAILS
NTS

TARR GROUP
8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: 502-648-8503
EMAIL: TIM@TARRGROUP.COM

CRYSTAL LAKE DENTAL OFFICE AND STARBUCKS
WMG ACQUISITIONS, LLC
RANDALL ROAD & ACKMAN ROAD
CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

ORIGINAL ISSUE DATE: 08/11/2023

REVISIONS:

1	REVISION 1	09/26/2023
2	REVISION 2	10/24/2023

PROJ. NO. 23005

LANDSCAPE PLAN

L2.1

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IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

October 24, 2023

Re: **TRAFFIC IMPACT SUMMARY**
Crystal Like Dental Office and Starbucks

Project Description

The proposed development is located in the City of Crystal Lake, Illinois at the southeast corner of Randall Road and Ackman Road/Meredith Drive. The proposed development will be a multi-tenant building consisting of a 4,256 square-foot dental office and a 2,541 square-foot Starbucks and will be completed in a single phase.

Estimated Trip Generation

The Eleventh Edition of the ITE Trip Generation manual was used to estimate the projected trip generation for the overall development. These estimations were calculated for the Weekday, AM peak hour, and PM peak hour from the generator using land uses Medical-Dental Office Building (ITE Code 720) and Coffee/Donut Shop w/Drive-Thru Window (ITE Code 937). The trip rates and projections are shown in the Appendix as Table 1 and Table 2 respectively.

Roadways

The northern boundary of the site is Meredith Drive which will serve as the main access point for the proposed development. The western boundary of the proposed development is Randall Road which is a multiple-lane roadway with an existing northbound right turn lane into Meredith Drive. Randall Road also has an existing southbound left turn lane into Meredith Drive. Ackman Road is northwest of the proposed development and directly connects to Meredith Drive with a single thru lane into Meredith Drive. Exhibit A in the Appendix displays the current Intersection Configuration.

Link Distribution and Turning Movements

The Link Distribution for the Randall Road & Ackman Road/Meredith Drive intersection was established based on the existing traffic counts and turning movement patterns collected by Gewalt Hamilton Associates, Inc. dated March 8, 2022. The Link Distributions for each intersection leg for the Weekday, AM Peak Hour, and PM Peak Hour can be found in the Appendix as Table 3 and illustrated in Exhibits B1-B3. The Turning Movements for the proposed development were then distributed accordingly for the intersection. Those movements can be found in the Appendix as Table 4 and illustrated in Exhibits C1-C3.

Queuing

Queuing (or stacking) was also considered for potential traffic impacts. Exhibit D in the Appendix demonstrates the full queuing capacity of the existing intersection configuration and within the proposed development. Note this exhibit indicates capacity only and not the projected queuing from the proposed development.

Analysis

Existing phasing and signal timing information was requested and subsequently provided by the McHenry County Department of Transportation. The information obtained is dated July 22, 2022 and located in the Appendix for reference. For the purposes of this traffic impact summary the southbound left turn lane on Randall Road was further analyzed. The overall cycle lengths of the intersection range from 110 seconds to 140 seconds or 25 to 32 cycles per hour. The current split times provided to the protected southbound left turn lane range from 14 seconds to 15 seconds which potentially clears 4 to 5 vehicles per cycle. The total existing trips plus the proposed development trips for the AM Peak Hour and the PM Peak Hour are 52 and 53, respectively which averages approximately 2 to 3 vehicles entering the southbound left turn lane per cycle.

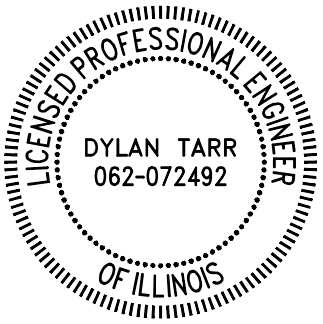
Conclusion

Based on the current traffic data provided and the traffic impact analysis as described above, it has been determined that no adverse effects are anticipated with the proposed development in place.

Please contact me at (615) 829-0331 if you have any questions.

Sincerely,

Dylan Tarr, P.E.

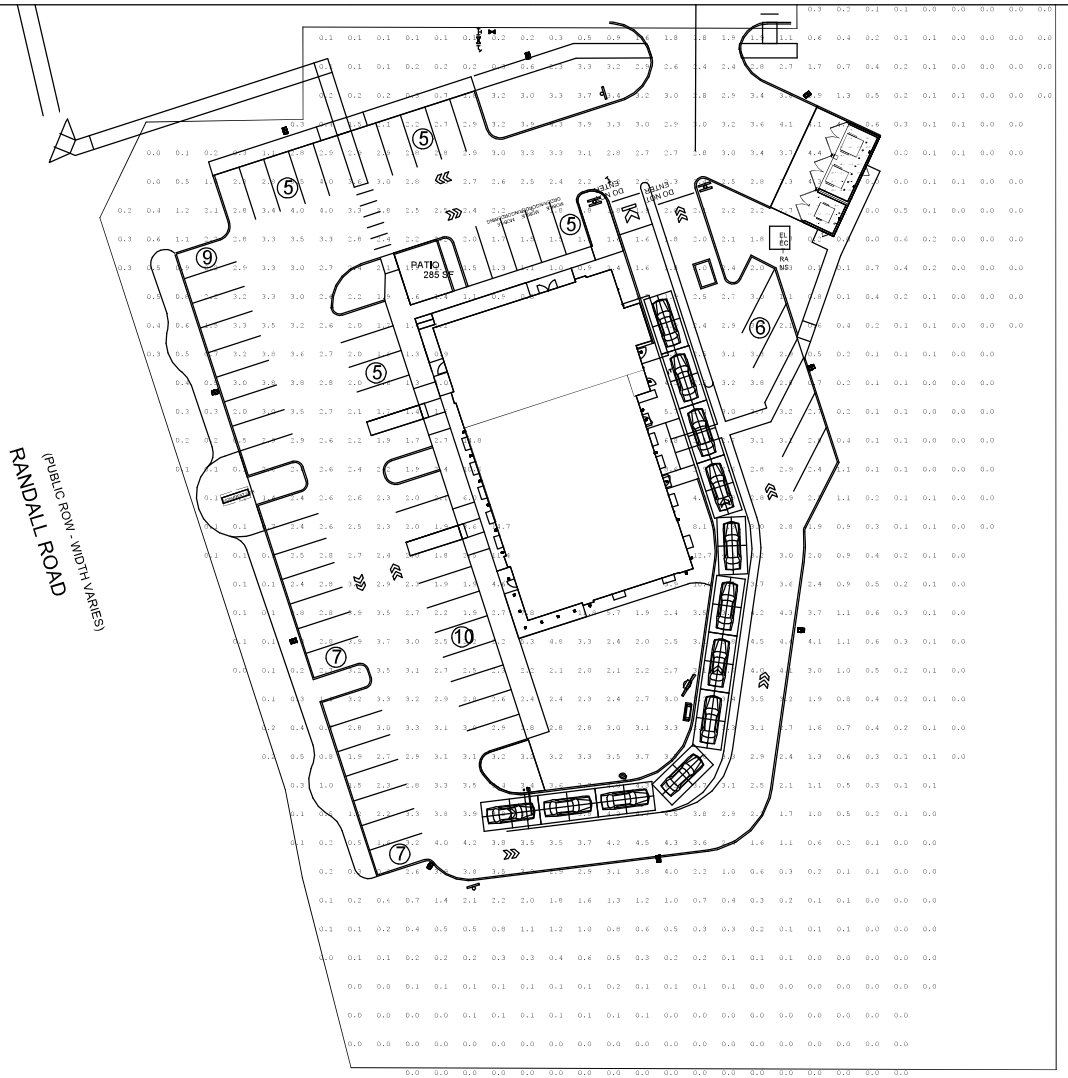


Standard Electric Luminaire Schedule

Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Total Lumens	Total Wattage	LLF	BUG Rating	Mounting Height
	11	C1	Single	WAC Lighting	FM-W47206-30-BK	523	11.8822	0.980	B1-U1-G0	10
	12	P1	Single	PROGRESS	P5644-31-30K	3731	60	0.950	B1-U5-G1	7.6
	5	S1	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI BLC4 UNV SPA DDBXD	15306	184.43	0.980	B0-U0-G4	25
	4	S2	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI TFTM UNV SPA DDBXD	18369	184.4348	0.980	B2-U3-G4	25
	3	WP1	Single	RAB LIGHTING INC.	SLIM37N	3873	34.6	0.920	B1-U2-G1	8

Calculation Summary

Label	CalcType	Max	Min	Avg	Units
Entire Site	Illuminance	14.8	0.0	1.63	Fc
Trash Enclosure 1	Illuminance	24.2	6.2	11.78	Fc
Trash Enclosure 2	Illuminance	27.4	6.4	14.44	Fc



PH2.1

24"x 36"

Rev. #	Description	Rev. Date
R1		
R2		
R3		
R4		
R5		

Disclaimer

Project: **WMG Development**
Heartland Dental / Starbuck
Site Lighting Layout
Crystal Lake, IL

Project #:	13-1977	Revision #:	XX
Created By:	Ryan Hunt	Size:	ARCH D
		Date:	8/11/2023
		Page #:	Page 1 of 1

STANDARD ELECTRIC
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WMG@StandardElectric.com