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

Date:	November 18, 2026
Request:	Conceptual Planned Unit Development review for a new 6,445 SF gas station 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:

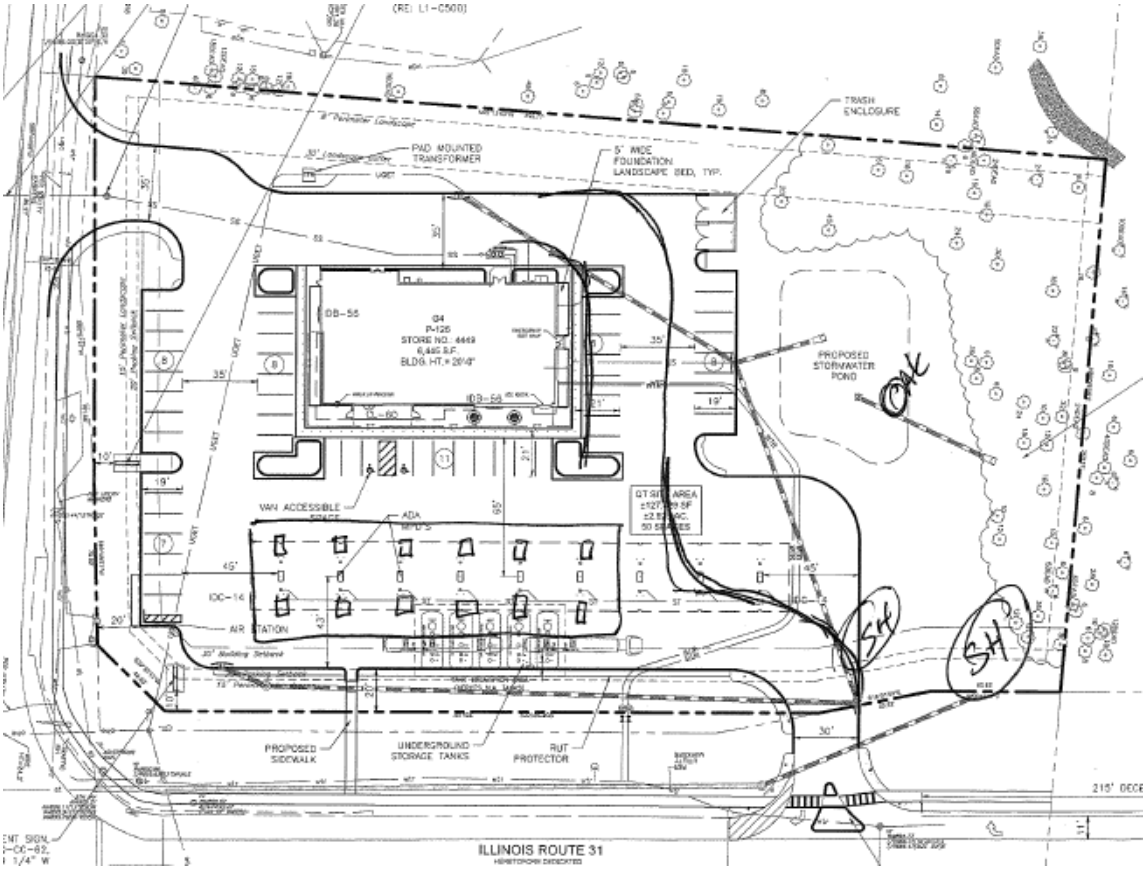
- The site is a vacant lot. The site is heavily wooded.
- The petitioner appeared on August 5th to discuss the proposal for a gas station and carwash.
- The site has been revised to eliminate the car wash.
- The Commission previously expressed concerns about amending the Comprehensive Land Use Plan and Rezoning. The previous minutes are included with this packet.

Development Analysis:

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. 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. **QuikTrip has responded that based on larger vehicles, vehicles with trailers, and visitors unfamiliar with the layout the wider aisles allowing for easier turning movements worked well for the store.**

- This use requires 18 parking spaces plus parking for gas pumps. There are 45 parking spaces plus parking at gas pumps. 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.
- **A new staff concern that has been noted is the tree removal due to the detention. Staff has suggested doubling the gas pumps to shorten the canopy length and revise the stormwater management area and outflow to avoid the eastern side of the site as much as possible to save mature trees including Oak and Shagbark Hickory.**



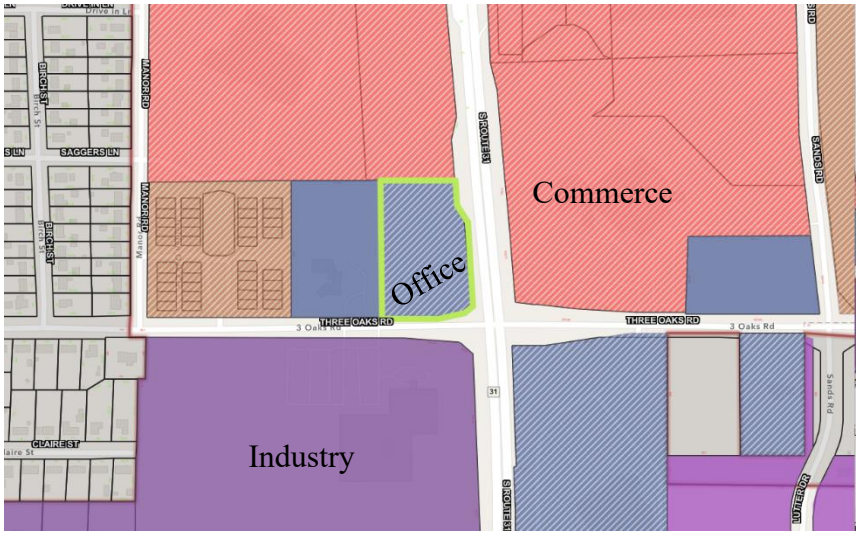
LAND USE

- 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.



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.



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 both 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. The buffer is shown, due to grading most of the mature trees will be cut down. Some are already dead. This area will be replanted.

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.

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.
- Hard-Surface Coverage. The project has reduced the max impervious coverage to 54%, which does not require a variation.

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, as well as reducing the length of the gas canopy.

4. Is tree conservation a priority for the site and could additional variations be considered to help save high-quality trees?

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.

PROJECT NO.:######

FREELAND and KAUFFMAN, INC.
Engineering • Surveying • Architecture
Suite 200
2807 West Shore Avenue
Grandville, Michigan 49418

QuikTrip No. 4449

JAMES R RAKOW ROAD
CRYSTAL LAKE, IL

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SHEET TITLE:

SITE/DEMO PLAN

SHEET NUMBER:

1

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

8' Perimeter Landscape
30' Landscape buffer
30' Building Setback
20' Parking Setback
15' Perimeter Landscape
15' Perimeter Landscape (8)
20' Parking Setback

SOUTH LINE OF YMCA SUBDIVISION AS MONUMENTED

30 15 0 30 60

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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)

TRASH ENCLOSURE

PAD MOUNTED TRANSFORMER

5' WIDE FOUNDATION LANDSCAPE BED, TYP.

THREE OAKS ROAD
HERETOFORE DEDICATED

G4
P-126
STORE NO.: 4449
6,445 S.F.
BLDG. HT.= 20'-0"

IDB-56

EMERGENCY EXIT ONLY

WALK UP WINDOW

ICE KIOSK

CL-60

PROPOSED STORMWATER POND

EXISTING TREES TO REMAIN, TYP.

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

VAN ACCESSIBLE SPACE

ADA MPD'S

IDC-14

AIR STATION

30' Building Setback

15' Parking Setback

15' Perimeter Landscape

TANK EXCAVATION AREA (XERXES N.A. TANKS)

PROPOSED SIDEWALK

UNDERGROUND STORAGE TANKS

RUT PROTECTOR

PROPOSED RIGHT TURN LANE

215' DECEL / STORAGE

240' TAPER

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

PROPOSED RIGHT-IN / RIGHT-OUT DRIVEWAY

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)

ILLINOIS ROUTE 31
HERETOFORE DEDICATED

264'

30' Landscape Buffer

8' Perimeter Landscape

15' Perimeter Landscape
20' Parking Setback

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
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

TOTAL AREA- 127,429 SF

MAX IMPERVIOUS 65% = 82,829 SF

PROPOSED = 68,618 SF (54%)

30 15 0 30 60

PROJECT NO.:######

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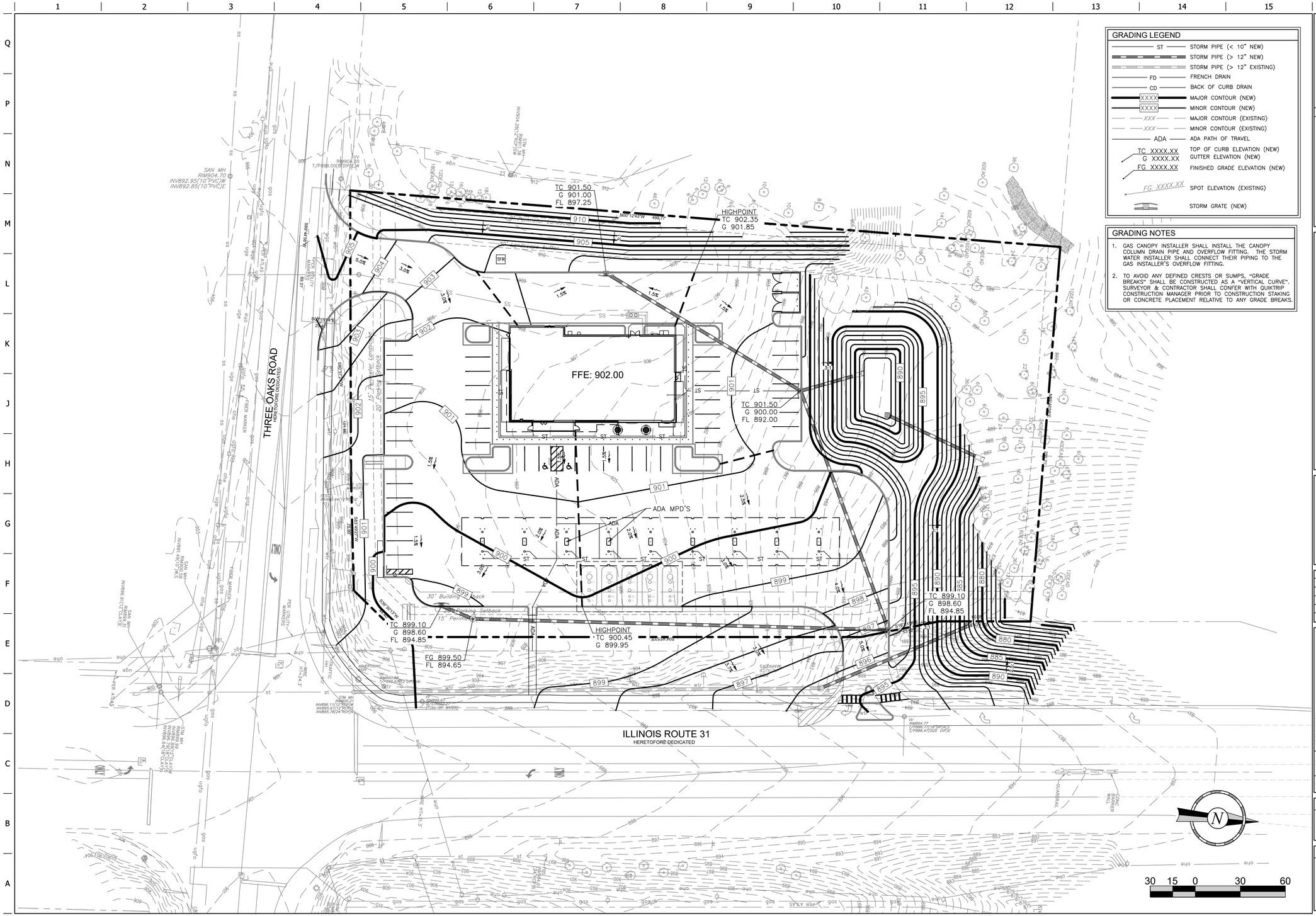
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SITE PLAN (PRELIM)

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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:9/24/2026 6:32 PM PLOTTED:9/24/2026 6:35 PM



FILE LOCATION:J:\Drawings\Projects\Pioneer LLC\84-4449 (Crystal Lake, IL)\84-4449 Civil.dwg TAB NAME:Grading (Prelim) USER:wpyler SAVED:9/25/2026 8:47 AM PLOTTED:9/25/2026 9:53 AM

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GRADING PLAN (PRELIM)

SHEET NUMBER:

3

Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		CRIMSON PYGMY BARBERRY *Berberis Thunbergii*	18" HT MIN	110 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	250 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	6 EA.	
TREES		FRUITLESS CRABAPPLE (DWARF) *Coral Burst, Spring Snow, or Velvet Pillar varieties*	2.5" CALIPER 8' HT	30 EA.	
TREES		RED MAPLE *Acer Rubrum*	2.5" CALIPER 8' HT	3 EA.	
MISC		FESCUE SOD		56,500 S.F.	
MISC		FESCUE SEED		700 S.F.	

LANDSCAPE REQUIREMENTS

	REQUIRED ORDINANCE	PROVIDED
TREE PRESERVATION SEC: 4-1-300	SEE TREE REMOVAL PLAN	
SCREENING SEC: 4-4-401.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: 4-4401.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	9 TREES 72 SHRUBS
	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 (245 LF) 245 / 40 = 6.13 6.13 X 1 = 6 TREES 6.13 X 10 = 61 SHRUBS RTE 31 (310 LF) 310 / 40 = 7.75 7.75 X 1 = 8 TREES 7.75 X 10 = 78 SHRUBS	6 TREES 3 CANOPY 3 ORNAMENTAL 63 SHRUBS 37 EVERGREEN 26 DECIDUOUS 8 TREES 3 CANOPY 5 ORNAMENTAL 80 SHRUBS 63 EVERGREEN 17 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: 4-4-401.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: 4-4-401.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 TOTAL LENGTH 140 TO REMAIN UNDISTURBED 474 - 140 = 334 / 100 = 3.34 3.34 X 3 = 10.02 (10) EVERGREEN TREES 3.34 X 1 = 3.34 (3) OVERSTORY TREES 3.34 X 4 = 13.36 (13) UNDERSTORY TREES 3.34 X 8 = 26.72 (27) SHRUBS	NONE 30' WIDE 10 EVERGREEN TREES 3 OVERSTORY TREES 13 UNDERSTORY TREES 27 SHRUBS

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)

TRASH ENCLOSURE (RE: ARCH)

MULCH

±140 LF OF 30' BUFFER TO REMAIN UNDISTURBED

EXISTING TREE SAVE AREA

SEED

IDB-56

FOUNDATION PLANTINGS

IDC-14

LANDSCAPE STEEL EDGING, TYP.

SINGLE ROW SCREENING BED

30' Building Setback

Parking Setback

30' Landscape Buffer

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)

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.

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

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

THREE OAKS ROAD
HERETOFORE REMOVED

ILLINOIS ROUTE 31
HERETOFORE DEDICATED

N00°12'43"W 499.77'

S89°47'17"W 89.31'

S00°15'04"E 25.42'

S89°47'17"W 1501.98'

S89°47'17"W 1501.98'

S16°07'09"E 53.52'

S04°42'11"E 60.65'

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:9/24/2026 6:32 PM PLOTTED:9/24/2026 6:36 PM

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TREE REMOVAL PLAN

SHEET NUMBER:

5

TREES TO BE REMOVED

TREE #	COMMON NAME	BOTANICAL NAME	SIZE - (DBH) AS INCHES	CONDITION	SPECIES GROUP
111	Bur oak	*Quercus macrocarpa*	28	3	A
1 TOTAL "A" TREE			28 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
124	Black cherry	*Prunus serotina*	8	3	C
133	Black cherry	*Prunus serotina*	6	3	C
134	Black cherry	*Prunus serotina*	6	3	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
18 TOTAL "C" TREES			233 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
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
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
197	American elm	*Ulmus americana*	24	2	D
198	American elm	*Ulmus americana*	20	3	D
199	Box elder	*Acer negundo*	8	3	D
206	Box elder	*Acer negundo*	12	3	D
207	White mulberry	*Morus alba*	14	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
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
272	White mulberry	*Morus alba*	30	3	D
273	Box elder	*Acer negundo*	18	3	D
274	Box elder	*Acer negundo*	14	3	D
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
106 TOTAL "D" TREES			1,730 TOTAL INCHES		

TREES TO BE SAVED

TREE #	COMMON NAME	BOTANICAL NAME	SIZE - (DBH) AS INCHES	CONDITION	SPECIES GROUP
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
8 TOTAL "A" TREES			228 TOTAL INCHES		
0 TOTAL "B" TREES			0 TOTAL INCHES		
121	Black cherry	*Prunus serotina*	6	2	C
122	Black cherry	*Prunus serotina*	6	2	C
152	Black cherry	*Prunus serotina*	12	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
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
192	Black cherry	*Prunus serotina*	16	3	C
194	Black cherry	*Prunus serotina*	16	2	C
13 TOTAL "C" TREES			168 TOTAL INCHES		
125	Box elder	*Acer negundo*	6	3	D
129	American elm	*Ulmus americana*	10	2	D
130	American elm	*Ulmus americana*	12	2	D
163	American elm	*Ulmus americana*	8	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
205	Box elder	*Acer negundo*	20	3	D
264	Box elder	*Acer negundo*	8	3	D
265	Box elder	*Acer negundo*	6	2	D
14 TOTAL "D" TREES			148 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") TO BE SAVED: 8 TREES (228") TO BE REMOVED: 1 TREE (28") X 50% = 14" SPECIES GROUP B – 10 TREES (101") TO BE SAVED: 0 TREES (0") TO BE REMOVED: 10 TREES (101") X 30% = 30.3" SPECIES GROUP C – 31 TREES (469") TO BE SAVED: 13 TREES (168") TO BE REMOVED: 18 TREES (233") X 10% = 23.3" SPECIES GROUP D – 120 TREES (1,878") TO BE SAVED: 14 TREES (148") TO BE REMOVED: 106 TREES (1,730") X 5% = 86.5" TOTAL = 154.1" 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. 154.1" / 2.5" CAL. REPLACEMENT TREE = 62 TREES 62 X $425 EA = $26,350	$26,350 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)

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	

PROJECT NO.:######

FREELAND and KAUFFMAN, INC.
Engineering
200 West Monroe, Suite 2000
Wichita, Kansas 67202
316.267.0223

QuikTrip No. 4449

JAMES R RAKOW ROAD
CRYSTAL LAKE, IL

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VERSION: 001
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DRAWN BY:
REVIEWED BY:

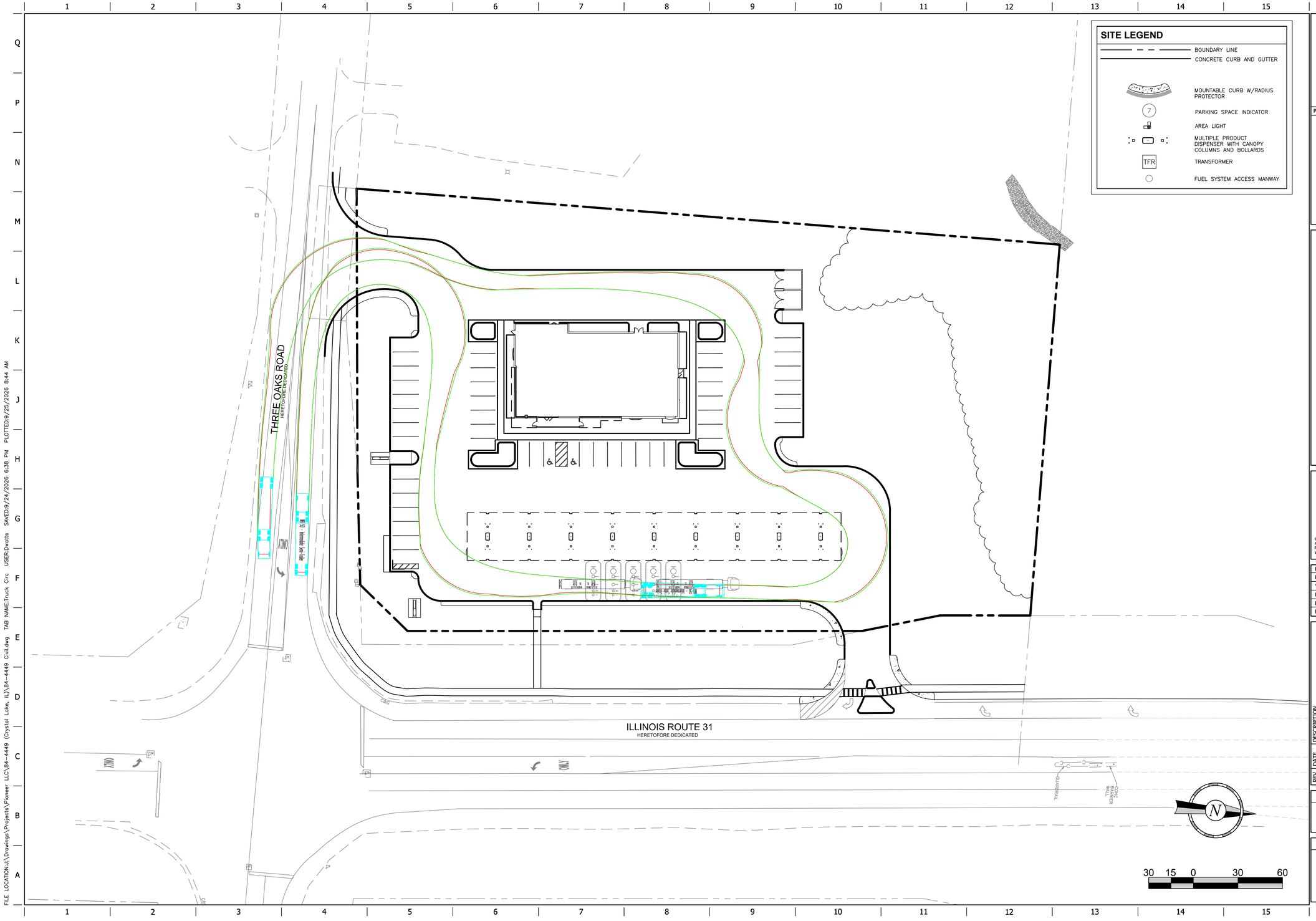
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SHEET TITLE:
TREE REMOVAL NOTES

SHEET NUMBER:
6

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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

PROJECT NO.:######

FREELAND and KAUFFMAN, INC.
Engineering Consultants
Suite 309
Greenville, South Carolina 29609
Tel: 803.220.2377

QuikTrip No. 4449

JAMES R RAKOW ROAD
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REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

TRUCK CIRCULATION PLAN

SHEET NUMBER:

7

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MACKIE CONSULTANTS - THREE OAKS ROAD AND ROUTE 31 TREE INVENTORY
CRYSTAL LAKE, ILLINOIS

Notes:

1) Tree inventory data collected by Christopher B Burke Engineering, Ltd (CBBEL) on April 4, 2026.

2) Tree inventory includes all trees professionally surveyed and sized by Mackie Consultants as shown on attached exhibit.

3) Tress were inventoried in early growing season with sparse leaf cover.

4) Condition and form ratings are based on general observations at the time of site visit and range on a scale of 1 (excellent) to 5 (poor).

TREE #	TREE SPECIES - COMMON NAME	TREE SPECIES - BOTANICAL NAME	SIZE - DIAMETER AT BREAST HEIGHT (DBH) AS INCHES	CONDITION	FORM
1	White mulberry	*Morus alba*	15	4	5
2	White mulberry	*Morus alba*	30	4	4
3	White mulberry	*Morus alba*	10	4	5
4	White mulberry	*Morus alba*	14	4	5
5	White mulberry	*Morus alba*	18	5	5
6	DEAD	*DEAD*	24	DEAD	DEAD
7	White mulberry	*Morus alba*	14	3	3
8	DEAD	*DEAD*	12	DEAD	DEAD
9	DEAD	*DEAD*	13	DEAD	DEAD
10	American elm	*Ulmus americana*	12	3	4
11	American elm	*Ulmus americana*	15	3	3
12	American elm	*Ulmus americana*	16	4	4
13	Red cedar	*Juniperus virginiana*	4	2	3
14	Honeylocust	*Gleditsia triacanthos*	10	3	3
15	Siberian elm	*Ulmus pumila*	8	3	4
16	Honeylocust	*Gleditsia triacanthos*	6	3	3
17	Honeylocust	*Gleditsia triacanthos*	7	3	3
18	Siberian elm	*Ulmus pumila*	12	4	4
19	Siberian elm	*Ulmus pumila*	22	4	4
20	Box elder	*Acer negundo*	30	3	4
21	Box elder	*Acer negundo*	40	3	3
22	Honeylocust	*Gleditsia triacanthos*	12	3	3
23	American elm	*Ulmus americana*	12	2	3
24	American elm	*Ulmus americana*	15	2	3
25	DEAD	*DEAD*	30	DEAD	DEAD
26	Box elder	*Acer negundo*	30	2	3
27	Box elder	*Acer negundo*	23	3	3
28	Box elder	*Acer negundo*	9	3	3
29	American elm	*Ulmus americana*	6	3	3
30	Honeylocust	*Gleditsia triacanthos*	7	3	3
31	Honeylocust	*Gleditsia triacanthos*	7	3	3
32	Box elder	*Acer negundo*	14	3	3
33	White mulberry	*Morus alba*	8	2	3
34	Black cherry	*Prunus serotina*	24	2	3
35	Box elder	*Acer negundo*	15	3	3
36	Box elder	*Acer negundo*	12	2	3
37	Box elder	*Acer negundo*	15	2	4
38	Box elder	*Acer negundo*	23	2	3
39	American elm	*Ulmus americana*	9	2	2
40	White mulberry	*Morus alba*	12	3	3
41	Box elder	*Acer negundo*	15	2	3
42	Box elder	*Acer negundo*	14	3	3
43	Box elder	*Acer negundo*	16	2	2
44	Honeylocust	*Gleditsia triacanthos*	16	2	3
45	American elm	*Ulmus americana*	11	2	2
46	Honeylocust	*Gleditsia triacanthos*	6	2	3
47	Siberian elm	*Ulmus pumila*	9	3	3

48	Siberian elm	*Ulmus pumila*	10	2	3
49	Honeylocust	*Gleditsia triacanthos*	11	2	4
50	Siberian elm	*Ulmus pumila*	14	2	3
51	Black locust	*Robinia pseudoacacia*	10	2	2
52	Siberian elm	*Ulmus pumila*	16	2	3
53	American elm	*Ulmus americana*	40	3	3
54	Box elder	*Acer negundo*	12	3	4
55	Box elder	*Acer negundo*	12	3	3
56	Box elder	*Acer negundo*	12	3	3
57	Box elder	*Acer negundo*	12	4	4
58	Box elder	*Acer negundo*	12	4	4
59	Black cherry	*Prunus serotina*	13	3	4
60	Box elder	*Acer negundo*	12	3	3
61	Box elder	*Acer negundo*	12	3	3
62	Box elder	*Acer negundo*	8	2	3
63	American elm	*Ulmus americana*	24	2	3
64	Box elder	*Acer negundo*	12	3	3
65	American elm	*Ulmus americana*	20	3	2
66	White mulberry	*Morus alba*	24	2	3
67	DEAD	*DEAD*	14	DEAD	DEAD
68	American elm	*Ulmus americana*	12	2	2
69	Box elder	*Acer negundo*	18	2	3
70	Box elder	*Acer negundo*	22	2	3
71	DEAD	*DEAD*	20	DEAD	DEAD
72	American elm	*Ulmus americana*	18	2	3
73	American elm	*Ulmus americana*	16	3	3
74	Black cherry	*Prunus serotina*	10	2	3
75	Box elder	*Acer negundo*	9	2	4
76	Box elder	*Acer negundo*	12	2	3
77	Black cherry	*Prunus serotina*	13	2	2
78	Box elder	*Acer negundo*	12	2	3
79	White mulberry	*Morus alba*	40	3	3
80	White mulberry	*Morus alba*	15	3	4
81	Black cherry	*Prunus serotina*	17	3	3
82	Box elder	*Acer negundo*	12	3	3
83	Box elder	*Acer negundo*	12	4	4
84	American elm	*Ulmus americana*	15	4	4
85	Shagbark hickory	*Carya ovata*	24	3	4
86	Black cherry	*Prunus serotina*	12	3	3
87	American elm	*Ulmus americana*	8	3	3
88	Box elder	*Acer negundo*	24	2	3
89	Box elder	*Acer negundo*	24	2	3
90	Shagbark hickory	*Carya ovata*	6	3	3
91	Shagbark hickory	*Carya ovata*	15	2	3
92	American elm	*Ulmus americana*	15	3	3
93	Shagbark hickory	*Carya ovata*	6	2	3
94	Box elder	*Acer negundo*	12	2	4
95	Box elder	*Acer negundo*	8	2	3
96	American elm	*Ulmus americana*	14	2	2
97	Box elder	*Acer negundo*	11	2	3
98	American elm	*Ulmus americana*	12	3	3
99	American elm	*Ulmus americana*	12	3	4
100	American elm	*Ulmus americana*	8	3	3
101	Black cherry	*Prunus serotina*	8	3	3
102	Shagbark hickory	*Carya ovata*	11	4	4
103	White mulberry	*Morus alba*	17	4	4
104	White mulberry	*Morus alba*	8	3	4
105	Box elder	*Acer negundo*	22	3	3

106	Box elder	*Acer negundo*	14	3	3
107	Box elder	*Acer negundo*	16	2	3
108	Black cherry	*Prunus serotina*	12	2	3
109	Box elder	*Acer negundo*	14	3	4
110	Box elder	*Acer negundo*	16	3	3
111	Bur oak	*Quercus macrocarpa*	28	3	3
112	DEAD	*DEAD*	24	DEAD	DEAD
113	White mulberry	*Morus alba*	12	2	2
114	White mulberry	*Morus alba*	15	2	3
115	American elm	*Ulmus americana*	16	3	3
116	Black cherry	*Prunus serotina*	18	3	4
117	Box elder	*Acer negundo*	18	3	3
118	Box elder	*Acer negundo*	20	3	3
119	American elm	*Ulmus americana*	20	3	3
120	Bur oak	*Quercus macrocarpa*	36	3	3
121	Black cherry	*Prunus serotina*	6	2	3
122	Black cherry	*Prunus serotina*	6	2	3
123	DEAD	*DEAD*	24	DEAD	DEAD
124	Black cherry	*Prunus serotina*	8	3	3
125	Box elder	*Acer negundo*	6	3	3
126	Bur oak	*Quercus macrocarpa*	24	2	3
127	Bur oak	*Quercus macrocarpa*	18	2	3
128	DEAD	*DEAD*	12	DEAD	DEAD
129	American elm	*Ulmus americana*	10	2	2
130	American elm	*Ulmus americana*	12	2	3
131	Box elder	*Acer negundo*	8	3	3
132	American elm	*Ulmus americana*	20	3	4
133	Black cherry	*Prunus serotina*	6	3	3
134	Black cherry	*Prunus serotina*	6	3	3
135	Shagbark hickory	*Carya ovata*	12	3	4
136	Shagbark hickory	*Carya ovata*	8	3	3
137	American elm	*Ulmus americana*	6	3	3
138	American elm	*Ulmus americana*	8	2	3
139	Box elder	*Acer negundo*	6	2	3
140	Box elder	*Acer negundo*	6	3	3
141	Box elder	*Acer negundo*	6	3	3
142	Box elder	*Acer negundo*	6	2	3
143	Box elder	*Acer negundo*	6	3	3
144	Box elder	*Acer negundo*	6	2	3
145	Box elder	*Acer negundo*	8	2	4
146	Box elder	*Acer negundo*	6	2	3
147	Shagbark hickory	*Carya ovata*	6	2	2
148	Shagbark hickory	*Carya ovata*	8	2	3
149	Shagbark hickory	*Carya ovata*	8	3	3
150	Shagbark hickory	*Carya ovata*	10	3	4
151	American elm	*Ulmus americana*	16	3	3
152	Black cherry	*Prunus serotina*	12	3	3
153	Bur oak	*Quercus macrocarpa*	36	4	4
154	American elm	*Ulmus americana*	12	4	4
155	Box elder	*Acer negundo*	6	3	4
156	Box elder	*Acer negundo*	6	3	3
157	Box elder	*Acer negundo*	6	3	3
158	Box elder	*Acer negundo*	6	2	3
159	Box elder	*Acer negundo*	6	2	3
160	Box elder	*Acer negundo*	6	3	3
161	Box elder	*Acer negundo*	8	3	3
162	Box elder	*Acer negundo*	6	2	3
163	American elm	*Ulmus americana*	8	2	3

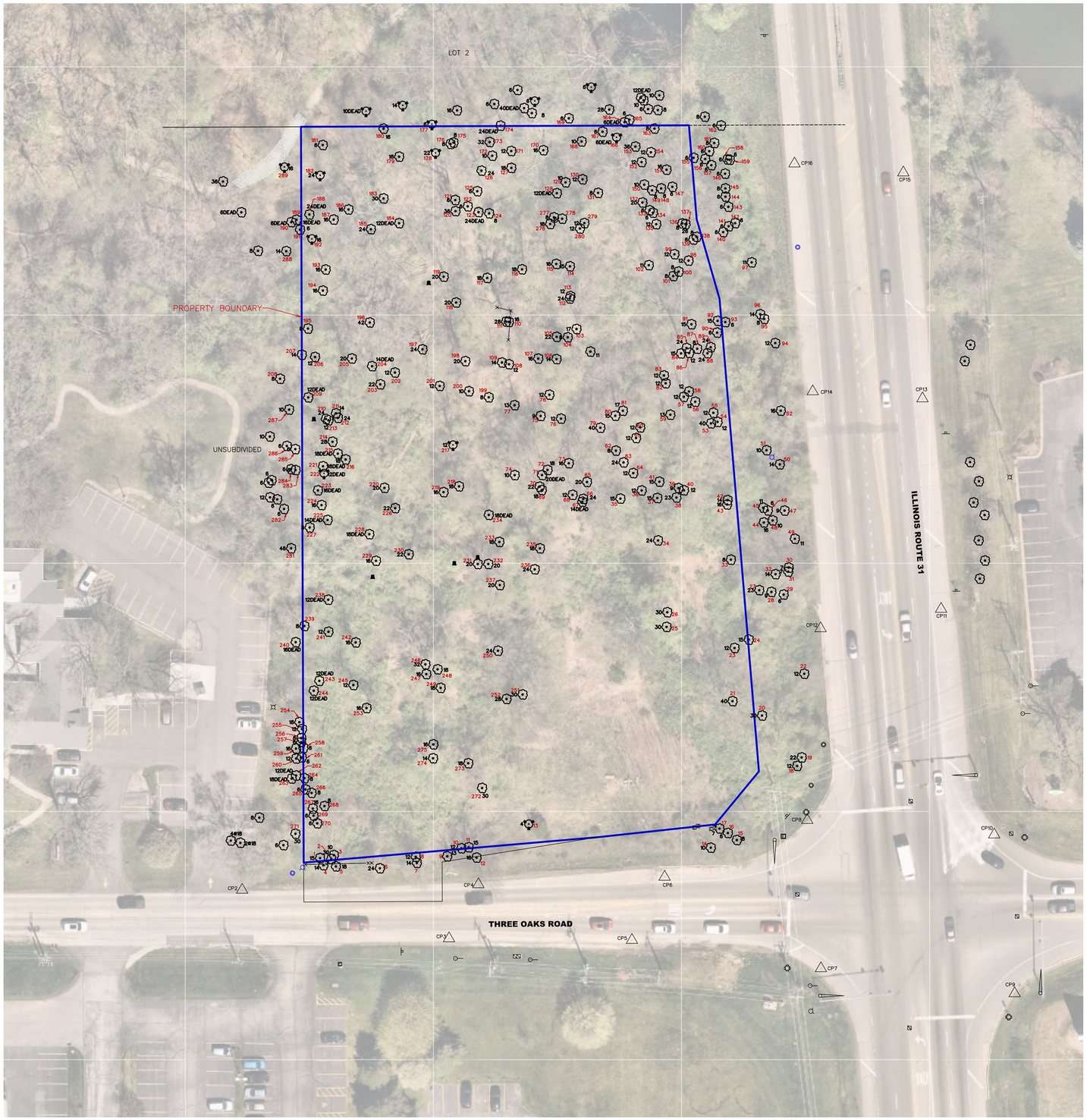
164	DEAD	*DEAD*	6	DEAD	DEAD
165	Box elder	*Acer negundo*	6	2	3
166	DEAD	*DEAD*	6	DEAD	DEAD
167	Box elder	*Acer negundo*	6	2	2
168	Box elder	*Acer negundo*	10	2	3
169	Black cherry	*Prunus serotina*	6	3	3
170	Black cherry	*Prunus serotina*	16	3	4
171	Box elder	*Acer negundo*	12	3	3
172	Box elder	*Acer negundo*	10	3	3
173	Bur oak	*Quercus macrocarpa*	32	2	3
174	DEAD	*DEAD*	24	DEAD	DEAD
175	Black cherry	*Prunus serotina*	8	3	4
176	Black cherry	*Prunus serotina*	8	3	3
177	Black cherry	*Prunus serotina*	6	3	3
178	Bur oak	*Quercus macrocarpa*	22	2	3
179	Black cherry	*Prunus serotina*	18	2	3
180	American elm	*Ulmus americana*	16	2	2
181	Black cherry	*Prunus serotina*	6	3	3
182	Black cherry	*Prunus serotina*	24	3	3
183	Bur oak	*Quercus macrocarpa*	30	2	2
184	DEAD	*DEAD*	12	DEAD	DEAD
185	Bur oak	*Quercus macrocarpa*	24	3	4
186	Black cherry	*Prunus serotina*	16	3	3
187	Black cherry	*Prunus serotina*	16	3	3
188	DEAD	*DEAD*	24	DEAD	DEAD
189	DEAD	*DEAD*	16	DEAD	DEAD
190	DEAD	*DEAD*	6	DEAD	DEAD
191	Black cherry	*Prunus serotina*	6	3	4
192	Black cherry	*Prunus serotina*	16	3	3
193	Box elder	*Acer negundo*	16	3	3
194	Black cherry	*Prunus serotina*	16	2	3
195	American elm	*Ulmus americana*	8	2	3
196	Bur oak	*Quercus macrocarpa*	42	2	2
197	American elm	*Ulmus americana*	24	2	3
198	American elm	*Ulmus americana*	20	3	3
199	Box elder	*Acer negundo*	8	3	4
200	Black cherry	*Prunus serotina*	10	3	3
201	Black cherry	*Prunus serotina*	12	3	3
202	Black cherry	*Prunus serotina*	12	3	3
203	Black cherry	*Prunus serotina*	22	3	3
204	DEAD	*DEAD*	14	DEAD	DEAD
205	Box elder	*Acer negundo*	20	3	3
206	Box elder	*Acer negundo*	12	3	3
207	White mulberry	*Morus alba*	14	2	3
208	White mulberry	*Morus alba*	8	2	3
209	DEAD	*DEAD*	12	DEAD	DEAD
210	Box elder	*Acer negundo*	24	3	4
211	White mulberry	*Morus alba*	14	3	3
212	Box elder	*Acer negundo*	24	3	3
213	American elm	*Ulmus americana*	12	2	3
214	American elm	*Ulmus americana*	28	2	3
215	DEAD	*DEAD*	18	DEAD	DEAD
216	Box elder	*Acer negundo*	18	3	3
217	Black cherry	*Prunus serotina*	12	2	3
218	Black cherry	*Prunus serotina*	18	2	3
219	DEAD	*DEAD*	16	DEAD	DEAD
220	Box elder	*Acer negundo*	20	3	3
221	DEAD	*DEAD*	18	DEAD	DEAD

222	DEAD	*DEAD*	12	DEAD	DEAD
223	DEAD	*DEAD*	16	DEAD	DEAD
224	Box elder	*Acer negundo*	16	2	3
225	DEAD	*DEAD*	14	DEAD	DEAD
226	Box elder	*Acer negundo*	22	3	3
227	Box elder	*Acer negundo*	8	2	3
228	DEAD	*DEAD*	18	DEAD	DEAD
229	Box elder	*Acer negundo*	16	2	3
230	Box elder	*Acer negundo*	22	3	3
231	DEAD	*DEAD*	20	DEAD	DEAD
232	Box elder	*Acer negundo*	20	3	3
233	White mulberry	*Morus alba*	18	3	3
234	DEAD	*DEAD*	18	DEAD	DEAD
235	Box elder	*Acer negundo*	18	3	3
236	White mulberry	*Morus alba*	24	3	2
237	White mulberry	*Morus alba*	20	3	3
238	DEAD	*DEAD*	12	DEAD	DEAD
239	Box elder	*Acer negundo*	8	3	3
240	DEAD	*DEAD*	16	DEAD	DEAD
241	Box elder	*Acer negundo*	12	2	3
242	Box elder	*Acer negundo*	16	2	3
243	DEAD	*DEAD*	12	DEAD	DEAD
244	DEAD	*DEAD*	12	DEAD	DEAD
245	DEAD	*DEAD*	12	DEAD	DEAD
246	Box elder	*Acer negundo*	32	2	3
247	DEAD	*DEAD*	16	DEAD	DEAD
248	Box elder	*Acer negundo*	18	3	4
249	White mulberry	*Morus alba*	18	3	3
250	White mulberry	*Morus alba*	24	3	3
251	White mulberry	*Morus alba*	30	2	3
252	American elm	*Ulmus americana*	28	2	3
253	DEAD	*DEAD*	16	DEAD	DEAD
254	Silver maple	*Acer saccharinum*	18	2	2
255	DEAD	*DEAD*	12	DEAD	DEAD
256	White mulberry	*Morus alba*	8	3	3
257	Box elder	*Acer negundo*	6	3	3
258	White mulberry	*Morus alba*	6	2	3
259	Silver maple	*Acer saccharinum*	16	2	3
260	DEAD	*DEAD*	12	DEAD	DEAD
261	White mulberry	*Morus alba*	6	3	3
262	DEAD	*DEAD*	12	DEAD	DEAD
263	DEAD	*DEAD*	18	DEAD	DEAD
264	Box elder	*Acer negundo*	8	3	3
265	Box elder	*Acer negundo*	6	2	3
266	Box elder	*Acer negundo*	8	3	3
267	DEAD	*DEAD*	16	DEAD	DEAD
268	Box elder	*Acer negundo*	8	2	2
269	Box elder	*Acer negundo*	6	2	3
270	Box elder	*Acer negundo*	6	3	3
271	Box elder	*Acer negundo*	30	3	4
272	White mulberry	*Morus alba*	30	3	3
273	Box elder	*Acer negundo*	18	3	3
274	Box elder	*Acer negundo*	14	3	3
275	Box elder	*Acer negundo*	16	3	3
276	Box elder	*Acer negundo*	18	3	3
277	American elm	*Ulmus americana*	8	2	3
278	American elm	*Ulmus americana*	6	3	3
279	Box elder	*Acer negundo*	12	3	3

280	Box elder	*Acer negundo*	12	2	3
281	Siberian elm	*Ulmus pumila*	46	2	3
282	Box elder	*Acer negundo*	6	3	3
283	Box elder	*Acer negundo*	6	2	2
284	Box elder	*Acer negundo*	6	2	3
285	Box elder	*Acer negundo*	6	3	3
286	Box elder	*Acer negundo*	6	3	4
287	White mulberry	*Morus alba*	10	3	3
288	Box elder	*Acer negundo*	14	3	3
289	Black cherry	*Prunus serotina*	16	3	3

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LOCATED TREES



N

30 15 0 30

SCALE: 1" = 30'

LEGEND:

- PROPERTY BOUNDARY LINE
- 20 DECIDUOUS TREE (SIZE IN INCHES) – [BLACK]
- 12 CONIFEROUS TREE (SIZE IN INCHES) – [BLACK]
- TREE STUMP
- 43 TREE NUMBER [RED]

LOCATION MAP

NOT TO SCALE



P.I.N.:

19-10-176-065

CONTROL POINTS:

PT#	NORTHING	EASTING	ELEV.	TYPE
CP2	2022399.30	996460.67	906.15	MAGNAIL
CP3	2022368.05	996594.09	903.83	MAGNAIL
CP4	2022402.88	996613.05	903.51	MAGNAIL
CP5	2022366.98	996712.06	901.73	MAGNAIL
CP6	2022407.70	996733.14	901.46	MAGNAIL
CP7	2022348.74	996833.93	900.97	MAGNAIL
CP8	2022444.30	996825.09	900.66	CROSS
CP9	2022332.60	996958.89	900.69	CROSS
CP10	2022434.97	996945.69	900.13	MAGNAIL
CP11	2022580.45	996911.43	898.64	MAGNAIL
CP12	2022567.92	996833.69	899.02	CROSS
CP13	2022716.12	996899.43	896.69	MAGNAIL
CP14	2022720.67	996828.66	896.58	MAGNAIL
CP15	2022861.77	996887.07	893.96	MAGNAIL
CP16	2022867.55	996816.86	893.81	MAGNAIL
CP17	2023012.98	996875.79	891.00	MAGNAIL
CP18	2022989.96	996804.44	891.29	MAGNAIL

4/27/2026 4:15:46 PM
N:\5432\Survey\Drawing\5432-Tree Exhibit.dgn

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	
DRAWN	AJM
APPROVED	DAG
DATE	04/27/2026
SCALE	1" = 30'

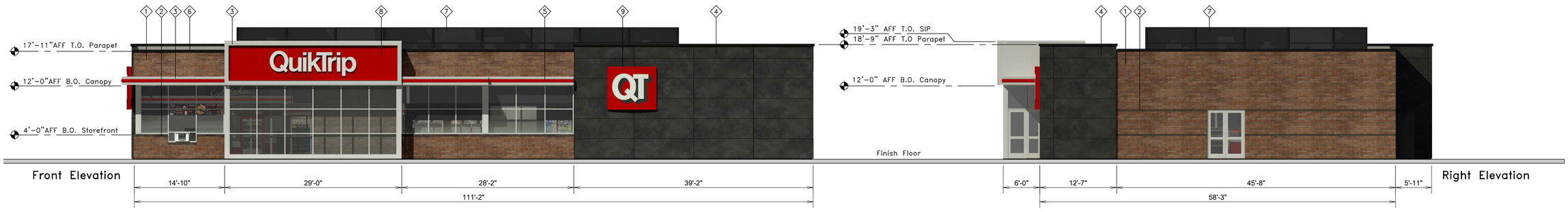
LOCATED TREES
THREE OAKS ROAD AND IL ROUTE 31
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 5432

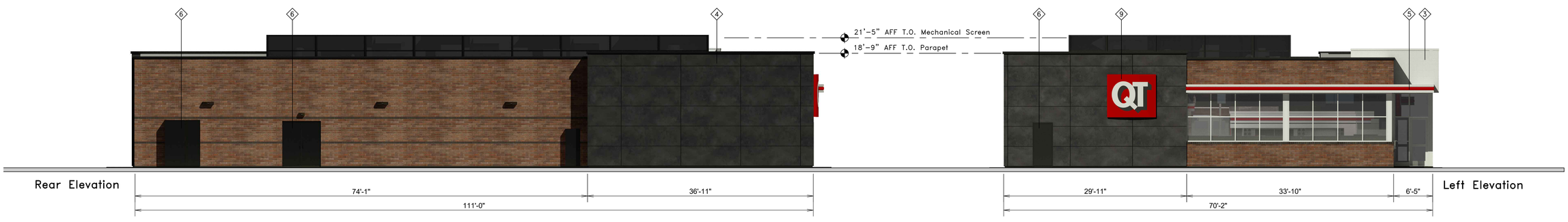
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ILLINOIS FIRM LICENSE 184-002694



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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