#2025-22
7 Brew – Commons Shopping Center PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2025

Request: Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew.

Location: 6280 Northwest Highway

Acreage: Approximately 1.27 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The Commons Shopping Center spans both sides of Teckler Boulevard. This building was previously the Kentucky Fried Chicken. It has been vacant for several years.
- The building will have space for employees making the drinks and a cooler for storage.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial Planned Unit Development. This is the appropriate zoning for the coffee drive-through use.
- The land use map shows the area as Commerce. This is an appropriate land use designation for the coffee drive-through use.
- The project was approved as a planned unit development. Changes to the approved architecture and site plan require a PUD amendment.

Site Plan:

- The building will be converted to a drive-through coffee shop.
- Employees take orders outside and then hand deliver the drinks.
- Vehicle enter the site from the internal access road and travel counter clockwise through the site.

- The location of the building and parcel configuration allows for substantial stacking spaces. The average drink pick-up time after placing an order is four (4) minutes.
- Standard queueing is 24 vehicles. During the opening and times of high volume the traffic can be routed around the site before entering the drive-through lanes, increasing the stacking to 59 spaces.

Architecture/Elevations:

- The changes will feature, new brick, new CMU block, painted brick, a new metal canopy, and a higher sweeping roof element.
- The colors for brick are Natural Linen and Iron Ore. The banding of the CMU will be Royal Blue.
- Metal elements will be Royal Blue with Zinc Grey trim.
- Renovations to a building comprising 50% or more of the façade area shall meet the design standards. The building meets 6 of the 10 design standards.
  - The building provides a base, middle and top.
  - Features projections, off-sets and a storefront.
  - The roofline is broken up and there are a variety of windows on each elevation.
  - The building is primarily masonry.

Signage:

- Standalone buildings are permitted up to 150 square feet of signage with not more than 75 square feet per facade.
- The proposed signage totals 111.43 square feet.
  - West Elevation: Circle Logo 28.27 square feet and brushed aluminum drive through with arrows 4.75 square feet.
  - South Elevation: 7 Brew sign 32.08 square feet and red drive through with arrows 4.75 square feet.
  - North Elevation: 7 Brew sign 32.08 square feet and red drive through with arrows 4.75 square feet.
  - East Elevation: Red drive through with arrows 4.75 square feet.
- The free-standing sign is 6 feet in height and 21 square feet. The meets the requirements, which are 9 feet in height and 80 square feet.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the elevations and site. 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 which may otherwise require individual requests and applications for zoning variations.

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

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

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and service uses. 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.

Success Indicators: 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. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (PMJ LLC, received 05/12/25)
   B. Site Plan (Toth & Associates, dated 06/20/25, received 06/12/25)
   C. Drive-through Exhibit (Toth & Associates, dated 05/09/25, received 05/09/25)
   D. Elevations (RDL Architects, dated 05/07/25, received 05/09/25)
   E. Signage (Pattison id, dated 05/02/25, received 05/09/25)

2. Landscape:
   A. Replace any dead or dying landscape in the parking lot area.
   B. Work with staff to provide screening landscape between Teckler Boulevard and Route 14 to the drive-through.
   C. Work with staff on the sign landscape planting to comply with the UDO requirements.

3. The canopy columns shall be wrapped in brick and match the elevations in color and materials of the main building.

4. Remove LED banding around top of free-standing sign. LED banding/lining is not permitted on building or around signage. Internal LED lighting is permitted.

5. Site Plan: Leave the parking lot island and trees directing the drive through up and around the parking stalls along the south side of the parking lot, rather than only striping.

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

PIQ Map
6280 Northwest Highway



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: PMT L.L.C.

Address: 8207 - 22ND AVENUE SUITE 160
KENOSHA WISCONSIN 53143

Phone: 262-914-3282

E-mail: FFEKFC@AOL.COM

Project Name & Description: 7 Brew Coffee Drive Thru

Seven Brew is a drive-through only coffee shop focused on speed of service and quality of experience.

The menu consists of a variety of coffees, teas, sodas, and smoothies.

The new coffee shop will consist of a 510 SF building with a 238 SF remote cooler.

Project Address/Location: 6280 Northwest Highway

Signature Peter Wasilevich

PETER WASILEVICH 05/06/2025

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.

Development Team

Please include address, phone, fax and e-mail

Developer: Who Brew IL II, LLC

Architect: RDL Architects Luis Pupo (216)752-4300 Ext 5427 luis@rdlarchitects.com

Attorney: Shannon Vukmir Sitko Bruno, LLC svukmir@sitkobruno.com 412.431.0331

Engineer: Toth & Associates Matt Miller (417) 888-0645 mmiller@tothassociates.com

Landscape Architect: Toth & Associates Matt Miller (417) 888-0645 mmiller@tothassociates.com

Planner:

Surveyor: Manhard Consulting Chris Salazar (630.925.1101) csalazar@manhard.com

Other:

Signatures

Gregory Lucot Gregory Lucot 5/6/25

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.

Peter Wasilevich PETER WASILEVICH 5/6/25

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 Who Brew IL II, LLC

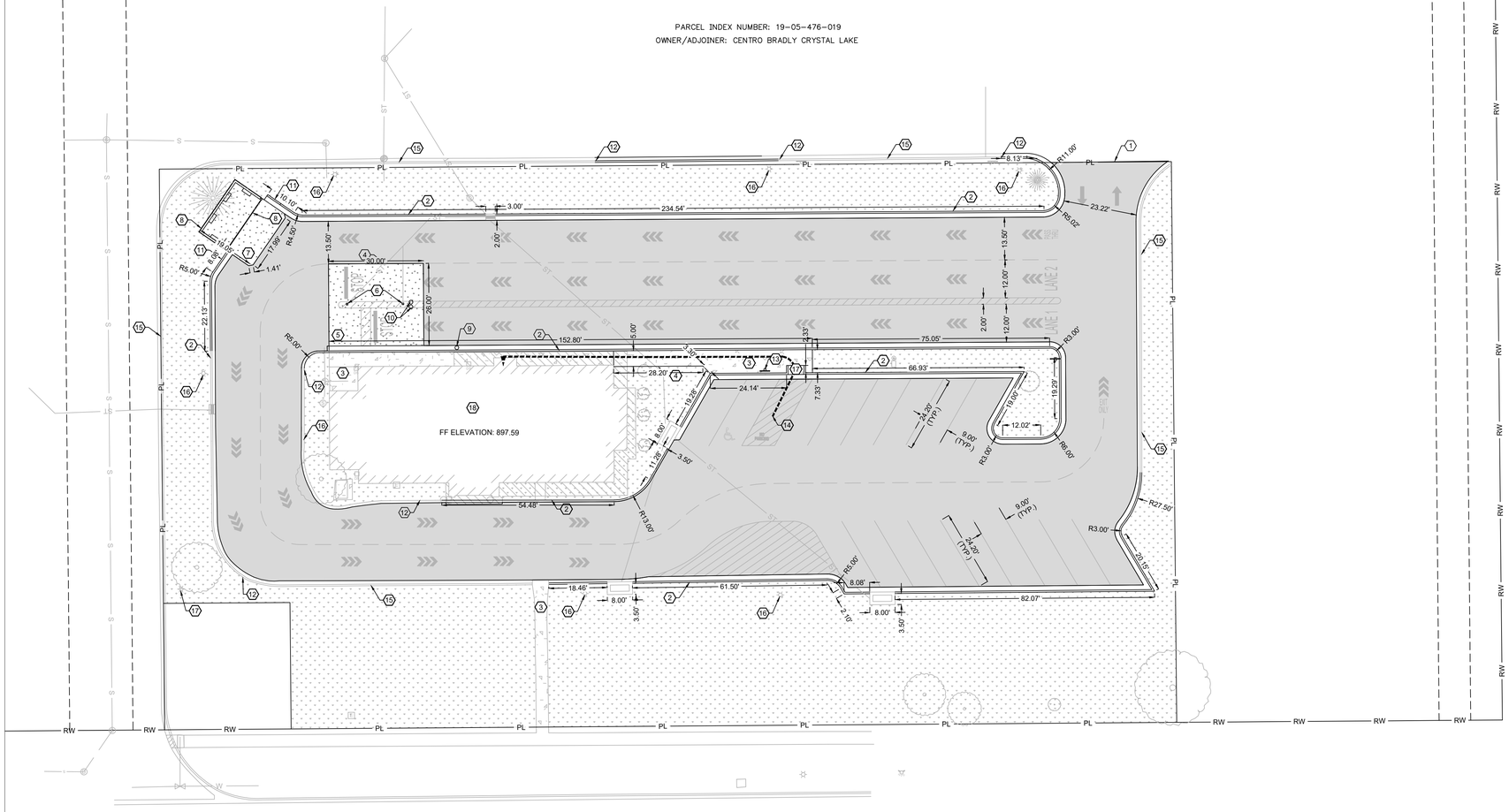
LEGAL NOTICE

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 Gregory Lucot with Who Brew IL II, LLC, on behalf of Pete Wasilevich, owner for a Final Planned Unit Development Amendment, relating to the property at 6280 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-05-476-024.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to site layout and parking, elevations and signage 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 June 18, 2025, 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 May 31, 2025) 2249934



HATCH LEGEND:

= ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.

= CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.

= CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.

= TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. CANOPY COLUMNS LOCATIONS, TYPICAL.
7. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
8. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
9. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
10. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
11. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
12. CONNECT TO EXISTING CURB.
13. ADA ACCESSIBLE PARKING SIGN, SEE SHEET C7.1.
14. ACCESSIBLE PATH FROM PARKING TO BUILDING.
15. EXISTING CURB AND GUTTER, DO NOT DISTURB.
16. EXISTING LIGHT POLE, TO REMAIN.
17. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
18. EXISTING BUILDING

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: Commercial.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 10 STALLS.
PROVIDED = 17 STALLS, 16 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 35,203 S. F.
PRE-PROJECT PERVIOUS AREA	= 19,971 S. F.
TOTAL	= 55,174 S. F.
POST-PROJECT IMPERVIOUS AREA	= 33,289 S. F.
POST-PROJECT PERVIOUS AREA	= 21,885 S. F.
TOTAL	= 55,174 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE BOUND BY THE PROPERTY LINE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 55,174 S.F. = 1.27 ACRES
EXISTING BUILDING (1 STORY) - RETAIL = 3,960 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER:	1,101 L.F.
ASPHALT PAVEMENT:	24,934 S.F.
8" CONCRETE PAVEMENT:	1,180 S.F.
4" CONCRETE SIDEWALK:	1,210 S.F.
TURF GRASS SOD:	21,885 S.F.

N
0 10 20
H. SCALE: 1" = 20'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811
www.illinois1call.com

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
IL# 63620661
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7 BREW COFFEE
DRIVE THRU

PRELIMINARY
FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER:
104 071

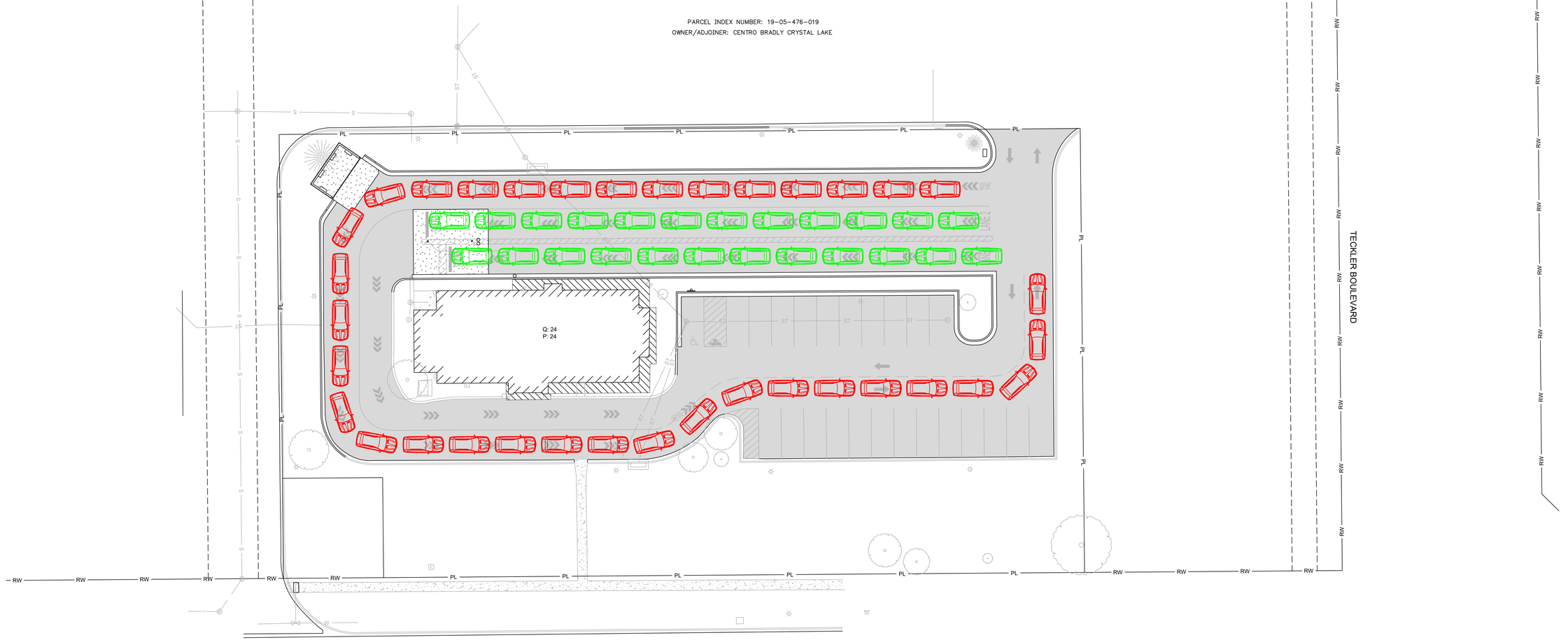
REVISION:

7 BREW COFFEE
CRYSTAL LAKE, IL
6310 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

C2.1
SITE PLAN

DATE: 06/20/2025

PARCEL INDEX NUMBER: 19-05-476-019
OWNER/ADJOINER: CENTRO BRADLY CRYSTAL LAKE



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06 SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL SW-01 SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
- = LANDSCAPE MULCH. MINIMUM OF 6" TOPSOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH.

= LANE 1 & LANE 2 QUEUE.
VEHICLE QUEUE: 24

= OVERFLOW VEHICLE QUEUE.
OVERFLOW QUEUE: 35

TOTAL ON-SITE QUEUE: 59

N

0 10 20
H. SCALE: 1" = 20'

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REVISION:

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CRYSTAL LAKE, IL
6310 NORTHWEST HWY
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C2.2
STACKING EXHIBIT

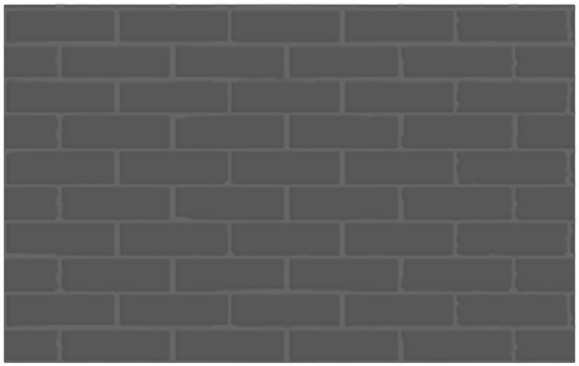
DATE: 05/09/2025



LIGHTER BRICK
SW9109 NATURAL LINEN



BOLLARDS
SW0053 SALTY DOG



DARKER BRICK
SW7069 IRON ORE



METAL TRIM
ZINC GREY



METAL PANEL
ROYAL BLUE

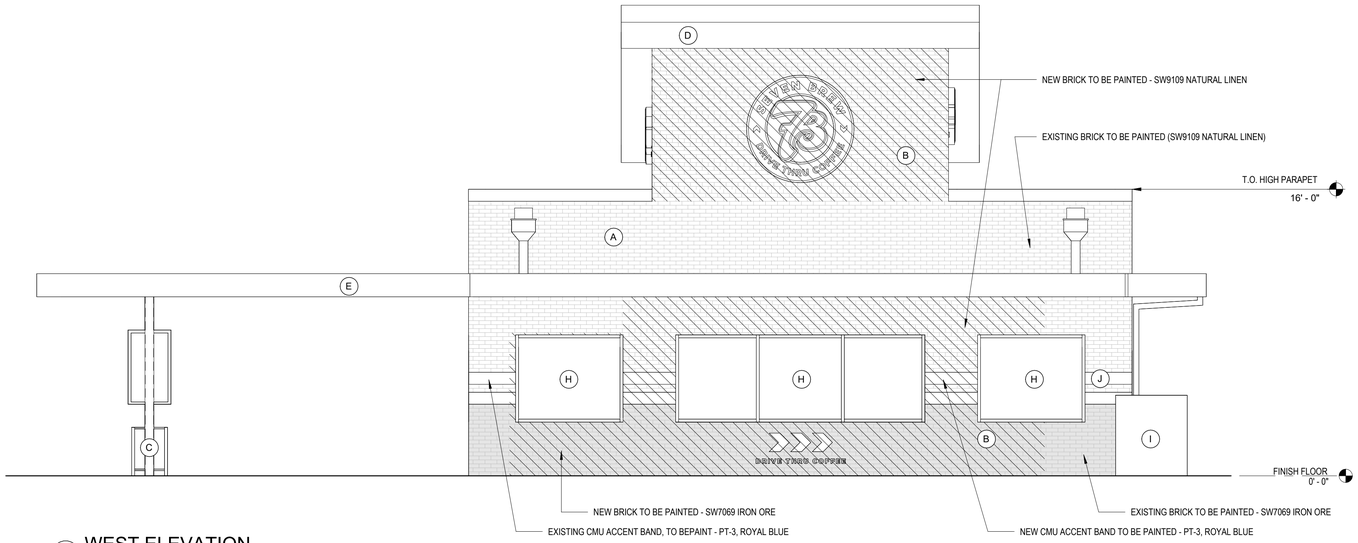
05.07.2025 RDLA 25045C

CRYSTAL LAKE | CRYSTAL LAKE, IL | MATERIALS

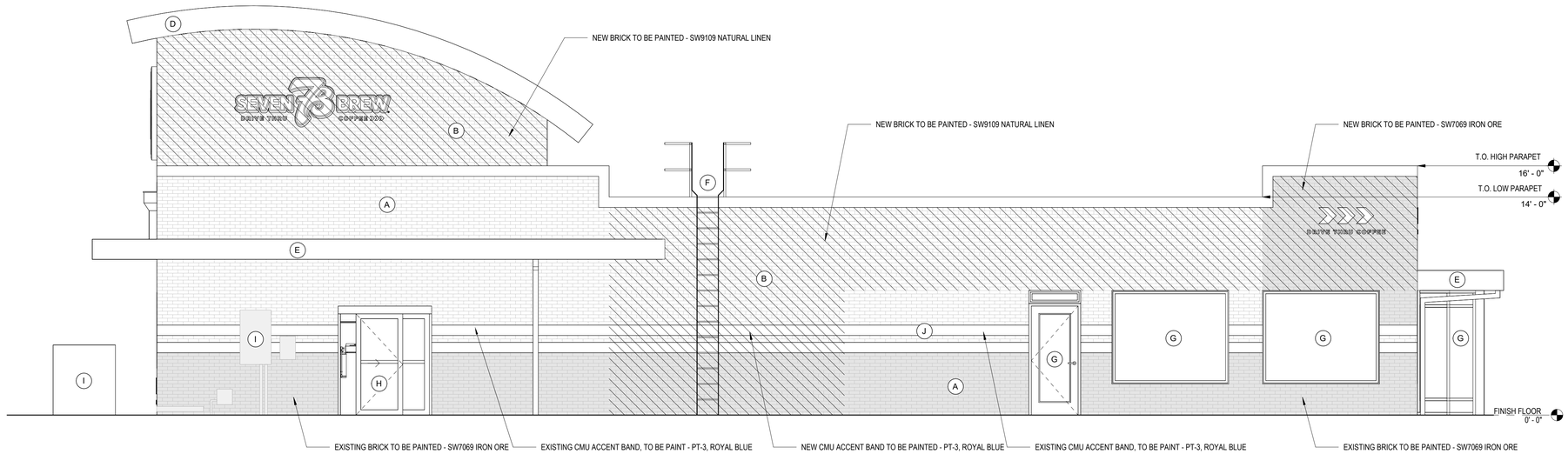
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimen-

SEVEN 7B BREW DRIVE THRU COFFEE

RDL ARCHITECTS



2 WEST ELEVATION
1/4" = 1'-0"



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

EXTERIOR ELEVATION MATERIALS

NO.	DESCRIPTION
A	EXISTING BRICK TO REMIAN
B	NEW BRICK INFILL TO MATCH EXISTING
C	ROYAL BLUE (MP-2) CANOPY COLUMN (TYP.)
D	ROYAL BLUE (MP-1) ACM FASCIA
E	PREENGINEERED CANOPY AND FRAMING (MP-1, ROYAL BLUE)
F	NEW ROOF ACCESS LADDER
G	EXISTING WINDOW/DOOR TO REMAIN
H	NEW WINDOW/DOOR
I	EXISTING TRANSFORMER/ELECTRICAL EQUIP.
J	CMU ACCENT BAND PAINTED TO MATCH METAL FINISHES

BUILDING FINISH LEGEND

NEW BRICK TO MATCH EXISTING

NEW INFILL BRICK QUANTITIES

SOUTH ELEVATION:	656 SF
WEST ELEVATION:	311 SF
NORTH ELEVATION:	548 SF
EAST ELEVATION:	247 SF
TOTAL:	1,762 SF

RDL ARCHITECTS

21111 Chagrin Boulevard, Suite 110
Beachwood, Ohio 44122
Phone: (216) 752-4300
Fax: (216) 752 4301
www.RDLarchitects.com

WHO BREW , LLC
100 POWELL PLACE #1230
NASHVILLE, TN 37204
412-225-8827

7 BREW CRYSTAL LAKE

6280 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

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ISSUE

EXTERIOR ELEVATIONS

As indicated

PROJECT #	25045C
DRAWN BY	RDL
CHECKED BY	RDL
FILE NAME	
PLOT DATE	

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A2.01

EXTERIOR ELEVATION MATERIALS

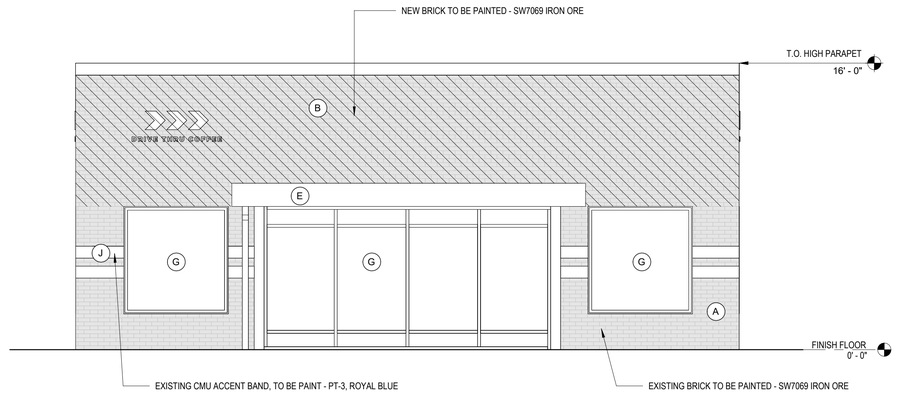
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BUILDING FINISH LEGEND

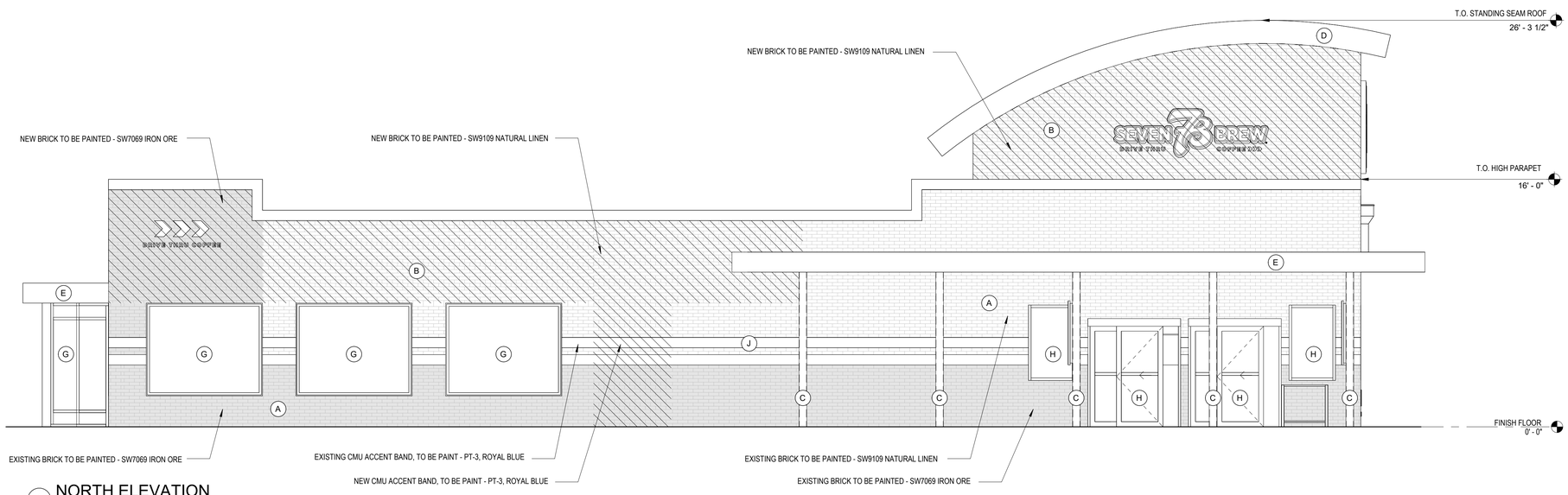
NEW BRICK TO MATCH EXISTING

NEW INFILL BRICK QUANTITIES

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SEVEN 7 BREW COFFEE DRIVE THRU

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ISSUE

EXTERIOR ELEVATIONS

As indicated

PROJECT #	25045C
DRAWN BY	RDL
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FILE NAME	
PLOT DATE	

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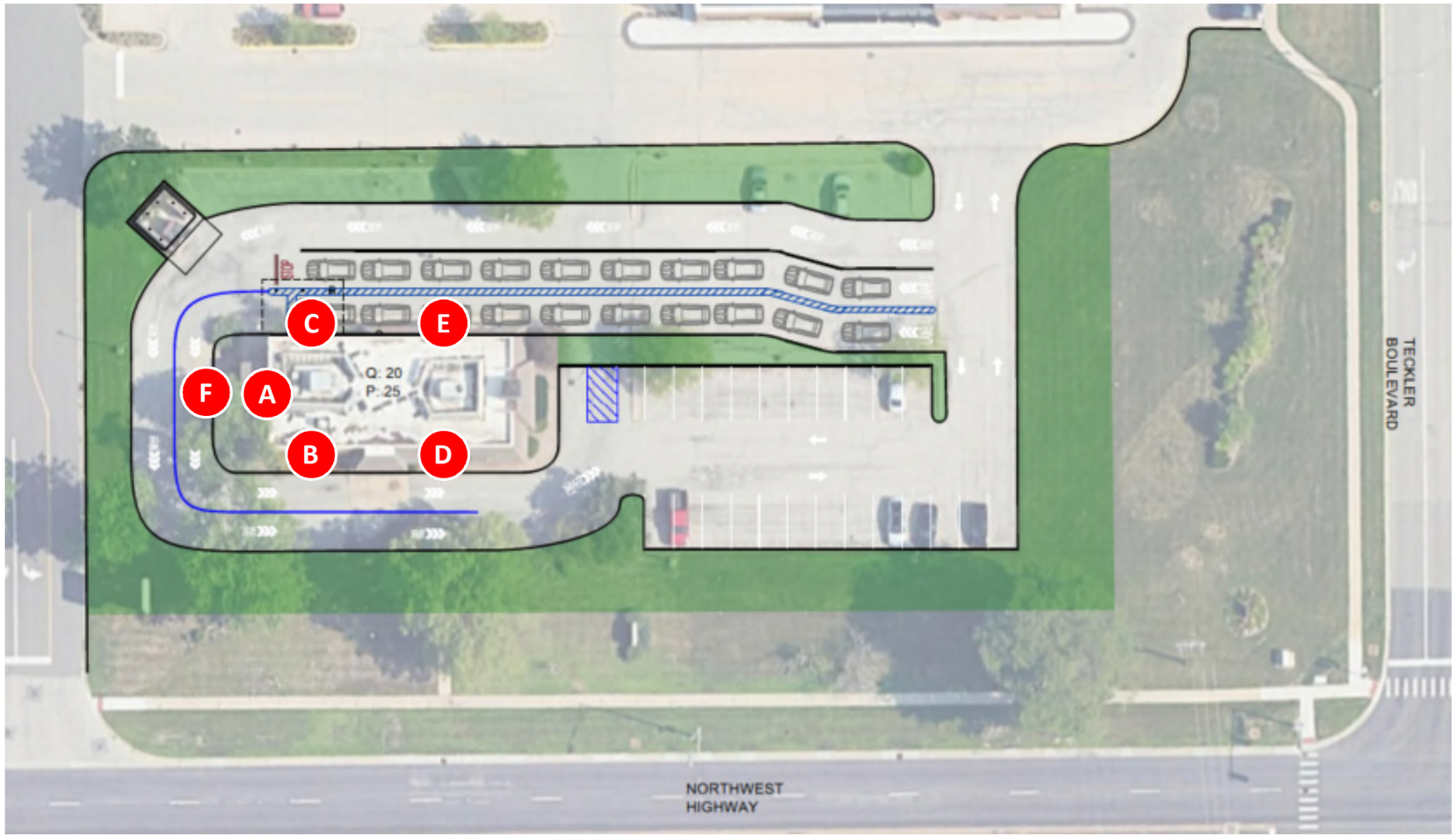
A2.02



Design Proposal

PROJECT ID:	0429284Ar1
CLIENT:	SEVEN 7B BREW COFFEE
ADDRESS:	6280 NW HIGHWAY CRYSTAL LAKE, IL
DATE:	05/02/2025
CONTACT:	WF/JR
DESIGNER:	JMC

Pattison
id
1.866.635.1110
pattisonid.com



SITE PLAN

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

SITE PLAN

Scale:

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

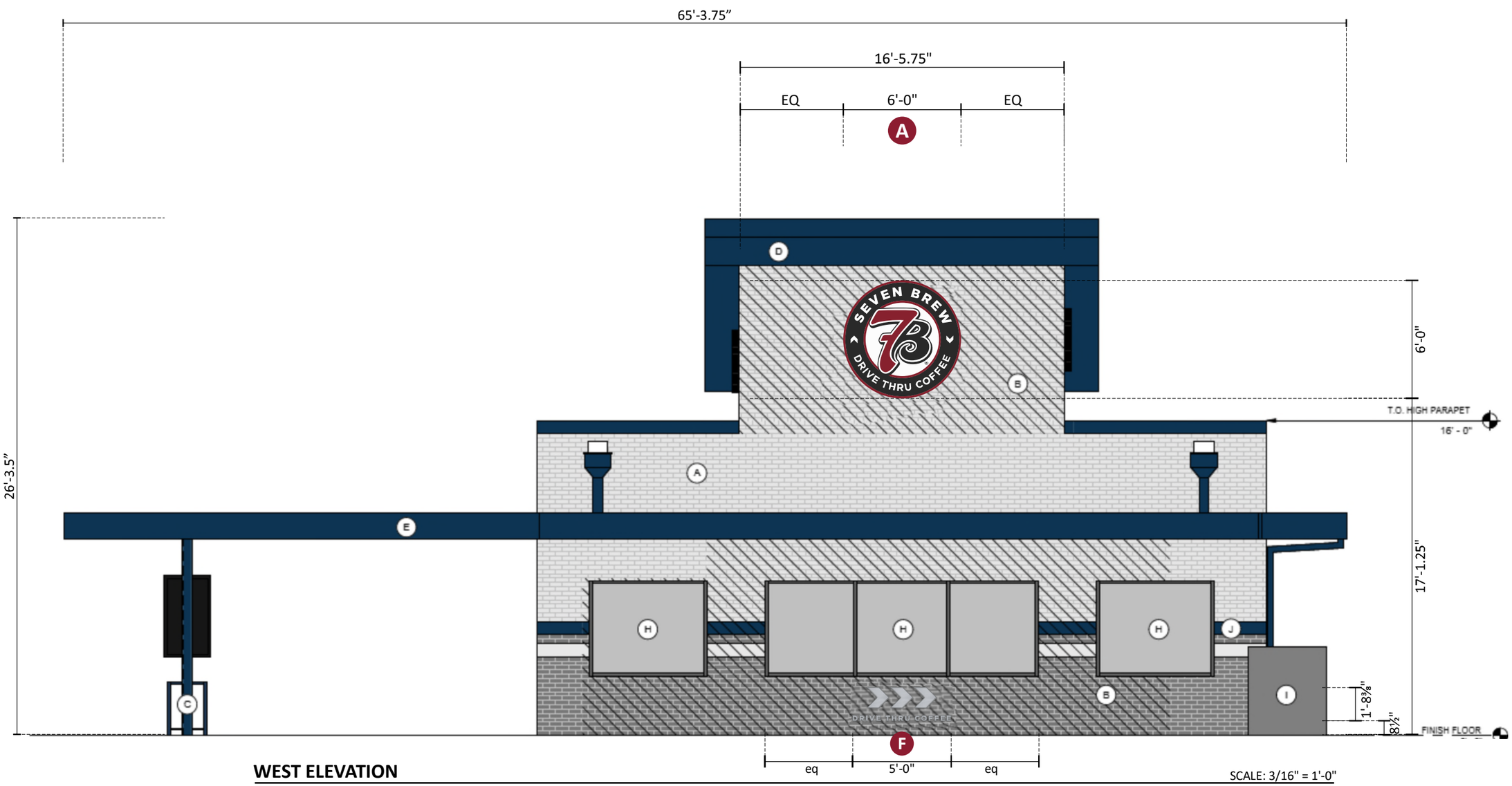
Customer Approval

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



WEST ELEVATION

SCALE: 3/16" = 1'-0"

- **A** ONE [1] REQUIRED - MANUFACTURE & INSTALL
- **F** ONE [1] REQUIRED - MANUFACTURE & INSTALL

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

WEST ELEVATION

Scale: 3/16" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

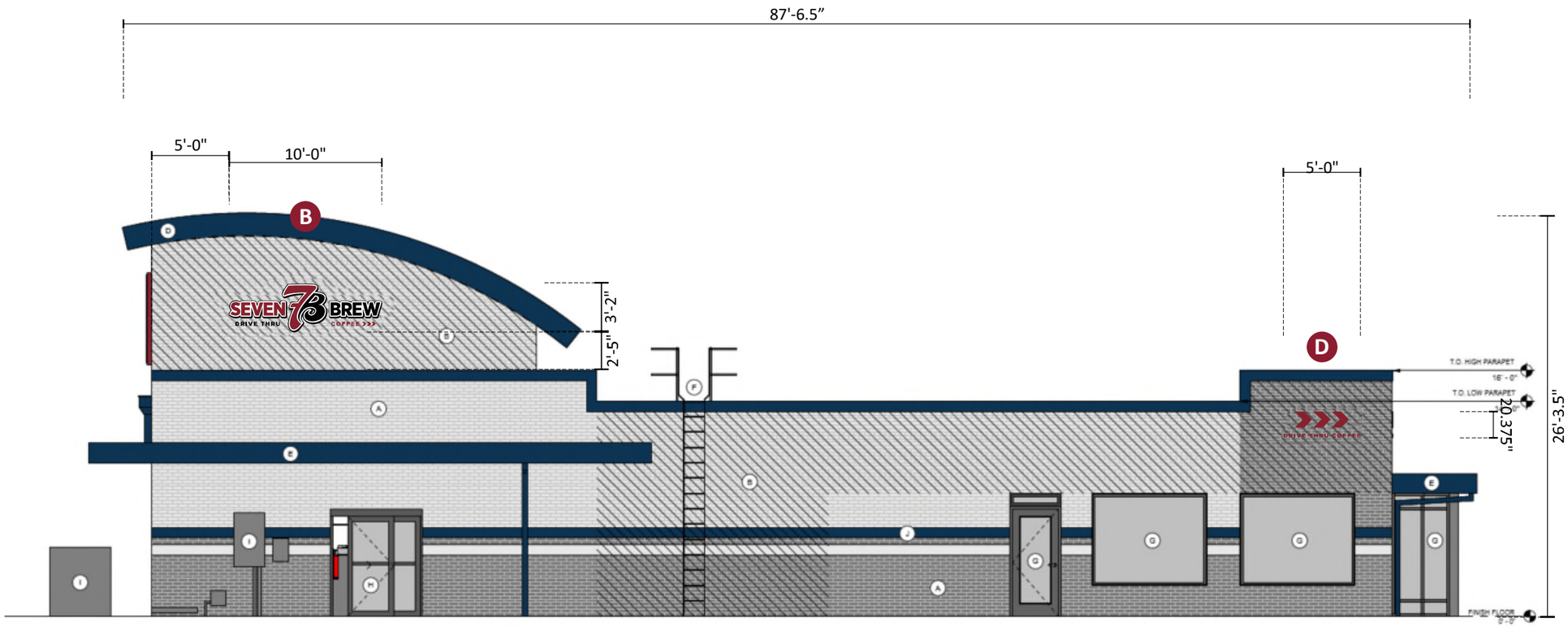
Customer Approval

Signature

MM/DD/YYYY

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SOUTH ELEVATION

SCALE: 1/8” = 1'-0"

B ONE [1] REQUIRED - MANUFACTURE & INSTALL

D ONE [1] REQUIRED - MANUFACTURE & INSTALL

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

SOUTH ELEVATION

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

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

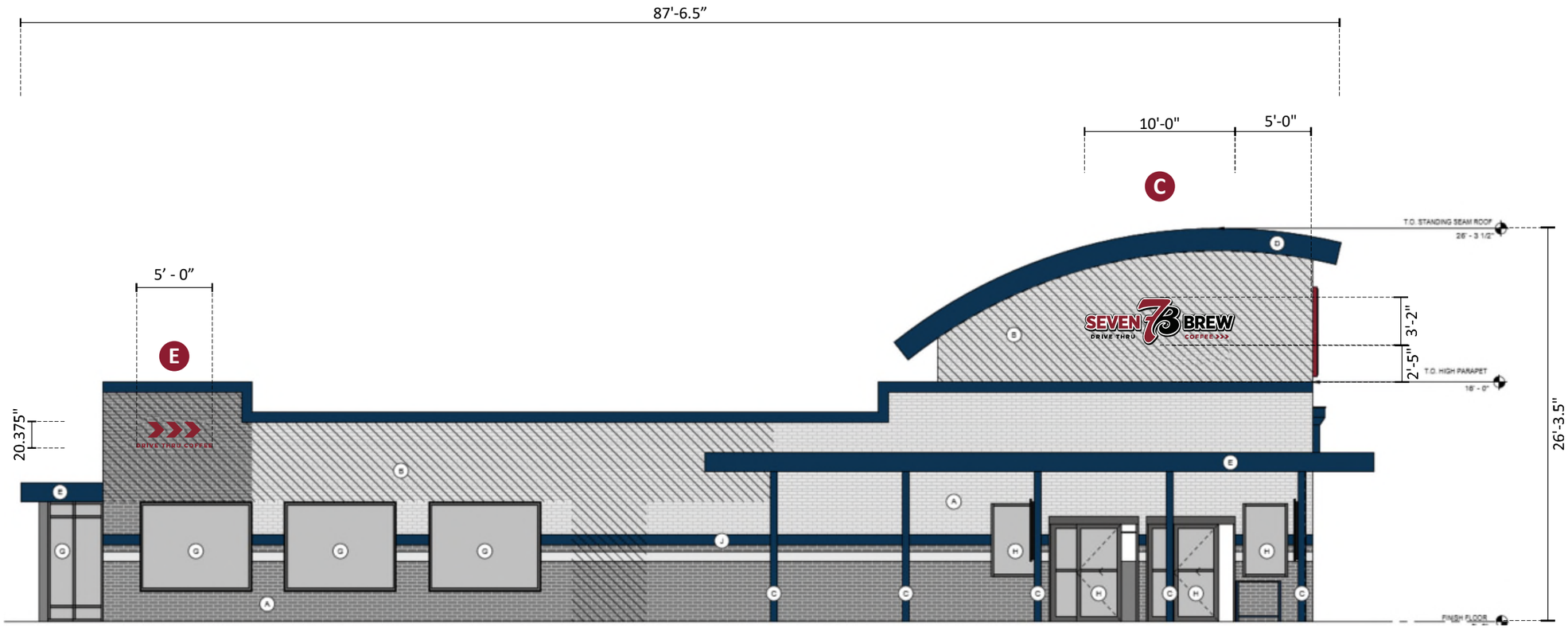
Customer Approval

Signature

MM/DD/YYYY

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NORTH ELEVATION

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

C ONE [1] REQUIRED - MANUFACTURE & INSTALL

E ONE [1] REQUIRED - MANUFACTURE & INSTALL

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

NORTH ELEVATION

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

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

12'-2"±

Information Required for Production

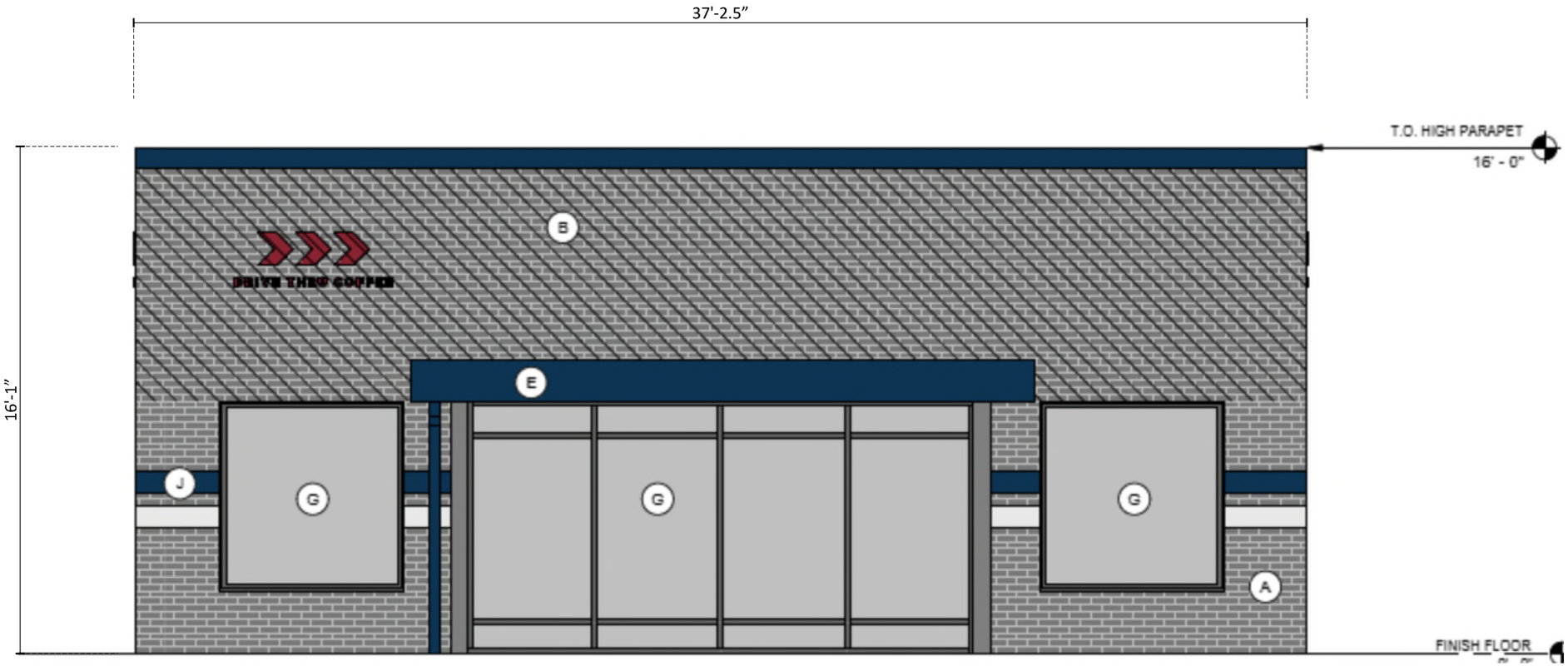
Customer Approval

Signature

MM/DD/YYYY

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EAST ELEVATION

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

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

EAST ELEVATION

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

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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PERIMETER COPY, ARROWS & “7B”
TO BE EMBOSSED ADD’L 1/4"

A **S/F ILLUMINATED MEDALLION SIGN** SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



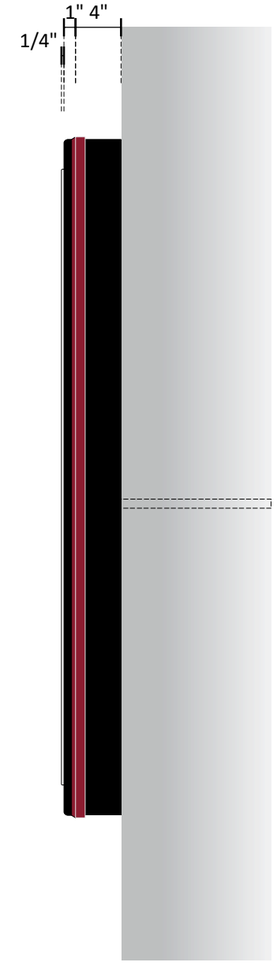
SIMULATED NIGHT VIEW

4" DEEP SINGLE FACED ALUMINUM SIGN CABINET -
RETURNS & BACKS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

EMBOSSED FORMED FACE (SEE COLOR KEY) -
WHITE CIRCLE AREA TO BE DEBOSSED AROUND
“7B” LOGO & COPY AS SHOWN IN PHOTO BELOW

INTERNALLY ILLUMINATED w/ WHITE GE TETRAMAX
7100k WHITE LED’s - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA -
BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION



END VIEW

BRAND COLORS

PMS 202	BLACK	WHITE
C: 29.54%	C: 0%	C: 0%
M: 95.11%	M: 0%	M: 0%
Y: 74.72%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

A

Scale: 3/4" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

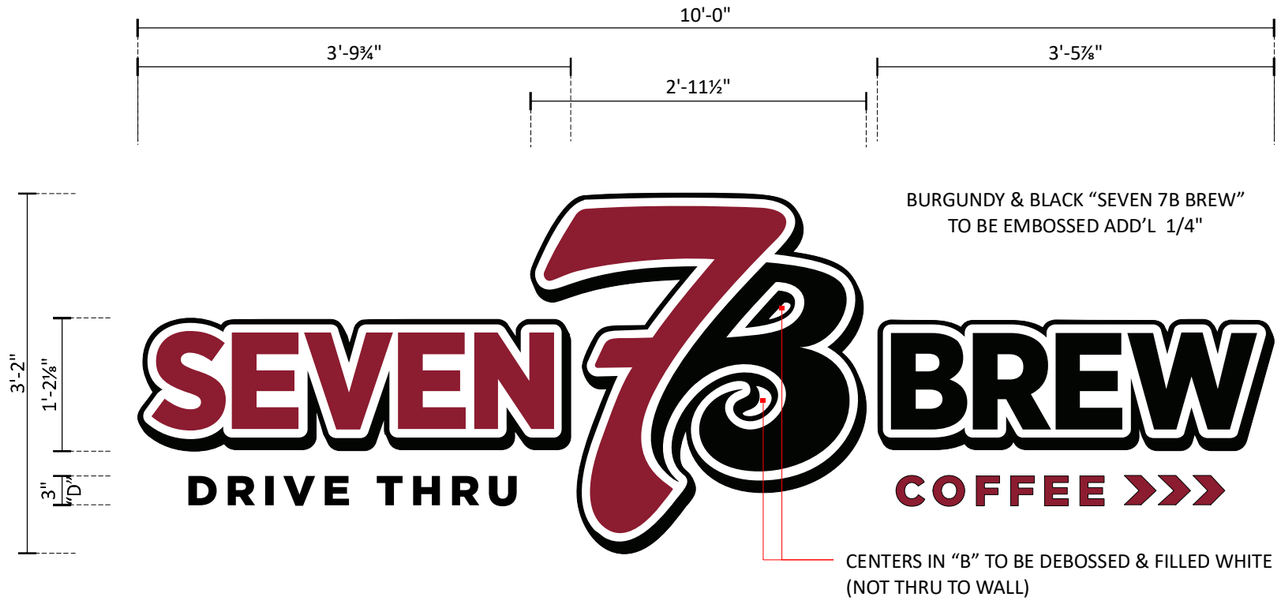
Customer Approval

Signature

MM/DD/YYYY

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B C S/F ILLUMINATED SIGN SCALE: 3/4" = 1'-0"

TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET



SIMULATED NIGHT VIEW

"SEVEN 7B BREW":
4" DEEP SINGLE FACED ALUMINUM SIGN CABINETS - RETURNS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ TRANSLUCENT FILM GRAPHICS (SEE COLOR KEY) - BLOCK OUT VINYL AS REQ'D - CENTERS IN "B" ON LOGO TO BE DEBOSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF CABINETS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

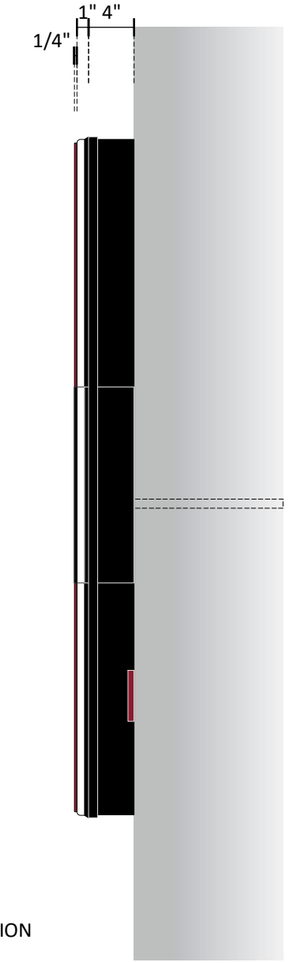
INTERNALLY ILLUMINATED w/ 7100k WHITE GE TETRAMAX LED's - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

120 - 277 VAC 20A 2-POLE SWITCH w/ BELL MX1050 COVER

TO BE FLUSH MOUNTED TO FASCIA w/ NON-CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE>>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS (SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION



END VIEW

BRAND COLORS

PMS 202	BLACK	WHITE
C: 29.54%	C: 0%	C: 0%
M: 95.11%	M: 0%	M: 0%
Y: 74.72%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

B C

Scale: 3/4" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

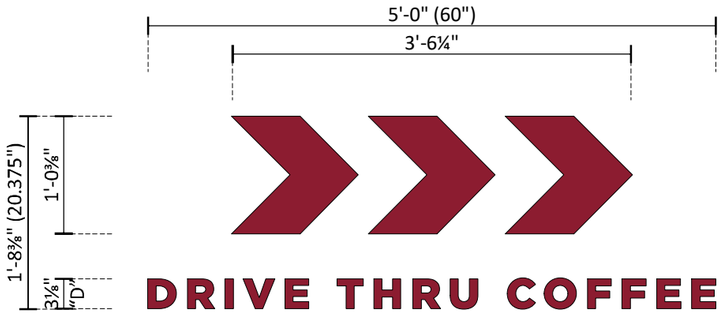
Customer Approval

Signature

MM/DD/YYYY

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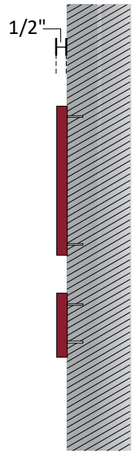
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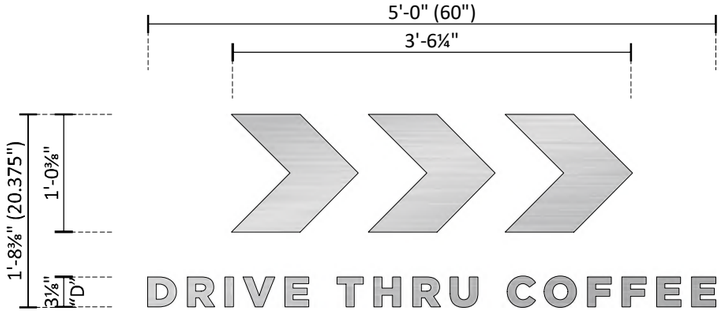
D E FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"

TWO [2] SETS REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ACRYLIC FCO's TO READ ">>> DRIVE THRU COFFEE" -
PAINTED TO MATCH PMS 202c BURGUNDY -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED



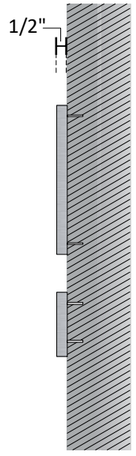
END VIEW



F FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"

ONE [1] SET REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ALUMINUM FCO's TO READ ">>> DRIVE THRU COFFEE" -
BRUSHED HORIZONTAL GRAIN FINISH -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED



END VIEW

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

D, E, F

Scale: 3/4" = 1'-0"

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

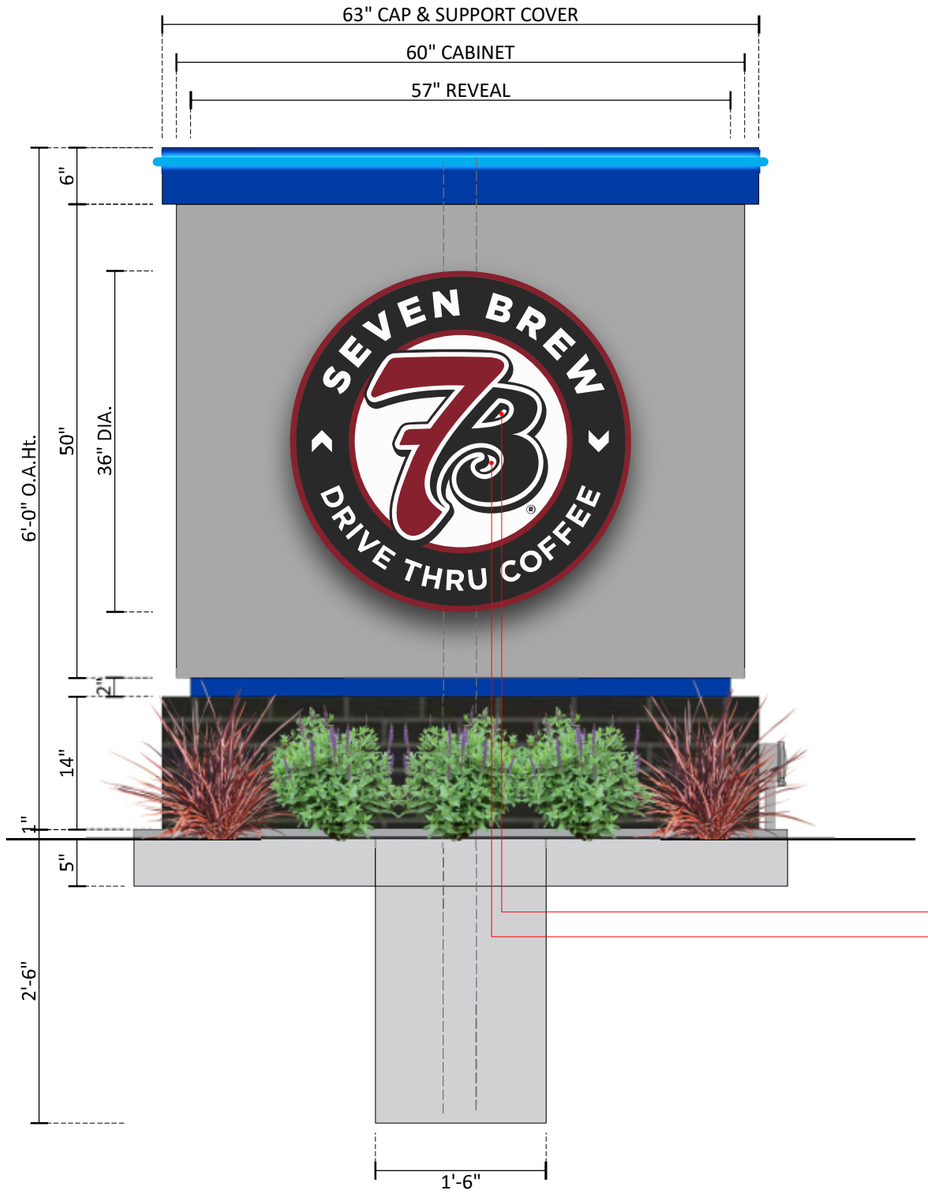
Customer Approval

Signature

MM/DD/YYYY

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NOTE: OPPOSITE VIEW SAME

G D/F MONUMENT SIGN - 6'-0" O.A.Ht.

SCALE: 3/4" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

METAL COPING & REVEAL PAINTED BLUE - SEE COLOR KEY

BLUE TETRA CONTOUR GEN 2 SIDE BEND LED ACCENT LIGHTING MOUNTED TO TOPPER

FABRICATED ALUMINUM SIGN CABINET PAINTED TO MATCH PANTONE COOL GRAY 6c

3" DEEP BLACK ALUMINUM LOGO MEDALLION RETURNS - FORMED & EMBOSSED FACE w/ LOGO TO MATCH COLOR KEY - INTERNALLY-ILLUMINATED w/ WHITE GE TETRAMAX 7100k WHITE LED's -
WEEP HOLES AT LOW POINTS OF MEDALLION RETURNS - FLUSH-MOUNTED TO MONUMENT FACES

BASE/SUPPORT COVER TO BE ALUM. SQUARE TUBE FRAME w/ CEMENT BOARD & 3⅝" ANCHORED BRICK VENEER **(VENEER BY INSTALLER)** TO MATCH BRICK WAINSCOTING ON BUILDING - **NOTE: EXACT BRICK MANUFACTURER & COLOR T.B.D.**

DISCONNECT SWITCH LOCATED ON SITE SIDE BASE RETURN

6" CONCRETE MOW PAD 1" ABOVE GRADE @ 3" PERIMETER

3.5" O.D. x .216" WALL STD. STEEL PIPE SUPPORT SET IN A 1'-6" DIA. x 2'-6" DEEP CONCRETE PIER FOUNDATION - **NOTE: FINAL SUPPORT & FOUNDATION TO BE DETERMINED BY ENGINEERING AS REQUIRED PER NATIVE CONDITIONS, WIND LOAD, CODE, ETC.**

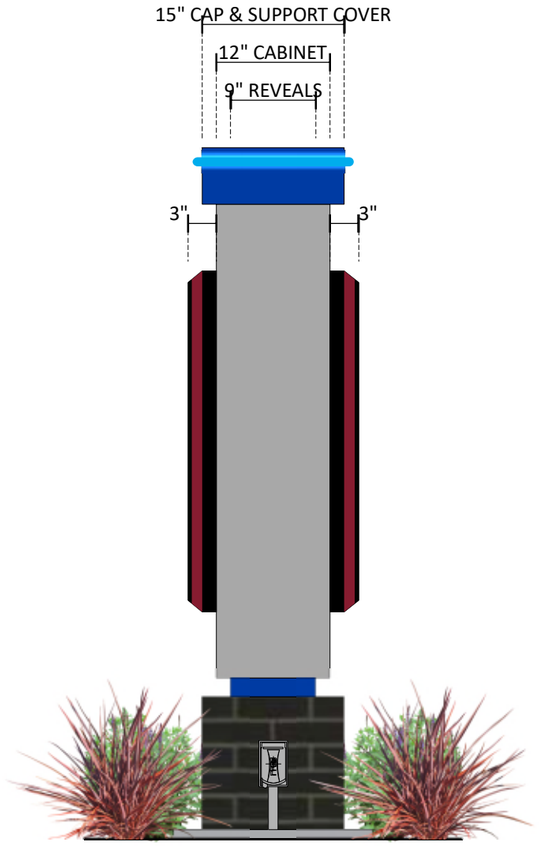
SUB-GRADE ELECTRICAL SERVICE REQUIRED BY GC/CUSTOMER'S ELECTRICIAN PRIOR TO INSTALLATION

CENTERS IN "B" TO BE DEBOSSED & FILLED WHITE (NOT THRU TO WALL)

FIELD SURVEY REQUIRED PRIOR TO MANUFACTURE

BRAND COLORS

PMS 202	BLACK	WHITE	PMS 293
C: 29.54%	C: 0%	C: 0%	C: 100%
M: 95.11%	M: 0%	M: 0%	M: 63%
Y: 74.72%	Y: 0%	Y: 0%	Y: 0%
K: 29.59%	K: 100%	K: 0%	K: 35%



NOTE: SITE END SHOWING DISCONNECT

END VIEW

LANDSCAPING IS REQUIRED FOR MONUMENT SIGN, WHERE EVERY SQUARE FOOT OF SIGN SURFACE AREA, THERE SHALL BE PROVIDED ONE & ONE-HALF [1½"] SQUARE FEET OF LANDSCAPE AREA (APPROX. 50 Sq.Ft.) - **BY OTHERS**

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item

Scale:

Revision Note

R1 JMC 5/13/25: REVISED SITE PLAN

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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BRAND COLORS

PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

HEX: 8a2432

BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

HEX: 231f20

WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff

PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

R: 0
G: 61
B: 165

HEX: 003da5

Fonts

Gotham Font family from Hoefler & Co.

PANTONE COLORS

PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS

(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS

(Screen Color): For on-screen applications. RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES

(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

Project ID
0429284Ar1

Seven Brew
6280 NORTHWEST HWY
CRYSTAL LAKE, IL

Date: 5/2/25
Contact: WF/JR
Designer: JMC

Sign Item
N/A

Scale: N/A

Revision Note
R1 JMC 5/13/25: REVISED SITE PLAN

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Customer Approval

Signature

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7 Brew, founded in Rogers, AR, has over 381 locations across 22 states nationwide, specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Instead of traditional drive thru speaker boxes, team members take orders on tablets and hand deliver drinks to the driver in the vehicle. This allows 7 Brew to create a personal relationship with their customers and serve them in a fast-paced, friendly environment, which resonates amongst its team members and to the customers with the goal to make the experience at 7 Brew the happiest part of their day. Thus, driving repeat business and keeping customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM (11:00PM on Friday and Saturday). Each 7 Brew location operates with 12-15 employees with 5 employees on staff at peak times. The average turn-around time from placing the order with the 'Brewista' to receiving your beverage is 4 minutes.