#2023-215
5786 Northwest Hwy – Crystal Point – Sierra Trading and Burlington – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: December 6, 2023

Request: Final Planned Unit Development Amendment to allow changes to the exterior elevations and a variation for signage for Burlington and Sierra Trading Post.

Location: 5786 Northwest Highway

Acreage: Approximately 25 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is the existing Crystal Point shopping center. The Bed, Bath & Beyond tenant space is being repurposed for Burlington and Sierra Trading Post.
- A new tenant storefront will be created for Sierra.

Development Analysis:

Land Use/Zoning

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

Building Elevations:

- The Burlington space will repurpose the Bed, Bath, and Beyond space. The façade will be painted with a similar color palette as the existing center and the full rectangle sign background will be removed.

- Burlington will paint the end pillars the darker tan, Nomadic Desert. The main façade will be Pearly White and the new sign will be centered above the storefront.
- The storefront for Sierra will feature stone columns, dark bronze window and door frames, a Milano white façade, and a new Wrangler Brown canopy.
- New signage is proposed for both tenant spaces.





Landscape:

- Landscape will be removed to make room for the new tenant storefront.
- Foundation base landscape will be relocated and any dead or dying landscape will be replaced.

Site Layout:

- The site and parking lot layout is remaining the same.

Findings of fact:

Planned Unit Development Amendment

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

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

Article 4-1000 Signage

- Bed, Bath & Beyond was granted a sign variation as part of the original PUD. The two new signs exceed the square footage that was previously granted to Bed, Bath & Beyond.
  - Sierra's sign is 204 square feet
  - Burlington's sign is 218 square feet.
  - These sizes are in line with the other tenants in the shopping center, as well as other big box tenants around the City.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Public / Semi-Public. MCC fits within this category. The following goals are applicable to this request:

Land Use: Commerce

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

This can be accomplished with the following supporting action:

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

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 (Bradshaw, received 10/24/23)
   B. Elevation (Nichiha, dated 10/16/23, received 10/24/23)
   C. Elevation (Camburas & Theodore, LTD, dated 10/06/23, received 10/24/23)

D. Elevation (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)
E. Signage (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)

2. Work with staff to replace any dead or dying foundation base landscape along the building façades.

3. The petitioner shall comply with all of the requirements of the Community Development, Engineering and Public Works, and Fire Rescue Departments.

PIQ Map
5786 Northwest Highway



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: SUBDIVISON OF FORMER BED BATH + BEYOND FOR SIERRA AND BURLINGTON EXTERIOR FACADE CHANGES

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: JOHN BRADSHAW
Address: 2454 E. DEMPSTER ST.
DES PLAINES, IL 60016
Phone: 847-298-1525
Fax: -
E-mail: JOHNB@CTAARCH.COM.

Owner Information (if different)

Name: PMAT CRYSTAL, LLC
Address: 2215 LAKESHORE DR.
MANDEVILLE, LA 70498
Phone: 504-228 2800
Fax: -
E-mail: JREIBERT@GSRES.COM

Property Information

Project Description: SUBDIVISION OF FORMER BED BATH + BEYOND FOR SIERRA AND BURLINGTON - EXTERIOR FACADE MODIFICATIONS

Project Address/Location: 6000 NORTHWEST HWY. CRYSTAL LAKE IL 60014
CRYSTAL POINT PLAZA

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: PMAT CRYSTAL, LLC

Architect: CAMBURAS + THEODORE, LTD.

Attorney: —

Engineer: —

Landscape Architect: —

Planner: —

Surveyor: —

Other: —

Signatures

10/23/2023

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.

R W Kelan. 10/23/2023

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.

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: PMAT Crystal LLC

Address: 2215 Lakeshore Drive

Mandeville LA 70448

Phone: 504 228 2800

E-mail: jreibert@gsres.com

Project Name & Description: Subdivision of former Bed Bath & Beyond for Sierra and Burlington Coat Factory Exterior Facade modificacations.

Project Address/Location: 6000 Northwest Hwy. Crystal Lake Illinois 60014

Signature

R. Whelan ROBERT WHELAN October 23 2023

Owner: Print and Sign name Date

NOTE: If the property is held in a 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 PMAT Crystal LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by John Bradshaw, representing PMAT Crystal LLC for a Final Planned Unit Development Amendment, relating to the property at 5786 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-04-351-011.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the exterior façade, as well as a sign variation allowing 204 square feet of signage for Sierra and 218 square feet of signage for Burlington Coat Factory and any other changes as presented at the hearing, pursuant to Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday December 6, 2022, 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 November 18, 2023) 2124909



EXISTING



SIGNAGE PER SIGN EXHIBIT

COLUMN COLOR TO MATCH SW7009 PEARLY WHITE, TYP.

COLUMN COLOR TO MATCH SW6107 NOMADIC DESERT, BOTH SIDES.

PROVIDE SPANDREL GLASS ON ALL GLAZING WITHIN BURLINGTON SPACE BEYOND VESTIBULE AREA, COLOR TO BE V903 SUBDUED GRAY



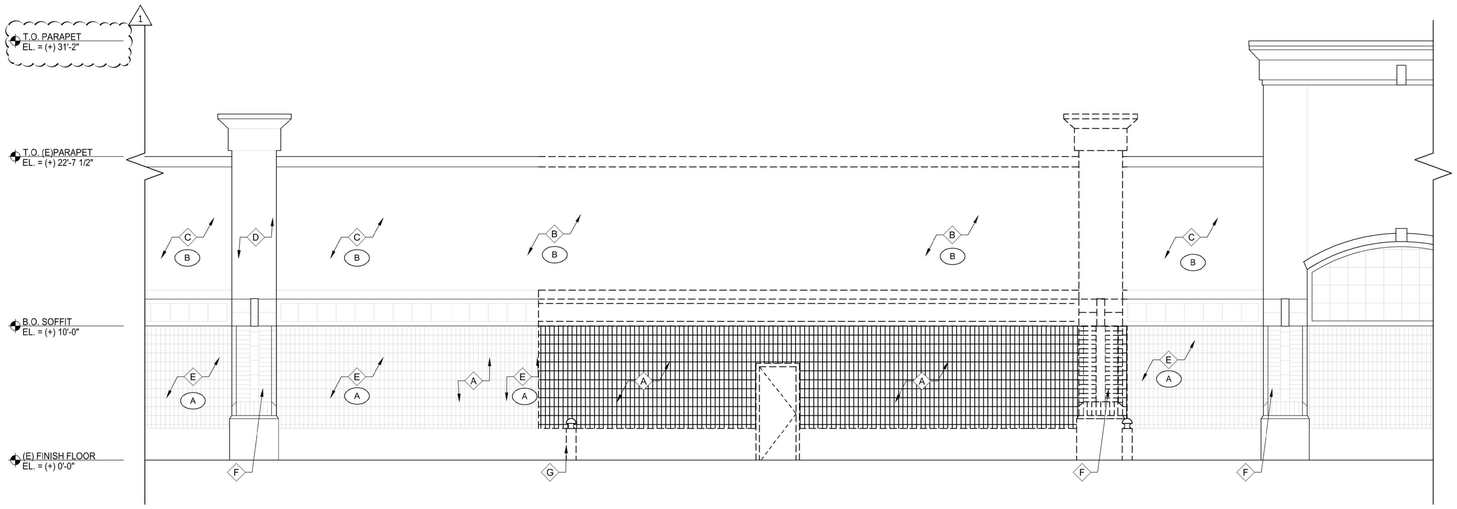
COMPLETE LEASE LINE FAÇADE TO BE PATCHED, REPAIRED AND POWERWASHED, AS NECESSARY.

AUTOSLIDER(S) PER PROTOTYPE. FINISH TO BE CLEAR ANODIZED ALUMINUM. FINAL LOCATION PER FIXTURE PLAN AND NOT PER FAÇADE EXHIBIT. COORDINATED WITH STORE PLANNING TEAM.

PROVIDE NEW STEEL BOLLARDS WITH GRAY BOLLARD SLEEVES PER PROTOTYPE.

VP Approved: 10.13.2023

THE FACADE IS TO BE CONSTRUCTED PER THE MATERIALS SHOWN ON THIS DOCUMENT AND/OR PURSUANT TO ALL SPECIFICATIONS, AND WITH ALL MATERIALS AND FINISHES, SET FORTH IN THE TENANT'S PROTOTYPE PLANS (A5.0 AND A5.1) AND MUST BE COORDINATED DURING CONSTRUCTION DOCUMENT DEVELOPMENT FOR BURLINGTON REVIEW AND APPROVAL, ANY VARIATION ON COLOR OR MATERIAL REQUIRED BY LOCAL JURISTICTION ORDINANCE MUST BE REVIEWED AND APPROVED BY BURLINGTON PRIOR TO CONSTRUCTION COMMENCEMENT



3 EXISTING ELEVATION

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

DEMOLITION KEY NOTES:

- A EXISTING FLUTED BLOCK TO BE REMOVED TO ACCOMMODATE FOR NEW STOREFRONT
- B EXISTING EIFS TO BE REMOVED.
- C EXISTING EIFS TO REMAIN. CLEAN AND REPAIR AS REQUIRED.
- D EXISTING PILASTER TO REMAIN
- E EXISTING FLUTED BLOCK TO REMAIN.
- F EXISTING MASONRY FINISH TO REMAIN.
- G EXISTING LIGHT FIXTURE TO BE REMOVED.
- H EXISTING PILASTER TO BE REMOVED.

ELEVATION KEY NOTES:

1. EXISTING EIFS CORNICE.
2. NEW ORANGE SIGNAGE PER TENANT. FINAL SIGN SIZE TO BE PER TJX SIGN DEPT/VENDOR AND LOCAL CODE.
3. NEW ILLUMINATED UNDER CANOPY SIGNAGE, FINAL LOCATION BY TJX P.M.
4. EXISTING EIFS TO REMAIN
5. NEW EIFS SYSTEM PER TJX SPECIFICATIONS. REFER TO FINISH SCHEDULE FOR COLOR.
6. EXISTING FLUTED CMU TO REMAIN.
7. NEW STOREFRONT SYSTEM, FINAL STOREFRONT AND VESTIBULE LOCATION TO BE DETERMINED PER APPROVED C-SET. INFILL TO BE DETERMINED BY C-SET
8. EXISTING COPING
9. NEW ALUMINUM COPING COLOR MATCHED TO EXISTING COPING.
10. ROUGH SAWN TIMBER (2) AT 48"X12".
11. NEW EIFS CORNICE. FINISH TO MATCH EXISTING MOLDING.
12. NEW PILASTER.
13. NEW METAL CANOPY. REFER TO FINISH SCHEDULE FOR COLOR.

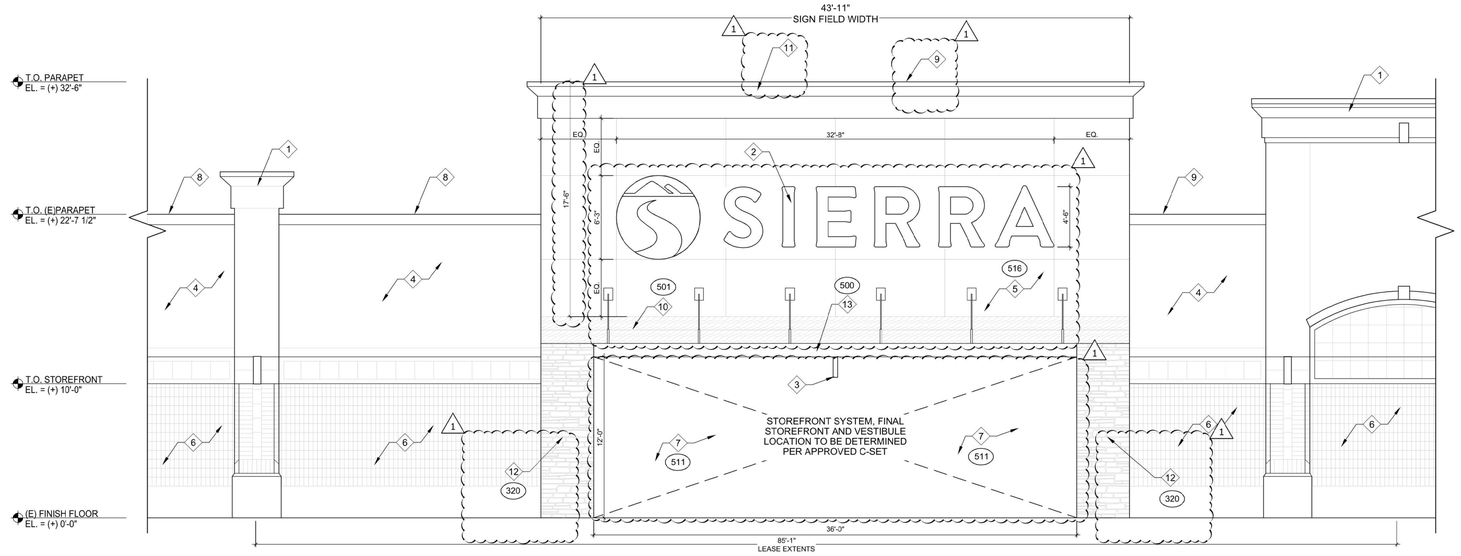
EXISTING FINISH SCHEDULE

FINISH NO.	MATERIAL	MANUFACTURER	SPECIFICATION
A	MASONRY	FLUTED CMU	TAN
B	EIFS	DRYVIT	TAN

SIERRA FINISH SCHEDULE

FINISH NO.	MATERIAL	MANUFACTURER	SPECIFICATION
320	STONE	BORAL STONE	MOJAVE PRO-FIT LEDGESTONE
500	METAL CANOPY	BERRIDGE MFG CO.	KYNAR 500 "AGED BRONZE" *
501	STAIN	BEHR	#SC109 "WRANGLER BROWN"
511	ANODIZED ALUMINUM	KAWNEER	MEDIUM BRONZE #28
516	EIFS	STO	STOLIT MILANO TSW. TOP COATED WITH STOCOLOR ACTYL PLUS IN ITS WHITE AND STO CLEAR COAT SEALER (SMOOTH & GLOSSY)

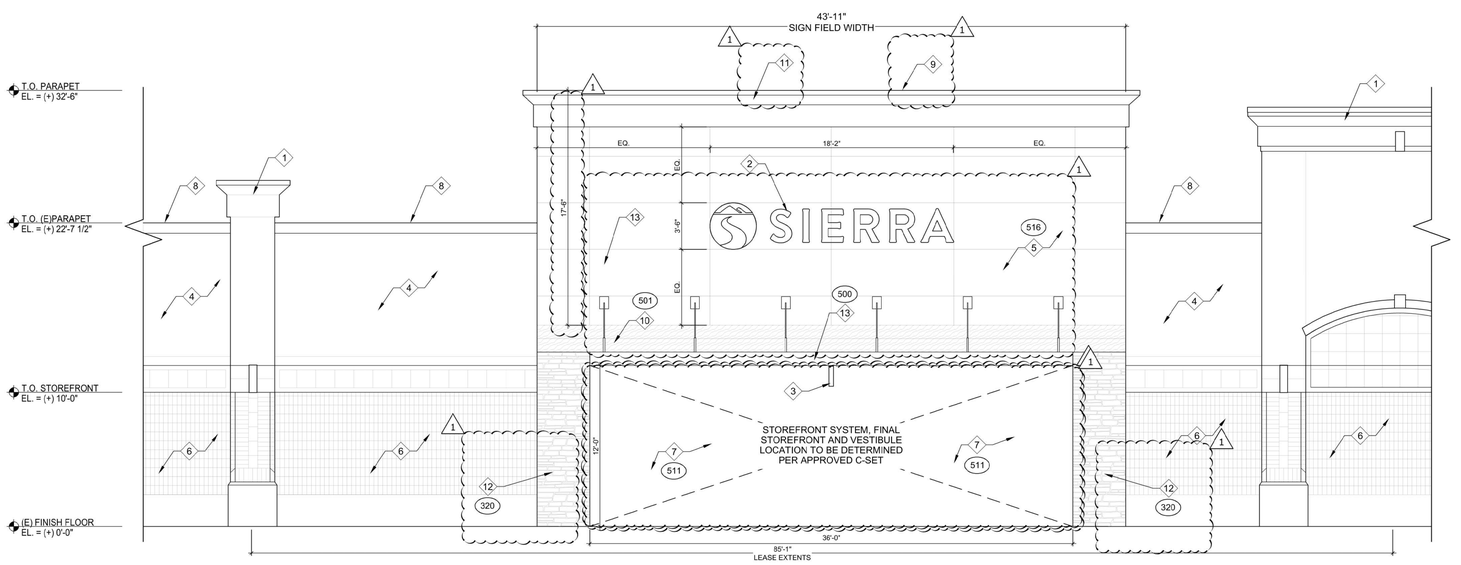
* OR APPROVED SIMILAR



NO LOCAL SIGN CRITERIA IN THIS LOCATION

2 PROPOSED STOREFRONT ELEVATION W/ 4'-6" SIGN

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



NO LOCAL SIGN CRITERIA IN THIS LOCATION

1 PROPOSED STOREFRONT ELEVATION W/ 2'-6" SIGN

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

CT
IL. FIRM DESIGN #184-003563
CAMBURAS & THEODORE, LTD
ARCHITECTURE | ENGINEERING | INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF C + T, LTD. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT WHEN PHASED WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2022

SIERRA
The TJX Companies Inc.
Framingham, Massachusetts 01701

5786 NW HWY
5786 NORTHWESTERN HWY
CRYSTAL LAKE, IL 60014

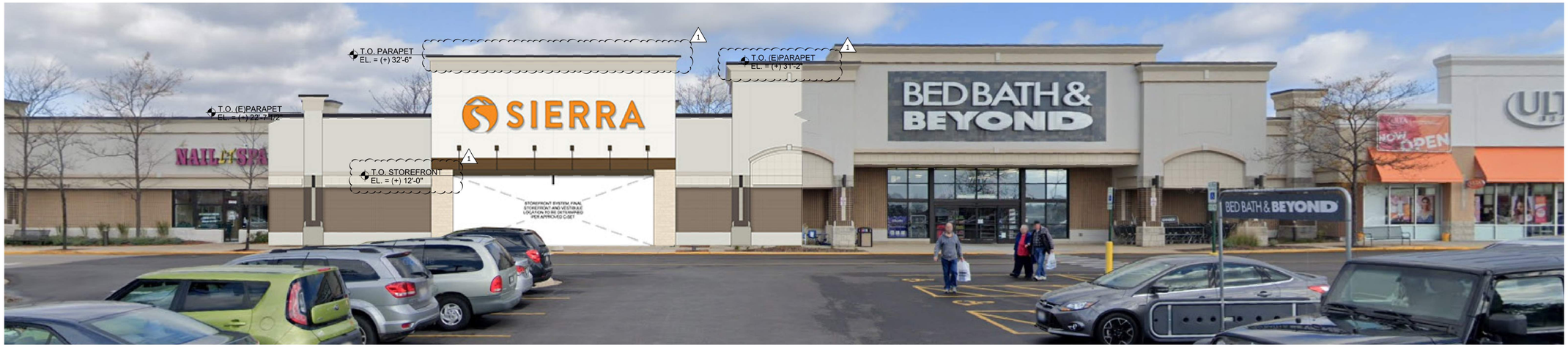
REVISION DATES

NO.	DATE	TYPE
1	10/06/23	REVISION #1

ISSUE DATES

TYPE	DATE
TJX REVIEW	9/13/23

DRAWN BY: JL
CHECKED BY: JC
PROJECT NUMBER: 23-86008
DATE: 09-01-23
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A2.0

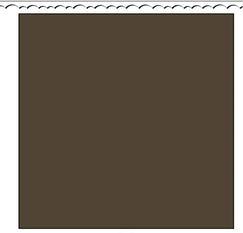


3 SHOP CENTER STOREFRONT ELEVATION

SCALE: N.T.S.



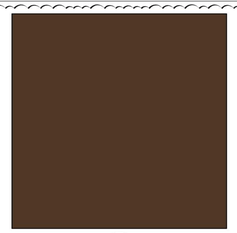
320
BORAL STONE
MOJAVE PRO-FIT LEDGESTONE



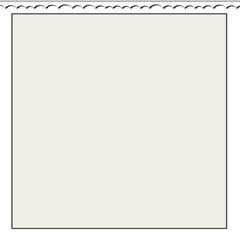
500
BERRIDGE MFG CO.
KYNAR 500 "AGED BRONZE"



501
BEHR
#SC109 "WRANGLER BROWN"

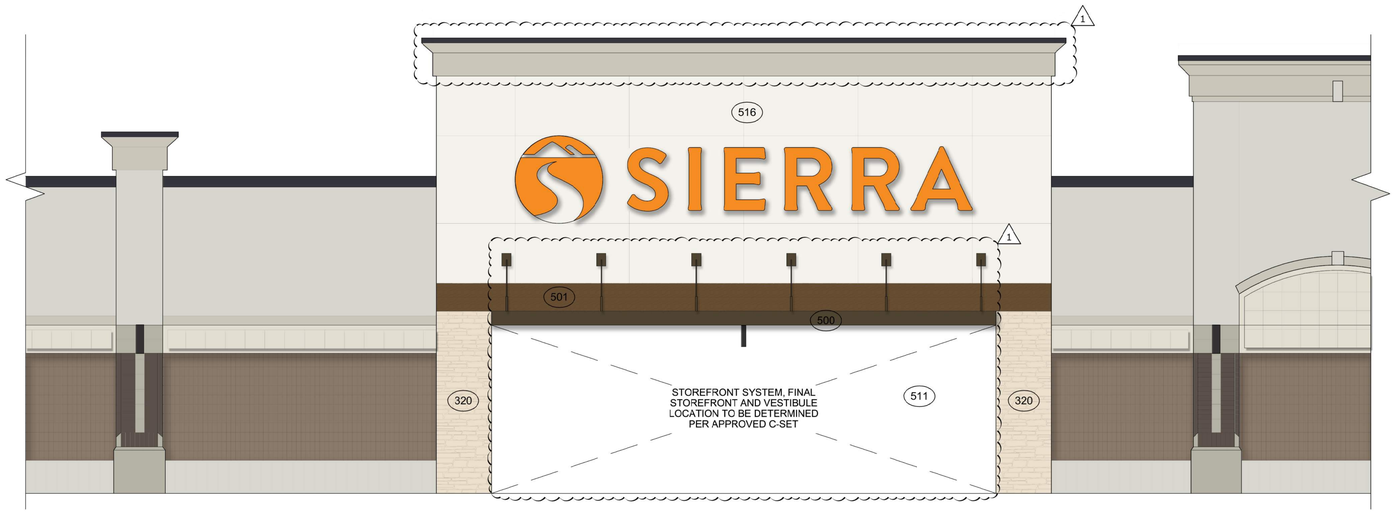


511
KAWNEER
MEDIUM BRONZE #28



516
STOLIT MILANO TSW
STOCOLOR ITS WHITE

2 MATERIAL KEY



1 PROPOSED STOREFRONT ELEVATION RENDERING

SCALE: N.T.S.

CT
IL. FIRM DESIGN #184-003563
CAMBURAS & THEODORE, LTD
ARCHITECTURE | ENGINEERING | INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF C + T, LTD. REGARDLESS WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT WHEN PHASED WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2022

SIERRA
The TJX Companies Inc.
Framingham, Massachusetts 01701

5786 NW HWY
5786 NORTHWESTERN HWY
CRYSTAL LAKE, IL 60014

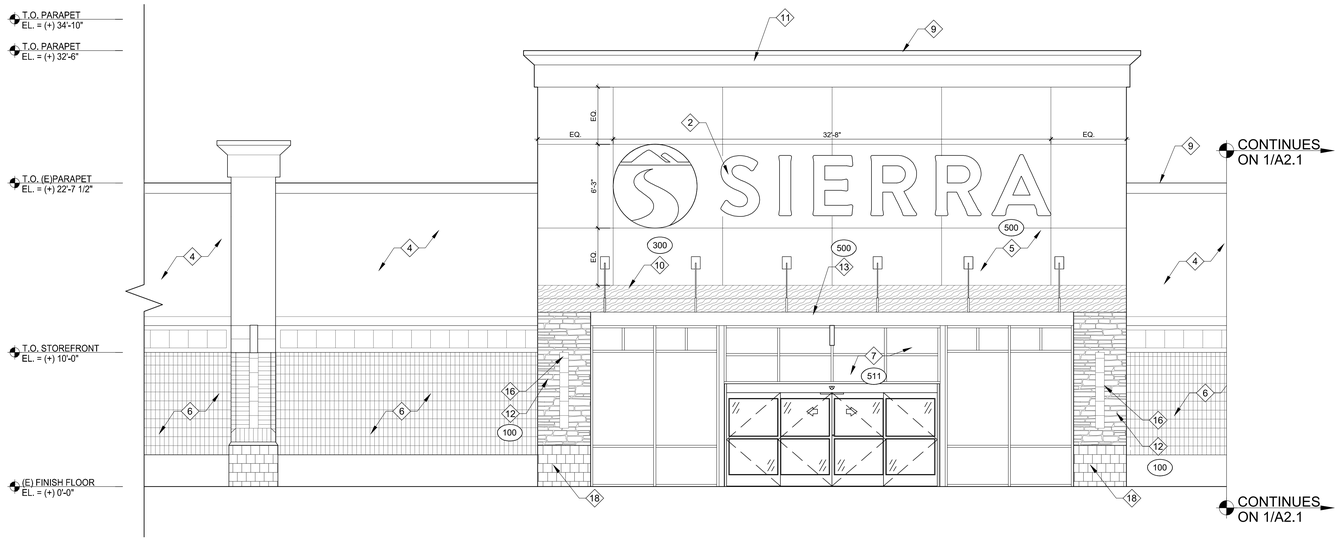
REVISION DATES

NO	DATE	REVISION #1	TYPE
1	10/06/23		

ISSUE DATES

TYPE	DATE
TJX REVIEW	9/13/23

DRAWN BY	JL
CHECKED BY	JC
PROJECT NUMBER	23-86008
DATE	09-01-23
SHEET TITLE	PROPOSED RENDER
SHEET NUMBER	A4.0



1 | PROPOSED ELEVATION

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

PROPOSED MATERIALS

FINISH NO.	MATERIAL	MANUFACTURER	SPECIFICATION
100	STONE	BORAL STONE	MOJAVE PRO-FIT LEDGESTONE
200	METAL CANOPY	BERRIDGE MFG CO.	KYNAR 500 "AGED BRONZE" *
300	STAIN	BEHR	#SC109 "WRANGLER BROWN"
400	ANODIZED ALUMINUM	KAWNEER	DARK BRONZE #40
500	EIFS	STO	STOLIT MILANO TSW, TOP COATED WITH STOCOLOR ACTYL PLUS IN ITS WHITE AND STO CLEAR COAT SEALER (SMOOTH & GLOSSY)
600	EIFS	STO	COLOR TO MATCH SHERWIN WILLIAMS SW7009 PEARLY WHITE
700	EIFS	STO	COLOR TO MATCH SHERWIN WILLIAMS SW6107 NOMADIC DESERT

* OR APPROVED SIMILAR

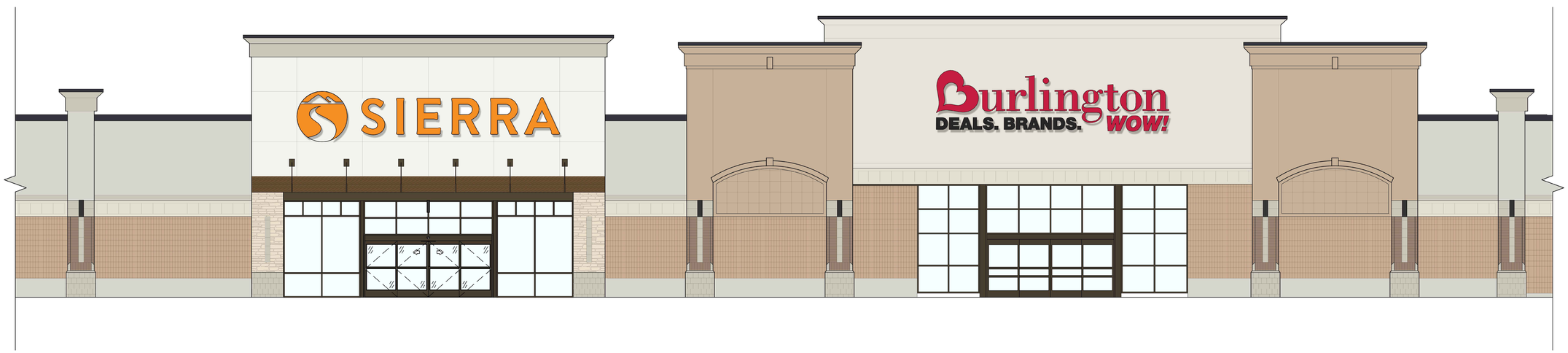
ELEVATION KEY NOTES:

1. EXISTING EIFS CORNICE.
2. NEW SIGNAGE PER TENANT. FINAL SIGN SIZE TO BE PER TENANT SIGN DEPT/VENDOR AND LOCAL CODE.
3. NEW ILLUMINATED UNDER CANOPY SIGNAGE, FINAL LOCATION BY TJX P.M.
4. EXISTING EIFS TO REMAIN
5. NEW EIFS SYSTEM PER TJX SPECIFICATIONS. REFER TO FINISH SCHEDULE FOR COLOR.
6. EXISTING FLUTED CMU TO REMAIN.
7. NEW STOREFRONT SYSTEM, FINAL STOREFRONT AND VESTIBULE LOCATION TO BE DETERMINED PER APPROVED C-SET. INFILL TO BE DETERMINED BY C-SET
8. EXISTING COPING.
9. NEW ALUMINUM COPING COLOR TO MATCH EXISTING.
10. ROUGH SAWN TIMBER (2) AT 48"X12".
11. NEW EIFS CORNICE. FINISH TO MATCH EXISTING MOLDING.
12. NEW PILASTER.
13. NEW METAL CANOPY. REFER TO FINISH SCHEDULE FOR COLOR.
14. EXISTING PILASTER TO REMAIN.
15. EXISTING STOREFRONT TO REMAIN.
16. NEW STONE INLAY TO MATCH ADJACENT PILASTER INLAY.
17. NEW KNEE WALL BELOW NEW STOREFRONT. REFER TO FINISH SCHEDULE.
18. NEW STONE FINISH AT PILASTER. FINISH TO MATCH EXISTING STONE AT ADJACENT PILASTERS



2 | MATERIAL KEY

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



3 | PROPOSED ELEVATION RENDERING

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

CERTIFICATION:

CT

CAMBURAS & THEODORE, LTD
ARCHITECTURE | ENGINEERING | INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON ANY PROJECT OTHER THAN THE SPECIFIED PROJECT ON COMPLETION OF THIS PROJECT WHEN PHASED-WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2023

CRYTAL POINT

5786 NORTHWEST HIGHWAY
CRYSTAL LAKE, ILLINOIS 60014

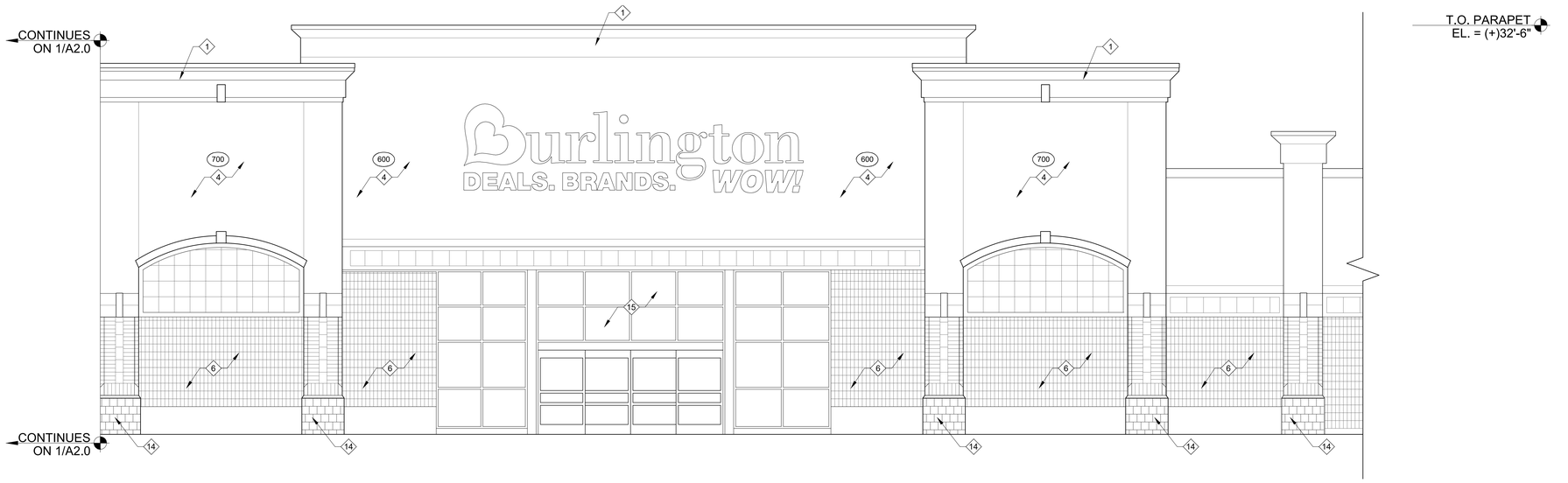
REVISION DATES

NO.	DATE	TYPE
1	10/09/23	REVISION #1

ISSUE DATES

TYPE	DATE
OWNER REVIEW	
PERMIT SUBMISSION	

DRAWN BY: CT
CHECKED BY: CT
PROJECT NUMBER: 23-48001
DATE: 11/14/2023
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A2.0



1 PROPOSED ELEVATION

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

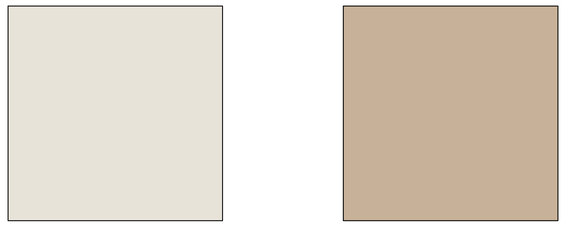
PROPOSED MATERIALS

FINISH NO.	MATERIAL	MANUFACTURER	SPECIFICATION
100	STONE	BORAL STONE	MOJAVE PRO-FIT LEDGESTONE
200	METAL CANOPY	BERRIDGE MFG CO.	KYNAR 500 "AGED BRONZE" *
300	STAIN	BEHR	#SC109 "WRANGLER BROWN"
400	ANODIZED ALUMINUM	KAWNEER	DARK BRONZE #40
500	EIFS	STO	STOLIT MILANO TSW, TOP COATED WITH STOCOLOR ACTYL PLUS IN ITS WHITE AND STO CLEAR COAT SEALER (SMOOTH & GLOSSY)
600	EIFS	STO	COLOR TO MATCH SHERWIN WILLIAMS SW7009 PEARLY WHITE
700	EIFS	STO	COLOR TO MATCH SHERWIN WILLIAMS SW6107 NOMADIC DESERT

* OR APPROVED SIMILAR

ELEVATION KEY NOTES:

1. EXISTING EIFS CORNICE.
2. NEW SIGNAGE PER TENANT. FINAL SIGN SIZE TO BE PER TENANT SIGN DEPT/VENDOR AND LOCAL CODE.
3. NEW ILLUMINATED UNDER CANOPY SIGNAGE, FINAL LOCATION BY TJX P.M.
4. EXISTING EIFS TO REMAIN
5. NEW EIFS SYSTEM PER TJX SPECIFICATIONS. REFER TO FINISH SCHEDULE FOR COLOR.
6. EXISTING FLUTED CMU TO REMAIN.
7. NEW STOREFRONT SYSTEM. FINAL STOREFRONT AND VESTIBULE LOCATION TO BE DETERMINED PER APPROVED C-SET. INFILL TO BE DETERMINED BY C-SET
8. EXISTING COPING.
9. NEW ALUMINUM COPING COLOR TO MATCH EXISTING.
10. ROUGH SAWN TIMBER (2) AT 48"X12".
11. NEW EIFS CORNICE. FINISH TO MATCH EXISTING MOLDING.
12. NEW PILASTER.
13. NEW METAL CANOPY. REFER TO FINISH SCHEDULE FOR COLOR.
14. EXISTING PILASTER TO REMAIN.
15. EXISTING STOREFRONT TO REMAIN.
16. NEW STONE INLAY TO MATCH ADJACENT PILASTER INLAY.
17. NEW KNEE WALL BELOW NEW STOREFRONT. REFER TO FINISH SCHEDULE.
18. NEW STONE FINISH AT PILASTER. FINISH TO MATCH EXISTING STONE AT ADJACENT PILASTERS



600
SHERWIN WILLIAMS SW7009
PEARLY WHITE

700
SHERWIN WILLIAMS SW6107
NOMADIC DESERT

2 MATERIAL KEY

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



3 PROPOSED ELEVATION RENDERING

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

CERTIFICATION:

CT

CAMBURAS & THEODORE, LTD
ARCHITECTURE | ENGINEERING | INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON ANY PROJECT OTHER THAN THE SPECIFIED PROJECT ON COMPLETION OF THIS PROJECT WHEN PHASED-WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2023

CRYTAL POINT

5786 NORTHWEST HIGHWAY
CRYSTAL LAKE, ILLINOIS 60014

REVISION DATES

NO.	DATE	TYPE
1	10/06/23	REVISION #1

ISSUE DATES

TYPE	DATE
OWNER REVIEW	
PERMIT SUBMISSION	

DRAWN BY: CT
CHECKED BY: CT
PROJECT NUMBER: 23-48001
DATE: 11/14/2023
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A2.1



1 | PROPOSED ELEVATION

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



2 | PROPOSED ELEVATION

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

CERTIFICATION:

CT

CAMBURAS & THEODORE, LTD
ARCHITECTURE | ENGINEERING | INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON ANY PROJECT OTHER THAN THE SPECIFIED PROJECT OR COMPLETION OF THIS PROJECT WHEN PHASED-WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2023

CRYSTAL POINT

5786 NORTHWEST HIGHWAY
CRYSTAL LAKE, ILLINOIS 60014

REVISION DATES

NO.	DATE	TYPE
1	10/09/23	REVISION #1

ISSUE DATES

TYPE	DATE
OWNER REVIEW	
PERMIT SUBMISSION	

DRAWN BY	CT
CHECKED BY	CT

PROJECT NUMBER
23-48001

DATE
11/14/2023

SHEET TITLE
EXTERIOR ELEVATIONS - SIGN AREAS

SHEET NUMBER
A2.2