#2026-017
551 Crystal Pointe Drive – McDonald's Variations
Project Review for Planning and Zoning Commission

Meeting Date: March 18, 2026

Request: Variations to allow a parking lot setback of eight feet instead of the required 20 feet, a reduction in perimeter landscape width of eight feet instead of 15 feet, and a reduction of parking spaces to 39 instead of the required 53 spaces.

Location: 551 Crystal Pointe Drive

Acreage: Approximately 49,962 square feet

Existing Zoning: B-2 General Commercial

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

Staff Contact: Darrell Moore (815.356.3612)

Background:

- The current use of the property is for a McDonald's restaurant. This is also the original use of the property, dating back to 1979 when a special use permit was granted for this purpose. At that time, the zoning code required all restaurants in the B-2 District to obtain a special use permit, and subsequent ordinances added "drive-throughs" to the list of uses requiring a special use permit. Over the years, the building and site were remodeled on multiple occasions and, each time, the special use permit was amended to approve those changes. However, since 2011, "limited-service restaurants" have been allowed by-right and "drive-throughs" have been allowed as limited use permits. Therefore, the petitioner is not required to amend the special use permit, which will, instead, expire upon redevelopment of the site. The only zoning approvals required at this time are for variations to parking standards.
- The purpose of the request is to allow for the redevelopment of an existing McDonald's restaurant with an entirely new building, reconfigured parking lot, and updated site layout. The requested variations are for a parking lot setback (8 feet instead of the required 20 feet) , a reduction in perimeter landscape width of eight feet instead of 15 feet, and the number of parking spaces (39 instead of the required 53 spaces). *An additional variation for signage will be heard separately by the City Council as non-planned-unit-development sign variations go straight to the City Council for review.*

- Previous Approvals:
    - A special use permit was granted in 1979 for a McDonald's with drive-through.
    - A special use permit amendment and variations were approved in 1996 to allow an indoor play area, a front yard setback variation and an 8-space parking variation. The special use permit amendment included an approved site plan, landscape plan and elevations.
    - A special use permit amendment was approved in 2017 for changes to the exterior, site plan, and landscape plan to allow for the addition of a second drive-through and to update the façade.

Development Analysis:

General

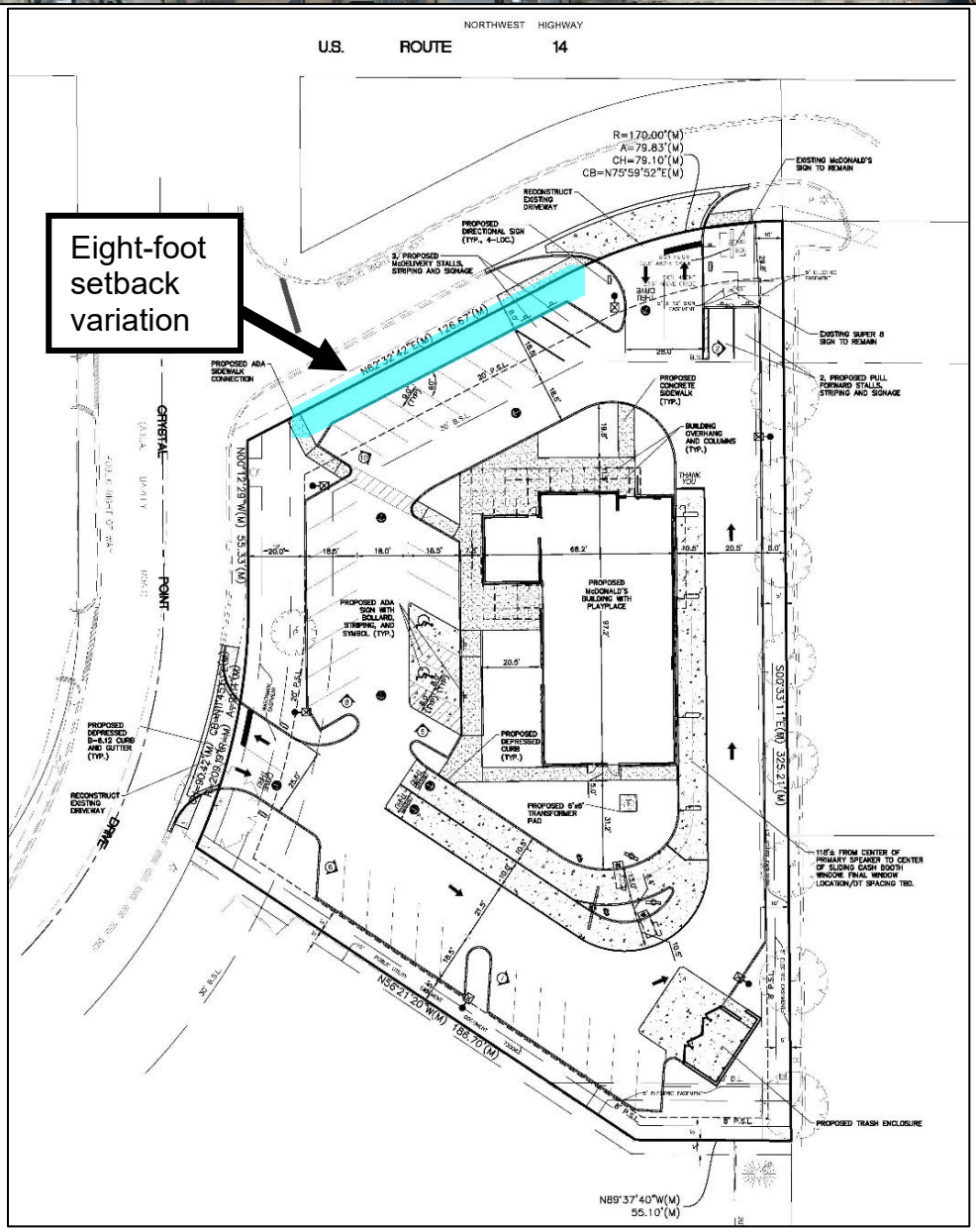
- Request: Variations to allow a parking lot setback of eight feet instead of the required 20 feet, a reduction in perimeter landscape width of eight feet instead of 15 feet, and a reduction of parking spaces to 39 instead of the required 53 spaces.
    - *Note: a secondary request for a sign variation will be heard separately by the City Council.*
- Zoning: The property is zoned B-2 General Commercial. This zoning designation is appropriate for this use.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.

Project Details and Analysis:

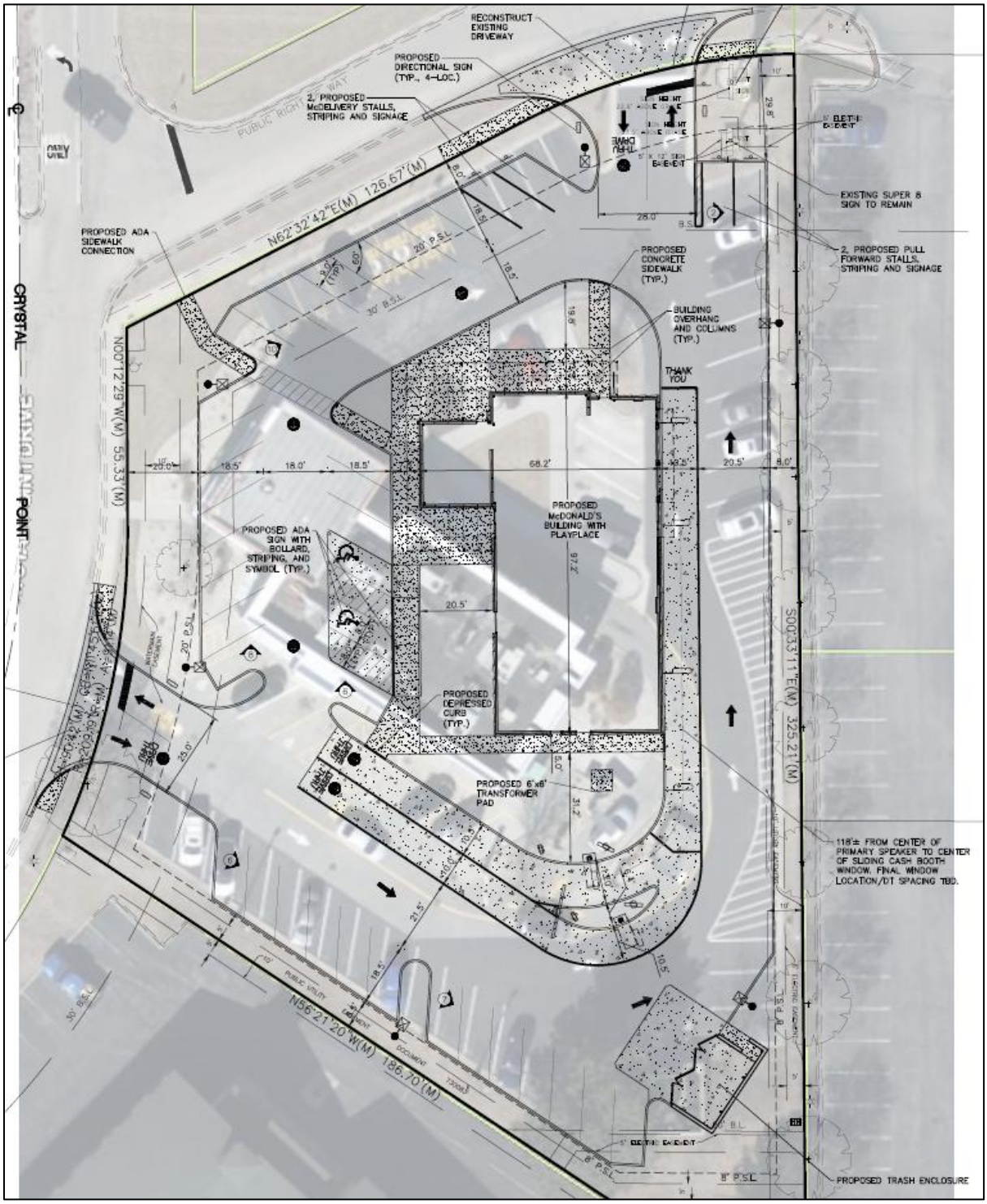
The redesigned restaurant will be reoriented to better align with the property shape and increase drive-through efficiency. It will continue to feature a "PlayPlace" indoor children's recreation area but also takes into account the increasing industry-wide customer preference for take-out over sit-down meals. According to the applicant, 70% of business by modern quick service restaurants (QSR) occurs via drive-through or mobile pickup, which they have offered as justification for reducing the number of required parking spaces. To support this assertion, the applicant conducted a survey of nine other McDonald's in the area and found the average peak demand was six spaces per 1,000 square feet. Applying this formula to the proposed 5,265-square-foot restaurant results in an expected average peak demand of 32 parking spaces. The highest observed parking demand for the nine restaurants surveyed was 36 spaces. Based on the data provided by McDonald's and utilizing their formula, the proposed 39 spaces would be sufficient to meet on-site parking demand.

The reconfigured parking lot will be eight feet from the right-of-way line to the north, instead of the required 20 feet, which also does not allow for the required 15-foot perimeter landscape width. The right-of-way along the north side of the property, which appears to be unnamed, branches off Crystal Pointe Drive and functions similarly to a cross-access easement. The current setback along the northern property line is only five feet, meaning this request represents a three-foot reduction of the existing nonconformity. Additionally, two parking spaces at the southwest corner of the property that currently encroach into the required setback are to be removed. The petitioner asserts that that it is the irregular shape of the lot that tapers on the north and south sides of the property that contributes to the need for a variation.

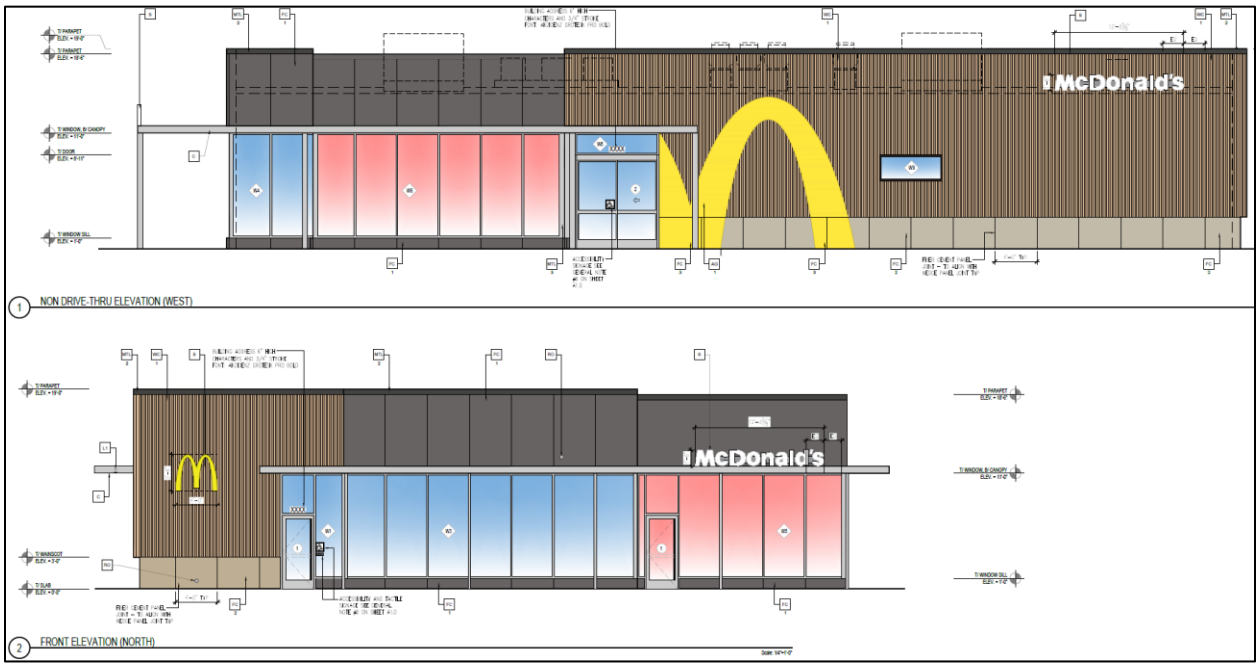




TOP: Property location
BOTTOM: Proposed site plan



ABOVE: Proposed site plan overlaid onto current aerial photo



ABOVE: Proposed exterior elevations (provided for reference only—the building materials meet UDO standards and are not subject to discretionary review)

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Variations to allow a parking lot setback of eight feet instead of the required 20 feet, a reduction in perimeter landscape width of eight feet instead of 15 feet, and a reduction of parking spaces to 39 instead of the required 53 spaces. 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.

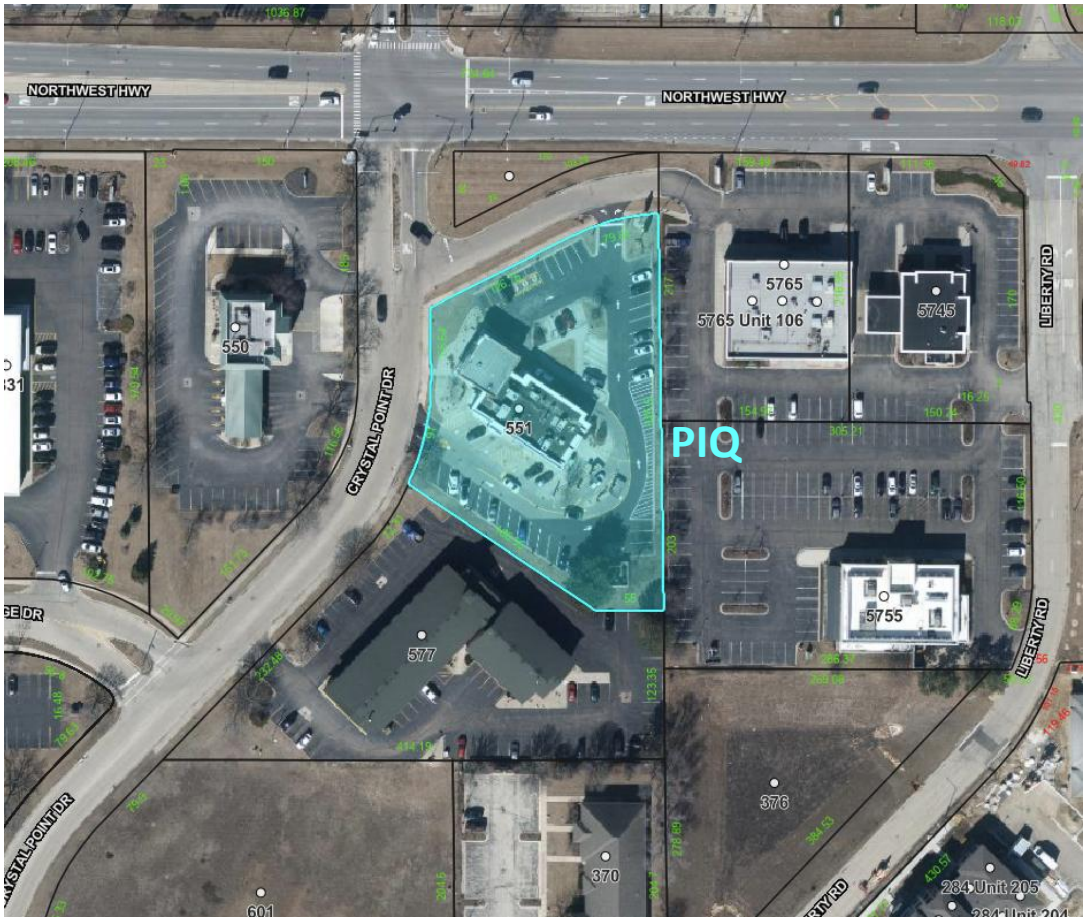
Recommended Conditions:

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

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
   A. Application (2/4/26)
   B. Site Plan (Watermark Engineering, 1/6/26)
   C. Preliminary Grading and Utility Plan (Watermark Engineering, 1/6/26)
   D. Landscape Plan (Upstream Design Group, 1/6/26)
   E. Photometric Plan (Security Lighting, 12/23/25)

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

PARCEL IN QUESTION



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: McDonald's Restaurant - 551 Crystal Point Dr.

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**
- X **Special Use Permit**
- X **Variation**
- ___ **Other**

Petitioner Information

McDonald's USA, LLC
Name: Attn: James E. Olguin

Address: 16101 S. 108th Ave., First Floor, Orland Park, Illinois 60467

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

McDonald's is requesting approvals for a special use permit for a drive-thru, site plan, signage, and associated variations for the construction of a new restaurant at 551 Crystal Point Dr.

Project Address/Location: 551 Crystal Point Dr.

PIN Number(s): 19-09-103-101-0000

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Joe Kerchner, Lingle Design Group, Inc., 158 West Main St., Lena, IL 61048 [redacted]

Attorney: James E. Olguin, Olguin Law LLC, 16101 108th Ave. First Floor, Orland Park, IL 60467 [redacted]

Engineer: Jeff Miller Watermark Engineering Resources, Ltd. 2631 Ginger Woods Pkwy Aurora, IL 60502 [redacted]

Landscape Architect: Dan Olson, Upstram Design Group LLC, [redacted] 1027 Nottingham Rd. Sycamore, IL 60178 [redacted]

Planner: Dan Olson Upstram Design Group LLC, [redacted] 1027 Nottingham Rd. Sycamore, IL 60178 [redacted]

Surveyor: Dan Walter, Compass Surveying, Ltd., 2631 Ginger Woods Pkwy Aurora, IL 60502 [redacted]

Other: _____

Signatures

_____

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

McDonald's USA, LLC

By: [redacted] 2.4.26

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.

OLGUIN LAW
LLC

RESPONSES TO STANDARDS FOR VARIATION

Applicant: McDonald's USA, LLC
Subject Property: 551 Crystal Point Drive, Crystal Lake, IL
Zoning District: B-2 General Commercial

The applicant requests the following Variations from the Unified Development Ordinance (UDO):

1. Parking Lot Setback: To allow a north parking setback of 8 feet (20 feet required).
2. Parking Count: To allow 39 parking spaces (52 spaces required).
3. Wall Signage: Per the City Code, responses to the Wall Signage Variations will be addressed subsequently with the City Council.

VARIATION REQUEST 1: NORTH PARKING SETBACK

Code Section: 4 200E.1 Requirement: 20-foot parking setback from rights of way. Proposed: 8-foot setback along the north property line.

General Standards (Section 9 200C.3)

1. 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.

The subject property possesses an irregular, non-rectangular geometry that narrows significantly toward the northern boundary. This physical constraint serves as a practical difficulty for redevelopment. Strict adherence to the 20-foot setback would significantly reduce the buildable width of the site, making it impossible to install the code-mandated drive-through safety features, specifically the bypass lane and escape route required by UDO Section 2 400C 7. The 8-foot setback is the minimum necessary to accommodate these safety circulation features within the lot's unique shape.

2. The variation, if granted, will not alter the essential character of the locality.

The reduced setback will not negatively impact or alter the area's character. The northern property line abuts the entrance drive to an existing commercial shopping center, not a residential neighborhood or sensitive use. The site plan proposes significantly enhanced landscaping within the remaining 8-foot buffer to visually soften the parking field, ensuring the aesthetic intent of the B-2 district is maintained despite the geometric reduction. In addition, the existing parking already extends into the 20’ parking setback.

Supplemental Standards

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

Most B-2 commercial properties in the vicinity are rectangular outlots developed with standard geometry. This property is uniquely challenged by its irregular shape and its status as a reconstruction of a legacy use, forcing modern safety standards (bypass lanes) into a constrained footprint that does not affect other properties generally.

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

The applicant did not create the irregular lot shape, nor did they create the modern code requirement for a bypass lane, which necessitates the wider drive aisle. The hardship is imposed by the application of current geometric safety standards to a pre-existing, irregularly shaped parcel.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Granting the setback reduction enhances public welfare by allowing for the installation of a drive-through bypass lane. This feature improves on-site safety by allowing vehicles to exit the queue in emergencies, reducing conflict points. The encroachment is toward a commercial drive aisle, preventing injury to adjacent property enjoyment.

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

The variation is for surface parking and poses no impact on light or air. Far from increasing congestion, the variation facilitates a better drive-through layout that prevents queuing onto public streets. The reduced setback allows for wider drive aisles, ensuring Fire Department apparatus can navigate the site safely.

VARIATION REQUEST 2: PARKING COUNT

Code Section: 4 200D (Table 4 200D) Requirement: 1 space per 100 SF (52 spaces). Proposed: 39 spaces.

General Standards (Section 9 200C.3)

1. 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.

The hardship is derived from the reconstruction nature of the project combined with the UDO's static parking ratio. The code requirement of 1 space per 100 SF does not reflect the operational reality of a modern Quick Service Restaurant (QSR), where up to 70 percent of business occurs via drive-through or mobile pickup. A site-specific parking demand review of nine comparable local restaurants conducted by KLOA, Inc. confirmed an actual peak demand of only 29 spaces. Their findings are as follows:

PEAK PARKING DEMANDS OF OTHER MCDONALD'S RESTAURANTS

Address	Municipality	Size (S.F.)	Peak Demand (spaces per 1,000 S.F.)	Peak Parking Demand[1]
500 E. Algonquin Road[2]	Algonquin	5,000	4.40	22
653 S. Rand Road[2]	Lake Zurich	5,100	5.29	27
2151 E. Laraway Road	New Lenox	4,900	7.14	36
31 E. 63rd Street[2]	Westmont	5,880	7.14	36
355 S. Schmale Road	Carol Stream	3,700	4.86	25
2111 Midwest Road	Oak Brook	5,223	5.74	29
1657 W. 95th Street	Chicago	3,235	5.87	30
10 S. 710 Kingery Highway[3]	Burr Ridge	4,400	6.36	32
225 E. Ogden Avenue	Downers Grove	5,700	4.74	24
	Average	**4,795**	**6.00**	**29**

1 – For the proposed 5,100 S.F. redeveloped restaurant in Crystal Lake
2 – Restaurant contains a PlayPlace
3 – This restaurant has since been relocated to 9101 S. Kingery Highway

Forcing the construction of 13 unnecessary stalls (to reach 52) would create a hardship by forcing the reduction of landscape and open space to pave areas that will remain empty.

2. The variation, if granted, will not alter the essential character of the locality.

Granting the reduction aligns with the character of the commercial corridor by preventing an asphalt sea appearance. By limiting pavement to what is actually utilized, the site can accommodate the enhanced perimeter landscaping as proposed, improving the visual quality of the Crystal Point Drive corridor compared to the existing condition.

Supplemental Standards

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

General retail uses in the B-2 district typically require longer-duration parking. The Quick Service restaurant model is unique in that its primary customer base (drive-through users) never occupies a parking stall. This operational distinction renders the general parking code excessive for this specific use.

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

The applicant did not create the discrepancy between the UDO's parking ratios and modern consumer behavior. The hardship is regulatory, driven by a code standard that has not kept pace with the shift toward drive-through and mobile ordering.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements.

Reducing the parking count enhances public welfare by reducing impervious surface coverage, thereby decreasing stormwater runoff. The proposed 39 spaces still provide a 34 percent surplus over the projected peak demand of 29 vehicles, ensuring no spillover parking will injure adjacent properties.

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

The reduction allows for greater open space, improving aesthetics and property values. It will not increase congestion; the parking demand review confirms that the site can fully accommodate all customer vehicles on-site without queuing onto the right-of-way.

OLGUIN LAW LLC

Limited Use Permit Standards Response

a. General:

i. Drive-through windows and lanes are not placed between the right-of-way of the primary street (U.S. Route 14 or Crystal Point Rd.) and the McDonald's building.

ii. Drive-through windows and lanes are placed to the side and rear of the building served. As the lanes are not located between the right-of-way of the primary street and the building, the additional landscape plantings required under Section 4-400 for right-of-way buffering do not apply to the drive-through lane itself. Nevertheless, McDonald's is proposing enhanced landscaping over what is presently on site.

iii. Drive-through windows are not located on the side of a building adjoining any residential property. The site is bordered by a bank to the west, a hotel to the south, and shopping centers to the north and east.

b. Special use required: A special use is not required as the drive-through is not adjacent to a residential property.

c. Stacking space criteria:

i. Stacking spaces and lanes are designed so they do not impede on and off-site traffic movement, do not cross or pass through off-street parking areas, and do not create a potentially unsafe condition for pedestrian access to the public entrance. Pedestrian crossings are properly marked, and site circulation is one-way counterclockwise.

ii. Drive-through lanes are separated from off-street parking areas. Individual lanes will be striped, marked, and otherwise distinctly delineated.

iii. Bypass lanes and adjacent drive aisles maintain the same counterclockwise direction of traffic flow as the drive-through.

iv. The drive-through lanes have a width of 10 and 10.5 feet. The City Engineer has assessed the proposal and granted administrative approval for this reduction from 12 feet for this site.

v. The drive-through facilities are provided with a bypass lane exceeding the minimum width of 10 feet.

vi. No alleys or driveways in residentially zoned areas are used for the circulation of customer traffic.

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vii. Each stacking space is a minimum of 10 feet wide by 20 feet long.

viii. The drive-through facility is provided with an "escape" route from the existing queue.

ix. Estimates of anticipated drive-through traffic, processing rates, and other operational data from comparable facilities will be provided to the City.

d. Required number of stacking spaces for specific uses:

v. Limited-service (fast food) restaurant (all others): The proposal provides a total of 15 stacking spaces, exceeding the requirement of nine. Additionally, 5 stacking spaces are provided between the order board and the pickup window, exceeding the minimum requirement of four.

Certificate of the Publisher

Northwest Herald

Description:CRYSTAL - MCDONALD'S USA
2308299

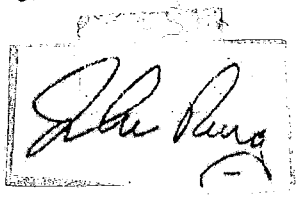
OLGUIN LAW LLC
16101 S 108TH AVE., 1ST FL
ORLAND PARK IL 60467

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
02/27/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
27th day of February, A.D. 2026

Shaw Media By:



John Rung, Publisher

Account Number 10226512

Amount $113.32

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

IN THE MATTER OF THE PETITION OF

McDONALD'S USA, 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 **McDonald's USA, LLC**, owner, for **Variations** on the property at **551 Crystal Pointe Drive, Crystal Lake, Illinois, 60014. PIN: 19-09-103-101.**

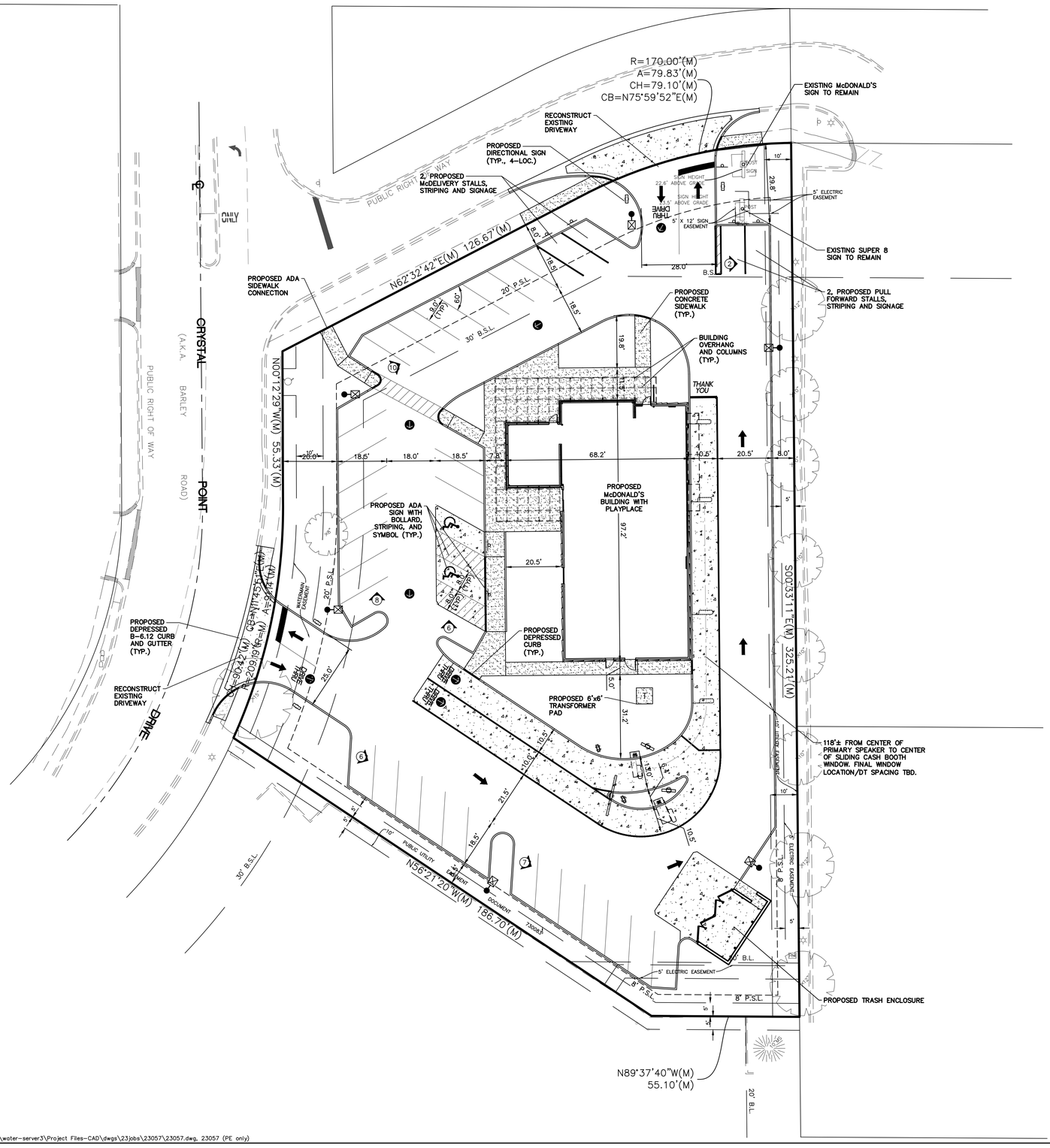
This application is filed for the purpose of seeking **Variations to allow a parking lot setback of eight feet instead of the required 20 feet in a yard abutting a street, a reduction of parking spaces to 39 instead of the required 53 spaces, a total sign area of 379 square feet instead of the maximum 150 square feet, and any other Variations necessary to approve the request to allow the proposed improvements, pursuant to Articles 3 and 4 of the Unified Development Ordinance.**

Plans for this project can be viewed at the City of 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, **March 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 Northwest Herald Feb. 27, 2026) 2308299

NORTHWEST HIGHWAY

U.S. ROUTE 14





20 0 10 20 40 80

GENERAL NOTES:
THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24.0172 DATED 07/11/2024)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
(630) 820-9100

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	37
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	39

TOTAL SPACES REQUIRED = 53 (U.D.O. TABLE 4-200 D)
1 SPACE PER 100 SF OF GROSS FLOOR AREA 54 SPACES

39 PROPOSED < 53 SPACES REQUIRED = VARIANCE REQUIRED

DRIVE THRU DATA
TOTAL STACKING REQUIRED (U.D.O. TABLE 4-200 G)
(9 TOTAL AND 4 BETWEEN ORDER BOX AND THE FIRST SERVICE WINDOW)

TOTAL
15 STACKING SPACES PROPOSED > 9 STACKING SPACES REQ.

ORDER BOX TO FIRST SERVICE WINDOW
6 STACKING SPACES PROPOSED > 4 STACKING SPACES REQ.

SITE DATA

ZONING	=	B-2
LOT AREA	=	50,360 S.F. (1.16 AC.)
BUILDING AREA	=	5,265 S.F.

PRELIMINARY SITE PLAN

NO.	REVISIONS	DATE
1	MINOR SITE PLAN REVISIONS	1/6/2026

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - CRYSTAL LAKE, IL
551 Crystal Point Drive
Crystal Lake, Illinois 60014

Prepared By:

WatSermark Engineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

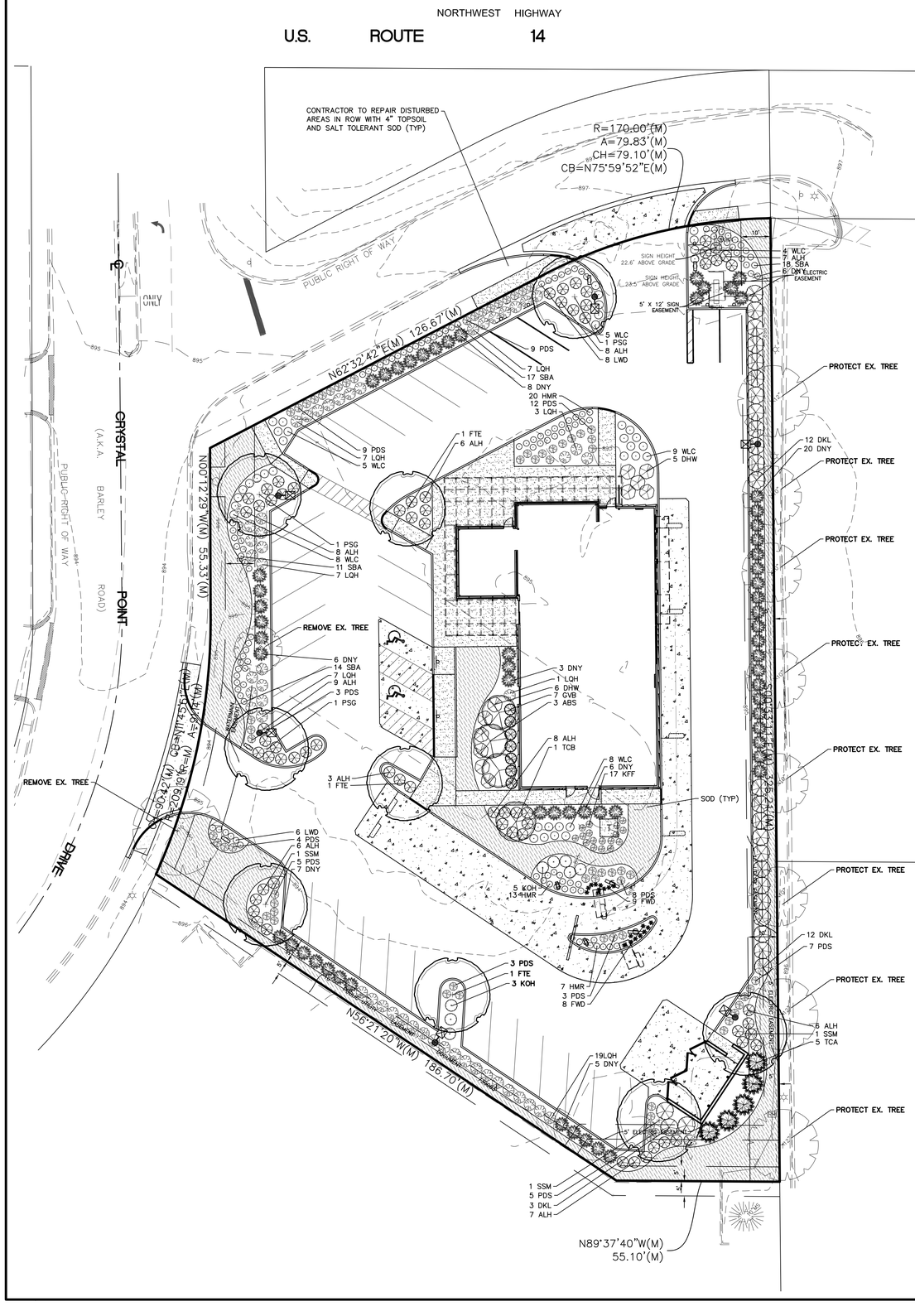
CHECKED BY:	J. MILLER
DESIGN BY:	S.PUMPHREY
DRAWN BY:	S.PUMPHREY
DATE:	DECEMBER 16, 2023
SCALE:	1" = 20'
PROJECT NO.:	23-057

1 OF 1

LC #12-0356

PRELIMINARY SITE PLAN

\\water-server3\Project Files-CAD\dwgs\23jobs\23057\23057.dwg, 23057 (PE only)



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. DURING THE BIDDING PROCESS, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR OTHER PARTIES RESPONSIBLE FOR THE OVERALL BIDDING OF THE PROJECT TO DETERMINE WHICH CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
    A. 4" MINIMUM IN GRASS OR SOD AREAS
    B. 6" MINIMUM IN PLANTING AREAS
    C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24.0172 DATED 07/11/2024)
   PREPARED BY: COMPASS SURVEYING LTD
   2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
   (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

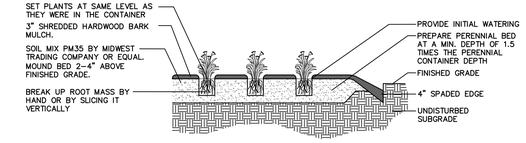
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
3	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
3	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.
3	FTE	Ulmus x frontier	Frontier Elm	2 1/2" Cal.
3	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'
1	TCB	Fagus sylvatica 'Roseo-Marginata'	Tricolor Beech	6'

FLOWERING AND EVERGREEN SHRUBS

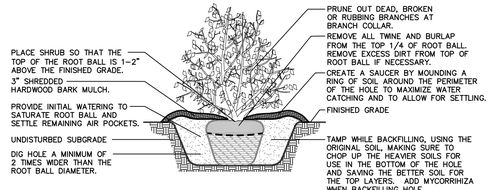
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
68	ALH	Aronia melanocarpa 'UCONNAM165'	Aronia Low Scape Hedger	3 Gal.
8	KOH	Diervilla 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.
51	LQH	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	3 Gal.
27	DKL	Syringa mereyi 'Palibin'	Dwarf Korean Lilac	5 Gal.
11	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
7	GVB	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 Gal.
61	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

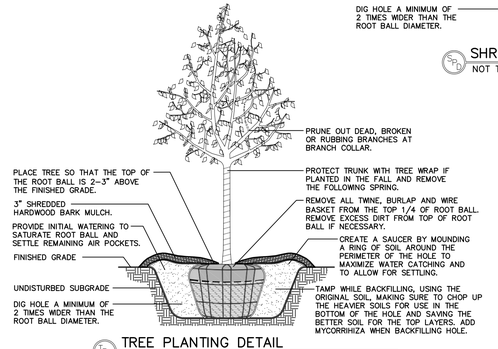
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
60	SBA	Allium ' Summer Beauty'	Summer Beauty Onion	1 Gal.
17	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1 Gal.
14	LWD	Hemerocallis 'Little Wine Cup'	Little Wine Cup Daylily	1 Gal.
40	HMR	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	1 Gal.
39	WLC	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
17	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
68	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.



PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

ISA CERTIFIED ARBORIST
DANIEL D. OLSON
IL-5081A

Know what's **Below.** **Call** before you dig.
811

20 0 10 20 40 80

NO.	REVISIONS	DATE
1	REVISED PER SITE PLAN AND BLDG CHANGES	10/2/6

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - CRYSTAL LAKE, IL
551 Crystal Point Drive
Crystal Lake, Illinois 60014

Prepared By:

UPSTREAM DESIGN GROUP
dolson@upstreamdesigngroup.com

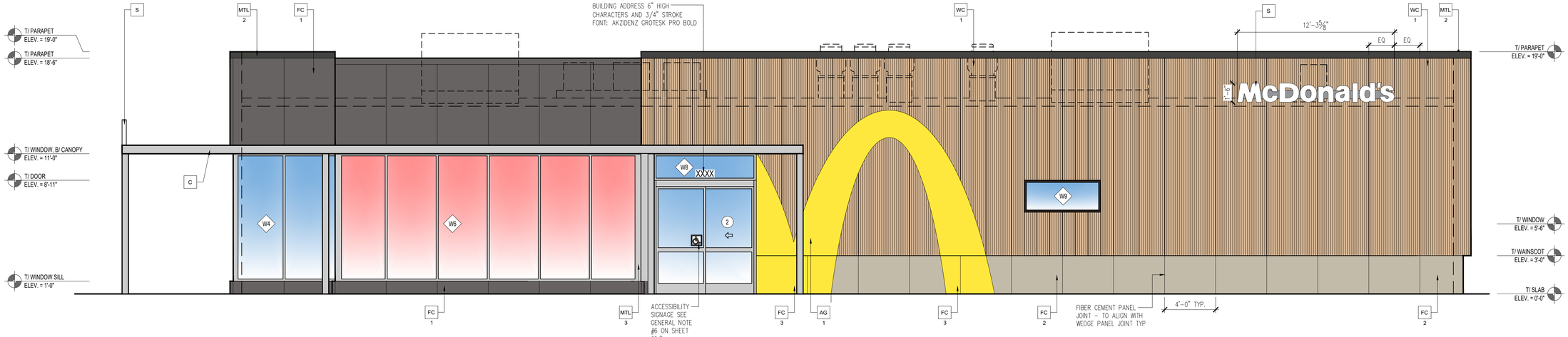
CHECKED BY:	D.OLSON
DESIGN BY:	D. OLSON
DRAWN BY:	D. OLSON
DATE:	DECEMBER 19, 2025
SCALE:	1" = 20'
PROJECT NO.:	23-057

L-1

LC #12-0356

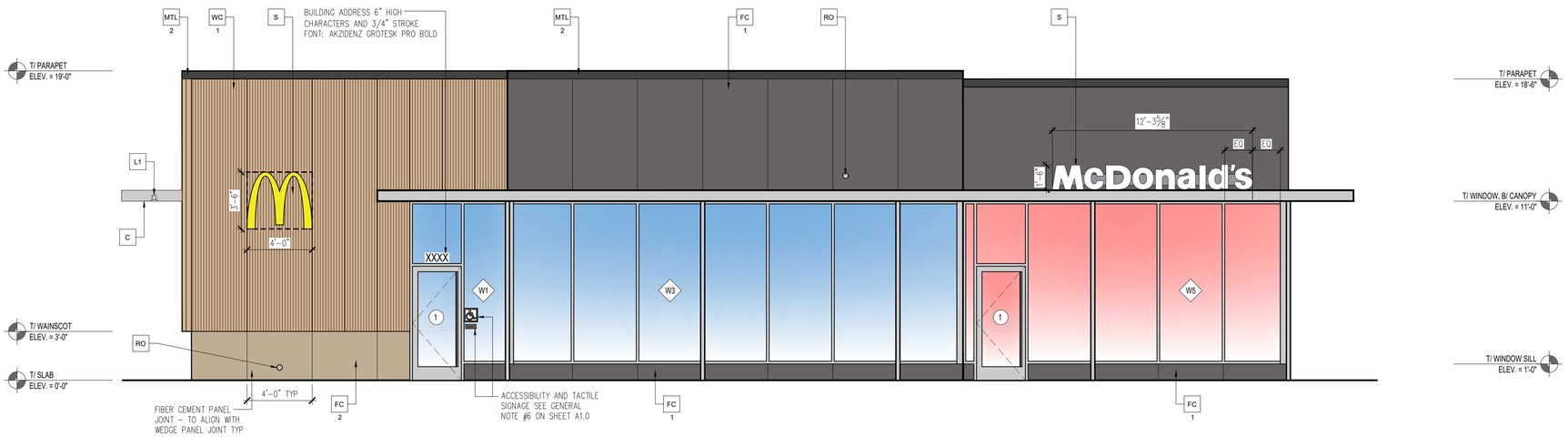
LANDSCAPE PLAN

LANDSCAPE PLAN



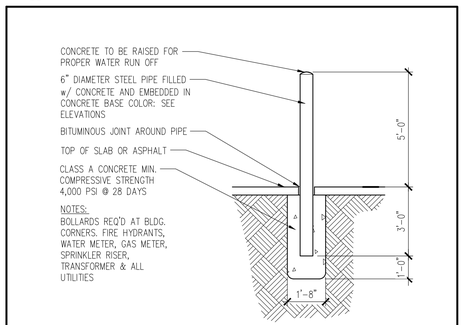
1 NON DRIVE-THRU ELEVATION (WEST)

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



2 FRONT ELEVATION (NORTH)

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



5 PIPE BOLLARD DETAIL

N.T.S.

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE SUPPLY 1-800-423-5247, FAX: 1-877-538-6882, WWW.FRANKESUPPLY.COM, EMAIL: fs-frankesupply.us@franke.com

NOTE:
1. TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING FINISHES AND COLORS.

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1-C2)
HEX CODE: #4C4A44
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

ELEVATION KEY NOTES:

AG ## — APPLIED GRAPHIC - METAL ON THERMALLY MODIFIED WOOD CLADDING PANEL - POWDER COATED TO MATCH RAL 1003
TYPE:
1 = M ARCH (GOLD)

ACM ## — ALUMINUM COMPOSITE MATERIAL PANEL, ALUCOBOND, PLUS DRY REVEAL, 4mm THICKNESS
TYPE:
1 = MAIN ENTRY, POWDER COATED TO MATCH RAL 1003 (GOLD), SEMI-GLOSS
2 = COURIER ENTRY, ANODIC CLEAR MICA
3 = DRIVE THRU SURROUND, BRUSHED CARBON, PROVIDED BY METAL-ERA
4 = DRIVE THRU ETCHED PANEL, BRUSHED CARBON, ETCHED W/ JUMBLED DANCING ARCHES, PROVIDED BY METAL-ERA.

C — ALUMINUM CANOPY SYSTEM
COLOR: MATCH CLEAR ANODIZED ALUMINUM STOREFRONT

D — EXISTING HOLLOW METAL DOOR
PAINT: MATCH FIBER CEMENT PANEL (FC-2)

FB ## — FILL BOX
TYPE:
CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL (EQPM SCHEDULE ITEM 700.18)

FC ## — FIBER CEMENT PANEL - EQUITONE: NATURA THROUGH-COLORED, MATTE, SMOOTH FINISH
TYPE:
1 = N281 (DARK)
2 = N961 (WARM)
3 = MATCH RAL 1003 (GOLD)

MTL ## — BREAK METAL
TYPE:
1 = GOLD, POWDER COATED TO MATCH RAL 1003 (WEDGE EDGE), SEMI-GLOSS
2 = COPING, MATCH ACM3
3 = CLEAR ANODIZED (MATCH STOREFRONT)
4 = BRUSHED ALUMINUM, MATCH MC1

PB — PIPE BOLLARD - SEE SITE PLAN AND DETAIL 5/A2.0
USA 310-SD BASTION, COLOR: SW 7048 URBANE BRONZE

RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE

ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

W# XX — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES AND ASSEMBLIES.
DRIVE-THRU WINDOWS BY READY ACCESS
SEE SHEET A6.0 FOR WINDOW ASSEMBLIES
SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

WC 1 — THERMALLY MODIFIED WOOD CLADDING PANEL
LUNAWOOD - LUNAWOOD SHARP HF 1X6
COLOR: NATURAL
FINISH: POPLAR
THERMALLY MODIFIED T&G WOOD PLANK SIDING WITH PLANED SURFACE

WP — WINDOW POSITION SIGN

LINGLE DESIGN GROUP INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 8020
303.974.5873
WWW.LINGLEDESIGN.COM

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LICENSED ARCHITECT
CARL L LINGLE
001-017744
02-23-26

STATE ID: 120356
PROJECT #: 24-387
NATIONAL #: 5153
DRAWN BY: RG
CHECKED BY: JK

DATE:
2/06/26 - PERMIT SUBMITTAL

REVISIONS
1 02/16/26 - MCD COMMENTS

CLIENT

McDonald's USA, LLC

ADDRESS

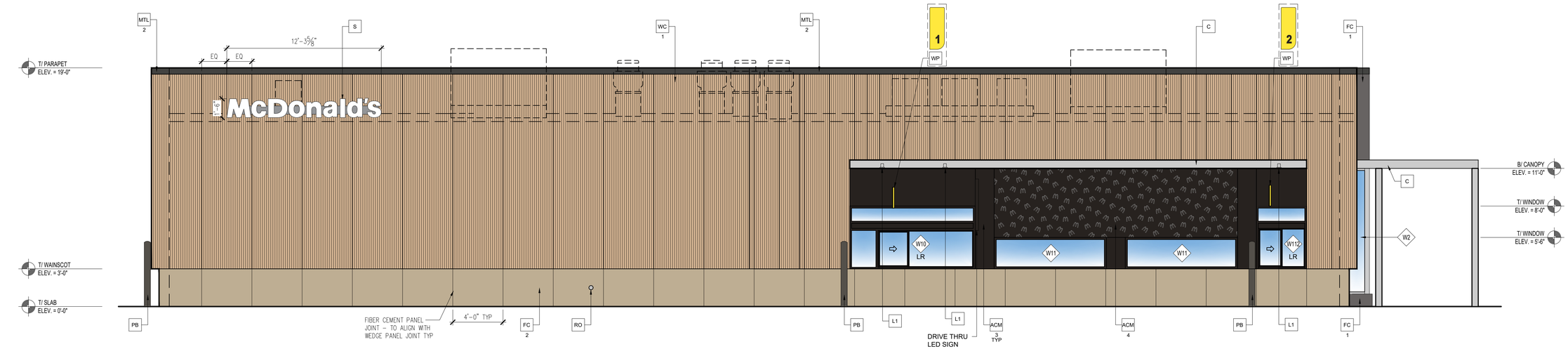
551 CRYSTAL POINT RD.
CRYSTAL LAKE, IL 60014

SHEET TITLE

EXTERIOR ELEVATIONS

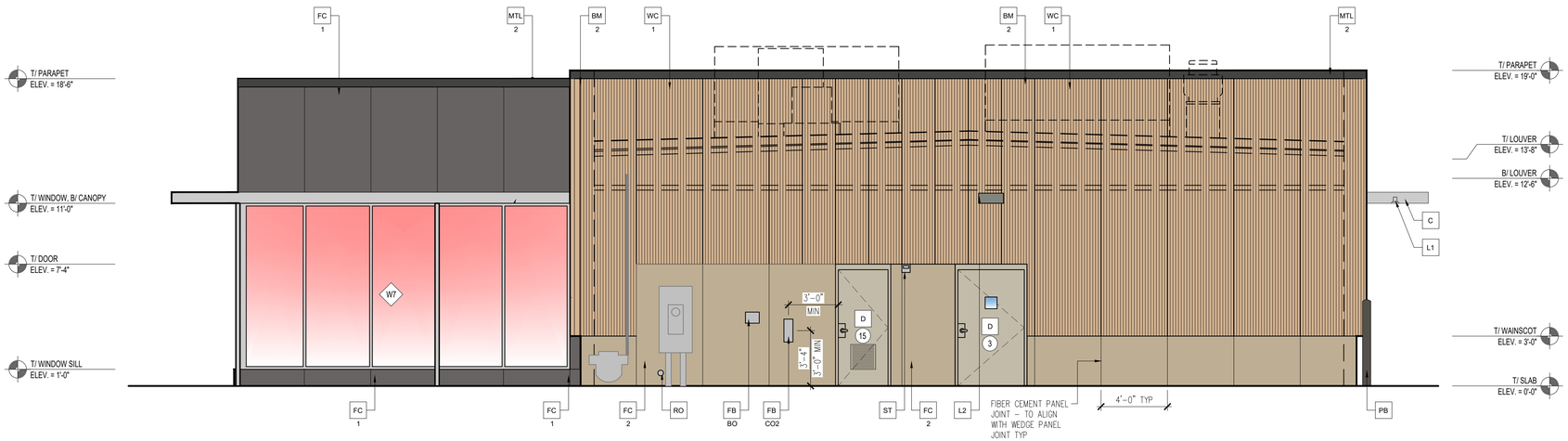
SHEET NUMBER:

A2.0



1 DRIVE-THRU ELEVATION (EAST)

Scale: 1/4"=1'



2 REAR ELEVATION (SOUTH)

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

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE SUPPLY 1-800-423-5247, FAX: 1-877-538-6882, WWW.FRANKESUPPLY.COM, EMAIL: fs-frankesupply.us@franke.com

NOTE:
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RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1-C2)
HEX CODE: #4C4A44
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
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ELEVATION KEY NOTES:

- AG ## — APPLIED GRAPHIC - METAL ON THERMALLY MODIFIED WOOD CLADDING PANEL - POWDER COATED TO MATCH RAL 1003
  - TYPE:
    - 1 = M ARCH (GOLD)
- ACM ## — ALUMINUM COMPOSITE MATERIAL PANEL, ALUCOBOND, PLUS DRY REVEAL, 4mm THICKNESS
  - TYPE:
    - 1 = MAIN ENTRY, POWDER COATED TO MATCH RAL 1003 (GOLD), SEMI-GLOSS
    - 2 = COURIER ENTRY, ANODIC CLEAR MICA
    - 3 = DRIVE THRU SURROUND, BRUSHED CARBON, PROVIDED BY METAL-ERA
    - 4 = DRIVE THRU ETCHED PANEL, BRUSHED CARBON, ETCHED W/ JUMBLED DANCING ARCHES, PROVIDED BY METAL-ERA.
- C — ALUMINUM CANOPY SYSTEM
  COLOR: MATCH CLEAR ANODIZED ALUMINUM STOREFRONT
- D — EXISTING HOLLOW METAL DOOR
  PAINT: MATCH FIBER CEMENT PANEL (FC-2)
- FB ## — FILL BOX
  - TYPE:
    - CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00)
    - BO = BULK OIL (EQPM SCHEDULE ITEM 700.18)
- FC ## — FIBER CEMENT PANEL - EQUITONE: NATURA THROUGH-COLORED, MATTE, SMOOTH FINISH
  - TYPE:
    - 1 = N281 (DARK)
    - 2 = N961 (WARM)
    - 3 = MATCH RAL 1003 (GOLD)
- MTL ## — BREAK METAL
  - TYPE:
    - 1 = GOLD, POWDER COATED TO MATCH RAL 1003 (WEDGE EDGE), SEMI-GLOSS
    - 2 = COPING, MATCH ACM3
    - 3 = CLEAR ANODIZED (MATCH STOREFRONT)
    - 4 = BRUSHED ALUMINUM, MATCH MC1
- PB — PIPE BOLLARD - SEE SITE PLAN AND DETAIL **5/A2.0**
  USA 310-SD BASTION, COLOR: SW 7048 URBANE BRONZE
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- W# XX — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES AND ASSEMBLIES.
  DRIVE-THRU WINDOWS BY READY ACCESS
  SEE SHEET A6.0 FOR WINDOW ASSEMBLIES
  SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
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  LUNAWOOD - LUNAWOOD SHARP HF 1X6
  COLOR: NATURAL
  FINISH: POPLAR
  THERMALLY MODIFIED T&G WOOD PLANK SIDING WITH PLANED SURFACE
- WP — WINDOW POSITION SIGN

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LICENSED ARCHITECT
CARL L LINGLE
001-017744
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REVISIONS
1 02/16/26 - MCD COMMENTS

CLIENT

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ADDRESS

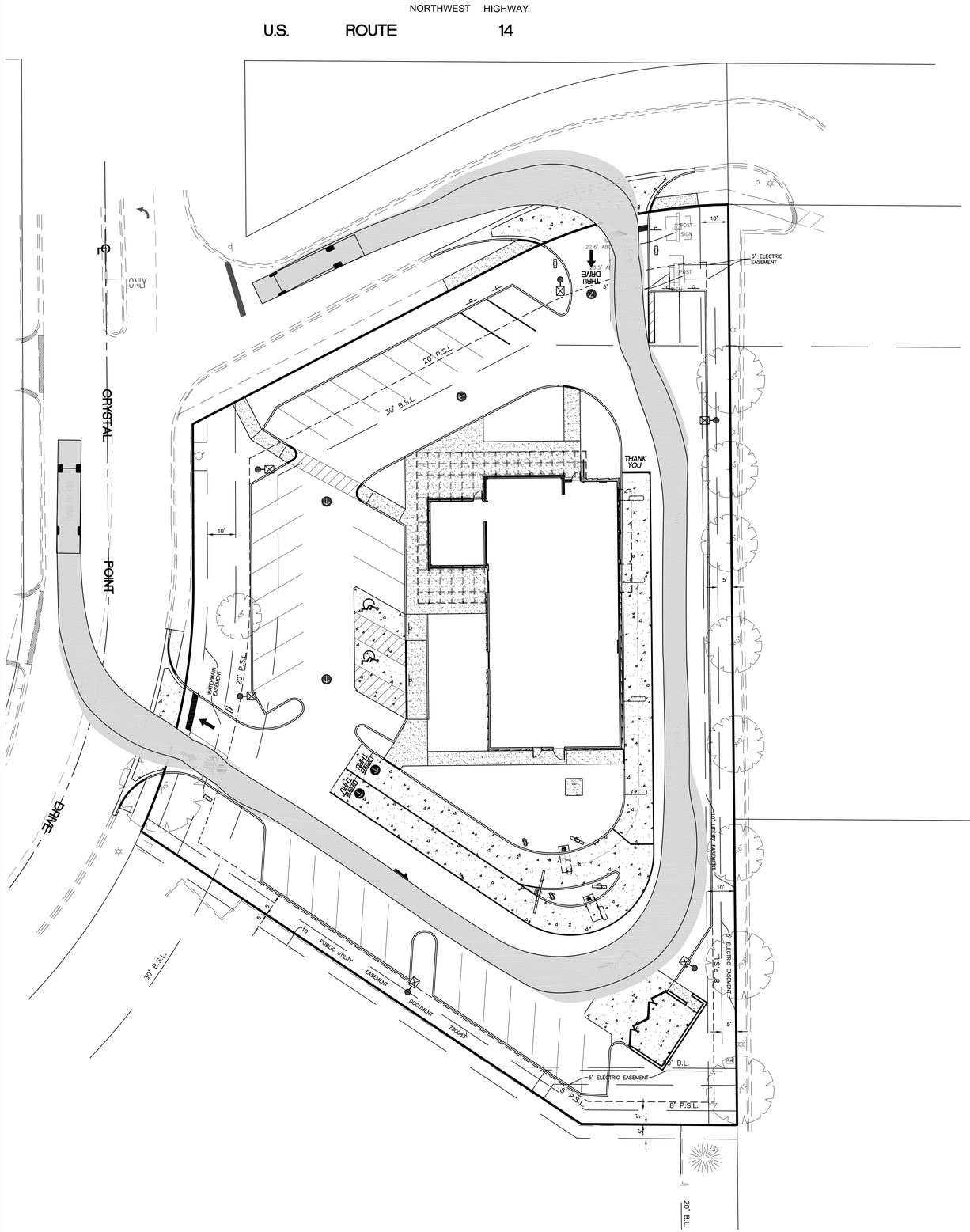
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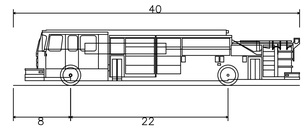
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1





Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

20 0 10 20 40 80

FIRE TRUCK CIRCULATION PLAN

DATE
NO. REVISIONS

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - CRYSTAL LAKE, IL
551 Crystal Point Drive
Crystal Lake, Illinois 60014

Prepared By:

UPSTREAM
DESIGN GROUP
dolson@upstreamdesigngroup.com

CHECKED BY:	D.OLSON
DESIGN BY:	D. OLSON
DRAWN BY:	D. OLSON
DATE:	FEBRUARY 24, 2026
SCALE:	1" = 20'
PROJECT NO.:	23-057

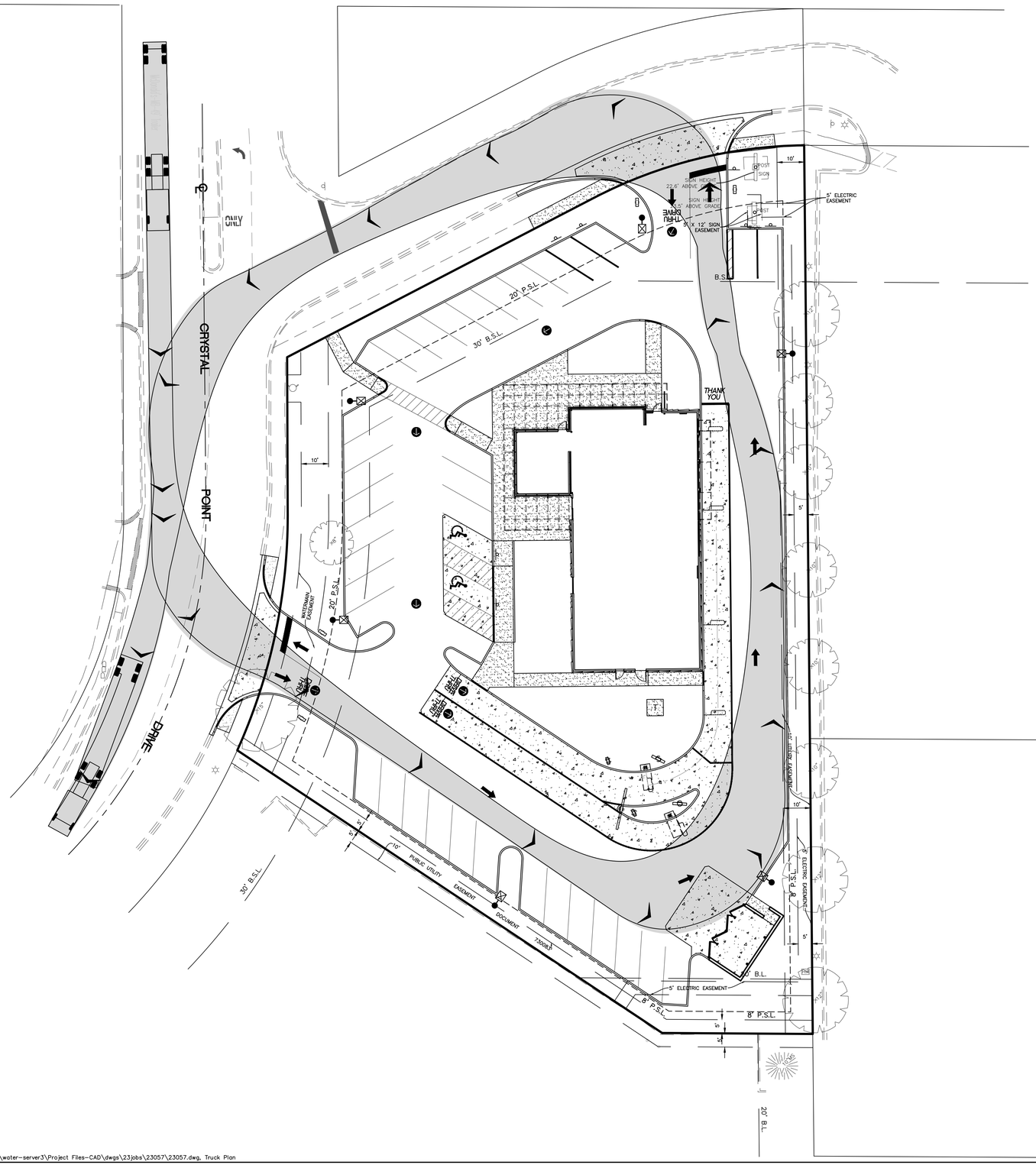
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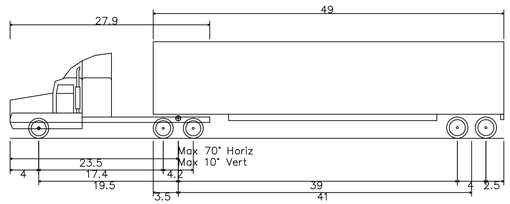
LC #12-0356

FIRE TRUCK CIRCULATION PLAN

NORTHWEST HIGHWAY

U.S. ROUTE 14





McDonald's–MB–49' Trailer	
Overall Length	69.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock–to–lock time	6.00s
Max Steering Angle (Virtual)	28.40°



TRUCK CIRCULATION PLAN

\\water-server3\Project Files-CAD\dwgs\23jobs\23057\23057.dwg, Truck Plan

NO.	REVISIONS	DATE

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - CRYSTAL LAKE, IL
551 Crystal Point Drive
Crystal Lake, Illinois 60014

Prepared By:

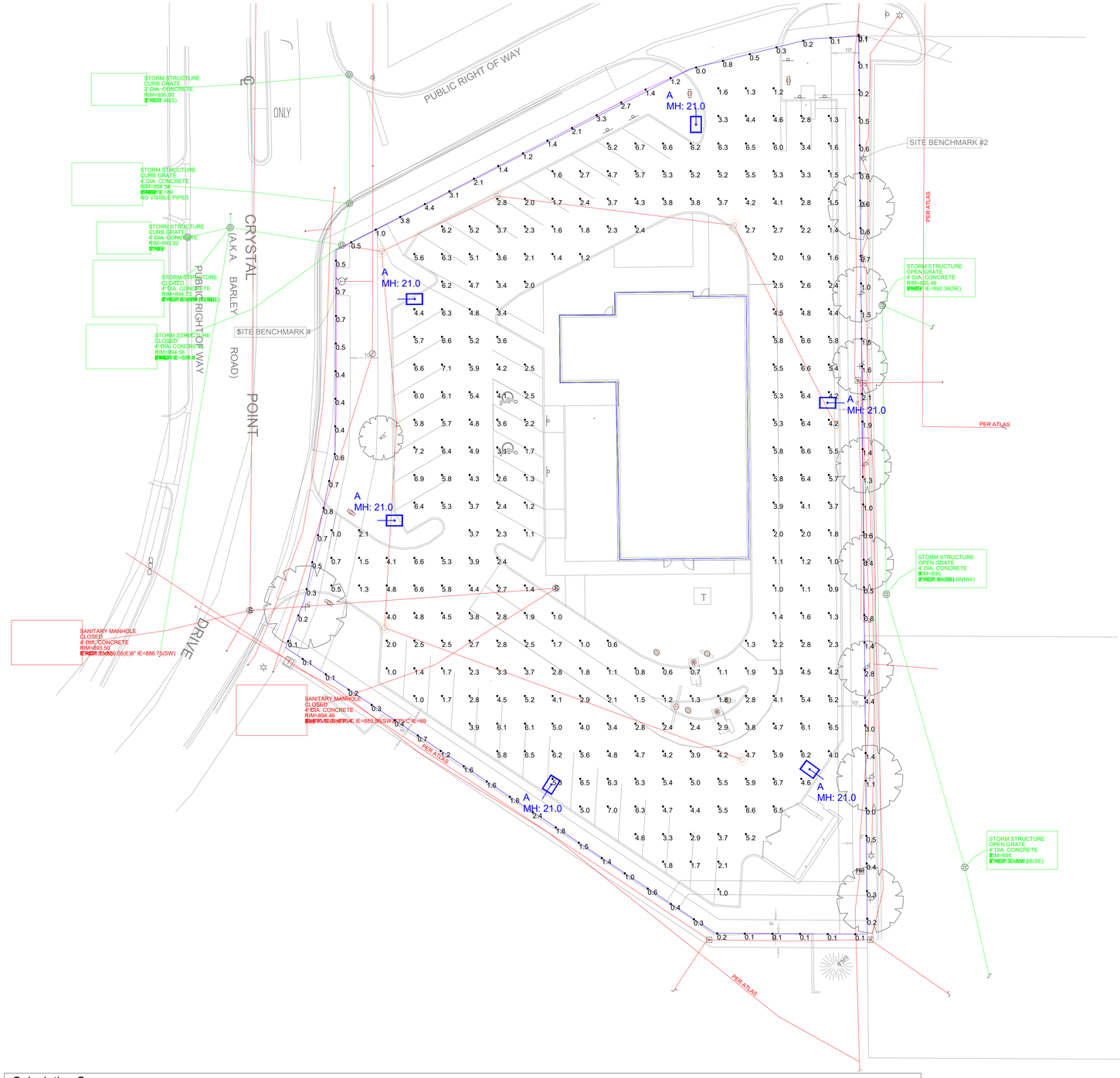
Watermark Engineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

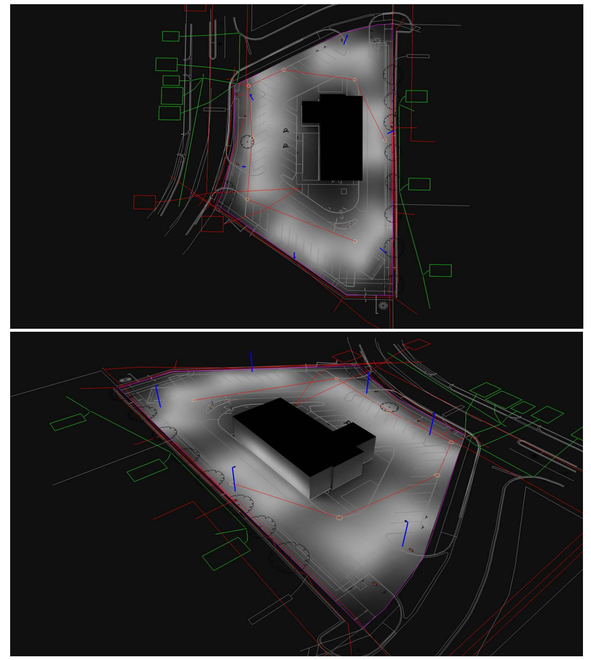
CHECKED BY:	J. MILLER
DESIGN BY:	J.C.MILLER
DRAWN BY:	J.C.MILLER
DATE:	JANUARY 6, 2026
SCALE:	1" = 20'
PROJECT NO.:	23-057

1 of 1

LC #12-0356

TRUCK CIRCULATION PLAN





NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.76	7.2	0.5	7.52	14.40
Propertyline	Illuminance	Fc	0.99	4.4	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
→	6	A	Single	0.850	VP-2-320L-210-5K7-4W-UNV-A-PSS	213.9	0.607	21	SES-18-40-1-TA-GL-xx (4")

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
120356

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™

UNLESS OTHERVISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

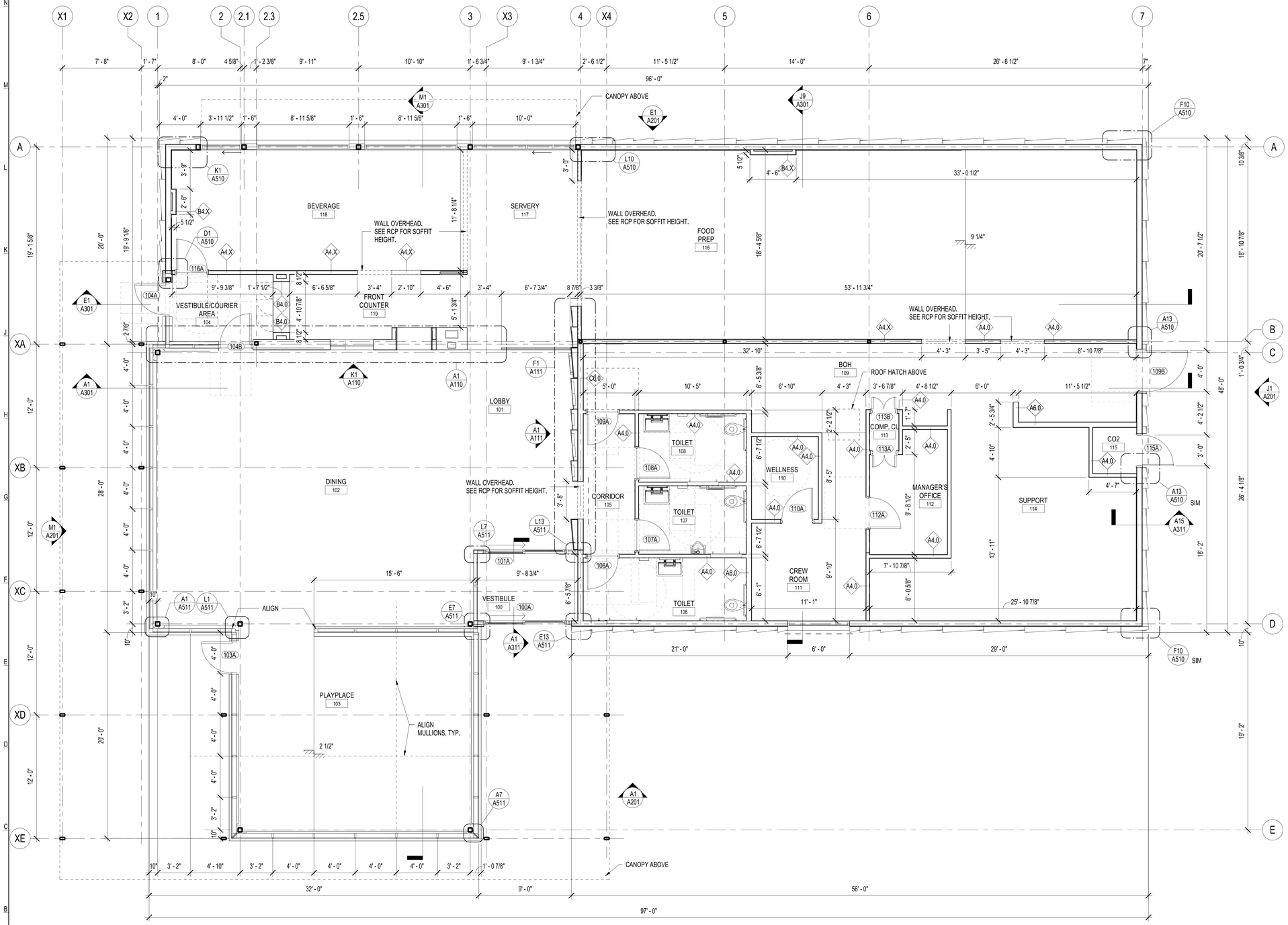
DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
551 CRYSTAL POINT DR
CRYSTAL LAKE, IL 60014-8005

NATIONAL STORE NUMBER
5153

DATE 12/23/2025

DRAWING NUMBER A252349A.AGI



A1 **FLOOR PLAN**
1/4" = 1'-0"

PERMIT STAMP

CRYSTAL LAKE McDONALD'S
McDONALD'S CORPORATION

551 CRYSTAL POINT RD.
Crystal Lake, IL 60014

LINGLE DESIGN GROUP INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 8020
303.974.5873
WWW.LINGLEDESIGN.COM

SEAL

NO:	DATE:	ISSUE:
1	11/25/2025	SCHEMATIC DESIGN - IN PROGRESS
2	12/15/2025	DESIGN DEVELOPMENT

Project Number

SHEET NAME
OVERALL FLOOR PLAN

SHEET NUMBER
A101



A1 **FURNITURE PLAN**
1/4" = 1'-0"

0 4 8 16

N
PROJECT

PERMIT STAMP

CRYSTAL LAKE McDONALD'S
McDONALD'S CORPORATION

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1	11/25/2025	SCHEMATIC DESIGN - IN-PROGRESS
2	12/15/2025	DESIGN DEVELOPMENT

Project Number

SHEET NAME
FURNITURE PLANS & SCHEDULE

SHEET NUMBER
A801