#2026-117
7501 S. Route 31 –
Quik Trip Gas Station / Car Wash Conceptual PUD
Project Review for Planning and Zoning Commission

Date: August 5, 2026

Request: Conceptual Planned Unit Development review for a new 6,445 SF gas station and carwash with Variations.

Location: 7501 South Route 31

Acreage: Approximately 3.2 acres

Zoning: O Office Planned Unit Development

Surrounding Properties:
North: B-2 PUD General Commercial PUD
South: M Manufacturing
East: (Across route 31) B-2 PUD General Commercial PUD
West: O Office

Staff Contact: Elizabeth Maxwell (815.356.3738)

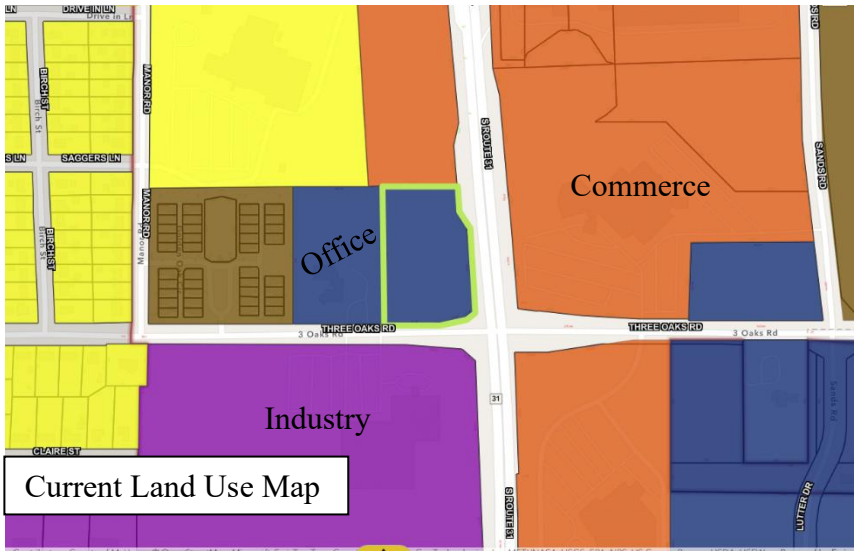
Background:

- The site is a vacant lot. The site is heavily wooded.
- The petitioner is proposing a gas station and carwash.

0Development Analysis:

LAND USE

- The land use map currently illustrates the site as Office.
- The land use map would need to change to Commerce.
- The surrounding land uses are Office, Commerce, and Industry.
- The property fronts along Route 31, which is a major commercial corridor in the City.



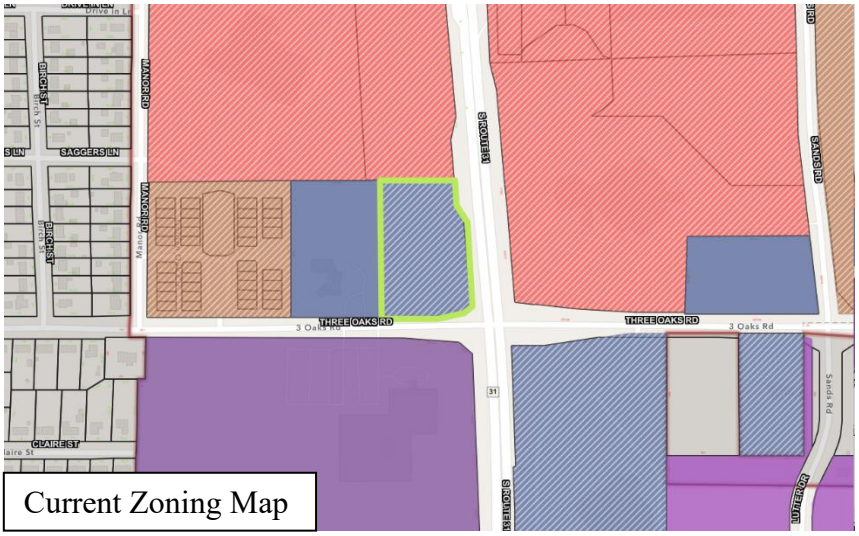
Current Land Use Map

- In looking at the surrounding land use districts, would the Planning and Zoning Commission support the Comprehensive Land Use Plan Map Amendment and why?

  ☐ *Yes* ☐ *No*

ZONING

- The site is currently zoned Office PUD.
- The site would need to be rezoned to B-2 PUD General Commercial.
- The surrounding properties are zoned Office, Commercial and Manufacturing.
- Thorton's Gas Station was recently approved 1,300 feet to the south at Tek and 31.



Current Zoning Map

- In looking at the surrounding zoning districts, would the Planning and Zoning Commission support the rezoning of this parcel and why?

  ☐ *Yes* ☐ *No*

SITE LAYOUT

- Two access points are provided into the site. A right-in/right-out access from Route 31, as well as a full access from Three Oaks Road. The traffic study will be sent to IDOT for review and approval of access onto the State Route.
- There is full circulation all the way around the building and access into the future carwash site. Staff has noted a concern of extremely wide drive aisles throughout the site that creates excessive hard-surface coverage. Standard drive-aisles are 24 feet in width, Quik Trip is showing 35 feet between parking areas, that increased around the gas pump areas.
- This use requires 18 parking spaces, plus parking for gas pumps and stacking for the carwash. There are 45 parking spaces plus parking at gas pumps and stacking at the carwash. Per UDO Section 4-200 Parking states that for parking areas less than 200 total spaces anything over 125% of the required parking would be permeable surface. This helps reduce the stormwater impact and discourages overparked sites. For this site, any parking over 23 spaces would need to be in a permeable surface to reduce coverage.

LANDSCAPE

- Minimum height of landscape at perimeter of parking lot must be 36 inches at the time of planting. The landscape plan illustrates 18 inches or 24 inches.
- The perimeter plantings shall be a continuous visual screen 15 feet in width using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and 10 shrubs every 40 lineal feet.
- The plantings around the foundation base are required to be bother evergreen and deciduous trees and shrubs five feet in depth around the entire building.
- Tree removal has been calculated at 307 replacement inches. This is 123 trees. 45 trees are being planted on site. An additional 78 trees are needed on site to meet the replacement requirement.
- A 30-foot landscape buffer is required between commercial and office uses. A fence is being shown.
- It is recommended that the above requirements be met.

BUILDING ELEVATIONS

- The main components of the building are brick and stone panels. The dark black sections, colored Ossido Nero, are stone panels. The main section of the building brick is Bronzestone structural brick with trim brick colored Midnight.
- The front entryway is an aluminum storefront.
- The red illuminated banding on the building will be considered signage.
- Carwash elevation is primarily EIFS, which does not meet the masonry requirement. It also features a metal roof.
- The car wash features a 40-foot stone tower in order to locate identification signage. Carwash uses are not eligible for electronic message or digital signs, which is illustrated near the top of the stone tower.

VARIATIONS

- Foundation Base Landscape. Portions along the front and rear of the building have no foundation base landscape.
- Setback. The required setback between commercial and office requires a 30-foot landscape buffer from noise, lights, and traffic. A very small landscape buffer is shown for a portion of the site. The majority of the western property line would not provide any required landscape buffer between this site and the office building next door.
- Height variation. Commercial buildings are allowed at 28 feet, the carwash tower is at 40 feet.

- Hard-Surface Coverage. The project is proposed at 77%. The gas station only is at 51% assuming that nothing gets built on the northern portion of the lot. With the future car wash the hard surface exceeds the maximum 65% by 12% or 14,688 square feet.

Planning and Zoning Commission Discussion:

If the Commission recommends the petitioner move forward with an official submittal:

1. Comprehensive Land Use Plan. Is the comprehensive plan amendment supported?

2. Rezoning. Is the rezoning supported?

3. Site Design: What aspects of the site layout are preferred and can be enhanced to create a well-designed and functional site? For example, reducing hard-surface coverage through removal of parking and reducing drive-aisles. In addition, does the carwash layout illustrate high-quality site design or can the building be oriented to provide a long façade along the street edge and hide vacuum hoses behind?

4. Elevations: What architecture elements and/or features could be enhanced? What changes should be made to the architecture?

5. Variations:
    a. If drive-aisles were reduced would the hard surface coverage variation be necessary? Also, would the landscape setback variation be necessary?

    b. Would a height variation for a sign tower be supported?

PIQ Map
7501 S. Route 31



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

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

Owner Information

Name: L Bros 2 LLC/Joseph Lazar

Address: 2401 W US HWY 20 Unit 105

Pingree Grove, IL 60140

Phone: 224 238 9091

E-mail: Lazarkyle@gmail.com

Project Name & Description: QuikTrip gas station and convenience store and QT Bubble Bath Carwash bundled into a PUD

Project Address/Location: NWC of Three Oaks Rd and SR 31

Signature

Joseph LAZAR, 6-18-26

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

QuikTrip@ Corporation

CHICAGO OFFICE - RSN
Main Street Promenade
50 South Main Street, Suite 200
Naperville, IL 60540

QuikTrip Dimensional Relief Requests

I. Requesting relief from the Parking and Loading Regulations: Section 4-200
(iii) Minimum width. Cross-access ways shall allow for two-way traffic between parcels through the use of a single drive aisle with a minimum width of 24 feet or through two one-way aisles each with a minimum width of 12 feet or as required per Table 4-200H(1), Dimensional Standards for Parking Spaces and Aisles.

The zoning code specifically states that 24' is the minimum requirement, indicating that we are not limited to this specific width. QuikTrip's dimensional standards call for 35 feet of space between parking area due to the vastly different customers we attract. Often, large utility and tow-capable vehicles (not commercial) enter our site. These vehicles are significantly larger than standard passenger vehicles or they have a trailer attached to their vehicle (ex. Truck with a trailer for landscaping business that needs fuel for the mower). The 35 feet that QuikTrip provides allows for much safer, fluid maneuvering through the site, without the risk of hitting other vehicles as they navigate.

II. Requesting relief from the Sign Regulations: Section 4-1000
(b) Wall signs: 75 sqft max. for any 1 sign or on 1 façade (150 total)

QuikTrip's standard prototype Gen4 building comes with three wall signs: the CL60 and two IDB56's. The CL60 is the large "QuikTrip" banner at the top of the entrance to the building, which is measured at 60 sqft. The IDB56 sign is a large button sign that mounts on the walls (one on the front elevation, and one on the left elevation). These are 56 sqft each. QuikTrip would appreciate the acceptance of all three signs on the building, as this is crucial to the branding of our company, and it is standard for all our Gen4 stores.

III. Requesting relief from the General Buffering Requirements: Section 4-400
a. Buffer required: Landscape buffering is required where adjoining properties are located within different zoning districts or from specific uses to soften the visual impact of the development or use.

With the rezone to B-2 PUD, our development will require us to provide a 30' landscape buffer from the adjacent Office zoning to the West of our site. Given the small size of the lot, there is not enough room for our use to provide the proper landscape buffer without compromising the site, making it less safe for all vehicles and pedestrians to maneuver. There is a very significant existing amount of landscape between the two properties, but QuikTrip will also be providing more trees and landscaping to better buffer and separate the two properties/uses. The landscape buffer will be called out at the top of the plan (behind the QuikTrip as it is oriented on the plans). Providing the full 30' of space will also force our proposed drive access on Three Oaks Rd to shift closer to the intersection.

QuikTrip@ Corporation

CHICAGO OFFICE - RSN
Main Street Promenade
50 South Main Street, Suite 200
Naperville, IL 60540

IV. Requesting relief from the Dimensional Standards: Section 3-200B

3. General Commercial (B-2) District:

Maximum Hard-Surface Coverage: 65%

The hard-surface coverage brought about by the addition of a QT convenience store, fueling station, and QT Bubble Bath Carwash on this lot is calculated at about 77%. The 12% difference is the minimum relief necessary to allow our site to function in a safe and orderly manner. With the allowance of this relief, QuikTrip will not have to compromise on the development standards we have been developing over the past 70 years of being in business. These standards are in place only to benefit the customers, as we can cater to all non-commercial vehicles, and the drivers can feel as though they have ample space to navigate our site without a minor collision.

FILE LOCATION:J:\Drawings\Projects\Pioneer LLC\84-4449 (Crystal Lake, IL)\84-4449 Civil.dwg TAB NAME:CDP USER:Dwatts SAVED:6/9/2026 4:49 PM PLOTTED:6/10/2026 4:30 PM

THREE OAKS ROAD
HERETOFORE DEDICATED

ILLINOIS ROUTE 31
HERETOFORE DEDICATED

UNSUBDIVIDED
PIN: 19-10-176-016
OWNER: SENIOR SVCS ASSOC INC

LOT 2
YMCA SUBDIVISION
RECORDED JUNE 28, 1991 AS DOC. 1991R0024056
PIN: 19-10-176-064
OWNER: YOUNG MENS CHRISTIAN ASSN LEGAL DEPT

SOUTH LINE OF YMCA SUBDIVISION AS MONUMENTED

CAR WASH (FUTURE)

8' Perimeter Landscape
30' Landscape buffer
15' Perimeter Landscape
20' Parking Setback
30' Building Setback
26' Parking Setback
15' Perimeter Landscape

30 15 0 30 60

PROJECT NO.:######

FREELAND and KAUFFMAN, INC.
Engineering Architecture
Planning
200 West Stone Avenue
Suite 200
Greenville, South Carolina 29609
864.421.1000

QuikTrip No. 4449

JAMES R RAKOW ROAD
CRYSTAL LAKE, IL

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
SITE/DEMO PLAN

SHEET NUMBER:
1

CONNECT TO SEWER WITH SANITARY WYE FL: ±892.55 (TCE NECESSARY)

SAW CUT FOR SANITARY SERVICE

SANITARY SEWER MANHOLE

QT HORIZONTAL MONUMENT SIGN, MH-E3PGQ-CC-62, 8'-2 3/4" HT X 10'-9 1/4" W X 61.7 SF (RE: L1-C500)

RETAINING WALL WITH FENCE

TRASH ENCLOSURE

5' WIDE FOUNDATION LANDSCAPE BED, TYP.

30' Landscape buffer

15' Perimeter Landscape

G4
P-125
STORE NO.: 4449
6,445 S.F.
BLDG. HT.= 20'-0"

IDB-56

EMERGENCY EXIT ONLY

WALK UP WINDOW

ICE KIOSK

IDB-56

PAD MOUNTED TRANSFORMER

CAR WASH (FUTURE)

QT SITE AREA
±127,429 SF
±2.925 AC.
45 SPACES

VAN ACCESSIBLE SPACE

ADA MPD'S

AIR STATION

IDC-14

IDC-14

30' Building Setback

20' Parking Setback

15' Perimeter Landscape

TANK EXCAVATION AREA (ADDRESS INCL. TANKS)

ELEC / TELE CONDUITS

PROPOSED SIDEWALK

UNDERGROUND STORAGE TANKS

WATER METERS

PROPOSED RIGHT-IN / RIGHT-OUT DRIVEWAY

PROPOSED RIGHT TURN LANE

215' DECEL / STORAGE

240' TAPER

ADDITIONAL SURVEY NECESSARY FOR ROAD IMPROVEMENTS (LINEWORK SHOWN BASED ON AERIAL PHOTO)

THREE OAKS ROAD
HERETOFORE DEDICATED

ILLINOIS ROUTE 31
HERETOFORE DEDICATED

QT HORIZONTAL MONUMENT SIGN, MH-E3PGQ-CC-62, 8'-2 3/4" HT X 10'-9 1/4" W X 61.7 SF (RE: L1-C500)

PROPOSED (CITY) SIDEWALK (EXACT LOCATION TO BE DETERMINED)

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

TOTAL AREA- 127,429 SF

MAX IMPERVIOUS 65% = 82,829 SF

PROPOSED
QT ONLY = 64,485 SF (51%)
QT + CAR WASH= 97,517 SF (77%)

30 15 0 30 60

PROJECT NO.:######

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Engineering • Surveying
200 West Jackson Boulevard
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QuikTrip No. 4449

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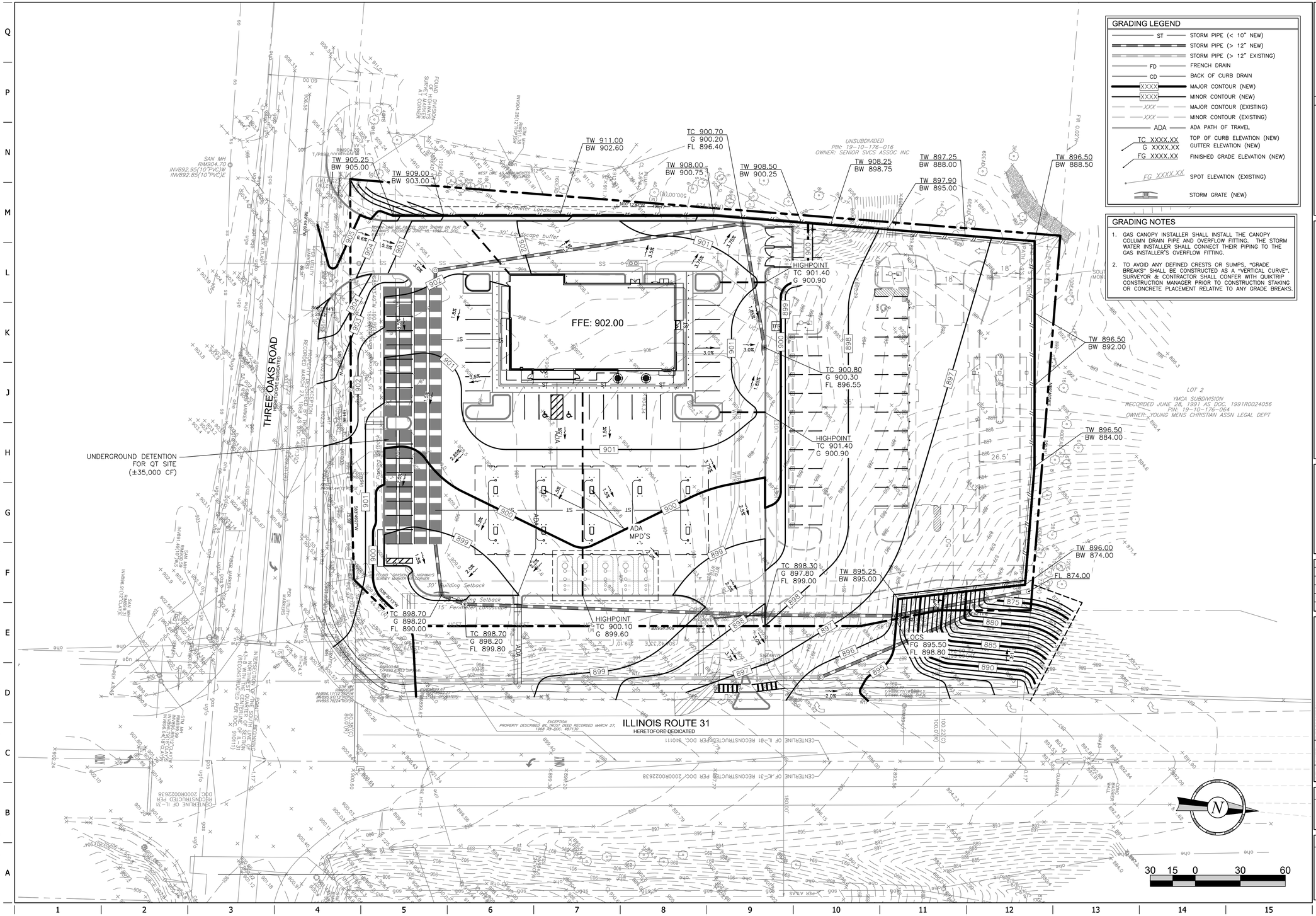
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SITE PLAN (PRELIM)

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2

FILE LOCATION:J:\Drawings\Projects\Pioneer LLC\84-4449 (Crystal Lake, IL)\84-4449 Civil.dwg TAB NAME:Site (Prelim) USER:Dwatts SAVED:6/9/2026 4:49 PM PLOTTED:6/10/2026 4:30 PM



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GRADING PLAN (PRELIM)

SHEET NUMBER:
3

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Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	CRIMSON PYGMY BARBERRY *Berberis Thunbergil*	18" HT MIN	97 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
SHRUBS	⊛	WINTERGREEN BOXWOOD *Microphylla koreana* OR GREEN MOUNTAIN BOXWOOD *Buxus 'Green Mountain'*	24" HT MIN	293 EA.	
TREES		EASTERN RED CEDAR *Juniperus Virginiana*	8' HT	10 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
TREES		LACEBARK ELM *Ulmus Parvifolia*	2.5" CALIPER 8' HT	9 EA.	
TREES		FRUITLESS CRABAPPLE (DWARF) *Coral Burst, Spring Snow, or Velvet Pillar varieties*	2.5" CALIPER 8' HT	21 EA.	
TREES		RED MAPLE *Acer Rubrum*	2.5" CALIPER 8' HT	5 EA.	
MISC		FESCUE SOD		35,000 S.F.	
MISC		FESCUE SEED		40,500 S.F.	

LANDSCAPE REQUIREMENTS

	REQUIRED ORDINANCE	PROVIDED
TREE PRESERVATION SEC: 4-400	SEE TREE REMOVAL PLAN	
SCREENING SEC: 4-400.E.1	WHERE LANDSCAPING IS UTILIZED AS A MEANS TO PROVIDE SCREENING, SUCH SCREENING MAY BE ACHIEVED BY USING A SIX-FOOT-HIGH, COMPLETELY OPAQUE FENCE OR WALL, A SIX-FOOT-HIGH BERM OR A SIX-FOOT-HIGH EVERGREEN SCREEN PLANTED NINE FEET ON CENTER IN A DOUBLE STAGGERED ROW	TRASH ENCLOSURE (RE: ARCH)
INTERIOR LANDSCAPE SEC: 4-400.F.1.A	ONE 8 X 19' LANDSCAPE ISLAND, AS MEASURED BETWEEN BACK OF CURBS, CONTAINING 1 CANOPY OR ORNAMENTAL TREE AND 5 SHRUBS, EVERY 10 PARKING SPACES AND AT THE ENDS OF EVERY PARKING ROW	7 TREES 76 SHRUBS (ADD'L 41 FROM BUFFER)
	PERIMETER LANDSCAPE FOR PARKING LOTS ABUTTING RIGHTS-OF-WAY. CONTINUOUS VISUAL SCREEN 15' IN WIDTH USING BOTH DECIDUOUS AND EVERGREEN SPECIES PLANTED IN UNDULATING BEDS FORMING AN INTERESTING PATTERN REQUIRING 1 CANOPY, ORNAMENTAL OR EVERGREEN TREE AND 10 SHRUBS, WITH SHRUBS PLANTED AT VARIOUS HEIGHTS, AVERAGING 3' HT, ALONG EVERY 40 LF THREE OAKS (289 LF) 289 / 40 = 7.23 7.23 X 1 = 7 TREES 7.23 X 10 = 72 SHRUBS RTE 31 (442 LF) 442 / 40 = 11.05 11.05 X 1 = 11 TREES 11.05 X 10 = 111 SHRUBS	7 TREES 4 CANOPY 3 ORNAMENTAL 72 SHRUBS 52 EVERGREEN 20 DECIDUOUS 11 TREES 5 CANOPY 6 ORNAMENTAL 129 SHRUBS 119 EVERGREEN 10 DECIDUOUS
	PERIMETER LANDSCAPING FOR PARKING LOTS NOT ABUTTING RIGHTS-OF-WAY: CONTINUOUS VISUAL SCREEN 8' IN WIDTH USING BOTH DECIDUOUS AND EVERGREEN SPECIES PLANTED IN UNDULATING BEDS FORMING AN INTERESTING PATTERN REQUIRING 1 CANOPY, ORNAMENTAL OR EVERGREEN TREE AND 5 SHRUBS, WITH SHRUBS PLANTED AT VARIOUS HEIGHTS, AVERAGING 3' HEIGHT, ALONG EVERY 40 LF	RE: BUFFER PLANTINGS + EXISTING TREES TO REMAIN
FOUNDATION SEC: 4-400.F.4	5' 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.	5' WIDE 118 SHRUBS
BUFFER SEC: 4-400.F.5	NORTH: SUBJECT PROPERTY: "D" (COMMERCIAL) ADJACENT: "D" (COMMERCIAL RECREATION) WEST: SUBJECT PROPERTY: "D" (COMMERCIAL) ADJACENT: "C" (OFFICE) 30' WIDE 3 EVERGREEN TREES + 1 OVERSTORY DECIDUOUS TREE + 4 UNDERSTORY TREES + 8 SHRUBS / 100 474 LF / 100 = 4.74 4.74 X 3 = 14.22 (14) EVERGREEN TREES 4.74 X 1 = 4.74 (5) OVERSTORY TREES 4.74 X 4 = 18.96 (19) UNDERSTORY TREES 4.74 X 8 = 37.92 (38) SHRUBS	NONE VARIABLE WIDTH (MIN. 8', MAX 25') 6' HT WOODEN FENCE ALONG TOP OF WALL 10 EVERGREEN TREES (2/100) 5 OVERSTORY TREES (1/100) 5 UNDERSTORY TREES (1/100) 38 SHRUBS (**RELOCATED TO PARKING LOT ISLANDS)

MODIFIED LANDSCAPE BUFFER ADJACENT TO OFFICE

QT HORIZONTAL MONUMENT SIGN, MH-E3PGQ-CC-62, 8'-2 3/4" HT X 10'-9 1/4" W X 61.7 SF (RE: L1-C500)

6' HT. WOODEN FENCE ON TOP OF WALL

PROPOSED RETAINING WALL (RE: GRADING)

TRASH ENCLOSURE (RE: ARCH)

MULCH

IDB-56

FOUNDATION PLANTINGS

SINGLE ROW SCREENING BED

IDC-14

LANDSCAPE STEEL EDGING, TYP.

SEED

QT HORIZONTAL MONUMENT SIGN, MH-E3PGQ-CC-62, 8'-2 3/4" HT X 10'-9 1/4" W X 61.7 SF (RE: L1-C500)

THREE OAKS ROAD
HERETOFORE DEDICATED

ILLINOIS ROUTE 31
HERETOFORE DEDICATED

30 15 0 30 60

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PROJECT NO.:######

QuikTrip No. 4449

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LANDSCAPE PLAN (PRELIM)

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4

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OFF-SITE TREES TO BE PROTECTED, TYP.

UNSUBDIVIDED
PIN: 19-10-176-016
OWNER: SENIOR SVCS ASSOC INC

SOUTH LINE OF YMCA SUBDIVISION AS MONUMENTED

LOT 2
YMCA SUBDIVISION
RECORDED JUNE 28, 1991 AS DOC. 1991R0024056
PIN: 19-10-176-064
OWNER: YOUNG MENS CHRISTIAN ASSN LEGAL DEPT

THREE OAKS ROAD
HERETOFORE DEDICATED

ILLINOIS ROUTE 31
HERETOFORE DEDICATED

TREES TO BE REMOVED, TYP. (RE: TREE SURVEY FOR SPECIES AND CONDITION)

RIGHT OF WAY TREES TO BE REMOVED (SEPARATE PERMIT WITH IDOT)

RE: TREE REMOVAL NOTES
SHEET FOR CALCULATIONS AND LIST OF TREES TO BE REMOVED

30 15 0 30 60

FILE LOCATION:J:\Drawings\Projects\Pioneer LLC\84-4449 (Crystal Lake, IL)\84-4449 Civil.dwg TAB NAME:Tree Removal Plan USER:Dwatts SAVED:6/9/2026 4:49 PM PLOTTED:6/10/2026 4:31 PM

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QuikTrip No. 4449

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TREE REMOVAL PLAN

SHEET NUMBER:

5

TREE #	COMMON NAME	BOTANICAL NAME	SIZE - (DBH) AS INCHES	CONDITION	SPECIES GROUP
111	Bur oak	*Quercus macrocarpa*	28	3	A
120	Bur oak	*Quercus macrocarpa*	36	3	A
126	Bur oak	*Quercus macrocarpa*	24	2	A
127	Bur oak	*Quercus macrocarpa*	18	2	A
173	Bur oak	*Quercus macrocarpa*	32	2	A
178	Bur oak	*Quercus macrocarpa*	22	2	A
183	Bur oak	*Quercus macrocarpa*	30	2	A
185	Bur oak	*Quercus macrocarpa*	24	3	A
196	Bur oak	*Quercus macrocarpa*	42	2	A
9 TOTAL "A" TREES			256 TOTAL INCHES		
13	Red cedar	*Juniperus virginiana*	4	2	B
85	Shagbark hickory	*Carya ovata*	24	3	B
90	Shagbark hickory	*Carya ovata*	6	3	B
91	Shagbark hickory	*Carya ovata*	15	2	B
135	Shagbark hickory	*Carya ovata*	12	3	B
136	Shagbark hickory	*Carya ovata*	8	3	B
147	Shagbark hickory	*Carya ovata*	6	2	B
148	Shagbark hickory	*Carya ovata*	8	2	B
149	Shagbark hickory	*Carya ovata*	8	3	B
150	Shagbark hickory	*Carya ovata*	10	3	B
10 TOTAL "B" TREES			101 TOTAL INCHES		
34	Black cherry	*Prunus serotina*	24	2	C
59	Black cherry	*Prunus serotina*	13	3	C
74	Black cherry	*Prunus serotina*	10	2	C
77	Black cherry	*Prunus serotina*	13	2	C
81	Black cherry	*Prunus serotina*	17	3	C
86	Black cherry	*Prunus serotina*	12	3	C
101	Black cherry	*Prunus serotina*	8	3	C
108	Black cherry	*Prunus serotina*	12	2	C
116	Black cherry	*Prunus serotina*	18	3	C
121	Black cherry	*Prunus serotina*	6	2	C
122	Black cherry	*Prunus serotina*	6	2	C
124	Black cherry	*Prunus serotina*	8	3	C
133	Black cherry	*Prunus serotina*	6	3	C
134	Black cherry	*Prunus serotina*	6	3	C
152	Black cherry	*Prunus serotina*	12	3	C
169	Black cherry	*Prunus serotina*	6	3	C
170	Black cherry	*Prunus serotina*	16	3	C
175	Black cherry	*Prunus serotina*	8	3	C
176	Black cherry	*Prunus serotina*	8	3	C
177	Black cherry	*Prunus serotina*	6	3	C
179	Black cherry	*Prunus serotina*	18	2	C
181	Black cherry	*Prunus serotina*	6	3	C
182	Black cherry	*Prunus serotina*	24	3	C
186	Black cherry	*Prunus serotina*	16	3	C
187	Black cherry	*Prunus serotina*	16	3	C
191	Black cherry	*Prunus serotina*	6	3	C
192	Black cherry	*Prunus serotina*	16	3	C
194	Black cherry	*Prunus serotina*	16	2	C
200	Black cherry	*Prunus serotina*	10	3	C
201	Black cherry	*Prunus serotina*	12	3	C
202	Black cherry	*Prunus serotina*	12	3	C
203	Black cherry	*Prunus serotina*	22	3	C
217	Black cherry	*Prunus serotina*	12	2	C
218	Black cherry	*Prunus serotina*	18	2	C
254	Silver maple	*Acer saccharinum*	18	2	C
259	Silver maple	*Acer saccharinum*	16	2	C
289	Black cherry	*Prunus serotina*	16	3	C
37 TOTAL "C" TREES			469 TOTAL INCHES		
10	American elm	*Ulmus americana*	12	3	D
11	American elm	*Ulmus americana*	15	3	D
21	Box elder	*Acer negundo*	40	3	D
23	American elm	*Ulmus americana*	12	2	D
26	Box elder	*Acer negundo*	30	2	D
33	White mulberry	*Morus alba*	8	2	D
35	Box elder	*Acer negundo*	15	3	D
36	Box elder	*Acer negundo*	12	2	D
37	Box elder	*Acer negundo*	15	2	D
38	Box elder	*Acer negundo*	23	2	D
39	American elm	*Ulmus americana*	9	2	D
40	White mulberry	*Morus alba*	12	3	D
41	Box elder	*Acer negundo*	15	2	D
42	Box elder	*Acer negundo*	14	3	D
43	Box elder	*Acer negundo*	16	2	D
53	American elm	*Ulmus americana*	40	3	D
54	Box elder	*Acer negundo*	12	3	D
55	Box elder	*Acer negundo*	12	3	D
56	Box elder	*Acer negundo*	12	3	D
60	Box elder	*Acer negundo*	12	3	D
61	Box elder	*Acer negundo*	12	3	D
62	Box elder	*Acer negundo*	8	2	D
63	American elm	*Ulmus americana*	24	2	D
64	Box elder	*Acer negundo*	12	3	D
65	American elm	*Ulmus americana*	20	3	D
66	White mulberry	*Morus alba*	24	2	D
68	American elm	*Ulmus americana*	12	2	D

2

69	Box elder	*Acer negundo*	18	2	D
70	Box elder	*Acer negundo*	22	2	D
72	American elm	*Ulmus americana*	18	2	D
73	American elm	*Ulmus americana*	16	3	D
75	Box elder	*Acer negundo*	9	2	D
76	Box elder	*Acer negundo*	12	2	D
78	Box elder	*Acer negundo*	12	2	D
79	White mulberry	*Morus alba*	40	3	D
80	White mulberry	*Morus alba*	15	3	D
82	Box elder	*Acer negundo*	12	3	D
87	American elm	*Ulmus americana*	8	3	D
88	Box elder	*Acer negundo*	24	2	D
89	Box elder	*Acer negundo*	24	2	D
92	American elm	*Ulmus americana*	15	3	D
98	American elm	*Ulmus americana*	12	3	D
99	American elm	*Ulmus americana*	12	3	D
100	American elm	*Ulmus americana*	8	3	D
104	White mulberry	*Morus alba*	8	3	D
105	Box elder	*Acer negundo*	22	3	D
106	Box elder	*Acer negundo*	14	3	D
107	Box elder	*Acer negundo*	16	2	D
109	Box elder	*Acer negundo*	14	3	D
110	Box elder	*Acer negundo*	16	3	D
113	White mulberry	*Morus alba*	12	2	D
114	White mulberry	*Morus alba*	15	2	D
115	American elm	*Ulmus americana*	16	3	D
117	Box elder	*Acer negundo*	18	3	D
118	Box elder	*Acer negundo*	20	3	D
119	American elm	*Ulmus americana*	20	3	D
125	Box elder	*Acer negundo*	6	3	D
129	American elm	*Ulmus americana*	10	2	D
130	American elm	*Ulmus americana*	12	2	D
131	Box elder	*Acer negundo*	8	3	D
132	American elm	*Ulmus americana*	20	3	D
137	American elm	*Ulmus americana*	6	3	D
138	American elm	*Ulmus americana*	8	2	D
139	Box elder	*Acer negundo*	6	2	D
151	American elm	*Ulmus americana*	16	3	D
163	American elm	*Ulmus americana*	8	2	D
165	Box elder	*Acer negundo*	6	2	D
167	Box elder	*Acer negundo*	6	2	D
168	Box elder	*Acer negundo*	10	2	D
171	Box elder	*Acer negundo*	12	3	D
172	Box elder	*Acer negundo*	10	3	D
180	American elm	*Ulmus americana*	16	2	D
193	Box elder	*Acer negundo*	16	3	D
195	American elm	*Ulmus americana*	8	2	D
197	American elm	*Ulmus americana*	24	2	D
198	American elm	*Ulmus americana*	20	3	D
199	Box elder	*Acer negundo*	8	3	D
205	Box elder	*Acer negundo*	20	3	D
206	Box elder	*Acer negundo*	12	3	D
207	White mulberry	*Morus alba*	14	2	D
208	White mulberry	*Morus alba*	8	2	D
210	Box elder	*Acer negundo*	24	3	D
211	White mulberry	*Morus alba*	14	3	D
212	Box elder	*Acer negundo*	24	3	D
213	American elm	*Ulmus americana*	12	2	D
214	American elm	*Ulmus americana*	28	2	D
216	Box elder	*Acer negundo*	18	3	D
220	Box elder	*Acer negundo*	20	3	D
224	Box elder	*Acer negundo*	16	2	D
226	Box elder	*Acer negundo*	22	3	D
227	Box elder	*Acer negundo*	8	2	D
229	Box elder	*Acer negundo*	16	2	D
230	Box elder	*Acer negundo*	22	3	D
232	Box elder	*Acer negundo*	20	3	D
233	White mulberry	*Morus alba*	18	3	D
235	Box elder	*Acer negundo*	18	3	D
236	White mulberry	*Morus alba*	24	3	D
237	White mulberry	*Morus alba*	20	3	D
239	Box elder	*Acer negundo*	8	3	D
241	Box elder	*Acer negundo*	12	2	D
242	Box elder	*Acer negundo*	16	2	D
246	Box elder	*Acer negundo*	32	2	D
248	Box elder	*Acer negundo*	18	3	D
249	White mulberry	*Morus alba*	18	3	D
250	White mulberry	*Morus alba*	24	3	D
251	White mulberry	*Morus alba*	30	2	D
252	American elm	*Ulmus americana*	28	2	D
256	White mulberry	*Morus alba*	8	3	D
257	Box elder	*Acer negundo*	6	3	D
258	White mulberry	*Morus alba*	6	2	D
261	White mulberry	*Morus alba*	6	3	D
264	Box elder	*Acer negundo*	8	3	D
265	Box elder	*Acer negundo*	6	2	D
266	Box elder	*Acer negundo*	8	3	D
268	Box elder	*Acer negundo*	8	2	D
269	Box elder	*Acer negundo*	6	2	D
270	Box elder	*Acer negundo*	6	3	D
271	Box elder	*Acer negundo*	30	3	D
272	White mulberry	*Morus alba*	30	3	D
273	Box elder	*Acer negundo*	18	3	D
274	Box elder	*Acer negundo*	14	3	D

4

275	Box elder	*Acer negundo*	16	3	D
276	Box elder	*Acer negundo*	18	3	D
277	American elm	*Ulmus americana*	8	2	D
278	American elm	*Ulmus americana*	6	3	D
279	Box elder	*Acer negundo*	12	3	D
280	Box elder	*Acer negundo*	12	2	D
281	Siberian elm	*Ulmus pumila*	46	2	D
282	Box elder	*Acer negundo*	6	3	D
283	Box elder	*Acer negundo*	6	2	D
284	Box elder	*Acer negundo*	6	2	D
285	Box elder	*Acer negundo*	6	3	D
286	Box elder	*Acer negundo*	6	3	D
287	White mulberry	*Morus alba*	10	3	D
288	Box elder	*Acer negundo*	14	3	D
135 TOTAL "D" TREES			2,048 TOTAL INCHES		
191 TOTAL TREES **			2,874 TOTAL INCHES		

LANDSCAPE REQUIREMENTS

REQUIRED ORDINANCE	PROVIDED
TREE PRESERVATION SEC. 4-300	THE REPLACEMENT OF TREES IS BASED ON THE CONDITION RATING AND SPECIES GROUP AS IDENTIFIED BY A CERTIFIED ARBORIST. THE AMOUNT OF INCHES OF TREE CALIPER TO BE REPLACED IS A %, BASED ON GROUP AND CONDITION RATING, OF THE TOTAL AMOUNT OF INCHES OF DBH BEING REMOVED. **ONLY TREES WITH CONDITION RATINGS OF 1, 2 OR 3 ARE REQUIRED TO BE REPLACED. SPECIES GROUP A – 9 TREES (256") X 50% = 128" SPECIES GROUP B – 10 TREES (101") X 30% = 30" SPECIES GROUP C – 37 TREES (469") X 10% = 47" SPECIES GROUP D – 135 TREES (2,048") X 5% = 102" TOTAL = 307" WHERE, DUE TO THE SCOPE OF DEVELOPMENT, INSUFFICIENT SPACE IS AVAILABLE FOR THE PLANTING OF THE REQUIRED REPLACEMENT TREES, TREE BANKING CAN BE USED. THE AMOUNT OF MONEY REQUIRED TO BE DONATED SHALL BE DETERMINED BASED ON THE TOTAL INCHES OF CALIPER TO BE REPLACED AND THE CURRENT COST FOR THE TREE SPECIES TO BE REPLACED. 307" / 2.5" CAL. REPLACEMENT TREE = 123 TREES 123 X $425 EA = $52,275	$52,275 FEE IN LIEU

** TREES LISTED ON THIS SHEET EXCLUDE TREES THAT HAVE A CONDITION RATING OF 4, 5, OR 6 (DEAD) AS THEY ARE NOT INCLUDED IN REPLACEMENT PER SECTION 4-300.D.1 (SEE TREE SURVEY FOR A COMPLETE LIST)

RIGHT OF WAY TREES
(NOT INCL IN CALCULATIONS ABOVE)

TREE #	COMMON NAME	BOTANICAL NAME	SIZE - (DBH) AS INCHES	CONDITION
4	White mulberry	*Morus alba*	14	4
5	White mulberry	*Morus alba*	18	5
6	DEAD	*DEAD*	24	DEAD
7	White mulberry	*Morus alba*	14	3
8	DEAD	*DEAD*	12	DEAD
9	DEAD	*DEAD*	13	DEAD
12	American elm	*Ulmus americana*	16	4
14	Honeylocust	*Gleditsia triacanthos*	10	3
15	Siberian elm	*Ulmus pumila*	8	3
16	Honeylocust	*Gleditsia triacanthos*	6	3
17	Honeylocust	*Gleditsia triacanthos*	7	3
18	Siberian elm	*Ulmus pumila*	12	4
19	Siberian elm	*Ulmus pumila*	22	4
20	Box elder	*Acer negundo*	30	3
22	Honeylocust	*Gleditsia triacanthos*	12	3
24	American elm	*Ulmus americana*	15	2
27	Box elder	*Acer negundo*	23	3
28	Box elder	*Acer negundo*	9	3
29	American elm	*Ulmus americana*	6	3
30	Honeylocust	*Gleditsia triacanthos*	7	3
31	Honeylocust	*Gleditsia triacanthos*	7	3
32	Box elder	*Acer negundo*	14	3
44	Honeylocust	*Gleditsia triacanthos*	16	2
45	American elm	*Ulmus americana*	11	2
46	Honeylocust	*Gleditsia triacanthos*	6	2
47	Siberian elm	*Ulmus pumila*	9	3
48	Siberian elm	*Ulmus pumila*	10	2
49	Honeylocust	*Gleditsia triacanthos*	11	2
50	Siberian elm	*Ulmus pumila*	14	2
51	Black locust	*Robinia pseudoacacia*	10	2
52	Siberian elm	*Ulmus pumila*	16	2
93	Shagbark hickory	*Carya ovata*	6	2
94	Box elder	*Acer negundo*	12	2
95	Box elder	*Acer negundo*	8	2
96	American elm	*Ulmus americana*	14	2
97	Box elder	*Acer negundo*	11	2
140	Box elder	*Acer negundo*	6	3
141	Box elder	*Acer negundo*	6	3
142	Box elder	*Acer negundo*	6	2
143	Box elder	*Acer negundo*	6	3
144	Box elder	*Acer negundo*	6	2
145	Box elder	*Acer negundo*	8	2
146	Box elder	*Acer negundo*	6	2
155	Box elder	*Acer negundo*	6	3
156	Box elder	*Acer negundo*	6	3
157	Box elder	*Acer negundo*	6	3
158	Box elder	*Acer negundo*	6	2
159	Box elder	*Acer negundo* 1	6	2
160	Box elder	*Acer negundo*	6	3
161	Box elder	*Acer negundo*	8	3
162	Box elder	*Acer negundo*	6	2
51 TOTAL RIGHT OF WAY TREES			547 TOTAL INCHES		

FREELAND and KAUFFMAN, INC.
Engineering • Surveying
1609 West Gray, Suite 115
Houston, Texas 77019
713-623-4539

PROJECT NO.:######

QuikTrip No. 4449

JAMES R RAKOW ROAD
CRYSTAL LAKE, IL

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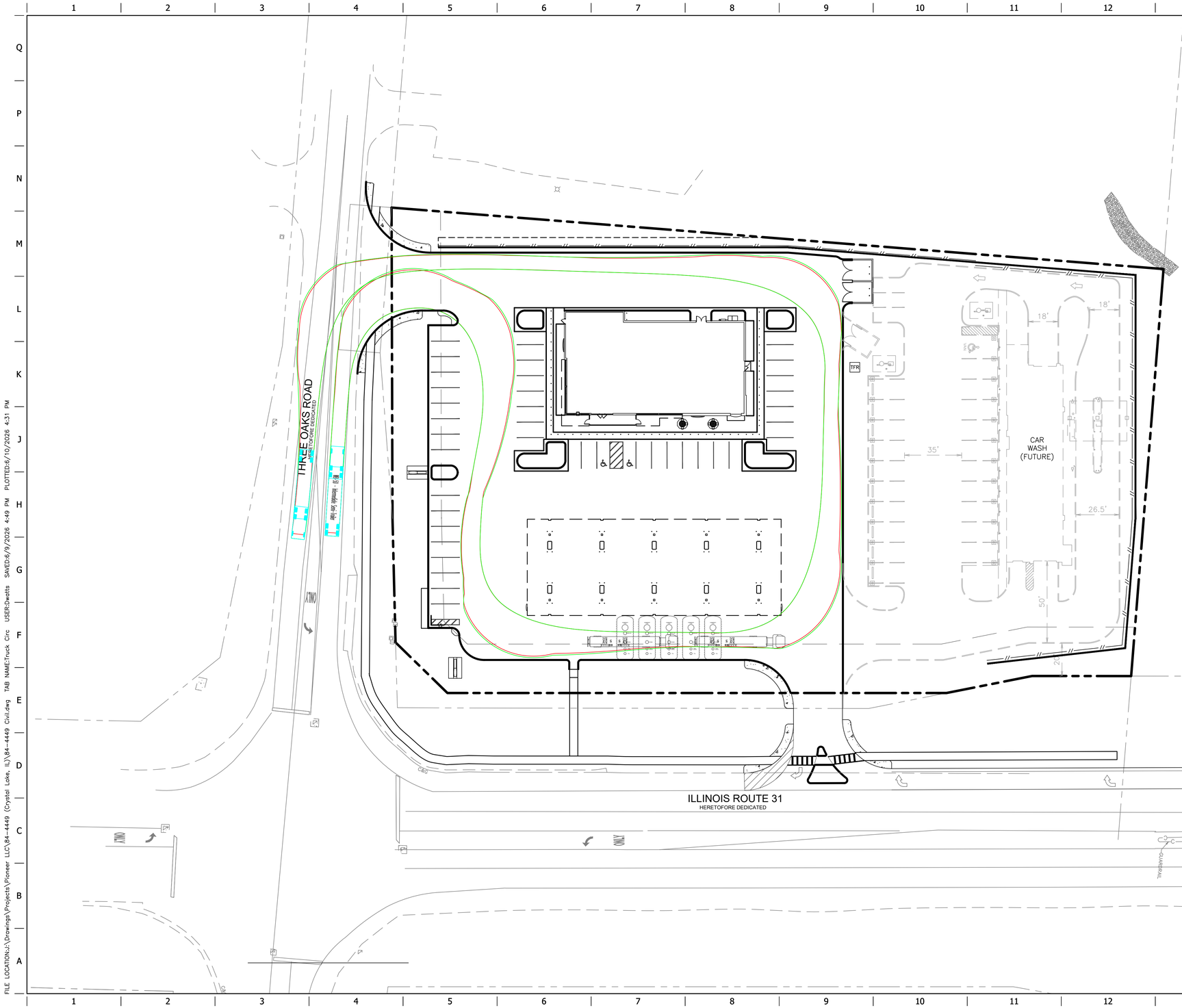
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
TREE REMOVAL NOTES

SHEET NUMBER:
6

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THREE OAKS ROAD
HERETOFORE DEDICATED
ILLINOIS ROUTE 31
HERETOFORE DEDICATED
CAR WASH (FUTURE)
TFR
18'
35'
26.5'
50'
24'
CURB
CURB
CURB

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	DIMMING FACTOR	CATALOG IDENTIFICATION	TOTAL WATTS
	SA (IL)	04	SINGLE	22'	8,048	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	SC (IL)	02	2 @ 180°	22'	8,048	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	SD (IL)	02	3 @ 90°	22'	8,048	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	SE	40	SINGLE	15' TO 19'	13,449	0.30	CRUS-SC-SS-40	93
	R	04	SINGLE	10' TO 12'	6,041	0.40	XSPS-S-LED-VHO-NW-DFL	48.7
	Q	03	SINGLE	12'	6,275	0.80	XWM-3-LED-06-40	54
	SV	00	N/A	12'	N/A	N/A	LOW VOLTAGE POLE	N/A

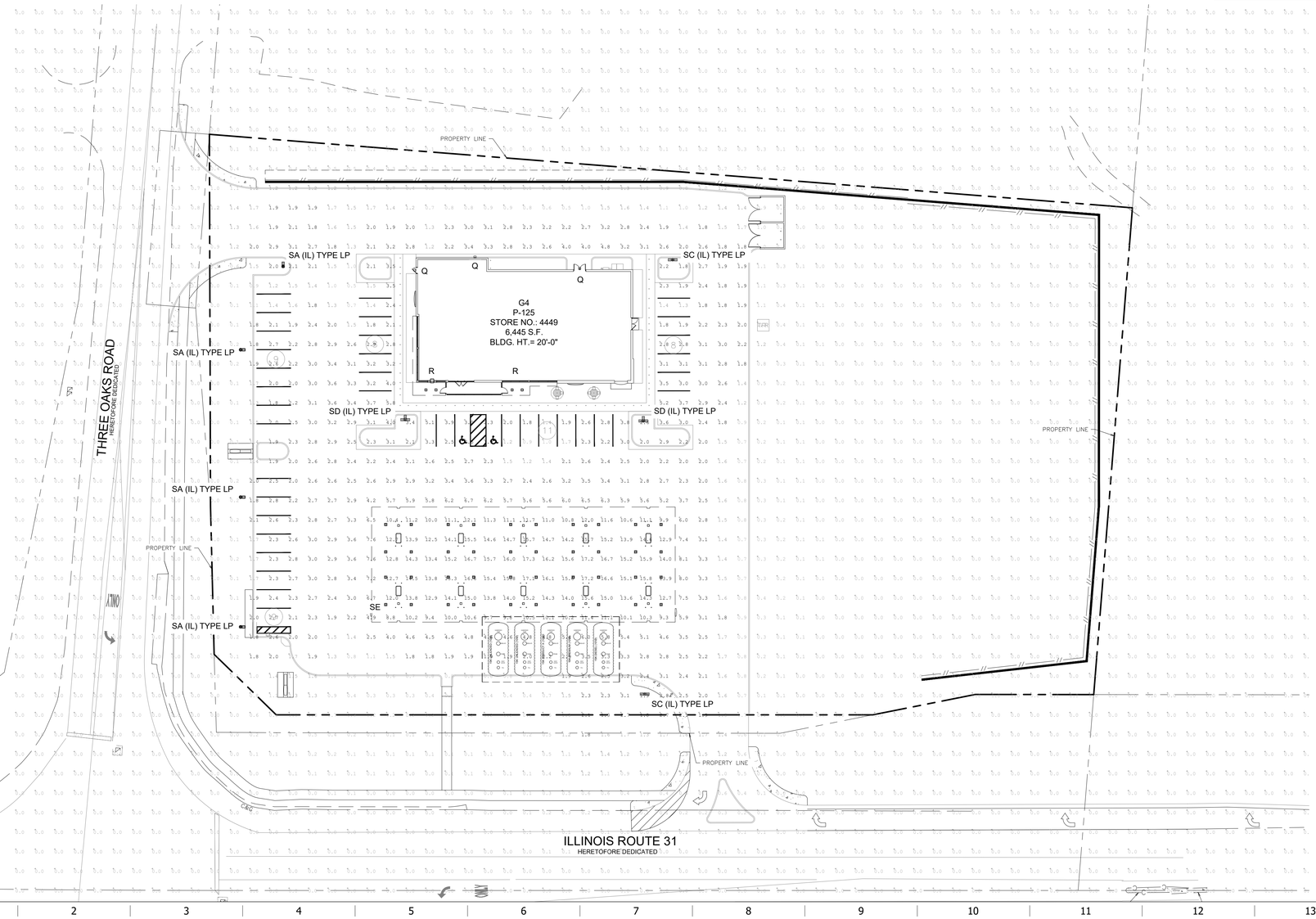
LUMINAIRE	QTY	LUMENS	LAMPS	DIM FACTOR	TOTAL
SA (IL)	4	8,048.0	1	0.90	28,972.8
SC (IL)	2	8,048.0	2	0.90	28,972.8
SD (IL)	2	8,048.0	3	0.90	43,459.2
SE	40	13,449.0	1	0.30	161,388.0
R	4	6,041.0	1	0.40	9,665.6
Q	3	6,275.0	1	0.80	15,060.0
TOTAL LUMENS					287,518.4
ACREAGE					3
LUMENS PER ACRE					95,839.47

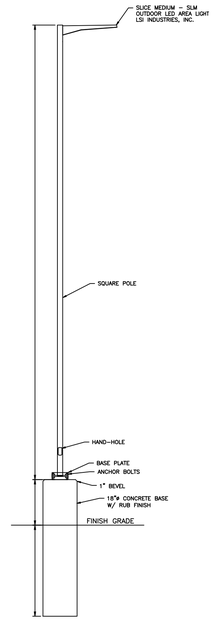
NOTES:

A. ALL LIGHT FIXTURES ARE FULL CUT OFF, FULLY SHIELDED WITH 0° TILT.
B. LUMINAIRES LABELED "SE" AND "R" ARE FULLY RECESSED INTO THE CANOPY, WITH LENSES FLAT AND FLUSH TO THE CEILING.
C. THE BUSINESS OPERATES 24 HOURS PER DAY, 365 DAYS PER YEAR.

ILLUMINANCE SUMMARY (Fc)

AREA	MAX	MIN	AVG	MAX/MIN
SITE	5.8	0.5	2.18	11.60





AUTO SIDE LIGHT STANDARD
NOT TO SCALE. FOR REFERENCE ONLY. RE: ELECTRICAL PLANS FOR DETAILS.

30 15 0 30 60

PROJECT NO.:######

CRUX
TECHNOLOGY + SECURITY SOLUTIONS
800.685.6440
www.cruxsolutions.com

QuikTrip No. 4449

STATE RTE 31 & JAMES R RAKOW RD
CRYSTAL LAKE, IL

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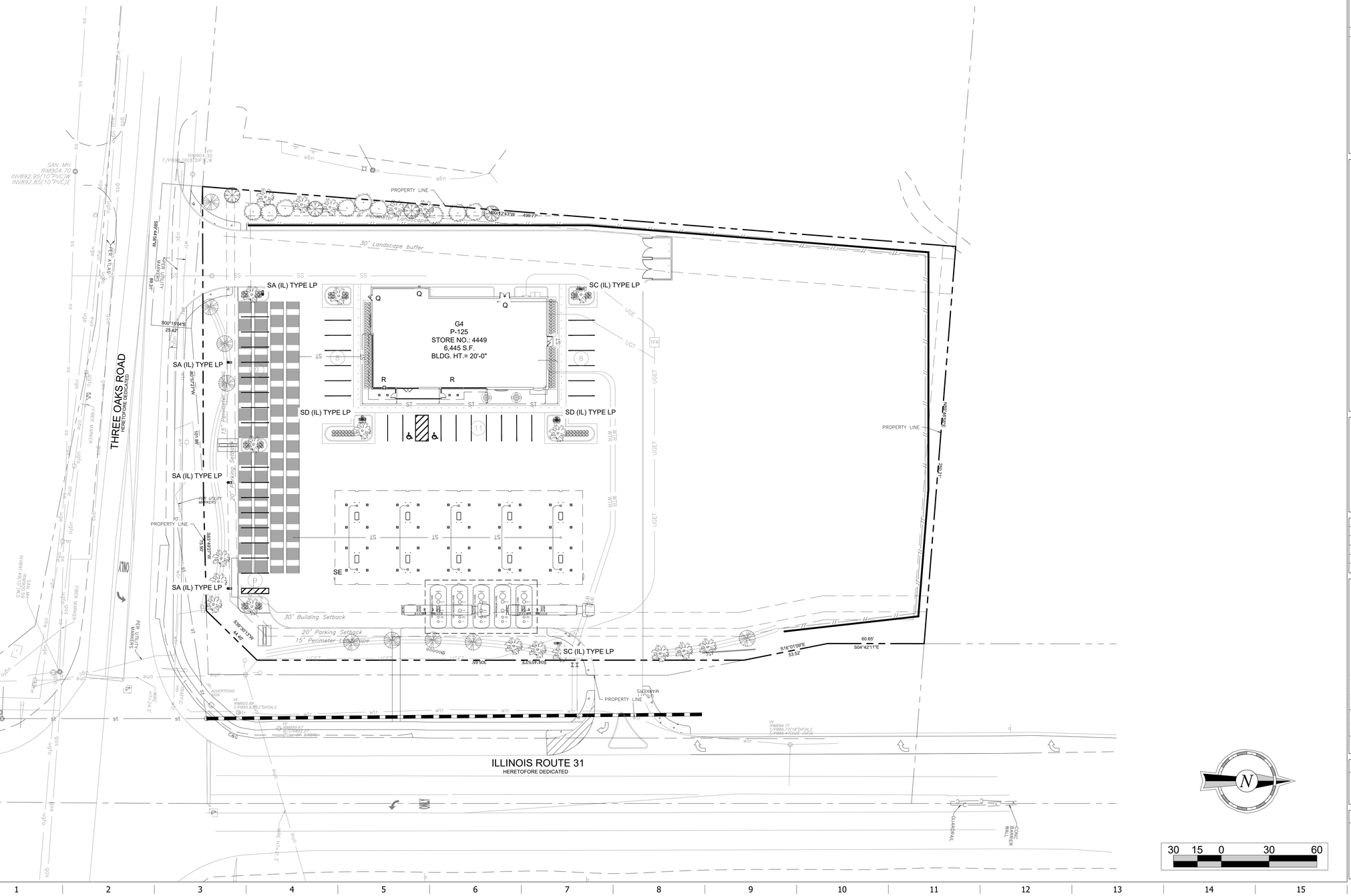
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PHOTOMETRIC SITE PLAN

SHEET NUMBER:
TS100

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

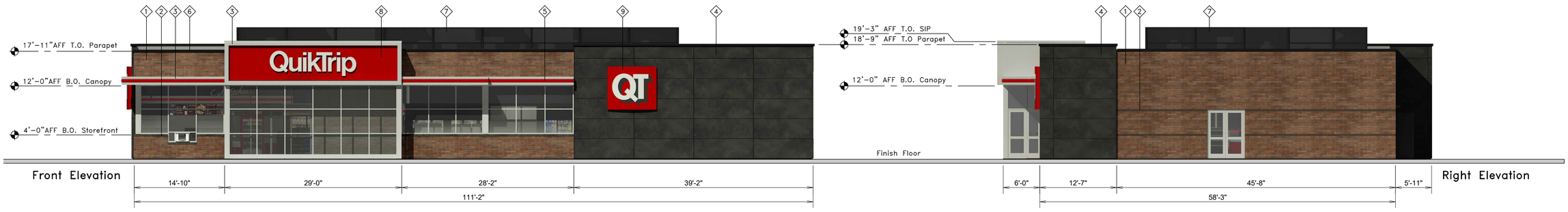
PHOTOMETRIC CLASH VIEW

SHEET NUMBER:

TS101

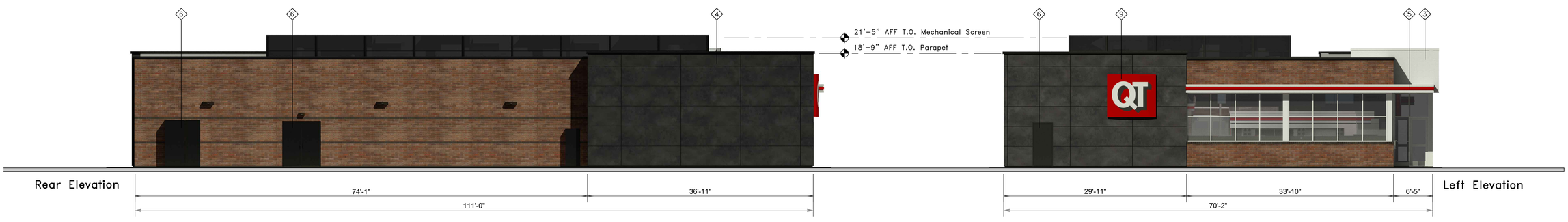
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Front Elevation

Right Elevation



Rear Elevation

Left Elevation

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	G4 Building Elevations	Address:	City, State:
Serial #	Scale: 1/8"=1'-0"	Issue Date:	Drawn By:

Rev/Notes:

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	OSSIDO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	TRICORN BLACK	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 0000 G4 Building Elevations

Address: Address

City, State: City, State

Serial # 00-0000-G4

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

Issue Date: 05.08.25

Drawn By: JK

Rev/Notes:

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	OSSIDO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	TRICORN BLACK	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 0000 G4 Building Elevations

Address: Address

City, State: City, State

Serial # 00-0000-G4

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

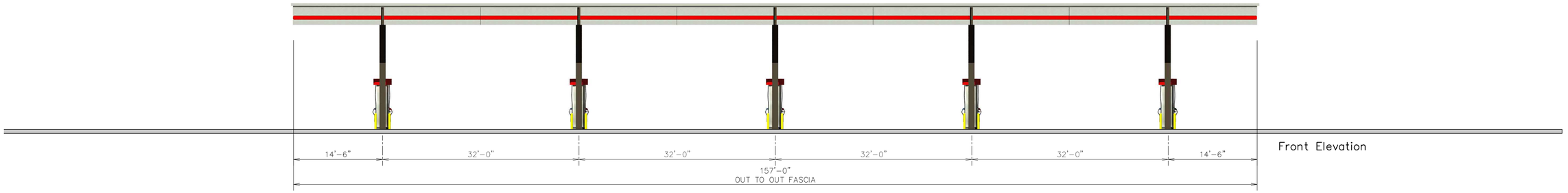
Issue Date: 04.23.25

Drawn By: JK

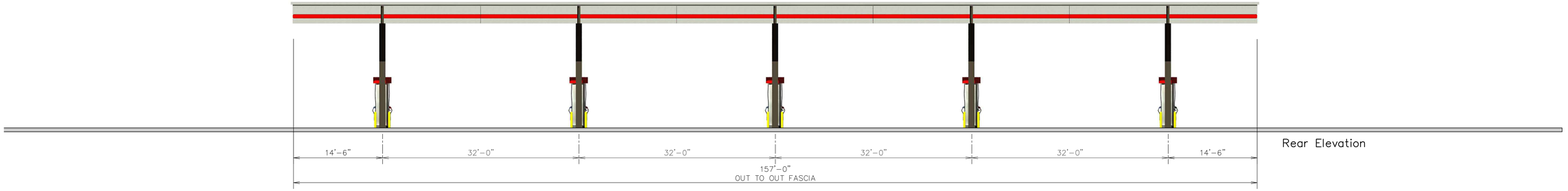
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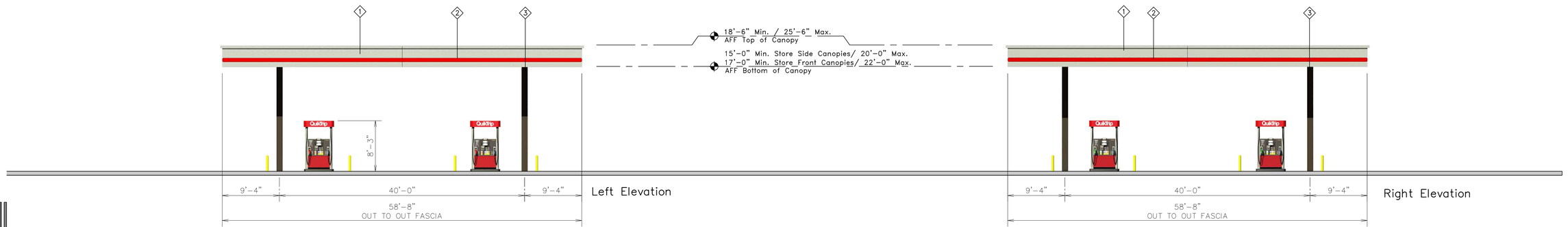
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	OSSIDO NERO	CROSSVILLE	EXTERIOR TILE
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Front Elevation



Rear Elevation



Left Elevation

Right Elevation

QuikTrip.

4705 South 129th East Ave.
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(918) 615-7700

Store #

G4 Double Stack 10 Canopy

Address:

City, State:

Serial #

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

Issue Date:

Drawn By:

Rev/Notes:

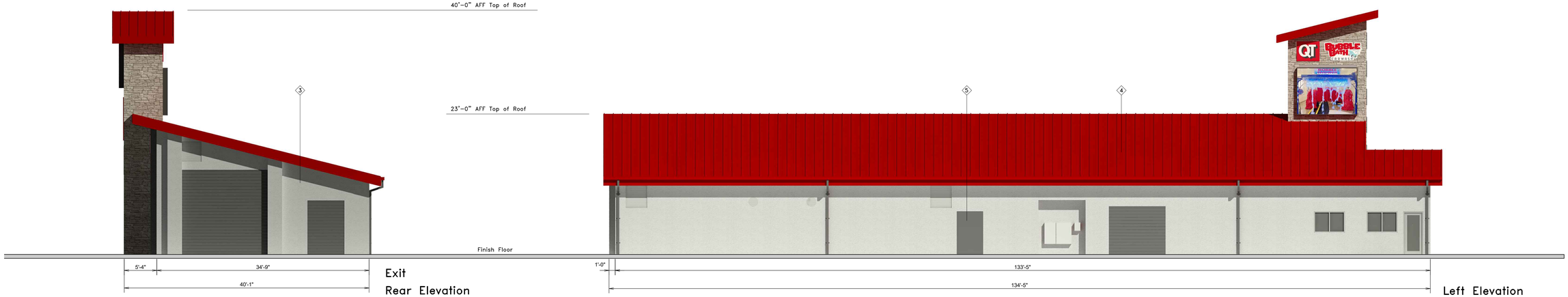
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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Entrance
Front Elevation

Right Elevation



Exit
Rear Elevation

Left Elevation

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4705 South 129th East Ave.
Tulsa, OK 74134-7008
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Store #	Address:	City, State:
00000 Bubble Bath 120 Tower Entrance	Address	City, State

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
00000-BB-120TE	1/8"=1'-0"	03.06.25	JK	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	ALMOND TAUPE	QUALITY STONE VENEER	STONE VENEER
2	AFRICAN GRAY	STO	A100G EIFS
3	ICICLE	STO	A100G EIFS
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	GRAY	SHERWIN - WILLIAMS	METAL/PAINT
6	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
7	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE
8	DIGITAL SIGN		