#2025-221
5999 Northwest Highway – Special Use Permit and Variations
Project Review for Planning and Zoning Commission

Meeting Date: February 18, 2026

Requests: Special Use Permit for a Drive-Through Limited Service Restaurant with Variations from:

a. Article 2 drive-through criteria:
   1. Drive-through windows and lanes shall not be placed between the right-of-way of the primary street and the associated building.
   2. Where drive-through windows and lanes placed between the right-of-way of primary street and building shall require landscape plantings installed and maintained along the entire length of the drive-through lane, located between the drive-through lane and the adjacent right-of-way in accordance with the provision of Section 4-400.
b. Article 3 bulk standards:
   1. From the front yard setback of 80 feet to allow 62 feet.
   2. From the yard abutting a street setback of 30 feet to allow 24 feet.
   3. From the maximum hard surface coverage of 65% to allow 79%.
c. Article 4 Parking from the required 20-foot parking lot setback and 15-foot landscape area setback to allow zero feet.
d. Article 4 Signs
   1. To allow 865 square feet of wall signage, which includes a 600 square feet of blue tower.
   2. To allow a free-standing sign closer than 10 feet to the property line.

Location: 5999 Northwest Highway

Acreage: Approximately 1.02 acres

Existing Zoning: B-2 General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	B-2 PUD General Commercial
East:	B-2 General Commercial
West:	B-2 General Commercial and M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site was a Home State Bank drive-through facility. The bank moved their drive-through to the office building to the south. The site was previously planned for a car wash.
- UDO Requirements: A drive-through use is a Limited Use provided the criteria can be met. Since the petitioner is requesting variations from the criteria it forces the Special Use for the drive-through use.



Existing Conditions

Development Analysis:

General

- Request: The request is for a Special Use Permit for limited service coffee use with Variations.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Zoning: The site is zoned B-2. The use of the property for a Limited Service Restaurant and retail/office use is appropriate.

Site Plan

- The site is narrow with one access off the southern side along Heritage Drive. Due to the site constraints several variations are necessary.
- The existing improvements result in a hard surface coverage that exceeds the UDO requirement. They are reducing the existing coverage amount with this plan.
- This is a two-tenant building for medical retail and office along with Dutch Brothers coffee drive-through.
- The drive through is a double lane with two ordering areas starting on the east side of the building and wrapping around to the west side for the pickup location. The bypass lane requirement is met with the proposed plan.
- The required parking for the users is provided on site. Limited Use restaurants require 1 space per 100 SF, 13 spaces. Medical retail sales and office is 5 per 1,000 SF, 15 spaces. A total of 29 spaces is provided.

Landscape

- The narrowness of the site limits the amount of landscape that can be provided. A 15-foot landscape area is required between roadways and parking lots.

  - There is approximately 8 feet on the southwestern portion of the site for landscape screening. This is illustrated with Dwarf Ninebark and Japanese Yew shrubs and Japanese Zelkova trees.
  - No screening is proposed along the drive-through lane on the west side (Main Street frontage). There may be opportunity to reduce the drive-through and bypass lane to 10 feet each, which could pick up two additional feet to allow for some smaller flowers or plants along this portion of the site.
  - Landscape screening is provided on the north side of the site, along Route 14, in an area approximately 8 to 10 feet wide.

- Foundation base landscape is required for the five feet in width around a building except at doorways and drive-through pick up windows. The building is surrounding by sidewalk so landscape has been clustered at the north side of the building in a landscape area. This does not take the place of the total required foundation base landscape, which is why a variation has been requested.
- Additional landscape is planted in the parking lot landscape islands.

Elevations/Signage

- The building would be constructed of brick and Nichiha panels. The colors are gray and blue with the brick Pewter Frost a medium gray and Slate Gray a dark gray. The top cap is black or blue. The petitioner eliminated one blue tower along Route 14, but kept the one on the south end along Main Street and Heritage Drive.
- The blue tower is considered signage which total approximately 600 square feet.
- Two tenant buildings are permitted 75 square feet of signage each. Dutch Brothers has requested 117 square feet of wall signage and Lens Crafters has requested 148 square feet of wall signage.
- Staff suggested several changes to the architecture to meet the design standards. Creating a solid base by changing out the wall brick to a stacked stone to provide weight and solidness. Changing the blue tower to a stacked stone.
- Dutch Brothers in other locations have designed the buildings without the blue tower. These elements should be replicated to provide the highest quality building and reduce a variation for signage.







Westlake Texas

Comprehensive Land Use Plan 2030 Plan Review:

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

Economic Development – Revitalize and Enhance Key Commercial Corridors

Goal: Establish funding sources and work with property owners to assist with and encourage the redevelopment of commercial areas.

Economic Development – Attract and Retain Businesses
Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:
Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.
Success Indicator: The number of retail businesses – grocery, restaurants, coffee/juice shops, apparel, electronics, and comparison goods – contacted, started and/or relocated.

Findings of Fact:
SPECIAL USE PERMIT
The petitioner has requested a Special Use Permit to allow a Drive-Through Limited Service restaurant. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

DRIVE THROUGH
Drive-Through Uses. All drive-through uses must comply with the following standards:

1. General:
   a. Drive-through windows and lanes shall not be placed between the right-of-way of the primary street and the associated building.

      ☐ *Meets* ☐ *Does not meet*

      A variation is being requested.

   b. Drive-through windows and lanes shall be placed to the side or rear of the building served. Where allowed, as part of a planned unit development approval or through a variation, drive-through windows and lanes placed between the right-of-way of primary street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-through lane, located between the drive-through lane and the adjacent right-of-way in accordance with the provision of Section 4-400, Landscaping and Screening standards.

      ☐ *Meets* ☐ *Does not meet*

      A variation is being requested.

   c. Drive-through windows shall not be permitted on the side of a building adjoining any residential property.

      ☐ *Meets* ☐ *Does not meet*

2. Special Use Required. Where a drive-through is adjacent to a residential property, a special use is required.

   ☐ *Meets* ☐ *Does not meet*

3. Stacking space criteria: Stacking spaces shall be provided for any use having a drive-through. The following general standards shall apply to all stacking spaces for drive-through stations:

   ☐ *Meets* ☐ *Does not meet*

   a. Stacking spaces and lanes for drive-through stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

      ☐ *Meets* ☐ *Does not meet*

   b. Drive-through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.

      ☐ *Meets* ☐ *Does not meet*

   c. Bypass lanes and other parking lot drive aisles immediately adjacent to the drive-through lanes(s) shall maintain the same direction of traffic flow as the drive-through.

      ☐ *Meets* ☐ *Does not meet*

   d. Approach lanes for drive-through facilities shall have a minimum width of 12 feet as measured from the face of the curb. The City Engineer may administrate approve the following reductions in width for constrained sites:

      One lane: Reduction to 11 feet

      Two or more lanes: Reduction to 10 feet per lane.

      ☐ *Meets* ☐ *Does not meet*

   e. All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.

      ☐ *Meets* ☐ *Does not meet*

   f. Alleys or driveways in residentially zoned areas adjacent to drive-through facilities shall not be used for the circulation of customer traffic.

      ☐ *Meets* ☐ *Does not meet*

   g. Each stacking space shall be a minimum of 10 feet wide by 20 feet long.

      ☐ *Meets* ☐ *Does not meet*

   h. All drive-through facilities shall be provided with an “escape” route from an existing queue.

      ☐ *Meets* ☐ *Does not meet*

i. Estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities shall be provided.

☐ *Meets* ☐ *Does not meet*

4. Required number of stacking spaces for specific uses: The required number of stacking spaces are to be provided before the location of the first stop (order window, order pedestal, order board, etc.) The uses below shall provide the following minimum numbers of stacking spaces:

☐ *Meets* ☐ *Does not meet*

a. Limited service (fast food) restaurant. Total nine stacking spaces with a minimum of four stacking spaces between the order board and the pick-up window.

☐ *Meets* ☐ *Does not meet*

5. Traffic Study: A traffic study or impact analysis will be required if, in the opinion of the City Engineer, the standards provided in this section cannot be met or where the traffic impact for the proposed use reaches or exceeds the threshold for requiring a traffic study or analysis.

☐ *Meets* ☐ *Does not meet*

VARIATION

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Bell, received 11/18/25)
   B. Site Plan (Manhard consulting, dated 12/10/25/25, received 1/28/26)
   C. Landscape Plan (Manhard consulting, dated 12/10/25/25, received 1/28/26)
   D. Elevations (Chipman Design, dated 01/23/26, received 01/28/26)
   E. Engineering (Manhard consulting, dated 12/10/25/25, received 1/28/26)
   F. Photometric Plan (WLS Lighting, dated 12/8/25, received 12/10/25)

2. Site Plan:
   A. Work with staff to ensure a five-foot-wide sidewalk along the western side of the property connecting the existing sidewalk along Route 14 and terminating at Heritage Drive can be accommodated.

3. Elevations:
   A. Revise the elevations to mimic the style from Westlake Texas, utilizing stacked stone around the base and for the tower elements.
   B. Work with staff to use more natural colors of the grey stacked stone and tan brick, rather than the Pewter Frost and Slate Gray.
   C. NO LED lighting on the building outlining architectural elements or portions of the building is permitted per the UDO. (LED lit signage excluded).
   D. The revisions to the elevations would result in Dutch Brothers being awarded 117 square feet of wall signage.
   E. The second tenant, Lens Crafters or similar, shall comply with the wall signage requirement of the UDO of up to 75 square feet.

4. Landscape plan:
   A. All perimeter shrubs must be a minimum of three-feet high at the time of planting.
   B. Add native plantings throughout the site including near the sign, within the perimeter screening landscape and in the planters. This shall include, but not limited to, coneflowers, black-eyed Susans, prairie clover, prairie or western sunflowers, and prairie dropseed or bluestem grasses.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department and Engineering and Public Works Department.

PIQ Map
5999 Northwest Highway



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 5999 Northwest Hwy

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: Adam Bell

Address: [redacted]

Deerfield, IL 60015

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: PWS HLDGS 23 LLC

Address: [redacted]

FARGO, ND, 58104

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Property Information

Project Description: Redeveloping the former Home State Bank building into a multi-tenant retail and medical building that includes a drive-thru.

Project Address/Location: 5999 Northwest Hwy, Crystal Lake, IL 60014

PIN Number(s): 19-09-105-005

Development Team

Please include address, phone, fax and e-mail

Developer: Core Acquisitions, LLC

Architect: Chipman Design Architecture

Attorney: Firsel Ross Gussis & Alexander

Engineer: Manhard Consulting

Landscape Architect: Manhard Consulting

Planner: N/A

Surveyor: United Survey Service, LLC

Other:

Signatures

[redacted] 11-18-25

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.

[redacted] 11-19-25

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 Core Acquisitions

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 Adam Bell with Core Acquisitions, on behalf of PWS Holdings 23 LLC for approval of site and signage variations at the following real estate known as 5999 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-09-105-005.

This application is filed for the purpose of allowing a two-tenant retail building with a Special Use Permit for a drive-through with variations from the drive through criteria and with variations from; the 80-foot front yard setback to allow 62 feet, the 30-foot corner side yard setback to allow 22 feet, the minimum 5-foot foundation base landscape around the building, the minimum 8-foot wide landscape island with required 1 tree and 5 shrubs, the 20-foot parking lot setback and 15-foot parking lot landscape setback, the 65% maximum hard surface coverage to allow 79%, and the maximum 150 square feet of signage to allow 865 square feet of signage including a blue tower, as well as any other variations as necessary to approve the plans submitted pursuant to Unified Development Ordinance Article 2, 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, February 18, 2026, 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 Jan. 31, 2026) 2303069

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: CORWIN DEETS Printed at 01/29/26 11:41 by cdeet-sm

---

Acct #: 10224882 Ad #: 2303069 Status: New

CORE DEVELOPMENT
BEN BARAD
PO BOX 1243
NORTHBROOK IL 60065

Start: 01/31/2026 Stop: 01/31/2026
Times Ord: 1 Times Run: ***
CLEG 1.00 X 92.00 Words: 325
Total CLEG 92.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 138.78
Affidavits: 1
Ad Descrpt: DUTCH BROS SUP
Descr Cont: 2303069
Given by: BEN BARAD
P.O. #:
Created: cdeet 01/29/26 11:27
Last Changed: cdeet 01/29/26 11:41

Contact: BEN BARAD
Phone: (224)470-2212
Fax#:
Email: bbarad@coreacq.com
Agency:

URL: _____

Source: _____ Section: _____ Page: __
Camera Ready: N Group: LEGALS AdType: _____
Misc: _____
Proof: __ _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None __ Copy __ _____ Art __ Size __ Copy Chg Every Run __
Coupon: __ Color: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 2235850

PUB	ZONE	EDT	TP	RUN DATES
NW	CL	97	S	01/31
WEB	CL	99	S	01/31
APNW	CL	97	S	01/31

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: CORWIN DEETS Printed at 01/29/26 11:41 by cdeet-sm

---

Acct #: 10224882 Ad #: 2303069 Status: New

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Core Acquisitions

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 Adam Bell with Core Acquisitions, on behalf of PWS Holdings 23 LLC for approval of site and signage variations at the following real estate known as 5999 Northwest Highway, Crystal Lake, Illinois 60014, **PIN:** 19-09-105-005.

This application is filed for the purpose of allowing a two-tenant retail building with a Special Use Permit for a drive-through with variations from the drive through criteria and with variations from; the 80-foot front yard setback to allow 62 feet, the 30-foot corner side yard setback to allow 22 feet, the minimum 5-foot foundation base landscape around the building, the minimum 8-foot wide landscape island with required 1 tree and 5 shrubs, the 20-foot parking lot setback and 15-foot parking lot landscape setback, the 65% maximum hard surface coverage to allow 79%, and the maximum 150 square feet of signage to allow 865 square feet of signage including a blue tower, as well as any other variations as necessary to approve the plans submitted pursuant to Unified Development Ordinance Article 2, 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, February 18, 2026, 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 Jan. 31, 2026)
2303069

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Core Ventures, LLC (NAME);

AFFIDAVIT

James Adam Bell (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on February 18, 2026, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 1/29/26 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on 1/29/26
(date)

(name) (Signature)
(SIGN NAME IN PRESEANCE OF A NOTARY)

Subscribed and Sworn to me before
This 29th day of January, 2026

Notary Public

Official Seal
CHRISTIAN JACOB HOLZL
Notary Public, State of Illinois
Commission No. 1009865
My Commission Expires May 8, 2029

NORTHWEST HIGHWAY

S. MAIN STREET

HERITAGE DRIVE

MONUMENT SIGN

MENU BOARD

MENU BOARD BOLLARD (TYP)

80' BUILDING SETBACK

PROPOSED MEDICAL 3,000 S.F. F.F.=898.25

PROPOSED COFFEE 1,388 S.F. F.F.=898.25

OUTDOOR PATIO

PLANTER

PLANTER

BOLLARD (TYP)

WHEEL STOP (TYP)

DO NOT ENTER

DRIVE-THRU DIRECTIONAL SIGN

DRIVE-THRU DIRECTIONAL SIGN

DRIVE-THRU DIRECTIONAL SIGN

30' BUILDING SETBACK

TRASH ENCLOSURE

DRIVE-THRU DIRECTIONAL SIGN

30' BUILDING SETBACK

reduced walk width down from 10.5' to 8.5'

increased lane width to 24' per engineering comment/code for 90'deg parking stalls

these 2 light poles will need to be relocated now to inside island

62'

±10'

12'

6.6'

3.5'

4'

10'

12'

2.5'

8.5'

18'

24'

5'

9' TYP.

60'

7.97'

16'

19.5'

19'

24'

17.5'

9.5'

±12'

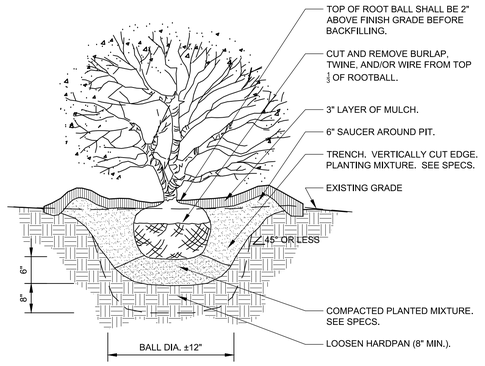
16'

24'

20.86'

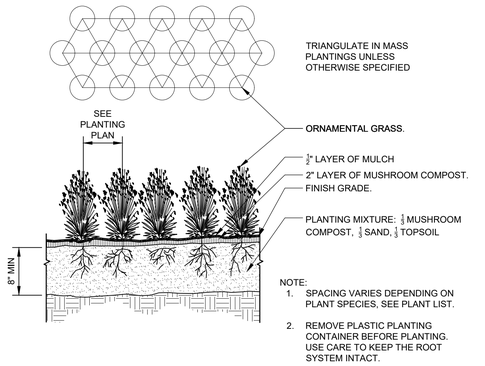
24'

December 9, 2025 - 20:18 Dwg Name: P:\Cristo\1029\dwg\Eng\Preliminary\Plan Set\SITE PLAN.dwg Updated By: Kirkhamm



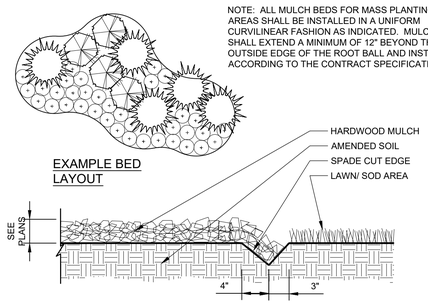
2 SHRUB PLANTING DETAIL

3/4" = 1'-0" 329333.16-05



4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

City of Crystal Lake Required Landscaping

PLANTING AREA REQUIREMENTS

Requirement: Deciduous trees must be 2 1/2" Cal min. and evergreens must be 6' ht. Large Evergreen shrubs must be 5' ht. min; small evergreen shrubs must be min 2' ht.; Large Deciduous shrubs must be 3' ht.; small deciduous shrubs must be 18" ht. min.

PARKWAY TREE REQUIREMENT

Requirement: Where less than eight feet of space exists between curb and sidewalk, parkway trees will not be permitted. In such cases, the required number of parkway trees shall be planted on private property. Parkway trees shall be planted within 35 feet to 50 feet of space between trunks and 40 feet on center spacing.

On Plan - 4 Trees @ 35' O.C. along S. Main St.
3 Trees along NW Hwy. (1 existing)
2 Trees along Heritage Dr. (1 existing)

FOUNDATION PLANTING REQUIREMENT

Requirement: Five-foot-wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.

On Plan - Deciduous, evergreen & ornamental grasses along building facade

PARKING LOT LANDSCAPING REQUIREMENT

Requirement: One landscape island, as measured containing one canopy or ornamental tree and five shrubs,every 10 parking spaces and at the ends of every parking row. 29 spaces

On Plan - 7 trees; 62 shrubs & ornamental grasses (1 existing tree)

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

LICENSED LANDSCAPE ARCHITECT
MYLES URBANO ABURTO
157-001848
STATE OF ILLINOIS

SEAL Date: XX/XX/XX

Myles Urbano Aburto, ASLA, PLA
Illinois Registered Landscape Architect
157-001848
Expires 08/31/2027

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
TREES						
	3	EXISTING TREE TO REMAIN				
DECIDUOUS TREES						
	4	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B	
	5	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5" Cal.	B&B	
	4	Zelkova serrata	Japanese Zelkova	2.5" Cal.	B&B	
ORNAMENTAL TREES						
	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.5" Cal.	B&B	
DECIDUOUS SHRUBS						
	8	Aronia melanocarpa 'McKenzie'	Black Chokeberry	36" Ht.	Pot	
	11	Ceanothus americanus	New Jersey Tea	18" Ht.	Pot	
	4	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	36" Ht.	Pot	
	18	Itea virginica 'Sprich'	Little Henry® Sweetspire	18" Ht.	Pot	
	23	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	18" Ht.	Pot	
	14	Rosa x 'Radtkopink'	Pink Double Knock Out® Rose	18" Ht.	Pot	
	3	Viburnum x juddii	Judd Viburnum	36" Ht.	Pot	
EVERGREEN SHRUBS						
	63	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	Pot	
	6	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot	
ORNAMENTAL GRASSES						
	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	
	8	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Pot	
	18	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
GROUND COVERS						
	91	Rosa x 'Meigalpio'	Red Drift® Groundcover Rose	1 gal.	Pot	18" o.c.
	6,819 sf	TURF GRASS				
PERENNIALS						
	24	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	18" o.c.

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
3. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
4. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

DRAWN BY	DATE	REVISIONS
MUA	1/16/26	REVISED PER CITY REVIEW

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.894.6000 f:847.894.6001 www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

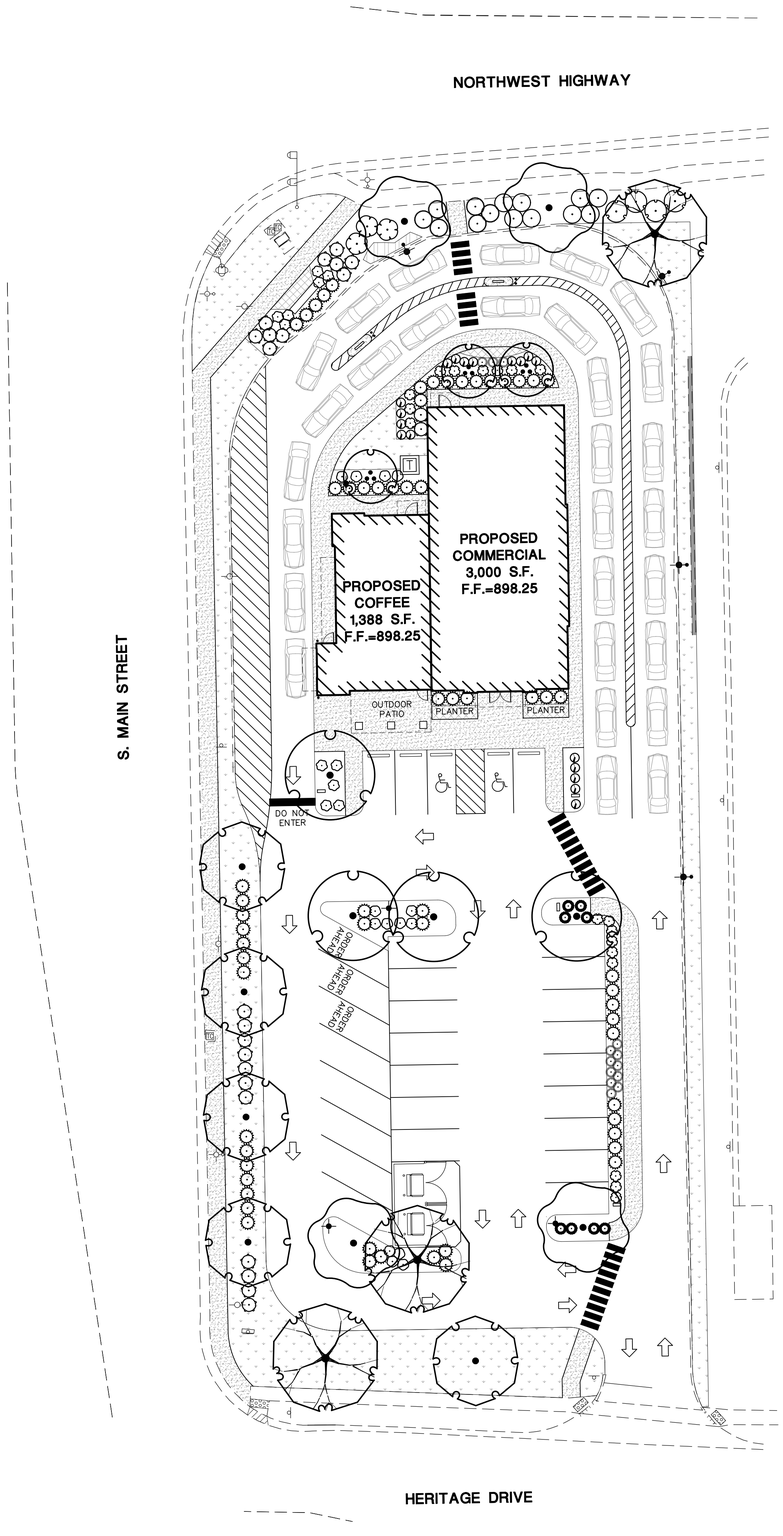
COMMERCIAL DEVELOPMENT
CITY OF CRYSTAL LAKE, ILLINOIS
LANDSCAPE SUMMARY AND DETAILS

PROJ. MGR.:	KRK
PROJ. ASSOC.:	MUA
DRAWN BY:	MUA
DATE:	12/10/25
SCALE:	AS NOTED

SHEET
L0 OF L2
CAQ.CLIL02

©2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME
TREES		
	3	EXISTING TREE TO REMAIN
DECIDUOUS TREES		
	4	Acer x freemanii 'Marmo'
	5	Ulmus americana 'Valley Forge
	4	Zelkova serrata
ORNAMENTAL TREES		
	3	Amelanchier x grandiflora 'Aut
DECIDUOUS SHRUBS		
	8	Aronia melanocarpa 'McKenzi
	11	Ceanothus americanus
	4	Cornus sericea 'Bailey'
	18	Itea virginica 'Sprich'
	23	Physocarpus opulifolius 'Donna
	14	Rosa x 'Radtkopink'
	3	Viburnum x juddii
EVERGREEN SHRUBS		
	63	Taxus x media 'Densiformis'
	6	Thuja occidentalis `Woodward
ORNAMENTAL GRASSES		
	13	Calamagrostis x acutiflora 'Karl
	8	Panicum virgatum 'Heavy Met
	18	Sporobolus heterolepis
GROUND COVERS		
	91	Rosa x 'Meigalpio'
	6,819 sf	TURF GRASS
PERENNIALS		
	24	Hemerocallis x 'Stella de Oro'

January 15, 2026 - 16:40 Dwg. Name: p:\projects\2024\data\Landscape Plan.dwg Updated By: mstuhrk

1-05 PRELIMINARY ACCEPTANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS/HER REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: MOWING AND EDGING TURF, PULLING WEEDS, WATERING TURF AND PLANT MATERIAL AND ANNUAL FLOWER MAINTENANCE.

1-06 WARRANTY:

A. ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE WARRANTEED FOR ONE (1) YEAR AFTER THE END OF THE 90 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HIS/HER REPRESENTATIVE. PLANT MATERIALS WILL BE WARRANTEED AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. THE WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. ONLY SOUND, HEALTHY, VIGOROUS PLANTS WHICH ARE FREE FROM SUNSCALD INJURIES, DISFIGURING KNOTS, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION SHALL BE PROVIDED. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN PATCHES.
   1. BALLED AND BURLAPPED PLANTS SHALL HAVE A FIRM NATURAL BALL OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS A ROOT SYSTEM NECESSARY FOR A FULL RECOVERY OF THE PLANT. ROOT BALL SIZES SHALL COMPLY WITH THE LATEST EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS). ROOT BALLS THAT ARE CRACKED OR MUSHROOMED ARE UNACCEPTABLE.
   2. CONTAINER GROWN STOCK SHOULD BE GROWN FOR AN AMOUNT OF TIME THAT IS OF SUFFICIENT LENGTH FOR THE ROOT SYSTEM TO HAVE DEVELOPED ENOUGH TO HOLD ITS SOIL TOGEHTER, FIRM AND WHOLE. PLANTS WILL NOT BE LOOSE IN THEIR CONTAINERS, NOR SHALL THEY BE POT-BOUND AND ALL CONTAINER GROWN STOCK WILL COMPLY WITH THE SIZES STATED ON THE PLANT LIST.
   3. NO EVIDENCE OF WOUNDS OR PRUNING CUTS SHALL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
   4. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND. THE HEIGHT OF EVERGREEN TREES ARE DETERMINED BY MEASURING FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP. HEIGHT AND/OR WIDTH OF OTHER TREES ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
   5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST. THE HEIGHT MEASUREMENT SHALL BE TAKEN FROM GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT, NOT THE LONGEST BRANCH. SINGLE STEM OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE FLUSHED WITH GROWTH AND HAVE GOOD FORM TO THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES OR OTHER ROOT OR BRANCH INJURIES.

2-02 ACCESSORIES:

A. TOPSOIL:
   1. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL OF A LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL. TOPSOIL SHALL BE REASONABLY FREE FROM CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS WITH A PH BETWEEN 6.5 TO 7.0.

B. TOPSOIL FOR SEED AREAS SHALL BE A MINIMUM OF 6".

C. SOIL AMENDMENTS SHALL BE AS FOLLOWS:
   1. FOR TREES AND SHRUBS THE PLANT PIT WILL BE BACKFILLED WITH PULVERIZED BLACK DIRT.
   2. FOR PERENNIALS AND ORNAMENTAL GRASSES THE SOIL MIXTURE WILL BE AS FOLLOWS: CM-63 GENERAL PURPOSE PEAT BASED MIX AS SUPPLIED BY MIDWEST TRADING. TOP BEDS WITH 8" OF CM-63 AND TILL INTO EXISTING BEDS TO A DEPTH OF 8". SOIL MIXTURES ARE AVAILABLE FROM MIDWEST TRADING. MIDWEST TRADING, ST. CHARLES, IL 60174 (630) 365-1990

D. FERTILIZER:
   1. FOR TREES AND SHRUBS USE: 14-4-6 BRIQUETTES 17 G OR EQUIVALENT AVAILABLE FROM ARTHUR CLESEN, INC. FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION. ARTHUR CLESEN, INC. 543 DIENS DRIVE, WHEELING, IL 60090 (847)537-2177
   2. FOR TURF AREAS USE 6-24-16 CLESEN FAIRWAY WITH MICRONUTRIENTS WITH MINOR ELEMENTS 3.0 % S, .02% B, .05% CU, 1.0% FE, .0006% MO, .10% MN AVAILABLE FROM ARTHUR CLESEN OR APPROVED EQUAL.

E. HERBICIDE:
   1. ROUND-UP OR APPROVED EQUAL

F. MULCH:
   1. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK WHICH HAS BEEN SCREENED AND IS FREE OF ANY GREEN FOLIAGE, TWIGS, ROCKS, SAWDUST, WOOD SHAVINGS, GROWTH OR GERMINATION INHIBITING INGREDIENTS, OR OTHER FOREIGN MATERIALS. BARK MULCH IS AVAILABLE FROM MIDWEST TRADING.
   2. MUSHROOM COMPOST AS AVAILABLE FROM MIDWEST TRADING.

G. WATER:
   1. WATER SERVICE WILL BE AVAILABLE ON THE SITE, WITH THE COST OF WATER BEING PAID BY THE OWNER. TRANSPORTING OF THE WATER FROM THE SOURCE TO THE WORK AREAS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL NECESSARY HOSE, PIPING, TANK TRUCK, ETC. SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR.

H. GUYING:
   1. STAKES: 5/8" X 40" STEEL EYE ANCHOR WITH 4" HELIX
   2. CABLE:
      a. TREES UNDER 5": FLEXIBLE 1/8" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL
      b. TREES 5" AND OVER: FLEXIBLE 3/16" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL.
   3. TURNBUCKLES: 5/16", EYE AND EYE, WITH 4" TAKEUP.
   4. HOSE: NEW TWO-PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D.

I. TREE WRAP: BURLAP TREE WRAP 4" WIDE.

J. TWINE: SOFT NURSERY JUTE.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS OF INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3-02 PREPARATION:

A. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF 'HORTICULTURE STANDARDS OF NURSERYMEN, INC.' AND AS DETAILED ON THESE DRAWINGS.

B. PLANTING SHALL BE PERFORMED BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

C. ALL UNDERGROUND UTILITIES MUST BE LOCATED AND MARKED CLEARLY.

D. APPLY ROUND-UP OR APPROVED EQUIVALENT TO KILL ANY EXISTING VEGETATION IN ALL AREAS TO BE PLANTED. CONFIRM LENGTH OF WAITING PERIOD BETWEEN CHEMICAL APPLICATION AND PLANT INSTALLATION WITH MANUFACTURER. DO NOT BEGIN PLANTING OPERATIONS UNTIL PRESCRIBED POST-APPLICATION WAITING PERIOD HAS ELAPSED. TAKE EXTREME CARE TO AVOID CHEMICAL DRIFT TO ADJOINING PROPERTIES OF LANDSCAPE PLANTINGS.

E. PRIOR TO ALL PLANTING, ROTOTILL ALL AREAS TO BE LANDSCAPED TO PREPARE FOR PLANT INSTALLATION TO A MINIMUM DEPTH OF 12". ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOUR. CHANGES IN GRADE ARE TO BE GRADUAL. BLEND SLOPES INTO LEVEL AREAS. REMOVE ALL DEBRIS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM AREAS TO BE PLANTED. REMOVE ALL CONCRETE SLAG LARGER THAN 2" IN DIAMETER.

F. TOPSOIL SHALL BE SPREAD OVER THE SITE AT A MINIMUM DEPTH OF 6". FOR THOSE AREAS WHICH ARE INDICATED AS PRAIRIE OR NATURAL AREAS ON THE DRAWINGS, A TOPSOIL DEPTH OF 18" IS RECOMMENDED WHERE POSSIBLE.

G. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREPARE ALL SEEDED AREAS BY DISKING AND RAKING PRIOR TO PLANTING SEED. SOIL SHALL BE LOOSENED AND SCARIFIED TO A MINIMUM DEPTH OF 6". FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".

H. LOCATE ALL PLANT MATERIAL AS INDICATED OR AS APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF OBSTRUCTIONS ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THE DRAWINGS, THEN DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.

I. PLANTING HOLES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANTING DETAILS. HOLES SHALL BE HAND DUG OR MACHINE DUG. GREAT CARE WILL BE TAKEN TO NOT EXCAVATE THE HOLE DEEPER THAN THE ROOT BALL AND THE DIAMETER SHALL BE A MINIMUM OF TWO TIMES THE ROOT BALL WIDTH. REMOVE ANY MATERIALS ENCOUNTERED IN EXCAVATION THAT MAY BE INJURIOUS TO PLANT GROWTH, INCLUDING STONES LARGER THAN 2" IN DIAMETER OR OTHER DEBRIS. SOIL TO BE USED AS BACKFILL SHOULD BE PULVERIZED.

J. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND ROOT SYSTEMS AND ROOT BALLS OF THE PLANTS. THE MIXTURES ARE OUTLINED IN SECTION B OF PART 2-02.

K. PRIOR TO PLANTING, PROVIDE ADDITIONAL TOPSOIL TO ALL PLANTING BEDS TO BRING THE FINISH GRADE OF THE BED TO 2" ABOVE LAWN GRADE AND TO FINISH GRADE OF ADJACENT HARD SURFACE GRADES.

L. ADD 2" THICKNESS OF MUSHROOM COMPOST TO ALL ANNUAL, PERENNIAL AND GROUNDCOVER BEDS. FINISH GRADE BED AND INSTALL PLANTS.

3-03 PLANTING PROCEDURES:

A. SET PLANT MATERIAL IN THE PLANTING HOLE TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT AND PLUMB. SET PLANT MATERIAL 2" ABOVE THE ADJACENT FINISH GRADE. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE TREATED BURLAP (GREEN). CUT AND REMOVE OR CUT AND FOLD DOWN UPPER HALF OF WIRE BASKET, DEPENDENT UPON TREE SIZE. BACKFILL HOLE BY FIRMLY TAMPING SOIL TO AVOID ANY AIR POCKETS OR VOIDS.

B. SET BALLED AND BURLAPPED PLANTS IN THE PLANTING HOLE AND COMPACT 8" OF SOIL AROUND THE BASE OF THE BALL. BACKFILL REMAINING SPACE WITH PLANTING MIXTURE. WATER PLANTS IMMEDIATELY AFTER PLANTING TO ELIMINATE ALL VOIDS AND THOROUGHLY SOAK THE PLANT ROOT BALL.

C. SPACE GROUNDCOVER PLANTS ACCORDING TO DIMENSIONS GIVEN ON THE PLANS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED NUMBER OF PLANTS. PLANT TO WITHIN 18" OF THE TRUNKS OF TREES AND SHRUBS OR AT THE EDGE OF THE PLANT BALL, WHICHEVER IS CLOSEST. PLANT TO WITHIN 12" OF EDGE OF BED.

D. MULCHING:
   1. INSTALL 4" DEPTH OF MULCH AROUND ALL TREE AND SHRUB BEDS AS INDICATED ON DRAWINGS OR PLANTING DETAILS. MULCH SHRUB PLANTING AREAS AS CONTINUOUS BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNK; FORM MULCH TO CREATE AN INVERTED CONE AROUND TRUNK.
   2. MULCH PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING BEDS WITH 2" MUSHROOM COMPOST. WATER MULCHED AREAS THOROUGHLY AFTER PLACING MULCH.

E. TREE WRAPPING IS NOT REQUIRED, UNLESS THE CONTRACTOR FEELS IT IS NECESSARY DUE TO CHARACTERISTICS OF A PARTICULAR SPECIES OR PAST EXPERIENCE WITH THE SPECIES. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED AS TO WHICH TREES ARE TO BE WRAPPED AND SHALL INSPECT THE TRUNK(S) BEFORE WRAPPING. TREE WRAP WILL NOT BE USED TO COVER DAMAGE OR DEFECTS. WHEN WRAPPING IS DONE, TRUNKS WILL BE WRAPPED SPIRALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIED WITH SUITABLE CORD AT THE TOP, BOTTOM AND 2" INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH.

F. STAKING AND GUYING OF TREES IS OPTIONAL. IF THE CONTRACTOR CHOOSES TO STAKE ALL OR PART OF THE TREES, HE/SHE SHALL USE THE METHOD SPECIFIED IN THE PLANTING DETAILS. ONE (1) STAKE IS TO BE USED ON TREES OF 1" CALIPER AND UNDER, OR 4' HEIGHT AND UNDER. TWO (2) STAKES ARE TO BE USED ON TREES OF 1" TO 2 3/4" CALIPER. GUY TREES OF 3" CALIPER OR LARGER AT THREE (3) PER TREE. THE ROOT BALL WILL NOT BE PIERCED WITH A STAKE. STAKES ARE TO BE DRIVEN AT LEAST EIGHTEEN (18) INCHES INTO SUBSOIL BELOW THE PLANTING HOLE. STAKES AND WIRE ATTACHMENTS SHALL BE REMOVED AFTER THREE MONTHS FOR SPRING PLANTED MATERIAL AND BY THE FOLLOWING MAY FOR FALL PLANTED STOCK BY THE CONTRACTOR. STAKING AND GUYING SHOULD BE DONE IMMEDIATELY AFTER LAWN SEEDING OR SODDING OPERATIONS.

G. SEEDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE TREATED AS FOLLOWS:
   1. TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 6" WHEN COMPACTED (TO BE PERFORMED BY OTHERS).
   2. SEED MIXTURE AND APPLICATION RATE - USE PREMIUM SEED MIX AS SUPPLIED BY ARTHUR CLESEN, INC. APPLY AT A RATE OF 5 LBS./1000 S.F.
   3. APPLY FERTILIZERS AND CONDITIONERS AT THE RATE SPECIFIED PER SOIL TEST FINDINGS. IN LIEU OF SOIL TEST RESULTS, APPLY TWO (2) TONS OF GROUND AGRICULTURAL LIMESTONE AND 1000 LBS. 10-10-10 OR EQUIVALENT ANALYSIS FERTILIZER PER ACRE. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
   4. SOIL PREPARATION AREAS WHERE VEHICULAR TRAFFIC HAS COMPACTED THE SOIL SHALL BE LOOSENED/SCARIFIED TO A MINIMUM DEPTH OF 6" BEFORE FERTILIZING AND SEEDING. FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".
   5. WATERING SEEDED AREAS SHALL BE DONE TO ENSURE PROPER GERMINATION. ONCE SEEDS HAVE GERMINATED, WATERING MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED APPROXIMATELY FOUR (4) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN 'AS NEEDED' BASIS.
   6. TURF IS BEING ESTABLISHED ON A VARIETY OF SLOPE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WHATEVER PROCEDURES HE/SHE DEEMS NECESSARY TO ESTABLISH THE TURF AS PART OF HIS/HER WORK. SEEDED AREAS WILL BE ACCEPTED WHEN ALL AREAS SHOW A UNIFORM STAND OF THE SPECIFIED GRASS IN HEALTHY CONDITION AND AT LEAST 90 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS/HER BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE/SHE INTENDS TO USE.

H. EROSION CONTROL BLANKET
   1. EROSION CONTROL BLANKET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION IN ALL AREAS SHOWN ON THE PLAN.
   2. INSTALL S-75 EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
   3. BLANKET SHOULD BE PREMARKED WITH STAPLE PATTERN.
   4. STAPLES SHOULD BE 8" WIRE STAPLES, APPLIED AT TWO (2) PER SQUARE YARD MINIMUM.
   5. SUITABLE EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE PLANS.

I. SODDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE COMPLETED AS FOLLOWS:
   1. RAKE SOIL SURFACE TO RECEIVE SOD TO COMPLETELY REMOVE ANY SOIL CRUST NO MORE THAN ONE DAY PRIOR TO LAYING SOD.
   2. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
   3. SOD SHALL BE LAID WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF THE GROUND IS FROZEN.
   4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT SOD.
   5. PLACE TOP ELEVATION OF SOD 1/2 INCH BELOW ADJOINING EDGING OR PAVING.
   6. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
   7. AFTER SOD AND SOIL HAVE DRIED, ROLL SEEDED AREAS TO ENSURE A GOOD BOND BETWEEN THE SOD AND SOIL, AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
   8. SODDED SLOPES 3:1 OR GREATER SHALL BE STAKED TO PREVENT EROSION AND WASHOUT.
   9. WARRANTY SODDING FOR A PERIOD OF ONE (1) YEAR FROM THE END OF THE 90 DAY MAINTENANCE PERIOD. IF SOD FAILS OR LACKS VIGOR AND FULL GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL REPEAT SITE PREPARATION OPERATIONS AND RE-SOD AFFECTED AREAS AT THE CONTRACTOR'S EXPENSE.
   10. NOTE: SOD SHALL BE A PREMIUM KENTUCKY BLUEGRASS BLEND, AND IS REQUIRED IN ALL AREAS INDICATED ON THE PLANS AS WELL AS AREAS WHICH HAVE BEEN AFFECTED BY CONSTRUCTION. SOD CAN BE PLACED AS LONG AS WATER IS AVAILABLE AND THE GROUND SURFACE CAN BE PROPERLY PREPARED. SOD SHALL NOT BE LAID ON FROZEN OR SNOW-COVERED GROUND. SOD SHALL BE STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHOULD BE MACHINE CUT TO PAD THICKNESS OF 3/4" (PLUS OR MINUS 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF PAD WILL NOT BE ACCEPTED.

J. TIMING OF PLANT MATERIAL AND SEEDING OPERATIONS:
   1. SEEDING OF SPECIFIED AREAS SHALL OCCUR WHEN THE SOIL TEMPERATURE IS ABOVE 55° F. NO SEED SHALL BE SOWN DURING PERIODS OF HIGH WINDS, OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING (SEE SECTION 3-02 (G)). SEEDING OPERATIONS FOR THE SPECIFIED MIXES SHALL OCCUR IN THE SPRING TIME FRAME OF APRIL 15 THROUGH JUNE 30 AND IN THE SUMMER TIME FRAME OF AUGUST 15 THROUGH DECEMBER 1. THE MIXES CONTAINING BLUEGRASS AND FESCUE SEED MUST HAVE SIX WEEKS TO HARDEN OFF FOR WINTER SURVIVAL.
   2. SOD SHALL BE INSTALLED WHEN THE GROUND IS NOT FROZEN OR SNOW COVERED AND TEMPERATURES ARE LESS THAN 80° F. IT SHALL NOT BE PLACED DURING A PERIOD OF EXTENDED DROUGHT.
   3. HERBACEOUS ORNAMENTAL PLANTS SHALL BE PLANTED BETWEEN MAY 1 AND JUNE 15 OR BETWEEN AUGUST 15 AND DECEMBER 1.
   4. SPRING PLANTING OF WOODY ORNAMENTAL PLANTS SHALL BE PERFORMED FROM THE TIME THE SOIL CAN BE EASILY WORKED UNTIL JUNE 1, EXCEPT THAT EVERGREEN PLANTING SHALL END ON MAY 15. OAK, HAWTHORN AND RED MAPLE SPECIES WILL ONLY BE PLANTED DURING THIS SPRING PLANTING PERIOD. FALL PLANTING WILL BEGIN AUGUST 15 AND WILL CONTINUE UNTIL THE GROUND CANNOT BE WORKED SATISFACTORILY, EXCEPT THAT EVERGREEN PLANTING SHALL BE PERFORMED BETWEEN AUGUST 15 AND DECEMBER 1.

3-04 MAINTENANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS/HER REPRESENTATIVE. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO: MOWING AND EDGING TURF, PULLING WEEDS, WATERING TURF AREAS AND PLANT MATERIAL PLUS ANNUAL FLOWER MAINTENANCE. THE CONTRACTOR WILL RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. DEAD MATERIAL WILL BE REMOVED. STAKES AND GUY WIRES WILL BE TIGHTENED AND REPAIRED AS REQUIRED.

3-04 ACCEPTANCE:

A. ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE WARRANTEED FOR ONE (1) YEAR AFTER THE END OF THE 90 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HIS/HER REPRESENTATIVE.

3-06 SITE CLEAN-UP:

A. THE CONTRACTOR SHALL PROTECT THE PROPERTY OF THE OWNER AND THE WORK OF OTHER CONTRACTORS. THE CONTRACTOR SHALL ALSO BE DIRECTLY RESPONSIBLE FOR ALL DAMAGE CAUSED BY THE ACTIVITIES AND FOR THE DAILY REMOVAL OF ALL TRASH AND DEBRIS FROM HIS/HER WORK AREA TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT .

DATE	REVISIONS	DRAWN BY
1/16/26	REVISED PER CITY REVIEW	MUA

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 | p:847.634.5500 | manhard.com
Civil Engineers • Water Resource Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

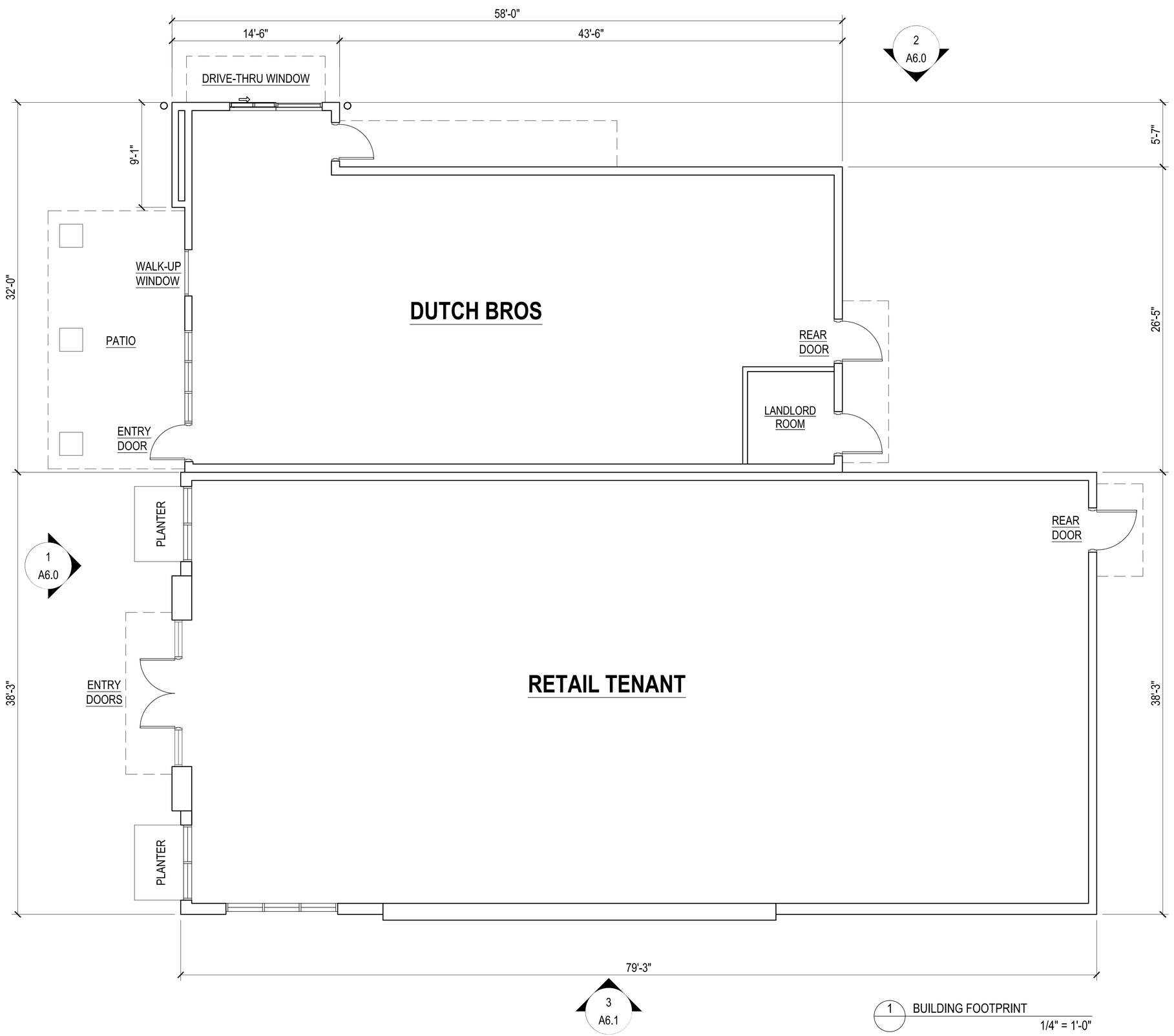
COMMERCIAL DEVELOPMENT
CITY OF CRYSTAL LAKE, ILLINOIS
LANDSCAPE SPECIFICATIONS

PROJ. MGR.:	KRK
PROJ. ASSOC.:	MUA
DRAWN BY:	MUA
DATE:	12/10/25
SCALE:	N.T.S.

SHEET
L2 OF L2
CAQ.CLIL02

© MANHARD CONSULTING, ALL RIGHTS RESERVED

NOT FOR CONSTRUCTION



1 BUILDING FOOTPRINT
1/4" = 1'-0"

DUTCH BROS Coffee

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES, OF CRYSTAL LAKE, IL RELATING TO STRUCTURES AND BUILDINGS

Project No: IL0506

Dutch Bros Coffee - Two Tenant End Cap
5999 Northwest Hwy, Crystal Lake, IL 60014

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

TWO TENANT ENDCAP

1/23/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING FOOTPRINT

DRAWN BY: CB | CHECKED BY: EK

SHEET NUMBER:

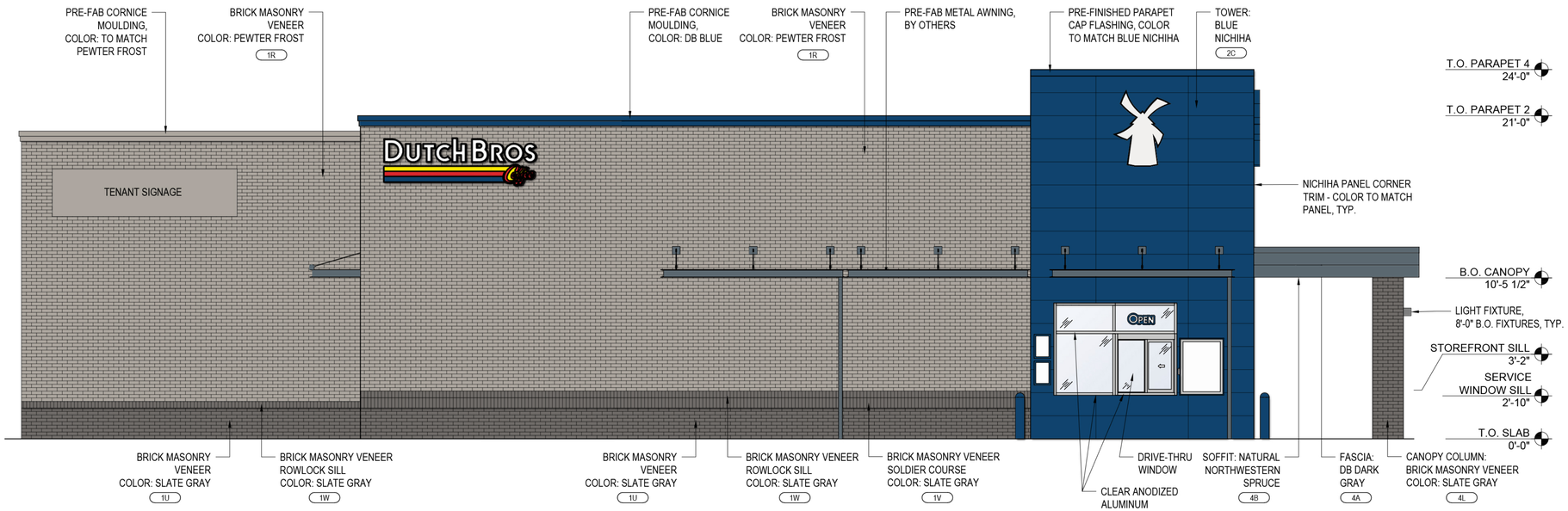
A1.0

©2025 DB Franchising USA, LLC

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

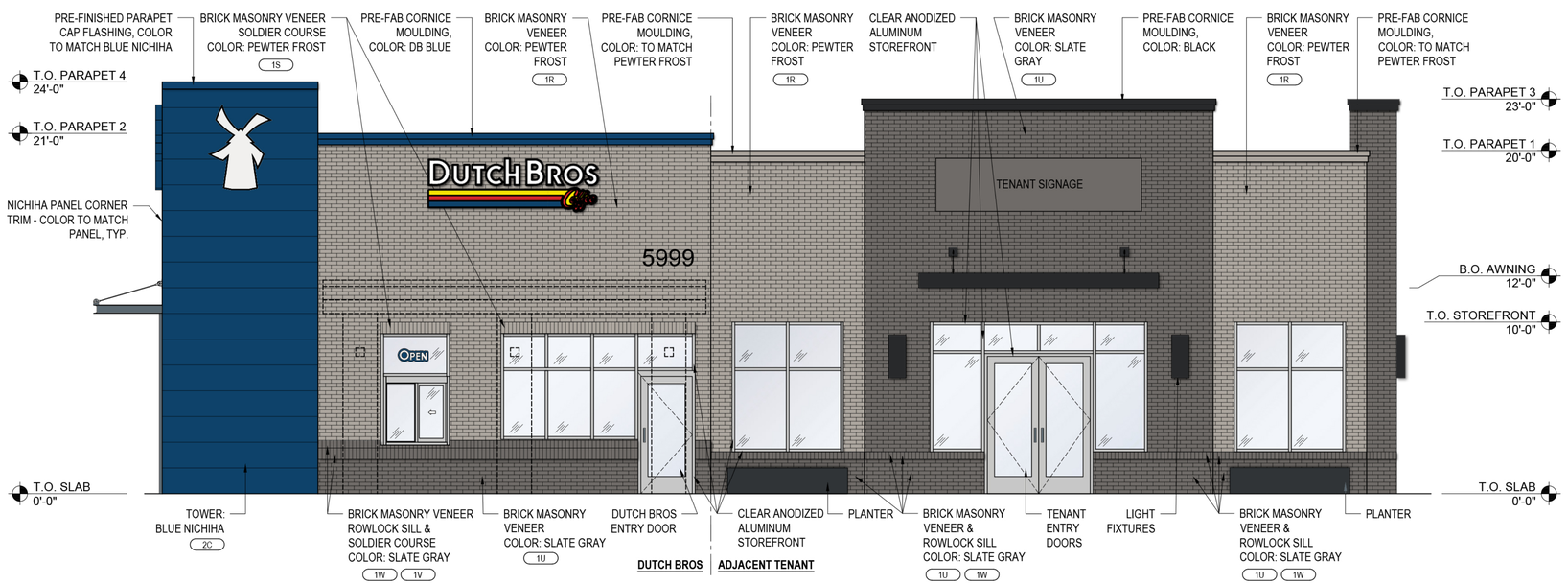
NOTE:

REFER TO SHEET A6.2 FOR FINISH SCHEDULE



2 DRIVE-THRU ELEVATION

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and other competition laws under the United States and foreign laws.

DUTCH BROS

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES, OF CRYSTAL LAKE, IL RELATING TO STRUCTURES AND BUILDINGS

Project No: IL0506

Dutch Bros Coffee - Two Tenant End Cap
5999 Northwest Hwy, Crystal Lake, IL 60014

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

TWO TENANT ENDCAP

1/23/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

DRAWN BY: CB | CHECKED BY: EK

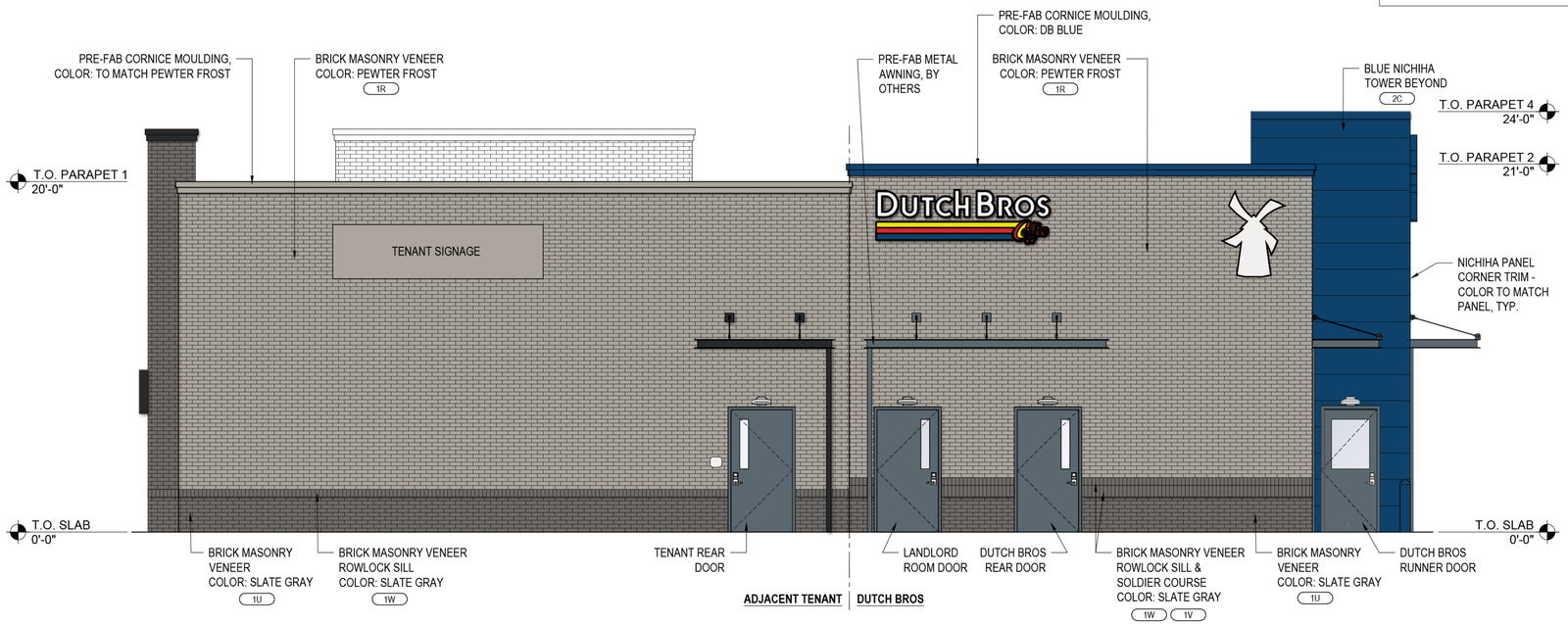
SHEET NUMBER:

A6.0

© 2025 DB Franchising USA, LLC

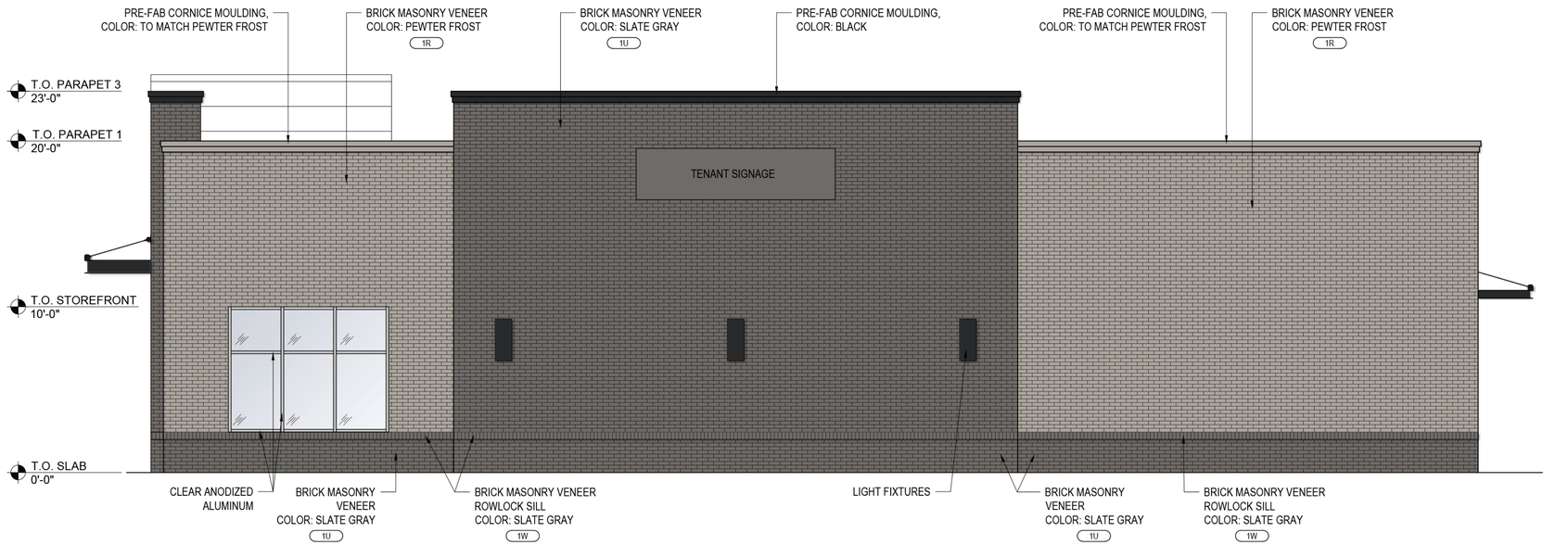
NOTE:

REFER TO SHEET A6.2 FOR FINISH SCHEDULE



4 REAR ELEVATION

1/4" = 1'-0"



3 SIDE ELEVATION

1/4" = 1'-0"

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES, OF CRYSTAL LAKE, IL RELATING TO STRUCTURES AND BUILDINGS

Project No: IL0506

Dutch Bros Coffee - Two Tenant End Cap
5999 Northwest Hwy, Crystal Lake, IL 60014

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

25-1373.00

TWO TENANT ENDCAP

1/23/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

DRAWN BY: CB | CHECKED BY: EK

SHEET NUMBER:

A6.1

©2025 DB Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and/or competition laws under the United States and foreign laws.

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and similar competition laws under the United States and foreign laws."

DUTCH BROS Coffee

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES, OF CRYSTAL LAKE, IL RELATING TO STRUCTURES AND BUILDINGS

EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY
SEE SHEETS A8.0 AND A8.1 FOR MATERIAL JOINTS AND CONNECTIONS

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1R	BRICK VENEER	WATSONTOWN BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)	COLOR: PEWTER FROST INSTALL: RUNNING BOND PATTERN
1S	BRICK VENEER	WATSONTOWN BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)	COLOR: PEWTER FROST INSTALL: SOLDIER COURSE
1U	BRICK VENEER	HEBRON BRICK COMPANY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)	COLOR: SLATE GRAY INSTALL: RUNNING BOND PATTERN
1V	BRICK VENEER	HEBRON BRICK COMPANY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)	COLOR: SLATE GRAY INSTALL: SOLDIER COURSE
1W	BRICK VENEER	HEBRON BRICK COMPANY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)	COLOR: SLATE GRAY INSTALL: ROWLOCK SILL
ZONE 2 (TOWER)				
2C	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 4 (FRAMED CANOPY)				
4L	COLUMN	HEBRON	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)	COLOR: SLATE GRAY INSTALL: RUNNING BOND PATTERN
4A	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4B	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED

Project No: IL0506

Dutch Bros Coffee - Two Tenant End Cap
5999 Northwest Hwy, Crystal Lake, IL 60014

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

TWO TENANT ENDCAP

1/23/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

FINISH SCHEDULE

DRAWN BY: CB | CHECKED BY: EK

SHEET NUMBER:

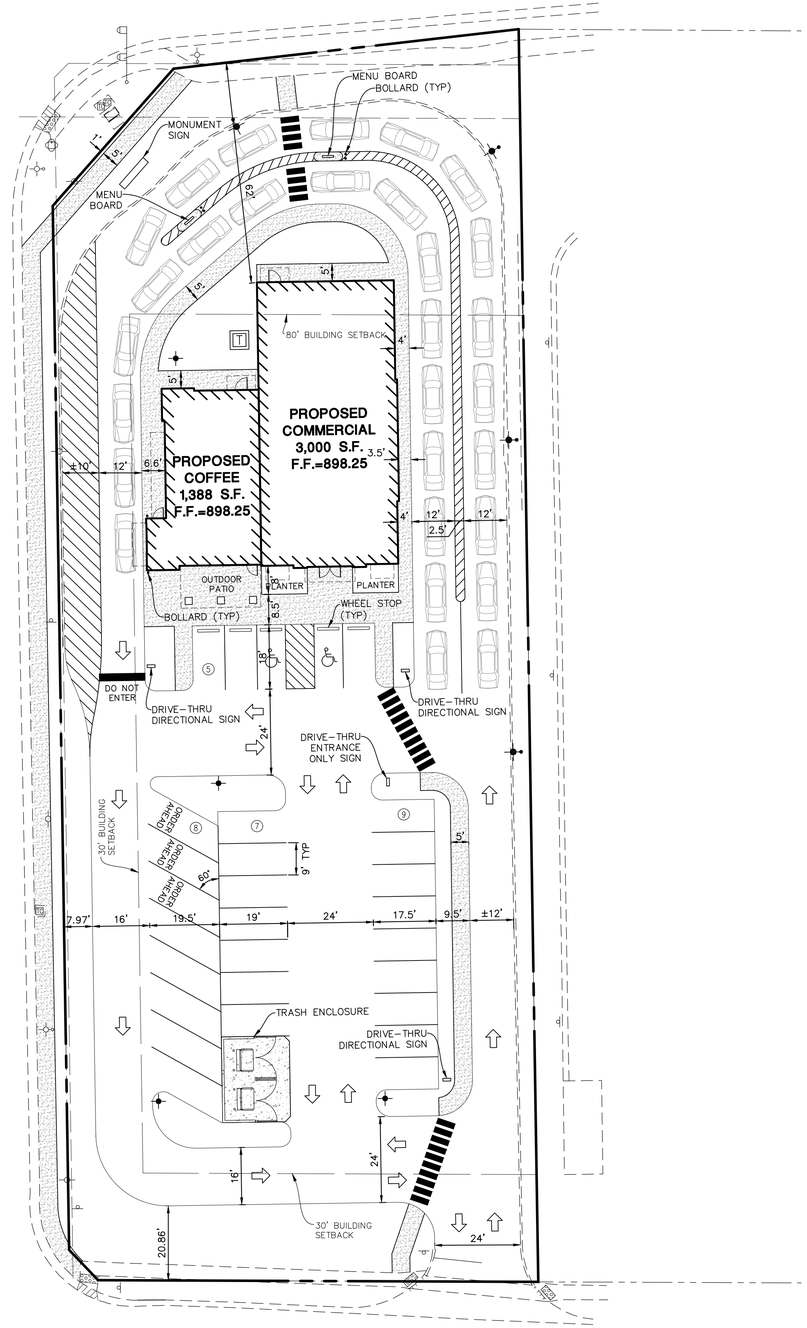
A6.2

©2025 DB Franchising USA, LLC

NORTHWEST HIGHWAY

S. MAIN STREET

HERITAGE DRIVE



January 15, 2026 - 14:25 Dwg Name: P:\Projects\2\data\Eng\Preliminary\Plan Set\SITE PLAN.dwg Updated By: KKilcawers

NORTHWEST HIGHWAY

S. MAIN STREET

HERITAGE DRIVE

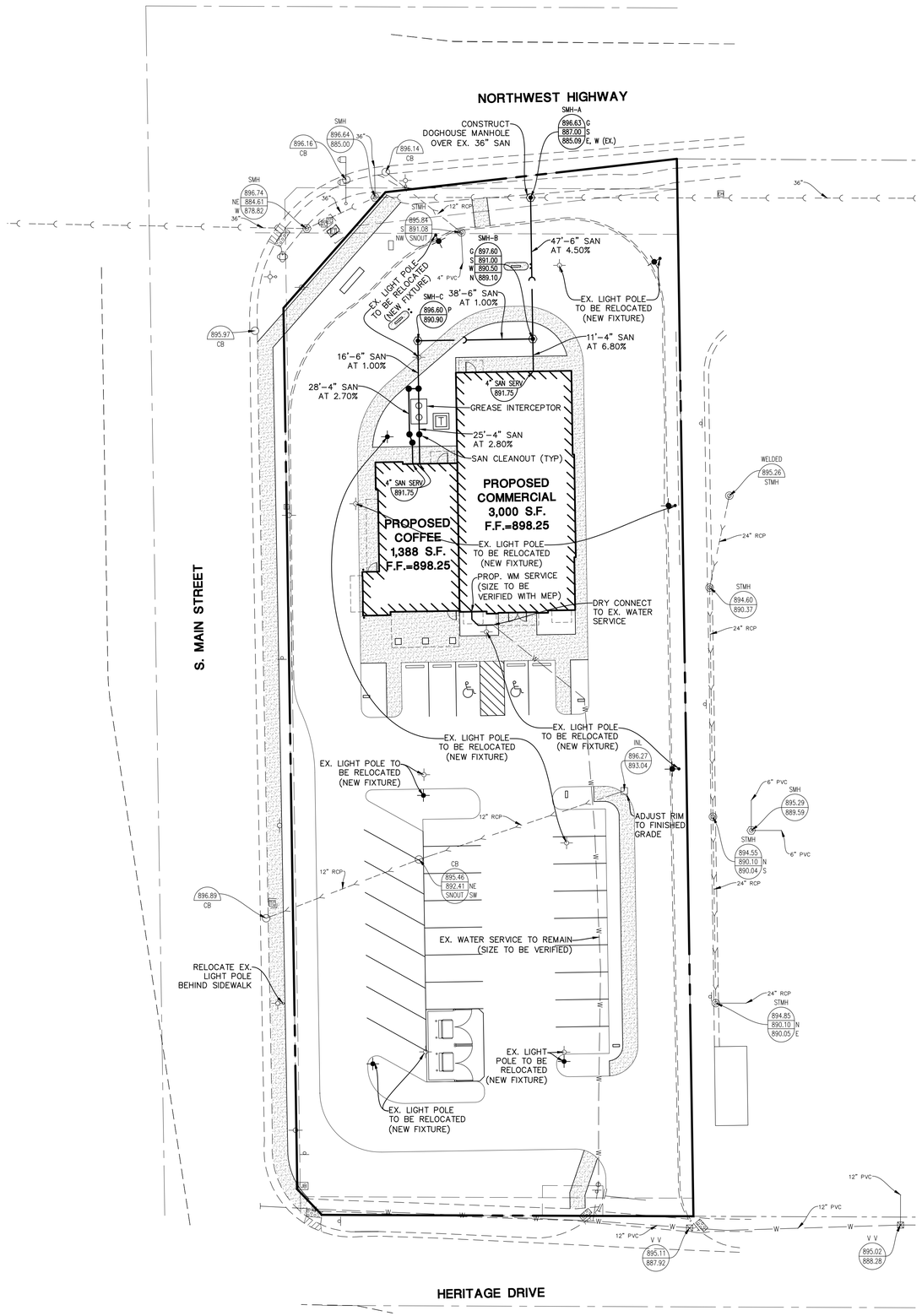
PROPOSED COMMERCIAL 3,000 S.F. F.F.=898.25

PROPOSED COFFEE 1,388 S.F. F.F.=898.25

BRICK RETAINING WALL TO REMAIN

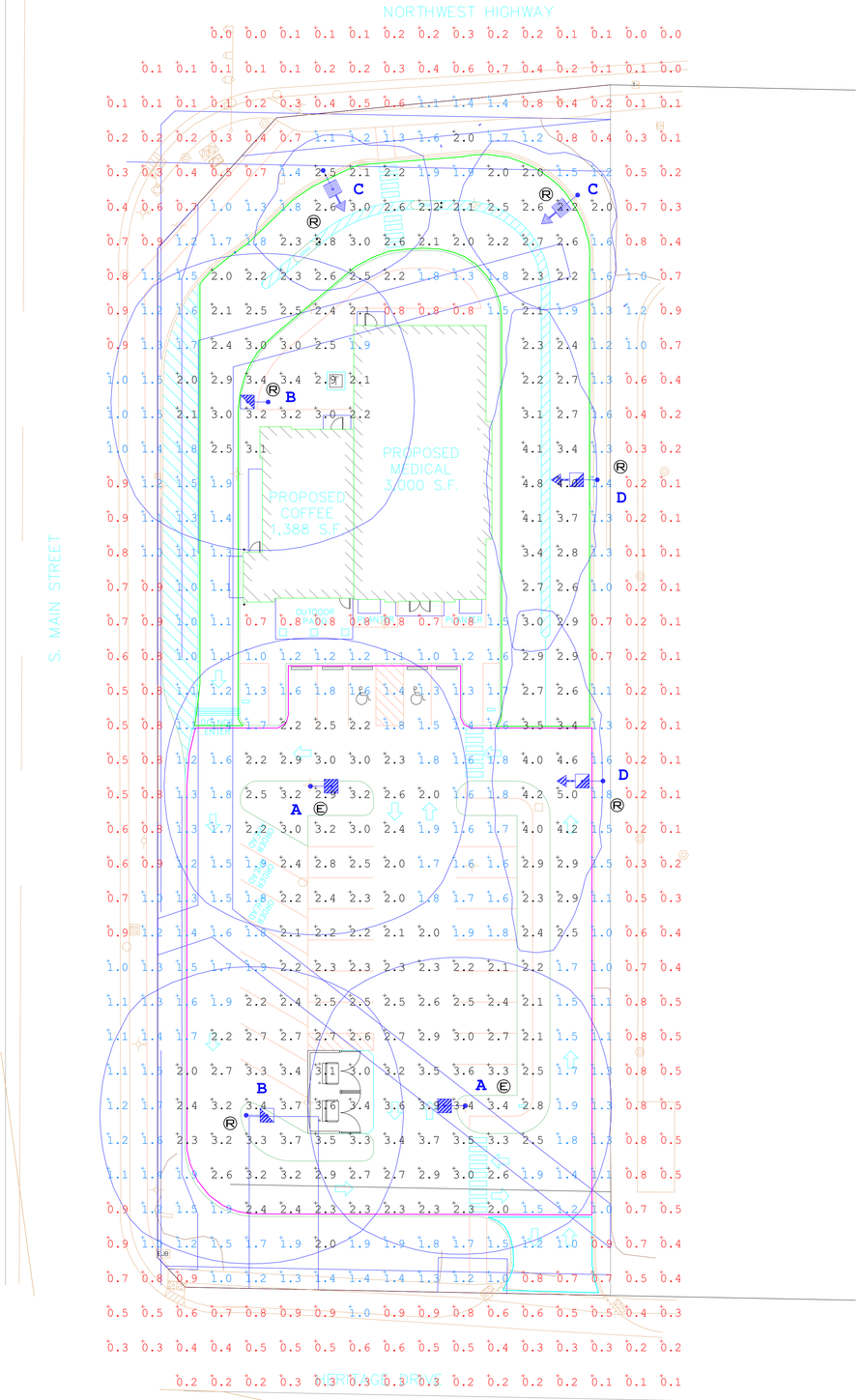
RIDGE

January 15, 2026 - 10:51 Dwg Name: P:\Projects\Kara\Cad\Preliminary\Plan Set\GRADING PLAN.dwg Updated By: KKlawiers



December 9, 2025 - 10:56 Dwg Name: P:\Cross\092\dwg\Eng\Preliminary\Plan Set\UTILITY PLAN.dwg Updated By: KKitowns

REVISIONS		
Rev #	Date	BY:



Ⓡ - RELOCATED POLE

Ⓔ - EXISTING LOCATION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE THRU	Fc	2.51	4.8	1.1	2.28	4.36	10	10
ENTRANCE DRIVE	Fc	0.88	1.2	0.7	1.26	1.71		
PARKING	Fc	2.49	5.0	1.2	2.08	4.17		

Luminaire Schedule

WLS17035 MEDICAL OFFICE CRYSTAL LAKE, IL PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A	20431	0.950	WLS-SL2-A1-18K-SM-40-70-T5-SLW 24' MOUNTING HEIGHT (EXISTING LOCATION)	134.5
	2	B	20431	0.950	WLS-SL2-A1-18K-SM-40-70-T5-SLW 24' MOUNTING HEIGHT (RELOCATED)	134.5
	2	C	8772	0.950	WLS-SL2-A1-08K-SM-40-70-T4-GSFB REAR-SLW 24' MOUNTING HEIGHT (RELOCATED)	55.7
	2	D	8753	0.950	WLS-SL2-A1-18K-SM-40-70-T4-BLS-SLW 24' MOUNTING HEIGHT (RELOCATED)	134.5

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS LIGHTING + ELECTRICAL

817-731-0020

PM:HOLLY

BY: J.P.

SHEET 1 OF 1

MEDICAL OFFICE
CRYSTAL LAKE, IL

WLS-190035A

DATE -12/8/25

SCALE: 1"=20'